

COMMUNITY AREA 19 - BELMONT CRAGIN

Housing Data

			<u>Total</u>		
Mortgageable Single Family Properties (estimated 2000)*			13,620		
*Includes single-family structures (1-4 units) and condos (owner occupied units in buildings with 5+ units)					
	<u>Number</u>	<u>Percent</u>	<u>Race/Ethnicity</u>	<u>Share of Householders</u>	<u>Home - Ownership Rate</u>
Owner-Occupied Units	12,064	53.3%	African American	2.7%	51.4%
Renter Occupied Units	9,816	43.3%	Asian	2.1%	73.3%
Vacant Units	767	3.4%	White	65.4%	54.8%
Total Units	22,647	100%	Other	29.8%	55.0%
			Hispanic*	52.6%	54.9%
Median Family Income		\$45,936	Total	NA	55.1%

Conventional Single-Family Mortgage Lending

	<u>Total Loans</u>	<u>Dollars Loaned (\$Thousands)</u>	<u>High Cost Loans</u>	
			High Rate	Very High Rate
Bank, Thrift, and Direct Operating Subsidiaries	2,089	\$412,603	306	12
Non-Bank Mortgage Companies	1,596	\$333,139	571	7
Total Single Family Lending	3,685	\$745,742	877	19

Conventional Single-Family Lending By Race/Ethnicity

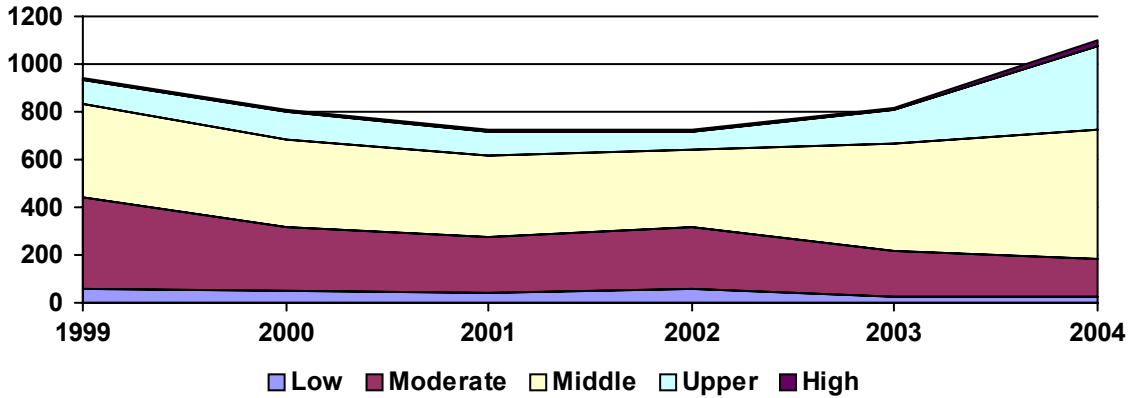
<u>Race/Ethnicity</u>	<u>Applications</u>	<u>Denials</u>	<u>Denial Rate</u>	<u>Total Originations</u>	<u>Origination Rate</u>	<u>High Cost Loans</u>	<u>High Cost Share</u>
Asian	143	28	19.6%	82	57.3%	14	17.1%
African American	184	48	26.1%	85	46.2%	33	38.8%
Hispanic	4,645	928	20.0%	2,660	57.3%	671	25.2%
White	1,088	197	18.1%	600	55.1%	113	18.8%
Other	51	11	21.6%	31	60.8%	10	32.3%
Not Reported	812	260	32.0%	227	28.0%	55	24.2%
Total	6,923	1,472	21.3%	3,685	53.2%	896	24.3%

Six-Year Trends

	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>Change 1999 to 2004</u>
Conv. Home Purchase	482	571	581	706	898	1,262	161.8%
FHA/VA Home Purchase	509	320	274	190	87	19	-96.3%
Refinance	1,132	772	2,358	2,264	3,076	2,327	105.6%
Home Improvement	264	236	144	120	121	201	-23.9%
Multifamily	46	38	41	55	51	31	-32.6%
Total Lending	2,433	1,937	3,398	3,335	4,233	3,840	57.8%
Foreclosures	127	121	153	146	144	99	-22.0%

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Home Purchase Lending Trends by Borrower Income Level



Top Lenders

<u>Lender</u>	<u>Total Loans</u>	<u>Conv. Home Purchase</u>	<u>FHA/VA Home Purchase</u>	<u>Total Refinance</u>	<u>Total Home Imp.</u>	<u>Conv. High Cost Share</u>	<u>Total Multifamily</u>
ARGENT MORTGAGE COMPANY	283	133	0	117	33	35.3%	0
COUNTRYWIDE HOME LOANS	280	130	1	143	6	22.5%	0
WASHINGTON MUTUAL BANK, FA	183	31	1	145	6	0.0%	0
WORLD SAVINGS BANK	177	21	0	153	3	0.0%	0
NATIONAL CITY BANK, INDIANA	129	50	5	71	3	18.9%	0
FREMONT INVESTMENT & LOAN	123	57	0	66	0	87.8%	0
NEW CENTURY MTG CORPORATION	109	47	0	56	6	41.3%	0
LASALLE BANK NA	109	12	0	85	11	1.9%	1
MIDAMERICA BANK	109	34	0	64	8	0.0%	3
RESMAE MORTGAGE CORPORATION	107	84	0	23	0	37.4%	0
LONG BEACH MORTGAGE CO.	97	70	0	27	0	34.0%	0
CHASE MANHATTAN MORTGAGE CORP.	94	13	0	77	4	4.3%	0
AMERICAN HOME MORTGAGE	85	33	1	49	2	10.7%	0
LEHMAN BROTHERS BANK	76	24	0	52	0	36.8%	0
MILA INC	71	55	0	16	0	71.8%	0
WELLS FARGO BANK, NA	68	10	0	56	2	1.7%	0
ENCORE CREDIT CORP.	56	13	0	43	0	35.7%	0
ACCREDITED HOME LENDERS, INC.	50	25	0	25	0	46.0%	0
AMERIQUEST MORTGAGE COMPANY	47	0	0	44	3	57.4%	0
OPTION ONE MORTGAGE CORP.	47	12	0	33	2	25.5%	0
FIELDSTONE MORTGAGE COMPANY	40	23	0	17	0	40.0%	0
COLUMBIA MORTGAGE & FUNDING CO	40	0	0	40	0	5.0%	0
BANK OF AMERICA, N.A.	39	6	0	32	1	0.0%	0
FINANCE AMERICA, LLC	38	20	0	18	0	50.0%	0
WMC MORTGAGE CORP.	34	15	0	18	1	55.9%	0
CHARTER ONE BANK	32	3	0	25	4	0.0%	0
MORTGAGEIT, INC	31	4	0	27	0	61.3%	0
FIRST NATIONAL BANK OF ARIZONA	30	19	0	11	0	46.7%	0
FLAGSTAR BANK	29	4	0	25	0	0.0%	0
AIG FSB	28	15	0	13	0	71.4%	0