



## Charleston Metropolitan Area

**Homeowners of all races in the metropolitan area have a very high incidence of receiving a high-cost loan when refinancing.** Out of all refinance loans made in the metropolitan area, more than one in three loans, or 40.6%, was a high-cost loan. When buying a home, borrowers of all races have a high incidence of receiving a high-cost home purchase loan. Almost one in four home purchase loans in the metropolitan area, or 24.2%, were high-cost loans.

For the purposes of this report high-cost loans are defined as loans originated with an Annual Percentage Rate (APR) of at least 3 points above the comparable rate on U.S. Treasury Securities. During 2006 many of these loans are also exploding ARMs which are likely to lead to foreclosures.

In this summary of lending in the Charleston area, we examine data for the area concerning refinance loans, including the disparities in the issuance of high-cost loans by race and income, and the data concerning purchase loans including the disparities in the issuance of high-cost loans by race and income.



### High-cost Refinance Loans<sup>1</sup>

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**For refinance loans, our findings show that in 2006:**

1. High-cost loans made up a significant proportion of the home refinance loans made to minorities.
2. Minority homeowners were more likely than white homeowners to receive a high-cost loan when refinancing.
3. Racial disparities persisted even among homeowners of the same income level.
4. Minorities received a greater proportion of high-cost loans than they received of prime loans.
5. Lower-income homeowners of all races were more likely to receive a high-cost loan than upper-income borrowers.

**High-cost loans made up a significant proportion of the home refinance loans made to minorities.** In 2006, 62.8% or more than one out of two, home refinance loans made to African-Americans were high-cost loans and, 100.0%, or more than three out of four, home refinance loans made to Latinos were high-cost loans. In contrast, only 40.7%, or almost one out of two, home refinance loans made to whites were high-cost loans.

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<sup>1</sup> Includes conventional 1<sup>st</sup> lien refinances and does not include government-backed refinance loans.

| REFINANCE LOANS BY BORROWER RACE AND ETHNICITY 2006 |                   |                   |             |                    |
|---|-------------------|-------------------|-------------|--------------------|
| Race/Ethnicity                                      | # Refinance Loans | # High Cost Loans | % High Cost | Disparity to White |
| African-American                                    | 43                | 27                | 62.8%       | 1.5                |
| Latino  | 1                 | 1                 | 100.0%      | 2.5                |
| White   | 1063              | 433               | 40.7%       |                    |
| ALL <sup>2</sup>                                    | 1236              | 502               | 40.6%       |                    |

**Minority homeowners were more likely than white homeowners to receive a high-cost loan when refinancing.** In relative terms, African-Americans were 1.5 times more likely to receive a high-cost loan than whites. Latino homeowners were 2.5 times more likely to receive a high cost loan than whites.

**Racial disparities persisted even among homeowners of the same income level.<sup>3</sup>** In 2006 upper-income Latinos were 2.7 times more likely to receive a high-cost loan than upper-income whites.

Middle-income African-Americans were 1.9 times more likely than middle-income whites to receive a high-cost refinance loan.

Moderate-income African-Americans were 1.4 times more likely to receive a high-cost refinance loan than moderate-income whites.

Low-income African-Americans were 1.8 times more likely to receive a high-cost refinance loan than low-income whites.

| High-cost Loans as a Percentage of Refinance Loans<br>By Borrower Race and Ethnicity Among Income Levels 2006 |       |        |                  |                             |                  |
|---|-------|--------|------------------|-----------------------------|------------------|
| Borrower Income Level   | White | Latino | African-American | Disparity Compared to White |                  |
|   |       |        |                  | Latino                      | African-American |
| Low Income  | 49.4% | ---    | 87.5%            | ----                        | 1.8              |
| Moderate Income   | 49.0% | ---    | 70.0%            | ---                         | 1.4              |
| Middle Income   | 42.1% | ---    | 80.0%            | ---                         | 1.9              |
| Upper Income  | 36.7% | 100.0% | 33.3%            | 2.7                         | 0.9              |

Minority homeowners with higher incomes were more likely to receive a high-cost refinance loan than white homeowners with lower incomes. Middle-income African-Americans were more likely to receive a

<sup>2</sup> The category ALL loans includes borrowers from other racial/ethnic groups as well as borrowers who did not self-declare their race.

<sup>3</sup> Upper-income is defined as borrowers with incomes 120% or greater than the area median income or greater than \$62,475 for the Charleston metropolitan area. Low-income borrowers have incomes below 50% of the median income, or less than \$26,250; moderate-income borrowers have incomes between 50% and 79% of median income, or between \$26,250 and \$42,000; middle-income borrowers have incomes 80-119% of median income, or between \$42,000 and \$62,475.

high-cost loan than low-income whites. Upper-income Latinos were more likely to receive a high-cost refinance loan than low-income whites.

**Minorities received a greater proportion of high-cost loans than they received of prime loans.** African-Americans received 5.4% of the high-cost refinance loans but only 2.2% of the prime refinance loans. Latinos received 0.2% of the high-cost loans originated #DIV/0! 0.0% of the prime loans originated. In contrast, whites received 85.8% of all prime loans originated which is greater than their 86.3% share of all high-cost loans originated. African-Americans represent 30.8% of the population in the metropolitan area while Latinos represent 2.4% of the population<sup>4</sup>.

| Race/Ethnicity   | Share of Population | Share of Prime Loans | Share of High-cost Loans |
|------------------|---------------------|----------------------|--------------------------|
| African-American | 30.8%               | 2.2%                 | 5.4%                     |
| Latino           | 2.4%                | 0.0%                 | 0.2%                     |
| White            | 64.0%               | 85.8%                | 86.3%                    |

**Lower-income homeowners of all races were more likely to receive a high-cost loan than upper-income borrowers.** In 2006, 53.3%, or more than one out of two, refinance loans made to low-income homeowners were high-cost loans, as were 49.6%, or almost one out of every two, refinances made to moderate-income homeowners and 42.7% or almost one of two loans to middle-income homeowners. In contrast, only 34.7%, or more than one out of every three, refinances to upper-income homeowners were high-cost loans.

|                 | # Refinance Loans | # High-Cost Loans | % High-cost |
|-----------------|-------------------|-------------------|-------------|
| Low-Income      | 107               | 57                | 53.3%       |
| Moderate-Income | 240               | 119               | 49.6%       |
| Middle-Income   | 356               | 152               | 42.7%       |
| Upper-Income    | 484               | 168               | 34.7%       |

In comparative terms, low-income homeowners were 1.5 times more likely to receive a high-cost loan than upper-income homeowners and moderate-income homeowners were 1.4 times more likely to receive a high-cost loan.

<sup>4</sup> 2000 Census data based on the counties that are included in the metropolitan area. See methodology section for a list of counties included for this metropolitan area.



## High-cost Home Purchase Loans<sup>5</sup>

### For home purchase loans, our findings show that in 2006:

1. High-cost loans made up a significant proportion of the home purchase loans made to minorities.
2. Minority homebuyers were much more likely than white homebuyers to receive a high-cost loan.
3. The racial disparity persisted even among borrowers of the same income level.
4. Minorities received a greater portion of high-cost loans than they received of prime loans.
5. Lower-income homeowners of all races are more likely to receive a high-cost loan than upper-income homebuyers.

**High-cost loans made up a significant proportion of the home purchase loans made to minorities.** In 2006, 36.8%, or more than one out of three, home purchase loans received by African-Americans were high-cost loans and 35.7%, or more than one out of three, home purchase loans received by Latinos were high-cost loans. In contrast, only 23.7%, or almost one out of four, home purchase loans received by whites were high-cost loans.

| Race/Ethnicity   | # Home Purchase Loans | # High Cost Loans | % High Cost | Disparity to White |
|------------------|-----------------------|-------------------|-------------|--------------------|
| African-American | 19                    | 7                 | 36.8%,      | 1.6                |
| Latino           | 14                    | 5                 | 35.7%       | 1.5                |
| White            | 983                   | 233               | 23.7%,      |                    |
| ALL              | 1084                  | 262               | 24.2%       |                    |

**Minority homebuyers were much more likely than white homebuyers to receive a high-cost loan.** African-American homebuyers were 1.6 times as likely to receive a high-cost home purchase loan than whites while Latinos were 1.5 times as likely to receive a high-cost loan.

<sup>5</sup> Includes 1<sup>st</sup> lien conventional home purchase loans made to owner-occupied households and does not include loans made by manufactured lenders nor government-backed loans.

**The racial disparity persists even among borrowers of the same income level.**

| <b>High-cost Loans as a Percentage of All Home Purchase Loans<br/>by Borrower Race and Ethnicity Among Income Levels 2006</b> |              |               |                         |                                    |                  |
|---|--------------|---------------|-------------------------|------------------------------------|------------------|
|   | <b>White</b> | <b>Latino</b> | <b>African-American</b> | <b>Disparity Compared to White</b> |                  |
|   |              |               |                         | Latino                             | African-American |
| Low Income  | 43.4%        | 100.0%        | 100.0%                  | 2.3                                | 2.3              |
| Moderate Income   | 30.5%        | --            | 80.0%                   | --                                 | 2.6              |
| Middle Income   | 25.2%        | 33.3%         | --                      | 1.3                                | --               |
| Upper Income  | 21.9%        | 100.0%        | --                      | 4.6                                | --               |

Middle-income Latinos were 1.3 times more likely to be issued a high-cost purchase loan than middle-income whites.

Moderate-income African-Americans were 2.6 times more likely to be issued a high-cost home purchase loan than moderate-income whites.

Low-income African-Americans were 2.3 times more likely to be issued a high-cost home purchase loan than low-income whites, while low-income Latinos were 2.3 times more likely to be issued a high-cost home purchase loan than low-income whites.

Minority homebuyers with higher incomes were more likely to receive a high-cost loan than white homebuyers with lower incomes. Upper-income Latino homebuyers were more likely to receive a high-cost loan than low-income whites.

**Minorities received a greater proportion of high-cost loans than they received of prime loans.** African-Americans were issued 2.7% of all high-cost home purchase loans but only 1.5% of the prime home purchase loans. Latinos were issued 1.9% of all high-cost loans originated and 1.1% of the prime loans originated. In contrast, whites received 91.2% of the prime loans originated which is greater than their 88.9% share of the high-cost loans originated. African-Americans represent 30.8% of the population in the metropolitan area while Latinos represent 2.4% of the population.

| <b>Distribution of High-cost Home Purchase Loans by Borrower Race and Ethnicity 2006</b> |                     |                      |                          |
|--|---------------------|----------------------|--------------------------|
| <b>Race/Ethnicity</b>  | Share of Population | Share of Prime Loans | Share of High-cost Loans |
| African-American   | 30.8%               | 1.5%                 | 2.7%                     |
| Latino   | 2.4%                | 1.1%                 | 1.9%                     |
| White  | 64.0%               | 91.2%                | 88.9%                    |

**Lower income homeowners of all races are more likely to receive a high-cost loan than upper-income homebuyers.** In 2006, 46.4% of the loans received by low-income homebuyers were high-cost loans, or about one out of two loans. 32% of the loans received by moderate-income homebuyers,

and 24.8% loans to middle-income homeowners were high-cost loans. In comparison, only 16.2% of loans made to upper-income homebuyers were high-cost loans.

| <b>High-cost Lender Share of Home Purchase Loans by Borrower Income Level 2006</b> |                 |           |             |
|--|-----------------|-----------|-------------|
|  | High-cost Loans | All Loans | % High-cost |
| Low Income   | 39              | 84        | 46.4%       |
| Moderate Income  | 66              | 209       | 32%         |
| Middle Income  | 71              | 286       | 24.8%       |
| Upper Income   | 79              | 488       | 16.2%       |

In comparative terms, low-income homebuyers were 2.9 times more likely than upper-income borrowers to receive a high-cost loan to purchase their home. Moderate-income homebuyers were 2 times more likely to receive a high-cost loan than upper-income homebuyers.

**Methodology**

The data for the Charleston metropolitan area includes Boone, Clay, Kanawha, Lincoln, Putnam counties.

This report analyzes data available to the public under the Home Mortgage Disclosure Act (HMDA). It uses a sample of 363 individual lenders owned by 19 different parent companies. They represent the largest mortgage lenders in the country and include the largest subprime mortgage lenders.

High-cost loans are defined as loans originated with an Annual Percentage Rate (APR) at least 3 points above the comparable rate on U.S. Treasury Securities. As such, HMDA regulations require that these loans include information on the difference or “rate spread” between the APR on the loan and the comparable Treasury Rate. Prime loans as counted in this report were loans where no rate spread was reported because the APR on that loan was less than 3 points above the comparable Treasury rate.

This report analyzed data on first liens and does not include government-backed loans (FHA, VA, FmHA).

HMDA data reports race in addition to ethnicity of the applicant. For this report, any borrower of Latino ethnicity is not included in a racial group but only in the Latino category. For example, a borrower of Latino ethnicity and white race is counted as Latino and not counted as white.

See the main text of the report ([www.acorn.org](http://www.acorn.org)) for the complete list of lenders, analysis of national data comparisons of different metropolitan areas as well as recommendations.



## Parkersburg-Marietta-Vienna Metropolitan Area

**Homeowners of all races in the metropolitan area have a extremely high incidence of receiving a high-cost loan when refinancing.** Out of all refinance loans made in the metropolitan area, almost one in two loans, or 45.9%, was a high-cost loan. When buying a home, borrowers of all races have a high incidence of receiving a high-cost home purchase loan. More than one in four home purchase loans in the metropolitan area, or 26.2%, were high-cost loans.

For the purposes of this report high-cost loans are defined as loans originated with an Annual Percentage Rate (APR) of at least 3 points above the comparable rate on U.S. Treasury Securities. During 2006 many of these loans are also exploding ARMs which are likely to lead to foreclosures.

In this summary of lending in the Parkersburg-Marietta-Vienna area, we examine data for the area concerning refinance loans, including the disparities in the issuance of high-cost loans by race and income, and the data concerning purchase loans including the disparities in the issuance of high-cost loans by race and income. For this area, the key data is to look at the income disparities because very few loans were made to African-Americans or Latinos who make a small part of the population.



### High-cost Refinance Loans<sup>6</sup>

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**For refinance loans, our findings show that in 2006:**

1. High-cost loans made up a significant proportion of the home refinance loans made to minorities.
2. Minority homeowners were more likely than white homeowners to receive a high-cost loan when refinancing.
3. Racial disparities persisted even among homeowners of the same income level.
4. Minorities received a greater proportion of high-cost loans than they received of prime loans.
5. Lower-income homeowners of all races were more likely to receive a high-cost loan than upper-income borrowers.

**High-cost loans made up a significant proportion of the home refinance loans made to minorities.** In 2006, 57.1% or more than one out of two, home refinance loans made to African-Americans were high-cost loans and, 42.9%, or almost one out of two, home refinance loans made to Latinos were high-cost loans. In contrast, only 46.1%, or almost one out of two, home refinance loans made to whites were high-cost loans.

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<sup>6</sup> Includes conventional 1<sup>st</sup> lien refinances and does not include government-backed refinance loans.

| REFINANCE LOANS BY BORROWER RACE AND ETHNICITY 2006 |                   |                   |             |                    |
|---|-------------------|-------------------|-------------|--------------------|
| Race/Ethnicity                                      | # Refinance Loans | # High Cost Loans | % High Cost | Disparity to White |
| African-American                                    | 7                 | 4                 | 57.1%       | 1.2                |
| Latino  | 7                 | 3                 | 42.9%       | 0.9                |
| White   | 635               | 293               | 46.1%       |                    |
| ALL <sup>7</sup>                                    | 715               | 328               | 45.9%       |                    |

**Minority homeowners were more likely than white homeowners to receive a high-cost loan when refinancing.** In relative terms, African-Americans were 1.2 times more likely to receive a high-cost loan than whites.

**Racial disparities persisted even among homeowners of the same income level.<sup>8</sup>** In 2006, upper-income African-American homeowners were 1.6 times more likely than upper-income white homeowners to receive a high-cost refinance loan.

Low-income African-Americans were 1.9 times more likely to receive a high-cost refinance loan than low-income whites.

| High-cost Loans as a Percentage of Refinance Loans<br>By Borrower Race and Ethnicity Among Income Levels 2006 |       |        |                  |                             |                  |
|---|-------|--------|------------------|-----------------------------|------------------|
| Borrower Income Level   | White | Latino | African-American | Disparity Compared to White |                  |
|   |       |        |                  | Latino                      | African-American |
| Low Income  | 53.8% | ---    | 100.0%           | ---                         | 1.9              |
| Moderate Income   | 50.7% | ---    | ---              | ---                         | ---              |
| Middle Income   | 49.5% | 50.0%  | 33.3%            | 1.0                         | 0.7              |
| Upper Income  | 40.6% | 40.0%  | 66.7%            | 1.0                         | 1.6              |

Minority homeowners with higher incomes were more likely to receive a high-cost refinance loan than white homeowners with lower incomes. Upper-income African-Americans were more likely to receive a high-cost refinance loan than low-income whites.

**Minorities received a greater proportion of high-cost loans than they received of prime loans.** African-Americans received 1.2% of the high-cost refinance loans but only 0.8% of the prime refinance loans. Latinos received 0.9% of the high-cost loans originated and 1.0% of the prime loans originated.

<sup>7</sup> The category ALL loans includes borrowers from other racial/ethnic groups as well as borrowers who did not self-declare their race.

<sup>8</sup> Upper-income is defined as borrowers with incomes 120% or greater than the area median income or greater than \$59,381 for the Parkersburg-Marietta-Vienna metropolitan area. Low-income borrowers have incomes below 50% of the median income, or less than \$24,950; moderate-income borrowers have incomes between 50% and 79% of median income, or between \$24,950 and \$39,920; middle-income borrowers have incomes 80-119% of median income, or between \$39,920 and \$59,381.

In contrast, whites received 88.4% of all prime loans originated which is greater than their 89.3% share of all high-cost loans originated. African-Americans represent 0.9% of the population in the metropolitan area while Latinos represent 0.5% of the population<sup>9</sup>.

| <b>Race/Ethnicity</b> | <b>Share of Population</b> | <b>Share of Prime Loans</b> | <b>Share of High-cost Loans</b> |
|-----------------------|----------------------------|-----------------------------|---------------------------------|
| African-American      | 0.9%                       | 0.8%                        | 1.2%                            |
| Latino                | 0.5%                       | 1.0%                        | 0.9%                            |
| White                 | 97.0%                      | 88.4%                       | 89.3%                           |

**Lower-income homeowners of all races were more likely to receive a high-cost loan than upper-income borrowers.** In 2006, 56.9%, or more than one out of two, refinance loans made to low-income homeowners were high-cost loans, as were 51.0%, or more than one out of every two, refinances made to moderate-income homeowners and 47.7% or almost one of two loans to middle-income homeowners. In contrast, only 40.6%, or more than one out of every three, refinances to upper-income homeowners were high-cost loans.

|                 | <b># Refinance Loans</b> | <b># High-Cost Loans</b> | <b>% High-cost</b> |
|-----------------|--------------------------|--------------------------|--------------------|
| Low-Income      | 72                       | 41                       | 56.9%              |
| Moderate-Income | 157                      | 80                       | 51.0%              |
| Middle-Income   | 216                      | 103                      | 47.7%              |
| Upper-Income    | 251                      | 102                      | 40.6%              |

In comparative terms, low-income homeowners were 1.4 times more likely to receive a high-cost loan than upper-income homeowners and moderate-income homeowners were 1.3 times more likely to receive a high-cost loan.

<sup>9</sup> 2000 Census data based on the counties that are included in the metropolitan area. See methodology section for a list of counties included for this metropolitan area.



## High-cost Home Purchase Loans<sup>10</sup>

### For home purchase loans, our findings show that in 2006:

1. High-cost loans made up a significant proportion of the home purchase loans made to minorities.
2. Minority homebuyers were much more likely than white homebuyers to receive a high-cost loan.
3. The racial disparity persisted even among borrowers of the same income level.
4. Lower-income homeowners of all races are more likely to receive a high-cost loan than upper-income homebuyers.

**High-cost loans made up a significant proportion of the home purchase loans made to minorities.** In 2006, 20.0%, or almost one out of five, home purchase loans received by African-Americans were high-cost loans and 20.0%, or almost one out of five, home purchase loans received by Latinos were high-cost loans. In contrast, only 25.5%, or one out of four, home purchase loans received by whites were high-cost loans.

| Race/Ethnicity   | # Home Purchase Loans | # High Cost Loans | % High Cost | Disparity to White |
|------------------|-----------------------|-------------------|-------------|--------------------|
| African-American | 5                     | 1                 | 20.0%,      | 0.8                |
| Latino           | 5                     | 1                 | 20.0%       | 0.8                |
| White            | 444                   | 113               | 25.5%,      |                    |
| ALL              | 496                   | 130               | 26.2%       |                    |

|                 | White | Latino | African-American | Disparity Compared to White |                  |
|-----------------|-------|--------|------------------|-----------------------------|------------------|
|                 |       |        |                  | Latino                      | African-American |
| Low Income      | 38.5% | 50.0%  | ---              | 1.3                         | ---              |
| Moderate Income | 30.4% | ---    | 100.0%           | ---                         | 3.3              |
| Middle Income   | 28.1% | --     | --               | --                          | --               |
| Upper Income    | 29.5% | --     | ---              | --                          | ---              |

<sup>10</sup> Includes 1<sup>st</sup> lien conventional home purchase loans made to owner-occupied households and does not include loans made by manufactured lenders nor government-backed loans.



Moderate-income African-Americans were 3.3 times more likely to be issued a high-cost home purchase loan than moderate-income whites.

Low-income Latinos were 1.3 times more likely to be issued a high-cost home purchase loan than low-income whites.

Upper-income and middle-income Latino homebuyers were more likely to receive a high-cost loan than low-income whites.

**Lower income homeowners of all races are more likely to receive a high-cost loan than upper-income homebuyers.** In 2006, 37.8% of the loans received by low-income homebuyers were high-cost loans, or about more than one out of three loans. 33% of the loans received by moderate-income homebuyers, and 26.8% loans to middle-income homeowners were high-cost loans. In comparison, only 17.5% of loans made to upper-income homebuyers were high-cost loans.

| <b>High-cost Lender Share of Home Purchase Loans by Borrower Income Level 2006</b> |                 |           |             |
|--|-----------------|-----------|-------------|
|  | High-cost Loans | All Loans | % High-cost |
| Low Income   | 17              | 45        | 37.8%       |
| Moderate Income  | 34              | 103       | 33%         |
| Middle Income  | 40              | 149       | 26.8%       |
| Upper Income   | 32              | 183       | 17.5%       |

In comparative terms, low-income homebuyers were 2.2 times more likely than upper-income borrowers to receive a high-cost loan to purchase their home. Moderate-income homebuyers were 1.9 times more likely to receive a high-cost loan than upper-income homebuyers.

### **Methodology**

The data for the Parkersburg-Marietta-Vienna metropolitan area includes Pleasants, Wirt, and Wood Counties in WV and Washington County in OH counties.

This report analyzes data available to the public under the Home Mortgage Disclosure Act (HMDA). It uses a sample of 363 individual lenders owned by 19 different parent companies. They represent the largest mortgage lenders in the country and include the largest subprime mortgage lenders.

High-cost loans are defined as loans originated with an Annual Percentage Rate (APR) at least 3 points above the comparable rate on U.S. Treasury Securities. As such, HMDA regulations require that these loans include information on the difference or "rate spread" between the APR on the loan and the comparable Treasury Rate. Prime loans as counted in this report were loans where no rate spread was reported because the APR on that loan was less than 3 points above the comparable Treasury rate.

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HMDA data reports race in addition to ethnicity of the applicant. For this report, any borrower of Latino ethnicity is not included in a racial group but only in the Latino category. For example, a borrower of Latino ethnicity and white race is counted as Latino and not counted as white.

See the main text of the report ([www.acorn.org](http://www.acorn.org)) for the complete list of lenders, analysis of national data comparisons of different metropolitan areas as well as recommendations.