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Changing Patterns X

Mortgage Lending to
Traditionally Underserved
Borrowers & Neighborhoods
in Greater Boston, 1990 – 2002

BY
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A REPORT PREPARED FOR

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MASSACHUSETTS COMMUNITY & BANKING COUNCIL
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INTRODUCTION

In January 1990, the leaders of the local and statewide banking industry announced a commitment to substantially increase the provision of credit and banking services to the low-income and minority communities within the city of Boston. Studies released in 1989 had demonstrated the existence of substantial racial disparities in the number of mortgage loans made in different neighborhoods within the city.¹ One of the principal components of the bankers' subsequent response was a pledge for a major expansion in the supply of mortgage lending to previously underserved borrowers.

As the fifth anniversary of the announcement of that commitment approached, the Massachusetts Community & Banking Council (MCBC) – whose Board of Directors has an equal number of bank and community representatives – commissioned a study to evaluate the extent to which the commitment had been fulfilled. That study, conducted by the present author, was organized around three principal questions:

- Whether and to what extent had mortgage lending to low-income and minority households and neighborhoods in the city of Boston increased since 1990?
- Whether and to what extent had major types of lenders (the biggest Boston banks, other banks, and mortgage companies) performed differently in meeting previously underserved mortgage lending needs?
- Whether and to what extent had multi-bank targeted mortgage programs made significant contributions toward meeting the banks' commitments?

The resulting seventy-eight page report, *Changing Patterns: Mortgage Lending in Boston, 1990-1993*, was released by MCBC in August 1995. The present study is the latest in a series of annual updates of the original report. Beginning in 1998, the reports' geographic scope was expanded to include an examination of mortgage lending patterns in 27 cities and towns surrounding the city of Boston. In this year's report, the geographic coverage has been further expanded to include a total of 108 communities.

This introduction is followed by ten pages of text that identify some of the most significant findings that emerge from the extensive set of tables and charts that constitute the bulk of the report. The first of the two major parts of the textual portion of the report, together with Tables 1–11 and their associated charts, provides an analysis of lending in the city of Boston from 1990 through 2002. This analysis is subdivided into three sections which focus, in turn, on total lending within the city, on lending by major types of lenders, and on lending under four targeted mortgage programs.

The second major part of the text, together with Tables 12–20, examines detailed information on mortgage lending patterns in 108 individual communities – all 101 cities and towns in the Metropolitan Area Planning Commission (MAPC) Region plus the seven largest Massachusetts cities outside that region – as well as in four progressively larger geographic areas: the MAPC Region as a whole, the Boston Metropolitan Statistical Area (MSA) which has 127 cities and towns, the newly-defined Boston-Cambridge-Quincy New England Metropolitan City and Town Area (Boston NECTA) which has 155 cities and towns, and the entire state (351 cities and towns). Table 12 is preceded by maps of the MAPC Region, the Boston MSA, and the Boston NECTA.

¹ The two most important of these studies were: Katherine L. Bradbury, Karl E. Case, and Constance R. Dunham, "Geographic Patterns of Mortgage Lending in Boston, 1982-87," *New England Economic Review* [Federal Reserve Bank of Boston], September-October 1989, and Charles Finn, *Mortgage Lending in Boston's Neighborhoods, 1981-87: A Study of Bank Credit and Boston's Housing*, Boston Redevelopment Authority, 1989.

This report, like *Changing Patterns IX*, uses population and income data from the 2000 Census. Accordingly, some of this report's findings concerning lending to geographic areas with different income levels or different racial/ethnic compositions may differ from those in other analyses of mortgage lending. This is because the Home Mortgage Disclosure Act (HMDA) data made available by the federal government – the basis for this and almost all other studies of mortgage lending – continue to incorporate population and income data from the 1990 Census. HMDA data for 2003 (to be released in the summer of 2004) are the first that will be based on census tract definitions and data from the 2000 Census. (The “Notes on Data and Methods” at the end of this report provide details on the definitions and sources of the data used and on how the data were processed in preparing the tables and charts that appear below.)

This report continues to use the changes in the definitions of the major lender categories that were introduced in *Changing Patterns VIII*. The category of “Big Boston Banks” is found only in Table 6, and has been retained there primarily to document this group's dramatic drop in market share. The principal basis for classifying lenders into the two major groups emphasized in Tables 7-9 and 18-19 is not whether a lender is a bank or a mortgage company, but whether or not its Massachusetts lending is covered by the Community Reinvestment Act (CRA) – that is, whether or not its performance in meeting the mortgage credit needs of local communities is subject to evaluation by government bank regulators. This distinction is particularly important in light of proposed Massachusetts legislation.

This report, like its predecessors, has been motivated primarily by a concern for expanding homeownership and is therefore concerned only with *home-purchase* mortgage loans (that is, the analysis excludes loans to refinance existing mortgages).² This report also follows its predecessors in containing no analysis of lending by individual banks or mortgage companies; MCBC is concerned with the performance of the lending industry as a whole and of major components of that industry, rather than with comparative examinations of the performance of individual lenders.

The primary goal of this series of reports is to contribute to improving the performance of mortgage lenders in meeting the needs of traditionally underserved borrowers and neighborhoods by presenting a careful *description* of what has happened that all interested parties can agree is fair and accurate. It is beyond the scope of these reports to offer either an *explanation* of why the observed trends have occurred or an *evaluation* of how well lenders have performed. Rather, their descriptive contributions are intended to be important annual inputs into the complex, on-going tasks of explanation and evaluation.

² A companion report analyzing refinance lending in the same cities and towns covered in this report – entitled *Borrowing Trouble? IV: Subprime Mortgage Lending in Greater Boston, 1999-2002* – will be released in early 2004.

I. LENDING IN THE CITY OF BOSTON

The following analysis of home-purchase lending to traditionally underserved borrowers and neighborhoods in the city of Boston is divided into three sections. The first examines overall lending in the city; the second examines lending by major types of lenders; and the third examines loans made under four targeted mortgage programs.

A. Total Boston Lending by Race, Income, and Neighborhood

The data presented in Tables 1 - 5 and their associated charts show the persistence of large racial/ethnic disparities in mortgage lending in Boston. Most performance measures for 2002 were only modestly different from those for the previous year – some worse and some better. It remained true that black and Latino households received far less than their proportionate shares of home purchase loans in the city, that denial rates for blacks and Latinos were far greater than those for whites (even those at the same income level), and that the lending rate in lower-income neighborhoods declined dramatically as the percentage of black and Latino residents rose. Also, the portion of loans going to lower-income borrowers fell to the lowest level on record. (Information on the race and income of mortgage applicants was included in Home Mortgage Disclosure Act data for the first time in 1990; thus, the phrase “on record” is used here to refer to the period from 1990 to the present.) More specifically:

- **The share of Boston home-purchase loans that went to black borrowers fell to the lowest level on record. Blacks, who made up 21.4% of Boston's households according to the 2000 census, received just 10.3% of all loans.** This share was down from 11.5% in the previous year, and less than one-half of the peak level of 20.8% reached in 1994. Black borrowers received 679 loans in 2002, twenty-nine loans fewer than they received in the previous year, and the smallest number of loans to blacks in Boston since 1992. (See Table 1 and Chart 1.)³
- **The share of Boston home-purchase loans that went to Latino borrowers rose for the fifth consecutive year, reaching the highest level on record. Nevertheless, Latinos continued to receive less than their proportionate share of loans in the city – while they made up 10.8% of the city's households according to the 2000 census, they received 7.7% of the loans made in the city in 2002.** This share was up slightly from 7.5% in the previous year. The number of loans to Latinos was 506 in 2002, up from 459 the previous year, and just below the peak level of 510 loans in 1999. (Table 1 and Chart 1)
- **The loan share of low- and moderate-income (LMI) borrowers dropped in 2002 for the seventh consecutive year, reaching the lowest level on record.** The share of total Boston home-purchase loans that went to LMI borrowers (those with incomes no greater than 80% of the median family income in the Boston MSA) was 20.8%, down from 23.2% in 2001. This share has trended downward since reaching a peak of 40.6% in 1993. Low-income borrowers alone (those with incomes no greater than 50% of the Boston area median) received 3.5% of all loans in 2002, down from 4.8% in 2001 and far below the peak level of 11.7% in 1993. The *number* of loans to LMI borrowers was 1,531, down from 1,615 in the previous year, and far below the peak level of 2,321 loans in 1999. (Table 2 and Chart 2)

³ Note that the loan shares of blacks and Latinos are compared to their shares of the city's *households* instead of to their shares of the city's *population*. Since the number of homes is much more closely related to the number of households than to the number of individuals, it seems more appropriate to compare the number of home-purchase loans to the former percentage than to the latter. (The 2000 *population* shares of blacks and Latinos were 24.7% and 14.4 %.)

- **The denial rates for blacks, Latinos, and Asians in 2002 were all lower than the peak levels reached two years earlier. The rates for blacks and Asians fell for the second straight year, while the Latino rate remained steady.** Beginning in 2000, the Boston denial rate for black applicants decreased from 24.5% to 21.0% to 18.6%; the Latino denial rate fell from 18.9% to 17.3%, then remained at that level; and the Asian denial rate decreased from 12.7% to 11.9% to 10.5%. Meanwhile, the white denial rate was 7.7% in both 2001 and 2002, down from 9.3% in 2000. Denial rates in Boston in 2002 were somewhat higher than statewide denial rates, but below the corresponding nationwide rates (except that the Asian denial rate was higher in Boston than nationwide). (Table 3)
- **Although the black/white and Asian/white denial rate ratios were lower in 2002 than in the previous year, and the Latino/white denial rate ratio was unchanged, all three ratios remained at levels higher than in any year before 2001** (excepting only the anomalously high Latino/white ratio in 1995). The black denial rate, which has usually been about twice the white denial rate, fell to 2.42 times the white rate in 2002, from 2.73 times the white rate in 2001. The Latino denial rate, typically about 1.5 times the white denial rate, remained at 2.25 times the white rate. The Asian denial rate, which has usually been close to – and sometimes even below – the white denial rate, fell to 1.36 times the white rate in 2002, from 1.55 times the white rate in 2001. This is the fifth consecutive year that the Asian denial rate has been above that of whites. (Table 3 and Chart 3)
- As in previous years, denial rates in 2002 generally fell as incomes rose, with rates highest (at 18.9%) for applicants with incomes between \$11,000 and \$30,000, and lowest (at 7.6%) for applicants with incomes over \$100,000. Even though black and Latino mortgage applicants had, on average, substantially lower incomes than their white counterparts, these **lower incomes do not fully account for the fact that blacks and Latinos experienced higher denial rates than whites. When applicants are grouped into income categories, the 2002 denial rates for blacks and for Latinos were in every case well above the denial rates for white applicants in the same income category.** In the highest income category, consisting of borrowers with incomes above \$100,000, black applicants experienced a denial rate of 19.2%, more than triple the 5.8% rate experienced by their white counterparts; the 17.2% denial rate for Latinos in this income category was almost triple the white denial rate. (Table 4 and Chart 4)
- When we shift our focus from the characteristics of *borrowers* to the characteristics of the *neighborhoods*, we find that **the rate of lending – as measured by the number of loans per 100 owner-occupied housing units – was consistently lower in areas with higher concentrations of Black and Latino residents. In the 26 low- and moderate-income (LMI) census tracts with fewer than 25% black or Latino residents, there were 14.8 home-purchase loans in 2002 for every 100 units of housing; in the 30 LMI census tracts with more than 75% black or Latino residents, there were just 7.0 loans per 100 housing units.** The lending rate was 14.0 in tracts with between one-quarter and one-half black or Latino residents and 9.3 in tracts with between one-half and three-quarters black or Latino residents.⁴ (Table 5 and Chart 5)

⁴ These findings are very similar those for 2001, when the lending rates were 14.2 in the LMI tracts with fewer than 25% black or Latino residents, 6.6 in the LMI tracts with more than 75% black or Latino residents, 12.4 in the LMI tracts with between one-quarter and one-half black or Latino residents, and 8.3 in the LMI tracts with between one-half and three-quarters black or Latino residents.

B. Comparative Performance of Major Types of Lenders

Tables 6 - 9 and their associated charts provide information on lending by major types of lenders. A separate category for the “Big Boston Banks” is included only in Table 6, which documents how the formerly dominant market share of this group has diminished. In Tables 7 – 11, these lenders are now combined with all other Massachusetts banks and credit unions (and all of their mortgage lending affiliates) to create a single group of all of the lenders whose mortgage lending in the Boston area is covered by the state and/or federal Community Reinvestment Act (CRA) – that is, whose performance in meeting the mortgage credit needs of local communities is subject to evaluation by government bank regulators.⁵ All of the lenders not covered by CRA for their Boston-area lending are grouped as “mortgage companies and out-of-state banks”; companies that have been identified by HUD as “subprime lenders” are separated out from the other lenders within this broad grouping.⁶

The data reviewed in this section show that the shares of the major types of lenders changed very little between 2001 and 2002. Lenders not covered by CRA continued to account for almost three-quarters of total home-purchase loans in Boston. This fact is cause for continuing concern because the lenders not covered by CRA perform substantially worse than those who are covered by CRA in providing loans to the categories of traditionally underserved borrowers and neighborhoods examined here. (The story is complicated by the presence of subprime lenders, whose share of total home purchase lending fell slightly in 2002. Because their loans are, at best, more costly than those of prime lenders, the relatively high shares of their loans that go to traditionally underserved borrowers and neighborhoods may indicate the existence of a problem rather than the emergence of a solution.) This report’s emphasis on the distinction between lenders covered and not covered by CRA is highly relevant in light of proposed Massachusetts legislation.⁷

- **The market shares of the major types of lenders changed very little between 2001 and 2002. The biggest Boston banks again made only about one-tenth of all Boston home-purchase loans in 2002, while mortgage companies and out-of-state banks again made almost three-quarters of the total.** The biggest Boston banks, together with their affiliated mortgage companies – a group consisting of Boston Safe Deposit, Citizens, Fleet, and Sovereign last year⁸ – made 10.9% of all loans in 2002. This market share was up slightly from 10.3% in 2001, a level reached after six years of sharp decline from the approximately 40% share that these banks maintained between 1992 and 1995. The market share of all other Massachusetts banks and credit unions fell to 15.6% from 16.1% in 2001, their lowest share ever. Mortgage companies and out-of-state banks (a group defined to include

⁵ Federal credit unions based in Massachusetts are not subject to either the federal or state CRA; they are therefore included in the “mortgage companies and out-of-state banks” category.

⁶ HUD has never classified a Massachusetts bank or credit union (nor any affiliate) as a “subprime lender.” For a more complete discussion of how lenders were classified into the major categories used in this report, and on the significance of this classification, see the “Notes on Data and Methods” at the end of the report.

⁷ In the Massachusetts legislature, “An Act Establishing Community Reinvestment Obligations for Certain Mortgage Lenders,” (House Bill 3127 and Senate Bill 4), whose primary sponsors are Rep. Marie St. Fleur and Sens. Jarrett Barrios and Dianne Wilkerson) would apply CRA-type responsibilities and regulation to licensed mortgage lenders in Massachusetts. Only about half of the Massachusetts mortgage lenders not covered by CRA are licensed mortgage lenders; banks with charters issued by other states or by the federal government are exempt from regulation by Massachusetts and therefore do not need a license. (An alternative way to bring CRA requirements to state-licensed mortgage lenders – and the only way to extend these requirements to out-of-state banks – would be through legislative or regulatory action at the national level, but there is no realistic prospect for such action in the current Congress.)

⁸ Five other former banks were included in this grouping while they still existed: Bank of New England (1990-91), Boston Five Cents Savings Bank(1990-92), BayBanks (1990-96), Shawmut (1990-96), and BankBoston (1990-99). Although Boston Safe Deposit originated mortgage loans during 2002, it exited the mortgage lending business during the first half of that year.

all lenders not affiliated with Massachusetts banks or credit unions) made 73.6% of all Boston home-purchase loans in 2002, retaining a market share nearly three times greater than they had during the early years of the 1990s. Companies identified as “subprime” lenders by the U.S. Department of Housing and Urban Development (HUD) made 10.3% of the home-purchase loans by mortgage companies and out-of-state banks. These **subprime lenders made 7.6% of total home-purchase loans by all lenders, down slightly from 7.9% in 2001.** (Table 6 and Chart 6)

- **The three biggest individual lenders in Boston in 2002 were Washington Mutual, Wells Fargo, and Countrywide.** These three lenders made 754, 612, and 581 home-purchase loans in the city in 2002, respectively, each well above the 400 loans made by Fleet, the biggest Massachusetts bank lender. **Eighteen of the top twenty-two lenders in Boston were mortgage companies or out-of-state banks – that is, lenders whose performance in meeting the credit needs of Boston communities is not subject to evaluation by bank regulators under the Community Reinvestment Act; the only Massachusetts bank lenders in the top seventeen were Fleet (which ranked fourth), Citizens (fifth), and Boston Federal (sixth).** (Table 7 identifies the eighteen lenders not covered by CRA that made 70 or more Boston home-purchase loans in 2002 and the eight Massachusetts banks that made 40 or more loans, and reports how many loans each of these lenders made during each of the last five years.)
- **Massachusetts banks and credit unions (whose local lending is covered by the CRA, and will be referred to as “CRA-covered lenders”) directed a substantially greater share of their total Boston loans in 2002 to every one of the categories of traditionally underserved borrowers and neighborhoods examined in this report than did mortgage companies and out-of-state banks (“lenders not covered by CRA”).** Black borrowers received 10.9% of the loans made by CRA-covered lenders, but only 5.9% of those made by lenders not covered by CRA.⁹ Latino borrowers received 13.5% of the loans made by CRA-covered lenders, but only 3.5% of those made by lenders not covered by CRA. Low-income borrowers obtained 5.9% of the loans made by CRA-covered lenders, but only 2.3% of those made by lenders not covered by CRA. Low- and moderate-income borrowers together received 27.5% of the loans made by CRA-covered lenders, compared to 16.6% of the loans made by lenders not covered by CRA. The performance differential was least for low- and moderate-income census tracts, which received 57.3% and 50.8% of the loans by the two categories of lenders. Finally, low- and moderate-income census tracts that had over 75% black and Latino residents received 11.2% of the loans by CRA-covered lenders, but only 6.8% of the loans made by lenders not covered by CRA. (Table 8 and Chart 8)
- Examining the same data from a different perspective shows that **lenders covered by CRA had shares of loans to each of the categories of traditionally underserved borrowers that were well above their share of all Boston loans, while prime lenders not covered by CRA had smaller shares of the loans to these borrowers than they had of total lending.** Although CRA-covered lenders made only 26.4% of all home-purchase loans in Boston in 2002, they accounted for 33.6% of total loans to black borrowers, 55.7% of total loans to Latinos, 47.5% of total loans to low-income borrowers, 37.5% of loans to low- and moderate-income (LMI) borrowers, 28.0% of total loans in LMI census tracts, and 32.4% of total loans in minority LMI neighborhoods. In contrast, prime lenders not covered by CRA made 66.0% of total loans, but they made only 45.2% of the total loans to blacks, 35.6% of total loans to Latinos, 46.3% of total loans to low-income borrowers, 56.6% of total loans to LMI borrowers, 62.0% of all loans in LMI census tracts, and 49.0% of total loans in minority LMI neighborhoods. (Table 9 and Chart 9)

⁹ In this bullet point and the next, “lenders not covered by CRA” is used as shorthand for “lenders not covered by CRA, excluding subprime lenders.” Lending by subprime lenders is examined in a separate bullet point.

- **Subprime lenders, whose share of home-purchase loans in Boston fell slightly to 7.6% in 2002, made disproportionate numbers of their loans to minority borrowers and in lower-income minority neighborhoods.**¹⁰ Black borrowers received 8.6% of all loans by all lenders, but they received 24.0% of the loans made by subprime lenders. Latino borrowers received 6.4% of total loans, but 7.3% of the loans made by subprime lenders. And while minority LMI neighborhoods received 9.1% of all loans, they received 22.3% of the loans made by subprime lenders. (Table 8) The 600 loans by subprime lenders in 2002 accounted for 7.6% of all loans by all lenders, but these lenders made 21.2% of all loans to black borrowers, 8.7% of all loans to Latinos, and 18.6% of all loans in minority LMI neighborhoods. However, subprime lenders' shares of loans to low-income and to all LMI borrowers were *smaller* than their share of total home-purchase lending. (Table 9)

C. Targeted Mortgage Program Loan Originations

Previous reports in the *Changing Patterns* series have offered fairly extensive information about lending under four "multi-bank targeted mortgage programs," including three that resulted from negotiations between individual community-based organizations and major Boston banks – the MAHA/MHP SoftSecond Program, the NACA Mortgage Program, and the ACORN Housing Program – as well as MassHousing's Homeownership Programs.¹¹ In the present report, however, coverage of these programs is reduced to the summary information presented in Tables 10 and 11.

There are two primary reasons for this less intensive coverage. On the one hand, the original NACA Mortgage Program, which included three Boston banks in the early 1990s but has involved only Fleet since 1997, has been eclipsed by an agreement between NACA and Bank of America. Most of the NACA loans in Boston in recent years have, presumably, been made by Bank of America ("presumably," because no data on the number of these loans, the race or income level of the borrowers, or the location of the houses purchased are available from either NACA or Bank of America.) In these circumstances, it seems inappropriate to continue to present detailed information about the relatively few NACA loans made by Fleet. On the other hand, the Massachusetts Housing Partnership maintains an impressive database for SoftSecond Program (SSP) loans. This database contains information on all loans statewide (about 60% of the loans are made outside of Boston) and includes data on the delinquency status of active loans and on the reasons that other loans have become inactive (house sold, loan refinanced, or foreclosure). The Massachusetts Community and Banking Council (MCBC) plans to release a detailed report on statewide SoftSecond Program lending during the second quarter of 2004. (Because SSP loan data are available on a much timelier basis than are HMDA data, this report will cover SSP lending through 2003.)

- Table 10 provides information on the total number of loans made in Boston by each of the four targeted mortgage programs annually from 1990 through 2002. Information on NACA lending in recent years is incomplete (as explained in the preceding paragraph), so care must be taken in reaching conclusions either about total lending or lending by that program. Nevertheless, it seems clear that **total lending by targeted mortgage programs is well below the peak levels reached during the 1995-1999 period.**

¹⁰ "Subprime lenders" are those that HUD has determined make primarily subprime loans. These companies may make prime loans as well as subprime loans, and lenders not classified as subprime may also originate subprime loans. Subprime lenders have a significantly larger share of "refi" loans (those made to refinance an existing mortgage) than of home-purchase loans. As noted earlier, a companion report analyzing subprime and other refinance lending in the same cities and towns covered in this report will be released in early 2004.

¹¹ MAHA is the Massachusetts Affordable Housing Alliance; MHP is the Massachusetts Housing Partnership Fund; NACA is the Neighborhood Assistance Corporation of America; and ACORN is the Association of Community Organizations for Reform Now. MassHousing is the name under which the Massachusetts Housing Finance Agency (MHFA) has operated since mid-2001.

- Table 11 provides information on the extent to which loans by the targeted mortgage programs and by all lenders have in fact been “targeted” to traditionally underserved borrowers and neighborhoods in Boston during each of the past five years. **Compared to total home-purchase loans in the city, SoftSecond and ACORN loans in 2002 were highly targeted: 62.0% of SSP and ACORN loans went to minority borrowers, compared to 26.5% of total loans; and 89.4% of SSP and ACORN loans went to low- and moderate-income borrowers, compared to 20.8% of total loans.** In each case, the percentages for MassHousing loans were lower than the percentages for SSP and ACORN loans but higher than those for total loans by all lenders.

II. MORTGAGE LENDING BEYOND THE CITY OF BOSTON

Tables 12-20, each three pages long, present information on lending on each of the 101 individual cities and towns that constitute the Metropolitan Area Planning Council (MAPC) Region, as well as on the seven largest Massachusetts cities located outside this region. In addition, these tables present information on lending in four larger areas: the MAPC region as a whole; the Boston Metropolitan Statistical Area (MSA), which contains 127 cities and towns; the recently defined Boston-Cambridge-Quincy Metropolitan New England City and Town Area (referred to in this report as the Boston NECTA) which contains 155 cities and towns; and the entire state, which contains 351 cities and towns. Maps of the MAPC Region, the Boston MSA, and the Boston NECTA immediately precede Table 12.¹²

Basic information about the total population, racial/ethnic composition, and income level of each of the municipalities and larger areas is included in the most relevant individual tables. In particular, the percentages of black households and of Latino households in each community and larger area are included in Table 13; the median family income for each community and larger area is included in Table 17; the total number of census tracts in each community and larger area – and the number of these that are low- or moderate-income (LMI) tracts – is included in Table 18; and the total population of each community and larger area is included in Table 19.

This demographic and income information reveals great variation among the communities in the MAPC Region. For example, median family income ranges from a low of \$32,130 in Chelsea to a high of \$181,041 in Weston. The percentage of black plus Latino households ranges from a low of 0.4% in Manchester-by-the-Sea and Cohasset to a high of 47.3% in Chelsea. The population of individual communities varies from 3,267 residents in Essex to 101,355 in Cambridge (and to 589,141 in Boston).

The data presented in Tables 12-20 should be regarded primarily as a resource for readers to draw upon in pursuing issues of interest – there are far too many individual communities (and larger areas) to be adequately covered in a brief summary. The bullet points that follow are limited almost exclusively to analysis of lending within the MAPC Region, but even within the MAPC Region, the highly disparate nature of the 101 cities and towns that was noted above makes it difficult to generalize about mortgage lending patterns. Nevertheless, it may be of interest to present the following findings and observations that emerge from an examination of the wealth of data presented in the tables. Unless otherwise noted, the loan numbers and percentages in the bullet points below are for the entire three-year period from 2000-2002; the tables also contain data for each of the three individual years.

¹² Inclusion of data on 108 communities is a major expansion from *Changing Patterns IX*, which presented data on a total of 38 communities: the city of Boston, 27 cities and towns immediately surrounding the city, and ten other large cities. See the “Notes on Data and Methods” for more detailed information on the definition of the MAPC Region, the Boston MSA, and the Boston NECTA. More information on the MAPC region and on the MAPC itself – a regional planning agency established by the Massachusetts legislature in 1963 – is available at www.mapc.org.

A. Lending to Black and Latino Borrowers¹³ (Tables 12 and 13)

- **Black borrowers received less than their proportionate share of home-purchase loans in nearly three-quarters of the individual communities in the MAPC Region (72 of 101) as well as in the MAPC Region as a whole**, where they constituted 6.6% of total households but received just 3.7% of loans during the three-year period covered by this report.
- **Lending to black borrowers in the MAPC Region was highly concentrated in a small number of communities. Boston alone received one-half (49.5%) of the total loans to blacks** (it received 16.7% of total loans to all borrowers). **Two communities – Randolph and Lynn – received one-third (34.0%) of the loans to blacks in the other 100 communities**, while receiving just 5.8% of total loans to all borrowers. Six communities – adding Malden, Milton, Everett, and Medford to the two already named – accounted for over one-half (52.2%) of the MAPC loans to blacks outside of the city of Boston, while receiving 11.5% of total loans. Including Boston, seven communities accounted for over three-quarters (75.8%) of total loans to blacks in the MAPC Region while they received just 26.3% of total loans.
- **In two communities, blacks received double-digit loan shares that were greater than their shares of total households.** In **Randolph**, blacks constituted 18.7% of the households, but received 29.2% of the loans; in **Milton**, blacks constituted 9.3% of the households but received 10.8% of all loans.
- **In 65 of the 101 MAPC communities, blacks received 1.0% or less of total loans and in 18 more communities the black loan share was between 1.0% and 2.0%.** In eight communities – Bolton, Dover, Essex, Nahant, Rockport, Sherborn, Topsfield, and Wenham – not a single home-purchase loan was made to a black borrower during the three-year period.
- **Latino borrowers received slightly more than their proportionate share of loans in the MAPC Region, where they constituted 4.7% of total households and received 4.8% of total loans.** They also received more than their proportionate share of total loans in 62 of the 101 MAPC communities.
- **Lending to Latino borrowers in the MAPC Region was highly concentrated in a small number of communities, although it was less concentrated than lending to black borrowers. Boston alone received 26.2% of the total loans to Latinos** (it received 16.7% of total loans to all borrowers). **Three cities – Boston, Lynn, and Chelsea – received over half (53.2%) of total loans to Latinos**, while receiving 21.3% of total loans

¹³ This report, like its predecessors, contains no analysis of lending to Asians outside of Boston. The primary reason for this is that when the *Changing Patterns* series was expanded to communities beyond Boston in 1998, virtually every study of mortgage lending of which I was aware had found that Asians were not underserved by mortgage lenders – that is, denial rates for Asians were very similar to (and often lower than) denial rates for whites and Asians received shares of loans at least as great as their shares of the population. However, the data presented in Tables 1 and 3 of the present report indicate that in Boston in recent years, Asians have received disproportionately small shares of home-purchase loans and have experienced substantially higher denial rates than have white applicants. An analysis of lending to Asians, blacks, and Latinos in the 155 communities of the Boston NECTA is presented in a paper that I prepared for the Harvard Civil Rights Project (Jim Campen, “The Color of Money in Greater Boston: Patterns of Mortgage Lending and Residential Segregation at the Beginning of the New Century,” Cambridge, MA: Harvard Civil Rights Project, forthcoming January 2004; available at: www.civilrightsproject.harvard.edu). Among this paper’s findings, for lending in the Boston NECTA in 2001, are that: Asians, who constituted 4.0% of total households, received 5.2% of total home-purchase loans; Asians experienced a home-purchase loan denial rate was 8.0% (compared to 6.8% for whites); and 3.0% of total refinance loans received by Asians were from subprime lenders (compared to 4.3% for whites.)

to all borrowers. **Six communities – adding Revere, Framingham, and Everett to the three already named – accounted for more than two-thirds (68.2%) of the total loans to Latinos**, while receiving just 26.1% of total loans.

- **In three cities, the Latino share of loans exceeded the Latino household share by more than ten percentage points.** In Revere, Latinos made up 6.3% of the households, but received 19.9% of the loans; in Lynn, Latinos made up 13.2% of the households, but received 25.3% of the loans; and in Everett, Latinos made up 6.4% of the households, but received 18.4% of the loans.
- **In 44 of the 101 MAPC communities, Latinos received 1.0% or less of total loans, and in 31 more communities the Latino loan share was between 1.0% and 2.0%.** In five communities – Carlisle, Duxbury, Essex, Manchester-by-the-Sea, and Wenham – not a single home-purchase loan was made to a Latino borrower during the three-year period.

B. Denial Rates for Black and Latino Applicants (Tables 14 and 15)

- **The black/white and Latino/white denial rate ratios were even higher in the MAPC Region as a whole than in the city of Boston.** For the three year period as a whole, the black denial rate of 19.1% was 2.79 times the 6.8% denial rate experienced by white applicants (the ratio in the city of Boston was 2.60). For Latinos, the denial rate of 15.2% was 2.21 times the white denial rate (the ratio in the city of Boston was 2.16). For the year 2002 alone, the black/white denial rate ratio was 2.58 for the MAPC (compared to 2.40 in Boston) while the Latino/white ratio was 2.27 (compared to 2.24 in Boston).
- **In many communities the number of black and Latino applications was very small.** For example, in 40 of the 101 MAPC communities, there were five or fewer total applications from blacks during the three year period, and in 27 communities there were five or fewer total applications from Latinos. When the number of applicants is low, small changes in the number of denials can result in large changes in denial rates – and in the black/white and Latino/white denial rate ratios. Accordingly, not much significance should be attached to these rates and ratios for figures for most individual cities. (Tables 14 and 15 provide information on the number of black and Latino applications in each community in each year, as well as the corresponding denial rates and denial rate ratios.)

C. Loans to Low- and Moderate-Income (LMI) Borrowers (Tables 16 and 17)

- **The share of total loans in the MAPC Region that went to LMI borrowers fell slightly from 20.1% in 2000 to 19.7% in 2002, while the share that went to low-income borrowers declined from 4.8% to 3.6%.** The share of total loans going to LMI borrowers rose in 59 of the 101 MAPC communities between 2000 and 2002, while the share of loans going to low-income borrowers fell in 68 communities. (As noted earlier, low-income borrowers are defined as those with incomes no greater than 50 percent of the median family income [MFI] of the MSA within which they are located, as determined annually by HUD; in the Boston MSA, the MFI was \$65,500 in 2000, \$70,000 in 2001, and \$74,200 in 2002.)
- **There is a very strong negative relationship between the level of the median family income (MFI) in a community and the percentage of mortgage loans that went to LMI borrowers.** For example, the three MAPC communities with the highest percentages of LMI borrowers during the 2000-2002 period (Lynn, Chelsea, and Revere, where the LMI loan shares ranged from 38.2% to 45.1%) were all among the four communities with the lowest MFIs (these ranged from \$32,130 to \$45,865). At the other extreme, the three MAPC

communities with the lowest percentages of LMI borrowers (Carlisle, Weston, and Dover, where the LMI loan shares ranged from 1.8% to 2.1%) were the three communities with the highest MFIs (ranging from \$142,350 to \$181,141).

D. Comparing Lending to LMI Borrowers with Lending to Black & Latino Borrowers¹⁴

- Because blacks and Latinos have, on average, substantially lower incomes than whites, **there is a strong positive association between loan shares of LMI borrowers and loan shares of black and Latino borrowers.** For example, in the six MAPC communities with the highest shares of loans to LMI borrowers during the 2000-2002 period (Lynn, Chelsea, Revere, Holbrook, Weymouth, and Randolph), the average loan share for blacks plus Latinos was 24.0%, whereas in the six communities with the lowest percentages of loans to LMI borrowers (Carlisle, Dover, Weston, Wellesley, Lexington, and Lincoln), the average loan share for blacks plus Latinos was only 1.3%.
- **In two communities, lending to black borrowers was unusually high relative to lending to lower-income borrowers.** In the MAPC Region, for the three-year period as a whole, the share of all loans that went to blacks (3.7%) was less than one-fifth as large as the share that went to LMI borrowers (19.9%). In **Milton**, however, the black loan share of 10.8% was greater than the 8.3% loan share of LMI borrowers, and in **Randolph**, the black loan share of 29.2% was almost as large as the 34.0% LMI share.
- **In four communities, lending to Latino borrowers was unusually high relative to lending to LMI borrowers.** In the MAPC Region, for the three-year period as a whole, the share of all loans that went to Latinos (4.8%) was only one-quarter as large as the share that went to LMI borrowers (19.9%). In **Chelsea**, however, the Latino loan share of 41.2% was almost as large as the 42.3% LMI loan share, and in **Everett, Lynn, and Revere**, the Latino loan shares – which ranged from 18.4% to 25.3% – were between 52% and 60% as large as the LMI loan shares.
- **In eleven MAPC communities, lending to blacks and Latinos was unusually low relative to lending to LMI borrowers.** In the MAPC Region, for the three-year period as a whole, the loan share of LMI borrowers was 11.5 percentage points greater than the combined loan share of black plus Latino borrowers (19.9% vs. 8.5%). In three communities, all in the South Shore area, the LMI loan shares were more than thirty percentage points higher than the combined black plus Latino loan shares: Weymouth (35.5% vs. 2.5%), Rockland (33.8% vs. 1.7%), and Holbrook (37.0% vs. 6.0%). And in eight additional communities – Hull, Pembroke, and Quincy in the South Shore area; Gloucester, Peabody, Danvers, and Salem in the North Shore area; and Boxborough – the gap between the LMI loan share and the combined black plus Latino loan share was more than twice as great as in the MAPC Region as a whole (that is, more than 23 percentage points).

¹⁴ Many of the loan shares and ratios reported in this section are not shown directly in any of the tables in this report; they were calculated from numbers presented in Tables 12, 13, 16, and 17.

E. Loans in Low- and Moderate-Income Census Tracts (Table 18)

- Table 18 shows the number and percentage of LMI census tracts in each individual community as well as the number and percentage of each community's total loans that were made in these census tracts. In almost all of the 19 MAPC communities with LMI census tracts (82 of the 101 communities have none), the loan percentage was somewhat lower than the census tract percentage. (The same general pattern holds in the seven large cities outside of the MAPC Region.) This result could be accounted for by high proportions of apartment-building rental housing units in LMI census tracts; unlike owner-occupied housing units, rental units are generally not eligible for mortgage loans.

F. Loans by Major Types of Lenders (Tables 19 and 20)

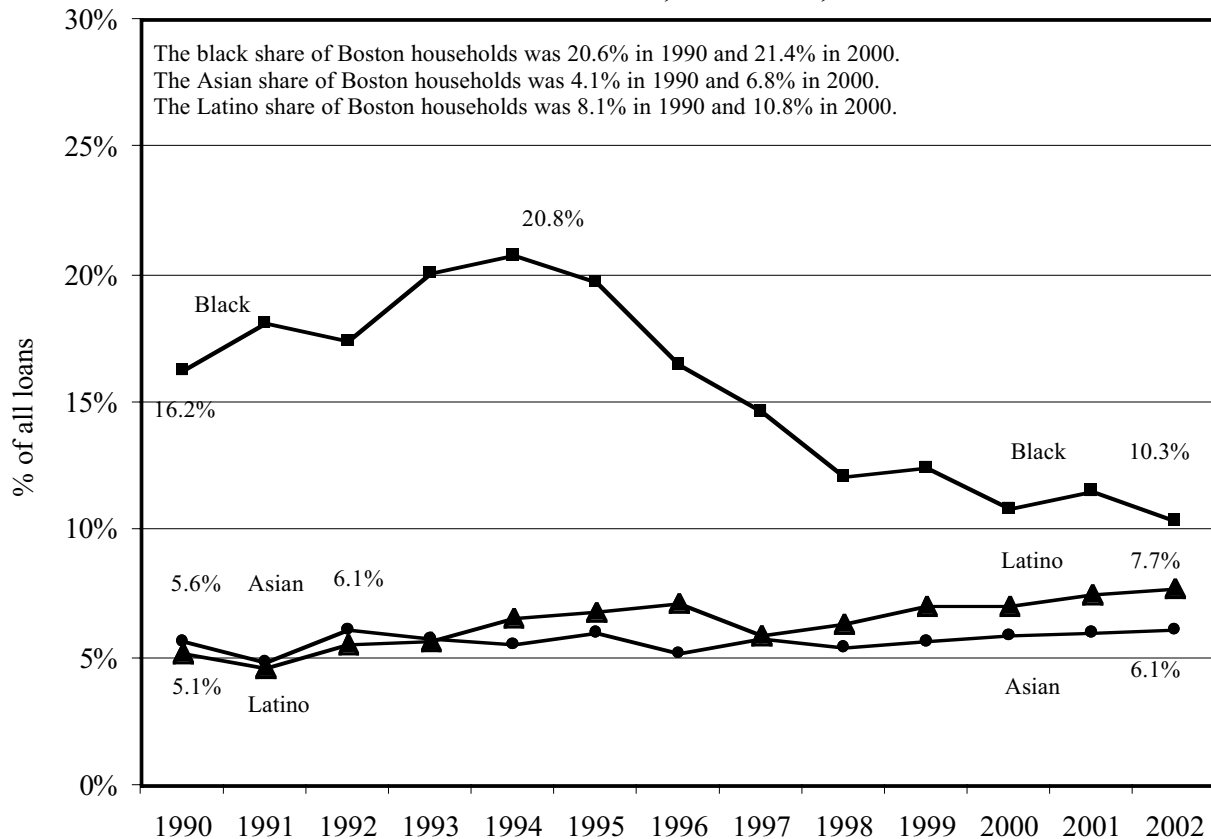
- **Only 27.3% of all home-purchase loans in the MAPC Region in 2002 were made by Massachusetts banks and credit unions – that is, by lenders whose Massachusetts lending is subject to evaluation by bank regulators under the federal and/or state Community Reinvestment Act.** These lenders accounted for between 20.0% and 35.0% of all loans in 80 of the 101 individual MAPC communities. Their loan share exceeded 35.0% in 12 communities and was highest in Gloucester (53.2%) and Rockport (43.0%). Their loan share was under 20.0% in nine communities, and was lowest in Hopkinton at 16.0%. All other loans were made by out-of-state banks or by mortgage companies not affiliated with Massachusetts banks – that is, by lenders whose local lending is not covered by the CRA (these lenders include all those that HUD has designated as subprime lenders). **Subprime lenders accounted for 6.6% of total home-purchase loans in the MAPC Region, and their loan share was between 3.0% and 10.0% in 78 of the 101 individual MAPC communities. The loan share of subprime lenders was highest in Everett and Randolph (each 15.2%), Lynn (15.0%) and Chelsea (13.6%), all communities whose median family incomes were among the lowest in the MAPC Region and whose percentages of black and/or Latino households were among the highest.**
- **Massachusetts banks and credit unions (together with their mortgage lending affiliates) – that is, lenders whose Massachusetts lending is subject to evaluation by bank regulators under the federal and/or state Community Reinvestment Act – devoted substantially higher shares of their loans in the MAPC Region to black and Latino borrowers, to LMI borrowers and to LMI census tracts than did other prime lenders.** The lenders covered by the CRA lending made 10.8% of their loans to black or Latino borrowers (compared to 5.3% for prime lenders not covered by the CRA); 22.9% of their loans to LMI borrowers (compared to 17.1%); and 21.5% of their loans in LMI census tracts (compared to 18.6%). The relative performance of these two types of lenders varied considerably among communities, but CRA-covered lenders made a larger share of their loans to black and Latino borrowers than did lenders not covered by the CRA in 53 MAPC communities (and a smaller share in 38 communities); they made a larger share of their loans to LMI borrowers in 73 communities (and a smaller share in 28 communities); and they made a larger share of their loans to LMI census tracts in 10 communities (and a smaller share in 7 communities).

TABLE 1
BOSTON HOME-PURCHASE LOANS BY RACE/ETHNICITY, 1990 & 1998-2002 *

	Number of Loans						Percent of All Loans#					
	1990	1998	1999	2000	2001	2002	1990	1998	1999	2000	2001	2002
Asian	100	356	407	381	369	398	5.7%	5.4%	5.6%	5.8%	6.0%	6.1%
Black	287	795	902	710	708	679	16.4%	12.1%	12.4%	10.9%	11.5%	10.3%
Latino	91	419	510	463	459	506	5.2%	6.4%	7.0%	7.1%	7.5%	7.7%
White	1,266	4,841	5,272	4,831	4,451	4,827	72.5%	73.8%	72.7%	74.0%	72.5%	73.5%
Other^	3	149	157	147	156	158	0.2%	2.3%	2.2%	2.3%	2.5%	2.4%
SubTotal#	1,747	6,560	7,248	6,532	6,143	6,568	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
No Info+	23	510	754	935	1,117	1,334						
Total	1,770	7,070	8,002	7,467	7,260	7,902						

* Columns for 1991 through 1997 are omitted from this table because of insufficient space, but all years are shown in Chart 2.
^ "Other" includes HMDA categories of "American Indian or Alaskan Native" (18 in 2002) and "Other."
Percentages are of all loans for which information on race/ethnicity was reported.
+ "No Info" is short for "Information not provided by applicant in telephone or mail application."

CHART 1
SHARES OF HOME-PURCHASE LOANS & HOUSEHOLDS
BY RACE/ETHNICITY, BOSTON, 1990-2002



**TABLE 2
BOSTON HOME-PURCHASE LOANS BY INCOME LEVEL
1990 & 1998-2002***

Income Level^	Number of Loans						As Percent of All Loans					
	1990	1998	1999	2000	2001	2002	1990	1998	1999	2000	2001	2002
Low#	51	597	578	369	337	259	2.8%	8.7%	7.4%	5.1%	4.8%	3.5%
Moderate	352	1,570	1,743	1,321	1,278	1,272	19.6%	22.9%	22.4%	18.4%	18.4%	17.3%
Middle	527	1,818	2,065	1,815	1,774	2,014	29.3%	26.5%	26.6%	25.2%	25.5%	27.4%
High	513	1,658	1,998	2,095	2,022	2,272	28.5%	24.1%	25.7%	29.1%	29.0%	30.9%
Highest	355	1,223	1,382	1,589	1,552	1,537	19.7%	17.8%	17.8%	22.1%	22.3%	20.9%
Hi+Hi'est	868	2,881	3,380	3,684	3,574	3,809	48.3%	42.0%	43.5%	51.2%	51.3%	51.8%
Total#	1,798	6,866	7,766	7,189	6,963	7,354	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

* Columns for 1991 through 1997 are omitted from this table because of insufficient space, but all years are shown in Chart 2.

"Low" and "Total" exclude borrowers without income data (545 in 2002) and with reported incomes of \$10,000 or less (3 in 2002).

^ Income categories are defined in relationship to Boston MSA Median Family Income as follows:

Low: <50% Moderate: 50%-80% Middle: 80% - 120% High: 120%-200% Highest: >200%

The actual income ranges for each year were calculated from the following Boston MSA Median Family Incomes:

1990: \$46,300; 1991: \$50,200; 1992: \$51,100; 1993: \$51,200; 1994: \$51,300; 1995: \$53,100; 1996: \$56,500;
1997: \$59,600; 1998: \$60,000; 1999: \$62,700. 2000: \$65,500; 2001: \$70,000; 2002: \$74,200.

**CHART 2
LOANS TO LOW- AND MODERATE-INCOME BORROWERS
AS % OF ALL BOSTON HOME-PURCHASE LOANS, 1990-2002**

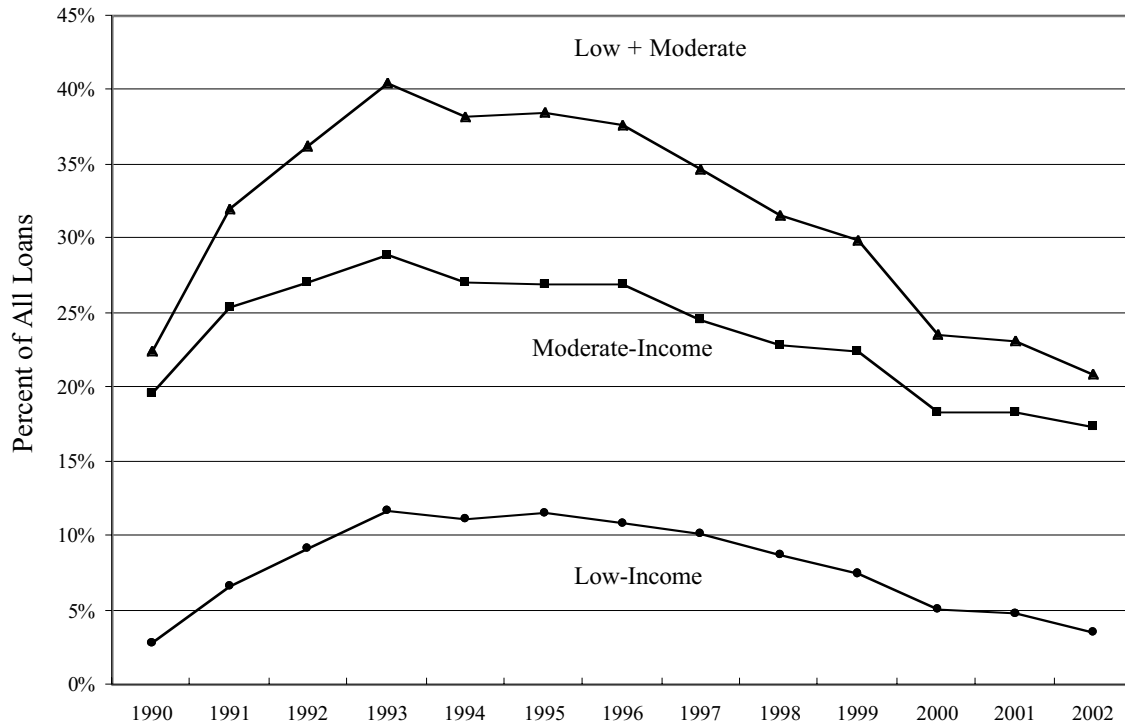


TABLE 3
HOME-PURCHASE LOAN DENIAL RATES BY RACE
BOSTON, MASSACHUSETTS, AND UNITED STATES# – 1990 & 1998-2002*

	Denial Rate						Ratio to White Denial Rate					
	1990	1998	1999	2000	2001	2002	1990	1998	1999	2000	2001	2002
A. BOSTON												
Asian	14.5%	9.6%	10.5%	12.7%	11.9%	10.5%	0.89	1.25	1.10	1.37	1.55	1.36
Black	32.7%	15.2%	20.5%	24.5%	21.0%	18.6%	2.00	1.97	2.16	2.63	2.73	2.42
Latino	25.3%	12.1%	15.7%	18.9%	17.3%	17.3%	1.55	1.57	1.65	2.03	2.25	2.25
White	16.4%	7.7%	9.5%	9.3%	7.7%	7.7%	1.00	1.00	1.00	1.00	1.00	1.00
B. MASSACHUSETTS												
Asian		7.0%	8.8%	9.1%	8.0%	7.7%		1.03	1.09	1.08	1.14	1.10
Black		14.1%	17.1%	20.7%	17.9%	15.4%		2.07	2.12	2.46	2.56	2.20
Latino		12.7%	15.5%	17.2%	14.9%	14.7%		1.87	1.91	2.05	2.13	2.10
White		6.8%	8.1%	8.4%	7.0%	7.0%		1.00	1.00	1.00	1.00	1.00
C. UNITED STATES #												
Asian	12.9%	11.8%	11.8%	12.4%	10.8%	9.8%	0.90	0.45	0.46	0.56	0.68	0.84
Black	33.9%	53.7%	49.0%	44.6%	35.7%	26.3%	2.35	2.07	1.92	2.00	2.25	2.27
Latino	21.4%	38.7%	35.0%	31.4%	23.4%	18.2%	1.49	1.49	1.37	1.41	1.47	1.57
White	14.4%	26.0%	25.5%	22.3%	15.9%	11.6%	1.00	1.00	1.00	1.00	1.00	1.00

U.S. denial rates from *Federal Reserve Bulletin* : Nov. 1991 & 1992; Feb. 1994 & 1995; and Sept. issues since 1996.

U.S. denial rates are for conventional loans only; in Boston and Mass. overall denial rates (shown here) are very close to conventional denial rates.

* Columns for 1991 through 1997 are omitted from this table because of insufficient space, but denial rate ratios for all years are shown in Chart 3.

CHART 3
MINORITY/WHITE DENIAL RATIOS, BY RACE
BOSTON HOME-PURCHASE LOANS, 1990-2002

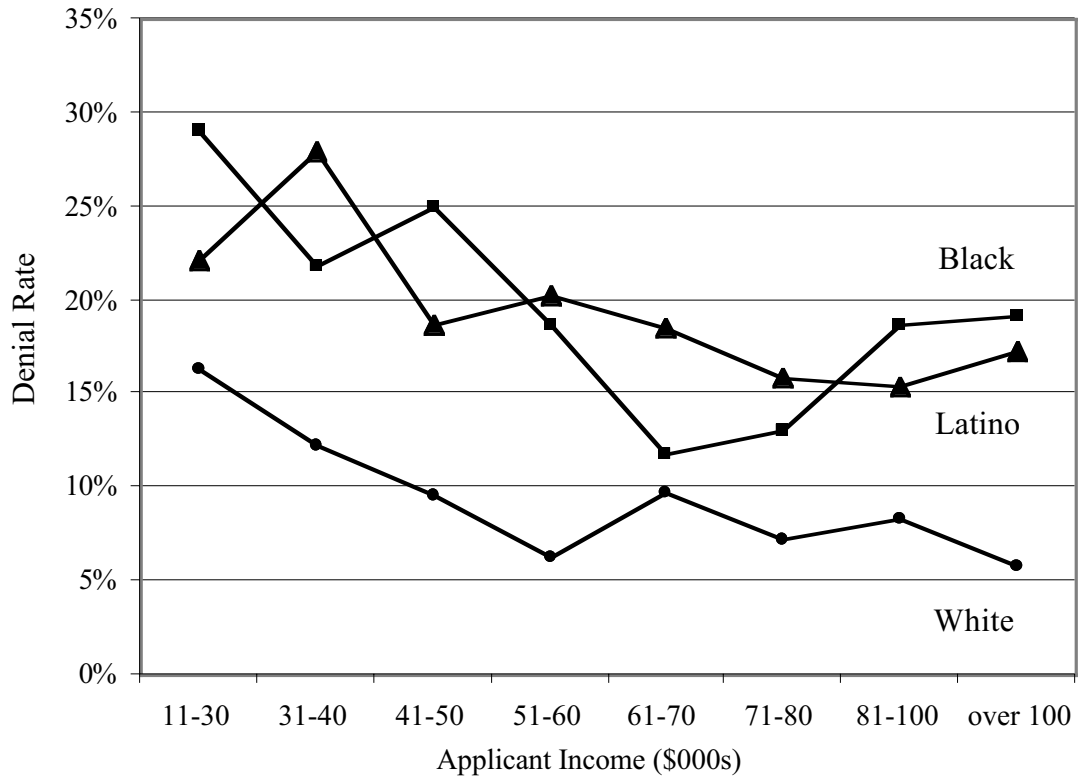


**TABLE 4
APPLICATIONS AND DENIAL RATES BY RACE & INCOME OF APPLICANT
BOSTON HOME-PURCHASE LOANS, 2002**

Income (\$000)	Black		Latino		White		Total	
	Applics	D-Rate	Applics	D-Rate	Applics	D-Rate	Applics	D-Rate
11-30	31	29.0%	18	22.2%	73	16.4%	196	18.9%
31-40	78	21.8%	50	28.0%	203	12.3%	460	18.0%
41-50	116	25.0%	70	18.6%	423	9.5%	805	13.0%
51-60	134	18.7%	84	20.2%	491	6.3%	955	11.0%
61-70	127	11.8%	81	18.5%	498	9.8%	923	11.4%
71-80	122	13.1%	76	15.8%	487	7.2%	930	9.7%
81-100	193	18.7%	91	15.4%	924	8.3%	1,646	10.7%
over 100	229	19.2%	122	17.2%	2,775	5.8%	4,237	7.6%
Total*	1,098	18.6%	738	17.3%	6,276	7.7%	11,009	10.4%

* Total includes 548 applications without reported income or with reported income of less than \$10,000.

**CHART 4
DENIAL RATES BY RACE AND INCOME
BOSTON HOME-PURCHASE LOANS, 2002**



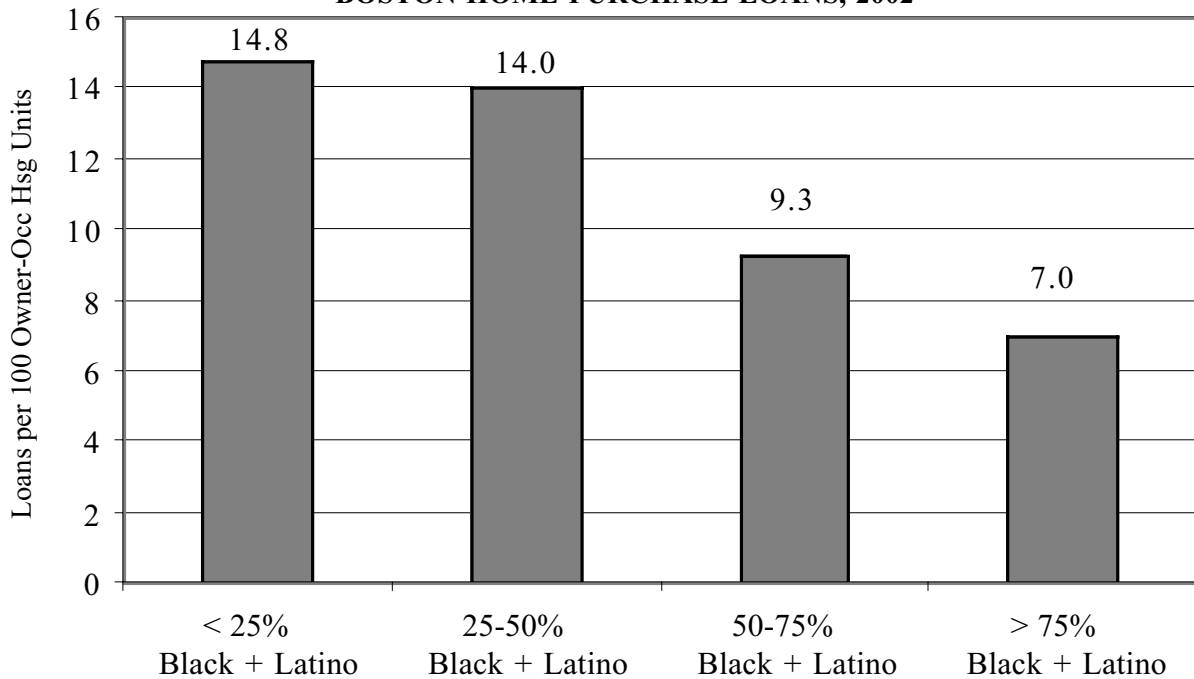
**TABLE 5
DISTRIBUTION OF BOSTON HOME-PURCHASE LOANS BY NEIGHBORHOOD INCOME & RACE
LOW- AND MODERATE-INCOME* CENSUS TRACTS, 2002**

Population of Census Tract	No. of Census Tracts	Number		Percent of Boston Total		Loans per 100 Hsg Units
		Own-Occ Hsg Units	Loans	Own-Occ Hsg Units	Loans	
>75% Black + Latino	30	10,257	719	13.3%	9.1%	7.0
50%-75% Black + Latino	27	9,313	867	12.1%	11.0%	9.3
25%-50% Black + Latino	30	10,860	1,524	14.1%	19.3%	14.0
<25% Black + Latino	26	7,857	1,160	10.2%	14.7%	14.8
Total: All Low/Mod* CTs	113	38,287	4,270	49.6%	54.0%	11.2
Compare: All Boston CTs	165	77,216	7,902	100.0%	100.0%	10.2

Note: Table is based on 1990 Census Tracts, classified for income level and for percent Black + Latino using 2000 Census data. Data on the number of owner-occupied housing units are also from the 2000 Census.

* Low- and moderate-income census tracts are those where the median family income (MFI) in the 2000 Census was no greater than \$54,672, which was 80% of the MFI of \$68,341 in the Boston MSA.

**CHART 5
LENDING RATE IN LOW- & MODERATE-INCOME CENSUS TRACTS
BY PERCENTAGE OF BLACK + LATINO RESIDENTS
BOSTON HOME-PURCHASE LOANS, 2002**



**TABLE 6
BOSTON HOME-PURCHASE LOANS BY MAJOR TYPES OF LENDERS, 1990-2002**

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
A. BIG BOSTON BANKS													
Number of Loans	541	609	911	1,532	1,849	2,020	1,954	1,496	1,429	1,383	876	751	860
% of All Loans	28.9%	31.0%	38.6%	41.2%	39.4%	43.6%	34.8%	25.1%	20.2%	17.3%	11.7%	10.3%	10.9%
B. OTHER MASS. BANKS AND CREDIT UNIONS													
Number of Loans	919	819	871	854	1,158	869	1,230	1,238	1,615	1,660	1,367	1,171	1,229
% of All Loans	49.1%	41.7%	36.9%	22.9%	24.7%	18.7%	21.9%	20.7%	22.8%	20.7%	18.3%	16.1%	15.6%
C. MORTGAGE COMPANIES & OUT-OF-STATE BANKS (excluding subprime lenders after 1997)													
Number of Loans	410	535	580	1,336	1,690	1,748	2,439	3,238	3,746	4,692	4,736	4,765	5,213
% of All Loans	21.9%	27.3%	24.6%	35.9%	36.0%	37.7%	43.4%	54.2%	53.0%	58.6%	63.4%	65.6%	66.0%
D. SUBPRIME LENDERS													
Number of Loans									280	267	488	573	600
% of All Loans									4.0%	3.3%	6.5%	7.9%	7.6%
E. TOTAL													
Number of Loans	1,870	1,963	2,362	3,722	4,697	4,637	5,623	5,972	7,070	8,002	7,467	7,260	7,902
% of All Loans	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

"Big Boston Banks": Boston Safe Deposit, Citizens, Fleet, and Sovereign in 2002. BankBoston, Bank of New England, BayBanks, Boston Five, and Shawmut were included during the years they existed. In all cases, affiliated mortgage companies are included.
 "Other Mass. Banks and Credit Unions": all other banks with Mass. branches, plus all affiliated mortgage companies; excludes fed-chartered CUs.
 "Mortgage Companies & Out-of-State Banks": all lenders not affiliated with Massachusetts banks or state-chartered credit unions.
 "Subprime Lenders" are identified from lists prepared annually by HUD.
 For Massachusetts banks and credit unions (i. e., lenders in categories A & B), Boston-area performance in meeting community credit needs is subject to evaluation by federal and/or state bank regulators under the state and/or federal Community Revestment Act (CRA). Boston-area lending by mortgage companies and out-of-state banks (categories C & D) is not subject to such evaluation under the CRA.

**CHART 6
BOSTON HOME-PURCHASE LOAN SHARES FOR
MAJOR TYPES OF LENDERS, 1990-2002**

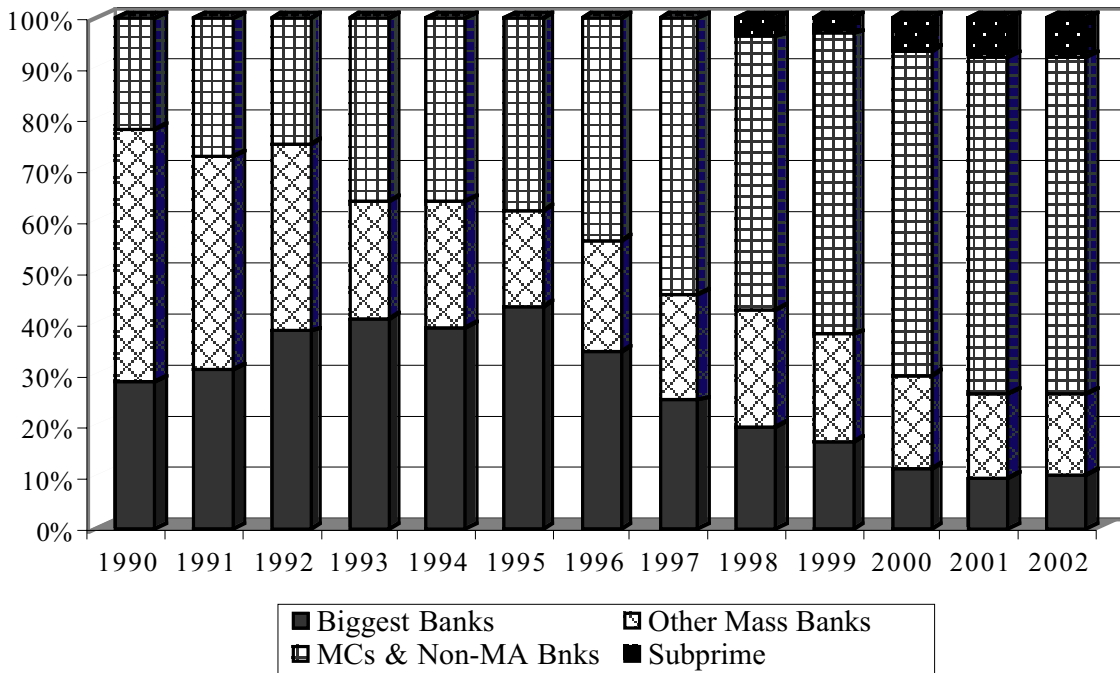


TABLE 7
THE BIGGEST HOME-PURCHASE MORTGAGE LENDERS IN BOSTON, 2002

LENDER	Lender Type [^]	1998 Loans	1999 Loans	2000 Loans	2001 Loans	2002 Loans
A. THE 18 BIGGEST LENDERS NOT COVERED BY CRA[^] (All those with more than 70 loans in 2002)						
Washington Mutual	OSB	188	480	634	473	754
Countrywide Funding Corp	LML	218	247	197	256	612
Wells Fargo (was Norwest until 2000)**	OSB	259	268	253	489	581
Ohio Savings Bank FSB	OSB	134	274	342	125	255
SIB Mortgage Co (Staten Island Bank)	OSB	1	18	16	75	213
Greenpoint Mortgage Funding#	LML	28	138	244	261	186
Guaranty Residential Lending	OSB	0	0	0	35	182
Hunneman Mortgage^^	LML	0	52	65	119	182
GMAC Bank	OSB	0	0	0	0	165
National City Mortgage**	OSB	54	44	76	182	154
Cendant Mortgage^^	LML	74	80	127	134	148
CitiGroup**	OSB	19	51	65	68	134
ABN AMRO Mortgage	OSB	0	0	74	87	130
Bank of America	OSB	194	324	282	128	126
Chase Manhattan Mortgage	LML	195	201	127	94	108
DeWolfe Mortgage Services^^	LML	22	30	41	34	103
RBC Mortgage (was Prism MC until '02)	LML	0	2	101	181	100
GMAC Mortgage Co	LML	103	105	113	408	97
Subtotal: These 18 Lenders		1,489	3,658	2,757	3,149	4,230
Total: All OSB & LML Lenders		4,026	4,959	5,224	5,338	5,813
B. THE 8 BIGGEST BANK LENDERS COVERED BY CRA[^] (All those with more than 40 loans in 2002)						
Fleet*		955	1,006	453	359	400
Citizens**		332	293	321	298	367
Boston Federal Savings Bank		341	293	244	213	281
Boston Private Bank & Trust		102	90	103	141	111
Sovereign Bank		1	9	55	68	86
Mt. Washington Co-op Bank		53	61	58	35	46
CambridgePort Bank		51	71	74	32	42
Brookline Bank		11	22	27	42	41
Subtotal: These 8 Mass. Bank Lenders		1,846	2,240	1,335	1,188	1,374
Total: All Mass. Bank & CU Lenders		3,044	3,043	2,243	1,922	2,089
Total Boston Home-Purchase Loans		7,070	8,002	7,467	7,260	7,902

[^] "Lenders Covered by CRA" are banks and credit unions with branches in Massachusetts. For these lenders, Boston-area performance in meeting community credit needs is subject to evaluation by bank regulators under the state and/or federal Community Reinvestment Act (CRA).

"Lenders Not Covered by CRA" are mortgage companies and out-of-state banks (i.e., those without branches in Mass.). Some of the lenders not covered by CRA must have a license from the state's Division of Banks in order to make mortgage loans in Massachusetts. These Licensed Mortgage Lenders are indicated in the table by "LML"; they are independent mortgage companies, mortgage companies that are subsidiaries or affiliates of out-of-state state-chartered banks, and mortgage companies affiliated with federally-chartered banks. The LMLs are potentially subject to CRA-type evaluation under proposed state legislation. The rest of the lenders not covered by CRA, consisting of out-of-state banks plus mortgage company subsidiaries of federally-chartered banks, are indicated in the table by "OSB." The OSBs are exempt from regulation by the state of Massachusetts.

* Fleet National Bank acquired BankBoston in 1999. The numbers in the table show total lending by Fleet and BankBoston combined, Fleet itself made 521 loans in 1998, and 698 loans in 1999.

Greenpoint is classified by HUD as a subprime lender. No other subprime lender made more than 60 loans in 2002.

** Indicates that lender totals include loans by two or more affiliated institutions that reported HMDA data separately.

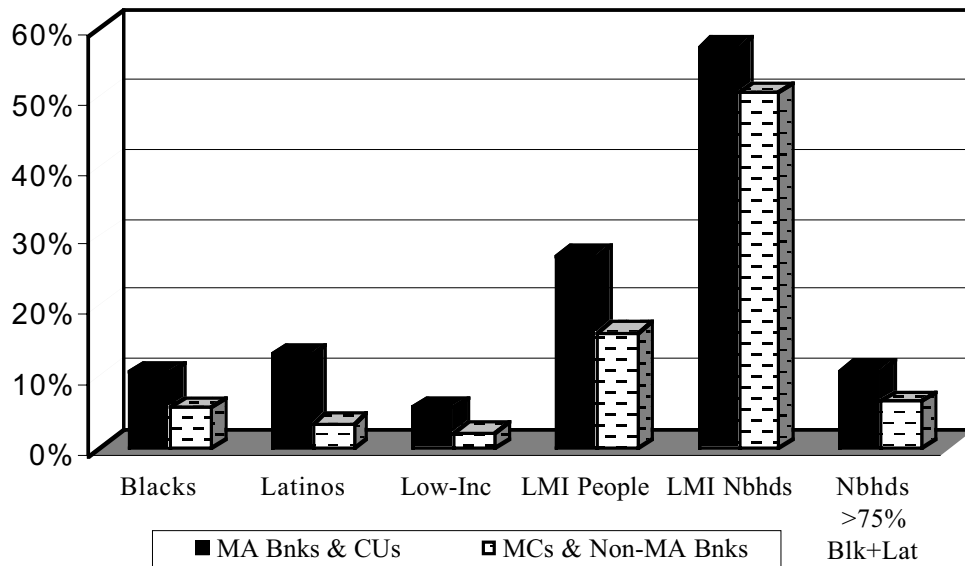
^^ Cendant acquired Hunneman and DeWolfe during 2002, but all three reported HMDA data for 2002, so all three are shown separately in this table.

TABLE 8
SHARES OF LOANS BY EACH MAJOR TYPE OF LENDER THAT WENT TO
TRADITIONALLY UNDERSERVED BORROWERS AND NEIGHBORHOODS
BOSTON HOME-PURCHASE LOANS, 2002

	Total Loans	Loans to Black Borrowers	Loans to Latino Borrowers	Loans to Only LOW-Income Borrowers	Loans to All LMI Borrowers	Loans in All LMI Census Tracts	Loans in LMI CTs >75% Blk+Latino
A. MASS. BANKS AND CREDIT UNIONS							
Number of Loans	2,089	228	282	123	574	1,197	233
% of Loans	100%	10.9%	13.5%	5.9%	27.5%	57.3%	11.2%
B. MORTGAGE COMPANIES & OUT-OF-STATE BANKS (excluding subprime lenders)							
Number of Loans	5,213	307	180	120	866	2,648	352
% of Loans	100%	5.9%	3.5%	2.3%	16.6%	50.8%	6.8%
C. SUBPRIME LENDERS							
Number of Loans	600	144	44	16	91	425	134
% of Loans	100%	24.0%	7.3%	2.7%	15.2%	70.8%	22.3%
D. TOTAL							
Number of Loans	7,902	679	506	259	1,531	4,270	719
% of Loans	100%	8.6%	6.4%	3.3%	19.4%	54.0%	9.1%

"Mass. Banks and Credit Unions" includes all banks with branches in Mass., plus all affiliated mortgage companies; excludes federal CUs.
 "Mortgage Companies & Out-of-State Banks": all lenders not affiliated with Massachusetts banks or state-chartered credit unions.
 "Subprime Lenders" are identified from lists prepared annually by HUD.
 For Massachusetts banks and credit unions, Boston-area performance in meeting community credit needs is subject to evaluation by bank regulators under the state and/or federal Community Revestment Act (CRA). Boston-area lending by mortgage companies and out-of-state banks (categories B & C) is not subject to such evaluation under the CRA.
 "Low-Income" borrowers are those with incomes above \$10K and below 50% of Boston MSA median family income (\$11K - \$37K in 2002).
 "LMI [low- or moderate-income] borrowers" are those with incomes above \$10K and below 80% of MSA median (\$11K - \$59K in 2002).
 "LMI census tracts" have median family incomes (MFIs) less than 80% of the MFI in the Boston MSA (2000 Census data).
 "LMI CTs >75% Blk+Latino" include all 30 Boston census tracts in which over 75% of the population was black or Latino (2000 Census data).

CHART 8
SHARES OF LOANS BY EACH TYPE OF LENDER THAT
WENT TO TRADITIONALLY UNDERSERVED BORROWERS
AND NEIGHBORHOODS IN 2002



**TABLE 9
SHARES OF LOANS TO TRADITIONALLY UNDERSERVED BORROWERS AND
NEIGHBORHOODS THAT WERE MADE BY EACH MAJOR TYPE OF LENDER
BOSTON HOME-PURCHASE LOANS, 2002**

	Total Loans	Loans to Black Borrowers	Loans to Latino Borrowers	Loans to Only LOW- Income Borrowers	Loans to All LMI Borrowers	Loans in All LMI Census Tracts	Loans in LMI CTs >75% Blk+Latino
A. MASS. BANKS AND CREDIT UNIONS							
Number of Loans	2,089	228	282	123	574	1,197	233
% of Loans	26.4%	33.6%	55.7%	47.5%	37.5%	28.0%	32.4%
B. MORTGAGE COMPANIES & OUT-OF-STATE BANKS (excluding subprime lenders)							
Number of Loans	5,213	307	180	120	866	2,648	352
% of Loans	66.0%	45.2%	35.6%	46.3%	56.6%	62.0%	49.0%
C. SUBPRIME LENDERS							
Number of Loans	600	144	44	16	91	425	134
% of Loans	7.6%	21.2%	8.7%	6.2%	5.9%	10.0%	18.6%
D. TOTAL							
Number of Loans	7,902	679	506	259	1,531	4,270	719
% of Loans	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

"Mass. Banks and Credit Unions" includes all banks with branches in Mass., plus all affiliated mortgage companies; excludes federal CUs.

"Mortgage Companies & Out-of-State Banks": all lenders not affiliated with Massachusetts banks or state-chartered credit unions.

"Subprime Lenders" are identified from lists prepared annually by HUD.

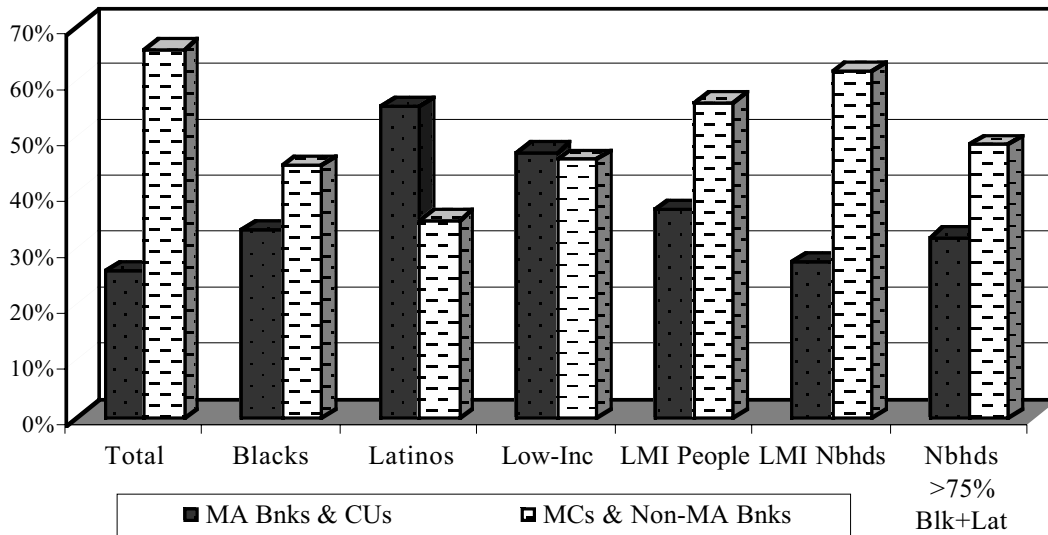
For Massachusetts banks and credit unions, Boston-area performance in meeting community credit needs is subject to evaluation by bank regulators under the state and/or federal Community Revestment Act (CRA). Boston-area lending by mortgage companies and out-of-state banks (categories B & C) is not subject to such evaluation under the CRA.

"LMI [low- or moderate-income] borrowers" are those with incomes above \$10K and below 80% of MSA median (\$11K - \$59K in 2002).

"LMI census tracts" have median family incomes (MFIs) less than 80% of the MFI in the Boston MSA (2000 Census data).

"LMI CTs >75% Blk+Latino" include all 30 Boston census tracts in which over 75% of the population was black or Latino (2000 Census data).

**CHART 9
SHARES OF LOANS TO TRADITIONALLY UNDERSERVED BORROWERS
& NEIGHBORHOODS THAT WERE MADE
BY EACH TYPE OF LENDER IN 2002**



**TABLE 10
TOTAL LOANS BY TARGETED MORTGAGE PROGRAMS
BOSTON HOME-PURCHASE LOANS, 1990-2002**

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002 [^]	Total
SoftSecond		30	83	168	207	273	396	308	235	227	135	205	157	2,424
NACA*				27	145	286	124	99	98	144	85	7	17	1,032
ACORN					22	131	171	235	337	267	118	87	59	1,427
Sub-Total		30	83	195	374	690	691	642	670	638	338	299	233	4,883
MassHousing	215	259	180	82	99	107	193	122	150	100	94	47	94	1,742
Total	215	289	263	277	473	797	884	764	820	738	432	346	327	6,625
All Boston Loans# -- for comparison:														
By Biggest Banks**	541	609	911	1,532	1,849	2,020	1,954	1,496	1,429	1,383	873	750	860	16,207
By All Lenders	1,870	1,963	2,362	3,722	4,697	4,637	5,623	5,972	7,070	8,002	7,467	7,260	7,902	68,547
Soft Second + NACA + ACORN Loans as Percent of All Boston Loans #@:														
By Biggest Banks**		4.9%	9.1%	12.7%	20.2%	34.2%	35.4%	40.2%	43.7%	42.4%	32.5%	26.3%	19.8%	27.9%
By All Lenders		1.5%	3.5%	5.2%	8.0%	14.9%	12.3%	10.8%	9.5%	8.0%	4.5%	4.1%	2.9%	7.1%

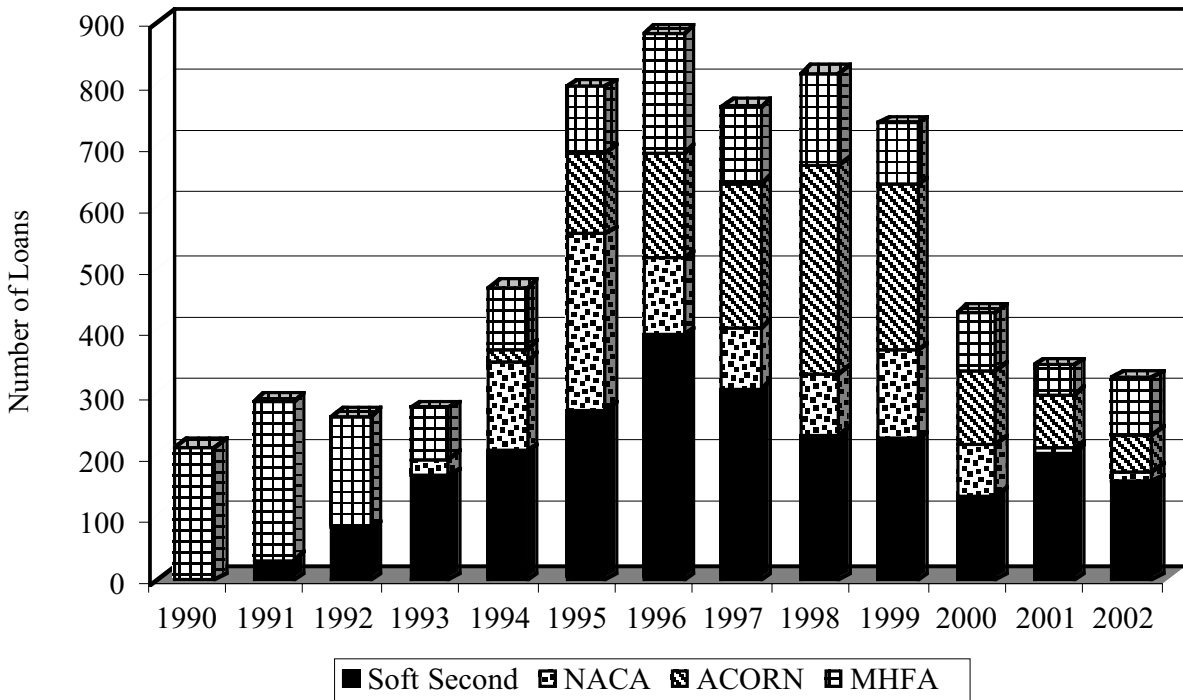
* Only loans by Boston banks are shown here -- in particular, NACA loans made by Bank of America are not included.

All Boston loans by biggest banks and by all lenders calculated from HMDA data.

** The "Biggest Banks" are BankBoston (1990-99), Bank of New England (1990-91), BayBanks (1990-96), Boston Five (1990-92), Boston Safe Deposit (1990-2002), Citizens (1993-2002), Fleet (1992-2002), Shawmut (1990-96) & Sovereign (2000-2002).

@ These percentages reflect that 40 SSP loans in 1997, 46 in 1998, 52 in 1999, 54 in 2000, 102 in 2001, & 63 in 2002 were by other banks.

**CHART 10
TARGETED MORTGAGE PROGRAM LOANS
BY PROGRAM AND YEAR, 1990-2002**



**TABLE 11
LOANS TO TARGETED BORROWERS AND TARGET AREA, BY PROGRAM
BOSTON HOME-PURCHASE LOANS, 1998-2002**

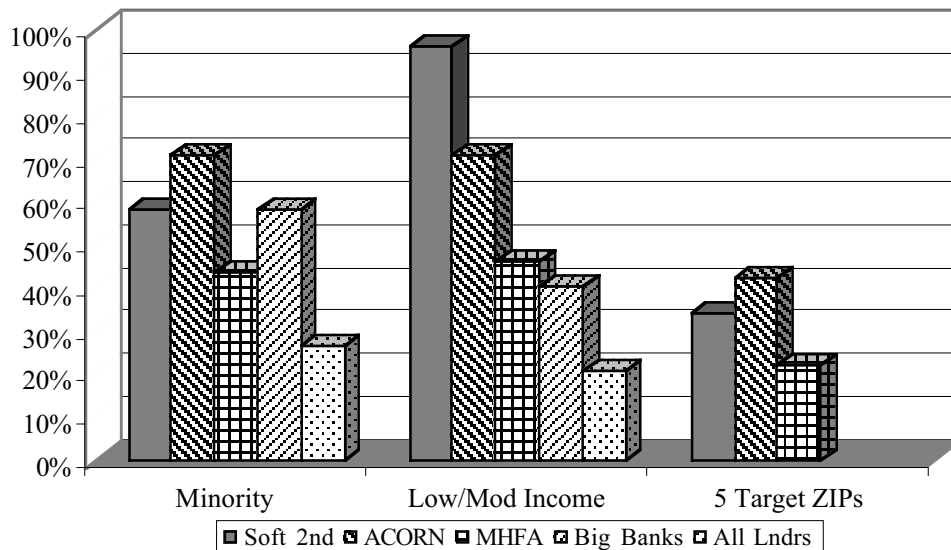
	1998		1999		2000		2001		2002		Total 1998-2002	
	#	%	#	%	#	%	#	%	#	%	#	%
A. LOANS TO MINORITY BORROWERS												
Soft Second	98	87.5%	80	80.8%	70	74.5%	156	79.2%	83	58.5%	487	75.6%
NACA	83	84.5%	130	90.3%	72	84.7%	#	#	#	#	#	#
ACORN	221	67.0%	184	70.0%	100	89.3%	65	77.4%	41	70.7%	611	72.2%
Sub-Total	402	74.4%	394	77.8%	242	83.8%	221	78.6%	124	62.0%	1,383	76.2%
MassHousing	82	54.7%	58	58.0%	49	52.1%	20	42.6%	41	43.6%	250	51.6%
Total Targ. Programs	484	70.1%	452	74.6%	291	75.6%	241	73.5%	165	56.1%	1,633	70.9%
All Boston Loans, for Comparison:												
Biggest Banks	727	53.8%	758	58.9%	429	53.2%	377	54.4%	460	58.0%	2,751	55.8%
All Lenders	1,719	26.2%	1,976	27.3%	1,701	26.0%	1,692	27.5%	1,741	26.5%	8,829	27.7%
B. LOANS TO LOW- AND MODERATE-INCOME BORROWERS												
Soft Second	235	100.0%	224	99.1%	134	99.3%	203	99.0%	151	96.2%	947	98.8%
NACA	43	44.3%	78	60.0%	71	83.5%	#	#	#	#	#	#
ACORN	235	70.8%	210	78.7%	102	86.4%	76	87.4%	42	71.2%	665	77.1%
Sub-Total	513	77.3%	512	82.2%	307	90.8%	279	95.5%	193	89.4%	1,804	83.7%
MassHousing	130	86.7%	77	77.0%	47	50.0%	24	51.1%	43	46.2%	321	66.3%
Total Targ. Programs	643	79.0%	589	81.5%	354	81.9%	303	89.4%	236	76.4%	2,125	80.5%
All Boston Loans, for Comparison:												
Biggest Banks	801	56.1%	756	55.7%	392	47.5%	346	49.7%	286	40.5%	2,581	51.5%
All Lenders	2,167	31.6%	2,321	29.9%	1,690	23.5%	1,615	23.2%	1,531	20.8%	9,324	25.8%
C. LOANS IN FIVE ZIP-CODES THAT HAD MAJORITY BLACK+HISPANIC POPULATION IN 1990*												
Soft Second	91	41.9%	97	43.1%	52	38.5%	89	43.6%	54	34.4%	383	40.8%
NACA	49	50.0%	79	54.9%	51	60.0%	#	#	#	#	#	#
ACORN	134	39.8%	98	36.7%	55	46.6%	32	36.8%	25	42.4%	344	39.6%
Sub-Total	274	42.0%	274	43.1%	158	46.7%	121	41.6%	79	36.6%	906	42.0%
MassHousing	36	24.0%	29	29.0%	29	30.9%	13	27.7%	21	22.3%	128	26.4%
Total Targ. Programs	310	38.7%	303	41.2%	187	43.3%	134	39.6%	100	32.3%	1,034	39.1%

NACA loans not included in this table after 2000 because of the small number of Fleet NACA loans (see Table 10).

* These five ZIP codes are 02119, 02120, 02121, 02124, & 02126

Panel C does not include a comparison to all Boston loans because HMDA data do not report ZIP code of property.

**CHART 11
PERCENT OF LOANS THAT HIT "TARGETS"
BY PROGRAM AND FOR ALL LENDERS, 2002**



Big Banks and All Lenders: no data by ZIP

TABLE 12 (page 1 of 3)
NUMBER OF HOME-PURCHASE LOANS TO BLACK AND LATINO BORROWERS
IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, 2000-2002

City/Town	Black Borrowers				Latino Borrowers				All with Race Information*			
	2000	2001	2002	Total	2000	2001	2002	Total	2000	2001	2002	Total
A. The 101 Cities and Towns in the MAPC Region												
Acton	2	4	2	8	5	2	6	13	477	372	391	1,240
Arlington	5	3	5	13	7	4	6	17	488	540	539	1,567
Ashland	7	2	3	12	8	6	7	21	364	347	328	1,039
Bedford	0	1	2	3	0	2	4	6	157	143	127	427
Bellingham	5	1	6	12	5	4	4	13	257	247	249	753
Belmont	1	2	1	4	2	1	7	10	229	236	266	731
Beverly	3	0	3	6	6	9	5	20	487	547	426	1,460
Bolton	0	0	0	0	0	1	1	2	106	67	71	244
Boston	711	708	679	2,098	463	459	506	1,428	6,535	6,144	6,568	19,247
Boxborough	0	0	1	1	0	1	1	2	91	86	114	291
Braintree	7	3	6	16	5	6	10	21	423	415	399	1,237
Brookline	6	7	8	21	4	15	10	29	681	772	787	2,240
Burlington	7	5	1	13	1	1	8	10	245	209	253	707
Cambridge	24	11	24	59	24	18	11	53	817	758	781	2,356
Canton	9	10	13	32	2	2	4	8	308	268	272	848
Carlisle	0	0	1	1	0	0	0	0	73	65	63	201
Chelsea	16	17	15	48	140	130	163	433	339	345	367	1,051
Cohasset	1	1	1	3	0	3	1	4	137	101	108	346
Concord	3	1	5	9	1	0	1	2	203	185	217	605
Danvers	2	0	0	2	2	5	1	8	343	357	301	1,001
Dedham	7	3	8	18	7	6	10	23	322	311	328	961
Dover	0	0	0	0	0	2	1	3	85	68	71	224
Duxbury	1	0	0	1	0	0	0	0	264	190	183	637
Essex	0	0	0	0	0	0	0	0	50	31	42	123
Everett	46	18	26	90	62	54	89	205	353	378	383	1,114
Foxborough	0	2	3	5	1	2	1	4	233	222	179	634
Framingham	18	31	19	68	89	85	90	264	896	857	916	2,669
Franklin	5	5	5	15	0	4	8	12	510	489	569	1,568
Gloucester	1	0	1	2	2	6	3	11	379	359	319	1,057
Hamilton	0	2	1	3	0	0	1	1	101	83	79	263
Hanover	1	0	1	2	4	1	2	7	184	185	180	549
Hingham	0	1	1	2	1	4	1	6	323	281	297	901
Holbrook	5	6	8	19	1	3	3	7	135	158	136	429
Holliston	0	2	1	3	8	7	2	17	203	173	171	547
Hopkinton	1	2	7	10	4	4	5	13	298	255	252	805
Hudson	4	3	0	7	5	16	11	32	265	301	276	842
Hull	1	0	0	1	1	3	4	8	211	230	199	640
Ipswich	0	1	1	2	2	1	1	4	217	215	195	627
Lexington	2	1	2	5	4	0	4	8	337	325	370	1,032
Lincoln	2	0	1	3	0	1	0	1	69	59	55	183
Littleton	0	0	1	1	1	0	0	1	191	125	143	459

TABLE 12 (page 2 of 3)
NUMBER OF HOME-PURCHASE LOANS TO BLACK AND LATINO BORROWERS
IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, 2000-2002

City/Town	Black Borrowers				Latino Borrowers				All with Race Information*			
	2000	2001	2002	Total	2000	2001	2002	Total	2000	2001	2002	Total
A. The 101 Cities and Towns in the MAPC Region (continued)												
Lynn	116	103	90	309	252	339	449	1,040	1,318	1,361	1,426	4,105
Lynnfield	1	3	0	4	1	1	2	4	168	188	184	540
Malden	42	35	49	126	40	49	63	152	504	572	600	1,676
Manchester-btS	0	0	1	1	0	0	0	0	53	77	58	188
Marblehead	0	3	0	3	2	3	4	9	375	322	346	1,043
Marlborough	11	18	5	34	44	44	40	128	667	685	612	1,964
Marshfield	1	1	2	4	3	3	4	10	471	379	441	1,291
Maynard	3	1	0	4	4	2	1	7	157	214	209	580
Medfield	0	2	0	2	2	0	1	3	170	124	168	462
Medford	22	26	22	70	16	17	21	54	579	534	572	1,685
Medway	1	2	4	7	1	4	1	6	184	212	224	620
Melrose	1	4	1	6	0	5	7	12	323	327	351	1,001
Middleton	0	1	0	1	1	0	3	4	108	96	124	328
Milford	8	6	4	18	20	22	26	68	407	450	429	1,286
Millis	1	0	0	1	2	4	2	8	128	119	128	375
Milton	32	38	33	103	8	7	6	21	332	332	289	953
Nahant	0	0	0	0	0	0	2	2	62	61	51	174
Natick	8	3	6	17	7	8	9	24	629	554	478	1,661
Needham	2	3	1	6	5	2	2	9	343	347	352	1,042
Newton	9	6	7	22	10	13	5	28	879	857	924	2,660
Norfolk	0	0	1	1	3	0	0	3	159	106	136	401
North Reading	2	1	2	5	1	0	3	4	204	215	182	601
Norwell	1	0	0	1	1	1	2	4	134	149	168	451
Norwood	7	3	1	11	7	9	9	25	249	304	279	832
Peabody	7	4	1	12	20	12	15	47	536	518	512	1,566
Pembroke	1	1	1	3	0	1	6	7	265	289	263	817
Quincy	18	10	18	46	22	17	17	56	1,123	1,101	1,113	3,337
Randolph	125	133	159	417	24	24	21	69	497	442	488	1,427
Reading	1	1	0	2	1	2	3	6	336	333	298	967
Revere	24	13	12	49	88	124	141	353	587	591	599	1,777
Rockland	2	1	3	6	4	1	2	7	266	281	218	765
Rockport	0	0	0	0	0	0	2	2	108	92	91	291
Salem	6	6	3	15	34	36	32	102	629	642	581	1,852
Saugus	5	7	3	15	6	7	14	27	349	355	361	1,065
Scituate	2	0	1	3	1	1	2	4	249	287	256	792
Sharon	2	7	9	18	3	1	1	5	264	225	224	713
Sherborn	0	0	0	0	1	0	1	2	85	56	46	187
Somerville	11	18	20	49	26	33	32	91	603	608	657	1,868
Southborough	1	0	0	1	2	1	0	3	163	133	119	415
Stoneham	3	1	1	5	4	8	4	16	279	286	231	796
Stoughton	11	20	33	64	12	7	9	28	353	294	375	1,022

TABLE 12 (page 3 of 3)
NUMBER OF HOME-PURCHASE LOANS TO BLACK AND LATINO BORROWERS
IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, 2000-2002

City/Town	Black Borrowers				Latino Borrowers				All with Race Information*			
	2000	2001	2002	Total	2000	2001	2002	Total	2000	2001	2002	Total
A. The 101 Cities and Towns in the MAPC Region (continued)												
Stow	1	0	0	1	0	0	2	2	102	76	106	284
Sudbury	0	2	1	3	0	1	1	2	288	231	304	823
Swampscott	0	2	0	2	0	2	2	4	231	198	238	667
Topsfield	0	0	0	0	1	0	0	1	82	75	62	219
Wakefield	4	3	0	7	5	4	2	11	337	323	267	927
Walpole	2	3	3	8	4	6	0	10	292	306	302	900
Waltham	11	10	7	28	23	31	29	83	463	524	545	1,532
Watertown	4	2	6	12	4	3	9	16	261	348	365	974
Wayland	1	0	1	2	3	0	1	4	191	152	160	503
Wellesley	1	3	0	4	2	2	5	9	330	272	316	918
Wenham	0	0	0	0	0	0	0	0	47	73	50	170
Weston	1	0	1	2	0	1	0	1	120	92	112	324
Westwood	0	2	0	2	4	0	2	6	204	162	181	547
Weymouth	13	6	10	29	9	9	14	32	852	775	844	2,471
Wilmington	1	3	0	4	4	2	5	11	297	263	296	856
Winchester	2	2	1	5	4	6	2	12	322	245	301	868
Winthrop	5	5	6	16	12	12	14	38	204	203	217	624
Woburn	15	9	6	30	12	12	10	34	497	396	358	1,251
Wrentham	1	0	1	2	1	2	1	4	169	172	172	513
B. The Seven Other Massachusetts Cities with Population over 60,000												
Brockton	321	395	488	1,204	118	126	141	385	1,369	1,447	1,461	4,277
Fall River	11	20	37	68	19	12	25	56	625	731	857	2,213
Lawrence	18	31	44	93	413	522	572	1,507	759	847	915	2,521
Lowell	68	56	82	206	87	97	104	288	1,354	1,295	1,247	3,896
New Bedford	54	53	75	182	48	64	80	192	960	1,051	1,144	3,155
Springfield	343	290	306	939	450	424	471	1,345	1,895	1,813	1,949	5,657
Worcester	122	157	244	523	191	227	215	633	2,021	2,066	2,395	6,482
C. Larger Areas[^]												
MAPC Region	1,452	1,386	1,398	4,236	1,633	1,769	2,055	5,457	38,970	37,503	38,329	114,802
Boston MSA	1,546	1,452	1,493	1,698	1,702	1,826	2,122	5,650	45,013	43,152	44,133	132,298
Boston NECTA	2,022	2,032	2,220	6,274	2,500	2,771	3,175	8,446	56,339	54,334	55,044	165,717
Massachusetts	2,833	2,857	3,172	8,862	3,766	4,096	4,546	12,408	87,070	84,650	86,376	258,096

* Tables 12 & 13 include only loans for which the race of the borrower is reported in HMDA data. This information was not available for 13.2% of the home-purchase loans made in Massachusetts in 2002. Data on all loans in each community are available in Table 19.

[^] The Metropolitan Area Planning Council (MAPC) Region consists of 101 communities (all listed in this table). The Boston Metropolitan Statistical Area (MSA) consists of all of the communities in the MAPC Region plus 26 more, for a total of 127 communities. The Boston-Cambridge-Quincy Metropolitan New England City and Town Area (Boston NECTA) consists of 155 communities, including all but one of those in the MAPC Region and all but six of those in the Boston MSA. For more information on these geographical areas, see "Notes on Data and Methods."

TABLE 13 (page 1 of 3)

**PERCENT OF HOME-PURCHASE LOANS* THAT WENT TO BLACKS & LATINOS
IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, 2000-2002**

City/Town	% Black Households	Black Borrowers				% Latino Households	Latino Borrowers			
		2000	2001	2002	Total		2000	2001	2002	Total
A. The 101 Cities and Towns in the MAPC Region										
Acton	0.7%	0.4%	1.1%	0.5%	0.6%	1.3%	1.0%	0.5%	1.5%	1.0%
Arlington	1.6%	1.0%	0.6%	0.9%	0.8%	1.3%	1.4%	0.7%	1.1%	1.1%
Ashland	1.8%	1.9%	0.6%	0.9%	1.2%	2.4%	2.2%	1.7%	2.1%	2.0%
Bedford	1.6%	0.0%	0.7%	1.6%	0.7%	1.3%	0.0%	1.4%	3.1%	1.4%
Bellingham	0.9%	1.9%	0.4%	2.4%	1.6%	0.8%	1.9%	1.6%	1.6%	1.7%
Belmont	0.9%	0.4%	0.8%	0.4%	0.5%	1.3%	0.9%	0.4%	2.6%	1.4%
Beverly	1.0%	0.6%	0.0%	0.7%	0.4%	1.3%	1.2%	1.6%	1.2%	1.4%
Bolton	0.1%	0.0%	0.0%	0.0%	0.0%	0.6%	0.0%	1.5%	1.4%	0.8%
Boston	21.4%	10.9%	11.5%	10.3%	10.9%	10.8%	7.1%	7.5%	7.7%	7.4%
Boxborough	0.7%	0.0%	0.0%	0.9%	0.3%	0.9%	0.0%	1.2%	0.9%	0.7%
Braintree	1.0%	1.7%	0.7%	1.5%	1.3%	0.9%	1.2%	1.4%	2.5%	1.7%
Brookline	2.4%	0.9%	0.9%	1.0%	0.9%	2.8%	0.6%	1.9%	1.3%	1.3%
Burlington	1.4%	2.9%	2.4%	0.4%	1.8%	0.9%	0.4%	0.5%	3.2%	1.4%
Cambridge	10.5%	2.9%	1.5%	3.1%	2.5%	5.2%	2.9%	2.4%	1.4%	2.2%
Canton	2.5%	2.9%	3.7%	4.8%	3.8%	1.0%	0.6%	0.7%	1.5%	0.9%
Carlisle	0.2%	0.0%	0.0%	1.6%	0.5%	1.1%	0.0%	0.0%	0.0%	0.0%
Chelsea	6.0%	4.7%	4.9%	4.1%	4.6%	37.7%	41.3%	37.7%	44.4%	41.2%
Cohasset	0.1%	0.7%	1.0%	0.9%	0.9%	0.3%	0.0%	3.0%	0.9%	1.2%
Concord	0.7%	1.5%	0.5%	2.3%	1.5%	0.8%	0.5%	0.0%	0.5%	0.3%
Danvers	0.3%	0.6%	0.0%	0.0%	0.2%	0.5%	0.6%	1.4%	0.3%	0.8%
Dedham	1.0%	2.2%	1.0%	2.4%	1.9%	1.4%	2.2%	1.9%	3.0%	2.4%
Dover	0.2%	0.0%	0.0%	0.0%	0.0%	0.9%	0.0%	2.9%	1.4%	1.3%
Duxbury	0.7%	0.4%	0.0%	0.0%	0.2%	0.5%	0.0%	0.0%	0.0%	0.0%
Essex	0.1%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%
Everett	5.4%	13.0%	4.8%	6.8%	8.1%	6.4%	17.6%	14.3%	23.2%	18.4%
Foxborough	0.7%	0.0%	0.9%	1.7%	0.8%	0.7%	0.4%	0.9%	0.6%	0.6%
Framingham	4.2%	2.0%	3.6%	2.1%	2.5%	7.8%	9.9%	9.9%	9.8%	9.9%
Franklin	1.0%	1.0%	1.0%	0.9%	1.0%	0.7%	0.0%	0.8%	1.4%	0.8%
Gloucester	0.5%	0.3%	0.0%	0.3%	0.2%	1.0%	0.5%	1.7%	0.9%	1.0%
Hamilton	0.3%	0.0%	2.4%	1.3%	1.1%	0.7%	0.0%	0.0%	1.3%	0.4%
Hanover	0.5%	0.5%	0.0%	0.6%	0.4%	0.5%	2.2%	0.5%	1.1%	1.3%
Hingham	0.4%	0.0%	0.4%	0.3%	0.2%	0.5%	0.3%	1.4%	0.3%	0.7%
Holbrook	3.7%	3.7%	3.8%	5.9%	4.4%	1.7%	0.7%	1.9%	2.2%	1.6%
Holliston	0.9%	0.0%	1.2%	0.6%	0.5%	1.0%	3.9%	4.0%	1.2%	3.1%
Hopkinton	0.6%	0.3%	0.8%	2.8%	1.2%	0.7%	1.3%	1.6%	2.0%	1.6%
Hudson	1.0%	1.5%	1.0%	0.0%	0.8%	2.1%	1.9%	5.3%	4.0%	3.8%
Hull	0.3%	0.5%	0.0%	0.0%	0.2%	0.6%	0.5%	1.3%	2.0%	1.3%
Ipswich	0.3%	0.0%	0.5%	0.5%	0.3%	0.8%	0.9%	0.5%	0.5%	0.6%
Lexington	1.1%	0.6%	0.3%	0.5%	0.5%	1.0%	1.2%	0.0%	1.1%	0.8%
Lincoln	4.5%	2.9%	0.0%	1.8%	1.6%	2.2%	0.0%	1.7%	0.0%	0.5%
Littleton	0.5%	0.0%	0.0%	0.7%	0.2%	0.6%	0.5%	0.0%	0.0%	0.2%

TABLE 13 (page 2 of 3)

**PERCENT OF HOME-PURCHASE LOANS* THAT WENT TO BLACKS & LATINOS
IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, 2000-2002**

City/Town	% Black Households	Black Borrowers				% Latino Households	Latino Borrowers			
		2000	2001	2002	Total		2000	2001	2002	Total
A. The 101 Cities and Towns in the MAPC Region (continued)										
Lynn	9.0%	8.8%	7.6%	6.3%	7.5%	13.2%	19.1%	24.9%	31.5%	25.3%
Lynnfield	0.4%	0.6%	1.6%	0.0%	0.7%	0.5%	0.6%	0.5%	1.1%	0.7%
Malden	7.4%	8.3%	6.1%	8.2%	7.5%	3.6%	7.9%	8.6%	10.5%	9.1%
Manchester-btS	0.0%	0.0%	0.0%	1.7%	0.5%	0.4%	0.0%	0.0%	0.0%	0.0%
Marblehead	0.5%	0.0%	0.9%	0.0%	0.3%	0.5%	0.5%	0.9%	1.2%	0.9%
Marlborough	2.0%	1.6%	2.6%	0.8%	1.7%	3.9%	6.6%	6.4%	6.5%	6.5%
Marshfield	0.5%	0.2%	0.3%	0.5%	0.3%	0.4%	0.6%	0.8%	0.9%	0.8%
Maynard	0.8%	1.9%	0.5%	0.0%	0.7%	1.9%	2.5%	0.9%	0.5%	1.2%
Medfield	0.6%	0.0%	1.6%	0.0%	0.4%	0.5%	1.2%	0.0%	0.6%	0.6%
Medford	5.4%	3.8%	4.9%	3.8%	4.2%	1.7%	2.8%	3.2%	3.7%	3.2%
Medway	0.5%	0.5%	0.9%	1.8%	1.1%	0.6%	0.5%	1.9%	0.4%	1.0%
Melrose	1.0%	0.3%	1.2%	0.3%	0.6%	0.9%	0.0%	1.5%	2.0%	1.2%
Middleton	0.3%	0.0%	1.0%	0.0%	0.3%	0.3%	0.9%	0.0%	2.4%	1.2%
Milford	1.3%	2.0%	1.3%	0.9%	1.4%	3.3%	4.9%	4.9%	6.1%	5.3%
Millis	0.6%	0.8%	0.0%	0.0%	0.3%	0.8%	1.6%	3.4%	1.6%	2.1%
Milton	9.3%	9.6%	11.4%	11.4%	10.8%	1.0%	2.4%	2.1%	2.1%	2.2%
Nahant	0.3%	0.0%	0.0%	0.0%	0.0%	0.8%	0.0%	0.0%	3.9%	1.1%
Natick	1.6%	1.3%	0.5%	1.3%	1.0%	1.4%	1.1%	1.4%	1.9%	1.4%
Needham	0.6%	0.6%	0.9%	0.3%	0.6%	0.8%	1.5%	0.6%	0.6%	0.9%
Newton	1.4%	1.0%	0.7%	0.8%	0.8%	1.6%	1.1%	1.5%	0.5%	1.1%
Norfolk	0.4%	0.0%	0.0%	0.7%	0.2%	0.6%	1.9%	0.0%	0.0%	0.7%
North Reading	0.5%	1.0%	0.5%	1.1%	0.8%	0.5%	0.5%	0.0%	1.6%	0.7%
Norwell	0.5%	0.7%	0.0%	0.0%	0.2%	0.4%	0.7%	0.7%	1.2%	0.9%
Norwood	2.0%	2.8%	1.0%	0.4%	1.3%	1.2%	2.8%	3.0%	3.2%	3.0%
Peabody	0.8%	1.3%	0.8%	0.2%	0.8%	2.6%	3.7%	2.3%	2.9%	3.0%
Pembroke	0.5%	0.4%	0.3%	0.4%	0.4%	0.4%	0.0%	0.3%	2.3%	0.9%
Quincy	2.2%	1.6%	0.9%	1.6%	1.4%	1.6%	2.0%	1.5%	1.5%	1.7%
Randolph	18.7%	25.2%	30.1%	32.6%	29.2%	2.4%	4.8%	5.4%	4.3%	4.8%
Reading	0.4%	0.3%	0.3%	0.0%	0.2%	0.6%	0.3%	0.6%	1.0%	0.6%
Revere	2.6%	4.1%	2.2%	2.0%	2.8%	6.3%	15.0%	21.0%	23.5%	19.9%
Rockland	1.8%	0.8%	0.4%	1.4%	0.8%	0.7%	1.5%	0.4%	0.9%	0.9%
Rockport	0.2%	0.0%	0.0%	0.0%	0.0%	0.6%	0.0%	0.0%	2.2%	0.7%
Salem	2.1%	1.0%	0.9%	0.5%	0.8%	7.4%	5.4%	5.6%	5.5%	5.5%
Saugus	0.4%	1.4%	2.0%	0.8%	1.4%	0.6%	1.7%	2.0%	3.9%	2.5%
Scituate	0.4%	0.8%	0.0%	0.4%	0.4%	0.4%	0.4%	0.3%	0.8%	0.5%
Sharon	3.1%	0.8%	3.1%	4.0%	2.5%	0.7%	1.1%	0.4%	0.4%	0.7%
Sherborn	0.5%	0.0%	0.0%	0.0%	0.0%	0.7%	1.2%	0.0%	2.2%	1.1%
Somerville	5.4%	1.8%	3.0%	3.0%	2.6%	5.7%	4.3%	5.4%	4.9%	4.9%
Southborough	0.7%	0.6%	0.0%	0.0%	0.2%	0.7%	1.2%	0.8%	0.0%	0.7%
Stoneham	0.8%	1.1%	0.3%	0.4%	0.6%	1.4%	1.4%	2.8%	1.7%	2.0%
Stoughton	5.4%	3.1%	6.8%	8.8%	6.3%	1.1%	3.4%	2.4%	2.4%	2.7%

TABLE 13 (page 3 of 3)

**PERCENT OF HOME-PURCHASE LOANS* THAT WENT TO BLACKS & LATINOS
IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, 2000-2002**

City/Town	% Black Households	Black Borrowers				% Latino Households	Latino Borrowers			
		2000	2001	2002	Total		2000	2001	2002	Total
A. The 101 Cities and Towns in the MAPC Region (continued)										
Stow	0.4%	1.0%	0.0%	0.0%	0.4%	1.2%	0.0%	0.0%	1.9%	0.7%
Sudbury	0.8%	0.0%	0.9%	0.3%	0.4%	0.8%	0.0%	0.4%	0.3%	0.2%
Swampscott	0.8%	0.0%	1.0%	0.0%	0.3%	0.8%	0.0%	1.0%	0.8%	0.6%
Topsfield	0.2%	0.0%	0.0%	0.0%	0.0%	0.6%	1.2%	0.0%	0.0%	0.5%
Wakefield	0.5%	1.2%	0.9%	0.0%	0.8%	0.6%	1.5%	1.2%	0.7%	1.2%
Walpole	0.4%	0.7%	1.0%	1.0%	0.9%	0.6%	1.4%	2.0%	0.0%	1.1%
Waltham	3.6%	2.4%	1.9%	1.3%	1.8%	5.9%	5.0%	5.9%	5.3%	5.4%
Watertown	1.3%	1.5%	0.6%	1.6%	1.2%	2.0%	1.5%	0.9%	2.5%	1.6%
Wayland	0.7%	0.5%	0.0%	0.6%	0.4%	0.8%	1.6%	0.0%	0.6%	0.8%
Wellesley	1.1%	0.3%	1.1%	0.0%	0.4%	1.3%	0.6%	0.7%	1.6%	1.0%
Wenham	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%	0.0%	0.0%	0.0%	0.0%
Weston	0.8%	0.8%	0.0%	0.9%	0.6%	1.3%	0.0%	1.1%	0.0%	0.3%
Westwood	0.5%	0.0%	1.2%	0.0%	0.4%	0.6%	2.0%	0.0%	1.1%	1.1%
Weymouth	1.5%	1.5%	0.8%	1.2%	1.2%	1.1%	1.1%	1.2%	1.7%	1.3%
Wilmington	0.4%	0.3%	1.1%	0.0%	0.5%	0.6%	1.3%	0.8%	1.7%	1.3%
Winchester	0.8%	0.6%	0.8%	0.3%	0.6%	0.7%	1.2%	2.4%	0.7%	1.4%
Winthrop	1.5%	2.5%	2.5%	2.8%	2.6%	2.0%	5.9%	5.9%	6.5%	6.1%
Woburn	1.6%	3.0%	2.3%	1.7%	2.4%	2.4%	2.4%	3.0%	2.8%	2.7%
Wrentham	0.4%	0.6%	0.0%	0.6%	0.4%	0.6%	0.6%	1.2%	0.6%	0.8%
B. The Seven Other Massachusetts Cities with Population over 60,000										
Brockton	16.9%	23.4%	27.3%	33.4%	28.2%	6.4%	8.6%	8.7%	9.7%	9.0%
Fall River	2.1%	1.8%	2.7%	4.3%	3.1%	2.3%	3.0%	1.6%	2.9%	2.5%
Lawrence	2.0%	2.4%	3.7%	4.8%	3.7%	50.6%	54.4%	61.6%	62.5%	59.8%
Lowell	3.4%	5.0%	4.3%	6.6%	5.3%	11.4%	6.4%	7.5%	8.3%	7.4%
New Bedford	4.5%	5.6%	5.0%	6.6%	5.8%	7.4%	5.0%	6.1%	7.0%	6.1%
Springfield	19.4%	18.1%	16.0%	15.7%	16.6%	21.8%	23.7%	23.4%	24.2%	23.8%
Worcester	5.9%	6.0%	7.6%	10.2%	8.1%	11.8%	9.5%	11.0%	9.0%	9.8%
C. Larger Areas[^]										
MAPC Region	6.6%	3.7%	3.7%	3.6%	3.7%	4.7%	4.2%	4.7%	5.4%	4.8%
Boston MSA	6.1%	3.4%	3.4%	3.4%	1.3%	4.3%	3.8%	4.2%	4.8%	4.3%
Boston NECTA	5.6%	3.6%	3.7%	4.0%	3.8%	5.0%	4.5%	5.2%	5.8%	5.1%
Massachusetts	4.7%	3.3%	3.4%	3.7%	3.4%	5.0%	4.3%	4.8%	5.3%	4.8%

* Tables 12 & 13 include only loans for which the race of the borrower is reported in HMDA data. This information was not available for 13.2% of the home-purchase loans made in Massachusetts in 2002. Data on all loans in each community are available in Table 19.

[^] The Metropolitan Area Planning Council (MAPC) Region consists of 101 communities (as listed above). The Boston Metropolitan Statistical Area (MSA) consists of all of the communities in the MAPC Region plus 26 more, for a total of 127 communities. The Boston-Cambridge-Quincy Metropolitan New England City and Town Area (Boston NECTA) consists of 155 communities, including all but one of those in the MAPC Region and all but six of those in the Boston MSA. For more information on these geographical areas, see "Notes on Data and Methods."

TABLE 14 (page 1 of 3)
BLACK HOME-PURCHASE LOAN APPLICATIONS AND DENIALS
IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, 2000-2002

City/Town	Black Applications				Black Denial Rate				Black/White Denial Rate Ratio			
	2000	2001	2002	Total	2000	2001	2002	Total	2000	2001	2002	Total
A. The 101 Cities and Towns in the MAPC Region												
Acton	4	4	2	10	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Arlington	8	4	6	18	25.0%	0.0%	0.0%	11.1%	3.53	0.00	0.00	1.90
Ashland	10	2	3	15	20.0%	0.0%	0.0%	13.3%	2.86	0.00	0.00	2.56
Bedford	1	1	2	4	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Bellingham	5	2	7	14	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Belmont	1	3	1	5	0.0%	33.3%	0.0%	20.0%	0.00	5.47	0.00	3.07
Beverly	3	1	3	7	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Bolton	0	0	0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Boston	1,285	1,178	1,098	3,561	24.4%	21.0%	18.6%	21.5%	2.63	2.73	2.40	2.60
Boxborough	5	1	2	8	40.0%	100.0%	0.0%	37.5%	7.44	17.40	0.00	7.15
Braintree	13	9	7	29	15.4%	11.1%	0.0%	10.3%	3.46	2.33	0.00	2.20
Brookline	9	11	12	32	22.2%	18.2%	8.3%	15.6%	3.40	3.44	1.51	2.70
Burlington	12	6	1	19	8.3%	0.0%	0.0%	5.3%	1.26	0.00	0.00	1.22
Cambridge	44	23	40	107	25.0%	26.1%	12.5%	20.6%	3.51	4.91	1.92	3.26
Canton	15	18	13	46	13.3%	16.7%	0.0%	10.9%	1.96	4.32	0.00	1.86
Carlisle	0	0	1	1	n/a	n/a	0.0%	0.0%	n/a	n/a	0.00	0.00
Chelsea	28	29	19	76	10.7%	27.6%	10.5%	17.1%	0.66	2.17	0.93	1.27
Cohasset	1	1	1	3	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Concord	3	1	6	10	0.0%	0.0%	16.7%	10.0%	0.00	0.00	4.22	2.51
Danvers	3	0	0	3	0.0%	n/a	n/a	0.0%	0.00	n/a	n/a	0.00
Dedham	10	7	10	27	20.0%	14.3%	10.0%	14.8%	2.50	3.39	1.48	2.33
Dover	0	0	1	1	n/a	n/a	0.0%	0.0%	n/a	n/a	0.00	0.00
Duxbury	2	1	0	3	0.0%	100.0%	n/a	33.3%	0.00	18.77	n/a	5.45
Essex	0	0	0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Everett	64	30	46	140	18.8%	26.7%	15.2%	19.3%	0.90	2.30	1.36	1.33
Foxborough	0	3	5	8	n/a	33.3%	0.0%	12.5%	n/a	6.92	0.00	1.82
Framingham	30	44	31	105	23.3%	11.4%	12.9%	15.2%	2.72	1.40	1.95	1.97
Franklin	5	7	5	17	0.0%	28.6%	0.0%	11.8%	0.00	4.96	0.00	2.32
Gloucester	4	2	1	7	25.0%	50.0%	0.0%	28.6%	2.25	4.06	0.00	2.73
Hamilton	0	3	1	4	n/a	0.0%	0.0%	0.0%	n/a	0.00	0.00	0.00
Hanover	1	1	1	3	0.0%	100.0%	0.0%	33.3%	0.00	34.00	0.00	6.98
Hingham	0	1	1	2	n/a	0.0%	0.0%	0.0%	n/a	0.00	0.00	0.00
Holbrook	9	8	10	27	22.2%	12.5%	0.0%	11.1%	1.84	1.44	0.00	1.01
Holliston	1	2	1	4	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Hopkinton	1	3	11	15	0.0%	0.0%	9.1%	6.7%	0.00	0.00	2.35	1.72
Hudson	4	4	1	9	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Hull	1	0	0	1	0.0%	n/a	n/a	0.0%	0.00	n/a	n/a	0.00
Ipswich	0	2	1	3	n/a	50.0%	0.0%	33.3%	n/a	8.47	0.00	5.86
Lexington	2	2	3	7	0.0%	50.0%	0.0%	14.3%	0.00	8.64	0.00	2.79
Lincoln	3	0	1	4	33.3%	n/a	0.0%	25.0%	3.86	n/a	0.00	3.34
Littleton	0	0	1	1	n/a	n/a	0.0%	0.0%	n/a	n/a	0.00	0.00

TABLE 14 (page 2 of 3)
BLACK HOME-PURCHASE LOAN APPLICATIONS AND DENIALS
IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, 2000-2002

City/Town	Black Applications				Black Denial Rate				Black/White Denial Rate Ratio			
	2000	2001	2002	Total	2000	2001	2002	Total	2000	2001	2002	Total
A. The 101 Cities and Towns in the MAPC Region (continued)												
Lynn	184	162	161	507	21.7%	24.1%	19.9%	21.9%	1.66	3.16	2.66	2.29
Lynnfield	2	4	0	6	50.0%	25.0%	n/a	33.3%	9.23	7.54	n/a	7.21
Malden	63	63	72	198	22.2%	22.2%	16.7%	20.2%	2.14	2.14	1.80	2.02
Manchester-btS	0	0	1	1	n/a	n/a	0.0%	0.0%	n/a	n/a	0.00	0.00
Marblehead	0	5	1	6	n/a	20.0%	100.0%	33.3%	n/a	3.14	44.78	8.20
Marlborough	21	22	10	53	33.3%	0.0%	20.0%	17.0%	2.96	0.00	2.41	1.84
Marshfield	1	2	2	5	0.0%	50.0%	0.0%	20.0%	0.00	10.59	0.00	3.48
Maynard	3	1	1	5	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Medfield	0	2	1	3	n/a	0.0%	0.0%	0.0%	n/a	0.00	0.00	0.00
Medford	32	37	33	102	12.5%	10.8%	18.2%	13.7%	1.61	1.36	3.98	2.02
Medway	1	2	4	7	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Melrose	2	7	3	12	0.0%	14.3%	33.3%	16.7%	0.00	2.21	4.82	2.71
Middleton	0	1	0	1	n/a	0.0%	n/a	0.0%	n/a	0.00	n/a	0.00
Milford	9	7	7	23	11.1%	0.0%	0.0%	4.3%	1.79	0.00	0.00	0.84
Millis	2	0	0	2	50.0%	n/a	n/a	50.0%	7.45	n/a	n/a	7.75
Milton	46	52	55	153	17.4%	5.8%	16.4%	13.1%	2.74	1.20	3.15	2.39
Nahant	0	0	0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Natick	11	4	7	22	0.0%	0.0%	14.3%	4.5%	0.00	0.00	2.77	1.06
Needham	3	5	4	12	0.0%	0.0%	25.0%	8.3%	0.00	0.00	3.73	1.58
Newton	14	7	10	31	14.3%	0.0%	10.0%	9.7%	2.12	0.00	2.11	1.73
Norfolk	0	0	3	3	n/a	n/a	0.0%	0.0%	n/a	n/a	0.00	0.00
North Reading	3	1	3	7	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Norwell	1	0	0	1	0.0%	n/a	n/a	0.0%	0.00	n/a	n/a	0.00
Norwood	14	4	3	21	21.4%	0.0%	33.3%	19.0%	2.55	0.00	7.04	2.96
Peabody	10	9	7	26	10.0%	33.3%	42.9%	26.9%	0.85	3.87	5.13	2.80
Pembroke	3	5	1	9	66.7%	20.0%	0.0%	33.3%	10.87	3.78	0.00	5.03
Quincy	22	16	25	63	4.5%	18.8%	0.0%	6.3%	0.54	2.60	0.00	0.84
Randolph	190	184	220	594	21.6%	14.1%	14.1%	16.5%	2.07	1.66	1.85	1.84
Reading	1	1	0	2	0.0%	0.0%	n/a	0.0%	0.00	0.00	n/a	0.00
Revere	36	22	22	80	22.2%	18.2%	13.6%	18.8%	1.56	1.48	1.24	1.49
Rockland	5	1	3	9	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Rockport	0	0	0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Salem	12	6	5	23	25.0%	0.0%	0.0%	13.0%	3.03	0.00	0.00	1.61
Saugus	5	10	4	19	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Scituate	3	0	2	5	33.3%	n/a	0.0%	20.0%	4.12	n/a	0.00	3.36
Sharon	3	13	10	26	0.0%	30.8%	0.0%	15.4%	0.00	7.25	0.00	3.41
Sherborn	0	0	1	1	n/a	n/a	100.0%	100.0%	n/a	n/a	18.33	24.78
Somerville	24	27	28	79	25.0%	14.8%	10.7%	16.5%	2.31	1.38	1.20	1.62
Southborough	1	0	2	3	0.0%	n/a	50.0%	33.3%	0.00	n/a	15.38	6.46
Stoneham	4	1	1	6	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Stoughton	22	33	53	108	27.3%	15.2%	18.9%	19.4%	3.27	2.41	3.03	2.78

TABLE 14 (page 3 of 3)
BLACK HOME-PURCHASE LOAN APPLICATIONS AND DENIALS
IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, 2000-2002

City/Town	Black Applications				Black Denial Rate				Black/White Denial Rate Ratio			
	2000	2001	2002	Total	2000	2001	2002	Total	2000	2001	2002	Total
A. The 101 Cities and Towns in the MAPC Region (continued)												
Stow	1	0	0	1	0.0%	n/a	n/a	0.0%	0.00	n/a	n/a	0.00
Sudbury	0	2	1	3	n/a	0.0%	0.0%	0.0%	n/a	0.00	0.00	0.00
Swampscott	0	2	0	2	n/a	0.0%	n/a	0.0%	n/a	0.00	n/a	0.00
Topsfield	0	0	0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Wakefield	4	3	1	8	0.0%	0.0%	100.0%	12.5%	0.00	0.00	18.06	2.12
Walpole	3	4	6	13	0.0%	25.0%	33.3%	23.1%	0.00	4.90	7.56	4.33
Waltham	24	15	9	48	29.2%	20.0%	11.1%	22.9%	3.59	3.09	1.84	3.36
Watertown	6	2	9	17	16.7%	0.0%	11.1%	11.8%	2.02	0.00	1.64	1.74
Wayland	1	0	2	3	0.0%	n/a	0.0%	0.0%	0.00	n/a	0.00	0.00
Wellesley	2	4	1	7	50.0%	25.0%	0.0%	28.6%	10.37	5.10	0.00	6.82
Wenham	0	0	0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Weston	3	0	1	4	0.0%	n/a	0.0%	0.0%	0.00	n/a	0.00	0.00
Westwood	0	2	0	2	n/a	0.0%	n/a	0.0%	n/a	0.00	n/a	0.00
Weymouth	17	7	13	37	11.8%	14.3%	15.4%	13.5%	1.65	3.03	3.24	2.42
Wilmington	2	6	0	8	50.0%	16.7%	n/a	25.0%	10.66	2.82	n/a	5.39
Winchester	3	5	1	9	0.0%	20.0%	0.0%	11.1%	0.00	2.55	0.00	2.20
Winthrop	5	10	9	24	0.0%	20.0%	22.2%	16.7%	0.00	2.68	3.00	2.37
Woburn	24	11	8	43	25.0%	18.2%	0.0%	18.6%	3.45	3.69	0.00	3.22
Wrentham	1	0	1	2	0.0%	n/a	0.0%	0.0%	0.00	n/a	0.00	0.00
B. The Seven Other Massachusetts Cities with Population over 60,000												
Brockton	490	600	706	1,796	17.6%	18.7%	13.7%	16.4%	1.53	1.90	1.49	1.61
Fall River	20	28	58	106	35.0%	14.3%	19.0%	20.8%	2.68	1.48	1.90	1.92
Lawrence	30	48	63	141	26.7%	12.5%	15.9%	17.0%	1.85	0.70	1.32	1.15
Lowell	99	83	116	298	21.2%	20.5%	17.2%	19.5%	1.79	2.32	1.90	1.95
New Bedford	88	68	107	263	19.3%	10.3%	15.0%	15.2%	1.82	1.13	1.41	1.50
Springfield	618	464	457	1,539	23.1%	21.6%	16.4%	20.7%	1.73	1.83	1.26	1.62
Worcester	201	230	355	786	17.9%	15.2%	14.4%	15.5%	1.69	1.88	1.82	1.76
C. Larger Areas[^]												
MAPC Region	2,436	2,203	2,182	6,821	21.9%	19.0%	16.2%	19.1%	2.80	2.97	2.58	2.79
Boston MSA	2,569	2,308	2,317	7,194	21.4%	18.9%	16.1%	18.9%	2.66	2.87	2.47	2.67
Boston NECTA	3,285	3,170	3,350	9,805	20.9%	18.7%	15.5%	18.3%	2.58	2.77	2.38	2.57
Massachusetts	4,632	4,399	4,752	13,783	20.7%	17.9%	15.4%	18.0%	2.46	2.55	2.20	2.40

"n/a" indicates that it is not appropriate to calculate a numerical value for denial rate or denial rate ratio in cases where there are no applications.

[^] The Metropolitan Area Planning Council (MAPC) Region consists of 101 communities (as listed above). The Boston Metropolitan Statistical Area (MSA) consists of all the communities in the MAPC Region plus 26 more, for a total of 127 communities. The Boston-Cambridge-Quincy Metropolitan New England City and Town Area (Boston NECTA) consists of 155 communities, including all but one of those in the MAPC Region and all but six of those in the Boston MSA. For more information on these geographical areas, see "Notes on Data and Methods."

TABLE 15 (page 1 of 3)
LATINO HOME-PURCHASE LOAN APPLICATIONS AND DENIALS
IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, 2000-2002

City/Town	Latino Applications				Latino Denial Rate				Latino/White D-Rate Ratio			
	2000	2001	2002	Total	2000	2001	2002	Total	2000	2001	2002	Total
A. The 101 Cities and Towns in the MAPC Region												
Acton	6	2	9	17	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Arlington	9	5	9	23	0.0%	0.0%	22.2%	8.7%	0.00	0.00	3.70	1.48
Ashland	11	10	9	30	0.0%	20.0%	11.1%	10.0%	0.00	4.50	2.77	1.92
Bedford	0	3	4	7	n/a	0.0%	0.0%	0.0%	n/a	0.00	0.00	0.00
Bellingham	6	4	4	14	16.7%	0.0%	0.0%	7.1%	1.55	0.00	0.00	1.04
Belmont	2	1	8	11	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Beverly	11	10	5	26	9.1%	0.0%	0.0%	3.8%	1.23	0.00	0.00	0.61
Bolton	0	1	1	2	n/a	0.0%	0.0%	0.0%	n/a	0.00	0.00	0.00
Boston	713	686	738	2,137	18.9%	17.3%	17.3%	17.9%	2.03	2.26	2.24	2.16
Boxborough	0	2	1	3	n/a	0.0%	0.0%	0.0%	n/a	0.00	0.00	0.00
Braintree	10	7	11	28	40.0%	0.0%	0.0%	14.3%	9.00	0.00	0.00	3.04
Brookline	6	18	12	36	33.3%	5.6%	16.7%	13.9%	5.10	1.05	3.02	2.40
Burlington	2	1	12	15	50.0%	0.0%	25.0%	26.7%	7.53	0.00	6.53	6.17
Cambridge	30	24	18	72	6.7%	12.5%	5.6%	8.3%	0.94	2.35	0.85	1.32
Canton	7	2	4	13	71.4%	0.0%	0.0%	38.5%	10.49	0.00	0.00	6.58
Carlisle	0	0	0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Chelsea	209	183	234	626	16.7%	16.4%	15.4%	16.1%	1.04	1.29	1.36	1.20
Cohasset	0	3	1	4	n/a	0.0%	0.0%	0.0%	n/a	0.00	0.00	0.00
Concord	1	0	2	3	0.0%	n/a	0.0%	0.0%	0.00	n/a	0.00	0.00
Danvers	2	7	1	10	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Dedham	13	10	14	37	15.4%	20.0%	28.6%	21.6%	1.92	4.75	4.24	3.40
Dover	0	2	1	3	n/a	0.0%	0.0%	0.0%	n/a	0.00	0.00	0.00
Duxbury	0	0	0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Essex	0	0	1	1	n/a	n/a	0.0%	0.0%	n/a	n/a	0.00	0.00
Everett	83	77	114	274	13.3%	14.3%	14.9%	14.2%	0.64	1.23	1.33	0.98
Foxborough	1	2	2	5	0.0%	0.0%	50.0%	20.0%	0.00	0.00	6.21	2.91
Frammingham	129	114	137	380	16.3%	11.4%	16.8%	15.0%	1.89	1.40	2.54	1.94
Franklin	0	4	8	12	n/a	0.0%	0.0%	0.0%	n/a	0.00	0.00	0.00
Gloucester	4	9	4	17	50.0%	0.0%	0.0%	11.8%	4.49	0.00	0.00	1.12
Hamilton	0	0	1	1	n/a	n/a	0.0%	0.0%	n/a	n/a	0.00	0.00
Hanover	5	1	2	8	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Hingham	2	5	2	9	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Holbrook	1	9	9	19	0.0%	66.7%	44.4%	52.6%	0.00	7.69	3.53	4.79
Holliston	8	9	2	19	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Hopkinton	5	5	8	18	0.0%	0.0%	25.0%	11.1%	0.00	0.00	6.45	2.87
Hudson	9	20	19	48	11.1%	10.0%	15.8%	12.5%	1.68	1.66	2.95	2.09
Hull	1	3	6	10	0.0%	0.0%	16.7%	10.0%	0.00	0.00	1.88	1.04
Ipswich	5	1	3	9	40.0%	0.0%	66.7%	44.4%	6.91	0.00	12.51	7.82
Lexington	6	3	5	14	16.7%	66.7%	0.0%	21.4%	3.01	11.52	0.00	4.18
Lincoln	0	1	0	1	n/a	0.0%	n/a	0.0%	n/a	0.00	n/a	0.00
Littleton	1	0	0	1	0.0%	n/a	n/a	0.0%	0.00	n/a	n/a	0.00

TABLE 15 (page 2 of 3)
LATINO HOME-PURCHASE LOAN APPLICATIONS AND DENIALS
IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, 2000-2002

City/Town	Latino Applications				Latino Denial Rate				Latino/White D-Rate Ratio			
	2000	2001	2002	Total	2000	2001	2002	Total	2000	2001	2002	Total
A. The 101 Cities and Towns in the MAPC Region (continued)												
Lynn	376	475	624	1,475	19.7%	15.8%	14.6%	16.3%	1.50	2.07	1.95	1.70
Lynnfield	1	1	3	5	0.0%	0.0%	33.3%	20.0%	0.00	0.00	6.45	4.32
Malden	51	67	82	200	13.7%	14.9%	13.4%	14.0%	1.32	1.44	1.45	1.40
Manchester-btS	1	0	1	2	100.0%	n/a	0.0%	50.0%	13.40	n/a	0.00	5.41
Marblehead	2	5	5	12	0.0%	20.0%	0.0%	8.3%	0.00	3.14	0.00	2.05
Marlborough	64	61	58	183	15.6%	16.4%	10.3%	14.2%	1.39	2.09	1.25	1.54
Marshfield	3	3	4	10	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Maynard	4	2	4	10	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Medfield	2	0	1	3	0.0%	n/a	0.0%	0.0%	0.00	n/a	0.00	0.00
Medford	26	22	28	76	26.9%	9.1%	14.3%	17.1%	3.46	1.14	3.13	2.52
Medway	1	4	1	6	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Melrose	0	6	12	18	n/a	0.0%	8.3%	5.6%	n/a	0.00	1.20	0.90
Middleton	2	1	4	7	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Milford	31	32	33	96	16.1%	12.5%	6.1%	11.5%	2.60	2.66	1.27	2.20
Millis	2	4	2	8	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Milton	11	8	8	27	0.0%	0.0%	12.5%	3.7%	0.00	0.00	2.41	0.68
Nahant	0	0	2	2	n/a	n/a	0.0%	0.0%	n/a	n/a	0.00	0.00
Natick	13	11	13	37	23.1%	9.1%	15.4%	16.2%	5.27	2.64	2.98	3.78
Needham	6	3	4	13	16.7%	0.0%	25.0%	15.4%	4.94	0.00	3.73	2.91
Newton	13	15	9	37	15.4%	0.0%	11.1%	8.1%	2.28	0.00	2.34	1.45
Norfolk	4	0	0	4	0.0%	n/a	n/a	0.0%	0.00	n/a	n/a	0.00
North Reading	1	0	3	4	0.0%	n/a	0.0%	0.0%	0.00	n/a	0.00	0.00
Norwell	1	1	2	4	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Norwood	11	11	9	31	9.1%	0.0%	0.0%	3.2%	1.08	0.00	0.00	0.50
Peabody	30	18	18	66	13.3%	22.2%	0.0%	12.1%	1.14	2.58	0.00	1.26
Pembroke	1	2	7	10	0.0%	0.0%	14.3%	10.0%	0.00	0.00	1.70	1.51
Quincy	24	23	30	77	0.0%	13.0%	26.7%	14.3%	0.00	1.81	3.82	1.89
Randolph	31	32	32	95	9.7%	15.6%	15.6%	13.7%	0.93	1.83	2.05	1.53
Reading	1	3	3	7	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Revere	122	165	203	490	10.7%	10.9%	11.8%	11.2%	0.75	0.89	1.07	0.89
Rockland	6	4	2	12	0.0%	25.0%	0.0%	8.3%	0.00	3.84	0.00	1.02
Rockport	0	0	2	2	n/a	n/a	0.0%	0.0%	n/a	n/a	0.00	0.00
Salem	57	59	49	165	21.1%	28.8%	10.2%	20.6%	2.55	3.53	1.29	2.54
Saugus	7	12	19	38	0.0%	25.0%	10.5%	13.2%	0.00	3.96	1.70	1.92
Scituate	2	1	2	5	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Sharon	4	1	2	7	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Sherborn	1	2	6	9	0.0%	100.0%	33.3%	44.4%	0.00	17.75	6.11	11.01
Somerville	42	43	41	126	11.9%	14.0%	4.9%	10.3%	1.10	1.30	0.54	1.02
Southborough	3	2	1	6	33.3%	50.0%	0.0%	33.3%	4.78	10.79	0.00	6.46
Stoneham	4	9	6	19	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Stoughton	16	7	12	35	18.8%	0.0%	16.7%	14.3%	2.25	0.00	2.67	2.04

TABLE 15 (page 2 of 3)
LATINO HOME-PURCHASE LOAN APPLICATIONS AND DENIALS
IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, 2000-2002

City/Town	Latino Applications				Latino Denial Rate				Latino/White D-Rate Ratio			
	2000	2001	2002	Total	2000	2001	2002	Total	2000	2001	2002	Total
A. The 101 Cities and Towns in the MAPC Region (continued)												
Lynn	376	475	624	1,475	19.7%	15.8%	14.6%	16.3%	1.50	2.07	1.95	1.70
Lynnfield	1	1	3	5	0.0%	0.0%	33.3%	20.0%	0.00	0.00	6.45	4.32
Malden	51	67	82	200	13.7%	14.9%	13.4%	14.0%	1.32	1.44	1.45	1.40
Manchester-btS	1	0	1	2	100.0%	n/a	0.0%	50.0%	13.40	n/a	0.00	5.41
Marblehead	2	5	5	12	0.0%	20.0%	0.0%	8.3%	0.00	3.14	0.00	2.05
Marlborough	64	61	58	183	15.6%	16.4%	10.3%	14.2%	1.39	2.09	1.25	1.54
Marshfield	3	3	4	10	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Maynard	4	2	4	10	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Medfield	2	0	1	3	0.0%	n/a	0.0%	0.0%	0.00	n/a	0.00	0.00
Medford	26	22	28	76	26.9%	9.1%	14.3%	17.1%	3.46	1.14	3.13	2.52
Medway	1	4	1	6	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Melrose	0	6	12	18	n/a	0.0%	8.3%	5.6%	n/a	0.00	1.20	0.90
Middleton	2	1	4	7	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Milford	31	32	33	96	16.1%	12.5%	6.1%	11.5%	2.60	2.66	1.27	2.20
Millis	2	4	2	8	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Milton	11	8	8	27	0.0%	0.0%	12.5%	3.7%	0.00	0.00	2.41	0.68
Nahant	0	0	2	2	n/a	n/a	0.0%	0.0%	n/a	n/a	0.00	0.00
Natick	13	11	13	37	23.1%	9.1%	15.4%	16.2%	5.27	2.64	2.98	3.78
Needham	6	3	4	13	16.7%	0.0%	25.0%	15.4%	4.94	0.00	3.73	2.91
Newton	13	15	9	37	15.4%	0.0%	11.1%	8.1%	2.28	0.00	2.34	1.45
Norfolk	4	0	0	4	0.0%	n/a	n/a	0.0%	0.00	n/a	n/a	0.00
North Reading	1	0	3	4	0.0%	n/a	0.0%	0.0%	0.00	n/a	0.00	0.00
Norwell	1	1	2	4	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Norwood	11	11	9	31	9.1%	0.0%	0.0%	3.2%	1.08	0.00	0.00	0.50
Peabody	30	18	18	66	13.3%	22.2%	0.0%	12.1%	1.14	2.58	0.00	1.26
Pembroke	1	2	7	10	0.0%	0.0%	14.3%	10.0%	0.00	0.00	1.70	1.51
Quincy	24	23	30	77	0.0%	13.0%	26.7%	14.3%	0.00	1.81	3.82	1.89
Randolph	31	32	32	95	9.7%	15.6%	15.6%	13.7%	0.93	1.83	2.05	1.53
Reading	1	3	3	7	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Revere	122	165	203	490	10.7%	10.9%	11.8%	11.2%	0.75	0.89	1.07	0.89
Rockland	6	4	2	12	0.0%	25.0%	0.0%	8.3%	0.00	3.84	0.00	1.02
Rockport	0	0	2	2	n/a	n/a	0.0%	0.0%	n/a	n/a	0.00	0.00
Salem	57	59	49	165	21.1%	28.8%	10.2%	20.6%	2.55	3.53	1.29	2.54
Saugus	7	12	19	38	0.0%	25.0%	10.5%	13.2%	0.00	3.96	1.70	1.92
Scituate	2	1	2	5	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Sharon	4	1	2	7	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Sherborn	1	2	6	9	0.0%	100.0%	33.3%	44.4%	0.00	17.75	6.11	11.01
Somerville	42	43	41	126	11.9%	14.0%	4.9%	10.3%	1.10	1.30	0.54	1.02
Southborough	3	2	1	6	33.3%	50.0%	0.0%	33.3%	4.78	10.79	0.00	6.46
Stoneham	4	9	6	19	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Stoughton	16	7	12	35	18.8%	0.0%	16.7%	14.3%	2.25	0.00	2.67	2.04

TABLE 15 (page 3 of 3)
LATINO HOME-PURCHASE LOAN APPLICATIONS AND DENIALS
IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, 2000-2002

City/Town	Latino Applications				Latino Denial Rate				Latino/White D-Rate Ratio			
	2000	2001	2002	Total	2000	2001	2002	Total	2000	2001	2002	Total
A. The 101 Cities and Towns in the MAPC Region (continued)												
Stow	0	2	2	4	n/a	0.0%	0.0%	0.0%	n/a	0.00	0.00	0.00
Sudbury	1	1	5	7	0.0%	0.0%	40.0%	28.6%	0.00	0.00	9.15	6.78
Swampscott	0	5	6	11	n/a	20.0%	33.3%	27.3%	n/a	2.35	5.67	3.45
Topsfield	1	0	0	1	0.0%	n/a	n/a	0.0%	0.00	n/a	n/a	0.00
Wakefield	8	5	2	15	25.0%	20.0%	0.0%	20.0%	3.78	3.69	0.00	3.39
Walpole	7	6	0	13	0.0%	0.0%	n/a	0.0%	0.00	0.00	n/a	0.00
Waltham	36	42	37	115	30.6%	9.5%	13.5%	17.4%	3.76	1.47	2.24	2.55
Watertown	6	5	11	22	16.7%	40.0%	0.0%	13.6%	2.02	7.24	0.00	2.01
Wayland	3	1	1	5	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Wellesley	3	2	5	10	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Wenham	0	0	0	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Weston	0	1	0	1	n/a	0.0%	n/a	0.0%	n/a	0.00	n/a	0.00
Westwood	4	0	2	6	0.0%	n/a	0.0%	0.0%	0.00	n/a	0.00	0.00
Weymouth	13	12	18	43	7.7%	0.0%	5.6%	4.7%	1.08	0.00	1.17	0.83
Wilmington	4	5	5	14	0.0%	60.0%	0.0%	21.4%	0.00	10.17	0.00	4.62
Winchester	5	6	3	14	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
Winthrop	16	21	17	54	0.0%	19.0%	11.8%	11.1%	0.00	2.55	1.59	1.58
Woburn	19	16	14	49	21.1%	12.5%	7.1%	14.3%	2.90	2.54	1.48	2.47
Wrentham	1	2	1	4	0.0%	0.0%	0.0%	0.0%	0.00	0.00	0.00	0.00
B. The Seven Other Massachusetts Cities with Population over 60,000												
Brockton	176	180	186	542	13.6%	14.4%	11.3%	13.1%	1.19	1.47	1.23	1.28
Fall River	28	18	35	81	14.3%	0.0%	20.0%	13.6%	1.09	0.00	2.00	1.26
Lawrence	654	755	838	2,247	20.8%	16.2%	16.7%	17.7%	1.44	0.91	1.39	1.20
Lowell	120	135	150	405	16.7%	18.5%	14.7%	16.5%	1.41	2.10	1.61	1.65
New Bedford	73	90	114	277	24.7%	12.2%	10.5%	14.8%	2.32	1.34	0.99	1.46
Springfield	671	615	718	2,004	19.5%	15.1%	17.1%	17.3%	1.46	1.29	1.31	1.36
Worcester	281	319	318	918	18.1%	14.4%	13.5%	15.3%	1.72	1.78	1.71	1.73
C. Larger Areas[^]												
MAPC Region	2,402	2,491	2,897	7,790	16.5%	14.9%	14.3%	15.2%	2.11	2.33	2.27	2.21
Boston MSA	2,509	2,578	3,008	8,095	16.7%	14.9%	14.3%	15.2%	2.07	2.26	2.20	2.15
Boston NECTA	3,702	3,925	4,497	12,124	16.9%	15.1%	14.2%	15.3%	2.08	2.23	2.18	2.14
Massachusetts	5,563	5,798	6,530	17,891	17.2%	14.9%	14.7%	15.5%	2.04	2.12	2.10	2.07

"n/a" indicates that it is not appropriate to calculate a numerical value for denial rate or denial rate ratio in cases where there are no applications.

[^] The Metropolitan Area Planning Council (MAPC) Region consists of 101 communities (as listed above). The Boston Metropolitan Statistical Area (MSA) consists of all of the communities in the MAPC Region plus 26 more, for a total of 127 communities. The Boston-Cambridge-Quincy Metropolitan New England City and Town Area (Boston NECTA) consists of 155 communities, including all but one of those in the MAPC Region and all but six of those in the Boston MSA. For more information on these geographical areas, see "Notes on Data and Methods."

TABLE 16 (page 1 of 3)
NUMBER OF HOME-PURCHASE LOANS TO LOW- AND MODERATE-INCOME BORROWERS*
IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, 2000-2002

City/Town	Low-Income Borrowers*				Low+Mod Inc. Borrowers*				All Borrowers*			
	2000	2001	2002	Total	2000	2001	2002	Total	2000	2001	2002	Total
A. The 101 Cities and Towns in the MAPC Region												
Acton	19	14	23	56	74	57	81	212	511	409	425	1,345
Arlington	17	8	13	38	69	50	79	198	540	633	597	1,770
Ashland	1	5	11	17	32	38	48	118	407	417	377	1,201
Bedford	4	1	1	6	13	8	9	30	171	161	143	475
Bellingham	9	14	13	36	79	83	70	232	309	302	280	891
Belmont	5	4	3	12	15	14	13	42	240	262	286	788
Beverly	17	21	15	53	94	112	92	298	506	572	464	1,542
Bolton	0	1	0	1	5	6	4	15	118	83	87	288
Boston	410	338	260	1,008	1,692	1,616	1,532	4,840	7,200	6,965	7,355	21,520
Boxborough	8	10	16	34	18	30	38	86	97	96	124	317
Braintree	12	16	11	39	90	101	105	296	437	454	438	1,329
Brookline	11	31	17	59	71	82	89	242	783	867	922	2,572
Burlington	4	6	3	13	24	26	30	80	258	222	275	755
Cambridge	25	19	37	81	119	97	133	349	887	913	930	2,730
Canton	16	6	7	29	57	48	53	158	342	302	298	942
Carlisle	1	0	0	1	2	1	1	4	82	72	69	223
Chelsea	54	21	23	98	167	139	134	440	348	339	354	1,041
Cohasset	1	1	2	4	6	4	8	18	146	103	123	372
Concord	3	1	2	6	12	10	18	40	217	198	239	654
Danvers	31	12	14	57	98	71	88	257	352	368	326	1,046
Dedham	19	10	11	40	70	60	78	208	348	335	367	1,050
Dover	2	0	1	3	2	0	3	5	94	76	90	260
Duxbury	5	1	4	10	24	14	12	50	270	216	208	694
Essex	1	1	1	3	7	8	7	22	50	35	45	130
Everett	28	22	23	73	126	118	93	337	359	366	367	1,092
Foxborough	16	11	7	34	50	49	35	134	251	234	193	678
Framingham	77	72	51	200	278	229	280	787	954	937	1,020	2,911
Franklin	30	24	16	70	115	99	103	317	603	592	628	1,823
Gloucester	25	16	19	60	103	89	88	280	383	373	339	1,095
Hamilton	0	0	4	4	6	7	13	26	103	95	86	284
Hanover	2	2	2	6	18	13	20	51	198	204	186	588
Hingham	3	10	4	17	28	40	35	103	351	334	336	1,021
Holbrook	7	10	13	30	52	62	53	167	138	163	150	451
Holliston	8	10	12	30	31	34	44	109	237	205	203	645
Hopkinton	4	5	2	11	29	28	23	80	344	300	297	941
Hudson	12	19	13	44	65	85	63	213	289	333	292	914
Hull	11	10	7	28	50	64	50	164	216	240	201	657
Ipswich	10	11	9	30	36	39	39	114	236	226	210	672
Lexington	5	0	3	8	11	10	18	39	365	379	421	1,165
Lincoln	2	0	0	2	5	2	3	10	74	70	67	211
Littleton	4	3	4	11	22	10	20	52	200	144	165	509

TABLE 16 (page 2 of 3)

**NUMBER OF HOME-PURCHASE LOANS TO LOW- AND MODERATE-INCOME BORROWERS*
IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, 2000-2002**

City/Town	Low-Income Borrowers*				Low+Mod Inc. Borrowers*				All Borrowers*			
	2000	2001	2002	Total	2000	2001	2002	Total	2000	2001	2002	Total
A. The 101 Cities and Towns in the MAPC Region (continued)												
Lynn	173	158	108	439	648	665	511	1,824	1,324	1,364	1,358	4,046
Lynnfield	2	5	1	8	9	17	17	43	167	193	182	542
Malden	34	26	25	85	142	161	155	458	534	574	632	1,740
Manchester-btS	3	1	0	4	4	6	5	15	56	82	71	209
Marblehead	9	2	6	17	38	38	37	113	394	351	361	1,106
Marlborough	56	46	43	145	201	200	177	578	745	709	646	2,100
Marshfield	46	32	27	105	108	98	132	338	493	421	507	1,421
Maynard	5	3	5	13	40	33	41	114	175	231	229	635
Medfield	3	0	3	6	8	10	22	40	189	154	190	533
Medford	30	13	16	59	125	107	103	335	617	591	615	1,823
Medway	5	4	6	15	27	32	37	96	220	271	246	737
Melrose	15	13	7	35	46	51	60	157	342	354	398	1,094
Middleton	0	2	1	3	7	11	10	28	112	103	133	348
Milford	28	31	28	87	113	133	129	375	447	510	479	1,436
Millis	2	3	4	9	26	29	39	94	145	147	151	443
Milton	10	1	9	20	25	31	32	88	348	382	332	1,062
Nahant	0	2	2	4	7	14	10	31	63	60	50	173
Natick	24	18	14	56	123	109	111	343	689	638	561	1,888
Needham	6	7	4	17	24	20	27	71	372	400	390	1,162
Newton	11	12	18	41	72	59	88	219	932	937	1,038	2,907
Norfolk	5	1	4	10	19	9	18	46	182	131	158	471
North Reading	8	19	11	38	36	63	47	146	210	239	211	660
Norwell	5	3	4	12	14	16	13	43	141	158	180	479
Norwood	14	13	10	37	53	71	64	188	263	330	316	909
Peabody	28	27	41	96	137	151	172	460	535	549	553	1,637
Pembroke	15	11	13	39	64	77	74	215	275	317	286	878
Quincy	53	53	60	166	308	330	329	967	1,184	1,193	1,223	3,600
Randolph	38	29	29	96	184	149	184	517	519	484	517	1,520
Reading	10	3	4	17	47	42	41	130	360	366	335	1,061
Revere	45	45	44	134	237	242	197	676	598	600	570	1,768
Rockland	21	23	16	60	88	108	76	272	266	308	231	805
Rockport	7	1	2	10	19	14	20	53	109	92	93	294
Salem	57	38	31	126	199	220	175	594	639	690	613	1,942
Saugus	18	8	20	46	78	82	110	270	351	361	386	1,098
Scituate	7	7	2	16	28	42	29	99	266	312	288	866
Sharon	6	2	2	10	29	19	22	70	292	253	264	809
Sherborn	4	0	1	5	11	0	1	12	88	62	52	202
Somerville	34	18	23	75	105	96	117	318	639	650	731	2,020
Southborough	5	0	0	5	13	4	7	24	187	156	143	486
Stoneham	18	13	9	40	65	61	56	182	288	294	261	843
Stoughton	21	12	17	50	103	64	105	272	375	310	412	1,097

TABLE 16 (page 3 of 3)
NUMBER OF HOME-PURCHASE LOANS TO LOW- AND MODERATE-INCOME BORROWERS*
IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, 2000-2002

City/Town	Low-Income Borrowers*				Low+Mod Inc. Borrowers*				All Borrowers*			
	2000	2001	2002	Total	2000	2001	2002	Total	2000	2001	2002	Total
A. The 101 Cities and Towns in the MAPC Region (continued)												
Stow	2	0	2	4	4	5	10	19	113	90	118	321
Sudbury	5	2	6	13	11	10	28	49	328	277	335	940
Swampscott	7	12	1	20	24	35	32	91	244	221	246	711
Topsfield	1	1	2	4	2	3	8	13	83	78	69	230
Wakefield	6	9	4	19	48	61	54	163	352	343	297	992
Walpole	9	8	8	25	42	38	50	130	315	336	334	985
Waltham	20	15	16	51	81	95	111	287	498	585	617	1,700
Watertown	9	6	10	25	48	51	72	171	276	381	394	1,051
Wayland	7	0	2	9	14	5	13	32	208	173	178	559
Wellesley	2	2	1	5	10	7	9	26	362	320	364	1,046
Wenham	1	3	0	4	7	5	6	18	49	78	53	180
Weston	1	2	0	3	1	5	2	8	135	111	138	384
Westwood	6	3	5	14	18	9	13	40	218	170	210	598
Weymouth	70	65	63	198	317	314	313	944	914	830	918	2,662
Wilmington	7	5	8	20	46	38	45	129	316	286	311	913
Winchester	9	0	7	16	36	19	31	86	360	284	348	992
Winthrop	17	14	17	48	75	59	62	196	215	216	214	645
Woburn	30	20	16	66	124	98	87	309	515	425	395	1,335
Wrentham	6	10	5	21	25	36	26	87	198	197	192	587
B. The Seven Other Massachusetts Cities with Population over 60,000												
Brockton	133	105	66	304	596	622	499	1,717	1,471	1,544	1,595	4,610
Fall River	59	45	59	163	241	255	250	746	650	750	885	2,285
Lawrence	179	181	116	476	535	552	496	1,583	832	895	941	2,668
Lowell	161	167	172	500	692	643	632	1,967	1,408	1,318	1,323	4,049
New Bedford	48	55	49	152	251	263	276	790	1,012	1,084	1,207	3,303
Springfield	203	198	168	569	973	928	916	2,817	1,952	1,848	2,063	5,863
Worcester	148	124	80	352	789	707	662	2,158	2,147	2,242	2,591	6,980
C. Larger Areas[^]												
MAPC Region	2,015	1,648	1,520	5,183	8,428	8,230	8,277	24,935	41,844	41,323	42,106	125,273
Boston MSA	2,568	2,046	1,945	6,559	10,402	10,092	10,217	30,711	48,242	47,516	48,454	144,212
Boston NECTA	3,347	2,734	2,587	8,668	13,754	13,309	13,309	40,372	60,225	59,528	60,193	179,946
Massachusetts#	4,774	3,982	3,754	12,510	20,801	19,999	20,049	60,849	89,362	87,627	90,350	267,339

* Low-income is less than 50%, and moderate income is between 50% & 80%, of the median family income (MFI) in the MSA in which the city/town is located. (These MFIs are determined annually by HUD and should not be confused with the MFIs reported in each decennial census; the latter are used to classify census tracts rather than borrowers.) Thus the income ranges for low- and moderate-income borrowers in a community depend on which MSA the community is located within. The entire MAPC Region falls within the Boston MSA, while each of the seven cities in Panel B is a central city in a different MSA. The Boston NECTA includes communities from the Boston, Brockton, Lawrence, and Lowell MSAs. Massachusetts has a total of 11 MSAs. This table includes only loans to borrowers with reported incomes of over \$10K; it ignores those with no reported income or with reported income of \$10,000 or less.

[^] The Metropolitan Area Planning Council (MAPC) Region consists of 101 communities (as listed above). The Boston Metropolitan Statistical Area (MSA) consists of all of the communities in the MAPC Region plus 26 more, for a total of 127 communities. The Boston-Cambridge-Quincy Metropolitan New England City and Town Area (Boston NECTA) consists of 155 communities, including all but one of those in the MAPC Region and all but six of those in the Boston MSA. For more information on these geographical areas, see "Notes on Data and Methods."

The numbers for Massachusetts exclude the approximately 4% of total loans that are not in any of the state's 11 MSAs.

TABLE 17 (page 1 of 3)
PERCENT OF HOME-PURCHASE LOANS TO LOW- & MODERATE-INCOME BORROWERS*
IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, 2000-2002

City/Town	Median Family Income	Low-Income Borrowers*				Low + Mod Income Borrowers*			
		2000	2001	2002	Total	2000	2001	2002	Total
A. The 101 Cities and Towns in the MAPC Region									
Acton	\$ 108,189	3.7%	3.4%	5.4%	4.2%	14.5%	13.9%	19.1%	15.8%
Arlington	\$ 78,741	3.1%	1.3%	2.2%	2.1%	12.8%	7.9%	13.2%	11.2%
Ashland	\$ 77,611	0.2%	1.2%	2.9%	1.4%	7.9%	9.1%	12.7%	9.8%
Bedford	\$ 101,081	2.3%	0.6%	0.7%	1.3%	7.6%	5.0%	6.3%	6.3%
Bellingham	\$ 72,074	2.9%	4.6%	4.6%	4.0%	25.6%	27.5%	25.0%	26.0%
Belmont	\$ 95,057	2.1%	1.5%	1.0%	1.5%	6.3%	5.3%	4.5%	5.3%
Beverly	\$ 66,486	3.4%	3.7%	3.2%	3.4%	18.6%	19.6%	19.8%	19.3%
Bolton	\$ 108,967	0.0%	1.2%	0.0%	0.3%	4.2%	7.2%	4.6%	5.2%
Boston	\$ 44,151	5.7%	4.9%	3.5%	4.7%	23.5%	23.2%	20.8%	22.5%
Boxborough	\$ 110,572	8.2%	10.4%	12.9%	10.7%	18.6%	31.3%	30.6%	27.1%
Braintree	\$ 73,417	2.7%	3.5%	2.5%	2.9%	20.6%	22.2%	24.0%	22.3%
Brookline	\$ 92,993	1.4%	3.6%	1.8%	2.3%	9.1%	9.5%	9.7%	9.4%
Burlington	\$ 82,072	1.6%	2.7%	1.1%	1.7%	9.3%	11.7%	10.9%	10.6%
Cambridge	\$ 59,423	2.8%	2.1%	4.0%	3.0%	13.4%	10.6%	14.3%	12.8%
Canton	\$ 82,904	4.7%	2.0%	2.3%	3.1%	16.7%	15.9%	17.8%	16.8%
Carlisle	\$ 142,350	1.2%	0.0%	0.0%	0.4%	2.4%	1.4%	1.4%	1.8%
Chelsea	\$ 32,130	15.5%	6.2%	6.5%	9.4%	48.0%	41.0%	37.9%	42.3%
Cohasset	\$ 100,137	0.7%	1.0%	1.6%	1.1%	4.1%	3.9%	6.5%	4.8%
Concord	\$ 115,839	1.4%	0.5%	0.8%	0.9%	5.5%	5.1%	7.5%	6.1%
Danvers	\$ 70,565	8.8%	3.3%	4.3%	5.4%	27.8%	19.3%	27.0%	24.6%
Dedham	\$ 72,330	5.5%	3.0%	3.0%	3.8%	20.1%	17.9%	21.3%	19.8%
Dover	\$ 157,168	2.1%	0.0%	1.1%	1.2%	2.1%	0.0%	3.3%	1.9%
Duxbury	\$ 106,245	1.9%	0.5%	1.9%	1.4%	8.9%	6.5%	5.8%	7.2%
Essex	\$ 70,152	2.0%	2.9%	2.2%	2.3%	14.0%	22.9%	15.6%	16.9%
Everett	\$ 49,876	7.8%	6.0%	6.3%	6.7%	35.1%	32.2%	25.3%	30.9%
Foxborough	\$ 78,811	6.4%	4.7%	3.6%	5.0%	19.9%	20.9%	18.1%	19.8%
Framingham	\$ 67,420	8.1%	7.7%	5.0%	6.9%	29.1%	24.4%	27.5%	27.0%
Franklin	\$ 81,826	5.0%	4.1%	2.5%	3.8%	19.1%	16.7%	16.4%	17.4%
Gloucester	\$ 58,459	6.5%	4.3%	5.6%	5.5%	26.9%	23.9%	26.0%	25.6%
Hamilton	\$ 79,886	0.0%	0.0%	4.7%	1.4%	5.8%	7.4%	15.1%	9.2%
Hanover	\$ 86,835	1.0%	1.0%	1.1%	1.0%	9.1%	6.4%	10.8%	8.7%
Hingham	\$ 98,598	0.9%	3.0%	1.2%	1.7%	8.0%	12.0%	10.4%	10.1%
Holbrook	\$ 62,532	5.1%	6.1%	8.7%	6.7%	37.7%	38.0%	35.3%	37.0%
Holliston	\$ 84,878	3.4%	4.9%	5.9%	4.7%	13.1%	16.6%	21.7%	16.9%
Hopkinton	\$ 102,550	1.2%	1.7%	0.7%	1.2%	8.4%	9.3%	7.7%	8.5%
Hudson	\$ 70,145	4.2%	5.7%	4.5%	4.8%	22.5%	25.5%	21.6%	23.3%
Hull	\$ 62,294	5.1%	4.2%	3.5%	4.3%	23.1%	26.7%	24.9%	25.0%
Ipswich	\$ 74,931	4.2%	4.9%	4.3%	4.5%	15.3%	17.3%	18.6%	17.0%
Lexington	\$ 111,899	1.4%	0.0%	0.7%	0.7%	3.0%	2.6%	4.3%	3.3%
Lincoln	\$ 87,842	2.7%	0.0%	0.0%	0.9%	6.8%	2.9%	4.5%	4.7%
Littleton	\$ 83,365	2.0%	2.1%	2.4%	2.2%	11.0%	6.9%	12.1%	10.2%

TABLE 17 (page 2 of 3)
PERCENT OF HOME-PURCHASE LOANS TO LOW- & MODERATE-INCOME BORROWERS*
IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, 2000-2002

City/Town	Median Family Income	Low-Income Borrowers*				Low + Mod Income Borrowers*			
		2000	2001	2002	Total	2000	2001	2002	Total
A. The 101 Cities and Towns in the MAPC Region (continued)									
Lynn	\$ 45,295	13.1%	11.6%	8.0%	10.9%	48.9%	48.8%	37.6%	45.1%
Lynnfield	\$ 91,869	1.2%	2.6%	0.5%	1.5%	5.4%	8.8%	9.3%	7.9%
Malden	\$ 55,557	6.4%	4.5%	4.0%	4.9%	26.6%	28.0%	24.5%	26.3%
Manchester-btS	\$ 93,609	5.4%	1.2%	0.0%	1.9%	7.1%	7.3%	7.0%	7.2%
Marblehead	\$ 99,892	2.3%	0.6%	1.7%	1.5%	9.6%	10.8%	10.2%	10.2%
Marlborough	\$ 70,385	7.5%	6.5%	6.7%	6.9%	27.0%	28.2%	27.4%	27.5%
Marshfield	\$ 76,541	9.3%	7.6%	5.3%	7.4%	21.9%	23.3%	26.0%	23.8%
Maynard	\$ 71,875	2.9%	1.3%	2.2%	2.0%	22.9%	14.3%	17.9%	18.0%
Medfield	\$ 108,926	1.6%	0.0%	1.6%	1.1%	4.2%	6.5%	11.6%	7.5%
Medford	\$ 62,409	4.9%	2.2%	2.6%	3.2%	20.3%	18.1%	16.7%	18.4%
Medway	\$ 85,627	2.3%	1.5%	2.4%	2.0%	12.3%	11.8%	15.0%	13.0%
Melrose	\$ 78,144	4.4%	3.7%	1.8%	3.2%	13.5%	14.4%	15.1%	14.4%
Middleton	\$ 87,605	0.0%	1.9%	0.8%	0.9%	6.3%	10.7%	7.5%	8.0%
Milford	\$ 61,029	6.3%	6.1%	5.8%	6.1%	25.3%	26.1%	26.9%	26.1%
Millis	\$ 72,171	1.4%	2.0%	2.6%	2.0%	17.9%	19.7%	25.8%	21.2%
Milton	\$ 94,359	2.9%	0.3%	2.7%	1.9%	7.2%	8.1%	9.6%	8.3%
Nahant	\$ 76,926	0.0%	3.3%	4.0%	2.3%	11.1%	23.3%	20.0%	17.9%
Natick	\$ 85,715	3.5%	2.8%	2.5%	3.0%	17.9%	17.1%	19.8%	18.2%
Needham	\$ 107,570	1.6%	1.8%	1.0%	1.5%	6.5%	5.0%	6.9%	6.1%
Newton	\$ 105,289	1.2%	1.3%	1.7%	1.4%	7.7%	6.3%	8.5%	7.5%
Norfolk	\$ 92,001	2.7%	0.8%	2.5%	2.1%	10.4%	6.9%	11.4%	9.8%
North Reading	\$ 86,341	3.8%	7.9%	5.2%	5.8%	17.1%	26.4%	22.3%	22.1%
Norwell	\$ 96,771	3.5%	1.9%	2.2%	2.5%	9.9%	10.1%	7.2%	9.0%
Norwood	\$ 70,164	5.3%	3.9%	3.2%	4.1%	20.2%	21.5%	20.3%	20.7%
Peabody	\$ 65,483	5.2%	4.9%	7.4%	5.9%	25.6%	27.5%	31.1%	28.1%
Pembroke	\$ 74,985	5.5%	3.5%	4.5%	4.4%	23.3%	24.3%	25.9%	24.5%
Quincy	\$ 59,735	4.5%	4.4%	4.9%	4.6%	26.0%	27.7%	26.9%	26.9%
Randolph	\$ 61,942	7.3%	6.0%	5.6%	6.3%	35.5%	30.8%	35.6%	34.0%
Reading	\$ 89,076	2.8%	0.8%	1.2%	1.6%	13.1%	11.5%	12.2%	12.3%
Revere	\$ 45,865	7.5%	7.5%	7.7%	7.6%	39.6%	40.3%	34.6%	38.2%
Rockland	\$ 60,088	7.9%	7.5%	6.9%	7.5%	33.1%	35.1%	32.9%	33.8%
Rockport	\$ 69,263	6.4%	1.1%	2.2%	3.4%	17.4%	15.2%	21.5%	18.0%
Salem	\$ 55,635	8.9%	5.5%	5.1%	6.5%	31.1%	31.9%	28.5%	30.6%
Saugus	\$ 65,782	5.1%	2.2%	5.2%	4.2%	22.2%	22.7%	28.5%	24.6%
Scituate	\$ 86,058	2.6%	2.2%	0.7%	1.8%	10.5%	13.5%	10.1%	11.4%
Sharon	\$ 99,015	2.1%	0.8%	0.8%	1.2%	9.9%	7.5%	8.3%	8.7%
Sherborn	\$ 136,211	4.5%	0.0%	1.9%	2.5%	12.5%	0.0%	1.9%	5.9%
Somerville	\$ 51,243	5.3%	2.8%	3.1%	3.7%	16.4%	14.8%	16.0%	15.7%
Southborough	\$ 119,454	2.7%	0.0%	0.0%	1.0%	7.0%	2.6%	4.9%	4.9%
Stoneham	\$ 71,334	6.3%	4.4%	3.4%	4.7%	22.6%	20.7%	21.5%	21.6%
Stoughton	\$ 69,942	5.6%	3.9%	4.1%	4.6%	27.5%	20.6%	25.5%	24.8%

TABLE 17 (page 3 of 3)
PERCENT OF HOME-PURCHASE LOANS TO LOW- & MODERATE-INCOME BORROWERS*
IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, 2000-2002

City/Town	Median Family Income	Low-Income Borrowers*				Low + Mod Income Borrowers*			
		2000	2001	2002	Total	2000	2001	2002	Total
A. The 101 Cities and Towns in the MAPC Region (continued)									
Stow	\$ 102,530	1.8%	0.0%	1.7%	1.2%	3.5%	5.6%	8.5%	5.9%
Sudbury	\$ 130,399	1.5%	0.7%	1.8%	1.4%	3.4%	3.6%	8.4%	5.2%
Swampscott	\$ 82,795	2.9%	5.4%	0.4%	2.8%	9.8%	15.8%	13.0%	12.8%
Topsfield	\$ 104,475	1.2%	1.3%	2.9%	1.7%	2.4%	3.8%	11.6%	5.7%
Wakefield	\$ 77,834	1.7%	2.6%	1.3%	1.9%	13.6%	17.8%	18.2%	16.4%
Walpole	\$ 84,458	2.9%	2.4%	2.4%	2.5%	13.3%	11.3%	15.0%	13.2%
Waltham	\$ 64,595	4.0%	2.6%	2.6%	3.0%	16.3%	16.2%	18.0%	16.9%
Watertown	\$ 67,441	3.3%	1.6%	2.5%	2.4%	17.4%	13.4%	18.3%	16.3%
Wayland	\$ 113,671	3.4%	0.0%	1.1%	1.6%	6.7%	2.9%	7.3%	5.7%
Wellesley	\$ 134,769	0.6%	0.6%	0.3%	0.5%	2.8%	2.2%	2.5%	2.5%
Wenham	\$ 98,004	2.0%	3.8%	0.0%	2.2%	14.3%	6.4%	11.3%	10.0%
Weston	\$ 181,041	0.7%	1.8%	0.0%	0.8%	0.7%	4.5%	1.4%	2.1%
Westwood	\$ 103,242	2.8%	1.8%	2.4%	2.3%	8.3%	5.3%	6.2%	6.7%
Weymouth	\$ 64,083	7.7%	7.8%	6.9%	7.4%	34.7%	37.8%	34.1%	35.5%
Wilmington	\$ 76,760	2.2%	1.7%	2.6%	2.2%	14.6%	13.3%	14.5%	14.1%
Winchester	\$ 110,226	2.5%	0.0%	2.0%	1.6%	10.0%	6.7%	8.9%	8.7%
Winthrop	\$ 65,696	7.9%	6.5%	7.9%	7.4%	34.9%	27.3%	29.0%	30.4%
Woburn	\$ 66,364	5.8%	4.7%	4.1%	4.9%	24.1%	23.1%	22.0%	23.1%
Wrentham	\$ 89,058	3.0%	5.1%	2.6%	3.6%	12.6%	18.3%	13.5%	14.8%
B. The Seven Other Massachusetts Cities with Population over 60,000									
Brockton	\$ 46,235	9.0%	6.8%	4.1%	6.6%	40.5%	40.3%	31.3%	37.2%
Fall River	\$ 37,671	9.1%	6.0%	6.7%	7.1%	37.1%	34.0%	28.2%	32.6%
Lawrence	\$ 31,809	21.5%	20.2%	12.3%	17.8%	64.3%	61.7%	52.7%	59.3%
Lowell	\$ 45,901	11.4%	12.7%	13.0%	12.3%	49.1%	48.8%	47.8%	48.6%
New Bedford	\$ 35,708	4.7%	5.1%	4.1%	4.6%	24.8%	24.3%	22.9%	23.9%
Springfield	\$ 36,285	10.4%	10.7%	8.1%	9.7%	49.8%	50.2%	44.4%	48.0%
Worcester	\$ 42,988	6.9%	5.5%	3.1%	5.0%	36.7%	31.5%	25.5%	30.9%
C. Larger Areas[^]									
MAPC Region	not available	4.8%	4.0%	3.6%	4.1%	20.1%	19.9%	19.7%	19.9%
Boston MSA	\$ 68,341	5.3%	4.3%	4.0%	4.5%	21.6%	21.2%	21.1%	21.3%
Boston NECTA	not available	5.6%	4.6%	4.3%	4.8%	22.8%	22.4%	22.1%	22.4%
Massachusetts#	\$ 61,664	5.3%	4.5%	4.2%	4.7%	23.3%	22.8%	22.2%	22.8%

* Low-income is less than 50%, and moderate income is between 50% & 80%, of the median family income (MFI) in the MSA in which the city/town is located. (These MFIs are determined annually by HUD and should not be confused with the MFIs reported in each decennial census; the latter are used to classify census tracts rather than borrowers.) Thus the income ranges for low- and moderate-income borrowers in a community depend on which MSA the community is located within. The entire MAPC Region falls within the Boston MSA, while each of the seven cities in Panel B is a central city in a different MSA. The Boston NECTA includes communities from the Boston, Brockton, Lawrence, and Lowell MSAs. Massachusetts has a total of 11 MSAs. This table includes only loans to borrowers with reported incomes of over \$10K; it ignores those with no reported income or with reported income of \$10,000 or less.

[^] The Metropolitan Area Planning Council (MAPC) Region consists of 101 communities (as listed above). The Boston Metropolitan Statistical Area (MSA) consists of all of the communities in the MAPC Region plus 26 more, for a total of 127 communities. The Boston-Cambridge-Quincy Metropolitan New England City and Town Area (Boston NECTA) consists of 155 communities, including all but one of those in the MAPC Region and all but six of those in the Boston MSA. For more information on these geographical areas, see "Notes on Data and Methods."

The numbers for Massachusetts exclude the approximately 4% of total loans that are not in any of the state's 11 MSAs.

TABLE 18 (page 3 of 3)
HOME-PURCHASE LOANS IN LOW- AND MODERATE-INCOME CENSUS TRACTS*
IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
OUTSIDE THIS REGION, AND IN TWO LARGER AREAS, 2000-2002

City/Town	Census Tracts*			Loans in LMI Tracts				As % of Total Loans			
	Total	LMI	%LMI	2000	2001	2002	Total	2000	2001	2002	Total
A. The 101 Cities and Towns in the MAPC Region (continued)											
Stow	1	0	0.0%	-	-	-	-	-	-	-	-
Sudbury	3	0	0.0%	-	-	-	-	-	-	-	-
Swampscott	2	0	0.0%	-	-	-	-	-	-	-	-
Topsfield	1	0	0.0%	-	-	-	-	-	-	-	-
Wakefield	4	0	0.0%	-	-	-	-	-	-	-	-
Walpole	3	0	0.0%	-	-	-	-	-	-	-	-
Waltham	13	1	7.7%	15	12	31	58	2.9%	1.9%	4.8%	3.2%
Watertown	5	0	0.0%	-	-	-	-	-	-	-	-
Wayland	2	0	0.0%	-	-	-	-	-	-	-	-
Wellesley	5	0	0.0%	-	-	-	-	-	-	-	-
Wenham	1	0	0.0%	-	-	-	-	-	-	-	-
Weston	2	0	0.0%	-	-	-	-	-	-	-	-
Westwood	3	0	0.0%	-	-	-	-	-	-	-	-
Weymouth	9	1	11.1%	94	89	72	255	10.0%	10.2%	7.4%	9.1%
Wilmington	4	0	0.0%	-	-	-	-	-	-	-	-
Winchester	5	0	0.0%	-	-	-	-	-	-	-	-
Winthrop	5	0	0.0%	-	-	-	-	-	-	-	-
Woburn	6	0	0.0%	-	-	-	-	-	-	-	-
Wrentham	2	0	0.0%	-	-	-	-	-	-	-	-
B. The Seven Other Massachusetts Cities with Population over 60,000											
Brockton	21	12	57.1%	850	905	967	2,722	56.0%	55.3%	56.1%	55.8%
Fall River	25	16	64.0%	354	412	546	1,312	53.7%	53.2%	59.5%	55.8%
Lawrence	18	17	94.4%	741	809	858	2,408	85.2%	86.7%	85.9%	85.9%
Lowell	24	21	87.5%	1,039	1,007	1,055	3,101	71.5%	71.8%	74.9%	72.7%
New Bedford	31	21	67.7%	532	613	730	1,875	51.7%	53.9%	57.6%	54.6%
Springfield	36	22	61.1%	826	812	965	2,603	41.2%	41.7%	44.8%	42.6%
Worcester	41	23	56.1%	899	983	1,253	3,135	40.2%	41.6%	45.4%	42.6%
C. Larger Areas[^]											
MAPC Region	632	203	32.1%	8,562	8,865	9,397	26,824	19.7%	20.4%	20.9%	20.3%
Boston MSA	698	218	31.2%	9,664	9,995	10,460	30,119	19.4%	20.0%	20.3%	19.9%

* Low- and moderate-income (LMI) census tracts are those whose median family incomes (MFI) in the 2000 census were no greater than 80% of the MFI in the the MSA in it is located. The entire MAPC region falls within the Boston MSA; each of the seven cities in Panel B is a central city in a different MSA. Census tract counts are based on 1990 census tract definitions, as used in 2002 HMDA data reporting. However, MFI data from the 2000 Census were used to classify tracts within the Boston MSA as LMI or not, taking into account changes in tract definitions between 1990 and 2000. Because this process was not extended beyond the Boston MSA, rows for the Boston NECTA and for Massachusetts are not included in this table.

[^] The Metropolitan Area Planning Council (MAPC) Region consists of 101 communities (as listed above). The Boston Metropolitan Statistical Area (MSA) consists of all of the communities in the MAPC Region plus 26 more, for a total of 127 communities. For more information on these geographical areas, see "Notes on Data and Methods."

TABLE 19 (page 1 of 3)

**HOME-PURCHASE LOANS BY MAJOR TYPES OF LENDERS*
IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, YEAR 2002 ONLY**

City/Town	Total Population	Total Loans	Number of Loans			Percent of All Loans		
			Mass Banks & CUs*	Mort Cos & OSBs*	Sub-Prime Lenders*	Mass Banks & CUs*	Mort Cos & OSBs*	Sub-Prime Lenders*
A. The 101 Cities and Towns in the MAPC Region								
Acton	20,331	444	83	346	15	18.7%	77.9%	3.4%
Arlington	42,389	633	144	469	20	22.7%	74.1%	3.2%
Ashland	14,674	398	73	300	25	18.3%	75.4%	6.3%
Bedford	12,595	147	38	104	5	25.9%	70.7%	3.4%
Bellingham	15,314	296	78	203	15	26.4%	68.6%	5.1%
Belmont	24,194	308	90	204	14	29.2%	66.2%	4.5%
Beverly	39,862	477	133	322	22	27.9%	67.5%	4.6%
Bolton	4,148	88	23	62	3	26.1%	70.5%	3.4%
Boston	589,141	7,902	2,089	5,213	600	26.4%	66.0%	7.6%
Boxborough	4,868	131	27	102	2	20.6%	77.9%	1.5%
Braintree	33,828	468	121	333	14	25.9%	71.2%	3.0%
Brookline	57,107	963	201	733	29	20.9%	76.1%	3.0%
Burlington	22,876	295	80	207	8	27.1%	70.2%	2.7%
Cambridge	101,355	979	281	660	38	28.7%	67.4%	3.9%
Canton	20,775	313	85	210	18	27.2%	67.1%	5.8%
Carlisle	4,717	73	20	48	5	27.4%	65.8%	6.8%
Chelsea	35,080	420	150	213	57	35.7%	50.7%	13.6%
Cohasset	7,261	133	31	94	8	23.3%	70.7%	6.0%
Concord	16,993	250	69	170	11	27.6%	68.0%	4.4%
Danvers	25,212	335	128	198	9	38.2%	59.1%	2.7%
Dedham	23,464	388	114	247	27	29.4%	63.7%	7.0%
Dover	5,558	94	26	61	7	27.7%	64.9%	7.4%
Duxbury	14,248	224	69	140	15	30.8%	62.5%	6.7%
Essex	3,267	45	18	21	6	40.0%	46.7%	13.3%
Everett	38,037	446	129	249	68	28.9%	55.8%	15.2%
Foxborough	15,659	205	57	138	10	27.8%	67.3%	4.9%
Framingham	66,910	1,085	202	758	125	18.6%	69.9%	11.5%
Franklin	28,165	657	158	472	27	24.0%	71.8%	4.1%
Gloucester	30,273	348	185	153	10	53.2%	44.0%	2.9%
Hamilton	8,315	88	34	51	3	38.6%	58.0%	3.4%
Hanover	13,164	201	72	119	10	35.8%	59.2%	5.0%
Hingham	19,882	358	80	263	15	22.3%	73.5%	4.2%
Holbrook	10,785	155	40	102	13	25.8%	65.8%	8.4%
Holliston	13,801	208	55	140	13	26.4%	67.3%	6.3%
Hopkinton	13,346	312	50	254	8	16.0%	81.4%	2.6%
Hudson	18,113	311	95	192	24	30.5%	61.7%	7.7%
Hull	11,050	224	58	151	15	25.9%	67.4%	6.7%
Ipswich	12,987	220	68	147	5	30.9%	66.8%	2.3%
Lexington	30,355	442	98	329	15	22.2%	74.4%	3.4%
Lincoln	8,056	69	22	45	2	31.9%	65.2%	2.9%
Littleton	8,184	175	30	137	8	17.1%	78.3%	4.6%

TABLE 19 (page 2 of 3)

**HOME-PURCHASE LOANS BY MAJOR TYPES OF LENDERS*
IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, YEAR 2002 ONLY**

City/Town	Total Population	Total Loans	Number of Loans			Percent of All Loans		
			Mass Banks & CUs*	Mort Cos & OSBs*	Sub-Prime Lenders*	Mass Banks & CUs*	Mort Cos & OSBs*	Sub-Prime Lenders*
A. The 101 Cities and Towns in the MAPC Region (continued)								
Lynn	89,050	1,564	584	745	235	37.3%	47.6%	15.0%
Lynnfield	11,542	199	71	117	11	35.7%	58.8%	5.5%
Malden	56,340	701	192	448	61	27.4%	63.9%	8.7%
Manchester-btS	5,228	76	21	53	2	27.6%	69.7%	2.6%
Marblehead	20,377	382	130	232	20	34.0%	60.7%	5.2%
Marlborough	36,255	700	136	478	86	19.4%	68.3%	12.3%
Marshfield	24,324	530	130	367	33	24.5%	69.2%	6.2%
Maynard	10,433	238	57	163	18	23.9%	68.5%	7.6%
Medfield	12,273	203	45	150	8	22.2%	73.9%	3.9%
Medford	55,765	672	186	442	44	27.7%	65.8%	6.5%
Medway	12,448	259	67	171	21	25.9%	66.0%	8.1%
Melrose	27,134	412	144	252	16	35.0%	61.2%	3.9%
Middleton	7,744	139	44	85	10	31.7%	61.2%	7.2%
Milford	26,799	502	144	321	37	28.7%	63.9%	7.4%
Millis	7,902	155	45	101	9	29.0%	65.2%	5.8%
Milton	26,062	350	80	252	18	22.9%	72.0%	5.1%
Nahant	3,632	59	15	42	2	25.4%	71.2%	3.4%
Natick	32,170	592	187	385	20	31.6%	65.0%	3.4%
Needham	28,911	414	108	292	14	26.1%	70.5%	3.4%
Newton	83,829	1,092	250	791	51	22.9%	72.4%	4.7%
Norfolk	10,460	166	43	118	5	25.9%	71.1%	3.0%
North Reading	13,837	219	64	146	9	29.2%	66.7%	4.1%
Norwell	9,765	192	60	122	10	31.3%	63.5%	5.2%
Norwood	28,587	329	105	207	17	31.9%	62.9%	5.2%
Peabody	48,129	585	176	373	36	30.1%	63.8%	6.2%
Pembroke	16,927	296	74	199	23	25.0%	67.2%	7.8%
Quincy	88,025	1,294	317	902	75	24.5%	69.7%	5.8%
Randolph	30,963	561	96	380	85	17.1%	67.7%	15.2%
Reading	23,708	348	105	231	12	30.2%	66.4%	3.4%
Revere	47,283	688	257	344	87	37.4%	50.0%	12.6%
Rockland	17,670	246	55	165	26	22.4%	67.1%	10.6%
Rockport	7,767	100	43	55	2	43.0%	55.0%	2.0%
Salem	40,407	663	198	427	38	29.9%	64.4%	5.7%
Saugus	26,078	412	135	243	34	32.8%	59.0%	8.3%
Scituate	17,863	301	86	197	18	28.6%	65.4%	6.0%
Sharon	17,408	277	63	202	12	22.7%	72.9%	4.3%
Sherborn	4,200	53	12	39	2	22.6%	73.6%	3.8%
Somerville	77,478	779	214	520	45	27.5%	66.8%	5.8%
Southborough	8,781	148	29	113	6	19.6%	76.4%	4.1%
Stoneham	22,219	272	81	181	10	29.8%	66.5%	3.7%
Stoughton	27,149	431	104	282	45	24.1%	65.4%	10.4%

TABLE 19 (page 3 of 3)

**HOME-PURCHASE LOANS BY MAJOR TYPES OF LENDERS*
IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, YEAR 2002 ONLY**

City/Town	Total Population	Total Loans	Number of Loans			Percent of All Loans		
			Mass Banks & CUs*	Mort Cos & OSBs*	Sub-Prime Lenders*	Mass Banks & CUs*	Mort Cos & OSBs*	Sub-Prime Lenders*
A. The 101 Cities and Towns in the MAPC Region (continued)								
Stow	5,902	121	27	92	2	22.3%	76.0%	1.7%
Sudbury	16,841	352	68	271	13	19.3%	77.0%	3.7%
Swampscott	14,412	271	63	188	20	23.2%	69.4%	7.4%
Topsfield	6,141	71	18	52	1	25.4%	73.2%	1.4%
Wakefield	24,804	314	92	210	12	29.3%	66.9%	3.8%
Walpole	22,824	353	108	222	23	30.6%	62.9%	6.5%
Waltham	59,226	651	147	455	49	22.6%	69.9%	7.5%
Watertown	32,986	433	140	284	9	32.3%	65.6%	2.1%
Wayland	13,100	184	44	127	13	23.9%	69.0%	7.1%
Wellesley	26,613	380	91	275	14	23.9%	72.4%	3.7%
Wenham	4,440	57	21	34	2	36.8%	59.6%	3.5%
Weston	11,469	141	43	96	2	30.5%	68.1%	1.4%
Westwood	14,117	210	53	150	7	25.2%	71.4%	3.3%
Weymouth	53,988	977	306	619	52	31.3%	63.4%	5.3%
Wilmington	21,363	328	85	228	15	25.9%	69.5%	4.6%
Winchester	20,810	365	113	239	13	31.0%	65.5%	3.6%
Winthrop	18,303	244	91	143	10	37.3%	58.6%	4.1%
Woburn	37,258	416	135	256	25	32.5%	61.5%	6.0%
Wrentham	10,554	200	54	136	10	27.0%	68.0%	5.0%
B. The Seven Other Massachusetts Cities with Population over 60,000								
Brockton	94,304	1,725	406	1,005	314	23.5%	58.3%	18.2%
Fall River	91,398	917	362	429	126	39.5%	46.8%	13.7%
Lawrence	72,043	999	304	552	143	30.4%	55.3%	14.3%
Lowell	105,167	1,408	358	879	171	25.4%	62.4%	12.1%
New Bedford	93,768	1,268	405	690	173	31.9%	54.4%	13.6%
Springfield	152,082	2,154	791	1,051	312	36.7%	48.8%	14.5%
Worcester	172,648	2,759	604	1,790	365	21.9%	64.9%	13.2%
C. Larger Areas[^]								
MAPC Region	3,064,412	44,975	12,256	29,770	2,949	27.3%	66.2%	6.6%
Boston MSA	3,398,051	51,618	14,456	33,802	3,360	28.0%	65.5%	6.5%
Boston NECTA	4,144,933	64,057	17,976	41,576	4,505	28.1%	64.9%	7.0%
Massachusetts	6,349,097	99,519	31,946	60,387	7,186	32.1%	60.7%	7.2%

* "Mass. Banks and Credit Unions" all banks with Mass. offices, plus all affiliated mortgage companies; excludes fed-chartered CUs.
 "Mortgage Companies & Out-of-State Banks": all lenders not affiliated with Mass. banks or state-chartered credit unions, excluding subprime lenders.
 "Subprime Lenders" are identified from lists prepared annually by HUD.
 For Massachusetts banks and credit unions, local performance in meeting community credit needs is subject to evaluation by federal and/or state bank regulators under the state and/or federal Community Revestment Act (CRA). Local lending by mortgage companies and out-of-state banks is not subject to such evaluation under the CRA.

[^] The Metropolitan Area Planning Council (MAPC) Region consists of 101 communities (as listed above). The Boston Metropolitan Statistical Area (MSA) consists of all of the communities in the MAPC Region plus 26 more, for a total of 127 communities. The Boston-Cambridge-Quincy Metropolitan New England City and Town Area (Boston NECTA) consists of 155 communities, including all but one of those in the MAPC Region and all but six of those in the Boston MSA. For more information on these geographical areas, see "Notes on Data and Methods."

TABLE 20 (page 1 of 3)

**PERCENT OF HOME-PURCHASE LOANS BY TWO MAJOR TYPES OF LENDERS*
 THAT WENT TO TRADITIONALLY UNDERSERVED BORROWERS AND NEIGHBORHOODS
 IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
 OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, YEAR 2002 ONLY**

City/Town	Mass. Banks and Credit Unions*				Mort Cos & Out-of-State Banks*			
	All Borrowers	Black or Latino Borrowers	Low/Mod Income Borrowers#	LMI Census Tracts	All Borrowers	Black or Latino Borrowers	Low/Mod Income Borrowers#	LMI Census Tracts
A. The 101 Cities and Towns in the MAPC Region								
Acton	100.0%	2.4%	25.3%	0.0%	100.0%	1.7%	16.2%	0.0%
Arlington	100.0%	2.1%	16.0%	0.0%	100.0%	1.7%	11.3%	0.0%
Ashland	100.0%	2.7%	20.5%	0.0%	100.0%	2.3%	10.3%	0.0%
Bedford	100.0%	0.0%	7.9%	0.0%	100.0%	5.8%	5.8%	0.0%
Bellingham	100.0%	5.1%	24.4%	0.0%	100.0%	3.0%	23.6%	0.0%
Belmont	100.0%	4.4%	5.6%	0.0%	100.0%	1.5%	3.9%	0.0%
Beverly	100.0%	1.5%	26.3%	31.6%	100.0%	1.6%	16.8%	20.2%
Bolton	100.0%	0.0%	13.0%	0.0%	100.0%	1.6%	1.6%	0.0%
Boston	100.0%	24.4%	27.5%	57.3%	100.0%	9.3%	16.6%	50.8%
Boxborough	100.0%	0.0%	37.0%	0.0%	100.0%	2.0%	27.5%	0.0%
Braintree	100.0%	4.1%	28.1%	0.0%	100.0%	3.3%	21.0%	0.0%
Brookline	100.0%	3.5%	12.9%	0.0%	100.0%	1.5%	8.6%	0.0%
Burlington	100.0%	3.8%	12.5%	0.0%	100.0%	2.9%	9.7%	0.0%
Cambridge	100.0%	4.6%	15.7%	24.2%	100.0%	2.7%	13.2%	28.5%
Canton	100.0%	7.1%	11.8%	0.0%	100.0%	4.3%	19.5%	0.0%
Carlisle	100.0%	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%
Chelsea	100.0%	62.7%	34.7%	100.0%	100.0%	28.6%	33.3%	100.0%
Cohasset	100.0%	0.0%	9.7%	0.0%	100.0%	2.1%	5.3%	0.0%
Concord	100.0%	2.9%	14.5%	0.0%	100.0%	2.4%	4.7%	0.0%
Danvers	100.0%	0.0%	26.6%	0.0%	100.0%	0.5%	27.3%	0.0%
Dedham	100.0%	4.4%	26.3%	0.0%	100.0%	4.9%	18.2%	0.0%
Dover	100.0%	0.0%	7.7%	0.0%	100.0%	1.6%	0.0%	0.0%
Duxbury	100.0%	0.0%	7.2%	0.0%	100.0%	0.0%	5.0%	0.0%
Essex	100.0%	0.0%	11.1%	0.0%	100.0%	0.0%	23.8%	0.0%
Everett	100.0%	34.9%	27.1%	100.0%	100.0%	22.1%	22.1%	100.0%
Foxborough	100.0%	1.8%	19.3%	0.0%	100.0%	2.2%	15.9%	0.0%
Framingham	100.0%	10.0%	31.2%	6.0%	100.0%	5.9%	25.5%	31.0%
Franklin	100.0%	0.6%	16.5%	0.0%	100.0%	2.1%	16.1%	0.0%
Gloucester	100.0%	0.5%	27.6%	36.8%	100.0%	0.7%	22.2%	29.4%
Hamilton	100.0%	2.9%	26.5%	0.0%	100.0%	2.0%	7.8%	0.0%
Hanover	100.0%	2.8%	9.7%	0.0%	100.0%	0.8%	10.9%	0.0%
Hingham	100.0%	1.3%	10.0%	0.0%	100.0%	0.4%	9.5%	0.0%
Holbrook	100.0%	5.0%	42.5%	0.0%	100.0%	8.8%	32.4%	0.0%
Holliston	100.0%	1.8%	27.3%	0.0%	100.0%	1.4%	20.7%	0.0%
Hopkinton	100.0%	2.0%	12.0%	0.0%	100.0%	3.9%	6.7%	0.0%
Hudson	100.0%	2.1%	24.2%	0.0%	100.0%	3.1%	20.3%	0.0%
Hull	100.0%	0.0%	29.3%	0.0%	100.0%	0.0%	20.5%	0.0%
Ipswich	100.0%	1.5%	26.5%	0.0%	100.0%	0.7%	14.3%	0.0%
Lexington	100.0%	0.0%	8.2%	0.0%	100.0%	1.5%	2.7%	0.0%
Lincoln	100.0%	0.0%	9.1%	0.0%	100.0%	2.2%	2.2%	4.4%
Littleton	100.0%	0.0%	6.7%	0.0%	100.0%	0.7%	13.1%	0.0%

TABLE 20 (page 2 of 3)

PERCENT OF HOME-PURCHASE LOANS BY TWO MAJOR TYPES OF LENDERS*
 THAT WENT TO TRADITIONALLY UNDERSERVED BORROWERS AND NEIGHBORHOODS
 IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
 OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, YEAR 2002 ONLY

City/Town	Mass. Banks and Credit Unions*				Mort Cos & Out-of-State Banks*			
	All Borrowers	Black or Latino Borrowers	Low/Mod Income Borrowers#	LMI Census Tracts	All Borrowers	Black or Latino Borrowers	Low/Mod Income Borrowers#	LMI Census Tracts
A. The 101 Cities and Towns in the MAPC Region (continued)								
Lynn	100.0%	43.2%	37.3%	69.9%	100.0%	25.8%	32.8%	65.5%
Lynnfield	100.0%	1.4%	11.3%	0.0%	100.0%	0.9%	7.7%	0.0%
Malden	100.0%	13.0%	31.3%	48.4%	100.0%	14.5%	20.1%	48.7%
Manchester-btS	100.0%	0.0%	14.3%	0.0%	100.0%	1.9%	3.8%	0.0%
Marblehead	100.0%	3.1%	9.2%	0.0%	100.0%	0.0%	10.3%	0.0%
Marlborough	100.0%	7.4%	27.9%	0.0%	100.0%	5.9%	26.4%	0.0%
Marshfield	100.0%	0.8%	26.2%	0.0%	100.0%	1.4%	24.8%	0.0%
Maynard	100.0%	0.0%	15.8%	0.0%	100.0%	0.6%	17.2%	0.0%
Medfield	100.0%	0.0%	17.8%	0.0%	100.0%	0.7%	8.7%	0.0%
Medford	100.0%	9.1%	22.6%	25.3%	100.0%	5.7%	13.1%	23.3%
Medway	100.0%	3.0%	16.4%	0.0%	100.0%	1.8%	12.3%	0.0%
Melrose	100.0%	3.5%	18.8%	0.0%	100.0%	0.4%	11.5%	0.0%
Middleton	100.0%	2.3%	13.6%	0.0%	100.0%	2.4%	4.7%	0.0%
Milford	100.0%	6.9%	29.2%	51.4%	100.0%	5.0%	25.5%	45.2%
Millis	100.0%	2.2%	22.2%	0.0%	100.0%	1.0%	26.7%	0.0%
Milton	100.0%	15.0%	15.0%	0.0%	100.0%	8.7%	7.9%	0.0%
Nahant	100.0%	13.3%	13.3%	0.0%	100.0%	0.0%	19.0%	0.0%
Natick	100.0%	1.1%	27.8%	0.0%	100.0%	2.9%	14.3%	0.0%
Needham	100.0%	0.9%	7.4%	0.0%	100.0%	0.7%	6.5%	0.0%
Newton	100.0%	0.8%	10.0%	0.0%	100.0%	1.1%	8.0%	0.0%
Norfolk	100.0%	0.0%	9.3%	0.0%	100.0%	0.8%	11.9%	0.0%
North Reading	100.0%	0.0%	29.7%	0.0%	100.0%	3.4%	17.8%	0.0%
Norwell	100.0%	3.3%	1.7%	0.0%	100.0%	0.0%	9.8%	0.0%
Norwood	100.0%	2.9%	18.1%	0.0%	100.0%	3.4%	21.7%	0.0%
Peabody	100.0%	2.8%	26.1%	8.0%	100.0%	2.4%	33.0%	4.8%
Pembroke	100.0%	0.0%	25.7%	0.0%	100.0%	2.5%	22.6%	0.0%
Quincy	100.0%	3.8%	31.5%	17.4%	100.0%	1.8%	24.4%	18.4%
Randolph	100.0%	31.3%	39.6%	0.0%	100.0%	29.2%	33.4%	0.0%
Reading	100.0%	0.0%	15.2%	0.0%	100.0%	1.3%	10.4%	0.0%
Revere	100.0%	34.6%	30.0%	79.8%	100.0%	14.0%	30.8%	75.6%
Rockland	100.0%	0.0%	40.0%	0.0%	100.0%	2.4%	30.3%	0.0%
Rockport	100.0%	2.3%	18.6%	0.0%	100.0%	1.8%	20.0%	0.0%
Salem	100.0%	6.1%	36.9%	18.7%	100.0%	3.5%	22.2%	19.4%
Saugus	100.0%	3.7%	26.7%	0.0%	100.0%	3.3%	28.0%	0.0%
Scituate	100.0%	0.0%	7.0%	0.0%	100.0%	1.5%	11.7%	0.0%
Sharon	100.0%	4.8%	6.3%	0.0%	100.0%	3.5%	8.9%	0.0%
Sherborn	100.0%	0.0%	0.0%	0.0%	100.0%	2.6%	2.6%	0.0%
Somerville	100.0%	8.9%	21.5%	68.2%	100.0%	4.6%	12.7%	65.8%
Southborough	100.0%	0.0%	6.9%	0.0%	100.0%	0.0%	4.4%	0.0%
Stoneham	100.0%	1.2%	22.2%	0.0%	100.0%	0.6%	20.4%	0.0%
Stoughton	100.0%	9.6%	25.0%	0.0%	100.0%	9.2%	25.9%	0.0%

TABLE 20 (page 3 of 3)

**PERCENT OF HOME-PURCHASE LOANS BY TWO MAJOR TYPES OF LENDERS*
THAT WENT TO TRADITIONALLY UNDERSERVED BORROWERS AND NEIGHBORHOODS
IN THE 101 CITIES & TOWNS IN THE MAPC REGION, IN THE 7 LARGEST CITIES
OUTSIDE THIS REGION, AND IN FOUR LARGER AREAS, YEAR 2002 ONLY**

City/Town	Mass. Banks and Credit Unions*				Mort Cos & Out-of-State Banks*			
	All Borrowers	Black or Latino Borrowers	Low/Mod Income Borrowers#	LMI Census Tracts	All Borrowers	Black or Latino Borrowers	Low/Mod Income Borrowers#	LMI Census Tracts
A. The 101 Cities and Towns in the MAPC Region (continued)								
Stow	100.0%	3.7%	14.8%	0.0%	100.0%	1.1%	6.5%	0.0%
Sudbury	100.0%	1.5%	8.8%	0.0%	100.0%	0.4%	8.1%	0.0%
Swampscott	100.0%	3.2%	11.1%	0.0%	100.0%	0.0%	13.3%	0.0%
Topsfield	100.0%	0.0%	22.2%	0.0%	100.0%	0.0%	7.7%	0.0%
Wakefield	100.0%	0.0%	16.3%	0.0%	100.0%	0.5%	17.1%	0.0%
Walpole	100.0%	0.9%	13.9%	0.0%	100.0%	0.9%	14.9%	0.0%
Waltham	100.0%	4.1%	19.7%	2.7%	100.0%	5.5%	16.5%	5.7%
Watertown	100.0%	2.9%	18.6%	0.0%	100.0%	3.5%	16.2%	0.0%
Wayland	100.0%	0.0%	4.5%	0.0%	100.0%	1.6%	8.7%	0.0%
Wellesley	100.0%	0.0%	1.1%	0.0%	100.0%	1.8%	2.9%	0.0%
Wenham	100.0%	0.0%	9.5%	0.0%	100.0%	0.0%	11.8%	0.0%
Weston	100.0%	2.3%	2.3%	0.0%	100.0%	0.0%	1.0%	0.0%
Westwood	100.0%	3.8%	11.3%	0.0%	100.0%	0.0%	4.7%	0.0%
Weymouth	100.0%	3.3%	35.0%	8.8%	100.0%	2.1%	30.9%	6.8%
Wilmington	100.0%	1.2%	17.6%	0.0%	100.0%	1.8%	12.3%	0.0%
Winchester	100.0%	0.9%	9.7%	0.0%	100.0%	0.8%	8.4%	0.0%
Winthrop	100.0%	11.0%	24.2%	0.0%	100.0%	7.0%	27.3%	0.0%
Woburn	100.0%	4.4%	23.0%	0.0%	100.0%	2.3%	21.5%	0.0%
Wrentham	100.0%	1.9%	11.1%	0.0%	100.0%	0.7%	14.0%	0.0%
B. The Seven Other Massachusetts Cities with Population over 60,000								
Brockton	100.0%	36.5%	10.8%	12.5%	100.0%	32.6%	47.6%	53.9%
Fall River	100.0%	6.8%	23.4%	22.1%	100.0%	7.7%	61.5%	61.5%
Lawrence	100.0%	61.7%	19.8%	27.2%	100.0%	56.7%	56.0%	83.3%
Lowell	100.0%	13.2%	12.1%	18.4%	100.0%	13.1%	42.6%	74.5%
New Bedford	100.0%	12.2%	19.6%	16.0%	100.0%	9.9%	54.8%	57.1%
Springfield	100.0%	36.1%	26.3%	14.8%	100.0%	33.6%	70.1%	44.6%
Worcester	100.0%	16.6%	10.7%	9.0%	100.0%	13.9%	40.3%	42.5%
C. Larger Areas[^]								
MAPC Region	100.0%	10.8%	22.9%	21.5%	100.0%	5.3%	17.1%	18.6%
Boston MSA	100.0%	9.6%	24.5%	22.0%	100.0%	5.0%	18.3%	18.2%
Boston NECTA	100.0%	10.8%	25.3%	not available	100.0%	6.4%	19.3%	not available
Massachusetts+	100.0%	8.3%	25.3%	not available	100.0%	6.3%	19.7%	not available

* "Mass. Banks and Credit Unions": all banks with Mass. offices, plus all affiliated mortgage companies; excludes fed-chartered CUs. "Mortgage Companies & Out-of-State Banks": all lenders not affiliated with Mass. banks or state-chartered credit unions, excluding subprime lenders. "Subprime Lenders" are identified from lists prepared annually by HUD. For Massachusetts banks and credit unions, local performance in meeting community credit needs is subject to evaluation by federal and/or state bank regulators under the state and/or federal Community Revestment Act (CRA). Local lending by mortgage companies and out-of-state banks is not subject to such evaluation under the CRA.

Low-income is less than 50%, and moderate income is between 50% & 80%, of the median family income (MFI) in the MSA in which the city/town is located. (These MFIs are determined annually by HUD and should not be confused with the MFIs reported in each decennial census; the latter are used to classify census tracts rather than borrowers.) Thus the income ranges for low- and moderate-income borrowers in a community depend on which MSA the community is located within. The entire MAPC Region falls within the Boston MSA, while each of the seven cities in Panel B is a central city in a different MSA. The Boston NECTA includes communities from the Boston, Brockton, Lawrence, and Lowell MSAs. Massachusetts has a total of 11 MSAs. In this table, percentages are of "total loans" as shown in Table 18, including loans without borrowers race and/or income information.

[^] The Metropolitan Area Planning Council (MAPC) Region consists of 101 communities (as listed above). The Boston Metropolitan Statistical Area (MSA) consists of all of the communities in the MAPC Region plus 26 more, for a total of 127 communities. The Boston-Cambridge-Quincy Metropolitan New England City and Town Area (Boston NECTA) consists of 155 communities, including all but one of those in the MAPC Region and all but six of those in the Boston MSA. For more information on these geographical areas, see "Notes on Data and Methods."

+ In calculating the LMI percentages for Massachusetts, the approximately 4% of total loans that were not in any of the state's 11 MSAs were ignored.

NOTES ON DATA AND METHODS

Introduction

This report is based primarily on data from three major sources: the Federal Financial Institutions Examination Council (FFIEC) for Home Mortgage Disclosure Act (HMDA) data; the U.S. Census Bureau for data from the 1990 Census and the 2000 Census; and the U.S. Department of Housing and Urban Development (HUD) for annual data on income levels for metropolitan areas and for annual lists of subprime lenders. These “Notes” will first provide information on the data obtained from these three sources and will then provide information relevant to some specific tables and charts in the report. The information here is intended to supplement the information provided in the notes to the tables themselves, and not all of that information is repeated here.

Home Mortgage Disclosure Act (HMDA) Data

Data on loans, applications, and denials were calculated from HMDA Loan Application Register (LAR) data, as collected, processed, and released each year by the FFIEC (www.ffiec.gov). Among the HMDA data provided for each loan application are: the identity of the lending institution; the 1990 census tract in which the property is located; the race and sex of the applicant (and co-applicant, if any); the income of the applicant(s); the purpose of the loan (home purchase, refinancing of existing mortgage, or home improvement for a one-to-four family building; or any loan for a building with five or more dwelling units); the amount of the loan or request; and the disposition of the application (loan originated, approved but not accepted by applicant, denied, application withdrawn, or file closed for incompleteness). The FFIEC makes raw HMDA data available on CD-ROM.

Adjustment for the double-counting of SoftSecond Program loans in Boston: Because the SoftSecond Program (SSP) results in the creation of two mortgages for each home purchased – a first mortgage and a (“soft”) second mortgage – SSP applications and loans are sometimes double-counted in HMDA data. I therefore attempt to locate all pairs of SSP records (by matching year, lender, action, census tract, and applicant characteristics) in the HMDA database and to delete the record in each pair that had the smaller loan amount. This has resulted in the removal of a total of 2,140 records (1,688 records for second mortgage loans and 452 records for SSP applications that did not result in loans; 175 of these records, including 147 loans, were from 2002; 247 records [199 loans] were from 2001; 123 records [102 loans] from 2000; 172 records [137 loans] from 1999; 201 records [152 loans] from 1998; 219 records [156 loans] from 1997; 310 records [229 loans] from 1996; 273 records [225 loans] from 1995; 268 records [215 loans] from 1994; and 152 records [126 loans] from earlier years). Because SSP loans are targeted to minority and low/mod income borrowers, failing to remove their double-counting would overstate lending to these borrowers. I have made no adjustment for the double-counting of SSP loans outside of the city of Boston.

Conventional and government-backed (VA & FHA) loans are identified in HMDA data. In the tables and charts in this report these two types of loans are combined and no separate analysis is provided. Government-backed loans accounted for only 3.0% of all home-purchase loans in Boston in 2002 (down from 6.0% in 2001); they accounted for 13.1% of total loans to black borrowers, 12.5% of loans to Latinos, 1.6% of loans to whites, and 2.3% of loans to Asians.

Income categories for applicants/borrowers are defined in relationship to the median family income (MFI) of the Metropolitan Statistical Area (MSA) in which the property is located, as reported annually by the U.S. Department of Housing and Urban Development (see below). These categories are as follows – low: below 50% of the MSA median; moderate: between 50% and 80% of the MSA median; middle: between 80% and 120% of the MSA median; high: between 120% and 200% of the MSA median; and highest: over 200% of the MSA median. Using these definitions, specific income ranges were calculated for each category for each year for each MSA. Applicants/borrowers were assigned to income categories on the basis of their income as reported (to the nearest \$1000) in the HMDA data. Incomes of \$10,000 or less were viewed as likely to be errors and were therefore ignored in this report’s analysis of lending to borrowers at different income levels.

Racial/Ethnic categories provided in HMDA data are: “American Indian or Alaskan Native,” “Asian or Pacific Islander,” “Black,” “Hispanic,” “White,” “Other,” “Information not provided by applicant in mail or telephone application,” and “Not available.” HMDA regulations do not require that loan applicants be asked their race/ethnicity if the application is made entirely by phone; all other applicants must be asked. For applications made in person, but not for mail or internet applications, if the applicant chooses not to provide the information, the lender must note the applicant’s race/ethnicity “on the basis of visual observation or surname.” In this report, “Asian,” is used as shorthand for “Asian or Pacific Islander”; “Latino” is substituted for “Hispanic”; and only data on the race of applicants are used (that is, data on race of co-applicants are ignored).

Minor differences in totals and percentages reported in different tables result from incomplete data. For example, Tables 6-9 report a total of 7,902 loans for 2002, whereas total 2002 loans in Table 2 include only the 7,754 loans for which applicant income of over \$10,000 was reported.

Denial rates are calculated simply as the number of applications denied divided by the total number of applications. Not all loan applications result in either a loan or a denial. For example, of the 11,088 Boston home-purchase loan applications in 2002, 71.8% resulted in loans being originated and 10.3% were denied; in addition, 8.2% of all applications were approved by the lender but not accepted by the applicant; 7.5% were withdrawn by the applicant, and 2.1% resulted in files being closed because of incompleteness of the application.

Data from the 2000 Census and the 1990 Census

All population, housing, and income data presented in this report are from the 2000 Census. Rolf Goetze of the Policy Development and Research Department at the Boston Redevelopment Authority (BRA) provided me with 2000 Census data in electronic form on requested variables for all of the census tracts in the city of Boston. Roy Williams of the Massachusetts Institute for Social and Economic Research (MISER) at UMass/Amherst provided me with information on these same variables for all Massachusetts cities and towns and for all census tracts in the Boston MSA. Income data from the 2000 Census were obtained using the “American FactFinder” feature on the website of the U.S. Census Bureau (www.census.gov).

Racial/Ethnic composition of geographic areas may be defined in a number of ways as a result of the fact that the 2000 Census allowed individuals to choose two or more racial categories for themselves, in addition to classifying themselves as either Hispanic/Latino or not (the 2000 Census regards the terms “Latino” and “Hispanic” as equivalent; this report uses the term “Latino”). The percentage for Latinos consists of all those who classified themselves as Latino, regardless of the race or races that they selected. The terms “Asian,” “black,” and “white” are used in this report as shorthand for “non-Latino Asian,” “non-Latino black,” and “non-Latino white,” respectively. *The percentage for a single race is calculated as the average of (1) the percentage that chose that race alone and (2) the percentage that chose that race alone or together with one or more other races.* One advantage of this method is that the sum of the percentages for all of the races is very close to 100% (the sum of all percentages based on each race alone is less than 100%, while the sum of all percentages based on each race alone or together with one or more other races is greater than 100%).

Racial/Ethnic composition may be reported either as percentage of the entire population or as percentage of households, where a household is defined as one or more persons living in a single housing unit. (In many cases, a household consists of a family, but there are also many non-family households consisting of a single individual or a set of unrelated individuals.) In most cases, this report uses household percentages rather than population percentages because households provide a better indicator of the number of potential home purchasers. The race/ethnicity of a household is determined by the race of the individual identified as the householder.

HMDA data for 2002 are reported for 1990 census tracts. The record for each mortgage application in the HMDA LAR data provides information on the census tract in which the home is located, including the percentage of minority residents in the census tract, the ratio of the MFI in the census tract to the MFI of the MSA in which the tract is located, and the number of owner-occupied housing units in the tract. The census tracts used in 2002 HMDA data are from the 1990 census and the population, income, and housing data are from that year’s census. For this report, however, census tracts have been classified on the basis of data from the 2000 Census. As a result, results reported for analyses of lending in different categories of census tracts will be different in this report than in most other analyses of HMDA data – and they should more accurately reflect current demographic reality. In most cases, census tracts are the same in the 2000 Census as they were in the 1990 Census, and the process of using 2000 Census data for these tracts is straightforward. However, in some cases census tract definitions (boundaries) were changed between the 1990 Census and the 2000 Census. In Boston, for example, there were 165 census tracts for the 1990 Census, but only 157 census tracts for the 2000 Census; this net reduction of 8 census tracts resulted from five single tracts being divided into pairs of tracts (+5 tracts) and 23 former tracts being consolidated into ten new tracts (-13 tracts). (For detailed information, visit www.ci.boston.ma.us/bra/publications.asp to obtain the Boston Redevelopment Authority’s Research Report #544.) Considerable effort was expended in using 2000 Census data to provide estimates of the year 2000 racial/ethnic composition, number of owner-occupied housing units, and median family incomes for those 1990 census tracts for which the 2000 Census did not directly report information.

Data from the Department of Housing and Urban Development (HUD)

Median family income (MFI) of each Metropolitan Statistical Area (MSA) is reported annually by HUD. Borrowers are placed into income categories by comparing their reported incomes to the annual HUD estimate of the MFI in the MSA where the home being purchased is located. The MFIs for the Boston MSA for the 1990s were: \$46,300 in 1990, \$50,200 in 1991, \$51,100 in 1992, \$51,200 in 1993, \$51,300 in 1994, \$53,100 in 1995, \$56,500 in 1996, \$59,600 in 1997, \$60,000 in 1998, and \$62,700 in 1999. The MFIs for 2000- 2003 for each of the MSAs with communities included in Tables 10-19 were:

	<u>Boston</u>	<u>Brockton</u>	<u>Lawrence</u>	<u>Lowell</u>	<u>NewBedford</u>	<u>Prov/FallRiv</u>	<u>Springfield</u>	<u>Worcester</u>
2000	\$65,500	\$57,700	\$60,800	\$64,900	\$43,600	\$49,800	\$47,500	\$54,400
2001	\$70,000	\$61,300	\$64,100	\$70,200	\$46,300	\$52,800	\$49,700	\$57,000
2002	\$74,200	\$63,500	\$67,400	\$75,200	\$47,500	\$54,100	\$50,700	\$58,400
2003	\$80,800	\$70,300	\$74,300	\$79,700	\$53,700	\$58,400	\$56,800	\$68,000

Subprime lenders among HMDA-reporting lenders are identified each year on a list prepared by Randall Scheessele of HUD. These are lenders who specialize in subprime loans or for whom subprime loans constitute a majority of loans originated. Information on how the lists are compiled and the lists themselves are available at: www.huduser.org/datasets/manu.html.

Data and Methods used for Particular Tables and Charts

Denial rates for the U.S. reported in **Table 3** (but not those for Boston or for Massachusetts) are for *conventional* home-purchase loans only. Nationwide, 16.4% of all 2002 home-purchase applications were for *government-backed* loans (i.e., VA or FHA loans); the black denial rate for conventional loans was about two times the rate for government-backed loans; and the Latino and white denial rates for conventional loans were about one and one-half times the rates for government-backed loans [[Federal Reserve Bulletin](#), 9/2003, pp. A59 & A60]. In Boston, by contrast, only 3.0% of applications in 2002 were for government-

backed loans. The denial rates for conventional loans in Boston were 10.8% for Asians, 18.6% for blacks, 16.8% for Hispanics, and 7.6% for whites – very close to the denial rates for all Boston applicants in these categories that are reported in Table 3.

Analysis of mortgage lending in low- and moderate-income census tracts with different percentages of black and Latino residents in Table 5 is based on 1990 census tracts (used for reporting HMDA data), but 2000 Census data were used to classify these tracts by income level and by percentage of black plus Latino residents and for counts of owner-occupied housing units.

The major types of lenders used in Tables 6-9 and Tables 19-20 are labeled with short-hand descriptions of categories based on a somewhat complex system of classification. A basic description of the categories is presented on page 5 of the text and in somewhat greater detail in the notes these tables; the discussion here is intended to supplement rather than repeat that information. “Massachusetts Banks and Credit Unions” includes all banks with branch offices in Massachusetts, even if they are based in another state or have a majority of their branches in another state, as well as all mortgage company subsidiaries or affiliates of these banks; however, this category excludes federally-chartered credit unions. “Mortgage companies and out-of-state banks” includes all other banks and credit unions – including federally-chartered Massachusetts credit unions – as well as all of their mortgage company subsidiaries and affiliates. The primary purpose of classifying lenders in this way is to distinguish between those whose local lending is subject to evaluation under the CRA and those whose local lending is not subject to such evaluation. This classification provides a good approximation, but is not perfect. An ideal classification would be based on an examination of the “Assessment Area” defined for each bank’s CRA performance evaluation and would determine whether or not that assessment area included the city of Boston (and, in the case of Tables 19 & 20, each of the other communities listed. Subprime lenders are sometimes broken out as a separate group. All of the subprime lenders in Massachusetts fall into the category of “out of state banks and mortgage companies”; none are “Massachusetts banks or credit unions.” (This is a matter of fact rather than of logic; some out-of-state banks and/or bank affiliates are subprime lenders.)

The “licensed mortgage lenders” (LMLs) that are identified in **Table 7** are a subset of “mortgage companies and out-of-state banks.” This further classification of lenders not currently covered by the CRA for their local lending is necessary in order to identify which of these lenders are potentially subject to regulation by the state’s Division of Banks. The lenders that require licenses are independent mortgage companies, companies that are affiliates of federally-chartered banks (subsidiaries of these banks are, like their parent banks, exempt from regulation by Massachusetts), and companies that are either subsidiaries or affiliates of banks chartered by other states. Out-of-state banks and credit unions, and subsidiaries of federally-chartered out-of-state banks (all referred to as “out-of-state banks,” or OSBs) are exempt from regulation by the state of Massachusetts.

Individual lender names listed in **Table 7** in some cases represent sets of affiliated lenders that are treated separately in HMDA data. Two examples: through 1998, the loans attributed to “Fleet” were reported in HMDA data under the names and ID numbers of eleven different subsidiaries of Fleet Financial Group; in the year 2001, the number of loans shown for “Citizens” is the total of those made by Citizens Bank of Massachusetts, Citizens Mortgage Company, and Citizens Bank of New Hampshire.

The data on Targeted Mortgage Program (TMP) lending in Boston that are reported in **Tables 10 and 11** were obtained from a number of sources; only the sources of the data for loans originated in the year 2002 are cited here. Data on SoftSecond Program (SSP) loans in Boston were furnished by Heather Whelehan of the Massachusetts Housing Partnership Fund, which maintains a database on SSP loans statewide. Data on MassHousing (MHFA) loans were furnished by Virginia Healy. Data on ACORN loans were obtained from Tom Kennedy at Sovereign, Julie Connelly at Citizens, and Fred Piell at Fleet; the last of these also provided data on NACA loans.

Geographical areas. Panel C in **Tables 12-20** presents information for three multi-community geographic areas as well as for the state as a whole. Maps showing the communities contained in each of these three areas precede Table 12. The *Metropolitan Area Planning Council Region (MAPC Region)*, consisting of 101 cities and towns, is defined by the Metropolitan Area Planning Council (MAPC), a regional planning agency established by the state in 1963. More information on the MAPC and the MAPC Region is available at www.mapc.org. The Massachusetts portion of the *Boston Metropolitan Statistical Area (Boston MSA)*, consisting of 127 cities and towns, includes the entire MAPC Region. The Boston MSA has a pair of arms extending northwest and another pair extending southeast, bordering “gulfs” created by the Lowell, Lawrence, and Brockton MSAs. The Massachusetts portion of *Boston-Cambridge-Quincy MA-NH Metropolitan New England City and Town Area (Boston NECTA)*, consisting of 155 cities and towns, includes 121 of the 127 communities in the Boston MSA, plus all 14 of the communities in the Brockton MSA, all 10 of the communities in the Lawrence MSA, and all 10 of the communities in the Lowell MSA. (The communities in the Boston MSA, but not in the Boston NECTA are: Bellingham [also in the MAPC Region], Blackstone, Millville, Lancaster, Plainville, and Wareham.) The Boston NECTA was defined by the U.S. Office of Management and Budget in June 2003 [www.whitehouse.gov/omb/bulletins/b03-04.html]. (New England now has both NECTAs – defined in terms of cities and towns – and MSAs; for the first time, MSAs in New England – like those in the rest of the U.S. – consist of entire counties. The MSAs used in this report are the old MSAs, as defined by the OMB in 1993.) In terms of counties, the Boston NECTA includes all of the communities in Essex County (34) and Suffolk County (4); most of the communities in Middlesex County (53 of 54), Norfolk County (26 of 28), and Plymouth County (23 of 27); and a minority of the communities in Bristol County (7 of 20) and Worcester County (8 of 60).