

COMMUNITY AREA 40 - WASHINGTON PARK

Housing Data

			<u>Total</u>		
Mortgageable Single Family Properties (estimated 2000)*			884		
*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	480	7.8%	African American	97.9%	9.8%
Renter Occupied Units	4,262	69.3%	Asian	0.4%	0.0%
Vacant Units	1,411	22.9%	White	0.6%	60.7%
Total Units	6,153	100%	Other	1.1%	13.2%
			Hispanic*	0.8%	19.4%
Median Family Income		\$16,954	Total	NA	10.1%

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	148	\$23,296	27	4
Non-Bank Mortgage Companies	130	\$20,442	66	0
Total Single Family Lending	278	\$43,738	93	4

Conventional Single-Family Lending By Race/Ethnicity

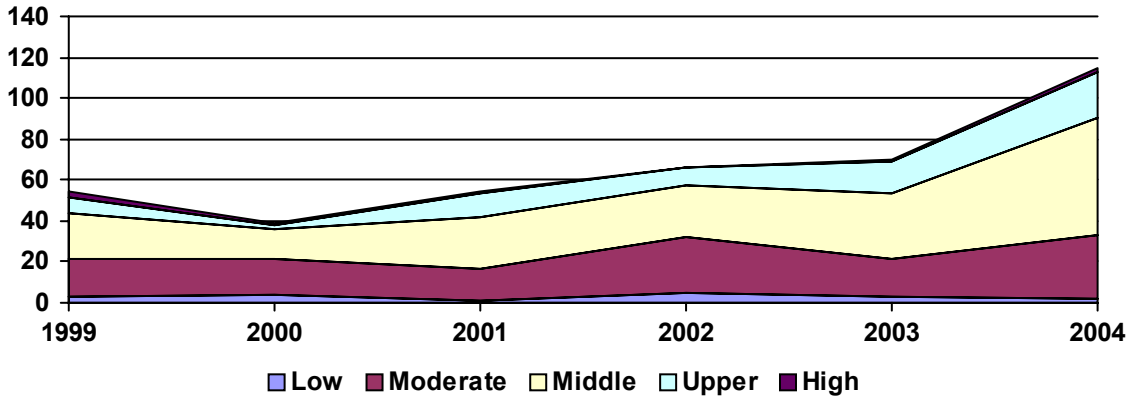
<u>Race/Ethnicity</u>	<u>Applications</u>	<u>Denials</u>	<u>Denial Rate</u>	<u>Total Originations</u>	<u>Origination Rate</u>	<u>High Cost Loans</u>	<u>High Cost Share</u>
Asian	6	0	0.0%	5	83.3%	0	0.0%
African American	415	131	31.6%	175	42.2%	66	37.7%
Hispanic	20	5	25.0%	11	55.0%	2	18.2%
White	138	31	22.5%	62	44.9%	25	40.3%
Other	7	2	28.6%	2	28.6%	0	0.0%
Not Reported	118	50	42.4%	23	19.5%	4	17.4%
Total	704	219	31.1%	278	39.5%	97	34.9%

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	54	32	60	70	94	157	190.7%
FHA/VA Home Purchase	10	10	9	7	2	3	-70.0%
Refinance	69	53	74	69	111	115	66.7%
Home Improvement	25	20	13	12	6	14	-44.0%
Multifamily	24	21	20	31	37	27	12.5%
Total Lending	182	136	176	189	250	316	73.6%
Foreclosures	29	33	24	48	44	39	34.5%

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Home Purchase Lending Trends by Borrower Income Level



Top Lenders

<u>Lender</u>	<u>Total</u> <u>Loans</u>	<u>Conv.</u> <u>Home</u> <u>Purchase</u>	<u>FHA/VA</u> <u>Home</u> <u>Purchase</u>	<u>Total</u> <u>Refinance</u>	<u>Total</u> <u>Home</u> <u>Imp.</u>	<u>Conv.</u> <u>High Cost</u> <u>Share</u>	<u>Total</u> <u>Multifamily</u>
ARGENT MORTGAGE COMPANY	35	27	0	7	1	65.7%	0
COUNTRYWIDE HOME LOANS	18	12	0	6	0	29.4%	0
WELLS FARGO BANK, NA	15	2	0	12	1	16.7%	0
FREMONT INVESTMENT & LOAN	14	9	0	5	0	85.7%	0
NATIONAL CITY BANK, INDIANA	14	11	1	2	0	30.8%	0
NEW CENTURY MTG CORPORATION	9	9	0	0	0	33.3%	0
MIDAMERICA BANK	9	5	0	3	0	0.0%	1
LEHMAN BROTHERS BANK	8	4	0	4	0	50.0%	0
PEOPLE'S CHOICE HOME LOAN, INC	8	5	0	3	0	37.5%	0
SHOREBANK	8	1	0	0	0	0.0%	7
INDYMAC BANK, F.S.B.	7	3	0	4	0	0.0%	0
AMERIQUEST MORTGAGE COMPANY	7	0	0	7	0	57.1%	0
LONG BEACH MORTGAGE CO.	7	6	0	1	0	42.9%	0
CHASE MANHATTAN MORTGAGE CORP.	6	3	0	3	0	16.7%	0
WASHINGTON MUTUAL BANK, FA	6	1	0	4	0	0.0%	1
OPTION ONE MORTGAGE CORP.	5	1	0	4	0	60.0%	0
FIRST NLC FINANCIAL SERVICES	5	3	0	2	0	40.0%	0
FINANCE AMERICA, LLC	4	2	0	2	0	75.0%	0
ENCORE CREDIT CORP.	4	1	0	3	0	50.0%	0
GREENPOINT MORTGAGE FUNDING	4	3	0	0	0	33.3%	1
AMERICAN HOME MORTGAGE	4	4	0	0	0	25.0%	0
BRIDGEVIEW BANK GROUP	4	1	0	1	0	0.0%	2
BANK OF AMERICA, N.A.	4	3	0	1	0	0.0%	0
CITIMORTGAGE, INC.	4	2	0	2	0	0.0%	0
MARIBELLA MORTGAGE, LLC.	3	3	0	0	0	0.0%	0
CHICAGO COMMUNITY BANK	3	0	0	0	0	#Num!	3
WORLD SAVINGS BANK	3	1	0	1	1	0.0%	0
CHICAGO BANCORP, INC	3	2	0	1	0	33.3%	0
WMC MORTGAGE CORP.	3	0	0	3	0	66.7%	0
GMAC MORTGAGE CORPORATION	3	0	1	1	1	0.0%	0