

NCRC's 2006 and 2009 Home Lending Analysis for Montgomery County, OH

The National Community Reinvestment Coalition (NCRC) conducted a portfolio share analysis and market share analysis using 2006 and 2009 Home Mortgage Disclosure Act (HMDA) data, and also calculated the percentage difference between conventional loans and Federal Housing Administration (FHA) loans for 2006 and 2009. The data analysis for Montgomery County, OH had the following specifications: all single family lending, loans to owner-occupants, and first lien loans. All single-family loans include loans for home purchase, home improvement, and refinances.

For the portfolio share analysis, NCRC evaluated the prime (or market-rate) and high-cost lending performance by race and ethnicity of borrower (i.e. African American, White, Asian, or Hispanic). In order to control for income when assessing lending patterns to minorities in Montgomery County, OH, NCRC also conducted two separate analyses for low- and moderate-income (LMI) minorities and middle- and upper-income (MUI) minorities. Lending patterns were then compared to the demographics of Montgomery County to illustrate potential lending disparities. Due to the fact that high-cost lending was a nominal portion of home lending in Montgomery County in 2009, this report will focus on prime lending for that year and both prime and high-cost lending for 2006.

The market share analysis compares the portion of high-cost loans made to a particular borrower group to all loans (market-rate loans plus high-cost loans) made to that same borrower group. The disparity ratio illustrates how much more often lenders made high-cost loans to one borrower group compared to another.

High-cost loans are those with the price information reported under the Home Mortgage Disclosure Act (HMDA). For more information about HMDA, please visit www.ncrc.org.

Market-rate loans are loans made at prevailing interest rates to borrowers with good credit histories. High-cost loans, in contrast, are loans with rates higher than prevailing rates made to borrowers with credit blemishes. The higher rates compensate lenders for the added risks of lending to borrowers with credit blemishes. While responsible high-cost lending serves legitimate credit needs, public policy concerns arise when certain groups in the population receive a disproportionate amount of high-cost loans. When high-cost lending crowds out market-rate lending in traditionally underserved communities, price discrimination and other predatory practices become more likely, as residents face fewer product choices.

Portfolio Share Analysis of All Single Family Lending in Montgomery County, OH for 2006 (Conventional- Tables 1a, 2a, & 3a)

African Americans are the largest minority group in Montgomery County, representing approximately 19 percent of all households. Hispanics, Asians, and Native Americans combined account for about 2 percent of all households. Table 1a of the conventional lending report for

2006 shows that African Americans received a notably low percentage of the prime loans (7.68 percent) compared to the percentage of households they constituted (19.16 percent). In comparison, the portion of all prime loans received by non-Hispanic white borrowers (80.10 percent) was comparable to their portion of households (77.52 percent). Moreover, African American borrowers received a disproportionately high percentage of high-cost loans (30.15 percent) in comparison to their share of households (19.16 percent). Chart 1 displays this contrast.

Table 2a shows that low- moderate-income (LMI) African Americans received a disproportionate amount of high-cost loans in 2006. About 18 percent of high-cost loans were issued to LMI African Americans while just 3.30 percent of prime loans were issued to LMI African Americans. Furthermore, the portion of market-rate loans received by LMI African Americans was inconsistent with their share of households (11.17 percent) in Montgomery County. In contrast, LMI non-Hispanic whites received 27.53 percent of prime loans while they accounted for 29.01 percent of households.

In a similar manner, Table 3a shows that the share of prime loans received by middle- and upper-income (MUI) African Americans was disproportionate to their portion of households. MUI African Americans obtained 3.77 percent of all prime loans in Montgomery County during 2006, while they constituted nearly 8 percent of all households. Also, MUI African Americans received a larger percentage of high-cost loans (10.46 percent) than market-rate loans. As a comparison, MUI whites received 53.52 percent of prime loans and 31.21 percent of high-cost loans, while they constituted nearly half of the households in Montgomery County.

Portfolio Share Analysis of All Single Family Lending in Montgomery County, OH for 2009 (Conventional- Tables 4a, 5a, & 6a)

Table 4a of the conventional lending report shows that in 2009, African Americans received a disproportionately low percentage of the prime loans (2.74 percent) compared to the percentage of households they constituted (19.16 percent). As a comparison, whites received 93.95 percent of all market rate loans while they comprised 78.08 percent of all households during 2009. This contrast is displayed in Chart 2.

Table 5a shows that low- moderate-income (LMI) African Americans received a disproportionately low amount of prime loans. African Americans received a lower share of prime loans (0.95 percent) than their share of households (11.17 percent). Furthermore, LMI African American borrowers received a greater percentage of high-cost loans (6.82 percent) than market rate loans. In contrast, LMI whites received a portion of prime loans (22.14 percent) that was closer to their portion of households (29.01 percent).

Table 6a likewise reveals that the amount of prime loans received by middle- and upper-income (MUI) African Americans was inconsistent with their share of the households in Montgomery County. MUI African Americans received only 1.62 percent of prime loans while they occupied 7.99 percent of households. In contrast, though MUI whites received 66.51 percent of prime loans, they made up only 48.84 percent of the households in Montgomery County.

*Market Share Analysis of all single Family Home Lending in Montgomery County, OH for 2006
(Conventional- Tables 1b, 2b & 3b)*

Table 1b shows market share ratios in Montgomery County, OH that are not controlled for income. The table reveals that African Americans were 2.53 times more likely to receive a high-cost loan than non-Hispanic whites. Nearly 64 percent of all loans to African Americans were high-cost compared to just 25.3 percent of all loans to non-Hispanic whites being high-cost. Dividing 63.8 percent by 25.3 percent yields the result that African Americans were 2.53 times more likely to receive a high-cost loan than whites during 2006.

Likewise, in Table 2b, LMI African Americans were 2.21 times more likely to receive a high-cost loan than were LMI non-Hispanic whites. (The ratio is calculated by dividing 70.6 percent of loans being high-cost for LMI African Americans by 31.9 percent of loans being high-cost for LMI non-Hispanic whites). Furthermore, Hispanics were 1.47 times more likely to receive a high-cost loan than were non-Hispanic whites.

Table 3b shows that MUI African Americans were only half as likely to receive prime loans as MUI non-Hispanic whites, but were 2.67 times more likely to receive a high-cost loan than were MUI non-Hispanic whites. Racial disparities in lending increased as income increased (Chart 3). Recall that LMI African Americans were 2.21 times more likely than LMI non-Hispanic whites to receive a high-cost loan.

MUI Hispanics were also 1.42 times more likely to receive high-cost loans than were MUI non-Hispanic whites.

*Market Share Analysis of all single Family Home Lending in Montgomery County, OH for 2009
(Conventional- Tables 4b, 5b & 6b)*

Table 4b shows market share ratios in Montgomery County, OH that are not controlled for income during 2009. The table reveals that African Americans were 3.53 times more likely to receive a high-cost loan than non-Hispanic whites. (The ratio is calculated by dividing the percent of loans being high-cost for African Americans by the percent of loans being high-cost for non-Hispanic whites). Hispanics were also 1.87 times more likely to receive a high-cost loan than non-Hispanic whites.

Similarly, in Table 5b, LMI African Americans were 3.73 times more likely to receive a high-cost loan than were LMI non-Hispanic whites. (The ratio is calculated by dividing 13.2 percent of loans being high-cost for LMI African Americans by 3.5 percent of loans being high-cost for LMI non-Hispanic whites).

In Table 6b, MUI African Americans and MUI Asians were both two times more likely to receive high-cost loans than MUI non-Hispanic whites. However, these ratios are based on dividing only 3.0 percent of loans being high-cost for MUI African Americans, and 3.1 percent of loans being high-cost for MUI Asians, by 1.5 percent of loans being high-cost for MUI non-

Hispanic whites. MUI Hispanics were also 1.62 times more likely to receive a high-cost loan than MUI non-Hispanic whites.

Denial Disparity Analysis of All Single Family Home Lending in Montgomery County, OH for 2006 (Conventional- Tables 1c, 2c & 3c)

The overall denial rate for 2006 (Table 1c) was 29.05 percent in Montgomery County. The denial rate for non-Hispanic white individuals was 23.93 percent, and the denial rate for African Americans was 41.01 percent, which shows that African Americans were 1.71 times more likely to be denied (divide 41.01 percent of the denial rate for all African Americans by 23.93 percent of the denial rate for all non-Hispanic whites). The denial ratio for Hispanics was 1.32 times higher than non-Hispanic whites (divide the denial rate for all Hispanics by the denial rate for all non-Hispanic whites).

LMI African American borrowers had a denial rate for loans (42.80 percent) that was approximately 15 percentage points greater than the denial rate (of 28.17 percent) of LMI non-Hispanic whites (Table 2c). LMI African Americans were 1.52 times more likely than LMI non-Hispanic whites to be denied, and LMI Hispanics were 1.23 times more likely than LMI non-Hispanic whites to be denied.

Racial and ethnic denial disparities increase as income levels increased. Among MUI individuals (Table 3c), African American borrowers and Hispanic or Latino borrowers experienced denial rates noticeably higher than those of non-Hispanic whites. MUI African Americans were 1.82 times more likely to be denied compared to MUI non-Hispanic white borrowers, and MUI Hispanics were 1.34 times more likely to be denied compared to MUI non-Hispanic white borrowers.

Denial Disparity Analysis of All Single Family Home Lending in Montgomery County, OH for 2009 (Conventional- Tables 4c, 5c & 6c)

The overall denial rate for 2009 (Table 4c) was 18.28 percent in Montgomery County. The denial rate for non-Hispanic white individuals was 16.11 percent, and the denial rate for African Americans was 46.34 percent, which shows that African Americans were 2.88 times more likely to be denied (divide 46.34 percent of the denial rate for all African Americans by 16.11 percent of the denial rate for all non-Hispanic whites). The denial ratio for Hispanics was 1.71 times higher than non-Hispanic whites (divide the denial rate for all Hispanics by the denial rate for all non-Hispanic whites).

In Table 5c, the denial rate for LMI non-Hispanic white individuals was 21.48 percent, and the denial rate for LMI African Americans was 57.06 percent, which shows that LMI African Americans were 2.66 times more likely to be denied (divide 57.06 percent of the denial rate for all LMI African Americans by 21.48 percent of the denial rate for all LMI non-Hispanic whites). The denial ratio for Hispanics was 2.21 times higher than non-Hispanic whites. Most strikingly, the denial rate for LMI Asians was 100 percent, which shows that LMI Asians were 4.66 times more likely to be denied than LMI non-Hispanic whites.

Table 6c shows that African American borrowers experience denial rates noticeably higher than those of non-Hispanic whites. MUI African Americans are 2.60 times more likely to be denied compared to MUI non-Hispanic white borrowers.

Portfolio Share Analysis of All Single Family FHA Lending in Montgomery County, OH for 2006 and 2009 (FHA- Table 7a)

Table 7a of the FHA lending report shows that in 2006, African Americans received a portion of prime FHA loans (16.02 percent) that was comparable to the portion of households they represented (19.16 percent), although the percentage of prime conventional loans to African Americans was only 7.68 percent. In contrast, non-Hispanic whites received a portion of both prime conventional and prime FHA loans that was comparable to the number of households they represented. Chart 4 displays this contrast.

In 2009, African Americans received a disproportionately low percentage of the prime FHA loans (9.64 percent) compared to the percentage of households they constituted (19.16 percent). Furthermore, the percentage of prime FHA loans to African Americans was nearly four times the percentage of prime conventional loans to African Americans. As a comparison, whites received 87.89 percent of all prime FHA loans and 84.05 percent of prime conventional loans while they comprised 78.08 percent of all households during 2009. Chart 5 shows this trend.

Percentage Change Analysis of All Conventional and FHA Single Family Lending in Montgomery County, OH for 2006 and 2009 (FHA- Table 7b)

Overall, FHA prime loans increased by 131.07 percent in Montgomery County in 2009 compared to 2006. FHA loans to African Americans increased by 33.88 percent between 2006 and 2009. However, prime conventional loans to African Americans decreased by 61.66 percent during that time. As a comparison, FHA loans to non-Hispanic white borrowers increased by 136.45 percent and prime conventional loans to non-Hispanic whites increased by 13.8 percent from 2006 to 2009.

Other racial and ethnic groups experienced dramatic increases in FHA prime loans between 2006 and 2009. Hispanics, Native Americans, and Asians received 141.18 percent, 150 percent, and 290 increases in FHA loans, respectively. However, the dramatic increase in FHA lending for these groups must be placed in the context of relatively few FHA loans in 2006. Also, prime conventional loans to Hispanics decreased by 16.13 percent from 2006 to 2009.

Conclusions

- In Montgomery County, OH, African American borrowers received a disproportionately low percentage of prime conventional loans (7.68 percent in 2006 and 2.74 percent in 2009) in comparison to their share of households (19.16 percent). This disparity was evident across income groups. In contrast, non-Hispanic white borrowers received 80.10 percent of prime conventional loans in 2006 and 84.05 percent of prime conventional

loans in 2009, while only accounting for 77.52 percent of the households in Montgomery County.

- African American borrowers in Montgomery County were 2.53 times more likely to receive a high-cost conventional loan than non-Hispanic white borrowers in 2006. Almost two-thirds of the loans received by African Americans in 2006 were high-cost. This ratio increased in 2009, when African American borrowers were 3.53 times more likely to receive a high-cost conventional loan than non-Hispanic whites. It should be noted that high-cost lending for all races plummeted by 2009.
- Racial disparities in denial rates increased for African American borrowers at all income levels from 2006 to 2009. In 2006, African American borrowers were 1.71 times more likely to be denied for a conventional loan than were non-Hispanic white borrowers. In 2009, African American borrowers were 2.88 times more likely to be denied for a conventional loan than were non-Hispanic white borrowers.
- In 2009, African Americans received a noticeably low share of the prime FHA loans (9.64 percent) compared to the percentage of households they constituted (19.16 percent). The disparity was greater for conventional lending. African Americans received only 2.74 percent of prime conventional loans in 2009.
- Overall, FHA prime loans increased by 131.07 percent in Montgomery County in 2009 compared to 2006, though FHA loans to African Americans increased by only 33.88 percent between 2006 and 2009.
- Prime conventional loans to African Americans and Hispanics actually decreased between 2006 and 2009 by 61.66 percent and 16.13 percent respectively, while prime conventional loans for all other groups increased during that time.
- Since FHA lending increased dramatically and conventional lending decreased significantly for African American and Hispanics in Montgomery County from 2006 to 2009, this disparity in conventional and FHA loans should be watched and narrowed as much as possible.

Table 1. All Single Family Conventional Lending to Owner-Occupants, Montgomery County, Ohio, 2006										
Table 1a. Portfolio Share Analysis	Count of Loans			As a Percent of Loans to All Races			Households		Ratio of Prime Portfolio Share to Percent of Households	Ratio of High-Cost Portfolio Share to Percent of Households
	Prime	High-Cost	All	Prime	High-Cost	All	Count	Percent		
	Borrower Race									
White	6,435	2,201	8,636	89.41%	68.00%	82.77%	178,942	78.08%	1.15	0.87
White, Non-Hispanic	6,280	2,123	8,403	80.10%	59.75%	73.76%	177,649	77.52%	1.03	0.77
Black or African American	553	976	1,529	7.68%	30.15%	14.65%	43,917	19.16%	0.40	1.57
Hispanic or Latino	62	39	101	0.87%	1.21%	0.98%	2,089	0.91%	0.95	1.33
Native American	9	4	13	0.13%	0.12%	0.12%	520	0.23%	0.55	0.54
Asian	102	14	116	1.42%	0.43%	1.11%	2,468	1.08%	1.32	0.40
Total¹	7,840	3,553	11,393	100.00%	100.0%	100.0%	229,177			

Table 1b. Market Share Analysis	Count of Loans			As a Percent of Loans to that Race (Market Share)		Ratio of that Race to White (Market Share Ratio)		Ratio of that Race to Non-Hispanic White (Market Share Ratio)	
	Prime	High-Cost	All	Prime	High-Cost	Prime	High-Cost	Prime	High-Cost
Borrower Race									
White	6,435	2,201	8,636	74.5%	25.5%	1.00	1.00	1.00	1.01
White, Non-Hispanic	6,280	2,123	8,403	74.7%	25.3%	1.00	0.99	1.00	1.00
Black or African American	553	976	1,529	36.2%	63.8%	0.49	2.50	0.48	2.53
Hispanic or Latino	62	39	101	61.4%	38.6%	0.82	1.52	0.82	1.53
Asian	102	14	116	87.9%	12.1%	1.18	0.47	1.18	0.48
Total¹	7,840	3,553	11,393	68.8%	31.2%				

Table 1c. Loan Denial Disparity Ratios	Denial Rate			Ratio of that Race to Non-Hispanic White (Denial Ratio)
	Applications	Denials	Percentage	
Borrower Race				
White	16,405	3,956	24.11%	1.01
White, Non-Hispanic	15,886	3,802	23.93%	1.00
Black or African American	4,645	1,905	41.01%	1.71
Hispanic or Latino	228	72	31.58%	1.32
Asian	216	48	22.22%	0.93
Total¹	25,508	7,410	29.05%	

Notes

¹ "Total" refers to total of all races, which includes races in addition to the four included in this analysis. Therefore, the "Total" may not necessarily equal the sum of "White," "Black or African American," "Hispanic or Latino," and "Asian." This note holds true for both the lending analysis and the number of households.

Table 2. All Single Family Conventional Lending to Low- and Moderate-Income (LMI) Borrowers, Montgomery County, Ohio, 2006										
By Race of Borrower										
Table 2a. Portfolio Share Analysis	Count of Loans			As a Percent of Loans to All Races (Portfolio Share)			Households		Ratio of Prime Portfolio Share to Percent of Households	Ratio of High Cost Portfolio Share to Percent of Households
	Prime	High Cost	All	Prime	High-Cost	All	Count	Percent		
Borrower Race & Income Level										
LMI White	2,211	1,054	3,265	28.96%	31.23%	29.65%	67,016	29.24%	0.99	1.07
LMI White, Non Hispanic	2,158	1,013	3,171	27.53%	28.51%	27.83%	66,482	29.01%	0.95	0.98
LMI Black or African American	252	604	856	3.30%	17.90%	7.77%	25,597	11.17%	0.30	1.60
LMI Hispanic or Latino	27	24	51	0.35%	0.71%	0.46%	N/A	--	--	--
LMI Asian	23	4	27	0.30%	0.12%	0.25%	794	0.35%	0.87	0.34
Total (LMI+MU)¹	7,840	3,553	11,393	100.0%	100.0%	100.0%	229,177			

Table 2b. Market Share Analysis	Count of Loans			As a Percent of Loans to that Race (Market Share)		Ratio of that Race to White (Market Share Ratio)		Ratio of that Race to Non Hispanic White (Market Share Ratio)	
	Prime	High-Cost	All	Prime	High-Cost	Prime	High-Cost	Prime	High-Cost
Borrower Race & Income Level									
LMI White	2,211	1,054	3,265	67.7%	32.3%	1.00	1.00	1.00	1.01
LMI White, Non Hispanic	2,158	1,013	3,171	68.1%	31.9%	1.00	0.99	1.00	1.00
LMI Black or African American	252	604	856	29.4%	70.6%	0.43	2.19	0.43	2.21
LMI Hispanic or Latino	27	24	51	52.9%	47.1%	0.78	1.46	0.78	1.47
LMI Asian	23	4	27	85.2%	14.8%	1.26	0.46	1.25	0.46
LMI Total	2,714	1,853	4,567	59.4%	40.6%				

Table 2c. Loan Denial Disparity Ratios	Denial Rate			Ratio of that Race to Non Hispanic White (Denial Ratio)
	Applications	Denials	Percentage	
Borrower Race & Income Level				
LMI White	6,652	1,883	28.31%	1.00
LMI White, Non Hispanic	6,422	1,809	28.17%	1.00
LMI Black or African American	2,626	1,124	42.80%	1.52
LMI Hispanic or Latino	121	42	34.71%	1.23
LMI Asian	62	16	25.81%	0.92
LMI Total¹	11,272	3,761	33.37%	

Notes

1 "Total" refers to total of all races, which includes races in addition to the four included in this analysis. Therefore, the "Total" may not necessarily equal the sum of "White," "Black or African American," "Hispanic or Latino," and "Asian." This note holds true for both the lending analysis and the number of households.

Table 3. All Single Family Conventional Lending to Middle- and Upper-Income (MUI) Borrowers, Montgomery County, Ohio, 2006										
By Race of Borrower										
Table 3a. Portfolio Share Analysis	Count of Loans			As a Percent of Loans to All Races			Households		Ratio of Prime Portfolio Share to Percent of Households	Ratio of High Cost Portfolio Share to Percent of Households
	Prime	High Cost	All	Prime	High-Cost	All	Count	Percent		
Borrower Race & Income Level										
MUI White	3,980	1,068	5,048	53.52%	31.21%	46.49%	111,926	48.84%	1.10	0.64
MUI White, Non Hispanic	3,883	1,033	4,916	49.53%	29.07%	43.15%	111,167	48.51%	1.02	0.60
MUI Black or African-American	280	358	638	3.77%	10.46%	5.88%	18,320	7.99%	0.47	1.31
MUI Hispanic or Latino	33	14	47	0.45%	0.41%	0.43%	N/A	--	--	--
MUI Asian	78	10	88	1.05%	0.29%	0.81%	1,674	0.73%	1.44	0.40
Total (LMI+MUI)¹	7,840	3,553	11,393	100.0%	100.0%	100.0%	229,177	100.00%		

Table 3b. Market Share Analysis	Count of Loans			As a Percent of Loans to that Race (Market Share)		Ratio of that Race to White (Market Share Ratio)		Ratio of that Race to Non Hispanic White (Market Share Ratio)	
	Prime	High-Cost	All	Prime	High-Cost	Prime	High-Cost	Prime	High-Cost
Borrower Race & Income Level									
MUI White	3,980	1,068	5,048	78.8%	21.2%	1.00	1.00	1.00	1.01
MUI White, Non Hispanic	3,883	1,033	4,916	79.0%	21.0%	1.00	0.99	1.00	1.00
MUI Black or African-American	280	358	638	43.9%	56.1%	0.56	2.65	0.56	2.67
MUI Hispanic or Latino	33	14	47	70.2%	29.8%	0.89	1.41	0.89	1.42
MUI Asian	78	10	88	88.6%	11.4%	1.12	0.54	1.12	0.54
MUI Total¹	4,823	1,599	6,422	75.1%	24.9%				

Table 3c. Loan Denial Disparity Ratios	Denial Rate			Ratio of that Race to Non Hispanic White (Denial Ratio)
	Applications	Denials	Percentage	
Borrower Race & Income Level				
MUI White	9,087	1,938	21.33%	1.01
MUI White, Non Hispanic	8,820	1,866	21.16%	1.00
MUI Black or African-American	1,877	723	38.52%	1.82
MUI Hispanic or Latino	99	28	28.28%	1.34
MUI Asian	144	27	18.75%	0.89
MUI Total¹	13,243	3,393	25.62%	

Notes

1 "Total" refers to total of all races, which includes races in addition to the four included in this analysis. Therefore, the "Total" may not necessarily equal the sum of "White," "Black or African American," "Hispanic or Latino," and "Asian." This note holds true for both the lending analysis and the number of households.

Table 4. All Single Family Conventional Lending to Owner-Occupants, Montgomery County, Ohio, 2009 By Race of Borrower										
Table 4a. Portfolio Share Analysis	Count of Loans			As a Percent of Loans to All Races (Portfolio Share)			Households		Ratio of Prime Portfolio Share to Percent of Households	Ratio of High-Cost Portfolio Share to Percent of Households
	Prime	High-Cost	All	Prime	High-Cost	All	Count	Percent		
Borrower Race										
White	7,280	146	7,426	93.95%	85.88%	93.77%	178,942	78.08%	1.20	1.10
White, Non-Hispanic	7,108	144	7,252	84.05%	79.12%	83.94%	177,649	77.52%	1.08	1.02
Black or African American	212	16	228	2.74%	9.41%	2.88%	43,917	19.16%	0.14	0.49
Hispanic or Latino	52	2	54	0.67%	1.16%	0.68%	2,089	0.91%	0.74	1.28
Native American	12	0	12	0.15%	0.00%	0.15%	520	0.23%	0.68	0.00
Asian	157	4	161	2.03%	2.35%	2.03%	2,468	1.08%	1.88	2.18
Total¹	8,457	182	8,639	100.00%	100.0%	100.0%	229,177			

Table 4b. Market Share Analysis	Count of Loans			As a Percent of Loans to that Race (Market Share)		Ratio of that Race to White (Market Share Ratio)		Ratio of that Race to Non Hispanic White (Market Share Ratio)	
	Prime	High-Cost	All	Prime	High-Cost	Prime	High-Cost	Prime	High-Cost
Borrower Race									
White	7,280	146	7,426	98.0%	2.0%	1.00	1.00	1.00	0.99
White, Non Hispanic	7,108	144	7,252	98.0%	2.0%	1.00	1.01	1.00	1.00
Black or African American	212	16	228	93.0%	7.0%	0.95	3.57	0.95	3.53
Hispanic or Latino	52	2	54	96.3%	3.7%	0.98	1.88	0.98	1.87
Asian	157	4	161	97.5%	2.5%	0.99	1.26	0.99	1.25
Total¹	8,457	182	8,639	97.9%	2.1%				

Table 4c. Loan Denial Disparity Ratios	Denial Rate			Ratio of that Race to Non Hispanic White (Denial Ratio)
	Applications	Denials	Percentage	
Borrower Race				
White	10,609	1,710	16.12%	1.00
White, Non Hispanic	10,333	1,665	16.11%	1.00
Black or African American	710	329	46.34%	2.88
Hispanic or Latino	105	29	27.62%	1.71
Asian	234	43	18.38%	1.14
Total¹	12,967	2,371	18.28%	

Notes

1 "Total" refers to total of all races, which includes races in addition to the four included in this analysis. Therefore, the "Total" may not necessarily equal the sum of "White," "Black or African American," "Hispanic or Latino," and "Asian." This note holds true for both the lending analysis and the number of households.

Table 5. All Single Family Conventional Lending to Low- and Moderate-Income (LMI) Borrowers, Montgomery County, Ohio, 2009										
By Race of Borrower										
Table 5a. Portfolio Share Analysis	Count of Loans			As a Percent of Loans to All Races (Portfolio Share)			Households		Ratio of Prime Portfolio Share to Percent of Households	Ratio of High Cost Portfolio Share to Percent of Households
	Prime	High Cost	All	Prime	High-Cost	All	Count	Percent		
Borrower Race & Income Level										
LMI White	1,837	67	1,904	22.14%	38.07%	22.47%	67,016	29.24%	0.76	1.30
LMI White, Non Hispanic	1,799	66	1,865	21.27%	36.26%	21.59%	66,482	29.01%	0.73	1.25
LMI Black or African American	79	12	91	0.95%	6.82%	1.07%	25,597	11.17%	0.09	0.61
LMI Hispanic or Latino	10	1	11	0.12%	0.57%	0.13%	N/A	--	--	--
LMI Asian	25	0	25	0.30%	0.00%	0.30%	794	0.35%	0.87	0.00
Total (LMI+MIU)¹	8,457	182	8,639	100.0%	100.0%	100.0%	229,177			

Table 5b. Market Share Analysis	Count of Loans			As a Percent of Loans to that Race (Market Share)		Ratio of that Race to White (Market Share Ratio)		Ratio of that Race to Non Hispanic White (Market Share Ratio)	
	Prime	High-Cost	All	Prime	High-Cost	Prime	High-Cost	Prime	High-Cost
Borrower Race & Income Level									
LMI White	1,837	67	1,904	96.5%	3.5%	1.00	1.00	1.00	0.99
LMI White, Non Hispanic	1,799	66	1,865	96.5%	3.5%	1.00	1.01	1.00	1.00
LMI Black or African American	79	12	91	86.8%	13.2%	0.90	3.75	0.90	3.73
LMI Hispanic or Latino	10	1	11	90.9%	9.1%	0.94	2.58	0.94	2.57
LMI Asian	25	0	25	100.0%	0.0%	1.04	0.00	1.04	0.00
LMI Total	2,113	85	2,198	96.1%	3.9%				

Table 5c. Loan Denial Disparity Ratios	Denial Rate			Ratio of that Race to Non Hispanic White (Denial Ratio)
	Applications	Denials	Percentage	
Borrower Race & Income Level				
LMI White	2,961	639	21.58%	1.00
LMI White, Non Hispanic	2,887	620	21.48%	1.00
LMI Black or African American	354	202	57.06%	2.66
LMI Hispanic or Latino	38	18	47.37%	2.21
LMI Asian	53	53	100.00%	4.66
LMI Total¹	3,740	974	26.04%	

Notes

1 "Total" refers to total of all races, which includes races in addition to the four included in this analysis. Therefore, the "Total" may not necessarily equal the sum of "White," "Black or African American," "Hispanic or Latino," and "Asian." This note holds true for both the lending analysis and the number of households.

Table 6. All Single Family Conventional Lending to Middle- and Upper-Income (MUI) Borrowers, Montgomery County, Ohio, 2009										
By Race of Borrower										
Table 6a. Portfolio Share Analysis	Count of Loans			As a Percent of Loans to All Races (Portfolio Share)			Households		Ratio of Prime Portfolio Share to Percent of Households	Ratio of High Cost Portfolio Share to Percent of Households
	Prime	High Cost	All	Prime	High-Cost	All	Count	Percent		
Borrower Race & Income Level										
MUI White	5,280	78	5,358	66.51%	44.32%	66.03%	111,926	48.84%	1.36	0.91
MUI White, Non Hispanic	5,148	77	5,225	60.87%	42.31%	60.48%	111,167	48.51%	1.25	0.87
MUI Black or African-American	129	4	133	1.62%	2.27%	1.64%	18,320	7.99%	0.20	0.28
MUI Hispanic or Latino	41	1	42	0.52%	0.56%	0.52%	N/A	--	--	--
MUI Asian	126	4	130	1.59%	2.27%	1.60%	1,674	0.73%	2.17	3.11
Total (LMI+MUI)¹	8,457	182	8,639	100.0%	100.0%	100.0%	229,177			

Table 6b. Market Share Analysis	Count of Loans			As a Percent of Loans to that Race (Market Share)		Ratio of that Race to White (Market Share Ratio)		Ratio of that Race to Non Hispanic White (Market Share Ratio)	
	Prime	High-Cost	All	Prime	High-Cost	Prime	High-Cost	Prime	High-Cost
Borrower Race & Income Level									
MUI White	5,280	78	5,358	98.5%	1.5%	1.00	1.00	1.00	0.99
MUI White, Non Hispanic	5,148	77	5,225	98.5%	1.5%	1.00	1.01	1.00	1.00
MUI Black or African-American	129	4	133	97.0%	3.0%	0.98	2.07	0.98	2.04
MUI Hispanic or Latino	41	1	42	97.6%	2.4%	0.99	1.64	0.99	1.62
MUI Asian	126	4	130	96.9%	3.1%	0.98	2.11	0.98	2.09
MUI Total¹	6,137	96	6,233	98.5%	1.5%				

Table 6c. Loan Denial Disparity Ratios	Denial Rate			Ratio of that Race to Non Hispanic White (Denial Ratio)
	Applications	Denials	Percentage	
Borrower Race & Income Level				
MUI White	7,352	1,006	13.68%	1.00
MUI White, Non Hispanic	7,156	982	13.72%	1.00
MUI Black or African-American	339	121	35.69%	2.60
MUI Hispanic or Latino	339	9	2.65%	0.19
MUI Asian	174	21	12.07%	0.88
MUI Total¹	8,838	1,312	14.84%	

Notes

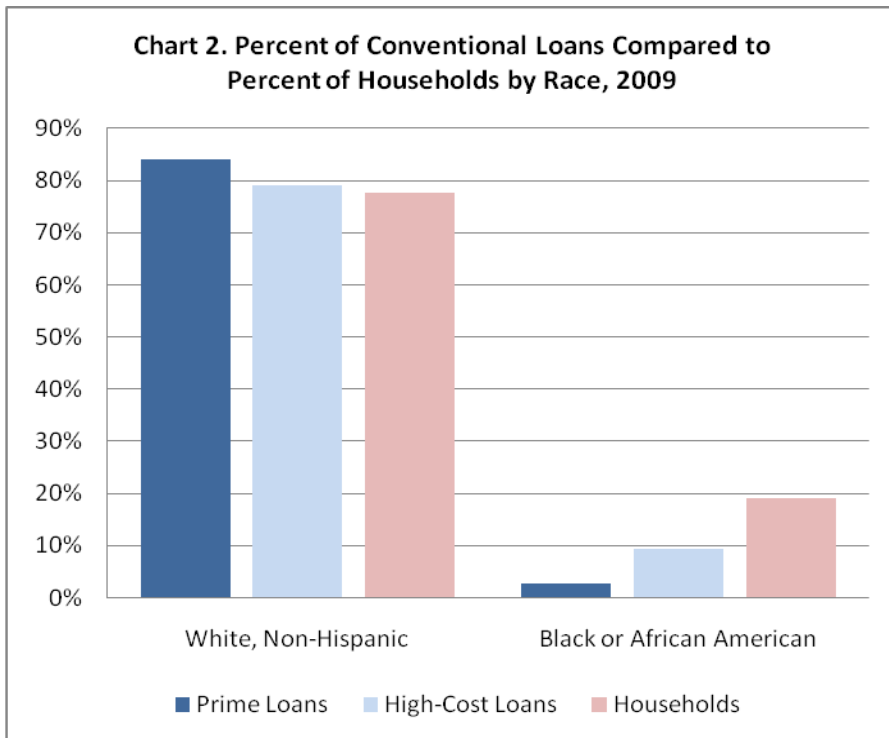
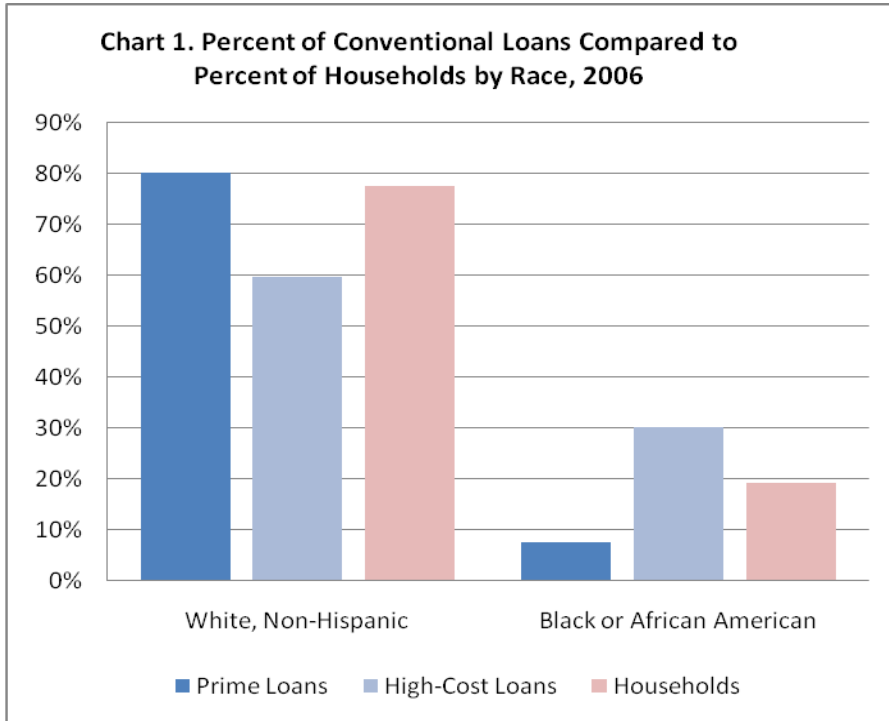
1 "Total" refers to total of all races, which includes races in addition to the four included in this analysis. Therefore, the "Total" may not necessarily equal the sum of "White," "Black or African American," "Hispanic or Latino," and "Asian." This note holds true for both the lending analysis and the number of households.

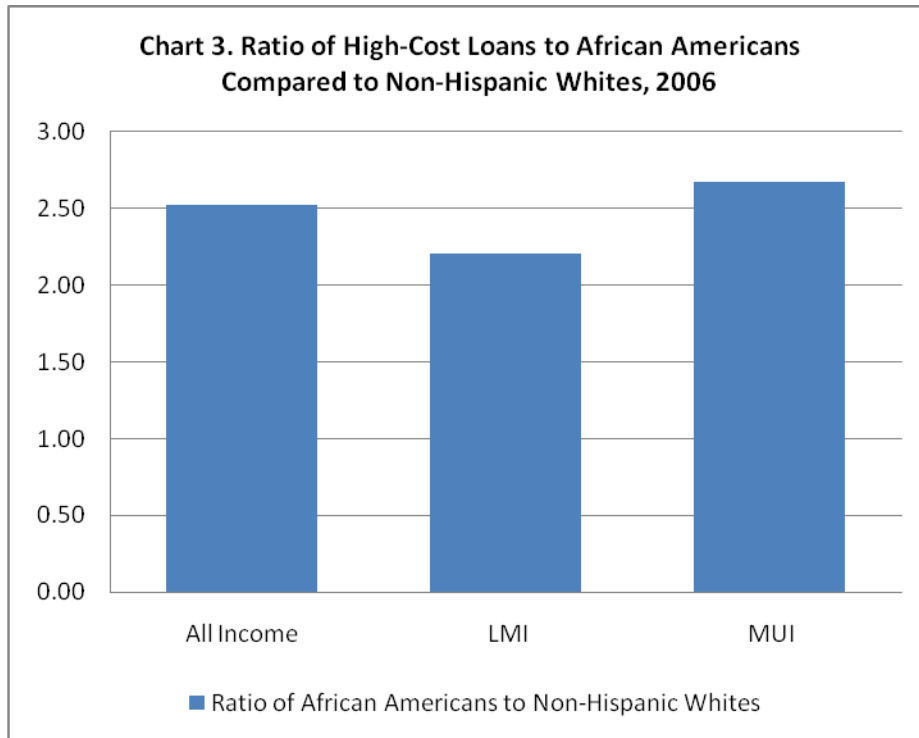
Table 7. All Single Family FHA Lending to Owner-Occupants, Montgomery County, Ohio, 2006 and 2009										
By Race of Borrower										
Table 7a. Portfolio Share Analysis	2006				2009				Households	
	Prime Conventional	Percent Prime Conventional	Prime FHA	Percent Prime FHA	Prime Conventional	Percent Prime Conventional	Prime FHA	Percent Prime FHA	Count	Percent
Borrower Race										
White	6,435	89.41%	1,239	82.00%	7,280	93.95%	2,954	87.89%	178,942	78.08%
White, Non-Hispanic	6,280	80.10%	1,218	75.98%	7,108	84.05%	2,880	77.75%	177,649	77.52%
Black or African American	553	7.68%	242	16.02%	212	2.74%	324	9.64%	43,917	19.16%
Hispanic or Latino	62	0.87%	17	1.13%	52	0.67%	41	1.21%	2,089	0.91%
Native American	9	0.13%	2	0.13%	12	0.15%	5	0.15%	520	0.23%
Asian	102	1.42%	10	0.66%	157	2.03%	39	1.16%	2,468	1.08%
Total¹	7,840	100.00%	1,603	100.00%	8,457	100.00%	3,704	100.00%	229,177	

Table 7b. Percentage Change in Prime and FHA Lending from 2006 to 2009	Prime Conventional		Prime FHA		Percent Change	
	2006	2009	2006	2009	Prime Conventional	Prime FHA
Borrower Race						
White	6,435	7,280	1,239	2,954	13.13%	138.42%
White, Non-Hispanic	6,280	7,108	1,218	2,880	13.18%	136.45%
Black or African American	553	212	242	324	-61.66%	33.88%
Hispanic or Latino	62	52	17	41	-16.13%	141.18%
Native American	9	12	2	5	33.33%	150.00%
Asian	102	157	10	39	53.92%	290.00%
Total¹	7,840	8,457	1,603	3,704	7.87%	131.07%

Notes

1 "Total" refers to total of all races, which includes races in addition to the four included in this analysis. Therefore, the "Total" may not necessarily equal the sum of "White," "Black or African American," "Hispanic or Latino," and "Asian." This note holds true for both the lending analysis and the number of households.





Note: Racial disparities increase as income increases. MUI African Americans are 2.67 times more likely than MUI whites to receive high-cost loans. LMI African Americans are 2.21 times more likely than LMI non-Hispanic to receive high-cost loans.

