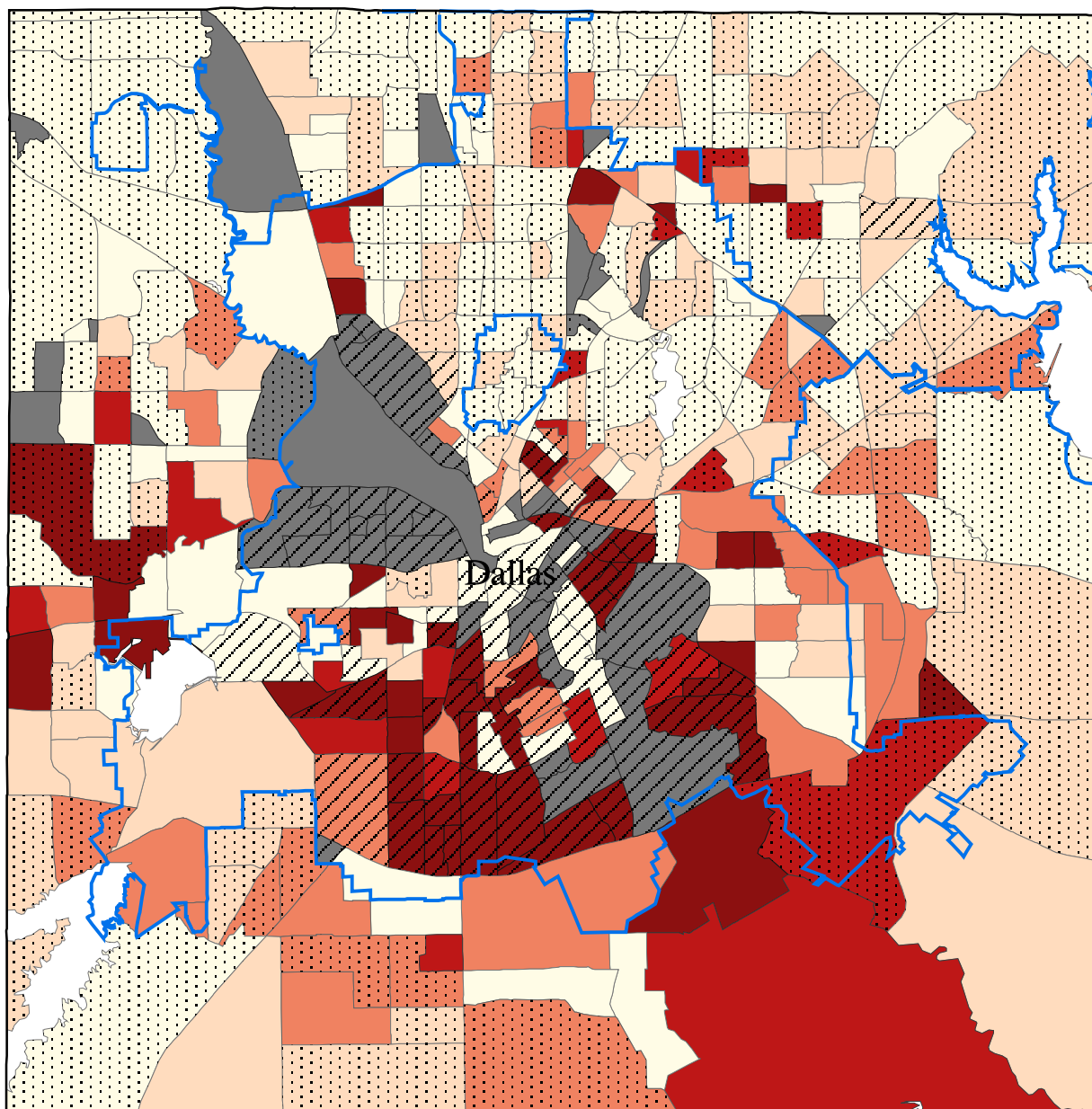


Disparate Access To Prime Refinancing Loans:

Upper Income Borrowers in Minority Neighborhoods versus White Neighborhoods

Dallas County 1999



Subprime Lenders Market Share of Refinancing Loans Made to Upper Income Borrowers in 1999 - by Census Tract

Diagonal Overlay for Minority Neighborhoods and Point Overlay for White Neighborhoods

Minority Census Tract: Minority persons comprise 75% or more of census tract population.

White Census Tract: Minority persons comprise less than 25% of census tract population.

- Dallas Municipal Boundary
- Minority Census Tract
- White Census Tract
- No Refinancing Loans to Upper Income Borrowers
- 0% - 10%
- 10% - 20%
- 20% - 30%
- 30% - 50%
- 50% - 100%

In the Dallas MSA in 1999, subprime lenders made 37.20% of total refinancing loan originations to upper income borrowers in Minority census tracts, compared to only 8.64% of such originations to upper income borrowers in White census tracts. In Integrated census tracts (minority persons representing 25%-75% of tract population), subprime lenders made 15.95% of total refinancing loan originations to upper income borrowers.

Sources: FFIEC, 1999 HMDA data; 1990 US Census data; and HUD, 1999 List of Subprime and Manufactured Home Lenders.

Texas Low Income Housing Information Services, Austin, TX