SUPPLEMENT

Examining the
Lending Practices of Authorized Depositories
For the City Of Philadelphia

CALENDAR YEAR 2023

Office of the City Treasurer
1401 JFK Boulevard,
Room 640 Philadelphia, PA 19102

SUBMITTED BY:

Lee Huang
Principal
Econsult Solutions, Inc.

Maria Frizelle Roberts
President/CEO
MFR Consultants, Inc.

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Supplemental Information supporting Section 4: Home Lending Practies

A.1. Home Purchase Lending, Authorized Depositories v. Non-Authorized Depositories

When broken down by home purchase loan activity, the growth of non-Authorized Depositories within the owner-occupied home purchase market becomes clearer. While the non-Authorized Depository application trend closely aligns with the overall market (reflective of the relative application growth during the low-interest period during the study period), the Authorized Depository application and origination count for home purchases has steadily declined year-over-year since 2019. The broader trend on denial and origination rates between Authorized Depositories and non-Authorized Depositories holds true when broken down to the home purchase category, with Authorized Depositories having higher denial rates and lower origination rates compared to non-Authorized Depositories.

Figure 1: Total Home Purchase Loan Application Population, Authorized Depositories, by Year
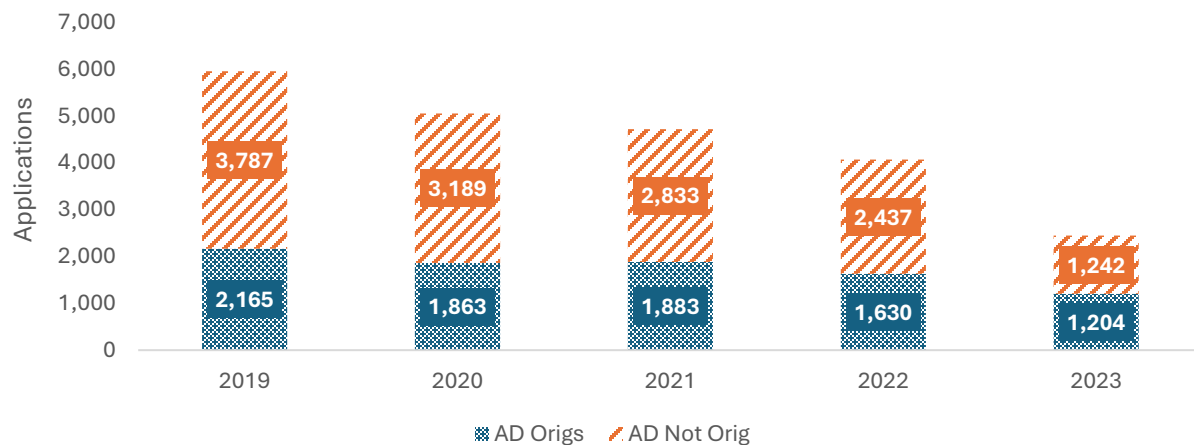
Figure 2: Total Home Purchase Loan Application Population, Non-Authorized Depositories, by Year
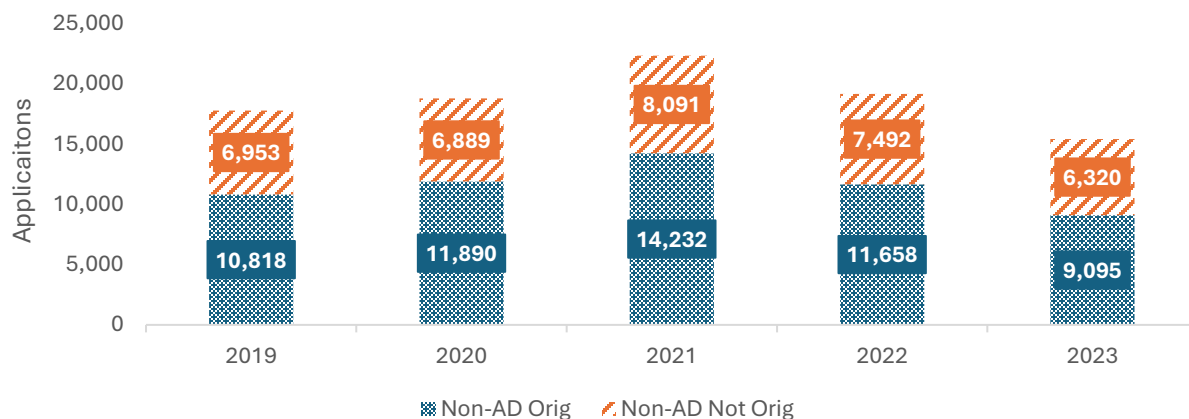
Figure 3: Total Originations for All Home Purchase Loan Applications by Year
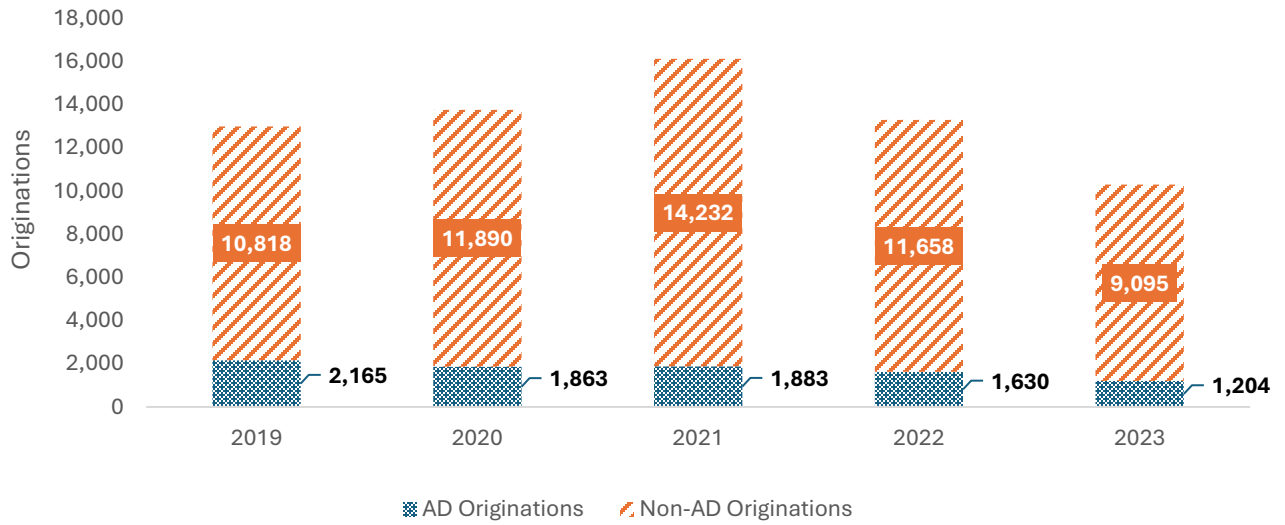

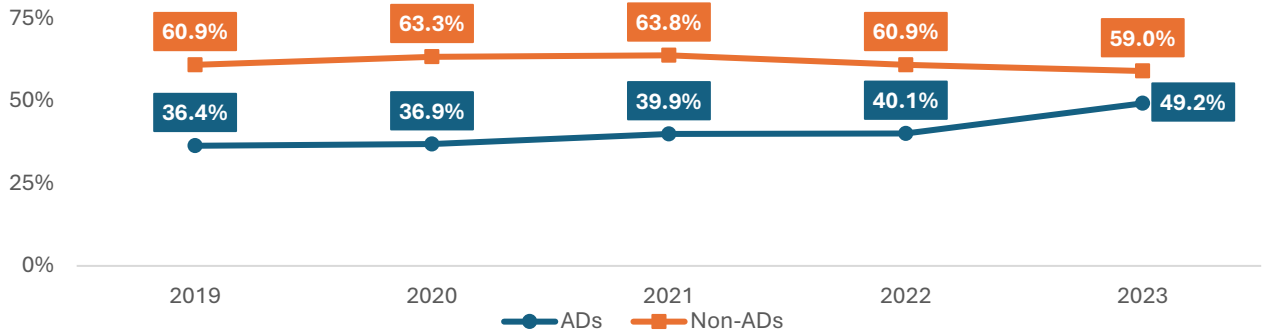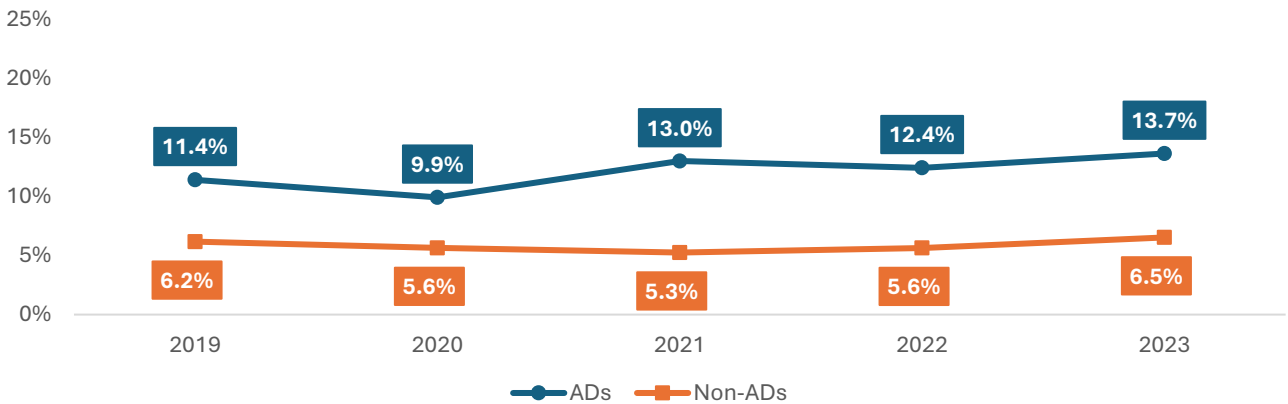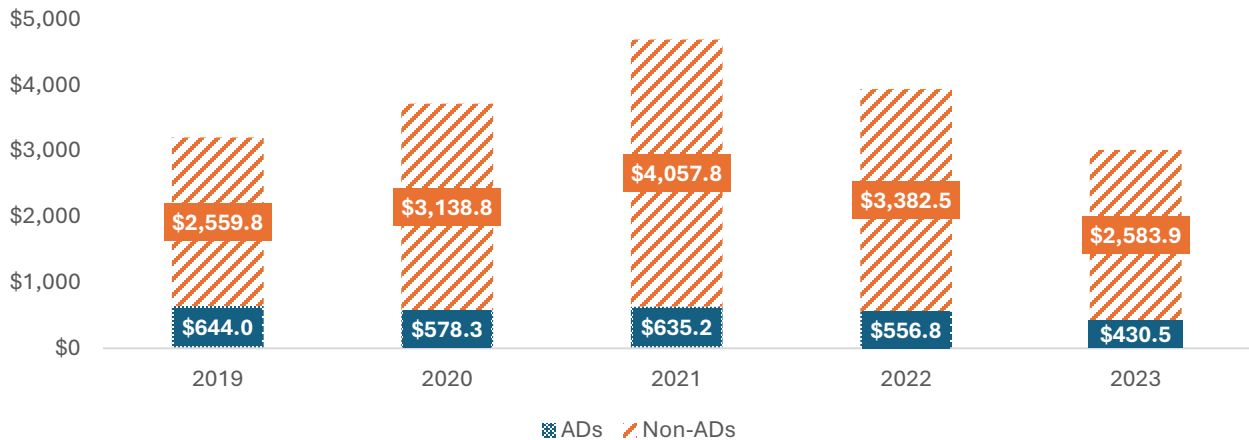Figure 4: Origination Rate for All Home Purchase Loan Applications by Year

Figure 5: Denial Rate for all Home Purchase Loan Originations by Year

Figure 6: Total Dollars ($M) Originated for All Home Purchase Loans by Year

A.1.1. Race and Ethnicity

Comparing Authorized Depository lending against the market by race and ethnicity shows that within their respective lending pools, both reach each population at differing rates in each year. In 2019 approximately 45% of Authorized Depository home purchase loan applications came from non-White applicants and approximately 49% of their originations were for non-White applicants. Conversely, in the same year, non-Authorized Depositories saw that 52% of their home purchase loan applications came from non-White applicants and approximately 49% of their originations were for non-White applicants. By 2023, the non-White applicant pool for Authorized Depositories had reached 59% for non-White applicants and 55% for originations. While the Authorized Depositories reached similar proportional rates of lending to non-White applicants compared to non-Authorized Depositories, the non-Authorized Depository lending pool was still significantly larger in absolute count terms.

Figure 7: Summary Statistics for Home Purchase Lending, by Depository Status, by Race and Ethnicity, by Year

2019

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	682	42.1%	19.6%	$73.4
Black	789	43.5%	21.4%	$60.4
Hispanic	478	39.3%	18.2%	$31.3
White	2,589	35.3%	5.8%	$338.0
Other	109	39.4%	11.0%	$19.8

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	1,416	75.9%	7.0%	$233.9
Black	3,261	64.6%	12.2%	$363.1
Hispanic	1,546	75.9%	8.7%	$193.9
White	6,273	76.5%	4.4%	$1,329.4
Other	317	69.4%	8.2%	$66.5

2020

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	479	38.6%	18.4%	$49.2
Black	751	43.5%	16.0%	$60.8
Hispanic	379	45.6%	15.3%	$30.6
White	2,012	36.7%	7.0%	$279.9
Other	105	35.2%	8.6%	$16.5

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	1,371	74.8%	7.1%	$255.9
Black	3,474	66.3%	11.7%	$457.2
Hispanic	1,598	74.5%	6.9%	$224.2
White	6,995	78.5%	3.9%	$1,667.3
Other	329	73.6%	4.9%	$82.1

2021

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	541	46.2%	19.0%	$75.1
Black	813	44.4%	22.8%	$71.9
Hispanic	449	43.4%	20.9%	$37.2
White	1,624	42.9%	8.7%	$290.7
Other	107	43.0%	8.4%	$22.2

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	1,908	74.0%	6.4%	$390.9
Black	4,093	66.9%	9.3%	$590.1
Hispanic	2,063	75.1%	7.9%	$315.0
White	7,876	78.7%	3.4%	$2,028.2
Other	444	73.6%	6.3%	$120.3

2022

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	435	50.8%	19.3%	$75.9
Black	711	52.7%	20.7%	$79.5
Hispanic	444	40.5%	20.7%	$35.0
White	1,251	50.0%	7.9%	$283.7
Other	99	45.5%	10.1%	$21.8

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	1,674	75.7%	4.9%	$379.7
Black	3,438	63.5%	11.9%	$485.3
Hispanic	1,904	75.2%	6.7%	$296.5
White	6,092	77.1%	4.0%	$1,563.5
Other	395	70.9%	5.1%	$110.1

2023

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	270	58.5%	17.0%	$56.7
Black	494	51.8%	21.9%	$52.8
Hispanic	216	50.5%	24.5%	$23.3
White	739	63.6%	10.3%	$210.4
Other	65	67.7%	7.7%	$23.0

Non-Authorized Depositories

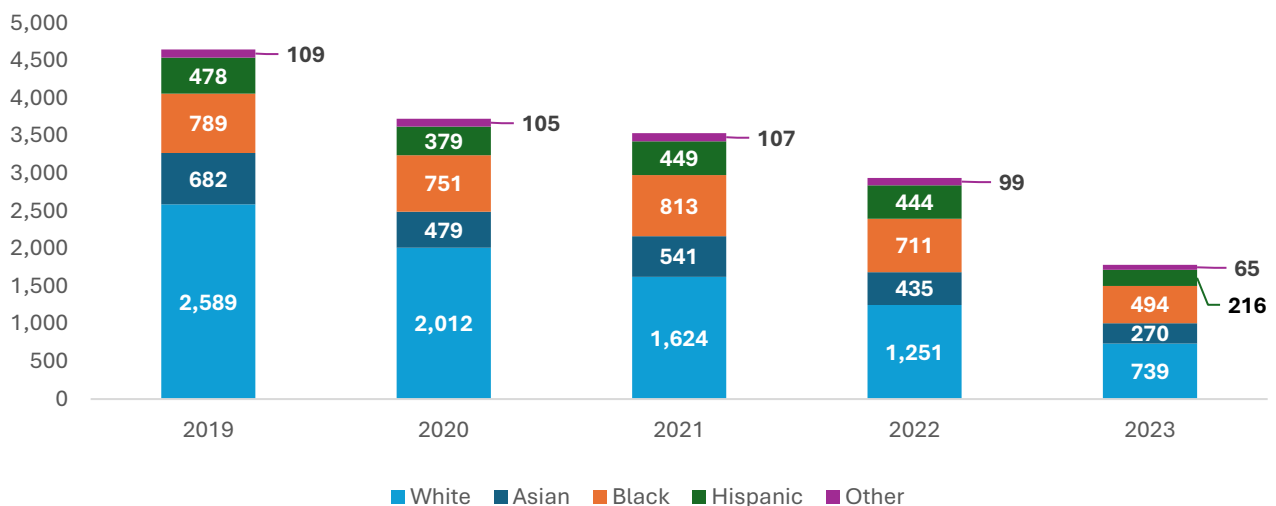|	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	1,301	70.6%	7.8%	$274.1
Black	2,975	63.5%	12.0%	$410.9
Hispanic	1,770	70.2%	9.2%	$256.0
White	4,614	76.3%	4.6%	$1,167.6
Other	368	72.0%	6.3%	$103.6

Figure 8: Application Count, Authorized Depositories, by Year, by Race and Ethnicity

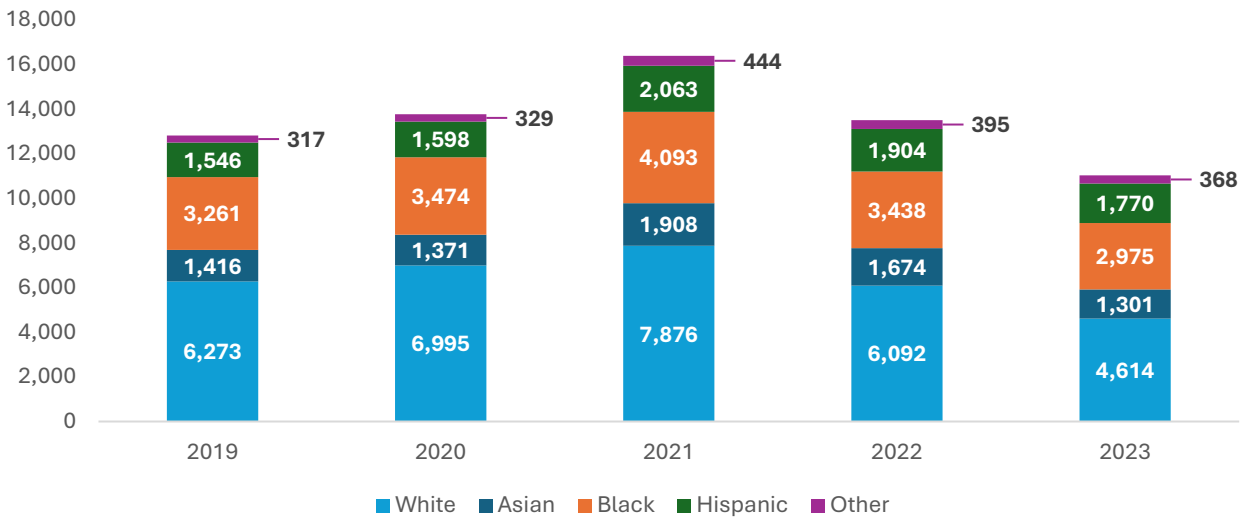*Figure 9: Application Count, Non-Authorized Depositories, by Year, by Race and Ethnicity*

Figure 10: Origination Rate, Authorized Depositories, by Year, by Race and Ethnicity
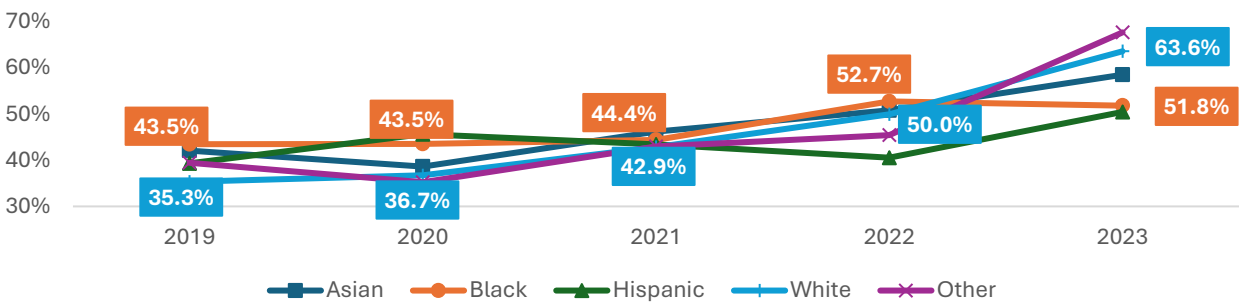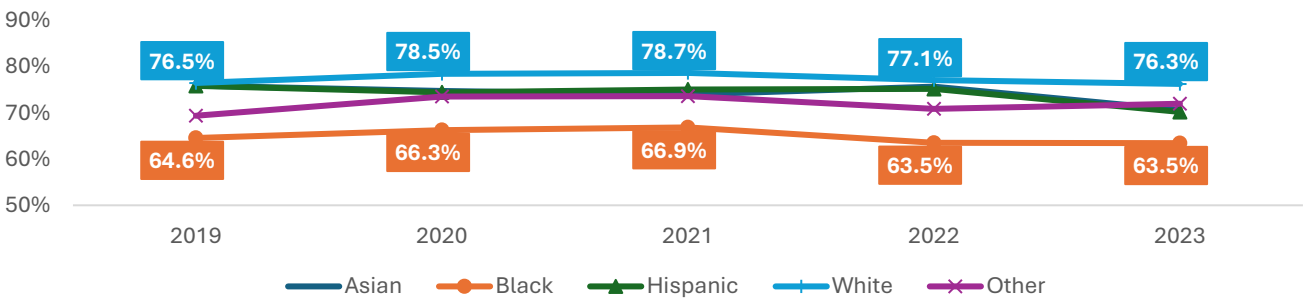

Figure 11: Origination Rate, Non-Authorized Depositories, by Year, by Race and Ethnicity[1]

[1] Note that the Hispanic trend line covers the Asian trend line as values for each year are equivalent, or nearly equivalent. Origination rates for Asian applicants at Non-Authorized Depositories range from 75.9 percent (2019) to 70.6 percent (2023). Similarly, for Hispanic applicants at Non-Authorized Depositories, origination rates range from 75.9 percent (2019) to 70.2 percent (2023). Refer to Figure 75 for the annual origination rates by group.

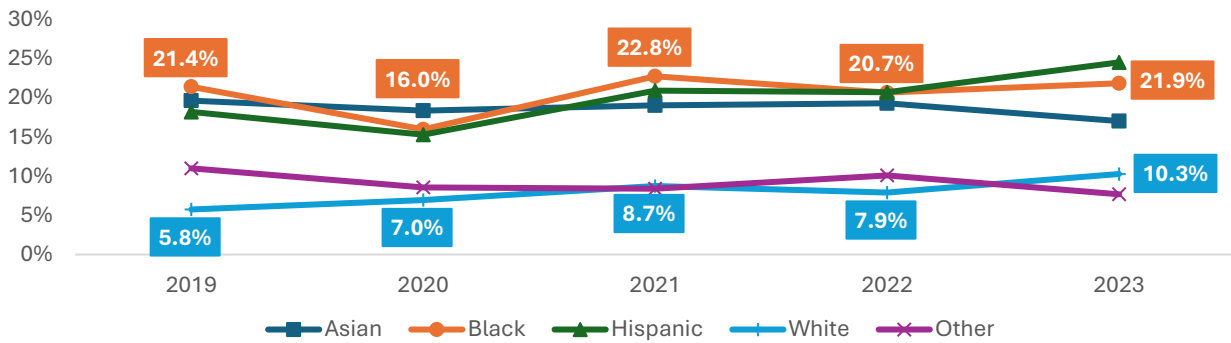Figure 12: Denial Rate, Authorized Depositories, by Year, by Race and Ethnicity

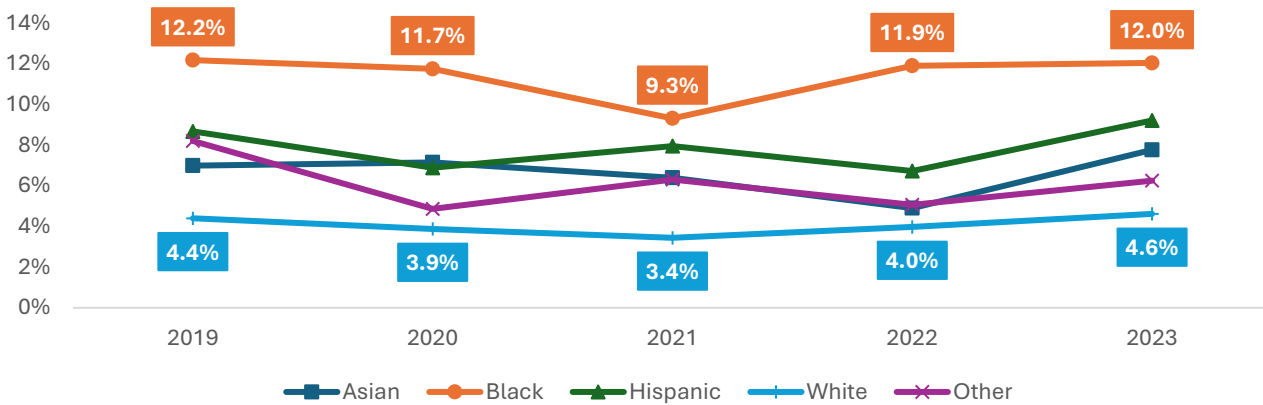Figure 13: Denial Rate, Non-Authorized Depositories, by Year, by Race and Ethnicity

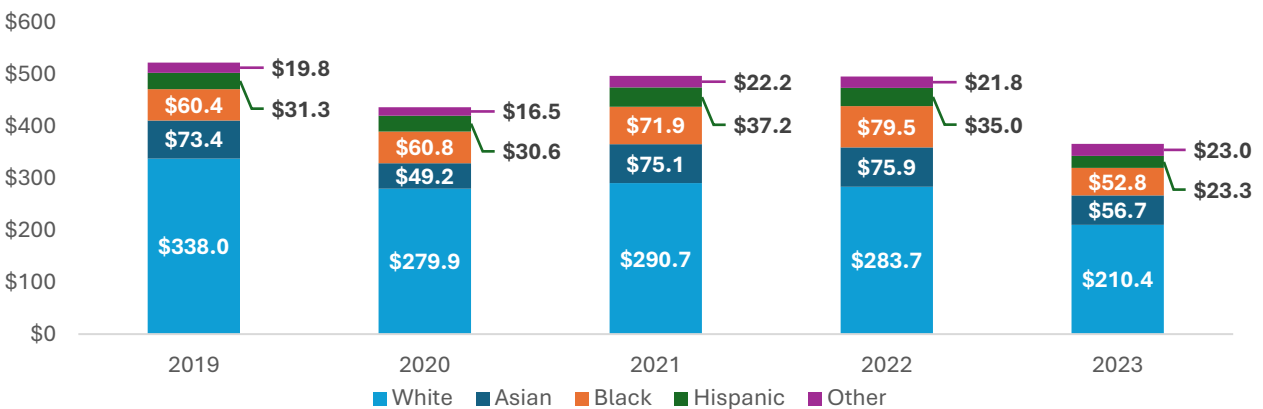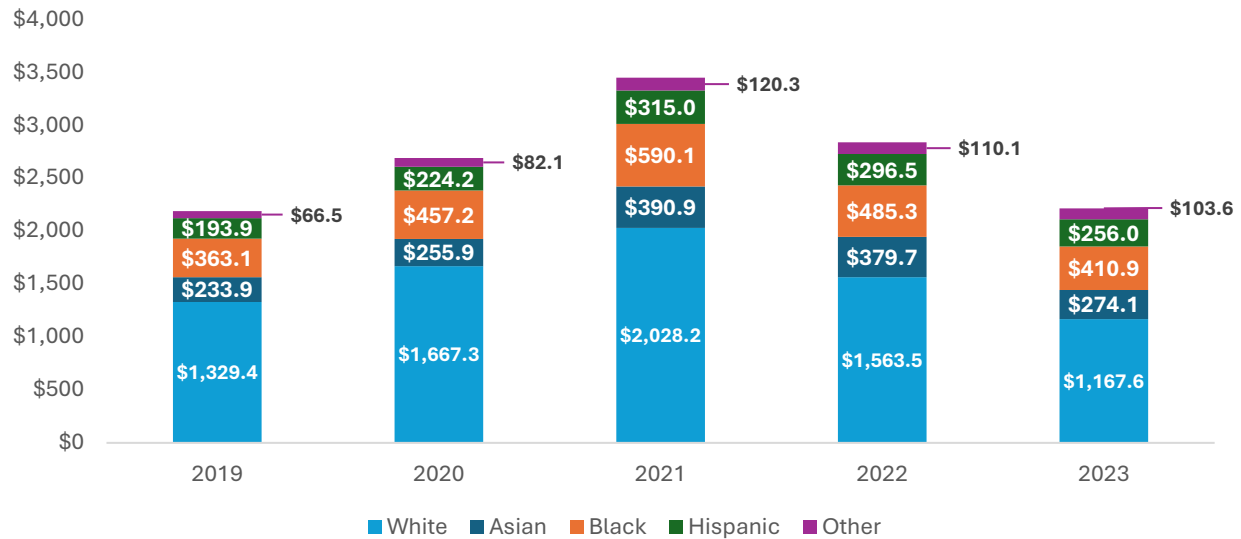Figure 14: Total Dollar Amount Originated ($M), Authorized Depositories, by Year, by Race and Ethnicity

Figure 15: Total Dollar Amount Originated ($M), Non-Authorized Depositories, by Year, by Race and Ethnicity

A.1.2. Applicant Income

On an absolute basis, non-Authorized Depository home purchase lending to LMI applicants far-surpasses home purchase lending to LMI applicants. However, on a proportional basis, Authorized Depository home purchase lending to LMI applicants has surpassed the proportional share of non-Authorized Depository home purchase lending to LMI applicants over the course of the study period. In 2019, the Authorized Depository applicant pool was approximately 21% LMI, and its origination pool was 22% LMI. Conversely, the applicant pool for non-Authorized Depositories in 2019 was 23% LMI, and their origination pool was 22% LMI. In 2023, non-Authorized Depositories held the same proportional rates of LMI applicants and originations, while the Authorized Depository applicant pool was 28% LMI, and its originations were approximately 24% LMI.

Figure 16: Summary Statistics for Home Purchase Lending, by Depository Status, by Applicant Income, by Year

2019

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	1,228	37.9%	23.3%	$61.1
MUI	4,501	36.3%	8.3%	$558.0

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	3,722	62.7%	12.2%	$321.6
MUI	12,126	69.8%	5.3%	$2,227.9

2020

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	1,198	35.9%	18.7%	$65.8
MUI	3,592	38.9%	7.5%	$498.8

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	3,937	64.3%	10.6%	$401.9
MUI	13,080	71.3%	4.9%	$2,729.9

2021

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	1,335	40.2%	23.4%	$92.2
MUI	3,109	41.8%	9.5%	$522.3

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	4,910	67.9%	10.8%	$580.7
MUI	14,652	74.0%	4.3%	$3,462.7

2022

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	1,261	37.7%	21.6%	$79.7
MUI	2,611	42.7%	8.8%	$462.1

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	4,045	67.3%	11.5%	$468.4
MUI	12,472	71.4%	4.9%	$2,901.0

2023

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	665	42.1%	25.0%	$48.8
MUI	1,706	52.8%	9.6%	$374.5

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	3,103	64.7%	14.2%	$328.7
MUI	10,261	70.7%	6.1%	$2,311.4

Figure 17: Application Count, Authorized Depositories, by Year, by Applicant Income
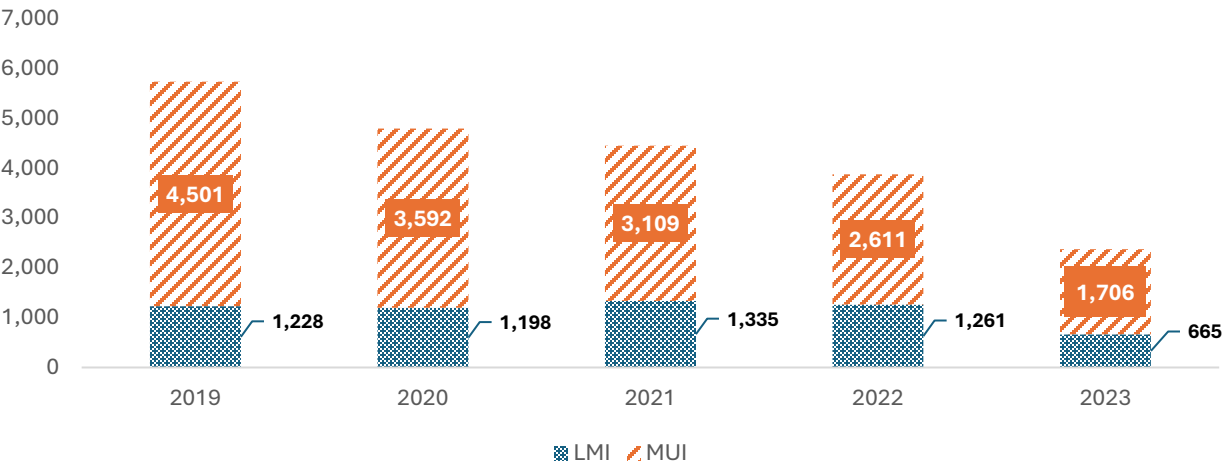

Figure 18: Application Count, Non-Authorized Depositories, by Year, by Applicant Income
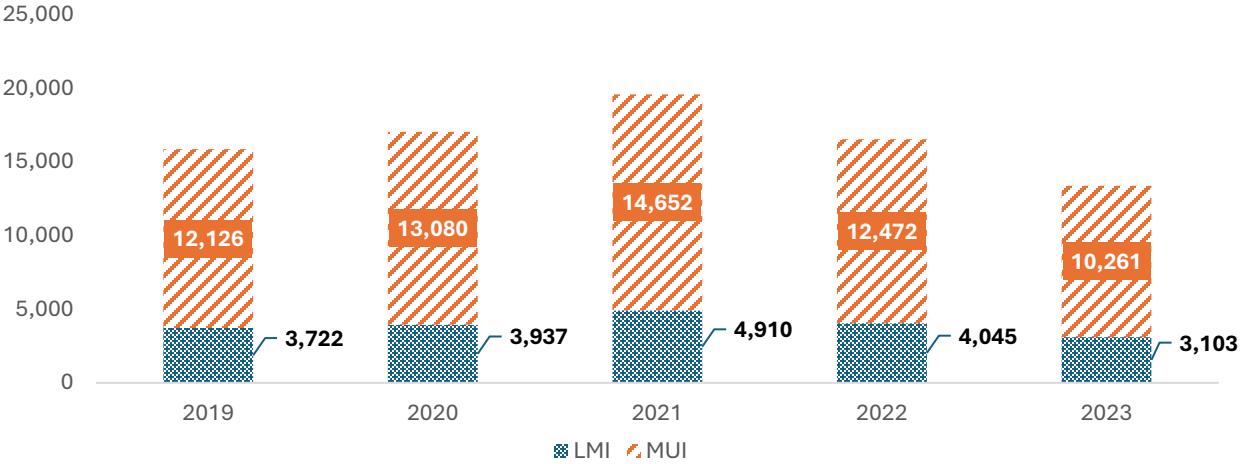

Figure 19: Origination Rate, Authorized Depositories, by Year, by Applicant Income
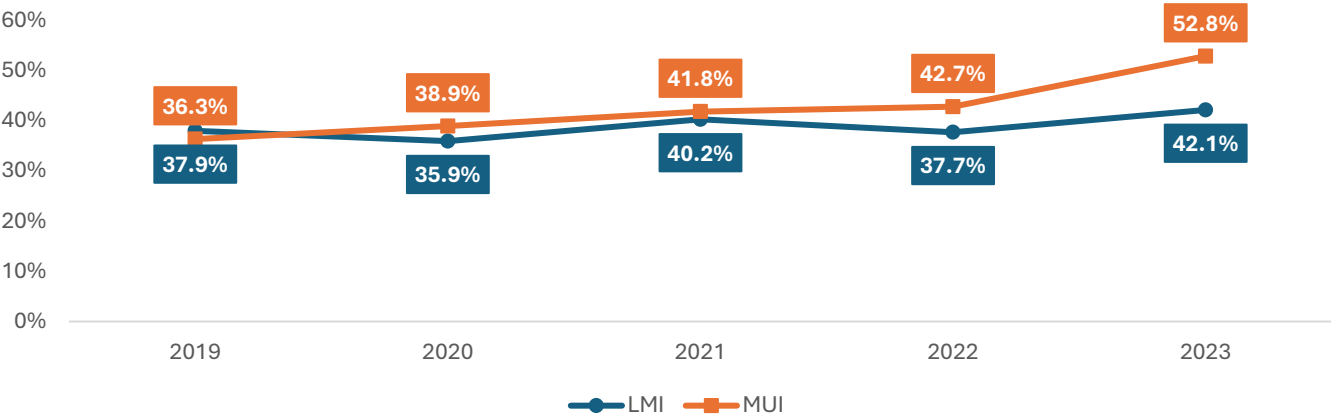
Figure 20: Origination Rate, Non-Authorized Depositories, by Year, by Applicant Income
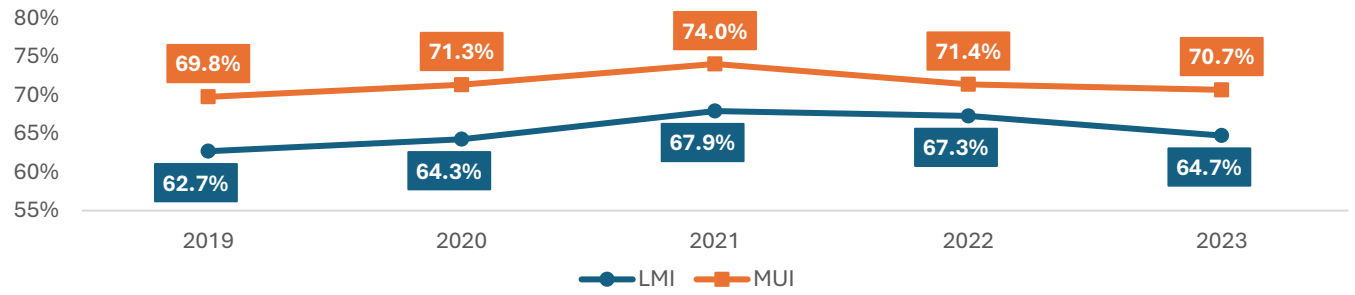

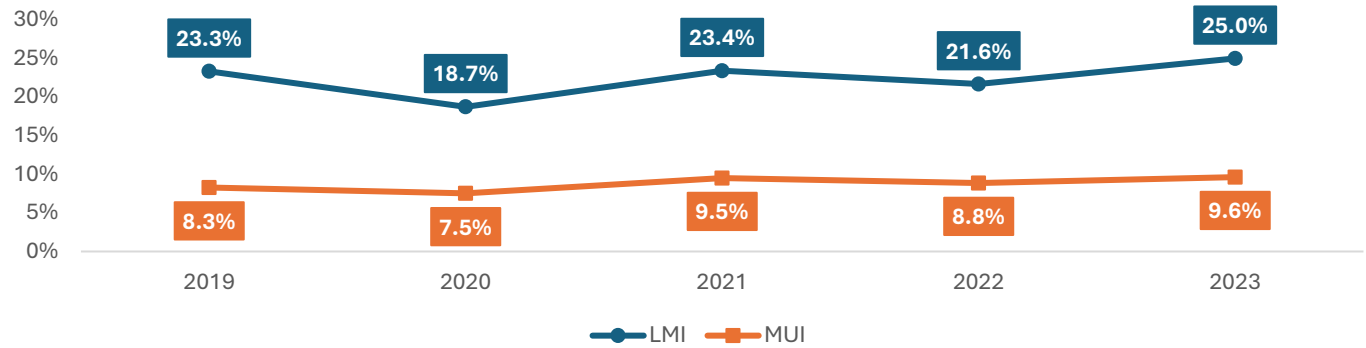Figure 21: Denial Rate, Authorized Depositories, by Year, by Applicant Income

Figure 22: Denial Rate, Non-Authorized Depositories, by Year, by Applicant Income
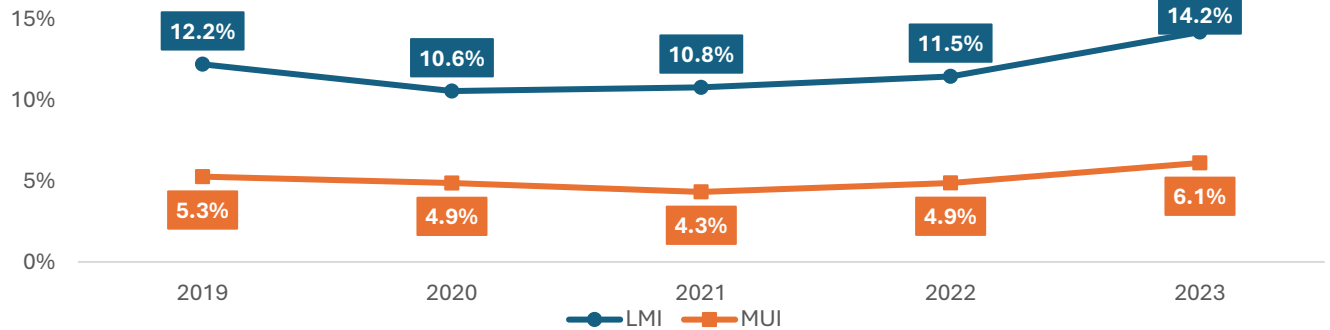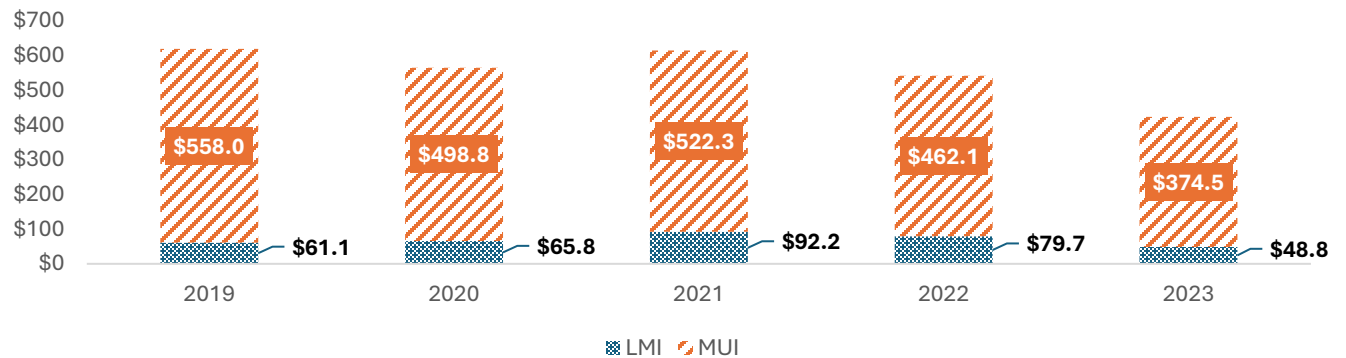

Figure 23: Total Home Purchase Loan Dollars Originated ($M), Authorized Depositories, by Year, by Applicant Income

A.1.3. Census Tract Race and Ethnicity

Like the dynamic noted above, Authorized Depository home purchase lending – although much smaller in absolute terms compared to non-Authorized home purchase lending and decreasing year-over-year - has improved on its proportional rates of lending within non-White census tracts. In 2023, applicants in majority non-White census tracts represented approximately 61% of their applicant pool, and 55% of their origination pool – higher than the rates for non-Authorized Depositories, and higher than their 2019 proportional rates.

Figure 24: Summary Statistics for Home Purchase Lending, by Depository Status, by Census Tract Race and Ethnicity, by Year

2019

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	2,880	35.8%	14.5%	$219.7
White	3,072	36.9%	8.6%	$424.4

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	9,154	57.2%	7.7%	$1,049.4
White	8,617	64.7%	4.6%	$1,510.5

2020

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	2,441	37.2%	12.1%	$213.2
White	2,611	36.6%	7.9%	$365.2

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	9,202	58.2%	7.6%	$1,199.9
White	9,577	68.2%	3.7%	$1,938.9

2021

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	2,456	36.2%	16.2%	$202.5
White	2,260	43.9%	9.6%	$432.8

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	10,888	59.4%	7.1%	$1,530.8
White	11,435	67.9%	3.5%	$2,527.0

2022

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	2,269	37.9%	15.5%	$189.6
White	1,798	42.8%	8.6%	$367.3

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	10,124	57.7%	7.3%	$1,317.8
White	9,026	64.5%	3.7%	$2,064.8

2023

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	1,487	44.5%	16.1%	$145.1
White	959	56.6%	9.8%	$285.5

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	8,782	55.5%	9.1%	$1,083.9
White	6,943	63.5%	3.9%	$1,564.0

Figure 25: Application Count, Authorized Depositories, by Year, by Census Tract Rate and Ethnicity
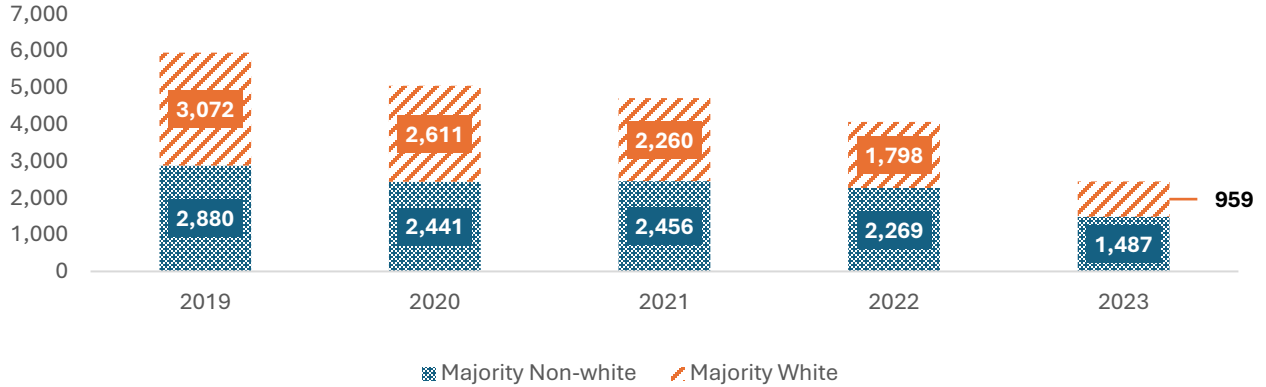

Figure 26: Application Count, Non-Authorized Depositories, by Year, by Census Tract Rate and Ethnicity
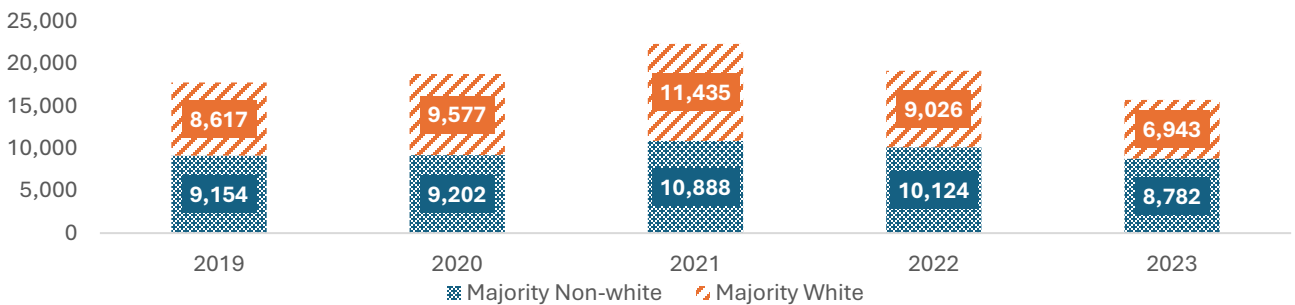
Figure 27: Origination Rate, Authorized Depositories, by Year, by Census Tract Rate and Ethnicity
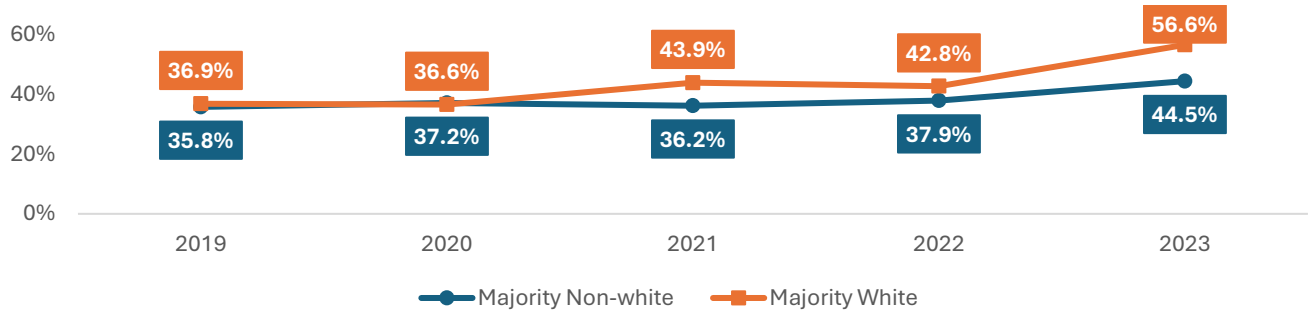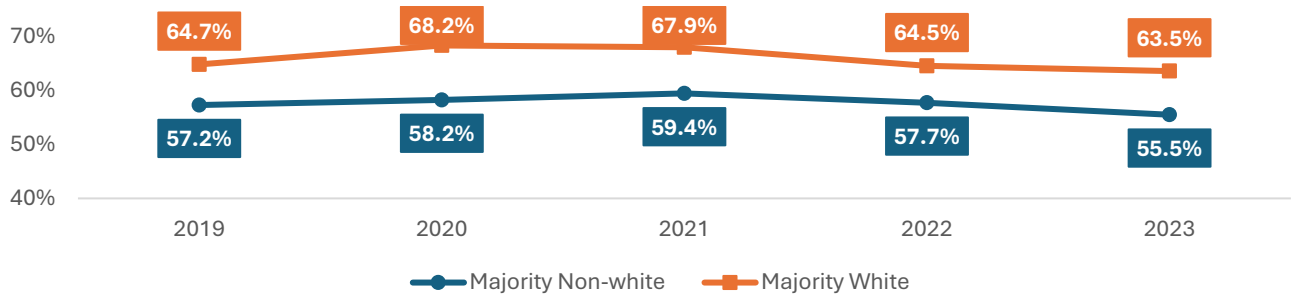
	2019	2020	2021	2022	2023
Majority White	36.9%	36.6%	43.9%	42.8%	56.6%
Majority Non-white	35.8%	37.2%	36.2%	37.9%	44.5%

Figure 28: Origination Rate, Non-Authorized Depositories, by Year, by Census Tract Rate and Ethnicity

	2019	2020	2021	2022	2023
Majority White	64.7%	68.2%	67.9%	64.5%	63.5%
Majority Non-white	57.2%	58.2%	59.4%	57.7%	55.5%

Figure 29: Denial Rate, Authorized Depositories, by Year, by Census Tract Rate and Ethnicity

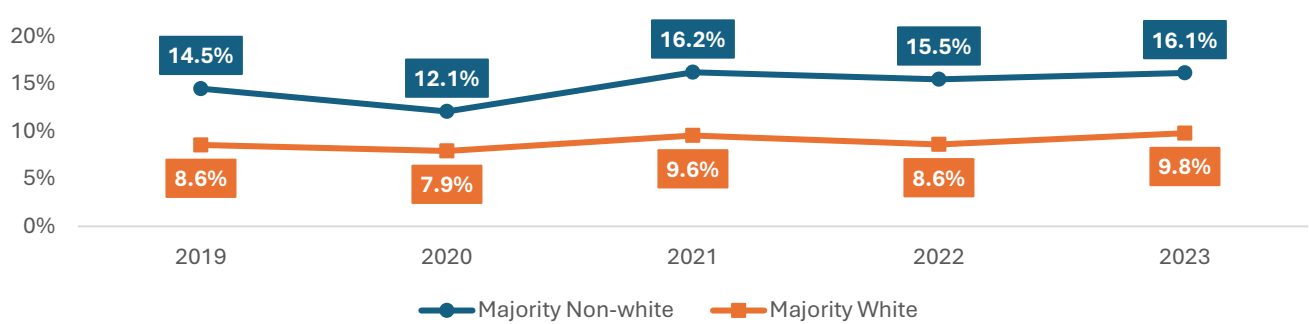|	2019	2020	2021	2022	2023
Majority Non-white	14.5%	12.1%	16.2%	15.5%	16.1%
Majority White	8.6%	7.9%	9.6%	8.6%	9.8%

Figure 30: Denial Rate, Non-Authorized Depositories, by Year, by Census Tract Rate and Ethnicity

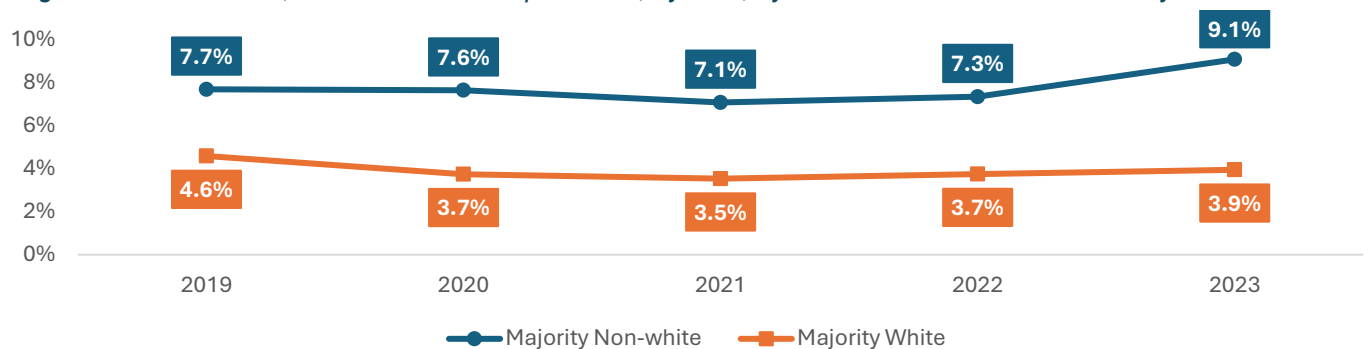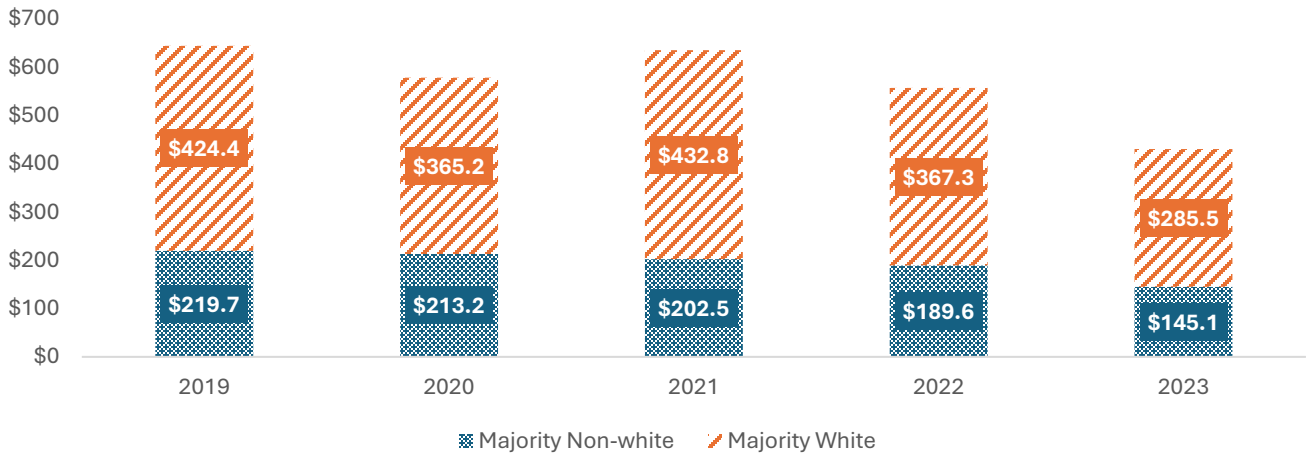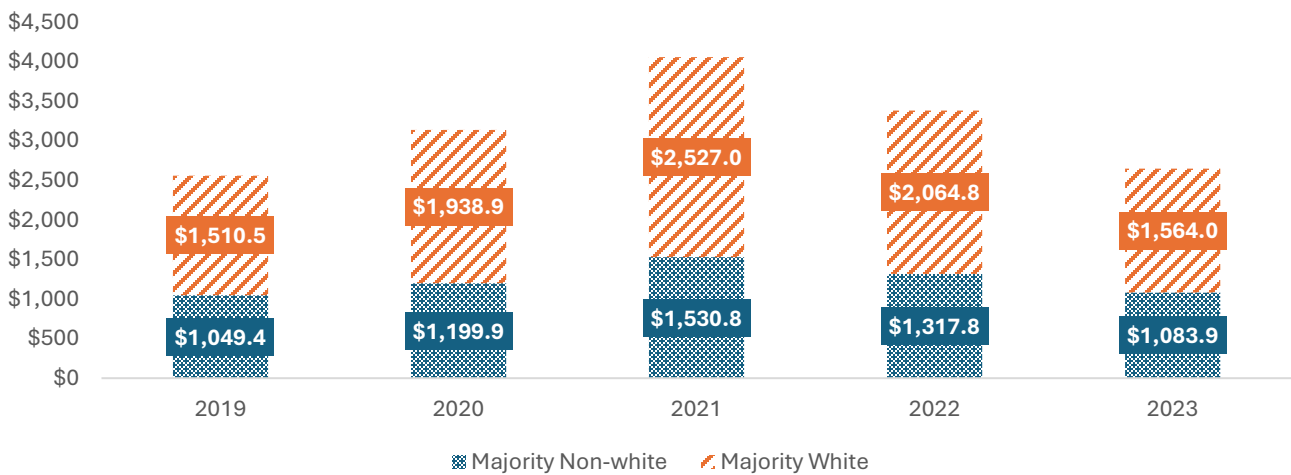|	2019	2020	2021	2022	2023
Majority Non-white	7.7%	7.6%	7.1%	7.3%	9.1%
Majority White	4.6%	3.7%	3.5%	3.7%	3.9%

Figure 31: Total Dollars Originated, Authorized Depositories, by Year, by Census Tract Rate and Ethnicity

Figure 32: Total Dollars Originated, Non-Authorized Depositories, by Year, by Census Tract Rate and Ethnicity

A.1.4. Gender

During the five-year study period, home purchase lending in Philadelphia was generally comparable between male and female applicants. While the data doesn't show significant differences in denials or originations between male and female applicants, the broader takeaway is that trend deviates from national findings. The national data generally shows that female borrowers are less affluent than male borrowers and are more likely to be borrowers of color – which generally points to lower female loans overall.[2] Philadelphia's strength here may be associated with local employment rates – where the female cohort has historically held lower unemployment rates relative to the male cohort.

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[2] https://www.urban.org/urban-wire/three-challenges-facing-single-female-borrowers-entering-mortgage-market

Figure 33: Summary Statistics for Home Purchase Lending, by Depository Status, by Gender, by Year

2019

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	1,851	37.4%	12.6%	$156.3
Male	1,987	36.6%	12.6%	$203.4

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	5,318	71.8%	8.0%	$780.0
Male	5,422	72.4%	7.5%	$897.2

2020

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	1,526	40.0%	10.8%	$6.5
Male	1,594	37.5%	12.0%	$14.1

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	5,872	73.1%	6.6%	$979.5
Male	5,833	73.3%	7.4%	$1,117.4

2021

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	1,574	44.6%	15.8%	$168.2
Male	1,470	42.7%	15.6%	$202.9

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	7,029	73.2%	6.5%	$1,252.6
Male	6,996	73.4%	6.5%	$1,448.5

2022

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	1,194	49.7%	15.3%	$153.5
Male	1,209	46.6%	17.6%	$185.6

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	5772	71.5%	7.1%	$1,013.9
Male	5713	71.7%	7.6%	$1,165.5

2023

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	725	55.9%	17.4%	$97.5
Male	727	55.7%	18.2%	$131.2

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	4,791	70.4%	8.2%	$808.2
Male	4,691	69.0%	8.8%	$897.3

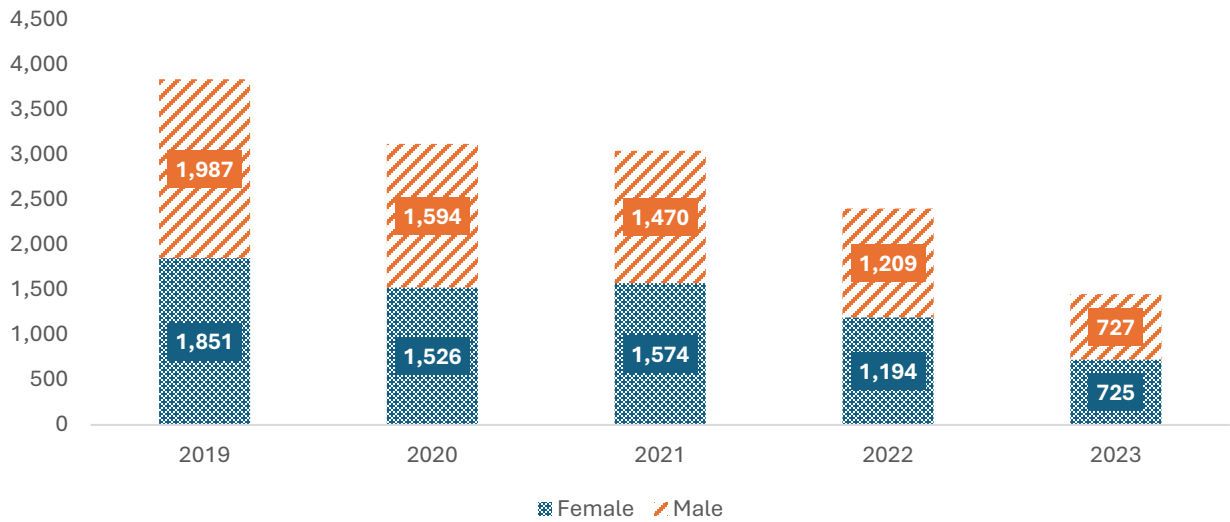*Figure 34: Application Count, Authorized Depositories, by Year, by Gender*

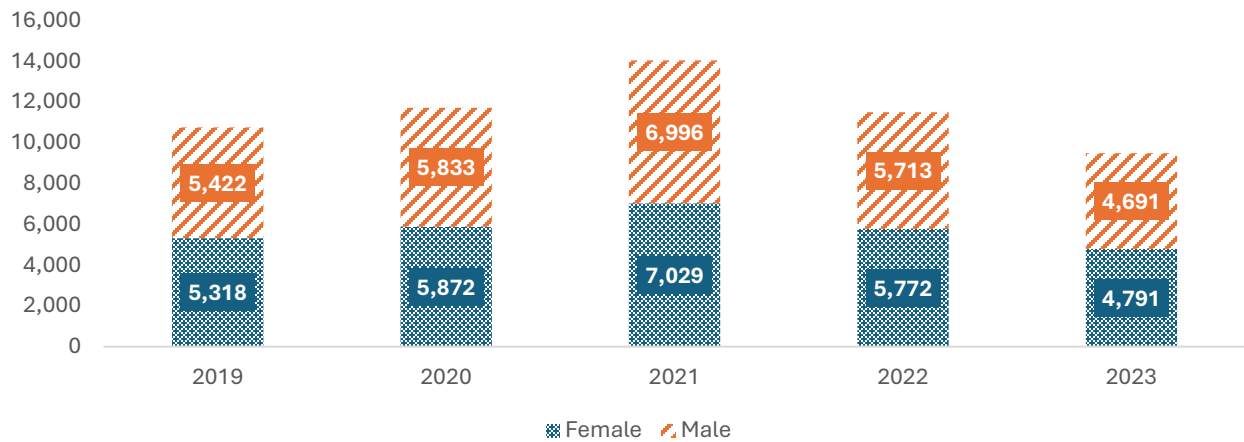*Figure 35: Application Count, Non-Authorized Depositories, by Year, by Gender*

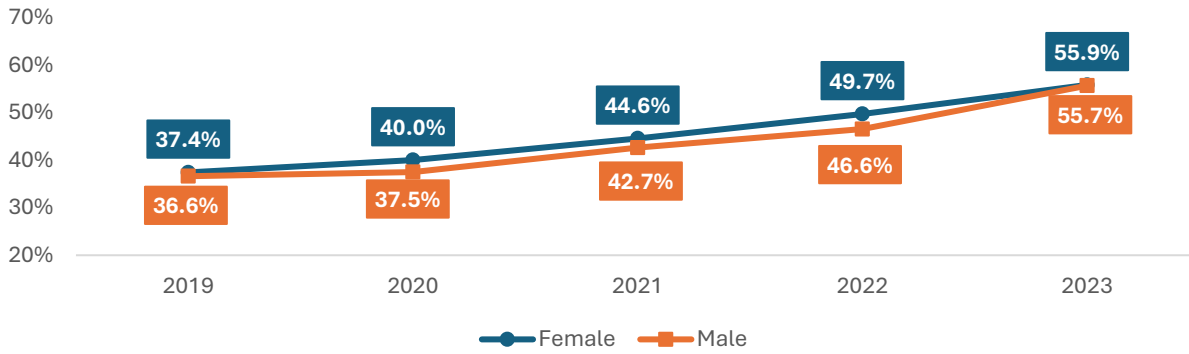Figure 36: Origination Rate, Authorized Depositories, by Year, by Gender

Female — Male

Figure 37: Origination Rate, Non-Authorized Depositories, by Year, by Gender
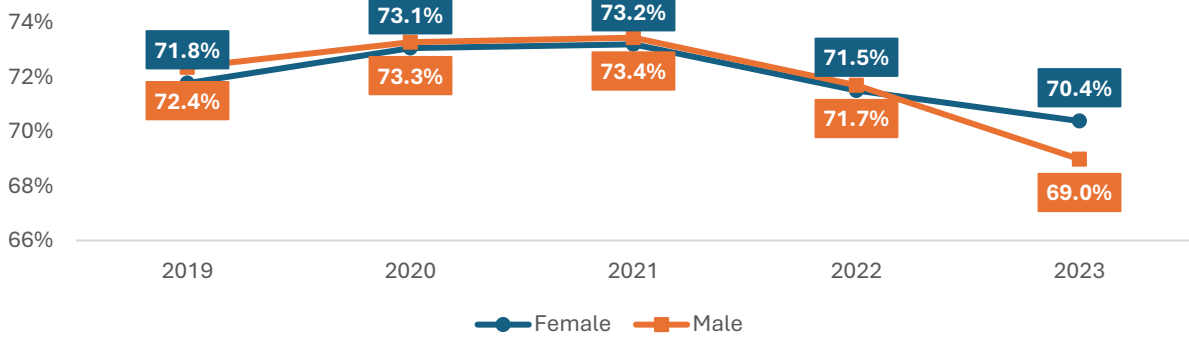

Female — Male

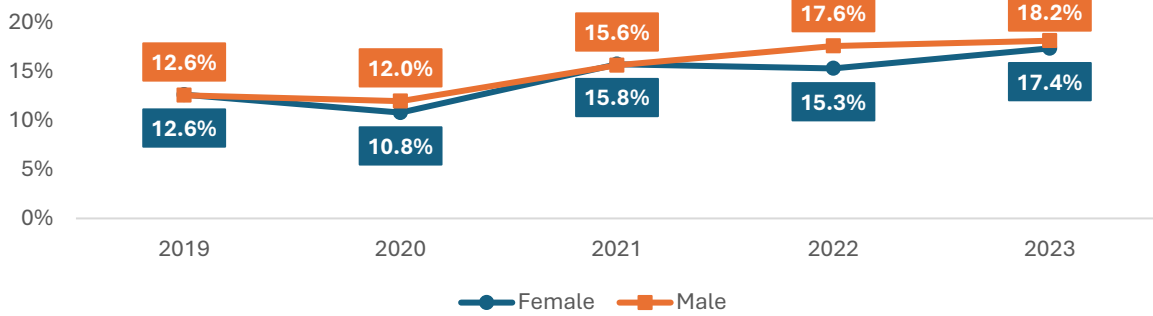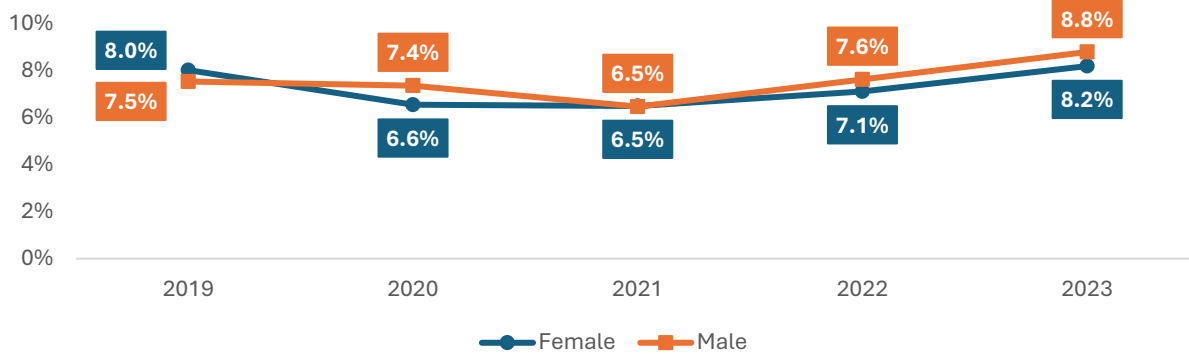Figure 38: Denial Rate, Authorized Depositories, by Year, by Gender
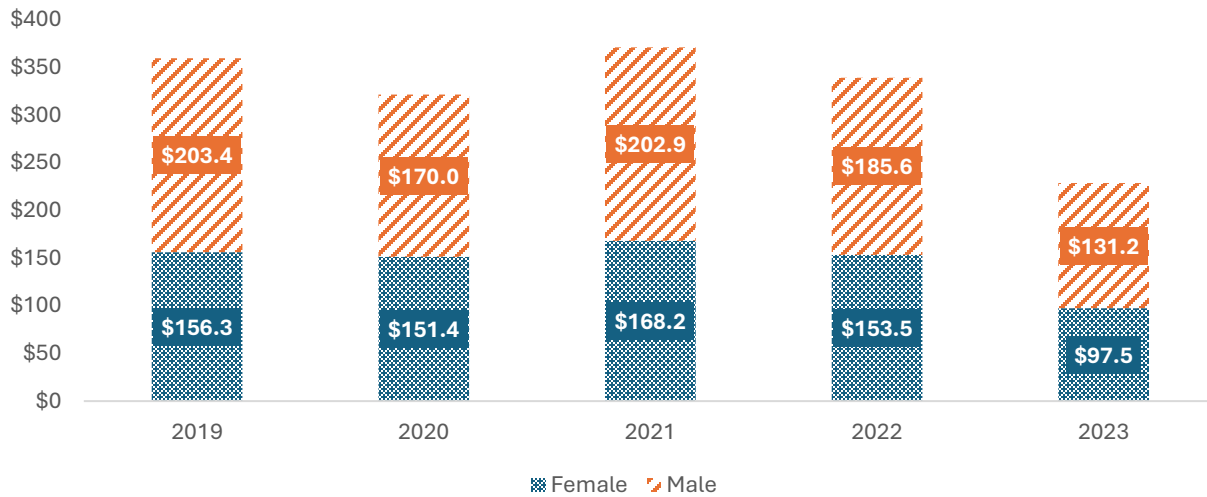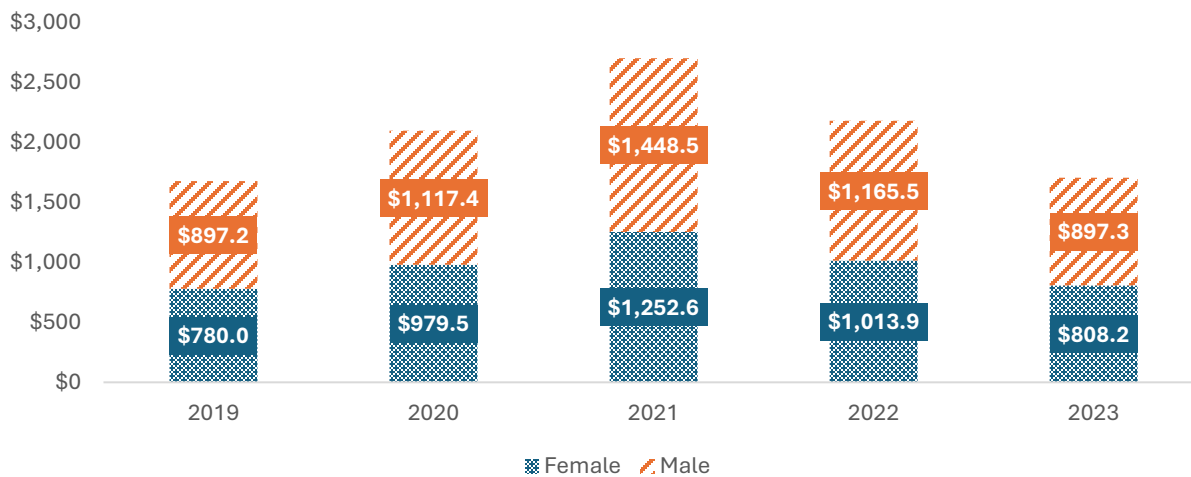

Female — Male

Figure 39: Denial Rate, Non-Authorized Depositories, by Year, by Gender

Female — Male

Figure 40: Total Dollars Originated ($M), Authorized Depositories, by Year, by Gender

Figure 41: Total Dollars Originated ($M), Non-Authorized Depositories, by Year, by Gender

A.2 Non-Owner-Occupied Home Purchase Lending, Authorized Depositories v. Non-Authorized Depositories

Notably, non-owner-occupied home purchase lending consisted nearly exclusively of non-Authorized Depositories over the course of the five-year study period. When comparing the two populations – loan applications with the Authorized Depositories and loan applications with non-Authorized Depositories – origination rates run higher with non-Authorized Depositories and denial rates run higher with Authorized Depositories.

A.2.1. Race and Ethnicity

Between 2019 and 2023, White and Asian loan applications for non-owner-occupied home purchase loans represented approximately 75% of the total – with Asian loan applicants representing the larger group proportion within that share. Further, Asian applicants had the largest dollar value of non-owner-occupied home purchase loans originated during this period.

Figure 42: Summary Statistics for Non-Owner-Occupied Lending, by Depository Status, by Race and Ethnicity, by Year

2019

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	129	34.9%	21.7%	$9.3
Black	55	25.5%	34.5%	$1.6
Hispanic	28	39.3%	32.1%	$1.2
White	186	33.9%	14.0%	$14.2
Other	13	23.1%	15.4%	$0.4

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	1,096	87.9%	2.6%	$172.2
Black	208	54.8%	16.3%	$11.8
Hispanic	69	65.2%	20.3%	$5.4
White	694	71.9%	5.2%	$93.8
Other	39	56.4%	7.7%	$4.0

2020

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	77	46.8%	20.8%	$6.6
Black	37	37.8%	24.3%	$1.0
Hispanic	18	33.3%	33.3%	$0.7
White	133	38.3%	12.8%	$11.1
Other	10	20.0%	20.0%	$0.3

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	750	83.9%	5.3%	$113.9
Black	276	52.9%	13.0%	$19.3
Hispanic	102	57.8%	11.8%	$6.6
White	639	65.6%	7.8%	$86.4
Other	38	68.4%	5.3%	$5.7

2021

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	91	41.8%	23.1%	$8.1
Black	35	42.9%	20.0%	$1.6
Hispanic	22	22.7%	40.9%	$0.8
White	115	41.7%	12.2%	$13.8
Other	8	37.5%	25.0%	$0.9

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	1,407	87.8%	2.8%	$242.6
Black	586	50.3%	6.7%	$43.0
Hispanic	131	77.1%	8.4%	$14.9
White	886	76.2%	5.8%	$141.0
Other	63	73.0%	7.9%	$11.2

2022

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	81	35.8%	17.3%	$6.0
Black	58	31.0%	29.3%	$2.0
Hispanic	27	25.9%	14.8%	$0.9
White	120	36.7%	10.8%	$12.1
Other	11	36.4%	36.4%	$0.7

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	1,236	87.9%	3.2%	$225.4
Black	448	59.6%	11.2%	$44.1
Hispanic	178	64.0%	11.8%	$17.1
White	800	69.9%	7.6%	$130.4
Other	35	57.1%	8.6%	$5.2

2023

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	31	32.3%	25.8%	$3.0
Black	34	35.3%	26.5%	$2.2
Hispanic	21	28.6%	42.9%	$0.9
White	41	36.6%	14.6%	$3.9
Other	7	57.1%	14.3%	$0.7

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	670	84.0%	3.0%	$112.3
Black	321	56.4%	11.2%	$28.7
Hispanic	152	65.8%	11.8%	$16.6
White	530	71.9%	7.4%	$82.5
Other	36	63.9%	11.1%	$5.5

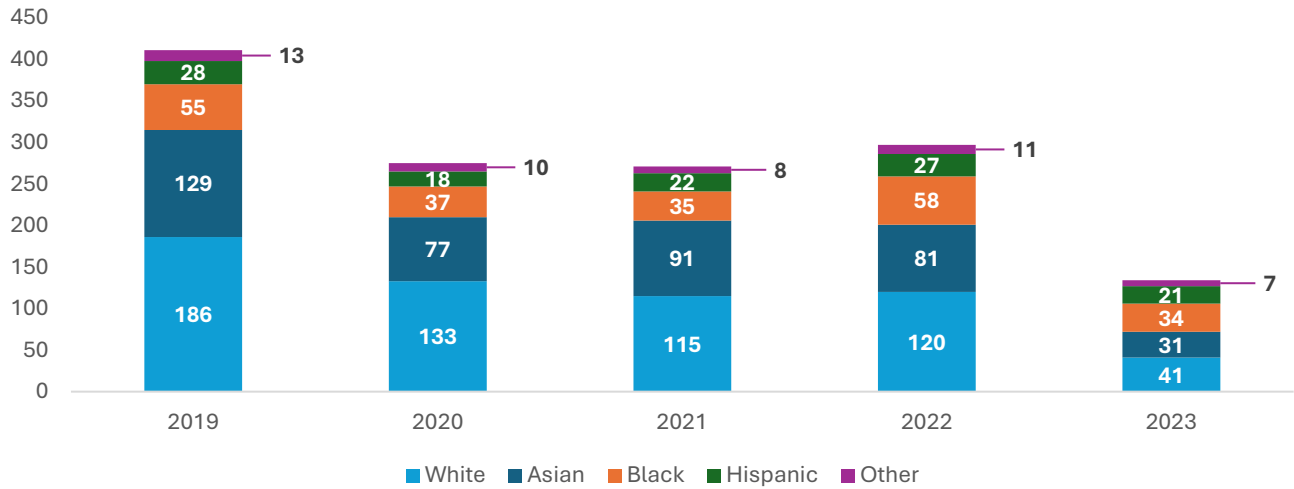Figure 43: Application Count, Authorized Depositories, by Year, by Race and Ethnicity

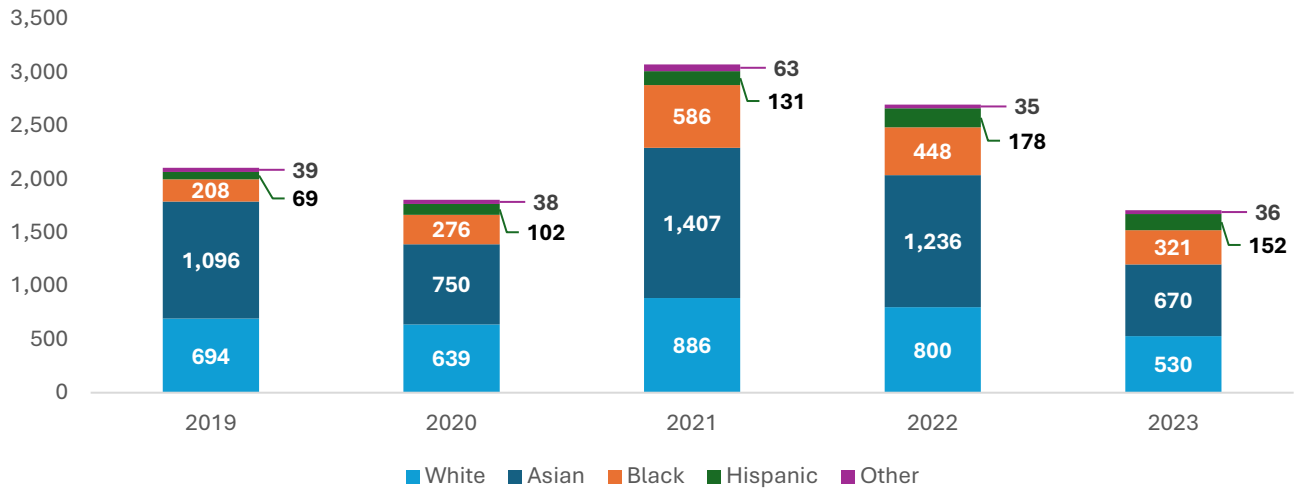Figure 44: Application Count, Non-Authorized Depositories, by Year, by Race and Ethnicity

Figure 45: Origination Rate, Authorized Depositories, by Year, by Race and Ethnicity
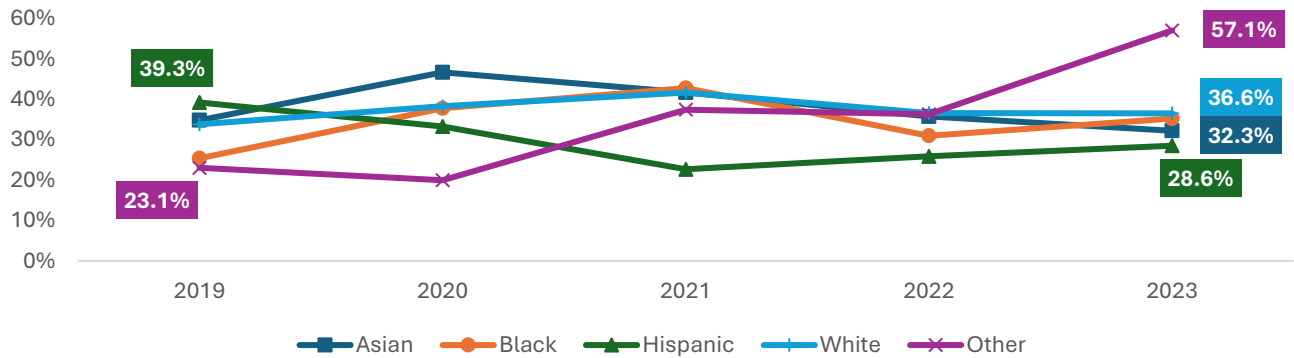
Figure 46: Origination Rate, Non-Authorized Depositories, by Year, by Race and Ethnicity
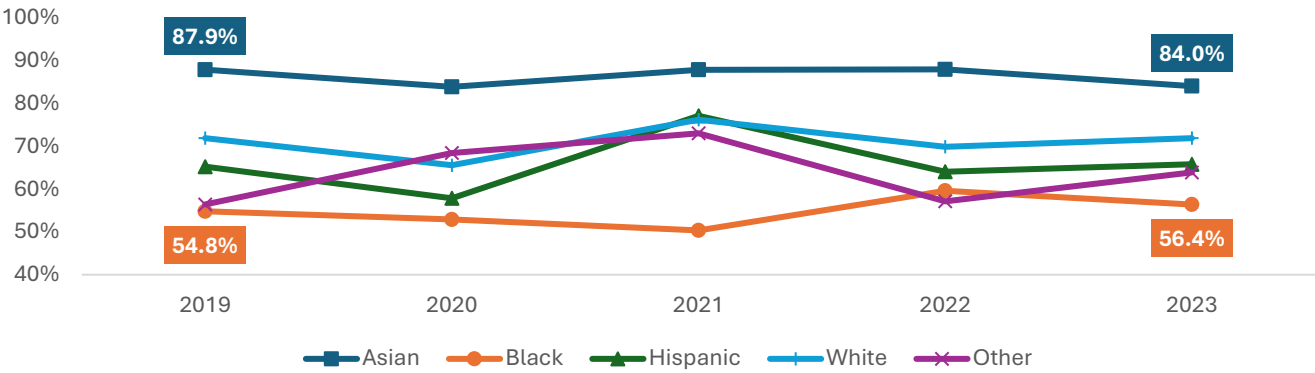

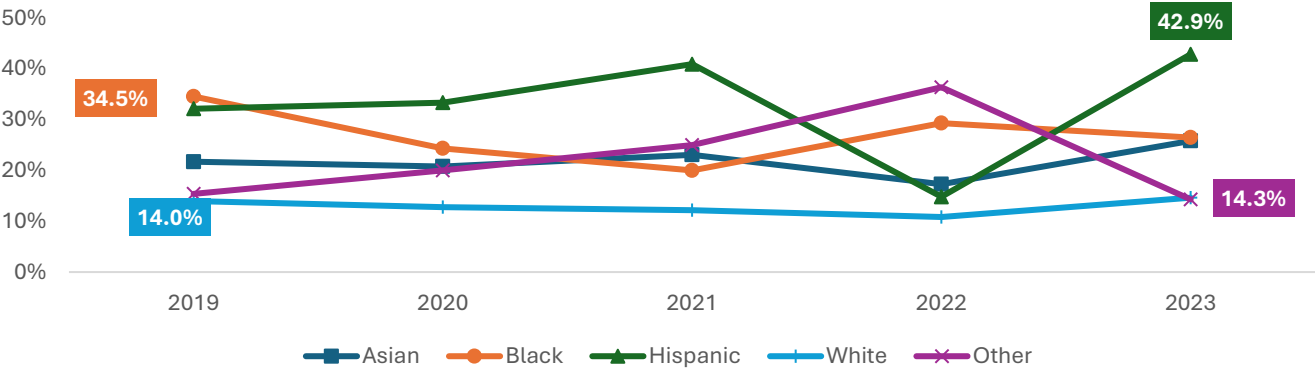Figure 47: Denial Rate, Authorized Depositories, by Year, by Race and Ethnicity

Figure 48: Denial Rate, Non-Authorized Depositories, by Year, by Race and Ethnicity
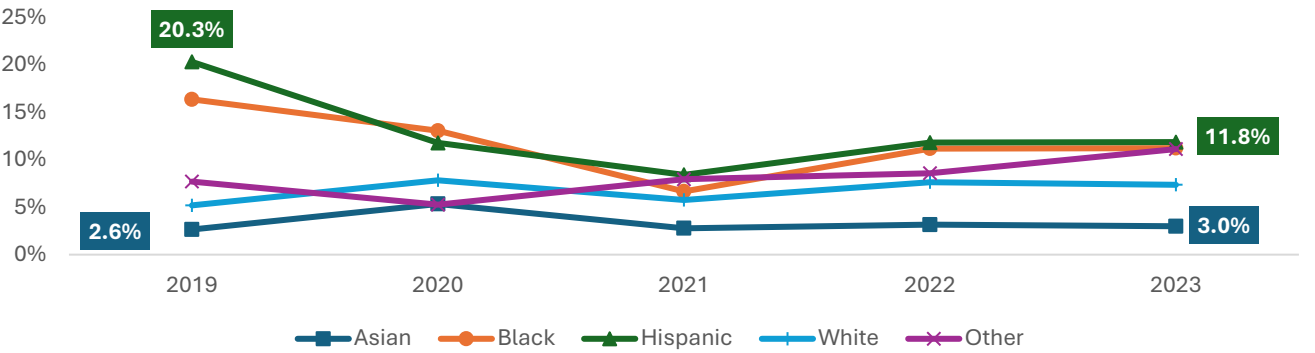
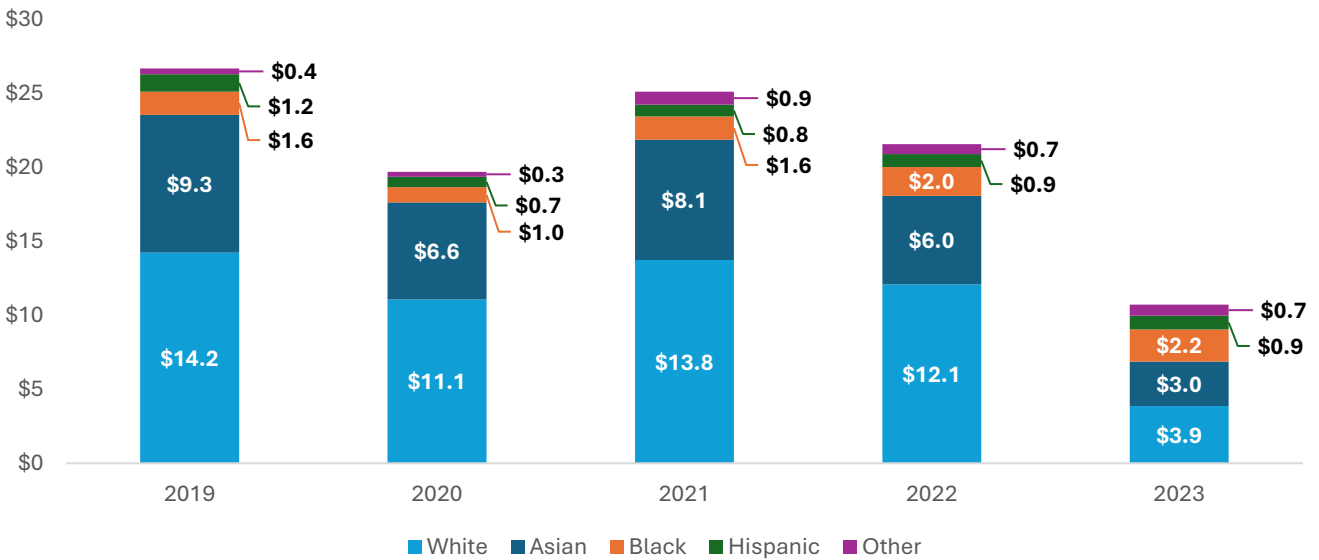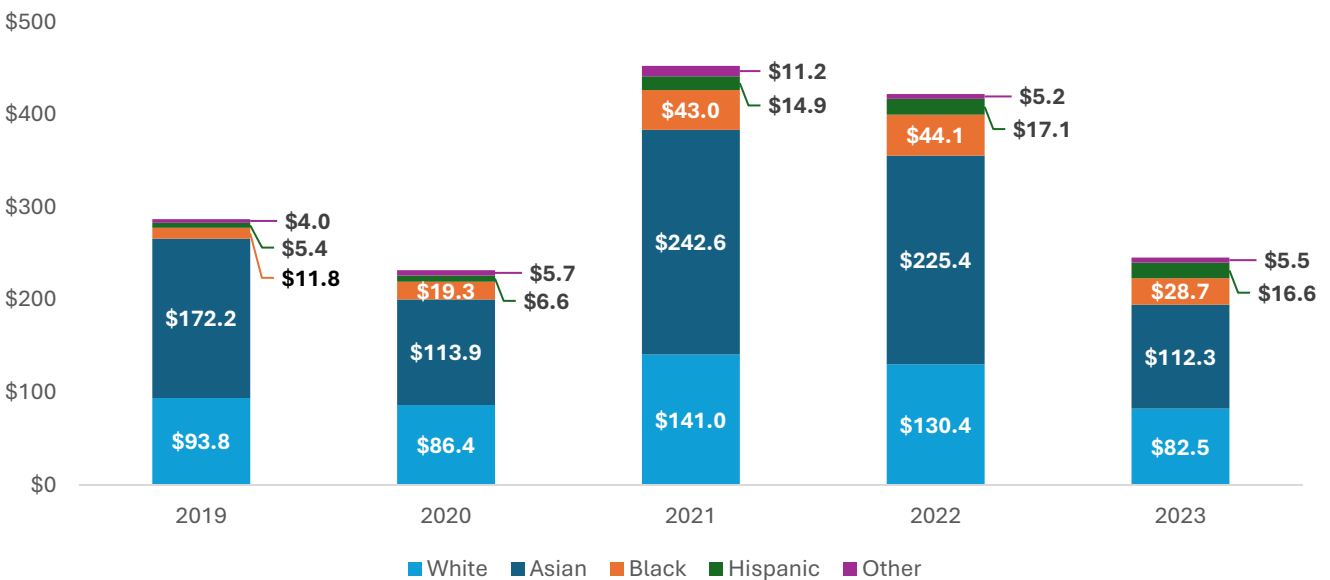*Figure 49: Total Loan Origination Value ($M), Authorized Depositories, by Year, by Race and Ethnicity*

Figure 49: Total Loan Origination Value ($M), Non-Authorized Depositories, by Year, by Race and Ethnicity

A.2.2. Applicant Income

Intuitively, non-owner-occupant home purchase loans trended towards applicants with medium- to upper-levels of income – which was true for both the Authorized Depositories and non-Authorized Depositories over the five-year study period. As noted earlier in this report, non-owner-occupant home purchases can occur for several reasons – such as investment properties and second homes. That said and given the current price of homes – lower to moderate income applicants are largely absent from this section of the lending market.

Figure 50: Summary Statistics for Non-Owner-Occupied Lending, by Depository Status, by Applicant Income, by Year

2019

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	47	19.1%	38.3%	$1.1
MUI	446	35.4%	16.8%	$32.6

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	538	87.4%	4.6%	$76.9
MUI	1,807	71.6%	5.6%	$231.8

2020

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	41	17.1%	39.0%	$1.8
MUI	289	40.5%	14.5%	$21.7

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	437	77.3%	10.5%	$59.6
MUI	1,661	66.0%	7.2%	$203.47

2021

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	40	20.0%	57.5%	$0.8
MUI	289	43.6%	11.8%	$29.49

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	766	86.2%	5.1%	$124.1
MUI	2,129	76.2%	5.9%	$316.7

2022

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	52	25.0%	40.4%	$1.8
MUI	324	35.8%	11.4%	$25.0

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	747	81.9%	7.9%	$127.4
MUI	1,908	72.7%	7.3%	$288.3

2023

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	20	20.0%	45.0%	$0.5
MUI	186	31.7%	14.0%	$13.9

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	444	76.1%	9.9%	$66.9
MUI	1,250	71.9%	7.9%	$176.7

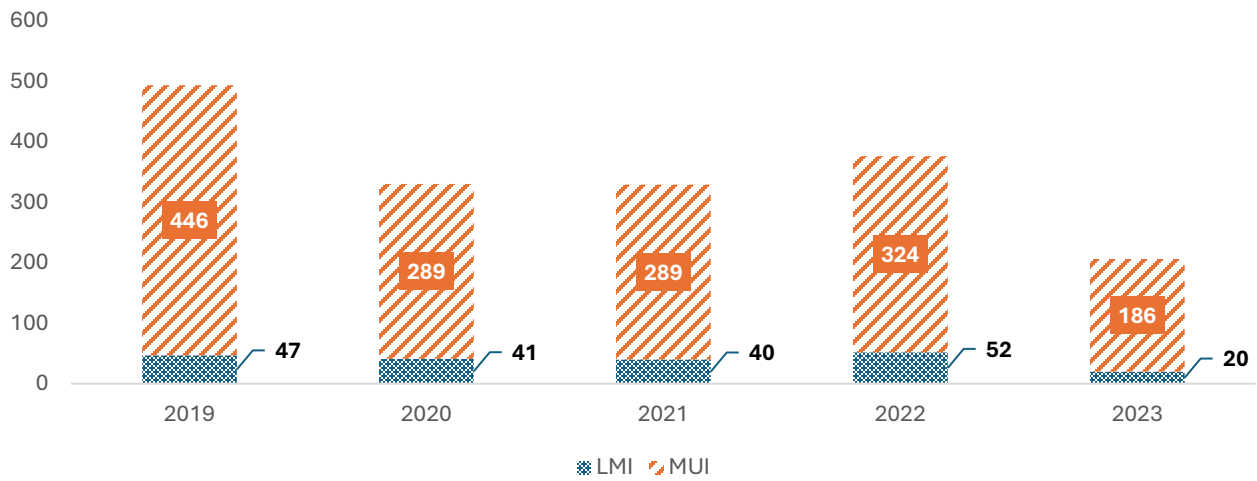*Figure 51: Application Count, Authorized Depositories, by Year, by Applicant Income*

Figure 52: Application Count, Non-Authorized Depositories, by Year, by Applicant Income
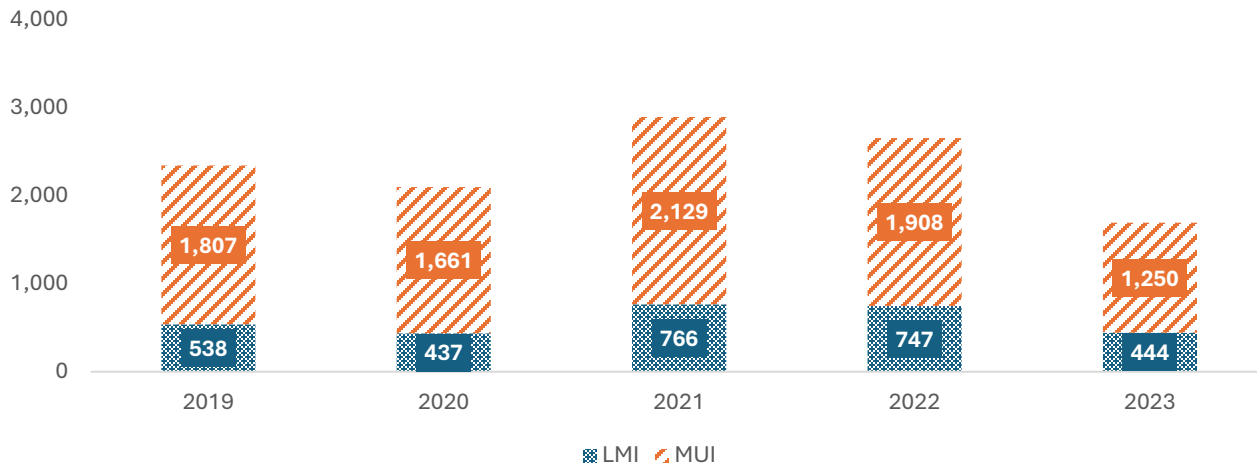
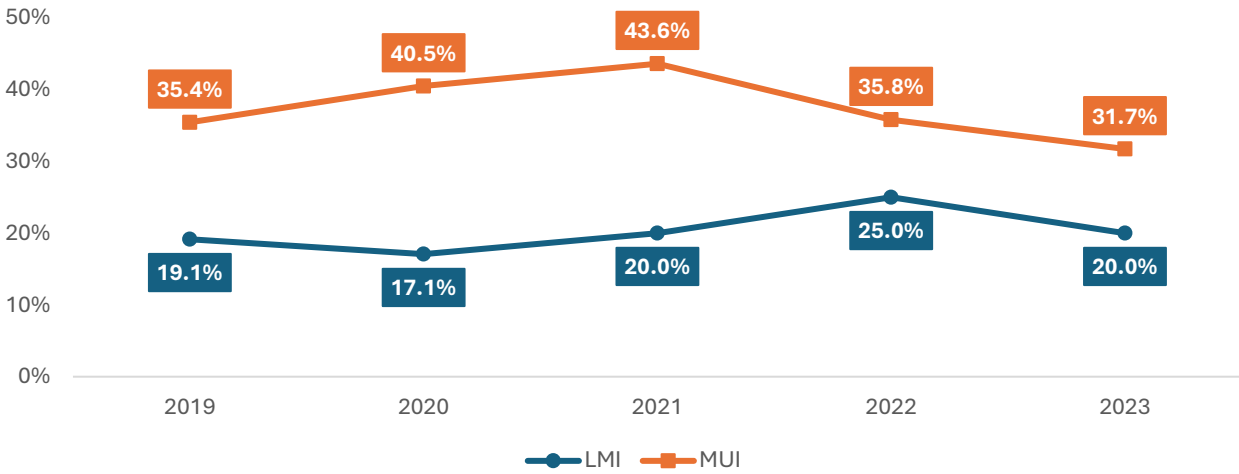Figure 53: Origination Rate, Authorized Depositories, by Year, by Applicant Income

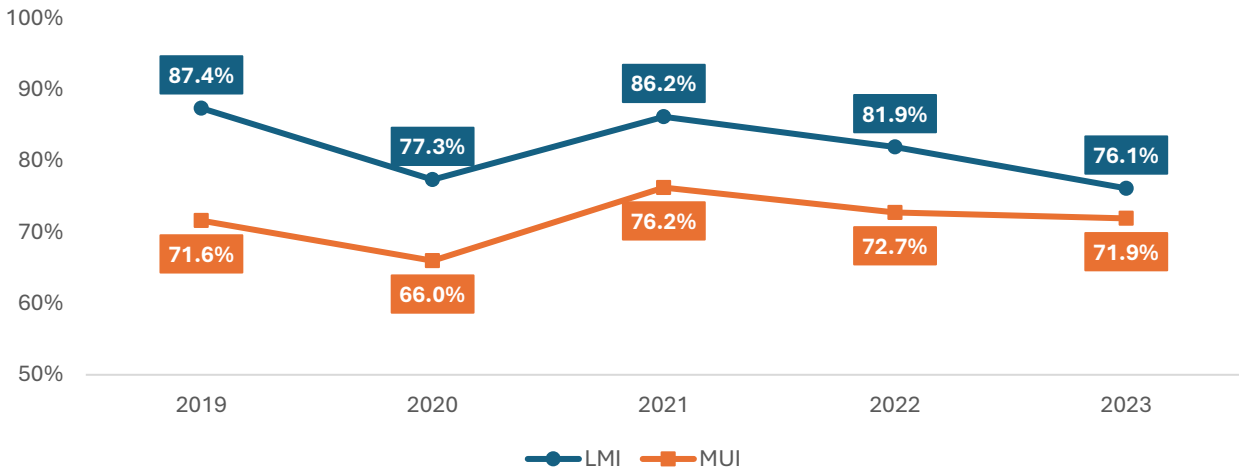Figure 54: Origination Rate, Non-Authorized Depositories, by Year, by Applicant Income

Figure 55: Denial Rate, Authorized Depositories, by Year, by Applicant Income
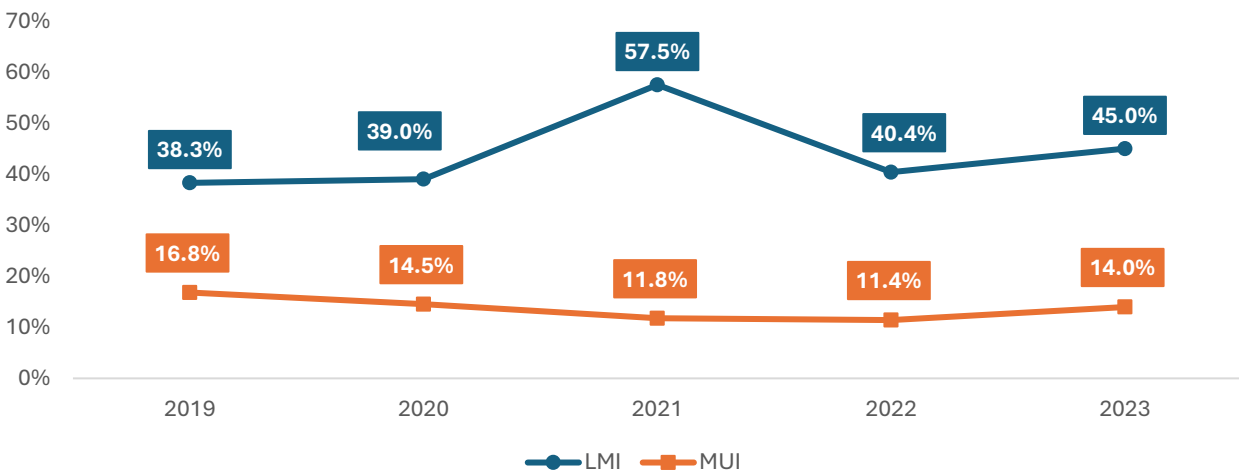
Figure 56: Denial Rate, Non-Authorized Depositories, by Year, by Applicant Income
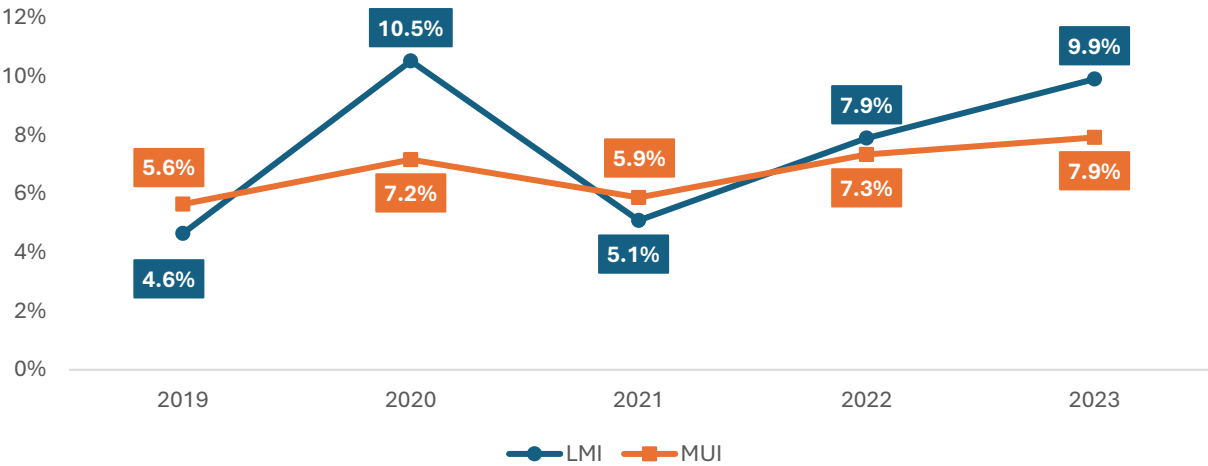

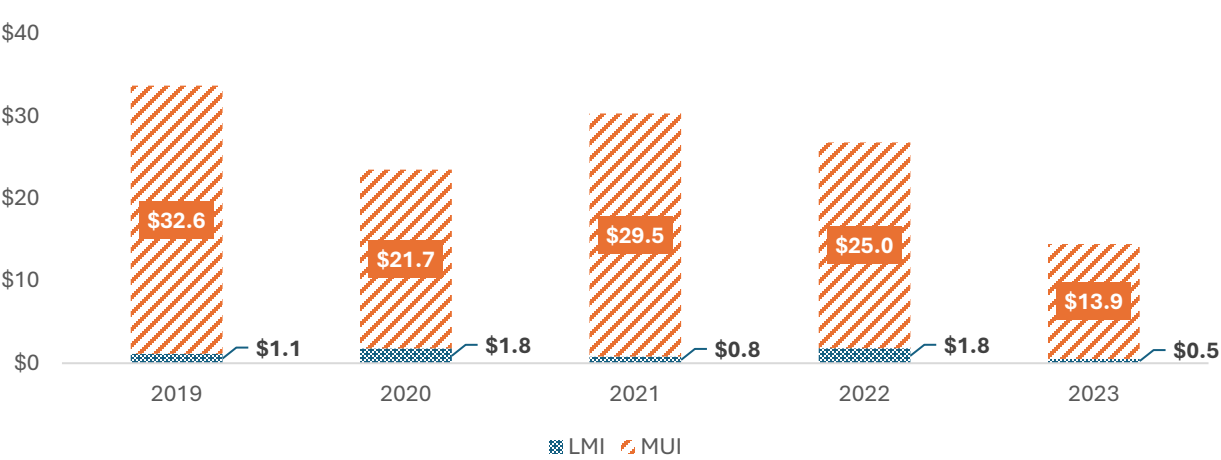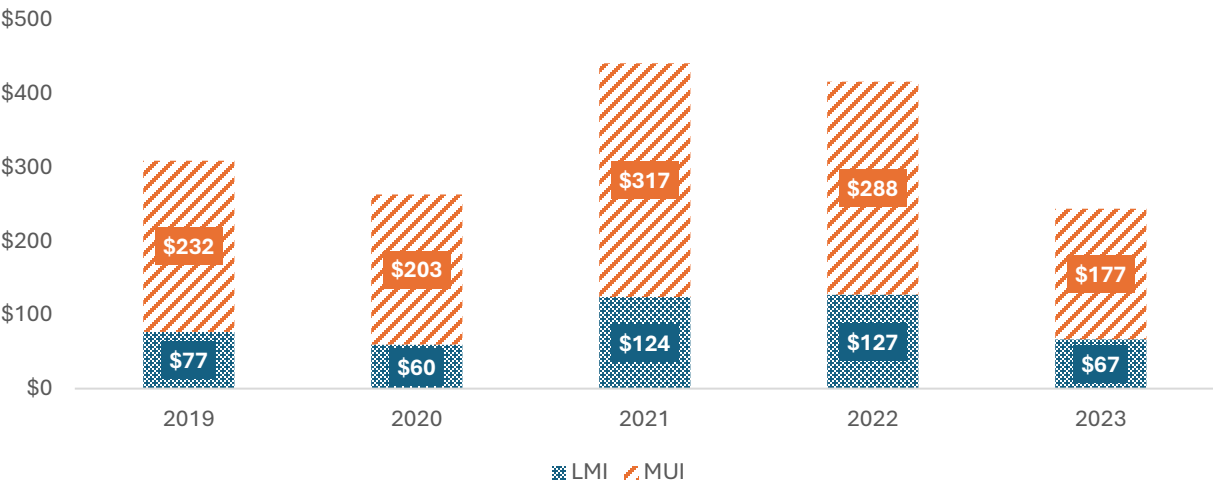*Figure 57 : Total Loan Origination Value ($M), Authorized Depositories, by Year, by Applicant Income*

Figure 57: Total Loan Origination Value ($M), Non-Authorized Depositories, by Year, by Applicant Income
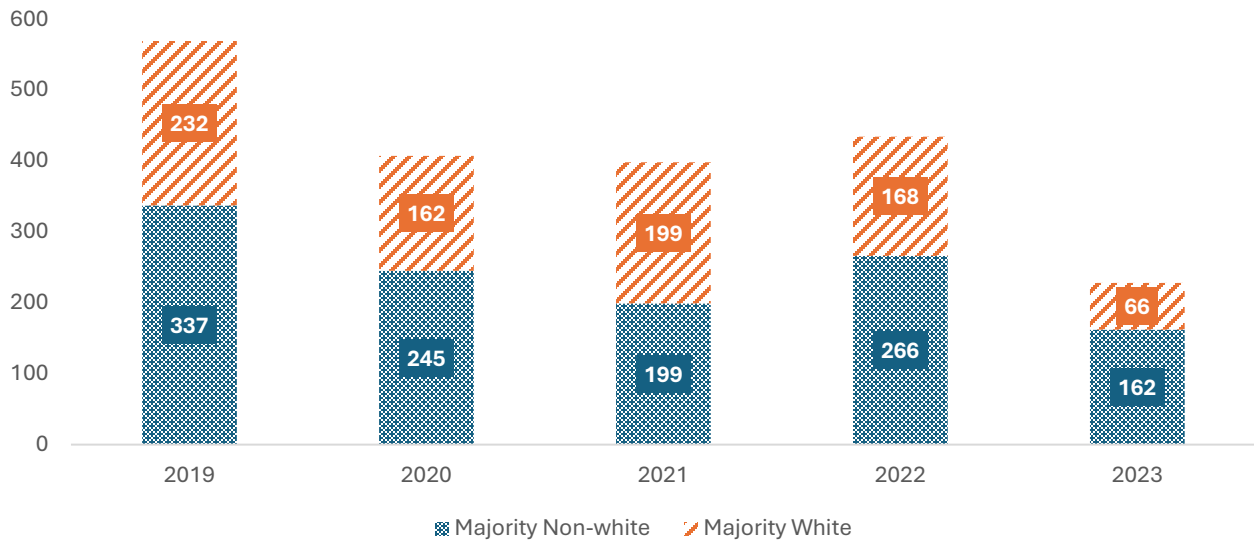
A.2.3. Census Tract Race and Ethnicity

Most loan applications for non-owner-occupant home purchase loans from both Authorized Depositories and non-Authorized Depository applications were in majority non-White census tracts in each year of the study period. Notably, origination rates were higher in majority White census tracts, and denial rates were higher non-White majority census tracts.

Figure 58: Summary Statistics for Non-Owner-Occupied Lending, by Depository Status, by Census Tract Race and Ethnicity, by Year

2019

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	337	30.9%	22.8%	$22.1
White	232	41.8%	11.2%	$30.2

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	1,929	64.5%	9.1%	$220.6
White	1,452	77.1%	3.6%	$244.4

2020

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	245	37.1%	20.0%	$16.8
White	162	38.3%	16.0%	$19.5

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	1,818	57.9%	10.8%	$188.2
White	1,166	71.9%	6.9%	$195.9

2021

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	199	35.2%	17.1%	$14.7
White	199	46.2%	16.1%	$30.4

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	2,736	61.9%	10.0%	$326.4
White	1,874	79.7%	3.4%	$338.0

2022

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	266	34.6%	17.7%	$17.2
White	168	37.5%	10.1%	$22.3

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	3,089	68.7%	8.8%	$414.8
White	1,341	72.6%	6.4%	$274.1

2023

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	162	27.8%	19.8%	$8.8
White	66	45.5%	9.1%	$9.1

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	2,447	60.8%	11.0%	$271.0
White	884	69.7%	5.7%	$166.0

Figure 59: Application Count, Authorized Depositories, by Year, by Census Tract Race and Ethnicity

Figure 60: Application County, Non-Authorized Depositories, by Year, by Census Tract Race and Ethnicity

Figure 62: Origination Rate, Authorized Depositories, by Year, by Census Tract Race and Ethnicity

Figure 61: Origination Rate, Non-Authorized Depositories, by Year, by Census Tract Race and Ethnicity
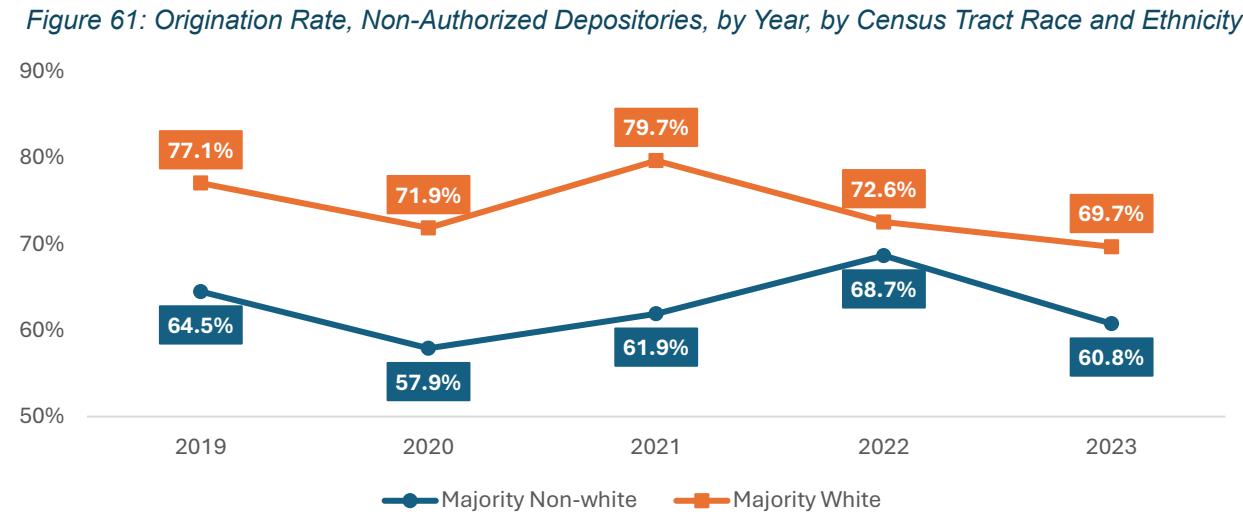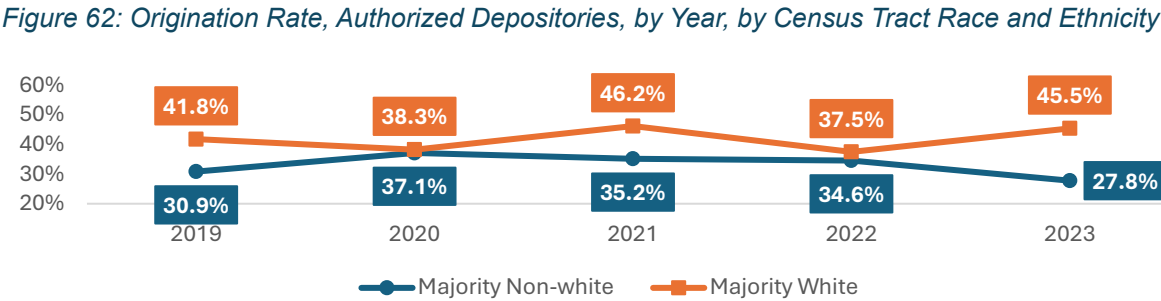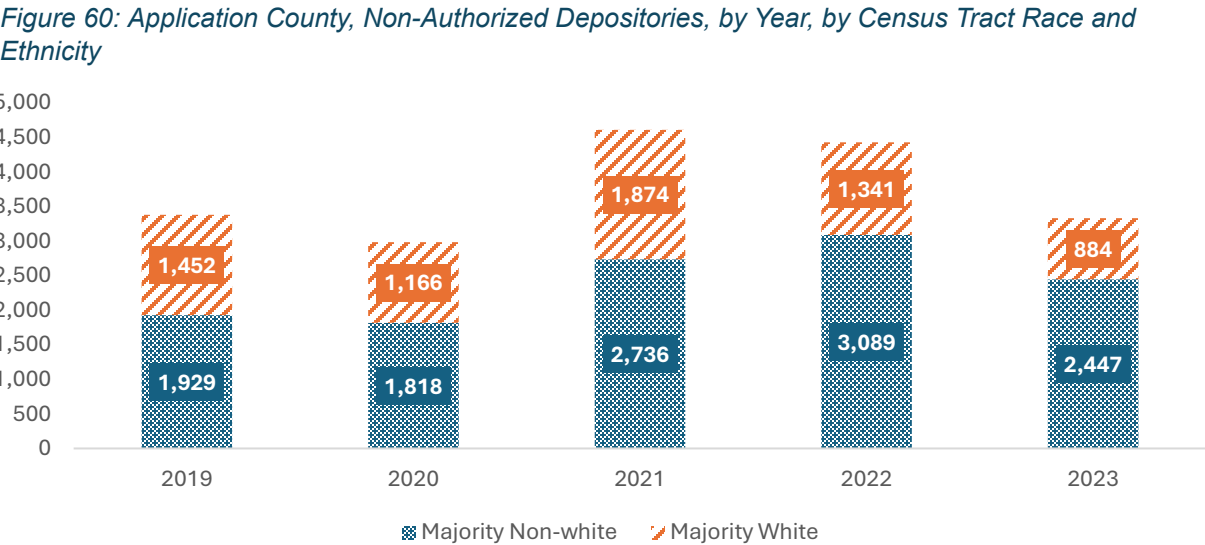
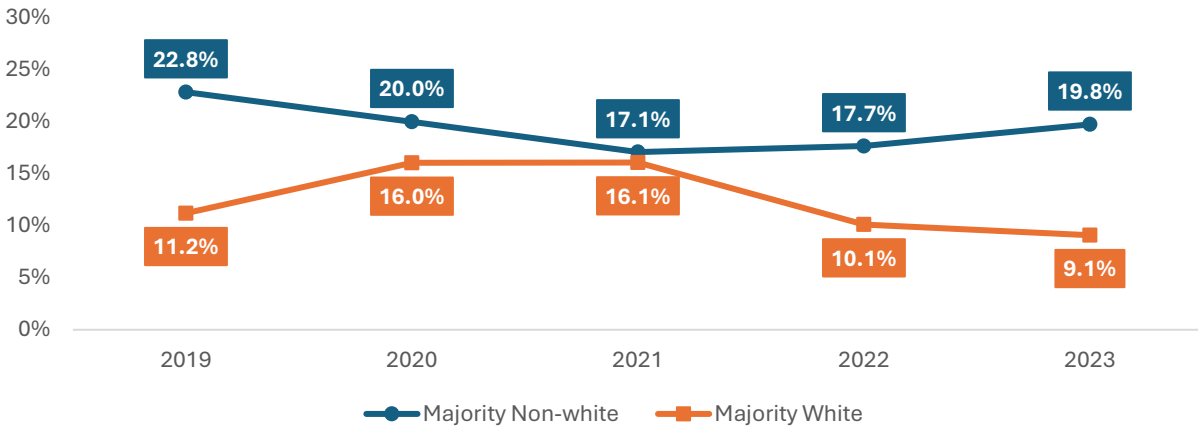*Figure 62: Denial Rate, Authorized Depositories, by Year, by Census Tract Race and Ethnicity*

Figure 63: Denial Rate, Non-Authorized Depositories, by Year, by Census Tract Race and Ethnicity
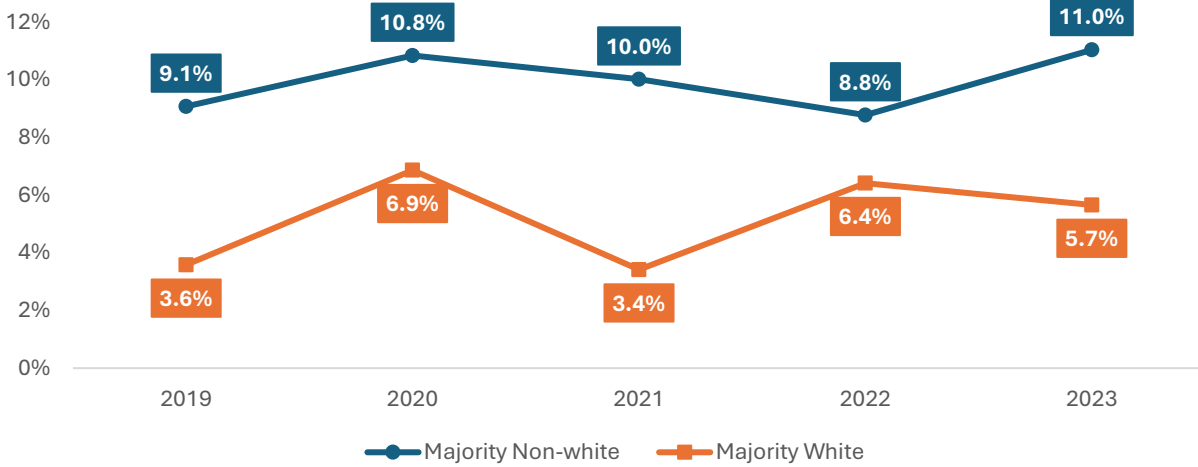

Figure 64: Total Dollars Loaned ($M), Authorized Depositories, by Year, by Census Tract Race and Ethnicity
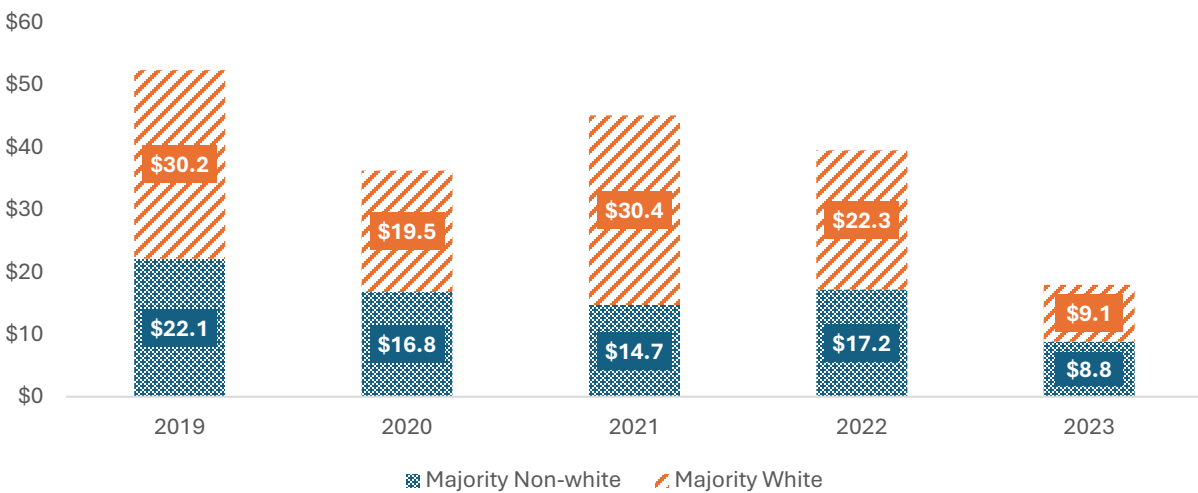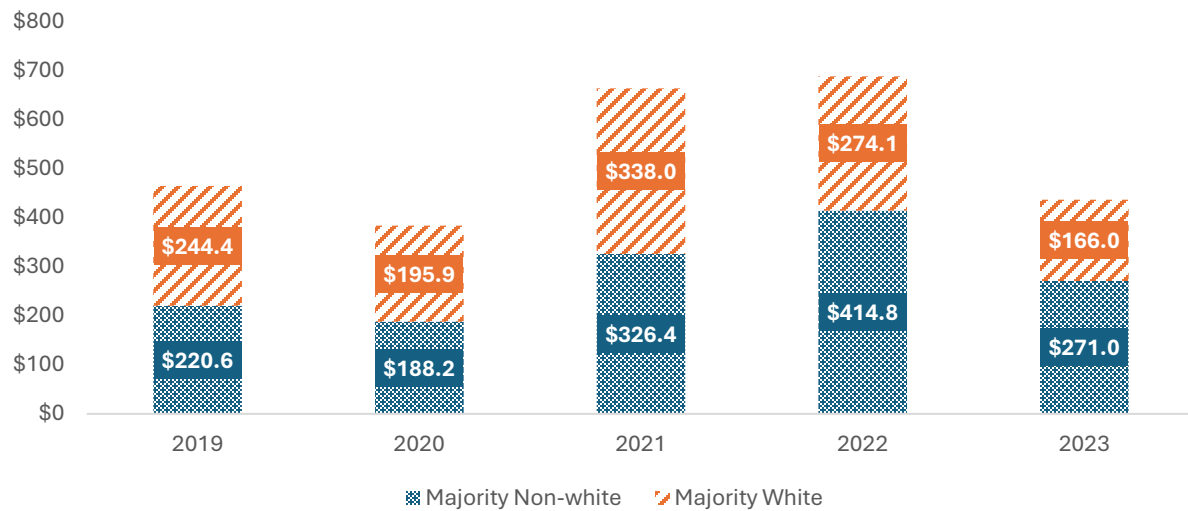
Figure 65: Total Dollars Loaned ($M), Non-Authorized Depositories, by Year, by Census Tract Race and Ethnicity

A.2.4. Gender

When broken down by gender and Depository status, non-owner-occupant purchases trend much more towards male applicants in each year of the study period. As noted in previous sections that have cross-analyzed based on gender, female borrowers face similar barriers accessing those secondary or investment home purchases that would otherwise increase their representation within this section of the analysis.

Figure 66: Summary Statistics for Non-Owner-Occupied Lending, by Depository Status, by Gender, by Year

	2019			
Authorized Depositories				
	Applications	**Origination Rate**	**Denial Rate**	**Total ($M) Originated**
Female	91	40.7%	15.4%	$6.5
Male	225	32.4%	26.7%	$14.1
Non-Authorized Depositories				
	Applications	**Origination Rate**	**Denial Rate**	**Total ($M) Originated**
Female	596	79.7%	5.7%	$75.2
Male	1,136	76.3%	5.5%	$146.2
	2020			
Authorized Depositories				
	Applications	**Origination Rate**	**Denial Rate**	**Total ($M) Originated**
Female	66	33.3%	18.2%	$3.3
Male	162	35.2%	21.6%	$10.8
Non-Authorized Depositories				
	Applications	**Origination Rate**	**Denial Rate**	**Total ($M) Originated**
Female	521	70.2%	8.3%	$61.8
Male	1,038	69.7%	8.3%	$131.4

2021

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	80	40.0%	16.3%	$5.7
Male	136	33.8%	23.5%	$10.3

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	998	77.3%	5.0%	$136.4
Male	1,679	73.3%	5.4%	$233.7

2022

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	88	33.0%	22.7%	$4.6
Male	151	37.7%	14.6%	$12.3

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	846	77.1%	6.1%	$126.1
Male	1,549	73.0%	7.5%	$228.6

2023

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	30	26.7%	0.0%	$1.4
Male	90	33.3%	24.4%	$6.4

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	553	72.7%	9.0%	$74.2
Male	1,007	70.7%	6.7%	$139.6

Figure 67: Application Count, Authorized Depositories, by Year, by Gender
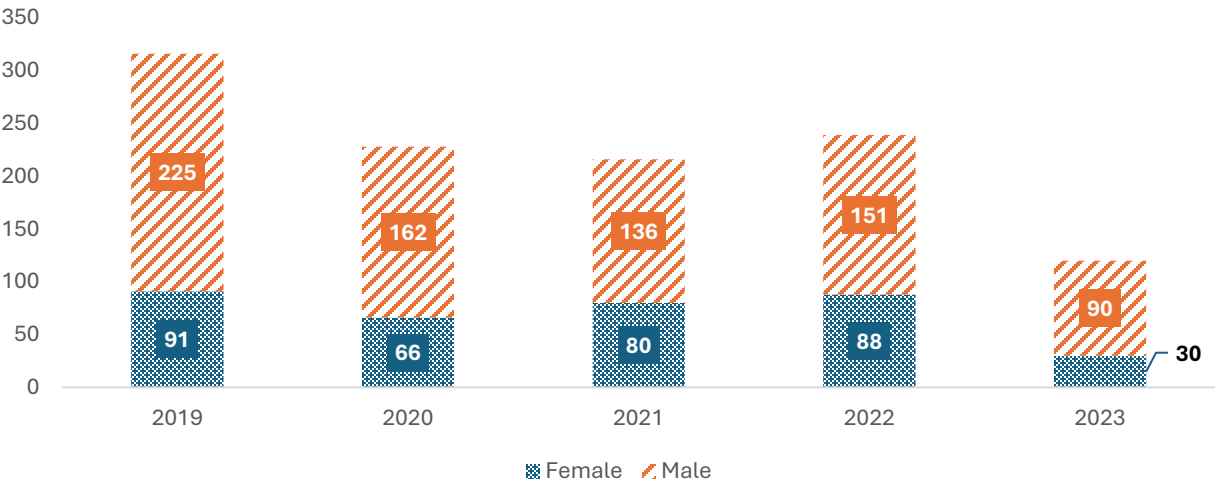

Figure 68: Application Count, Non-Authorized Depositories, by Year, by Gender
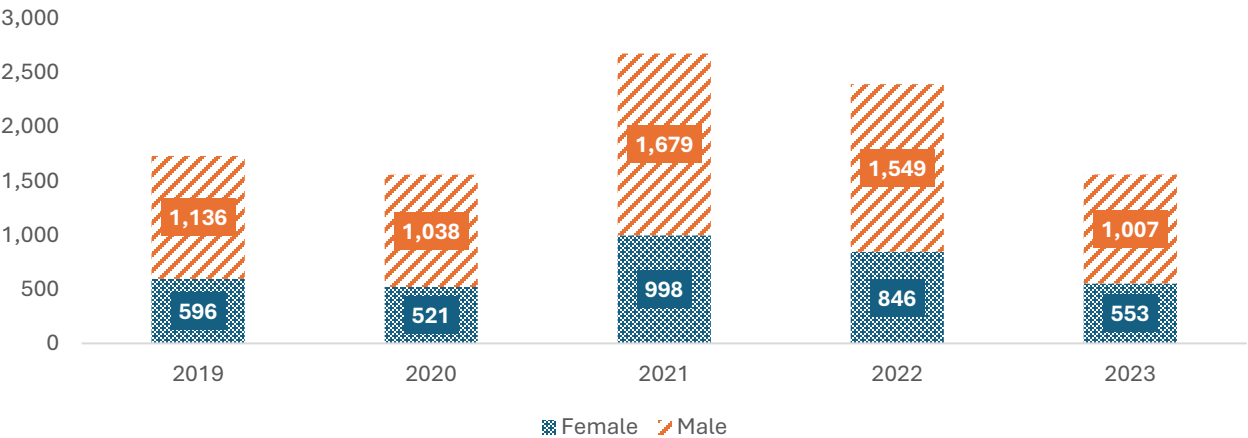

Figure 69: Origination Rate, Authorized Depositories, by Year, by Gender
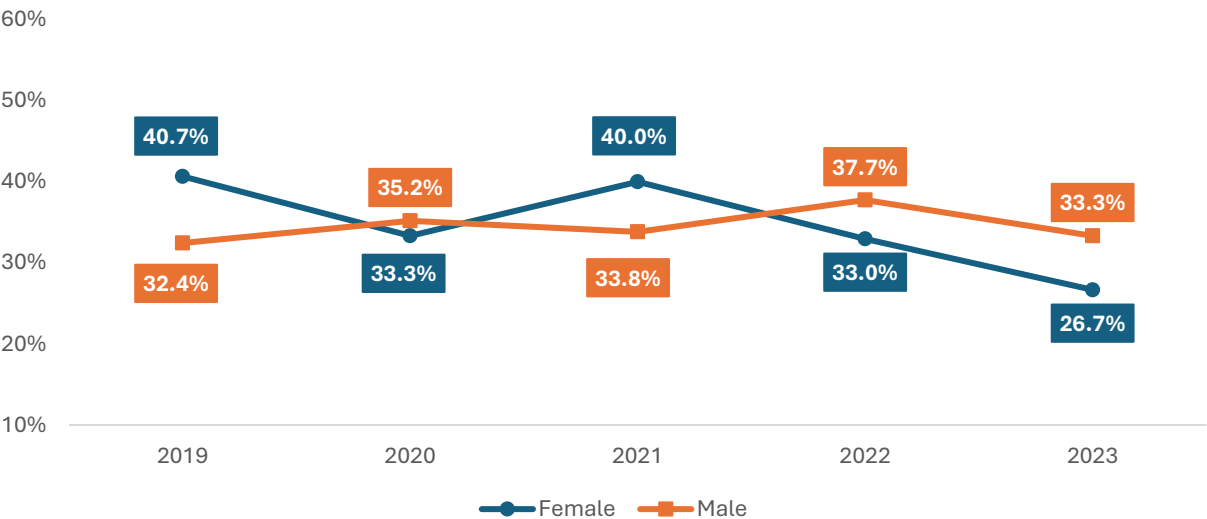
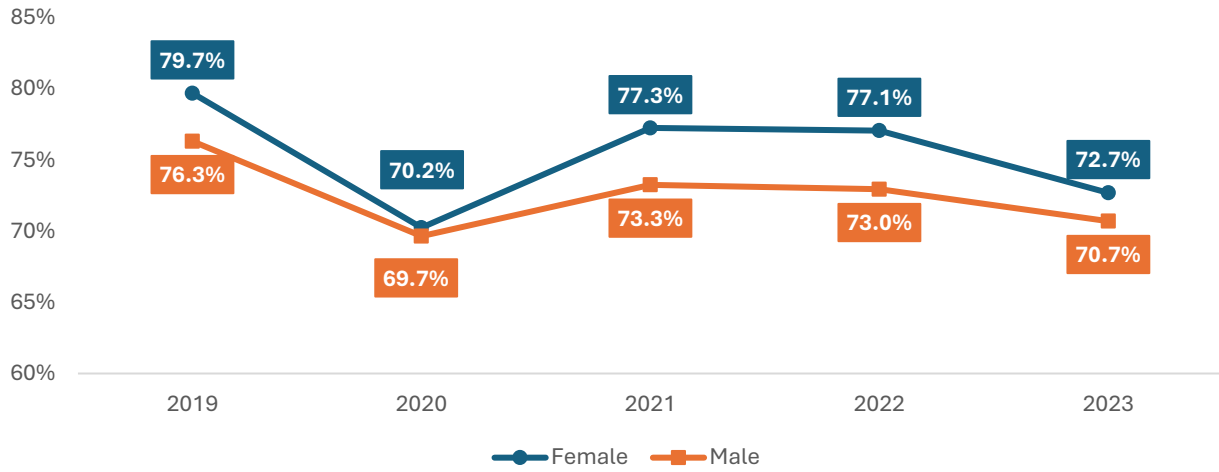*Figure 70: Origination Rate, Non-Authorized Depositories, by Year, by Gender*

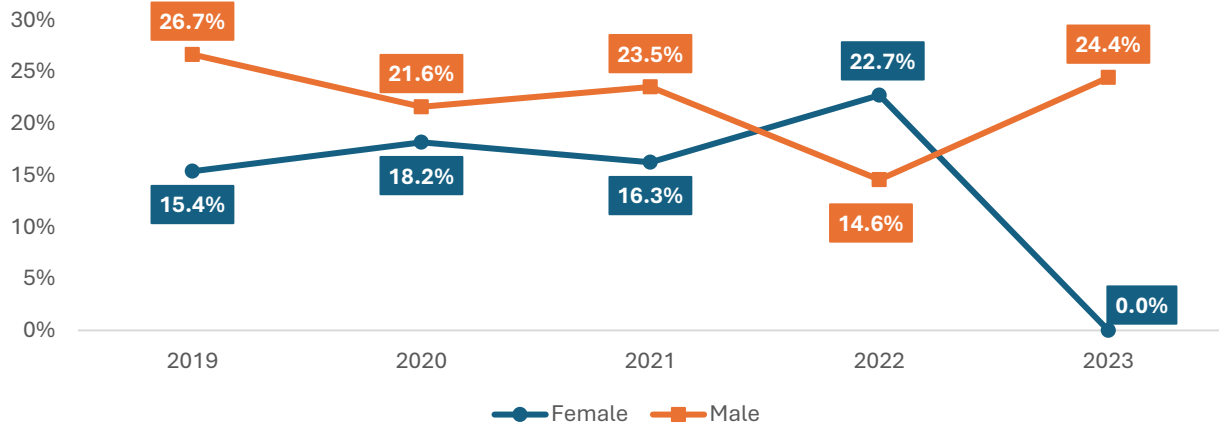*Figure 71: Denial Rate, Authorized Depositories, by Year, by Gender*

Figure 72: Denial Rate, Non-Authorized Depositories, by Year, by Gender
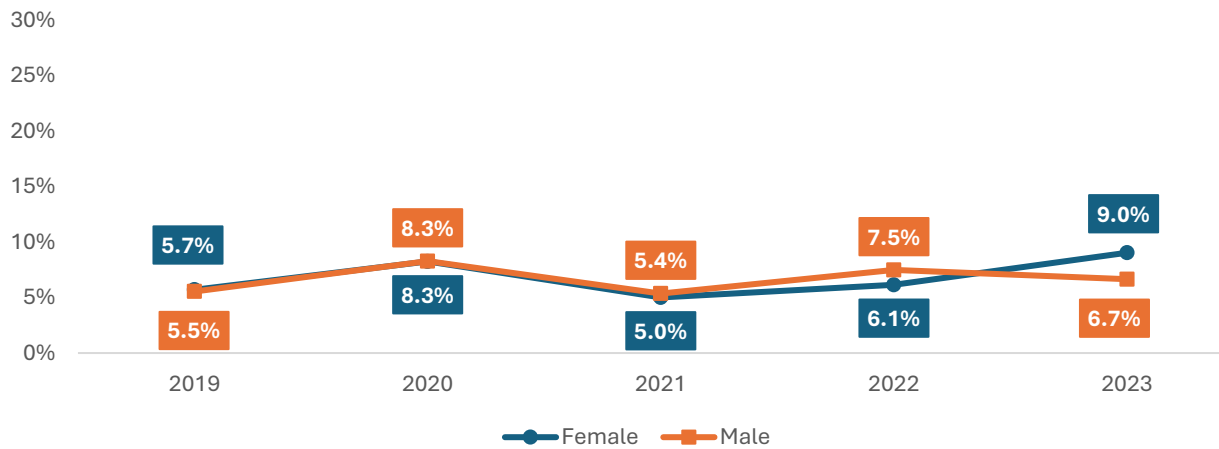
Figure 73: Total Dollars Originated ($M), Authorized Depositories, by Year, by Gender
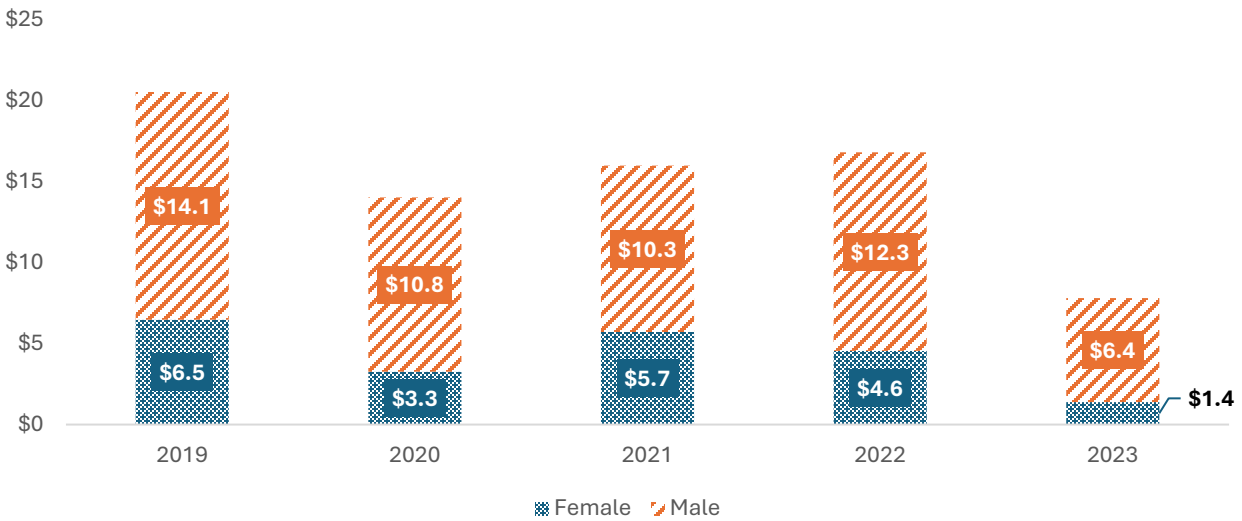
Figure 74: Total Dollars Originated ($M), Non-Authorized Depositories, by Year, by Gender
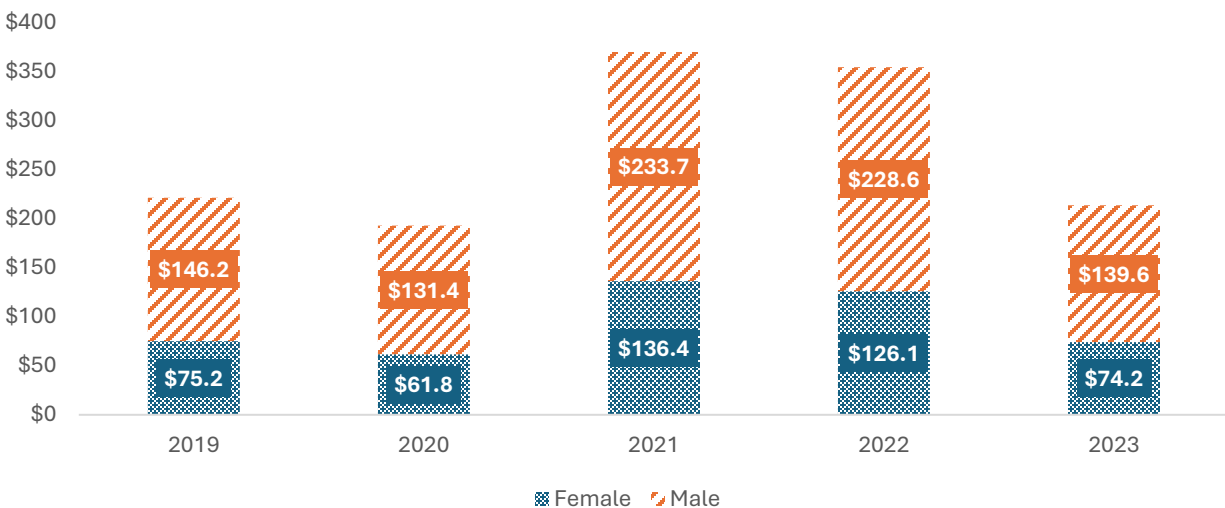
A.3 Home Refinance Lending, Authorized Depositories v. Non-Authorized Depositories

Similar to home purchase lending, non-Authorized Depositories continued to outpace home refinance lending by the Authorized Depositories in Philadelphia over the course of the study period. Following the trend within the broader market, refinance home lending spiked with both the Authorized Depositories and non-Authorized Depositories when interest rates fell to historic lows during the pandemic. Generally, origination rates for both the Authorized Depositories and non-Authorized Depositories held around 40%, while denial rates showed more variation – ranging from 20% to 30% for the Authorized Depositories and 14% to 30% for non-Authorized Depositories.

Figure 75: Total Home Refinance Loan Application Count, Originated vs Not Originated, Authorized Depositories, by Year

Figure 76: Total Home Refinance Loan Application Count, Originated vs Not Originated, Non-Authorized Depositories, by Year

Figure 77: Total Originations for All Home Refinance Loan Applications by Year
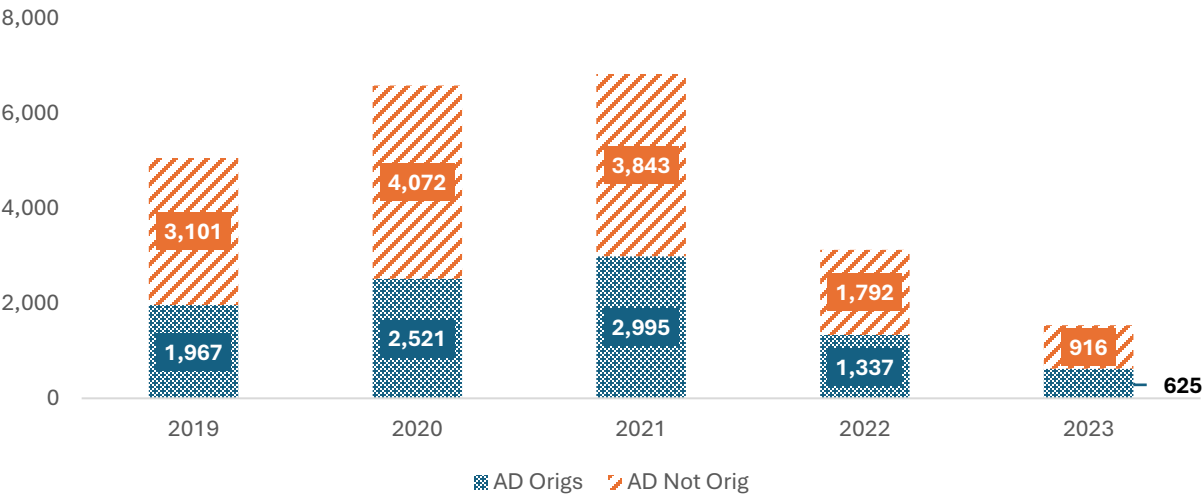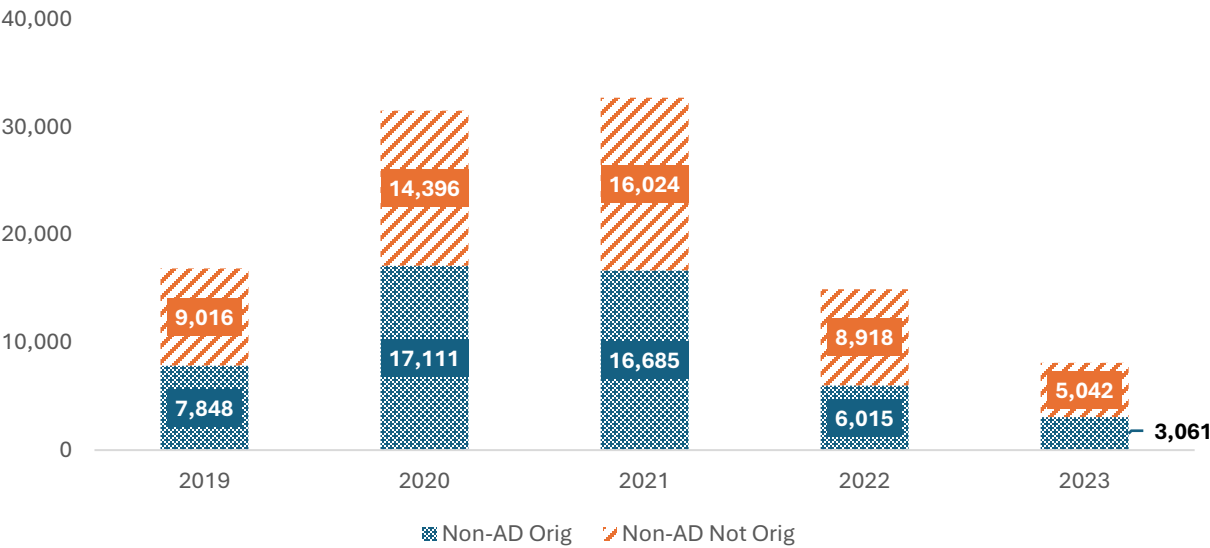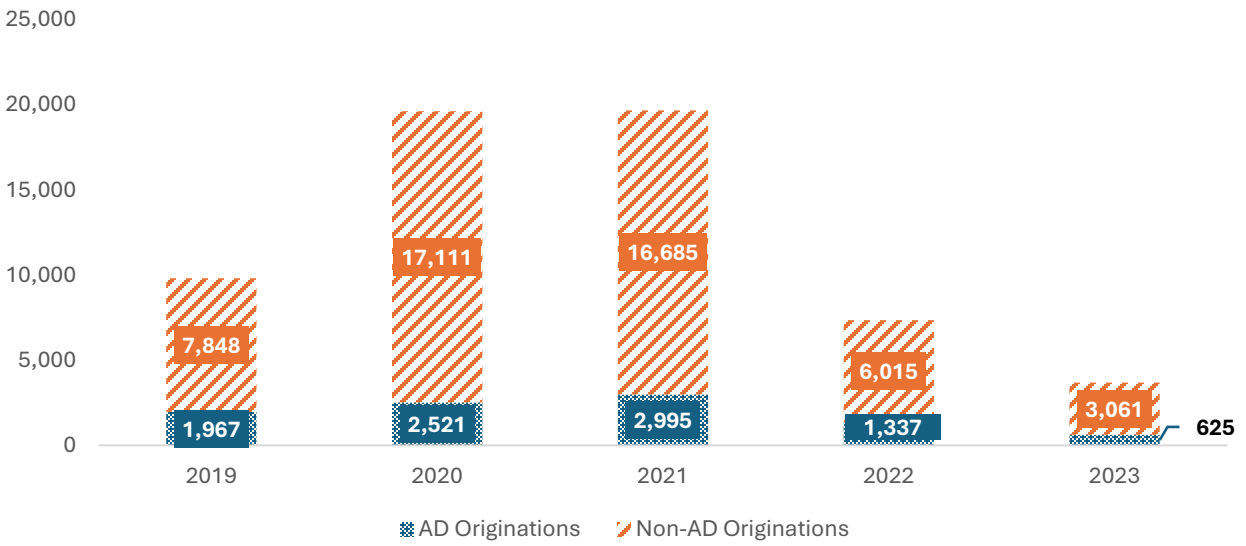

Figure 78: Origination Rate for Home Refinance Loan Applications by Year
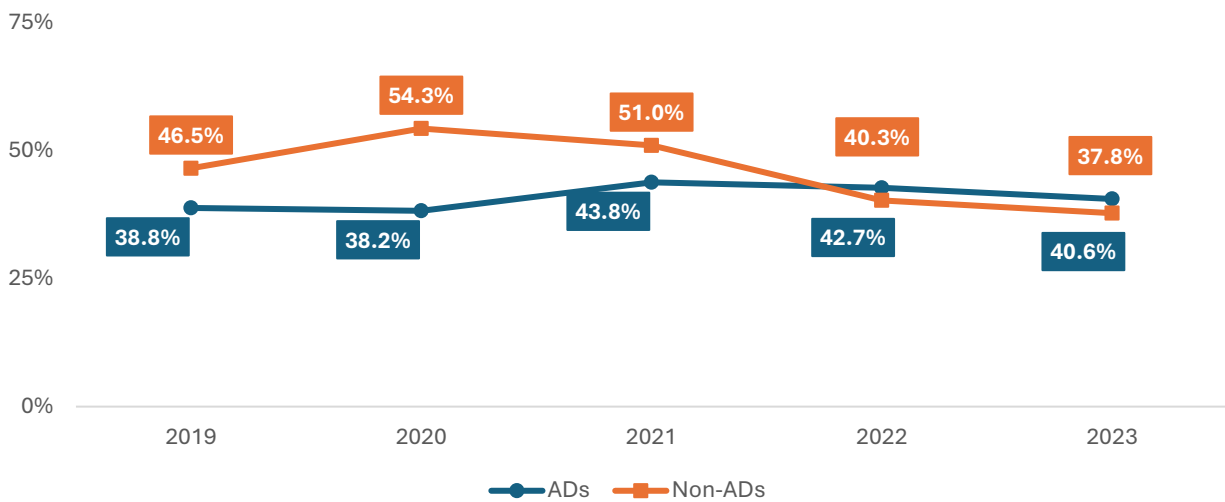
Figure 79: Denial Rate for all Home Refinance Loan Applications by Year
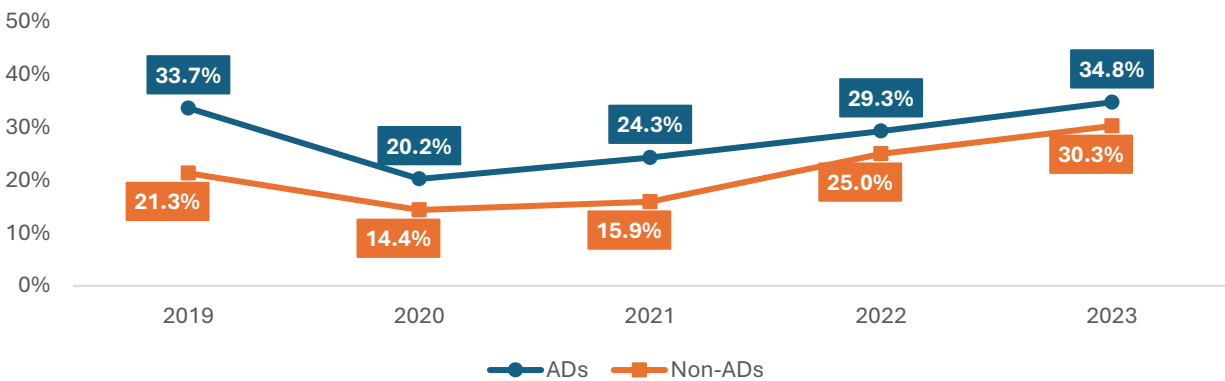
Figure 80: Total Dollars ($M) Originated for All Home Refinance Loans by Year
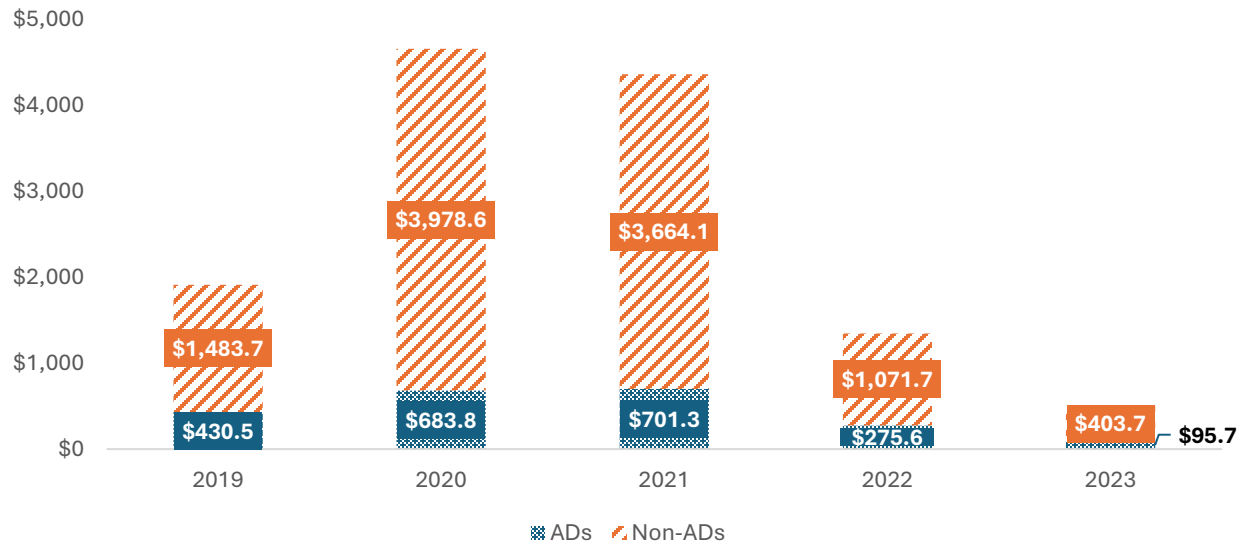
A.3.1. Race and Ethnicity

Like the finding for owner-occupied home purchase lending, while the Authorized Depositories now represent a smaller share of lending activity in Philadelphia than they historically have, the Authorized Depositories have made improvements within certain fair lending metrics on a proportional basis within home refinance lending. In 2019, approximately 45% of the loan applicants to the Authorized Depositories were non-White, and 40% of originations were non-White. In 2023, approximately 65% of the loan applicants to the Authorized Depositories were non-White, and 55% of originations were non-White – representing higher proportional shares compared to non-Authorized Depositories.

Figure 81: Summary Statistics for Home Refinance Lending, by Depository Status, by Race and Ethnicity, by Year

2019

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	438	37.9%	39.5%	$28.3
Black	1,090	34.6%	44.8%	$40.7
Hispanic	340	29.7%	45.9%	$12.3
White	2,322	44.1%	25.9%	$262.5
Other	92	39.1%	31.5%	$14.9

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	619	50.7%	18.3%	$72.8
Black	4,027	37.2%	31.6%	$194.5
Hispanic	965	43.2%	28.2%	$58.6
White	6,979	59.2%	15.2%	$876.8
Other	249	48.2%	26.9%	$28.7

2020

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	557	37.9%	23.7%	$49.9
Black	845	30.8%	38.1%	$34.8
Hispanic	361	32.1%	33.5%	$17.9
White	3,598	42.2%	15.5%	$443.7
Other	121	45.5%	19.0%	$16.6

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	1,699	53.9%	13.2%	$243.2
Black	5,095	44.4%	24.6%	$356.1
Hispanic	1,630	49.6%	19.2%	$138.1
White	15,045	64.7%	10.3%	$2,446.9
Other	574	60.3%	11.8%	$102.5

2021

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	572	41.6%	30.2%	$54.5
Black	1,420	38.5%	36.1%	$75.7
Hispanic	540	36.1%	33.3%	$31.2
White	3,013	51.2%	17.0%	$406.1
Other	134	41.0%	25.4%	$15.7

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	1,687	55.0%	13.3%	$227.0
Black	6,895	44.3%	23.8%	$478.9
Hispanic	2,065	48.7%	18.6%	$171.4
White	13,003	62.5%	11.9%	$2,002.7
Other	516	56.4%	14.9%	$79.3

2022

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	244	40.2%	38.1%	$21.6
Black	917	36.1%	37.5%	$39.9
Hispanic	302	32.1%	43.4%	$15.2
White	1,064	53.9%	20.3%	$139.5
Other	48	60.4%	20.8%	$9.8

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	536	43.3%	21.1%	$54.2
Black	4,572	37.9%	30.3%	$242.5
Hispanic	1,104	38.0%	28.1%	$60.9
White	4,429	52.0%	18.6%	$471.9
Other	165	43.0%	22.4%	$16.8

2023

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	98	36.7%	41.8%	$6.6
Black	582	35.9%	36.3%	$25.2
Hispanic	145	31.0%	44.8%	$5.5
White	471	50.3%	30.6%	$40.8
Other	17	35.3%	41.2%	$1.3

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	245	39.6%	32.2%	$17.7
Black	2,565	34.2%	35.8%	$107.8
Hispanic	734	34.5%	34.1%	$28.2
White	2,409	49.6%	23.6%	$166.3
Other	90	33.3%	34.4%	$5.2

Figure 82: Application Count, Authorized Depositories, by Year, by Race and Ethnicity

Figure 83: Application Count, Non-Authorized Depositories, by Year, by Race and Ethnicity

Figure 84: Origination Rate, Authorized Depositories, by Year, by Race and Ethnicity
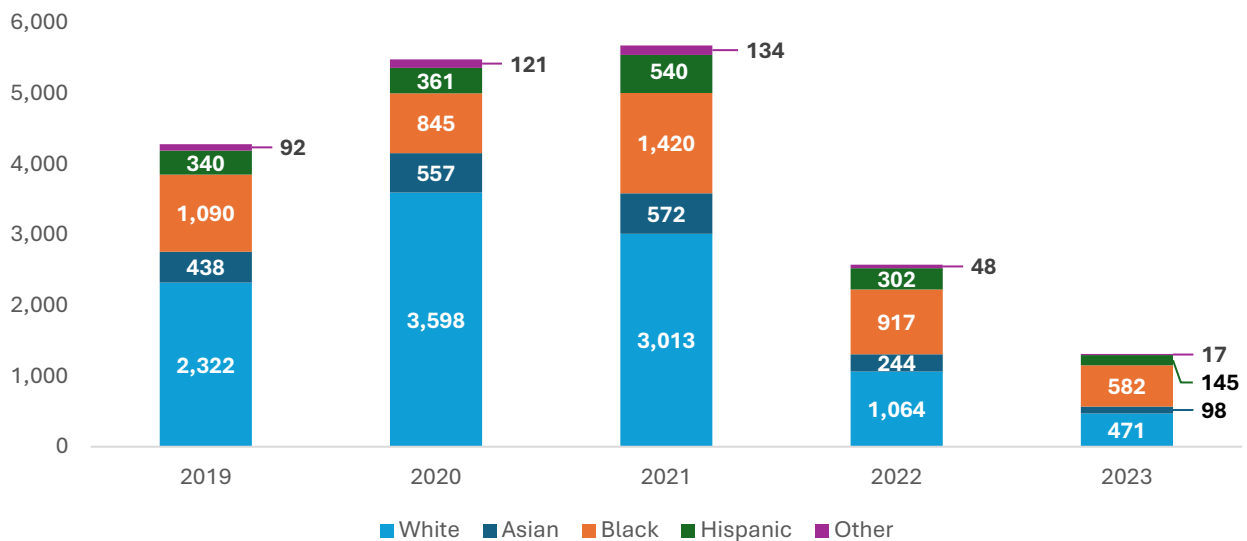

Figure 85: Origination Rate, Non-Authorized Depositories, by Year, by Race and Ethnicity

Figure 86: Denial Rate, Authorized Depositories, by Year, by Race and Ethnicity

Figure 87: Denial Rate, Non-Authorized Depositories, by Year, by Race and Ethnicity

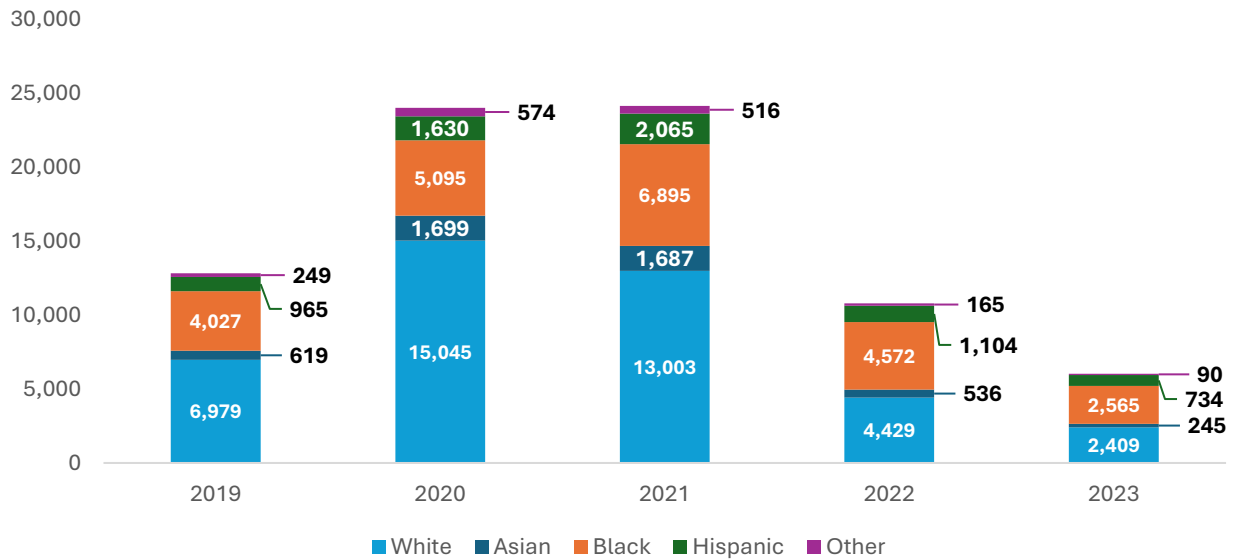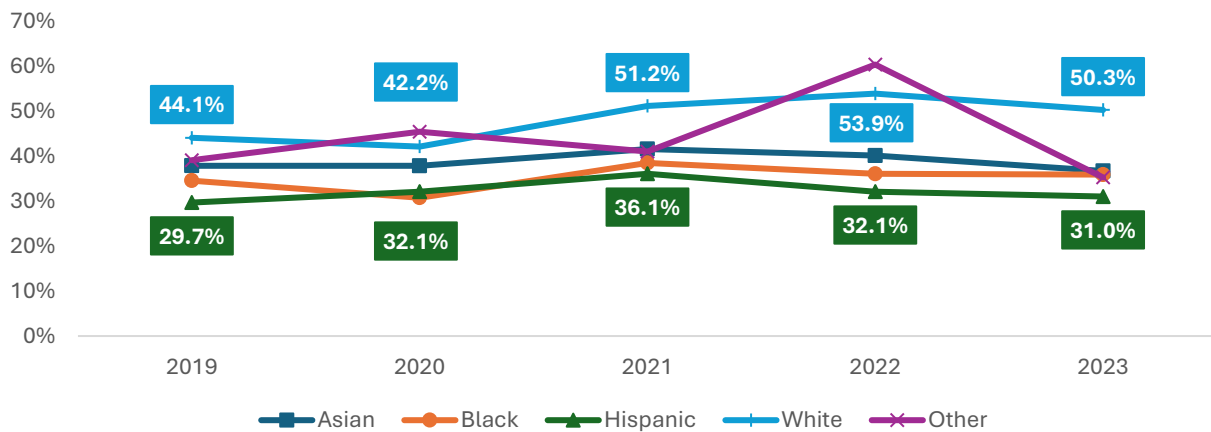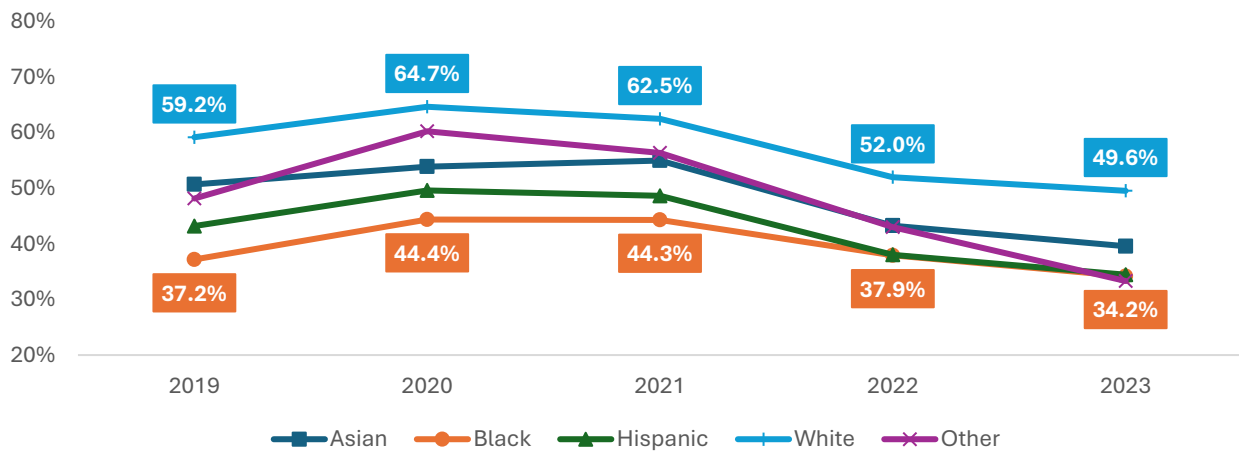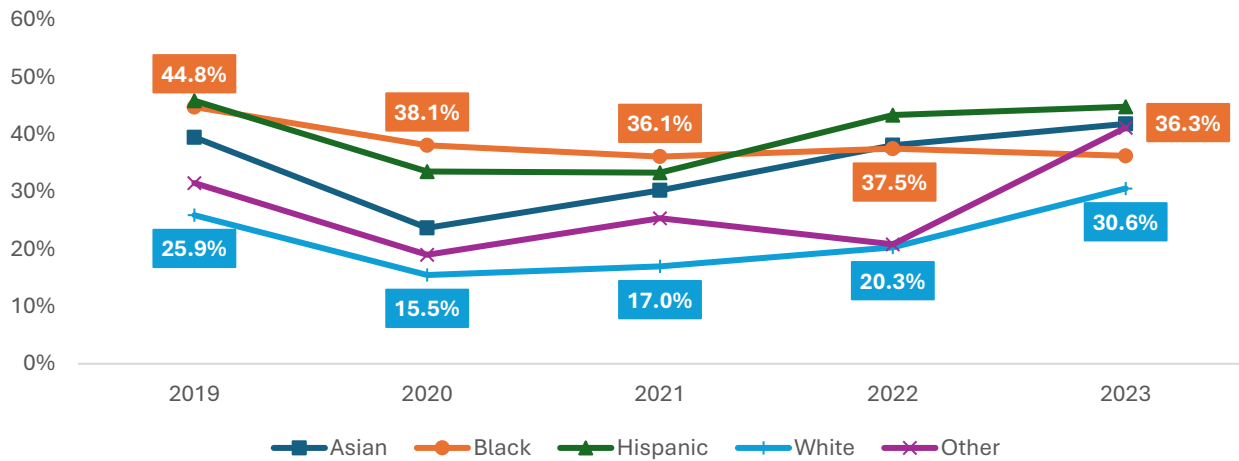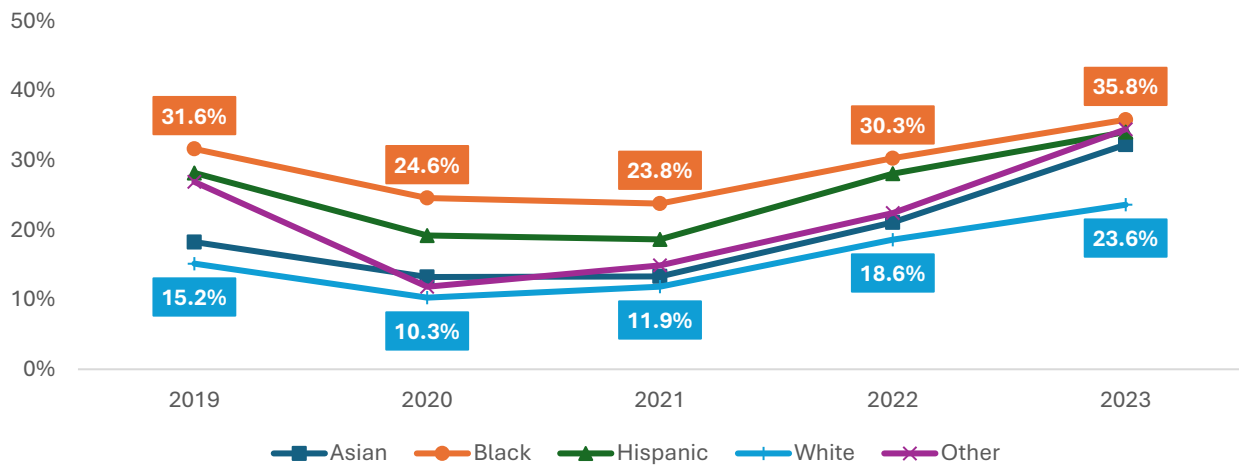Figure 88: Total Loan Value Originated ($M), Authorized Depositories, by Year, by Race and Ethnicity
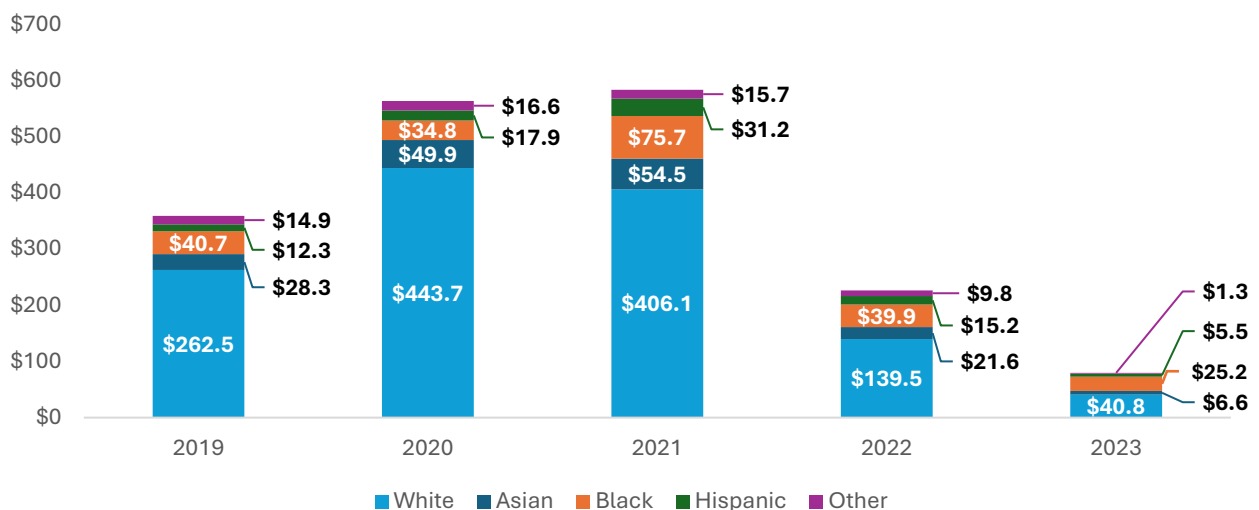
Figure 89: Total Loan Value Originated ($M), Non-Authorized Depositories, by Year, by Race and Ethnicity
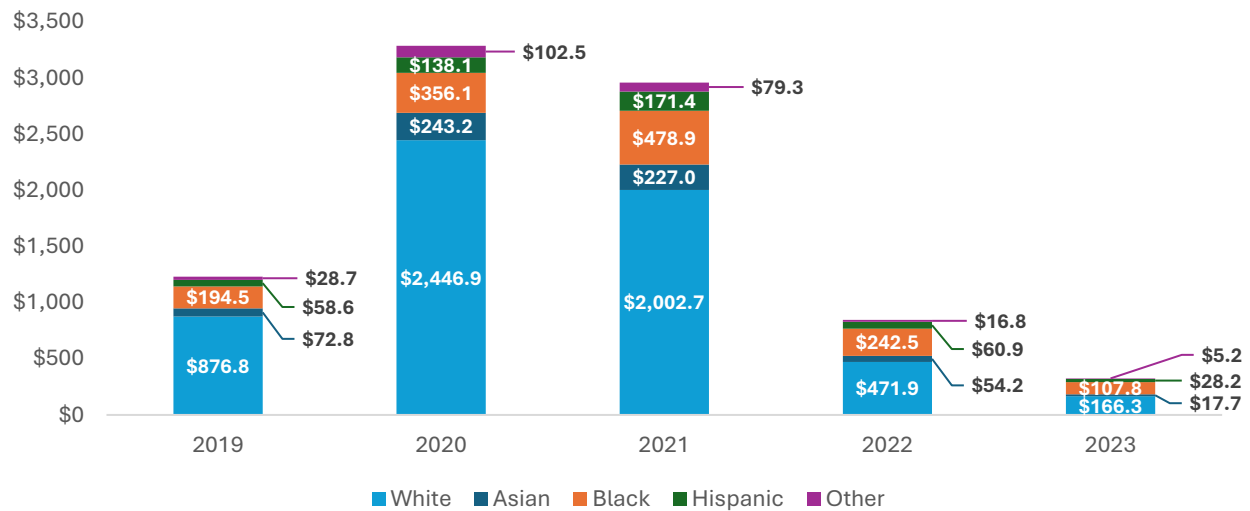
A.3.2. Applicant Income

From 2019 to 2023, the proportional share of low- and moderate-income applicants and originations to the Authorized Depositories increased significantly – from 27% to 43%, and 20% to 36%. A similar proportional increase was seen within non-Authorized Depository refinance lending to low- and moderate-income applicants over this period – that said, Authorized Depository lending represents a far smaller portion of the refinance lending market in Philadelphia, where non-Authorized Depositories continue to represent the larger absolute portion of refinance lending.

Figure 90: Summary Statistics for Home Refinance Lending, by Depository Status, by Applicant Income, by Year

2019

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	1,335	28.6%	53.0%	$35.5
MUI	3,573	42.8%	26.1%	$381.3

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	3,864	35.4%	33.9%	$165.6
MUI	11,144	53.2%	19.0%	$1,207.9

2020

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	1,146	28.0%	42.9%	$37.0
MUI	5,211	40.9%	15.3%	$620.5

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	4,216	39.7%	30.2%	$237.7
MUI	22,623	59.9%	12.4%	$3,360.0

2021

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	1,849	30.4%	42.6%	$67.6
MUI	4,758	49.6%	17.8%	$605.9

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	6,666	41.1%	29.1%	$381.6
MUI	21,152	57.9%	13.5%	$2,953.4

2022

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	1,183	33.6%	40.2%	$43.9
MUI	1,852	49.1%	22.7%	$226.6

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	4,971	33.2%	36.1%	$205.7
MUI	9,049	46.6%	20.8%	$837.5

2023

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	660	33.2%	43.3%	$20.7
MUI	858	46.4%	28.9%	$73.7

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	2,756	29.2%	40.3%	$87.5
MUI	5,059	44.8%	26.1%	$317.8

Figure 91: Application Count, Authorized Depositories, by Year, by Applicant Income
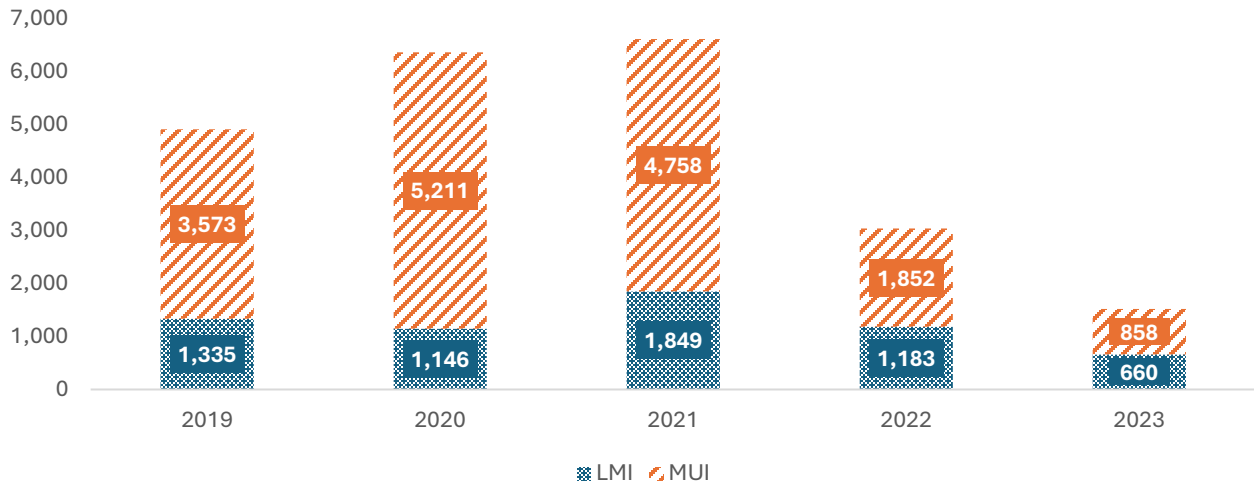
Figure 92: Application Count, Non-Authorized Depositories, by Year, by Applicant Income
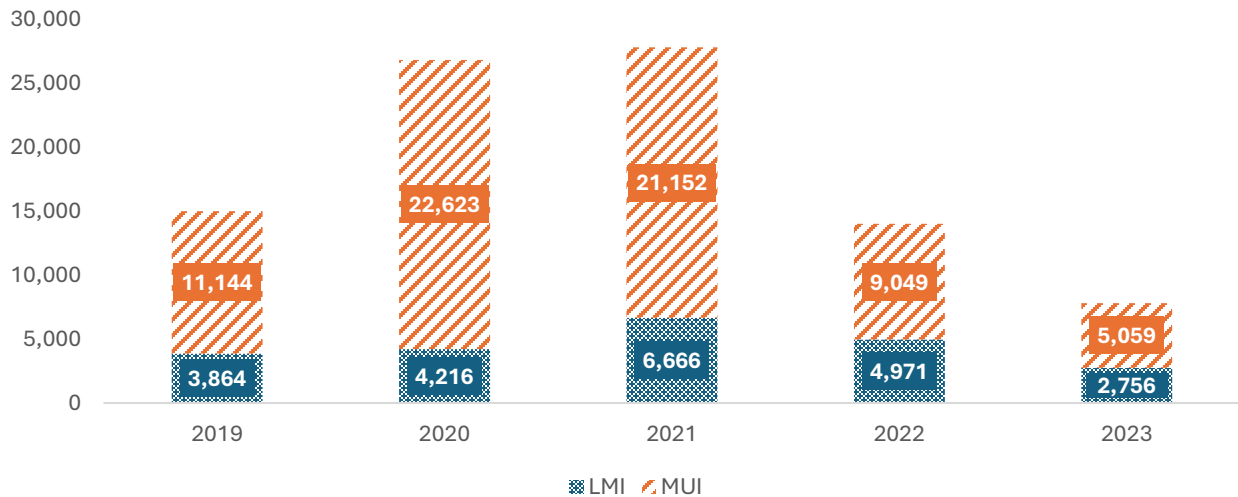
Figure 93: Origination Rate, Authorized Depositories, by Year, by Applicant Income
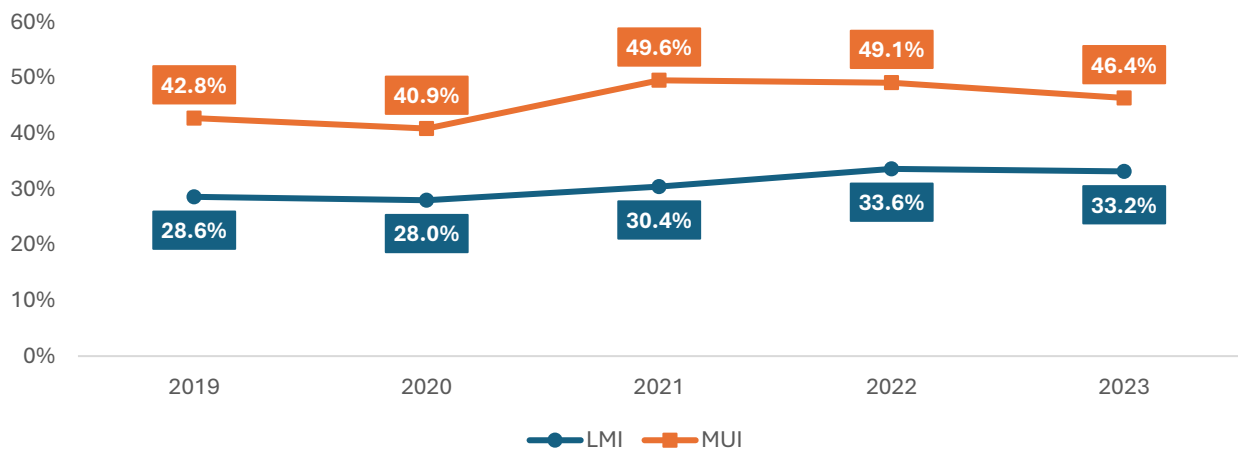
Figure 94: Origination Rate, Non-Authorized Depositories, by Year, by Applicant Income
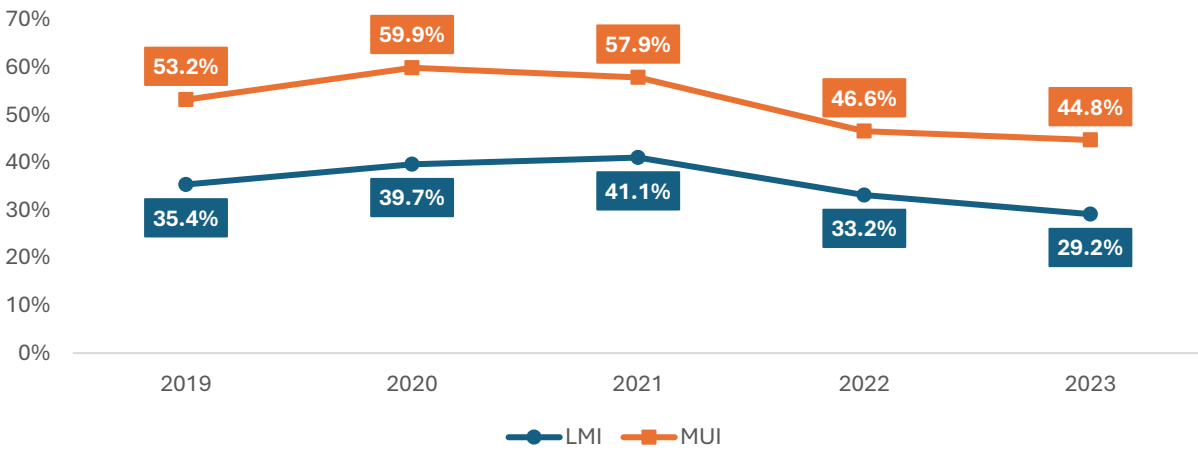
Figure 95: Denial Rate, Authorized Depositories, by Year, by Applicant Income
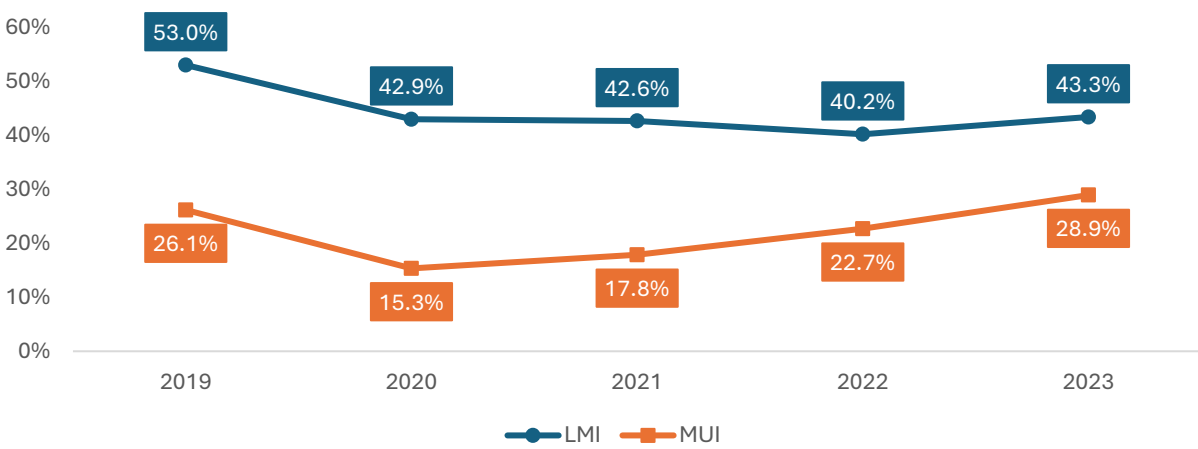
Figure 96: Denial Rate, Non-Authorized Depositories, by Year, by Applicant Income
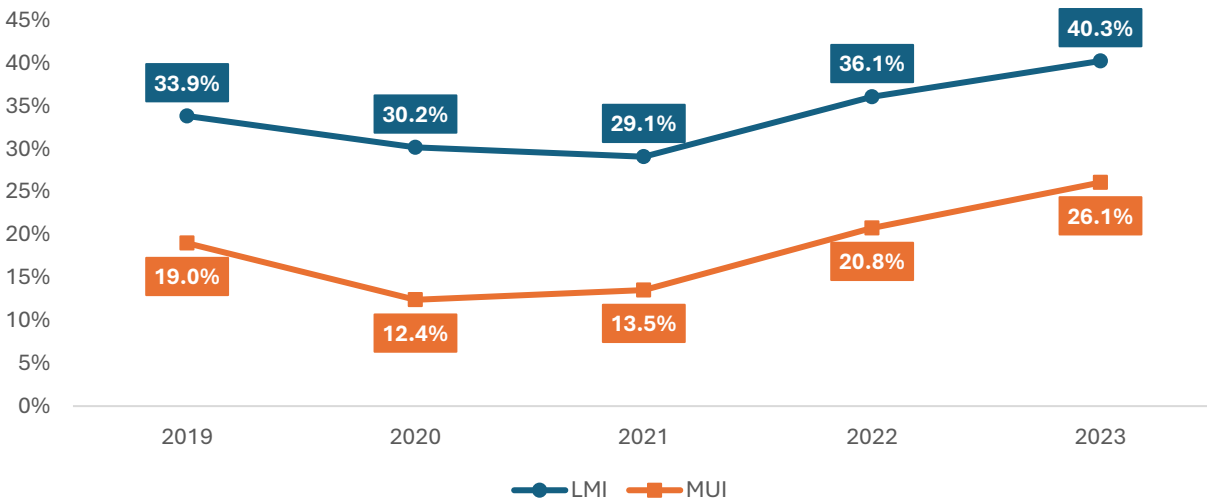
Figure 97: Total Loan Value Originated ($M), Authorized Depositories, by Year, by Applicant Income
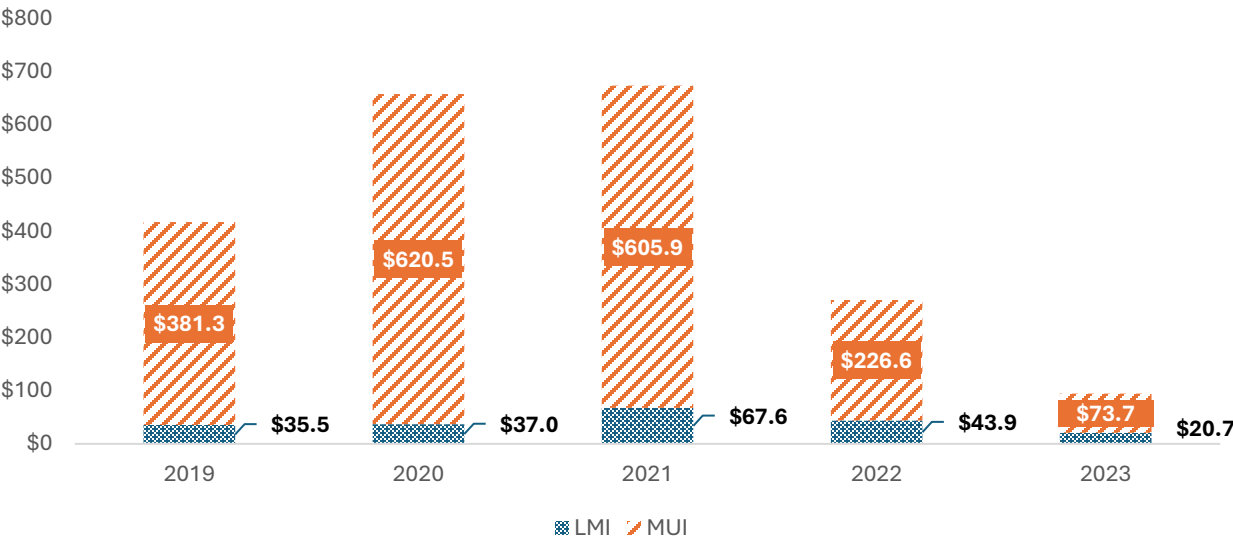
Figure 98: Total Loan Value Originated ($M), Non-Authorized Depositories, by Year, by Applicant Income
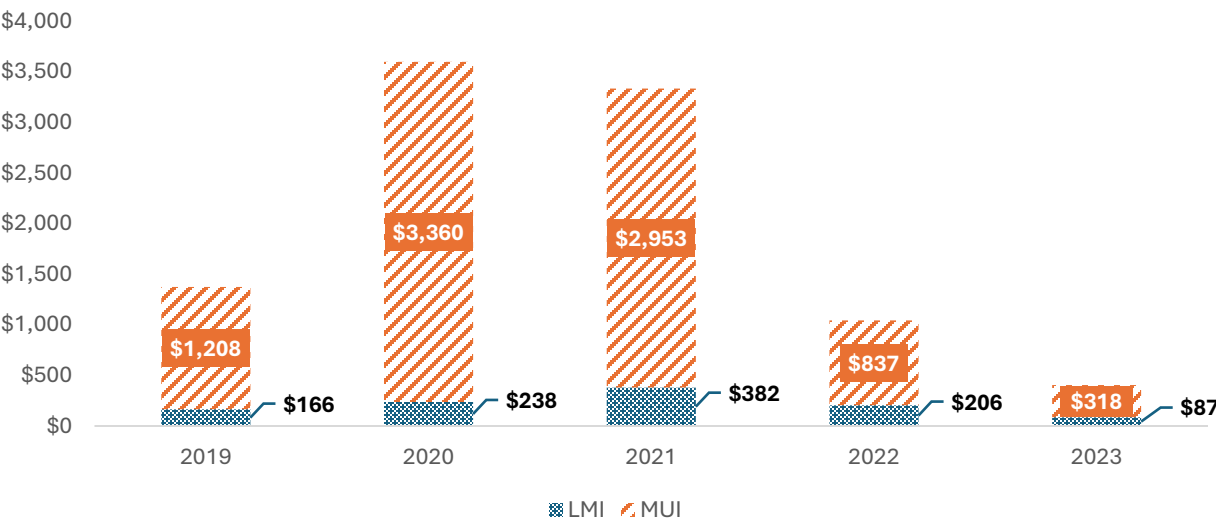
A.3.3. Census Tract Race and Ethnicity

From 2019 to 2023, both Authorized Depositories and non-Authorized Depositories improved their proportional share of lending in majority non-White census tracts. As noted earlier in the report, 2023 saw the lowest volume of refinance applications and originations as interest rates remained above the historical lows of the pandemic.

Figure 99: Summary Statistics for Home Refinance Lending, by Depository Status, by Census Tract Race and Ethnicity, by Year

2019

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	2,229	33.5%	41.6%	$102.5
White	2,839	43.0%	27.4%	$328.0

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	7,791	38.5%	28.2%	$470.6
White	9,073	53.5%	15.5%	$1,013.1

2020

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	2,412	31.8%	27.1%	$145.6
White	4,181	42.0%	16.3%	$538.2

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	12,145	47.6%	19.5%	$1,163.6
White	19,362	58.5%	11.2%	$2,815.0

2021

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	3,092	36.3%	30.9%	$186.2
White	3,746	50.0%	18.8%	$515.1

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	14,602	44.6%	20.8%	$1,165.4
White	18,107	56.2%	12.0%	$2,498.7

2022

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	1,855	36.7%	34.7%	$90.5
White	1,274	51.5%	21.4%	$185.1

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	9,315	35.9%	29.2%	$474.8
White	5,618	47.5%	18.0%	$596.8

2023

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	987	35.8%	37.5%	$42.0
White	554	49.1%	30.0%	$53.8

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	5,168	32.2%	33.6%	$201.5
White	2,985	47.6%	24.7%	$206.2

Figure 100: Application Count, Authorized Depositories, by Year, by Census Tract Race and Ethnicity
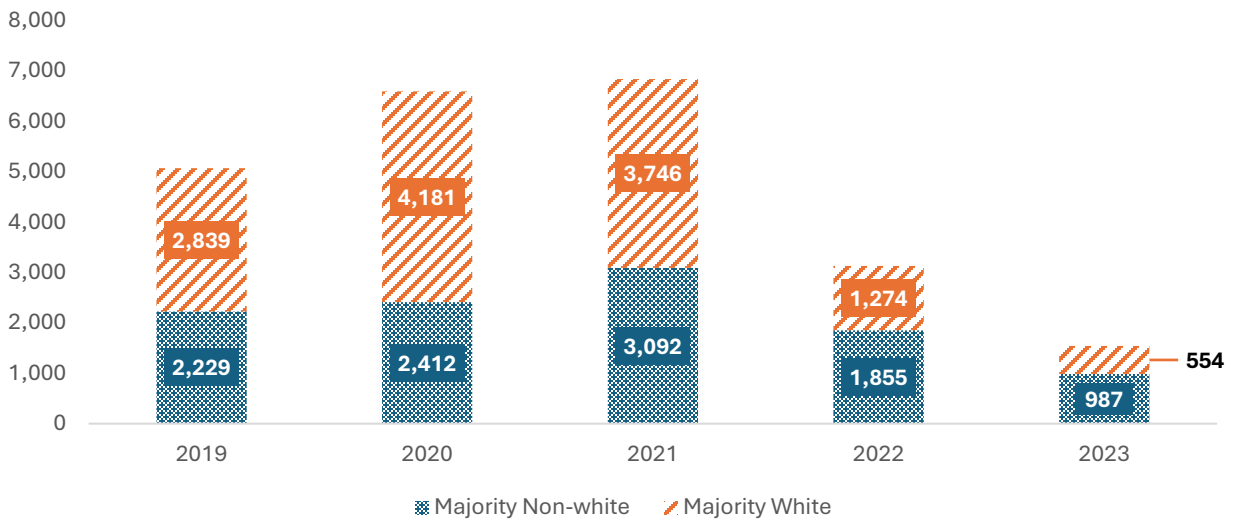
Figure 101: Application Count, Non-Authorized Depositories, by Year, by Census Tract Race and Ethnicity

Figure 102: Origination Rate, Authorized Depositories, by Year, by Census Tract Race and Ethnicity
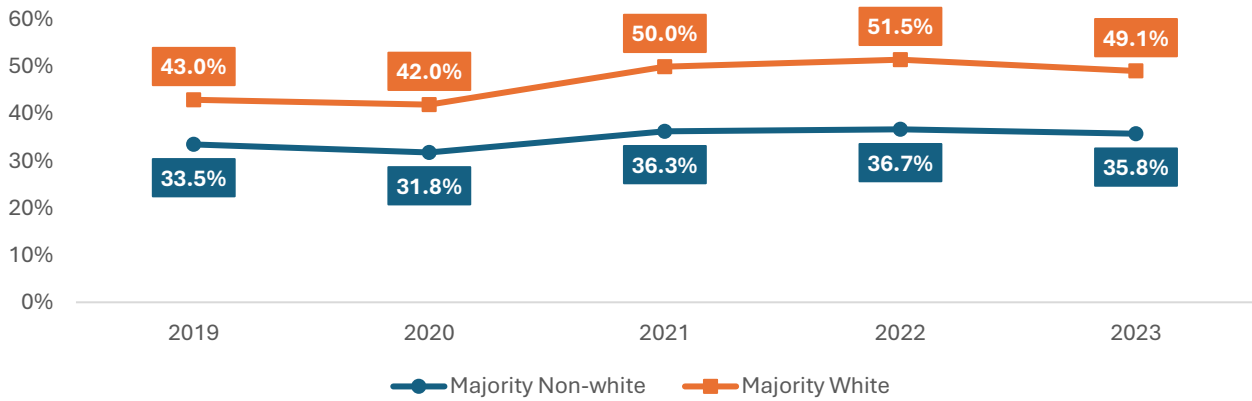
Figure 103: Origination Rate, Non-Authorized Depositories, by Year, by Census Tract Race and Ethnicity
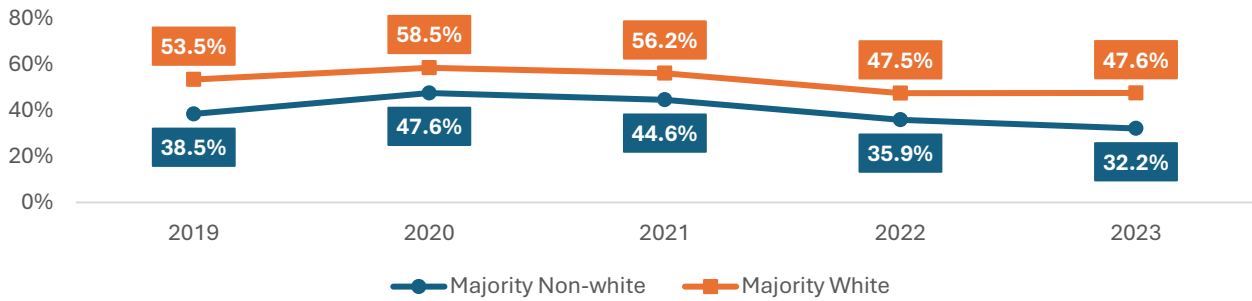
Figure 104: Denial Rate, Authorized Depositories, by Year, by Census Tract Race and Ethnicity

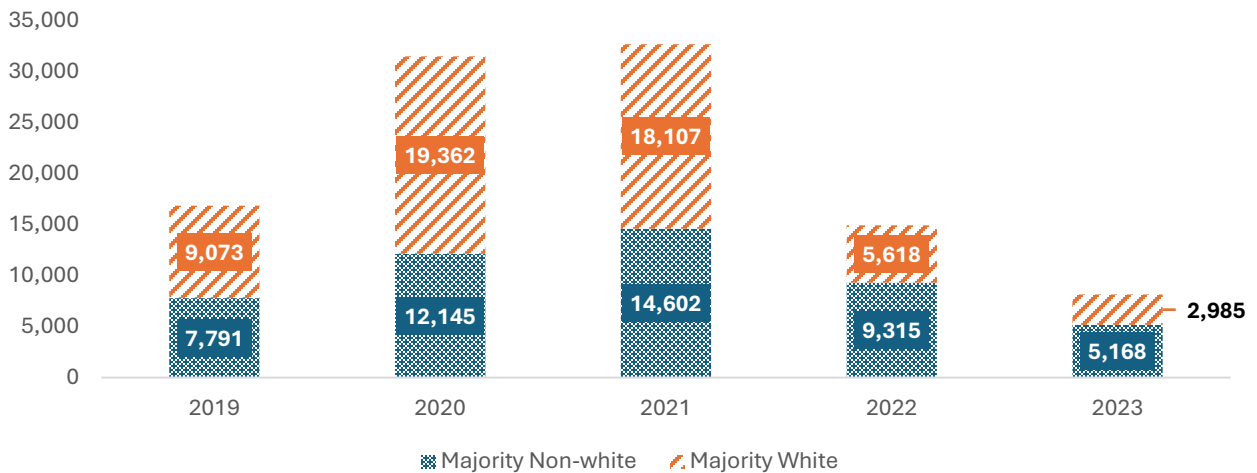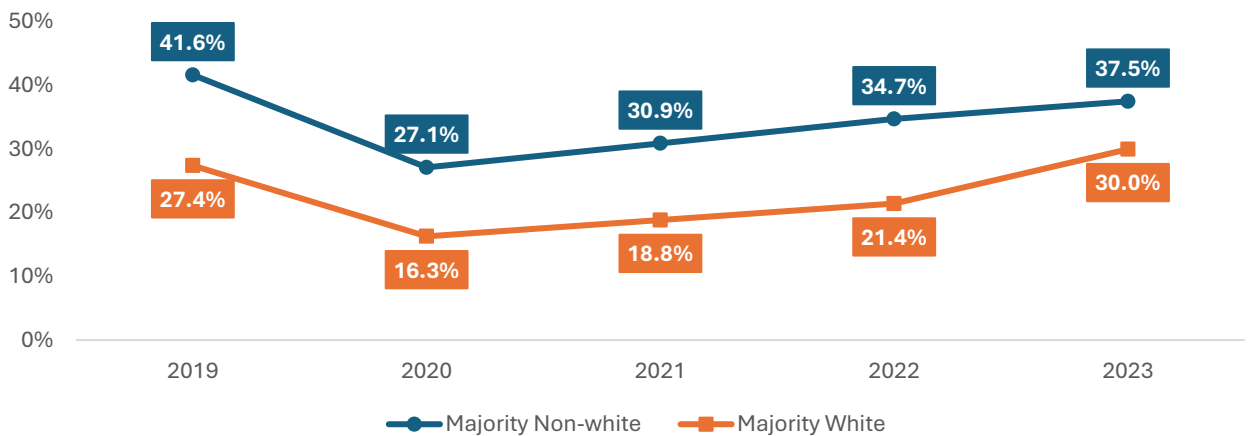**Figure 105:** Denial Rate, Non-Authorized Depositories, by Year, by Census Tract Race and Ethnicity
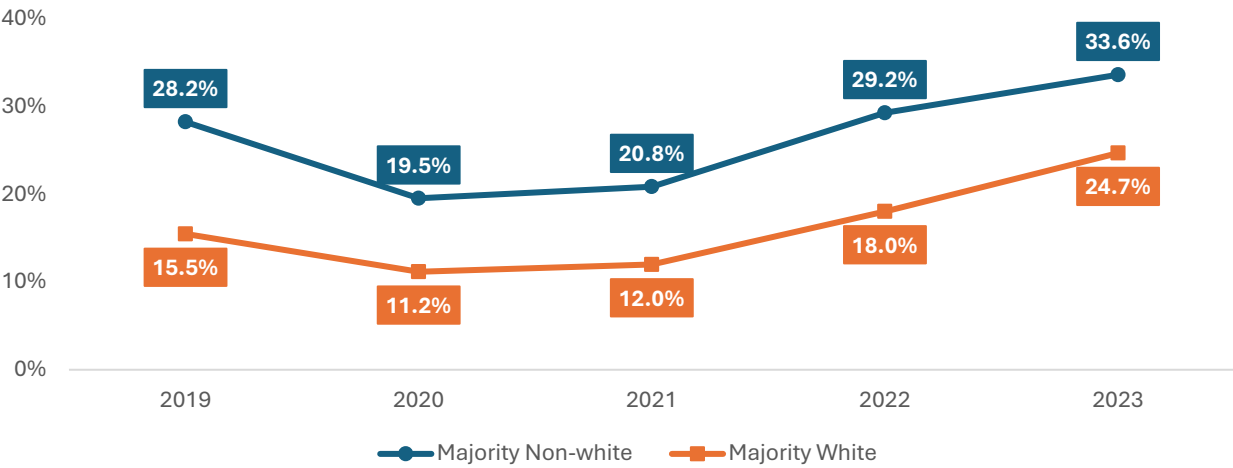
Figure 106: Total Loan Value Originated ($M), Authorized Depositories, by Year, by Census Tract Race and Ethnicity
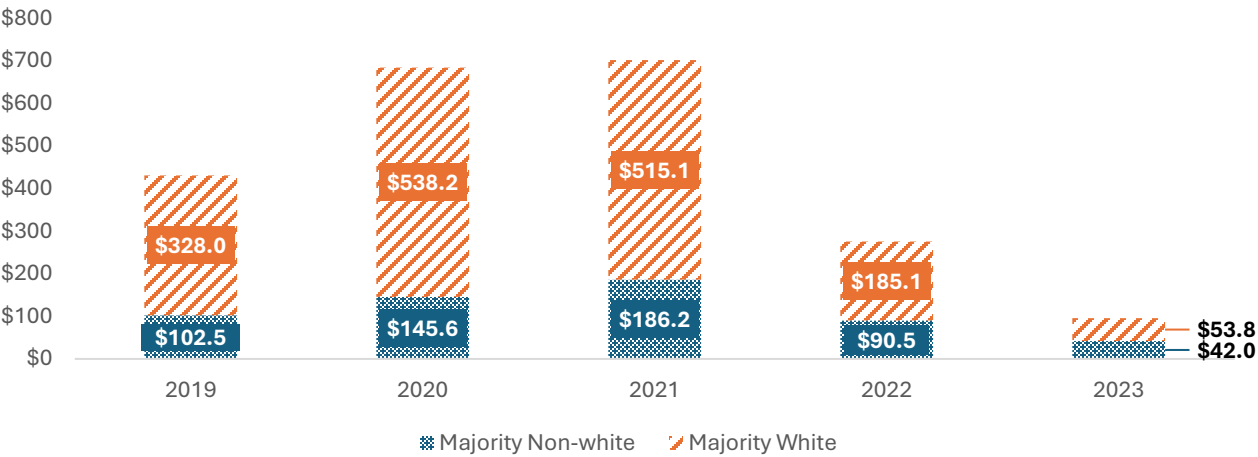
Figure 107: Total Loan Value Originated ($M), Non-Authorized Depositories, by Year, by Census Tract Race and Ethnicity
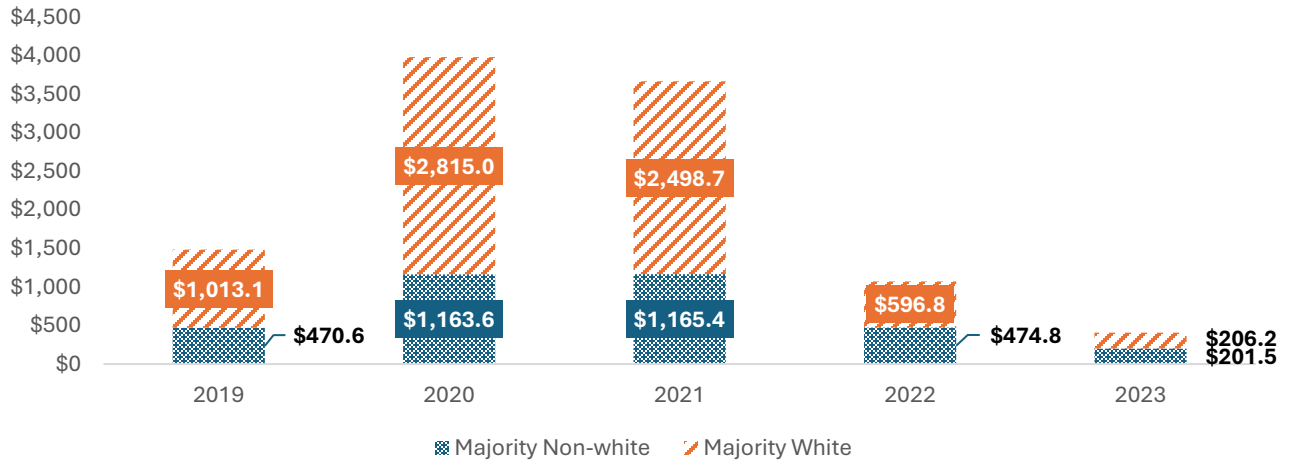
A.3.4. Gender

From 2019 to 2023, the proportional share of applications and originations were for female borrowers for both the Authorized Depositories and non-Authorized Depositories. Notably, this proportional share increased for Authorized Depository lending from 51% to 56% within the origination pool.

Figure 108: Summary Statistics for Home Refinance Lending, by Depository Status, by Applicant Income, by Year

2019

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	1,679	36.9%	37.3%	$95.3
Male	1,655	35.8%	35.8%	$136.8

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	5164	46.8%	25.3%	$391.0
Male	5505	46.9%	22.3%	$509.5

2020

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	1,922	38.5%	23.2%	$146.5
Male	2,177	34.7%	22.9%	$202.9

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	8,612	55.4%	16.3%	$985.7
Male	10,665	55.1%	15.4%	$1,366.1

2021

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	2,281	44.2%	27.4%	$183.6
Male	2,252	40.9%	26.1%	$210.6

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	9,777	54.4%	17.9%	$1,009.4
Male	10,640	50.7%	17.1%	$1,195.6

2022

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	1,162	41.7%	34.3%	$71.5
Male	1,052	39.4%	31.7%	$85.1

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	4,757	42.9%	26.4%	$310.2
Male	5,036	38.7%	26.9%	$356.7

2023

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	620	38.5%	36.5%	$29.7
Male	504	36.3%	36.1%	$26.0

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	2,760	40.2%	31.8%	$135.5
Male	2,673	34.6%	33.5%	$131.6

Figure 109: *Application Count, Authorized Depositories, by Year, by Gender*
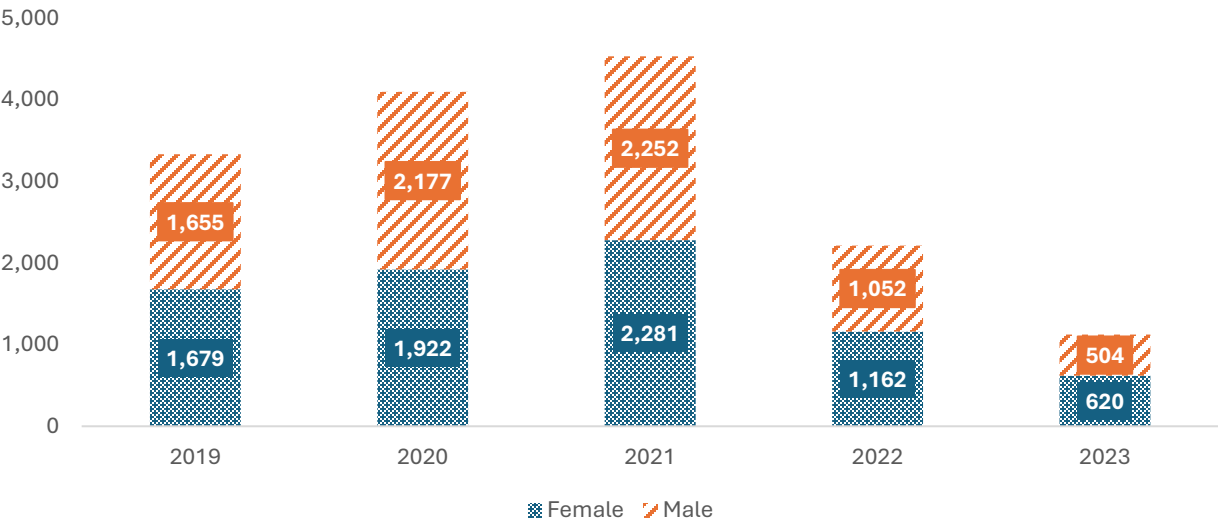
Figure 110: *Application Count, Non-Authorized Depositories, by Year, by Gender*
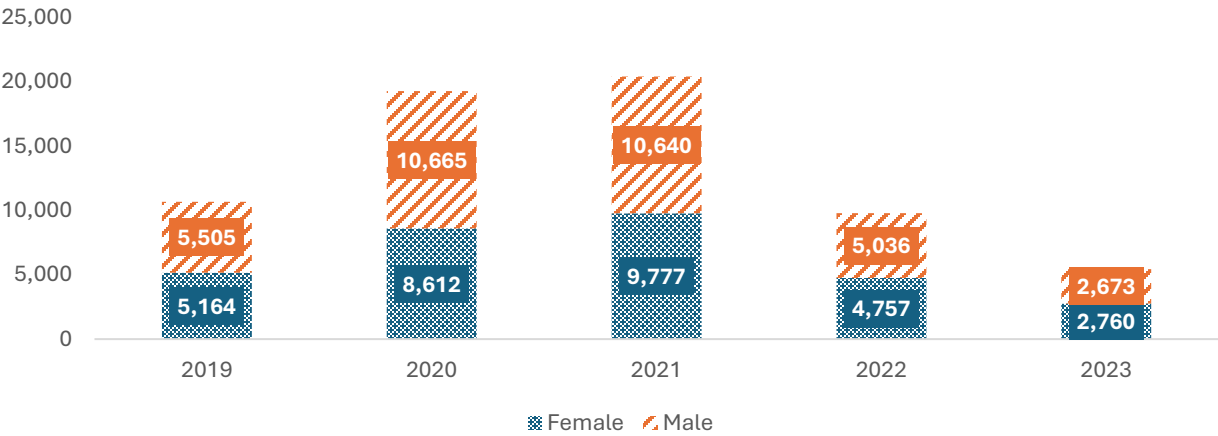
Figure 111: *Origination Rate, Authorized Depositories, by Year, by Gender*
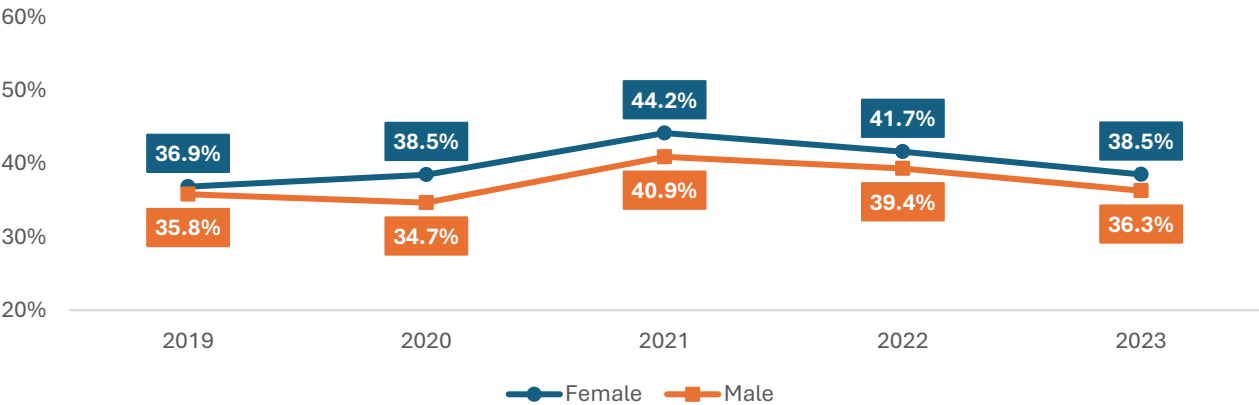
Figure 112: *Origination Rate, Non-Authorized Depositories, by Year, by Gender*
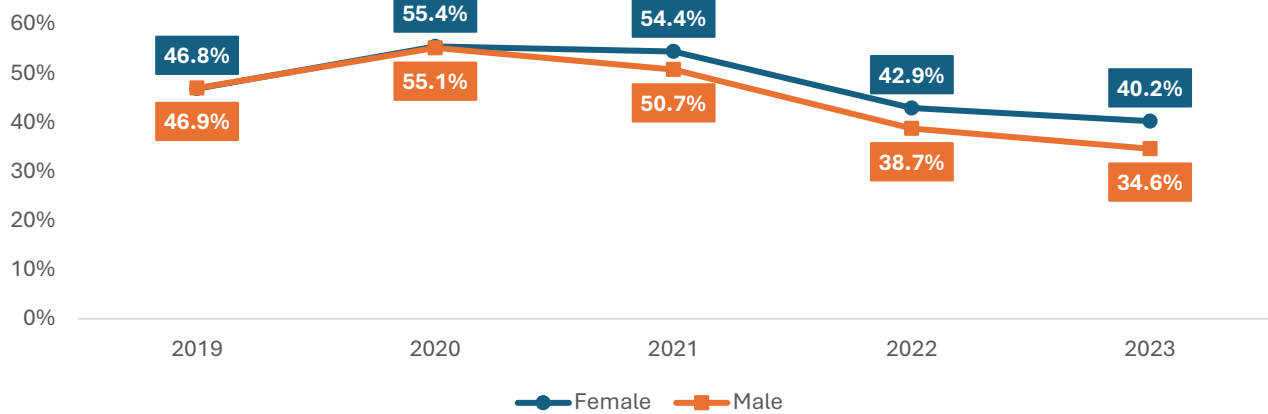
	2019	2020	2021	2022	2023
Female	46.8%	55.4%	54.4%	42.9%	40.2%
Male	46.9%	55.1%	50.7%	38.7%	34.6%

Legend: Female, Male

Figure 113: Denial Rate, Authorized Depositories, by Year, by Gender

	2019	2020	2021	2022	2023
Female	37.3%	23.2%	27.4%	34.3%	36.5%
Male	35.8%	22.9%	26.1%	31.7%	36.1%

Legend: Female, Male

Figure 114: Denial Rate, Non-Authorized Depositories, by Year, by Gender

	2019	2020	2021	2022	2023
Female	25.3%	16.3%	17.9%	26.4%	31.8%
Male	22.3%	15.4%	17.1%	26.9%	33.5%

Legend: Female, Male
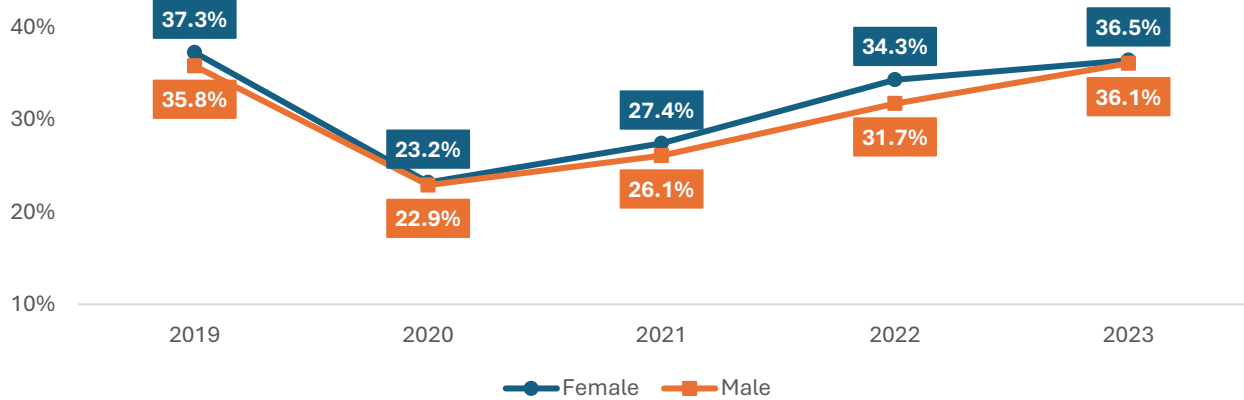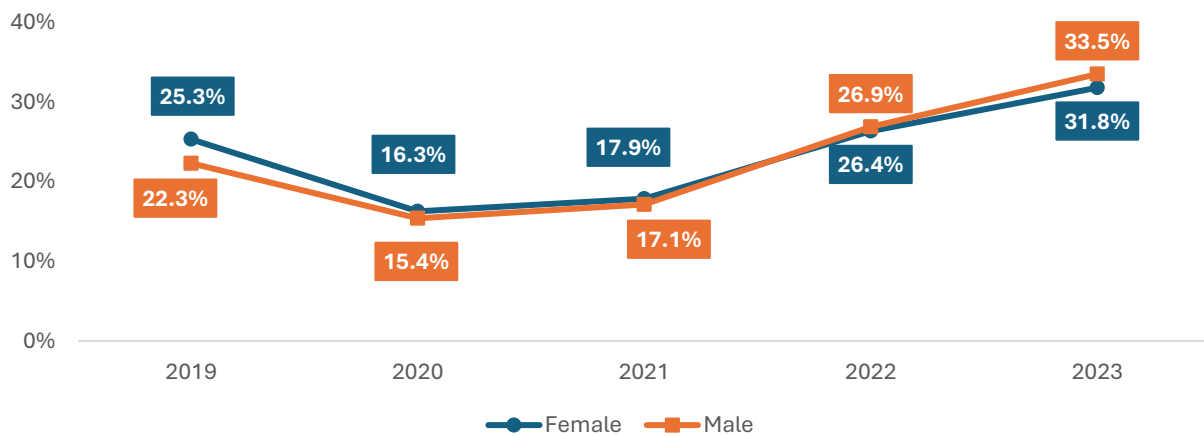
Figure 115: *Total Loan Value Originated ($M), Authorized Depositories, by Year, by Gender*
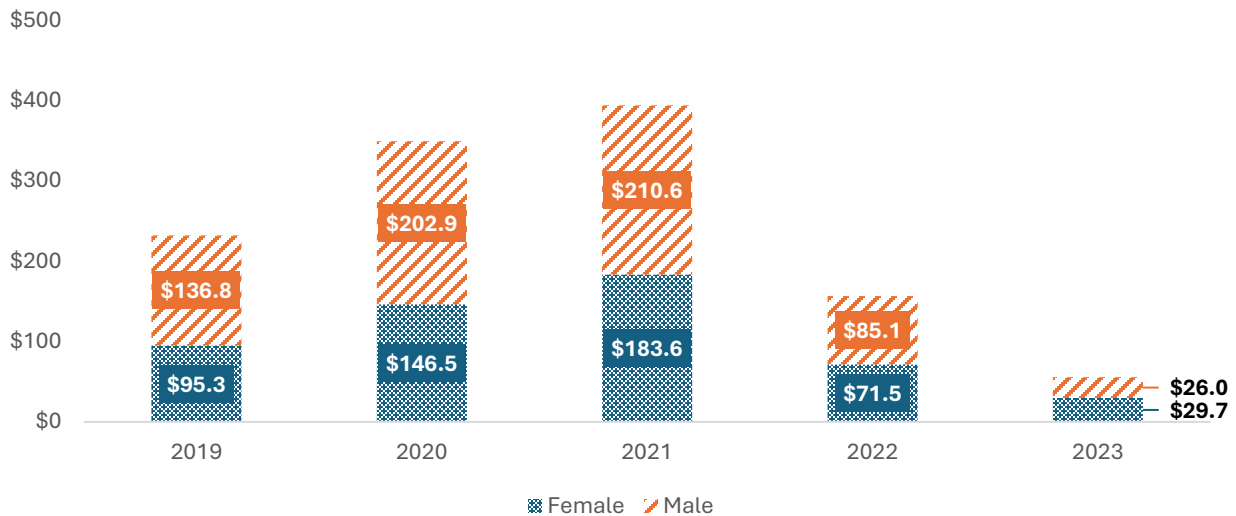
Figure 116: Total Loan Value Originated ($M), Non-Authorized Depositories, by Year, by Gender
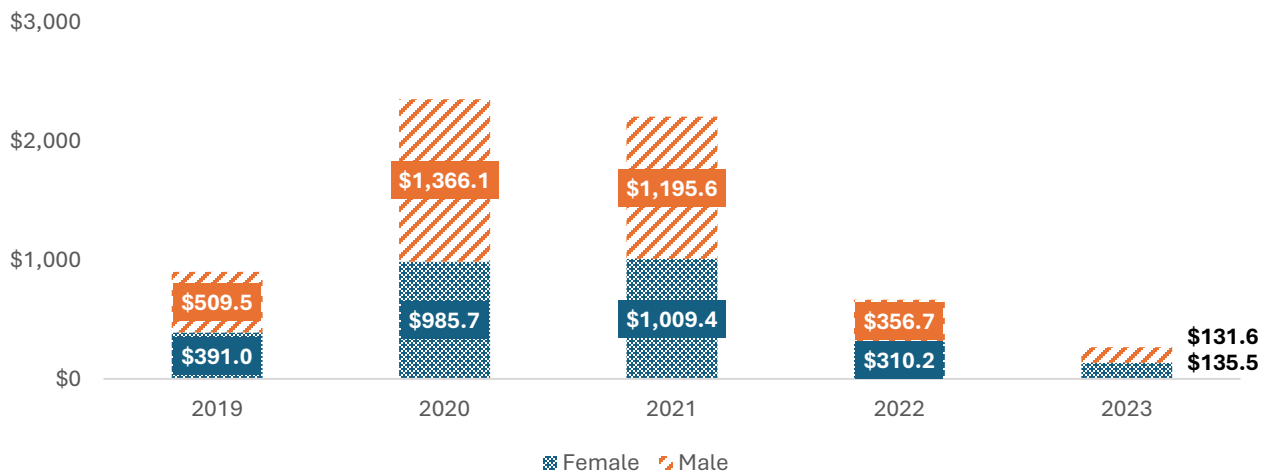
A.4 Home Improvement Lending, Authorized Depositories v. Non-Authorized Depositories

When broken down by Depository status, Philadelphia's Authorized Depositories continue to represent approximately a third of home improvement lending activity in Philadelphia – with approximately two-thirds of the volume of home improvement lending completed by non-Authorized Depositories. Comparing against owner-occupied home purchase loans and refinance loans by Authorized Depositories, Authorized Depositories' home improvement loans represented approximately 25% to 35% of originated home improvement loans during the study period – this ranges from 10% to 20% for the other categories in each year of the study period.

Figure 117: Total Home Improvement Loan Application Population, Authorized Depositories, by Year
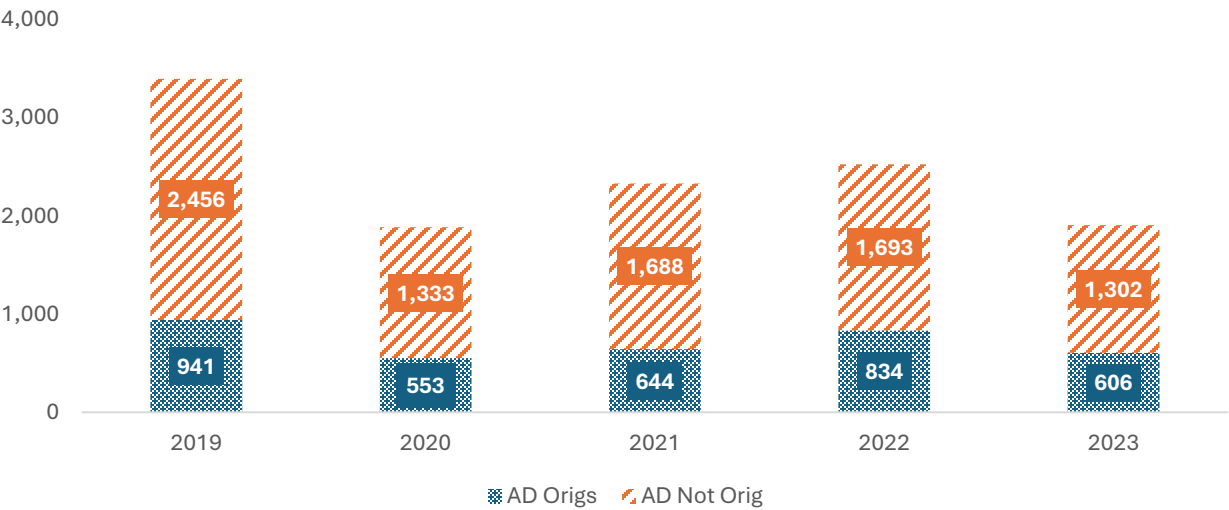
Figure 118: Total Home Improvement Loan Application Population, Non-Authorized Depositories, by Year
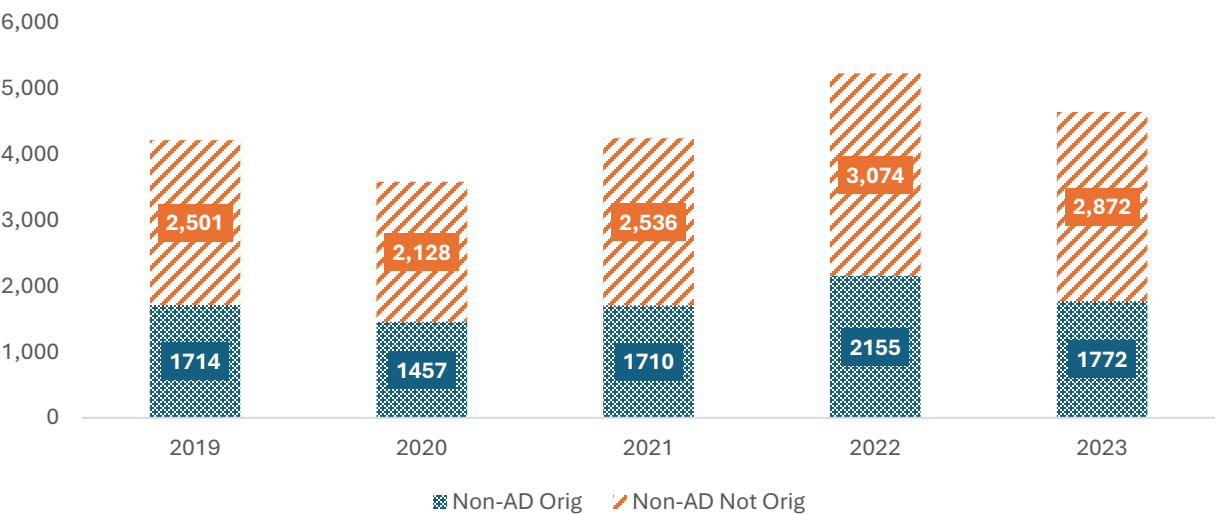
Figure 119: Total Originations for All Home Improvement Loan Applications by Year

Year	AD Originations	Non-AD Originations
2019	941	1,714
2020	553	1,457
2021	644	1,710
2022	834	2,155
2023	606	1,772

☒ AD Originations   ☒ Non-AD Originations
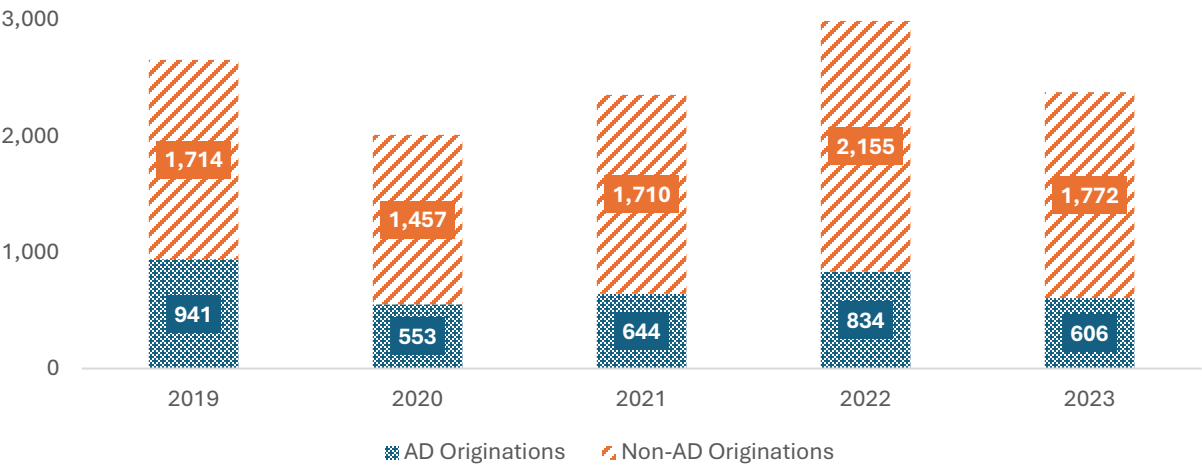
Figure 120: Origination Rate for Home Improvement Loan Applications by Year

Year	ADs	Non-ADs
2019	27.7%	40.7%
2020	29.3%	40.6%
2021	27.6%	40.3%
2022	33.0%	41.2%
2023	31.8%	38.2%

—●—ADs   —■—Non-ADs
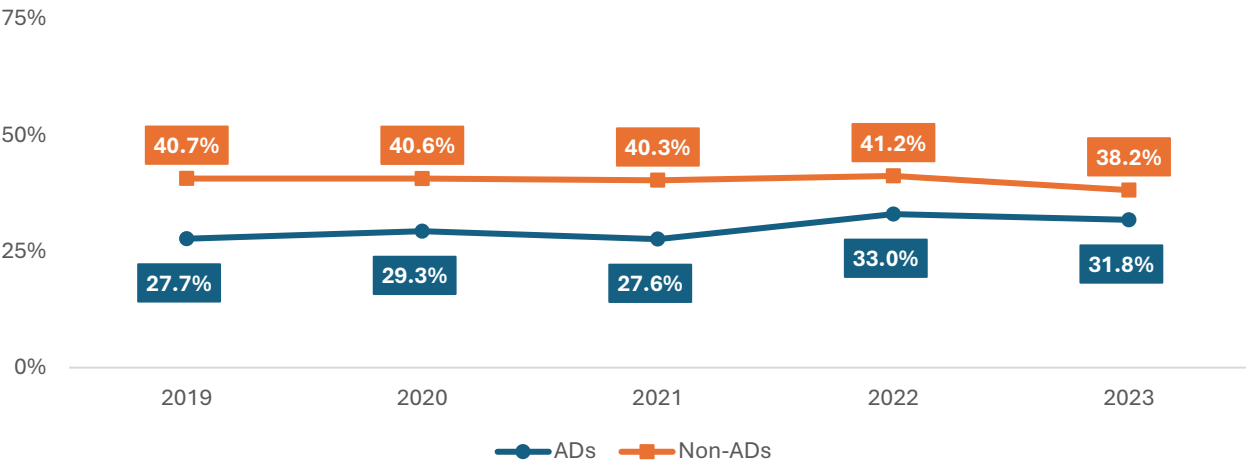
Figure 121: Denial Rate for all Home Improvement Loan Applications by Year

Year	ADs	Non-ADs
2019	61.1%	41.4%
2020	55.9%	40.2%
2021	58.4%	39.5%
2022	52.1%	41.8%
2023	56.5%	43.7%

—●—ADs   —■—Non-ADs
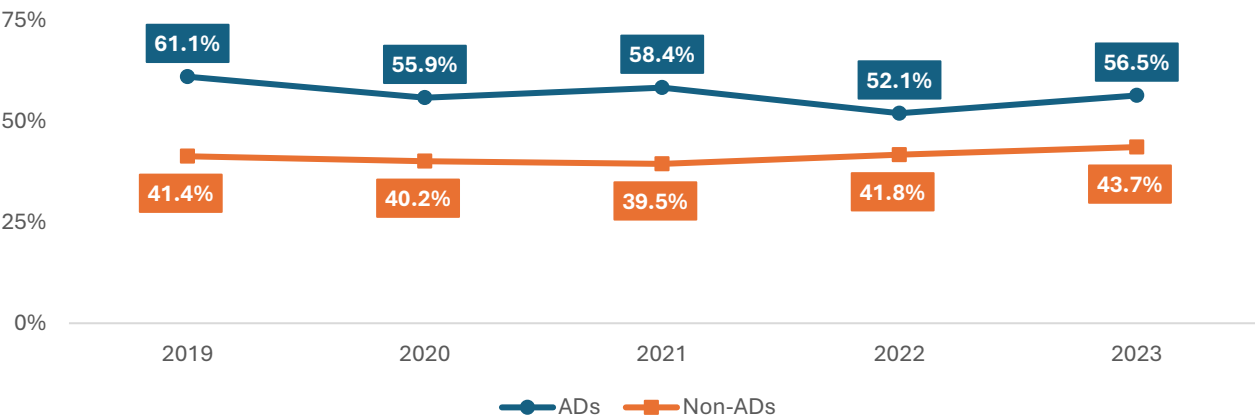
Figure 122: Total Dollars ($M) Originated for All Home Improvement Loans by Year
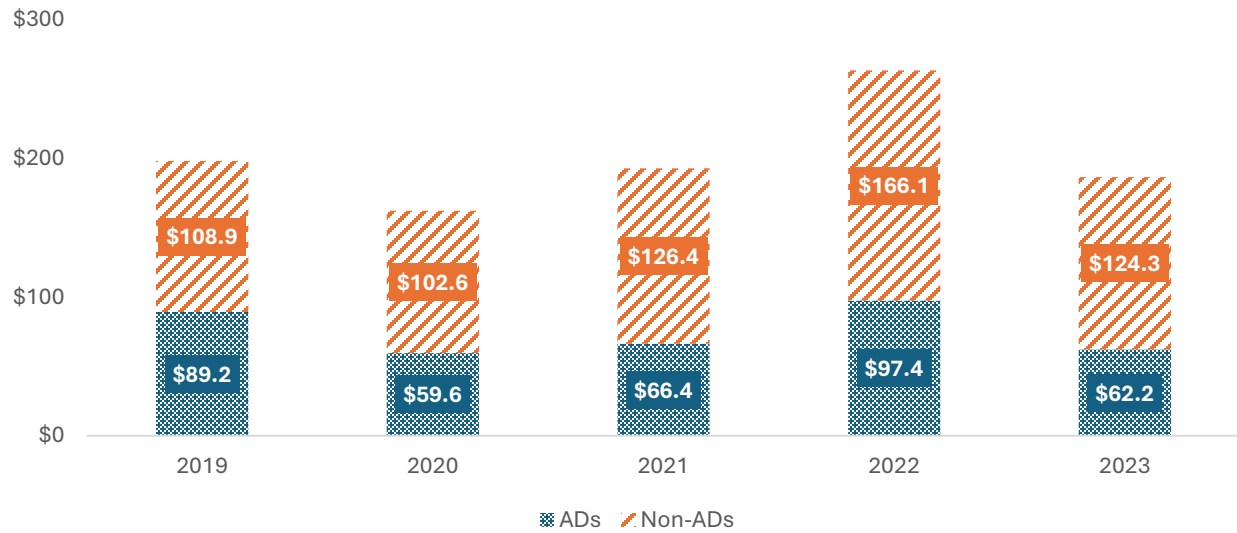
A.4.1. Race and Ethnicity

In 2019, approximately 60% of home improvement loan applications to Authorized Depositories were from non-White applicants, but only 43% of originations were to non-White applicants. In 2023, this dynamic pushed towards non-White applicants – 67% of home improvement loan applications to Authorized Depositories, while 57% of originations were to non-White applicants. Denial rates – for both the Authorized Depositories and non-Authorized Depositories – tracks noticeably higher for non-White applicants compared to White applicants.

Figure 123: Summary Statistics for Home Improvement Lending, by Depository Status, by Race and Ethnicity, by Year

2019

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	363	27.8%	62.5%	$11.4
Black	1,071	18.7%	71.6%	$12.1
Hispanic	309	12.9%	78.3%	$2.5
White	1,184	39.9%	47.5%	$50.3
Other	72	27.8%	59.7%	$1.8

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	148	41.2%	38.5%	$5.8
Black	1,624	32.5%	50.1%	$27.4
Hispanic	274	28.8%	53.6%	$4.3
White	1,449	54.7%	28.5%	$52.5
Other	74	43.2%	31.1%	$2.8

2020

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	194	26.8%	59.3%	$6.1
Black	513	21.2%	66.3%	$6.6
Hispanic	160	14.4%	71.3%	$1.4
White	715	39.6%	44.1%	$32.8
Other	42	33.3%	47.6%	$1.5

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	115	40.9%	34.8%	
Black	1,286	31.9%	47.2%	$4.6
Hispanic	237	34.2%	49.4%	$22.0
White	1,179	55.1%	27.2%	$4.3
Other	68	36.8%	42.6%	$50.4

2021

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	284	27.5%	58.8%	$10.0
Black	769	20.8%	64.8%	$11.7
Hispanic	246	15.4%	74.8%	$2.5
White	654	39.6%	45.6%	$30.6
Other	40	30.0%	47.5%	$1.4

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	142	47.2%	30.3%	$8.3
Black	1,629	31.5%	47.0%	$27.9
Hispanic	332	36.7%	44.3%	$7.6
White	1,280	55.5%	25.4%	$61.6
Other	80	47.5%	38.8%	$3.4

2022

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	293	34.5%	51.9%	$15.4
Black	834	28.3%	59.6%	$17.5
Hispanic	279	20.4%	62.7%	$4.4
White	798	40.9%	42.0%	$45.0
Other	39	35.9%	59.0%	$1.3

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	202	35.6%	43.6%	$8.3
Black	1,996	34.1%	49.9%	$43.8
Hispanic	417	34.5%	50.6%	$8.7
White	1,581	54.8%	28.3%	$74.1
Other	66	48.5%	33.3%	$3.4

2023

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	205	29.3%	59.5%	$8.0
Black	702	25.2%	63.1%	$13.1
Hispanic	234	23.1%	65.0%	$3.3
White	537	44.7%	43.9%	$29.9
Other	36	19.4%	75.0%	$0.6

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	180	32.8%	41.7%	$7.0
Black	1,901	31.3%	52.0%	$35.1
Hispanic	488	30.1%	54.9%	$9.1
White	1,325	48.6%	33.5%	$50.3
Other	107	29.0%	52.3%	$2.7

Figure 124: Application Count, Authorized Depositories, by Year, by Race and Ethnicity
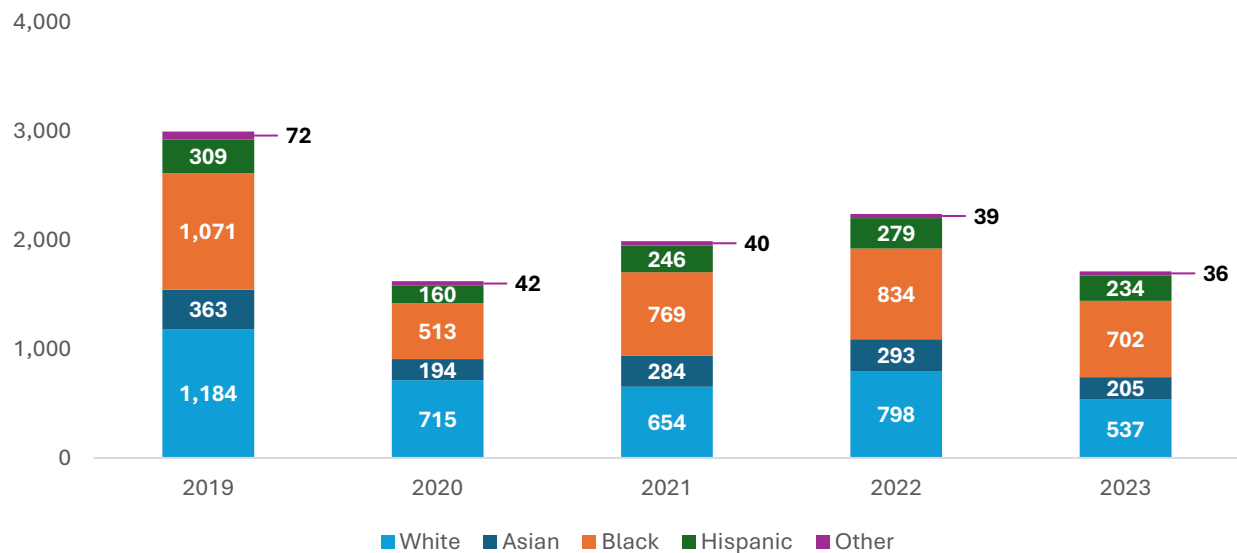
Figure 125: Application Count, Non-Authorized Depositories, by Year, by Race and Ethnicity

Figure 126: Origination Rate, Authorized Depositories, by Year, by Race and Ethnicity

Figure 127: Origination Rate, Non-Authorized Depositories, by Year, by Race and Ethnicity

Figure 128: Figure130: Denial Rate, Authorized Depositories, by Year, by Race and Ethnicity

Figure 129: Denial Rate, Non-Authorized Depositories, by Year, by Race and Ethnicity
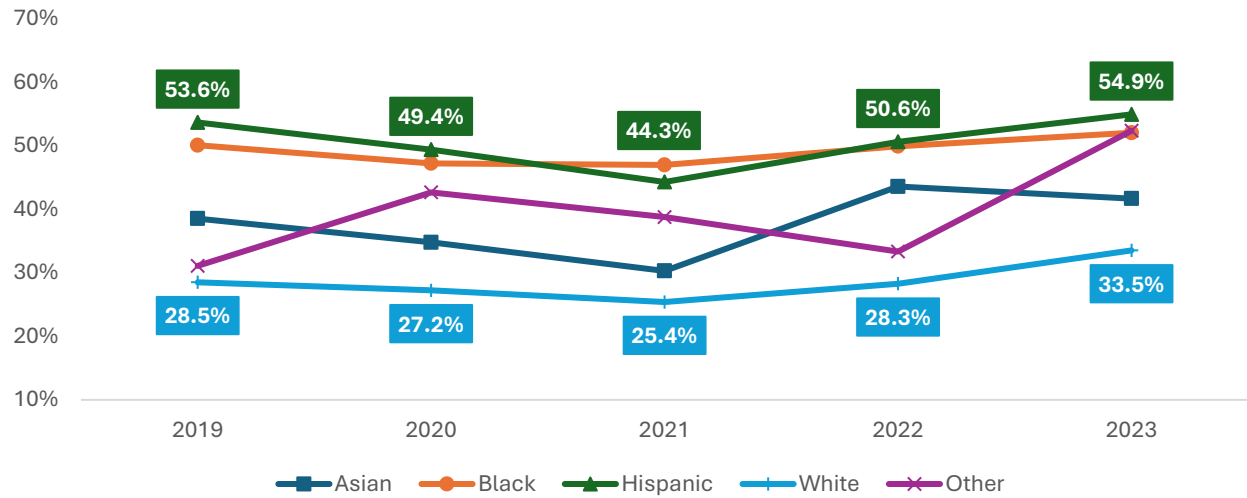
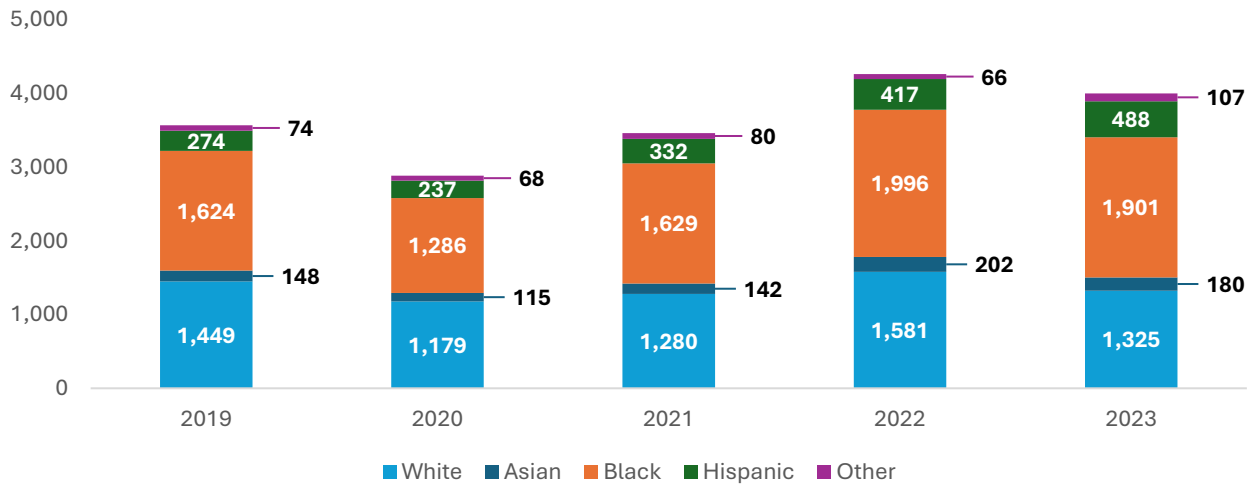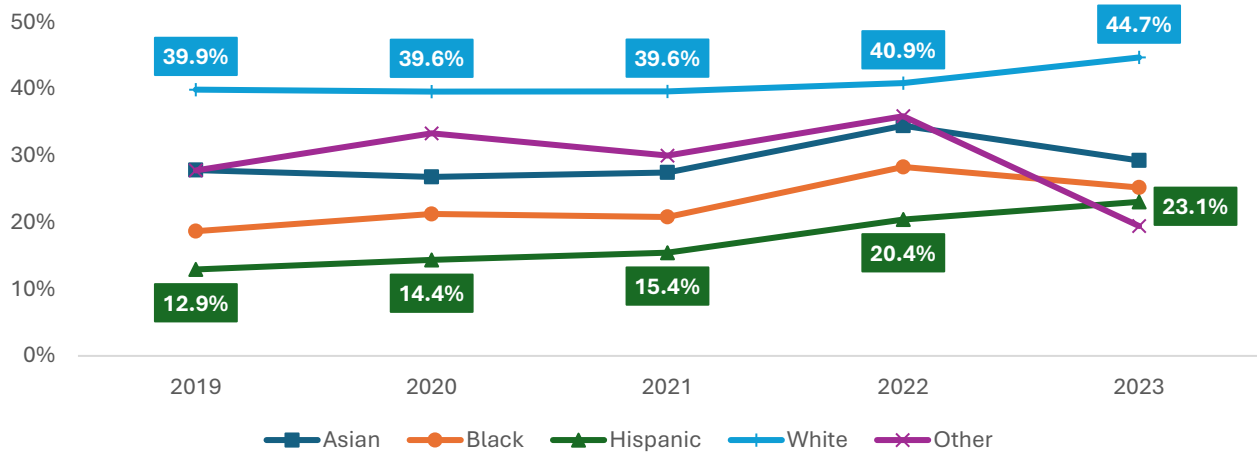Figure 130: Total Loan Value Originated ($M), Authorized Depositories, by Year, by Race and Ethnicity
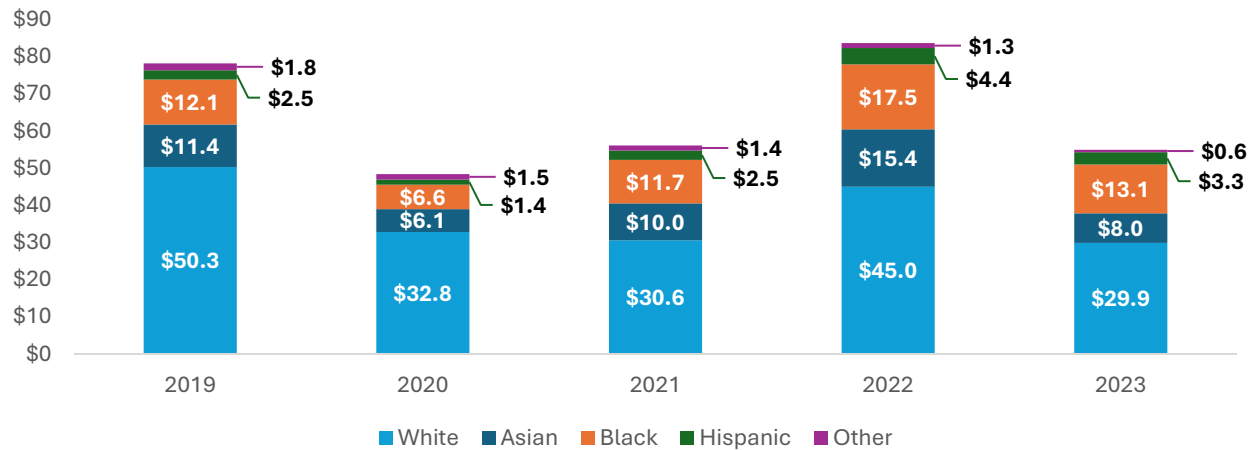
Figure 131: Total Loan Value Originated ($M), Non-Authorized Depositories, by Year, by Race and Ethnicity
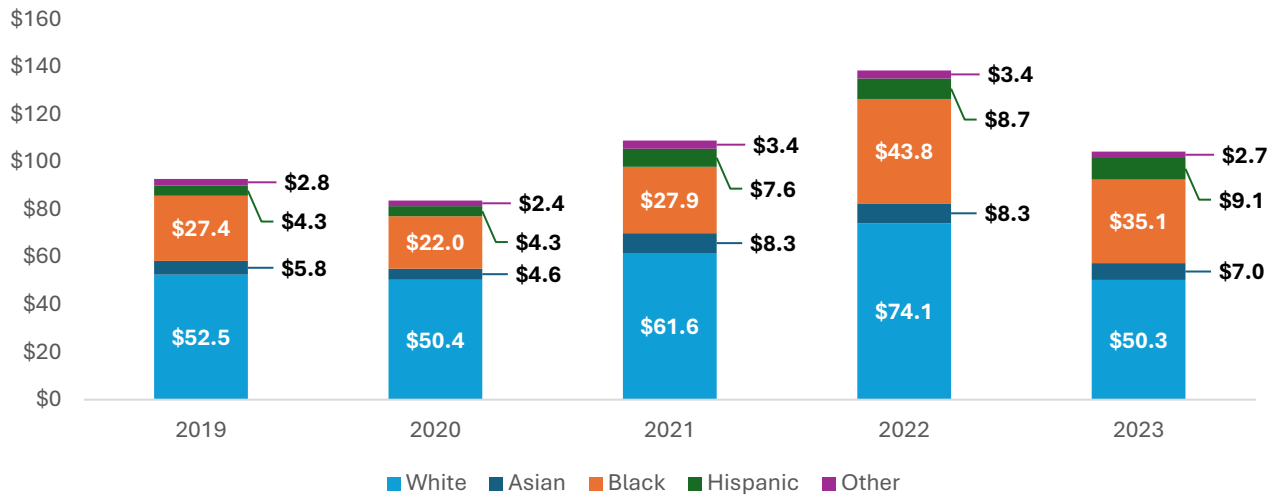
A.4.2. Applicant Income Level

Since 2019, the Authorized Depositories have increased the proportional share home improvement loan originations to low- and moderate-income applicants from 26% to 32% in 2023. This proportional share was higher than the same proportional share of low- to moderate-income originations with the non-Authorized Depositories – which was 23% in 2023.

Figure 132: Summary Statistics for Home Improvement Lending, by Depository Status, by Applicant Income, by Year

				2019
Authorized Depositories				
	Applications	**Origination Rate**	**Denial Rate**	**Total ($M) Originated**
LMI	1,231	19.3%	71.7%	$15.1
MUI	1,999	34.5%	52.3%	$72.8
Non-Authorized Depositories				
	Applications	**Origination Rate**	**Denial Rate**	**Total ($M) Originated**
LMI	1,162	26.2%	57.6%	$14.3
MUI	3,003	46.6%	35.1%	$94.3
				2020
Authorized Depositories				
	Applications	**Origination Rate**	**Denial Rate**	**Total ($M) Originated**
LMI	624	21.6%	66.8%	$10.0
MUI	1,200	34.3%	48.6%	$48.7
Non-Authorized Depositories				
	Applications	**Origination Rate**	**Denial Rate**	**Total ($M) Originated**
LMI	1,016	22.4%	57.7%	$10.2
MUI	2,542	48.0%	33.4%	$90.9

2021

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	932	21.0%	67.8%	$16.5
MUI	1359	32.9%	50.9%	$49.7

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	1,301	25.2%	55.3%	$16.6
MUI	2903	47.3%	32.3%	$109.1

2022

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	1,019	24.5%	62.5%	$19.7
MUI	1,459	40.0%	43.3%	$77.7

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	1,691	26.7%	58.1%	$25.1
MUI	3,495	48.5%	33.9%	$140.3

2023

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	774	24.8%	65.0%	$12.3
MUI	1,117	37.0%	50.1%	$45.9

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
LMI	1,674	24.6%	59.1%	$22.1
MUI	3,170	43.8%	37.8%	$105.6

Figure 133: Application Count, Authorized Depositories, by Year, by Applicant Income
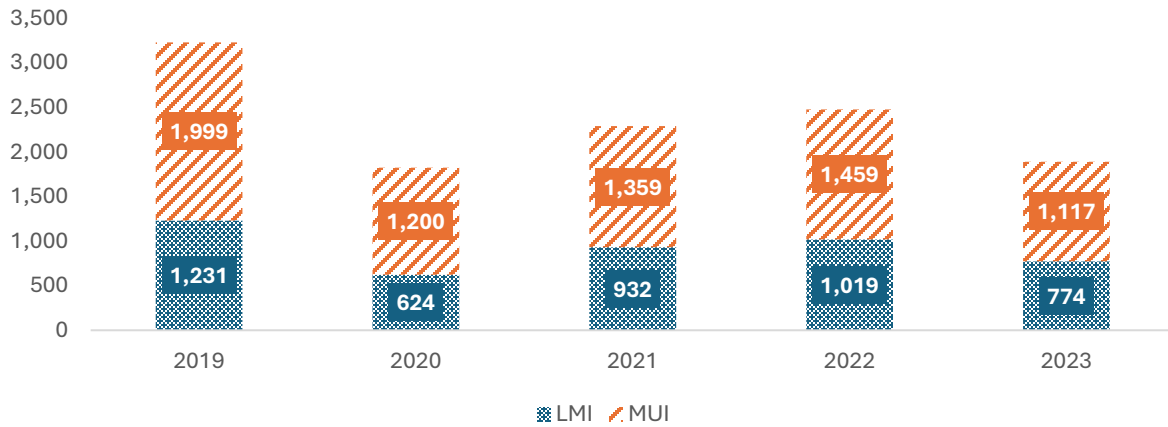
Figure 134: Application Count, Non-Authorized Depositories, by Year, by Applicant Income
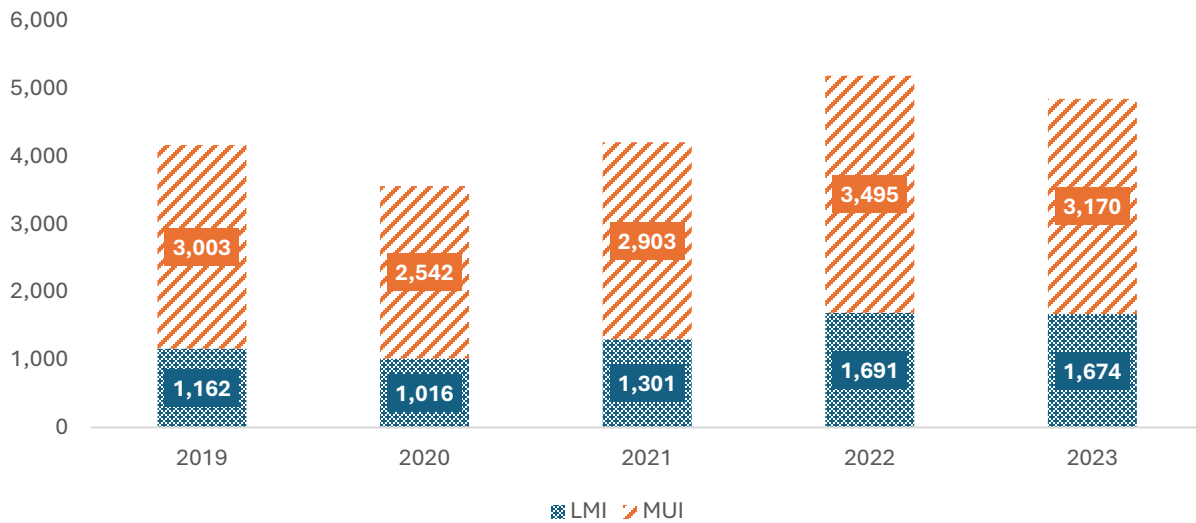
Figure 135: Origination Rate, Authorized Depositories, by Year, by Applicant Income
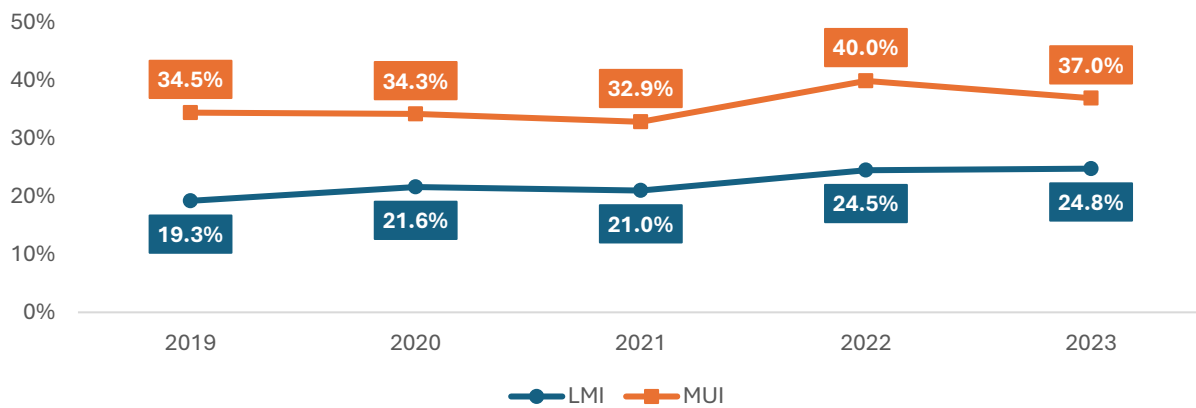
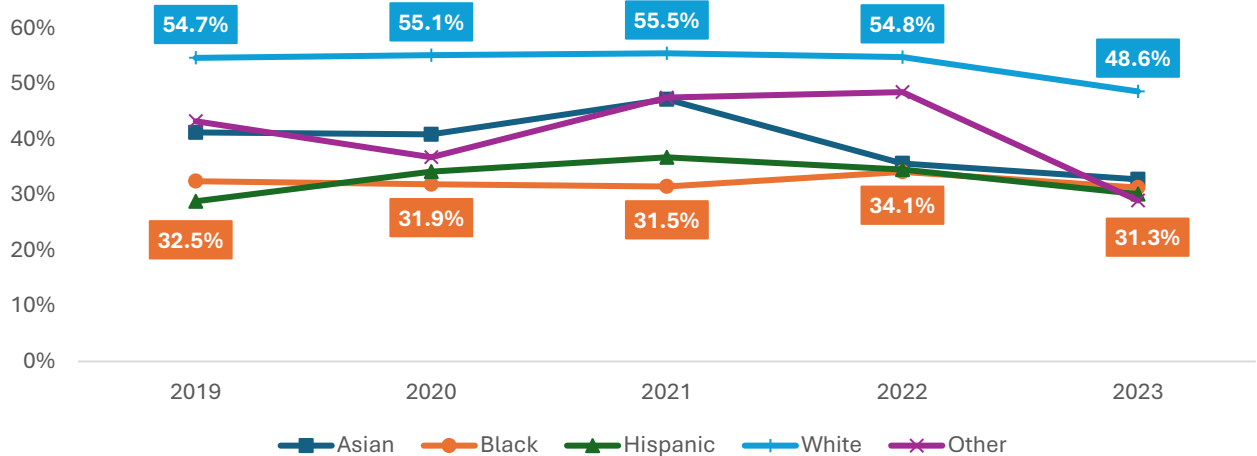Figure 136: Origination Rate, Non-Authorized Depositories, by Year, by Applicant Income

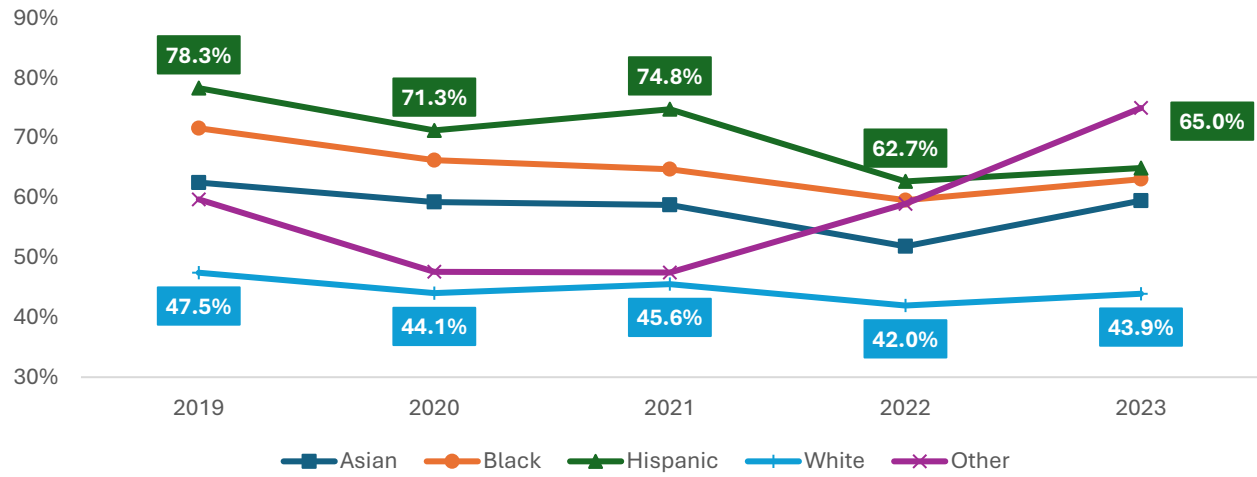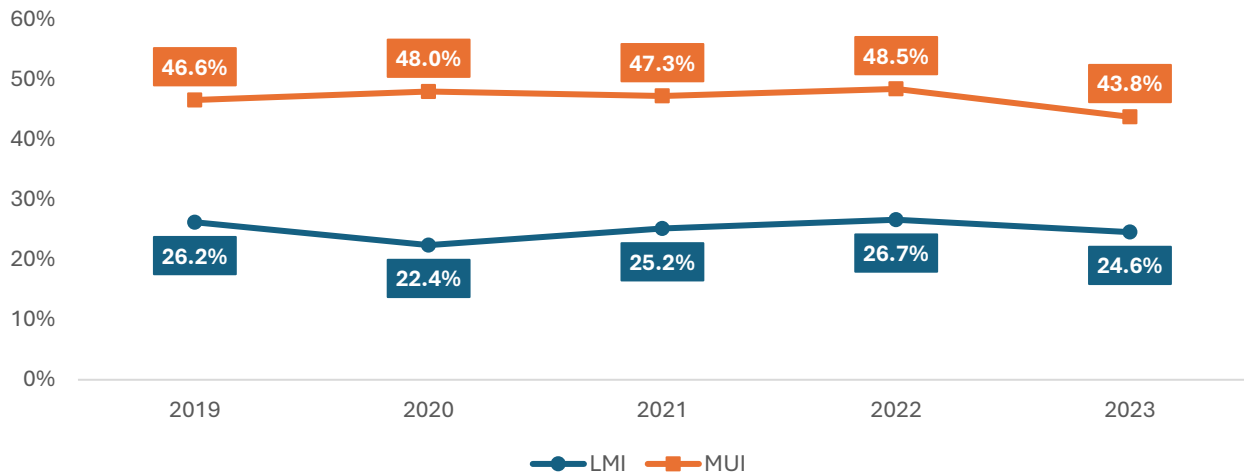Figure 137: Denial Rate, Authorized Depositories, by Year, by Applicant Income
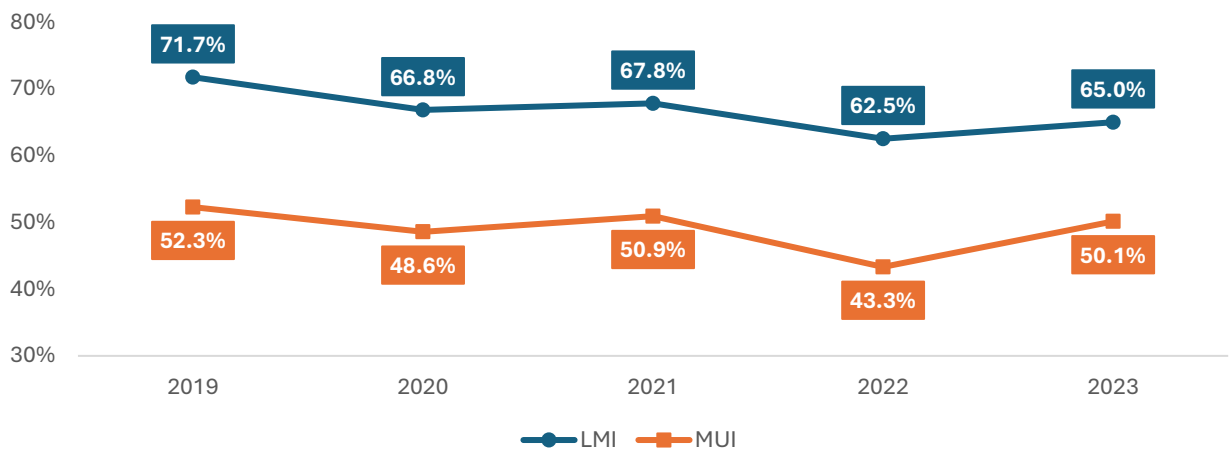
Figure 138: Denial Rate, Non-Authorized Depositories, by Year, by Applicant Income
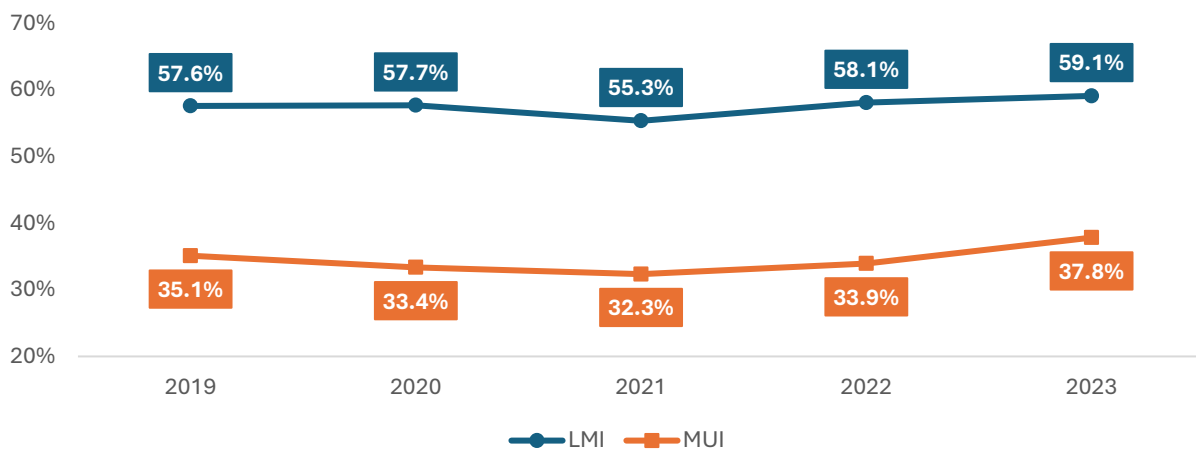
Figure 139: Total Loan Value Originated ($M), Authorized Depositories, by Year, by Applicant Income
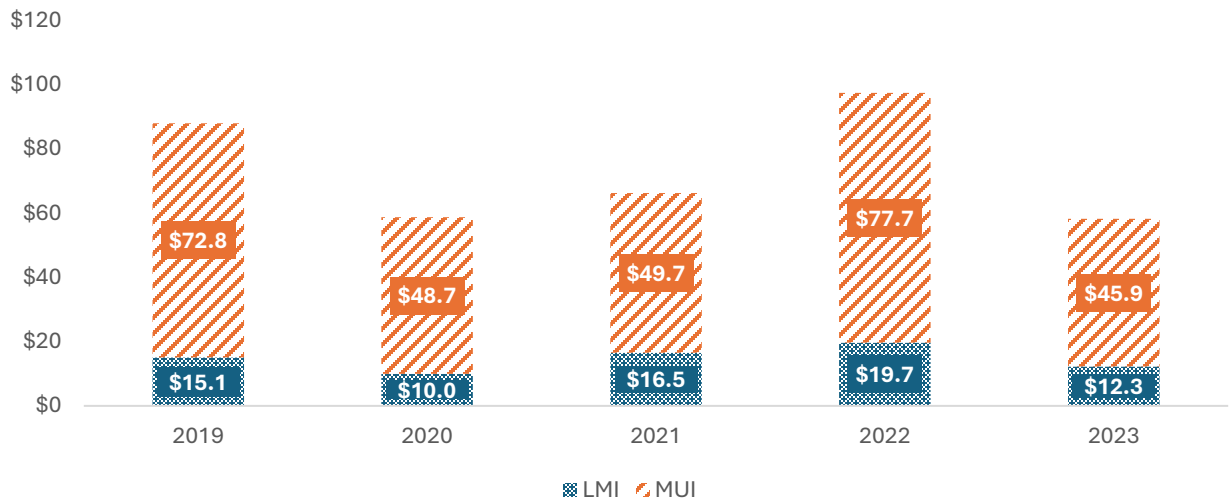
Figure 140: *Total Loan Value Originated ($M), Non-Authorized Depositories, by Year, by Applicant Income*
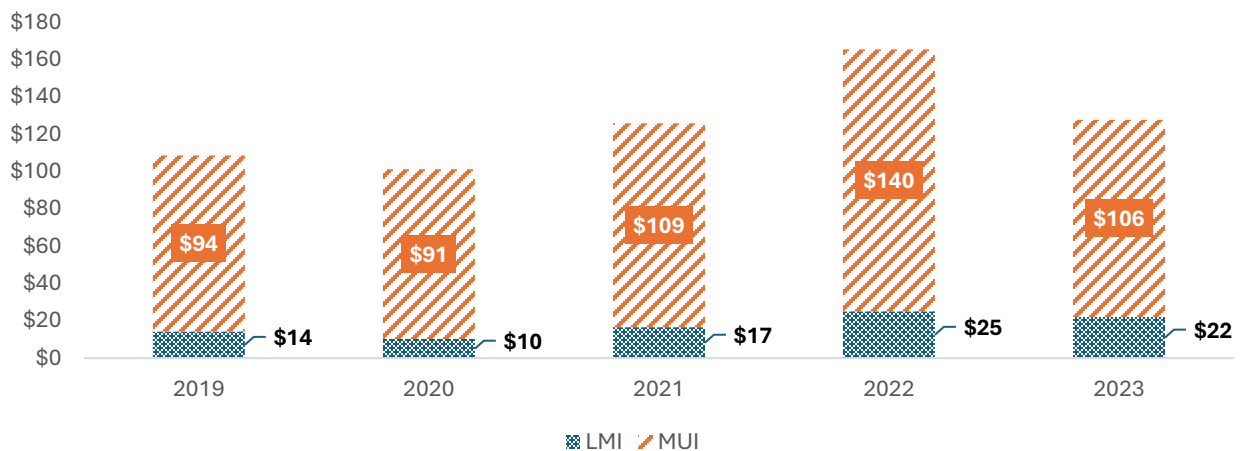
A.4.3. Census Tract Race and Ethnicity

Like trends identified in the previously discussed lending categories, the Authorized Depositories – although representing a much smaller overall share of home improvement lending activity – increased both the share of their applications to applicants in majority non-White census tracts as well as loan originations when compared to 2019. Approximately 42% of the home improvement loan originations in 2019 were to applicants in majority non-White census tracts – in 2023, this figure was 54%.

Figure 141: Summary Statistics for Home Improvement Lending, by Depository Status, by Census Tract Race and Ethnicity, by Year

	2019			
Authorized Depositories				
	Applications	**Origination Rate**	**Denial Rate**	**Total ($M) Originated**
Non-White	1,960	20.4%	70.0%	$29.1
White	1,437	37.7%	49.1%	$60.1

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	2,454	32.3%	50.5%	$43.4
White	1,761	52.4%	28.7%	$65.5

2020

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	1,027	22.3%	64.9%	$16.8
White	859	37.7%	45.2%	$42.8

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	2,132	32.0%	48.5%	$40.3
White	1,453	53.3%	28.0%	$62.3

2021

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	1,442	22.5%	63.8%	$26.3
White	890	36.0%	49.8%	$40.1

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	2,608	32.3%	47.2%	$52.6
White	1,638	53.0%	27.4%	$73.8

2022

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	1,623	27.8%	58.1%	$38.0
White	904	42.4%	41.3%	$59.5

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	3,376	34.4%	49.2%	$77.5
White	1,853	53.7%	28.3%	$88.6

2023

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	1,263	26.0%	62.6%	$25.4
White	645	43.1%	44.5%	$36.8

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Non-White	3,268	31.5%	50.6%	$65.0
White	1,653	46.9%	35.0%	$63.2

Figure 142: Application Count, Authorized Depositories, by Year, by Census Tract Race and Ethnicity
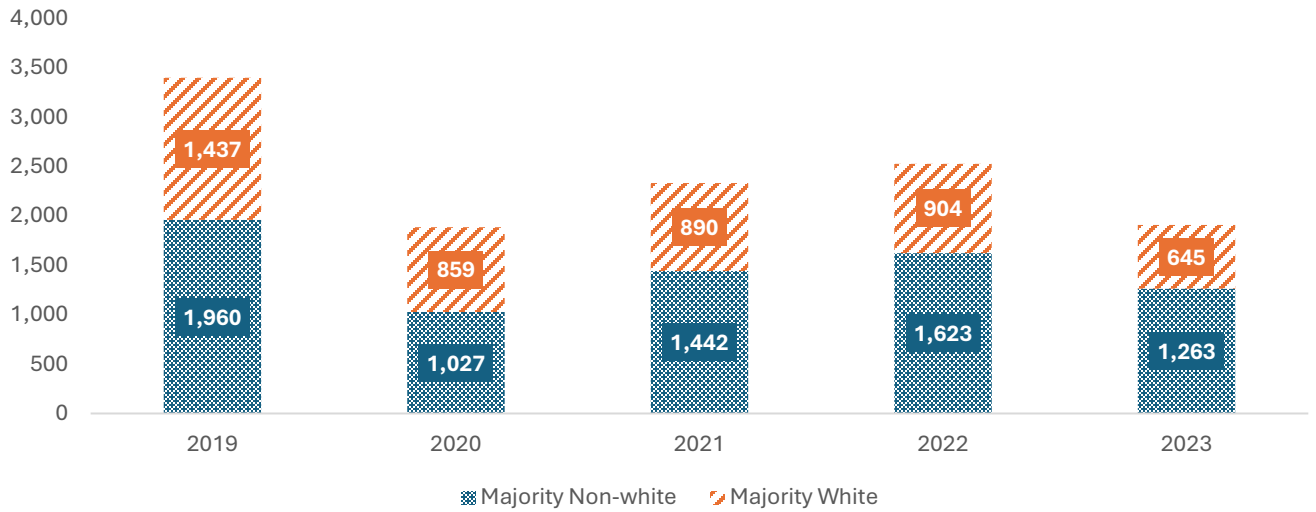
Figure 143: Application Count, Non-Authorized Depositories, by Year, by Census Tract Race and Ethnicity
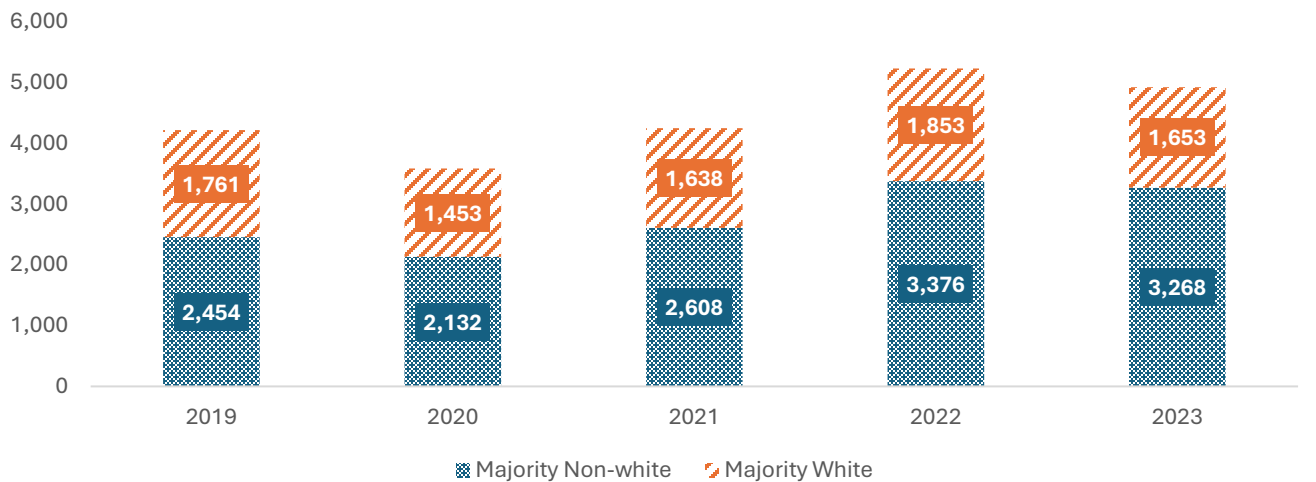
Figure 144: Origination Rate, Authorized Depositories, by Year, by Census Tract Race and Ethnicity
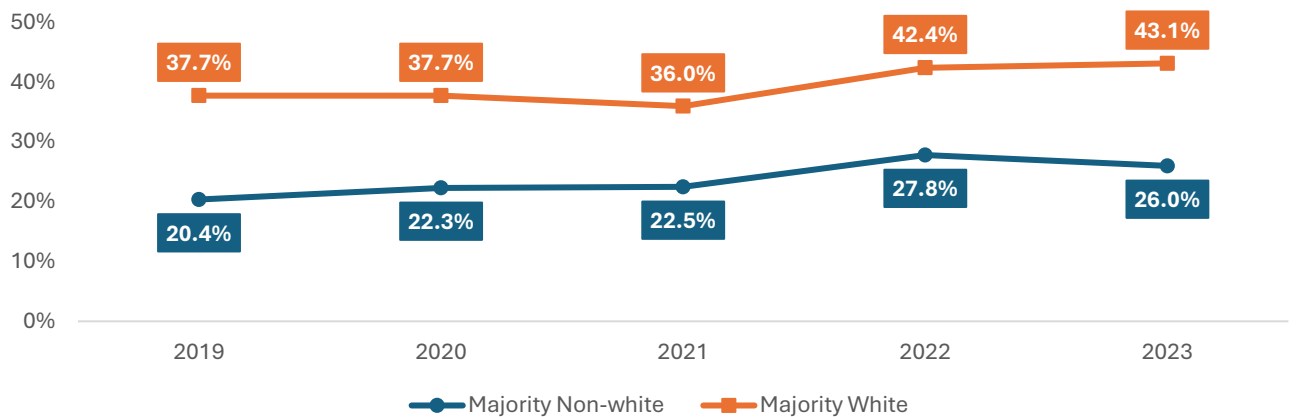
Figure 145: Origination Rate, Non-Authorized Depositories, by Year, by Census Tract Race and Ethnicity
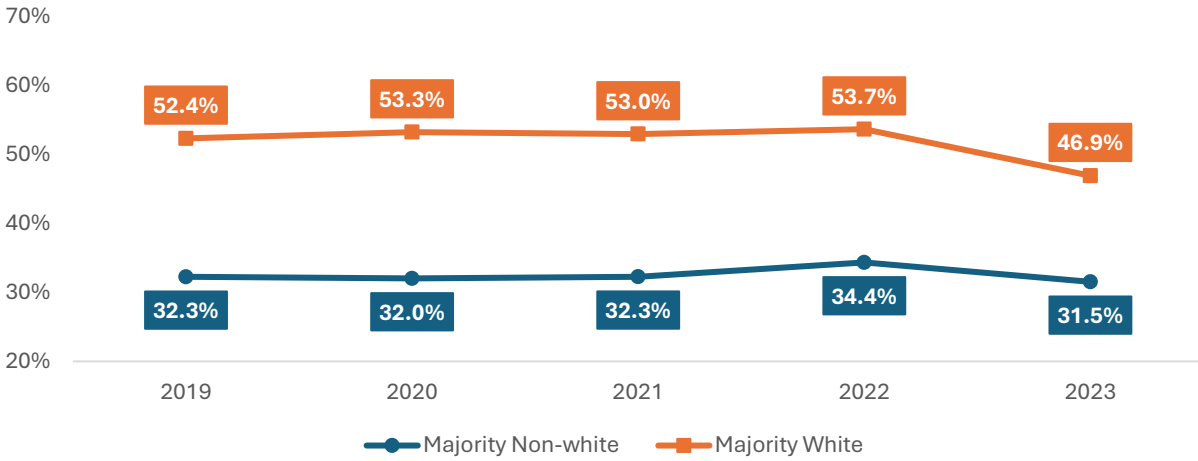
Figure 146: Denial Rate, Authorized Depositories, by Year, by Census Tract Race and Ethnicity
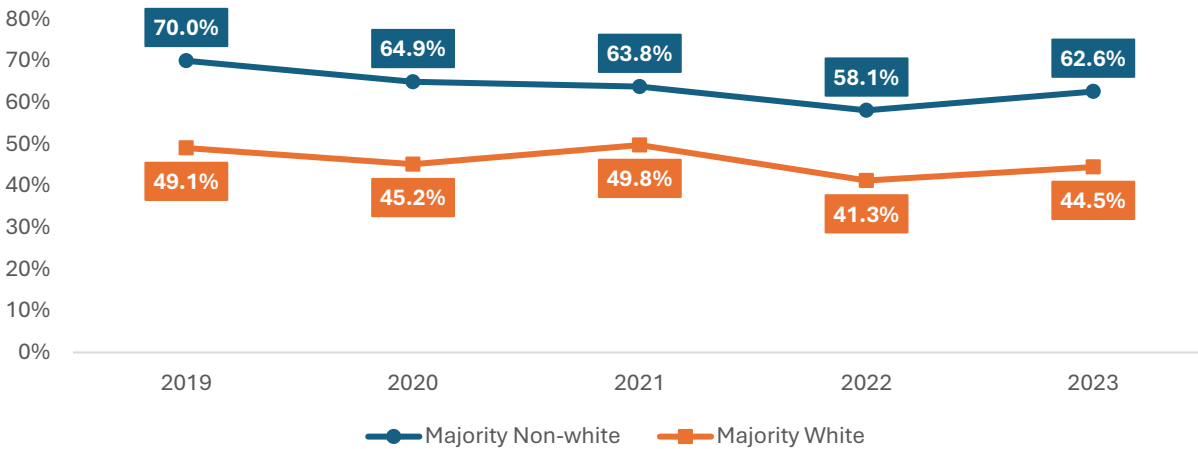
Figure 147: Denial Rate, Non-Authorized Depositories, by Year, by Census Tract Race and Ethnicity
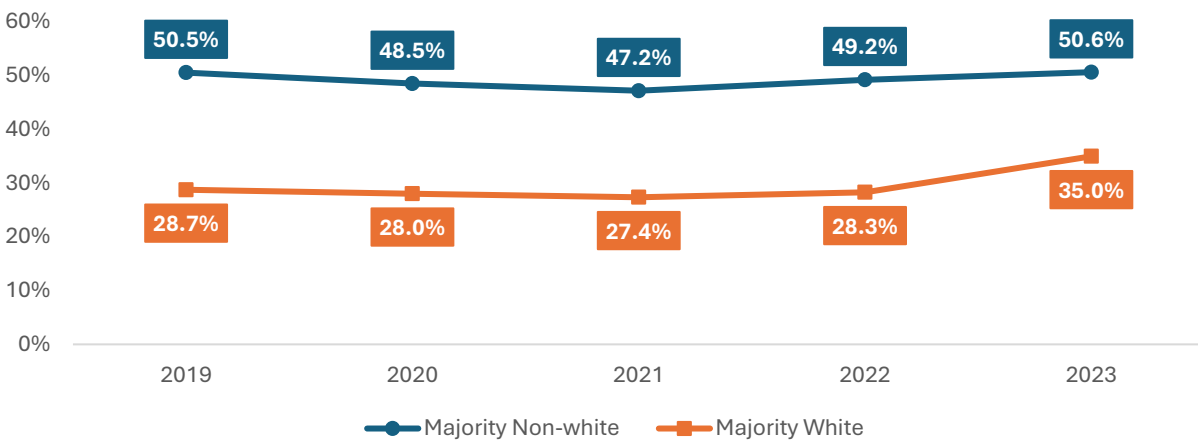
Figure 148: *Total Loan Value Originated ($M), Authorized Depositories, by Year, by Census Tract Race and Ethnicity*
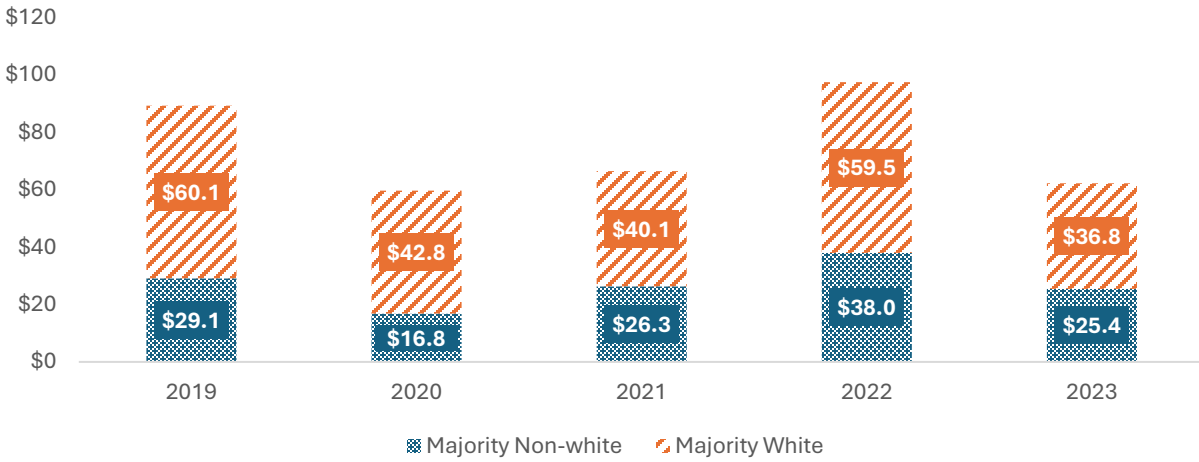
Figure 149: *Total Loan Value Originated ($M), Non-Authorized Depositories, by Year, by Census Tract Race and Ethnicity*
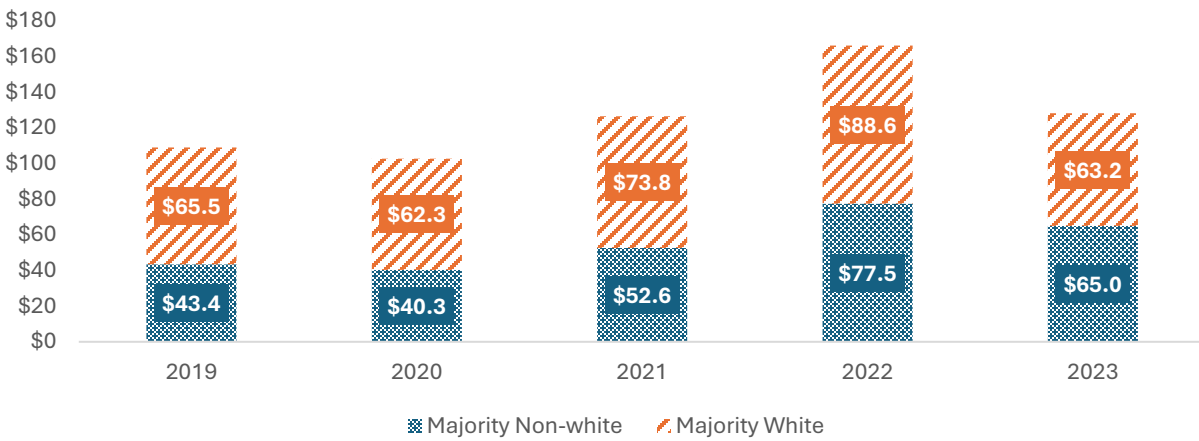
A.4.4. Gender

In 2023, Philadelphia's Authorized Depositories originated more home improvement loans to female borrowers in absolute terms. The same effect was experienced within the non-Authorized Depositories loan pool. In 2022 and 2023, the denial rates for female applicants for home improvement loans with the Authorized Depositories matched the denial rate of male applicants.

Figure 150: *Summary Statistics for Home Improvement Lending, by Depository Status, by Gender, by Year*

	2019			
Authorized Depositories				
	Applications	**Origination Rate**	**Denial Rate**	**Total ($M) Originated**
Female	1,239	24.9%	64.2%	$22.6
Male	1,289	25.1%	64.0%	$31.8
Non-Authorized Depositories				

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	1,690	37.9%	45.9%	$33.2
Male	1,346	38.2%	42.2%	$36.6

2020

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	622	27.5%	58.4%	$13.4
Male	698	25.9%	59.7%	$18.2

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	1,447	37.0%	43.8%	$33.4
Male	1,069	39.1%	40.2%	$29.8

2021

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	849	24.7%	63.4%	$17.6
Male	817	24.6%	59.4%	$19.3

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	1,768	35.9%	43.4%	$41.2
Male	1,318	39.8%	39.5%	$41.1

2022

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	950	30.6%	55.1%	$27.4
Male	1,003	30.5%	55.2%	$31.4

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	2,112	36.1%	47.1%	$46.9
Male	1,687	39.8%	43.0%	$55.2

2023

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	789	31.3%	57.3%	$21.4
Male	725	29.5%	57.7%	$20.9

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	2,048	34.9%	48.0%	$44.2
Male	1,628	34.3%	47.5%	$38.8

Figure 151: Application Count, Authorized Depositories, by Year, by Gender

Year	Female	Male
2019	1,239	1,289
2020	622	698
2021	849	817
2022	950	1,003
2023	789	725
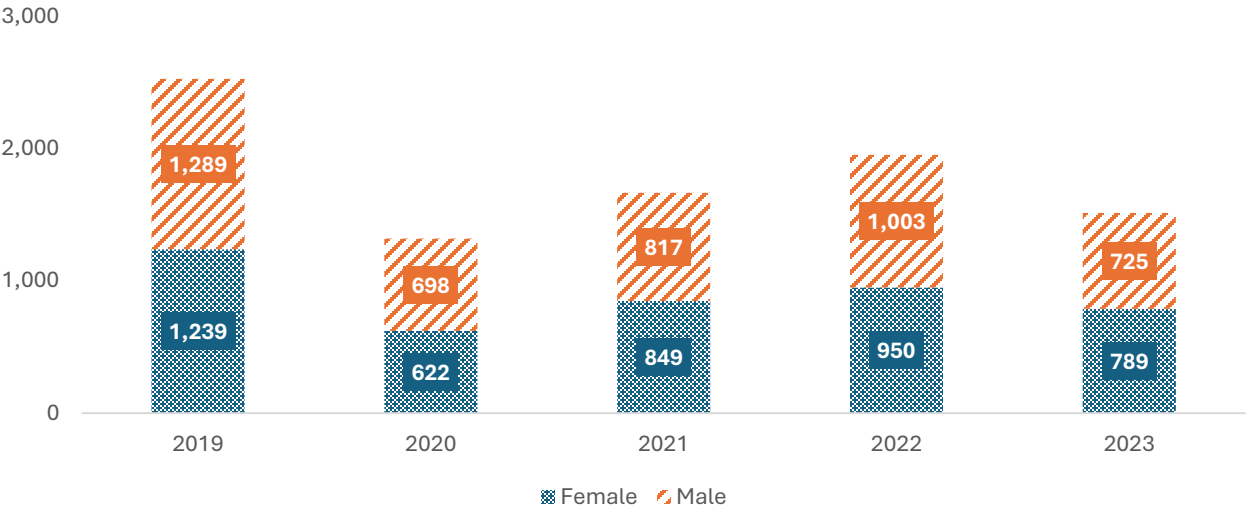
Figure 152: Application Count, Non-Authorized Depositories, by Year, by Gender

Year	Female	Male
2019	1,690	1,346
2020	1,447	1,069
2021	1,768	1,318
2022	2,112	1,687
2023	2,048	1,628
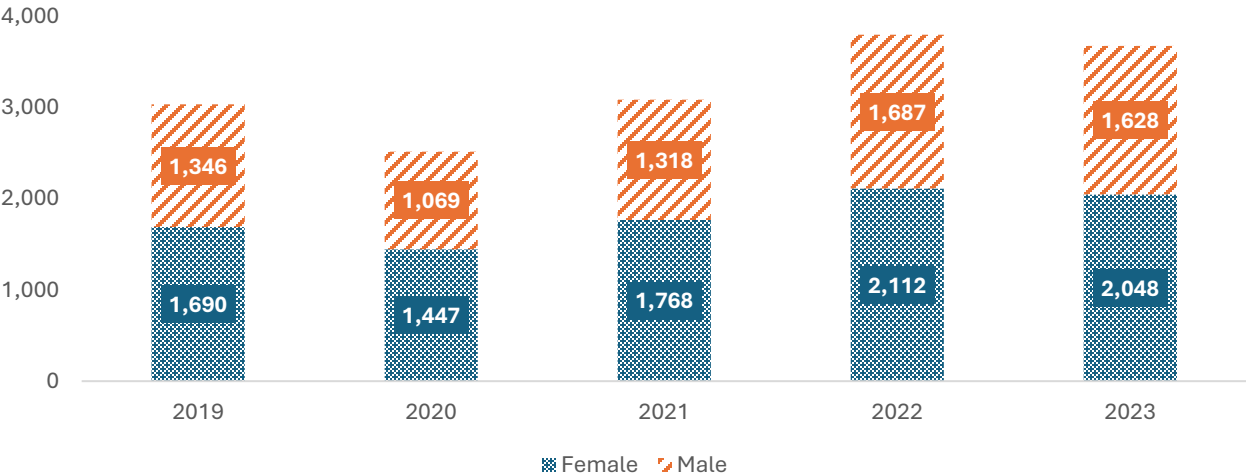
Figure 153: Origination Rate, Authorized Depositories, by Year, by Gender

Year	Female	Male
2019	24.9%	25.1%
2020	27.5%	25.9%
2021	24.7%	24.6%
2022	30.6%	30.5%
2023	31.3%	29.5%
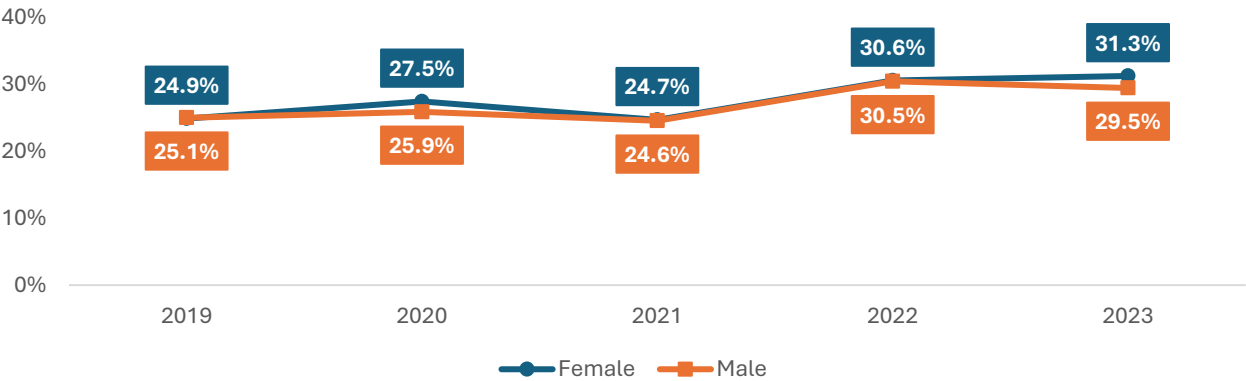
Figure 154: Origination Rate, Non-Authorized Depositories, by Year, by Gender
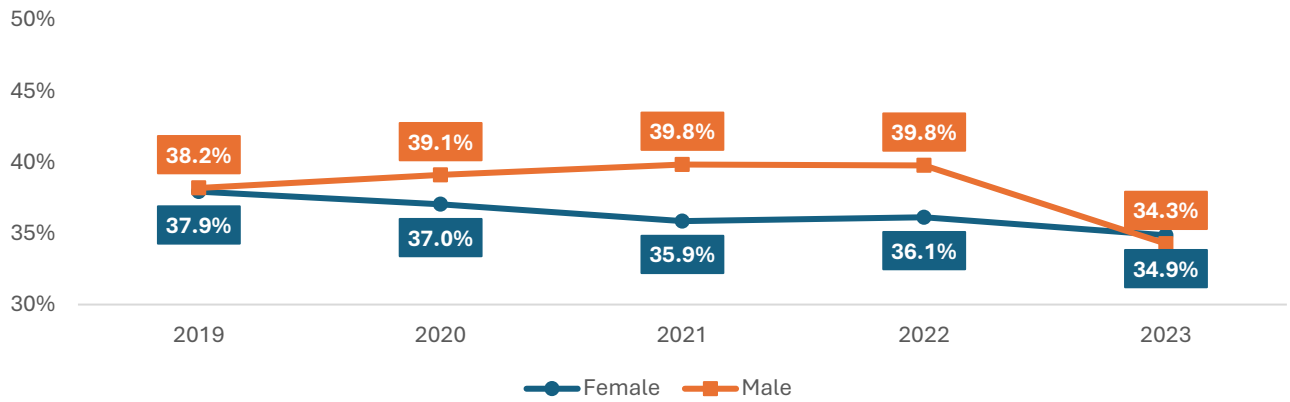
Figure 155: Denial Rate, Authorized Depositories, by Year, by Gender
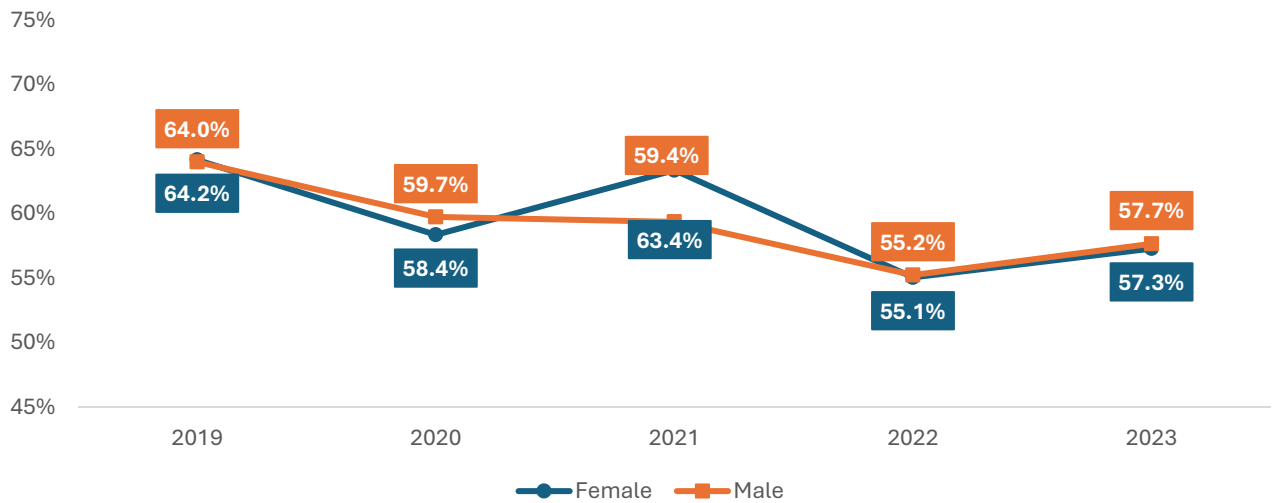
Figure 156: Denial Rate, Non-Authorized Depositories, by Year, by Gender
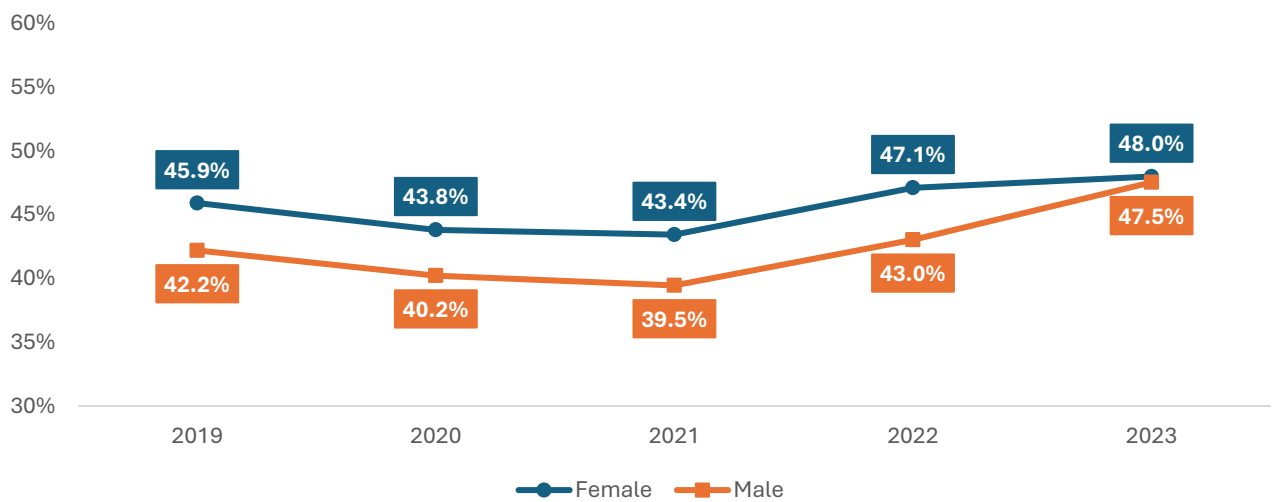
Figure 157: Total Loan Value Originated ($M), Authorized Depositories, by Year, by Gender
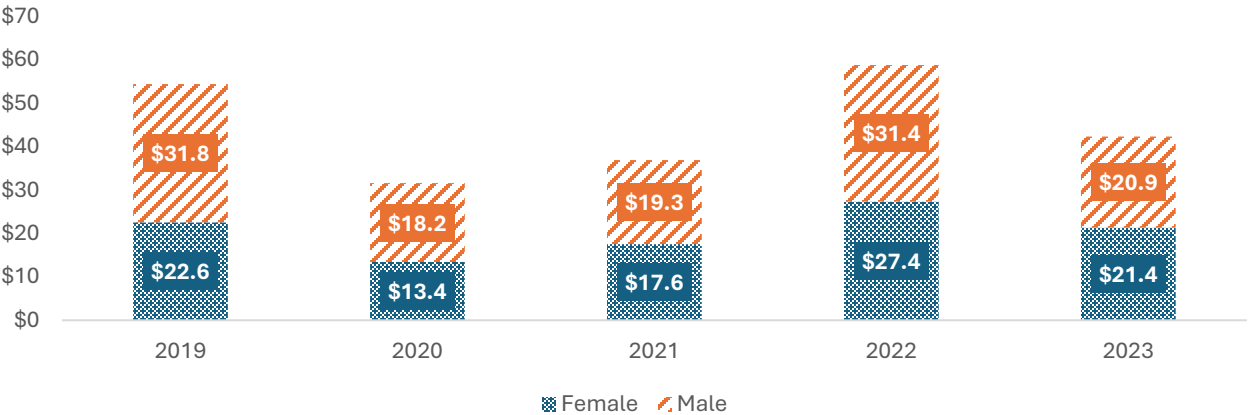
Figure 158: Total Loan Value Originated ($M), Non-Authorized Depositories, by Year, by Gender
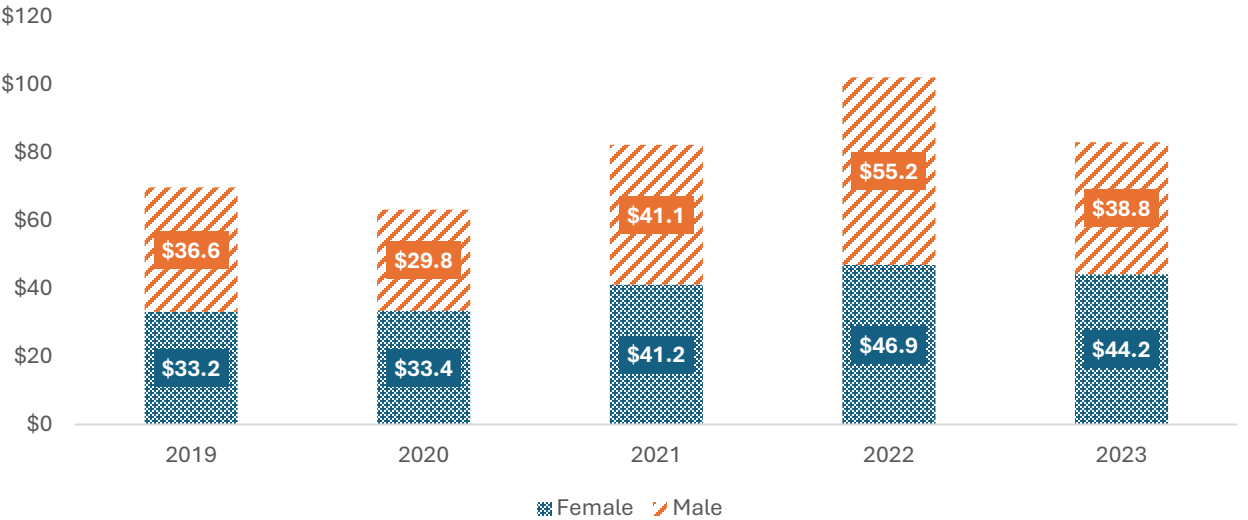
A.5 Other Home Lending, Authorized Depositories v. Non-Authorized Depositories

As noted earlier in this section, other home lending – as defined by the CFPB – is a catch-all data selection for home loans that do not have a distinct purpose that aligns with the other available purpose categories. Over the five-year study period, other home loan originations and origination value remained relatively consistent.

Figure 159: Total Other Home Loan Application Population, Authorized Depositories, by Year
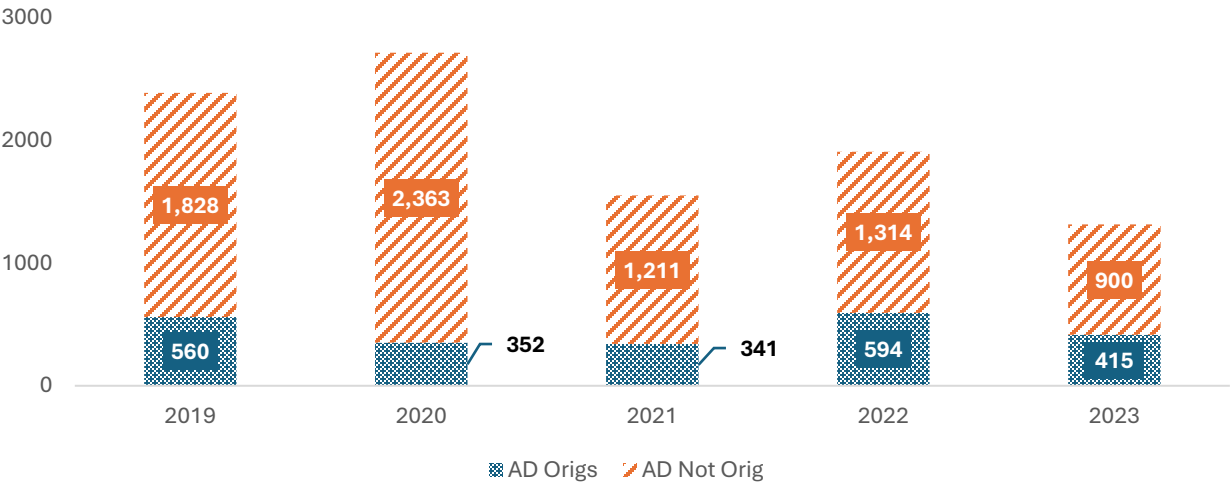
Figure 160: Total Other Home Loan Application Population, Non-Authorized Depositories, by Year
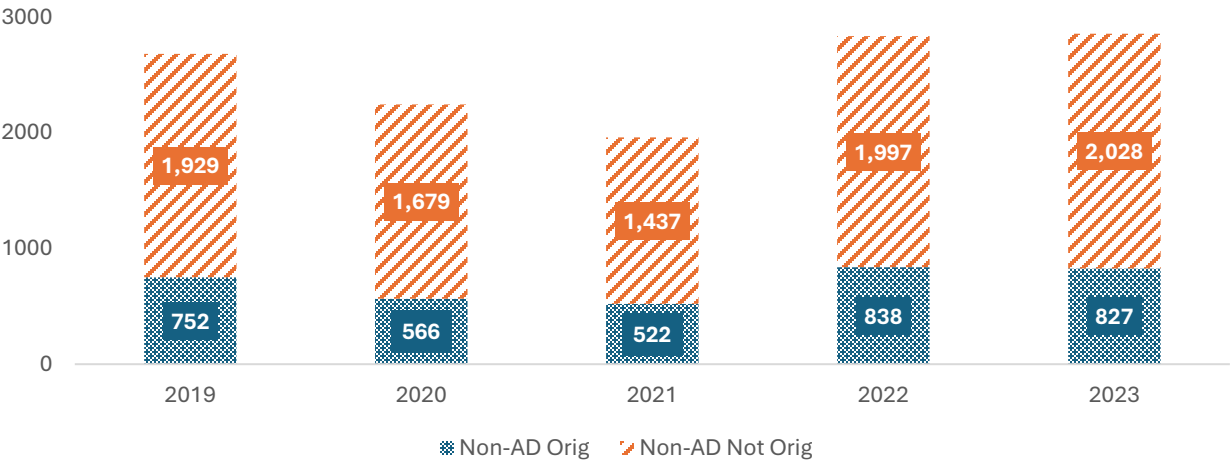
Figure 161: Total Originations for Other Home Loan Applications by Year
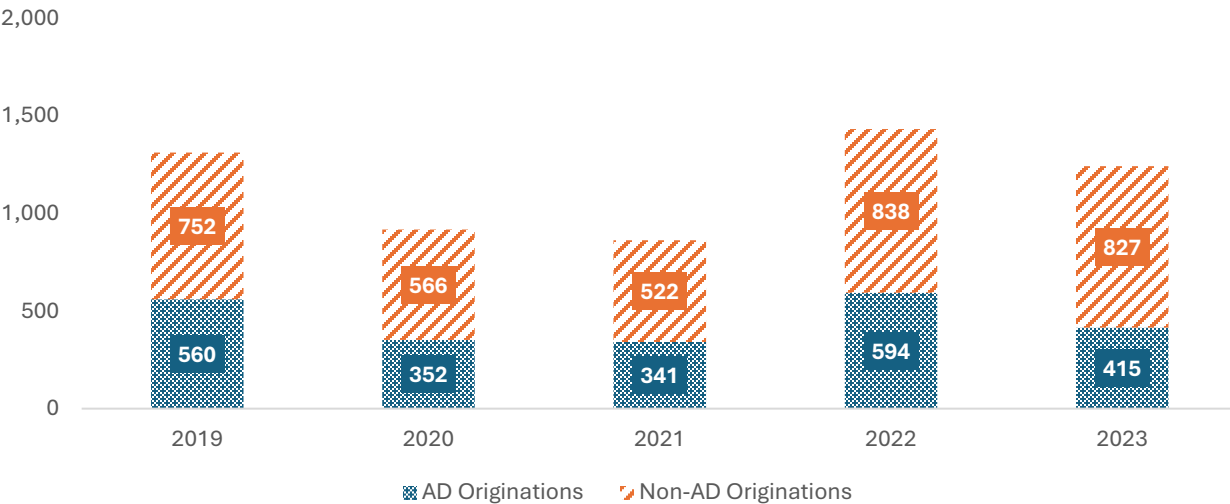
Figure 162: Origination Rate for all Other Home Loan Applications by Year
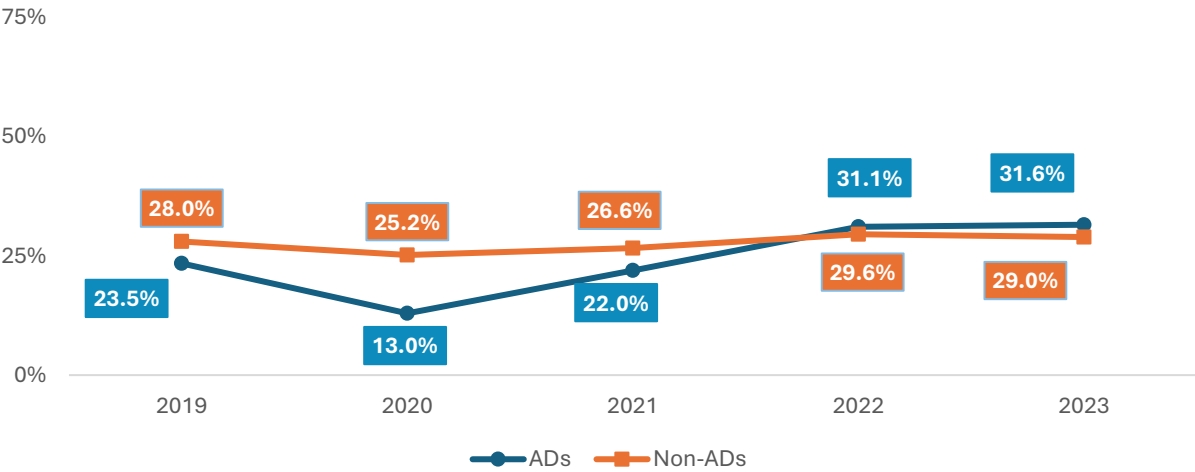
Figure 163: Denial Rate for all Other Home Loan Applications by Year
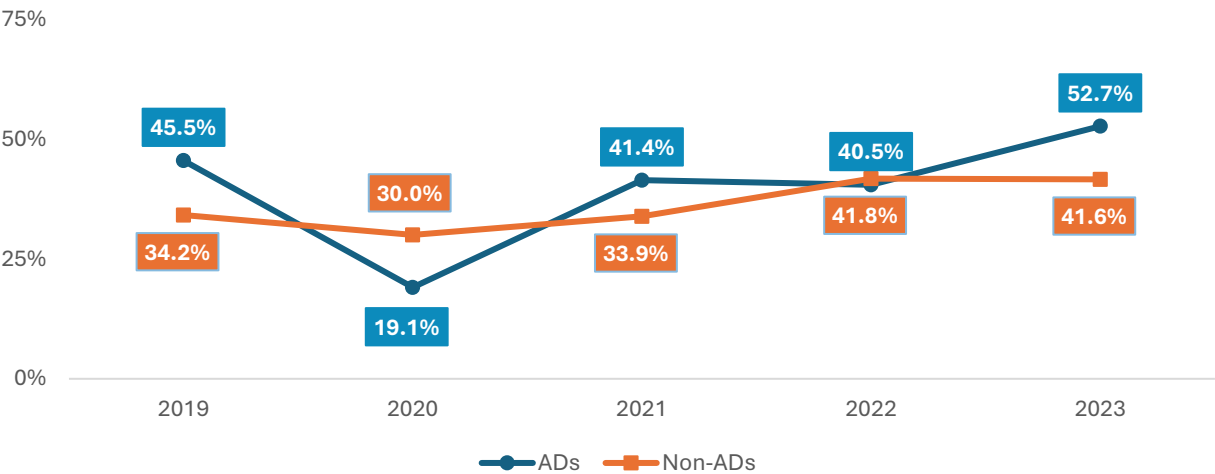
Figure 164: Total Dollars ($M) Originated for Other Home Loans by Year
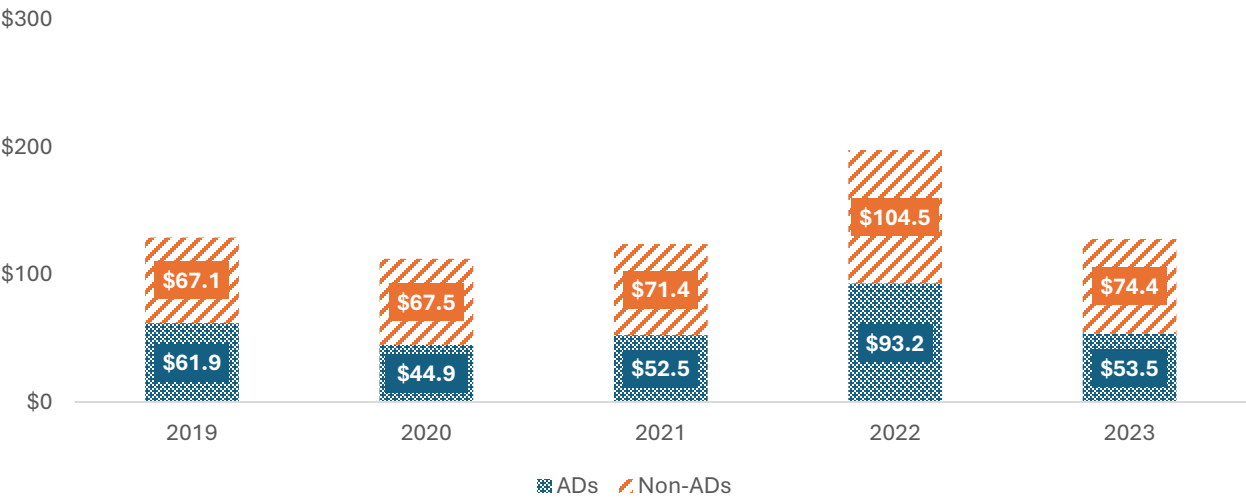
A.5.1. Race and Ethnicity

Like other home loan categories, other home lending has become more diverse along lines of race and ethnicity. However, Authorized Depositories saw fewer other home loan applications come in generally. Proportional application growth was strongest amongst Hispanic applicants.

Figure 165: Summary Statistics for Other Home Lending, by Depository Status, by Race and Ethnicity, by Year

2019

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	228	31.1%	61.4%	$8.9
Black	443	28.0%	64.3%	$8.0
Hispanic	182	18.7%	75.8%	$2.2
White	692	38.0%	50.3%	$34.5
Other	50	24.0%	68.0%	$1.8

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	130	39.2%	43.8%	$6.6
Black	567	29.6%	51.5%	$9.2
Hispanic	133	27.1%	54.9%	$2.2
White	852	45.0%	37.4%	$36.4
Other	37	32.4%	54.1%	$1.4

2020

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	138	24.6%	62.3%	$3.9
Black	183	27.9%	58.5%	$3.2
Hispanic	84	21.4%	61.9%	$1.5
White	433	41.1%	42.7%	$27.2
Other	29	37.9%	37.9%	$1.5

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	102	31.4%	41.2%	$4.0
Black	404	30.9%	52.0%	$7.3
Hispanic	131	22.9%	57.3%	$2.5
White	628	46.8%	32.8%	$42.8
Other	19	47.4%	31.6%	$1.6

2021

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	161	24.8%	59.6%	$6.2
Black	241	27.0%	63.5%	$4.4
Hispanic	120	15.8%	60.8%	$1.7
White	400	39.8%	46.0%	$25.5
Other	31	19.4%	54.8%	$0.6

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	142	36.5%	32.7%	$6.1
Black	1,629	27.4%	51.9%	$9.0
Hispanic	332	23.6%	52.1%	$2.9
White	1,280	43.9%	31.6%	$39.5
Other	80	21.2%	60.6%	$0.5

2022

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	205	31.2%	54.1%	$10.4
Black	370	30.5%	53.5%	$8.0
Hispanic	167	25.1%	62.9%	$3.0
White	590	45.1%	40.3%	$44.4
Other	27	40.7%	44.4%	$2.2

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	141	36.2%	47.5%	$8.2
Black	766	27.7%	54.6%	$22.6
Hispanic	232	22.4%	54.7%	$3.9
White	875	43.5%	36.0%	$53.8
Other	37	35.1%	37.8%	$1.4

2023

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	159	30.8%	54.1%	$6.6
Black	311	26.4%	62.1%	$5.8
Hispanic	162	25.3%	66.7%	$3.4
White	450	40.9%	46.9%	$27.0
Other	18	38.9%	55.6%	$1.5

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	137	21.2%	44.5%	$3.4
Black	841	26.4%	53.2%	$13.9
Hispanic	306	19.6%	56.5%	$4.0
White	866	40.5%	38.6%	$39.5
Other	43	23.3%	58.1%	$0.9

A.5.2. Applicant Income Level

Over the five-year study period, both the Authorized Depositories and non-Authorized Depositories loaned at a higher rate to medium- to upper-income other home loan applicants. At the proportional level, each year of the study period showed a similar 40% to 60% split between LMI lending and MUI lending within other home lending.

Figure 166: Summary Statistics for Other Home Lending, by Depository Status, by Applicant Income Level, by Year

2019

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	1,679	36.9%	37.3%	$95.3
Male	1,655	35.8%	35.8%	$136.8

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	5164	46.8%	25.3%	$391.0
Male	5505	46.9%	22.3%	$509.5

2020

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	1,922	38.5%	23.2%	$146.5
Male	2,177	34.7%	22.9%	$202.9

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	8,612	55.4%	16.3%	$985.7
Male	10,665	55.1%	15.4%	$1,366.1

2021

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	2,281	44.2%	27.4%	$183.6
Male	2,252	40.9%	26.1%	$210.6

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	9,777	54.4%	17.9%	$1,009.4
Male	10,640	50.7%	17.1%	$1,195.6

2022

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	1,162	41.7%	34.3%	$71.5
Male	1,052	39.4%	31.7%	$85.1

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	4,757	42.9%	26.4%	$310.2
Male	5,036	38.7%	26.9%	$356.7

2023

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	620	38.5%	36.5%	$29.7
Male	504	36.3%	36.1%	$26.0

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	2,760	40.2%	31.8%	$135.5
Male	2,673	34.6%	33.5%	$131.6

A.5.3. Census Tract Race and Ethnicity

Both Authorized Depositories and non-Authorized Depositories saw more other home lending loan applications from non-White census tracts. However, origination rates for these loan applications were higher in majority White census tracts over the course of the study period.

Figure 167: Summary Statistics for Other Home Lending, by Depository Status, by Census Tract Race and Ethnicity, by Year

2019

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	228	31.1%	61.4%	$8.9
Black	443	28.0%	64.3%	$8.0
Hispanic	182	18.7%	75.8%	$2.2
White	692	38.0%	50.3%	$34.5
Other	50	24.0%	68.0%	$1.8

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	130	39.2%	43.8%	$6.6
Black	567	29.6%	51.5%	$9.2
Hispanic	133	27.1%	54.9%	$2.2
White	852	45.0%	37.4%	$36.4
Other	37	32.4%	54.1%	$1.4

2020

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	138	24.6%	62.3%	$3.9
Black	183	27.9%	58.5%	$3.2
Hispanic	84	21.4%	61.9%	$1.5
White	433	41.1%	42.7%	$27.2
Other	29	37.9%	37.9%	$1.5

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	102	31.4%	41.2%	$4.0
Black	404	30.9%	52.0%	$7.3
Hispanic	131	22.9%	57.3%	$2.5
White	628	46.8%	32.8%	$42.8
Other	19	47.4%	31.6%	$1.6

2021

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	161	24.8%	59.6%	$6.2
Black	241	27.0%	63.5%	$4.4
Hispanic	120	15.8%	60.8%	$1.7
White	400	39.8%	46.0%	$25.5
Other	31	19.4%	54.8%	$0.6

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	142	36.5%	32.7%	$6.1
Black	1,629	27.4%	51.9%	$9.0
Hispanic	332	23.6%	52.1%	$2.9
White	1,280	43.9%	31.6%	$39.5
Other	80	21.2%	60.6%	$0.5

2022

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	205	31.2%	54.1%	$10.4
Black	370	30.5%	53.5%	$8.0
Hispanic	167	25.1%	62.9%	$3.0
White	590	45.1%	40.3%	$44.4
Other	27	40.7%	44.4%	$2.2

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	141	36.2%	47.5%	$8.2
Black	766	27.7%	54.6%	$22.6
Hispanic	232	22.4%	54.7%	$3.9
White	875	43.5%	36.0%	$53.8
Other	37	35.1%	37.8%	$1.4

2023

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	159	30.8%	54.1%	$6.6
Black	311	26.4%	62.1%	$5.8
Hispanic	162	25.3%	66.7%	$3.4
White	450	40.9%	46.9%	$27.0
Other	18	38.9%	55.6%	$1.5

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Asian	137	21.2%	44.5%	$3.4
Black	841	26.4%	53.2%	$13.9
Hispanic	306	19.6%	56.5%	$4.0
White	866	40.5%	38.6%	$39.5
Other	43	23.3%	58.1%	$0.9

A.5.4. Gender

Over the five-year study period, the Authorized Depositories saw higher loan application volume from males for the other home loan category. Generally, both males and female loan applications held similar origination and denial rates for other home loans in each year.

Figure 168: Summary Statistics for Other Home Lending, by Depository Status, by Gender, by Year

2019

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	592	31.6%	60.0%	$16.0
Male	717	28.2%	61.8%	$22.8

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	741	36.3%	48.2%	$19.0
Male	727	29.7%	47.5%	$20.5

2020

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	272	31.6%	52.6%	$8.3
Male	417	29.7%	55.6%	$15.0

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	553	38.3%	44.3%	$17.2
Male	579	26.4%	50.9%	$23.7

2021

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	347	27.1%	58.2%	$10.4
Male	466	29.4%	55.8%	$16.9

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	545	32.3%	43.7%	$18.3
Male	576	29.7%	43.1%	$22.0

2022

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	552	34.6%	50.9%	$18.9
Male	645	34.0%	51.2%	$32.1

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	934	30.9%	48.6%	$26.4
Male	958	29.3%	48.0%	$38.9

2023

Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	450	33.8%	58.4%	$12.7
Male	548	30.3%	53.8%	$24.6

Non-Authorized Depositories

	Applications	Origination Rate	Denial Rate	Total ($M) Originated
Female	1,077	27.9%	49.5%	$22.1
Male	1,052	28.2%	47.3%	$25.0

A.6. Additional Lending Detail[3]

Home Purchase (Owner-Occupied)[4]

Figure 169: Summary Statistics for Owner-occupied Home Purchase Loan Activity by Year, Bank of America

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	621	373	54	60.1%	16.6%	$124.3	$333,200
2020	703	450	59	64.0%	16.1%	$125.4	$278,600
2021	747	482	57	64.5%	19.5%	$135.9	$282,000
2022	459	279	36	60.8%	20.7%	$94.1	$337,300
2023	310	185	21	59.7%	20.3%	$63.9	$345,400
Aggregate	**2,840**	**1,769**	**227**	**62.3%**	**18.3%**	**$543.6**	**$307,300**

Figure 170: Summary Statistics for Owner-occupied Home Purchase Loan Activity by Year, Citibank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	61	32	13	52.5%	6.6%	$16.2	$504,700
2020	55	25	15	45.5%	7.3%	$18.7	$747,000
2021	50	19	13	38.0%	12.0%	$10.4	$549,700
2022	101	25	11	24.8%	3.0%	$20.9	$836,600
2023	78	30	4	38.5%	1.3%	$23.7	$791,000
Aggregate	**345**	**131**	**56**	**38.0%**	**5.2%**	**$89.9**	**$686,400**

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[3] As a point of reference, United Bank of Philadelphia and Bank of New York Mellon did not have any home lending data through the duration of the study period. As noted in the Bank Descriptions, Bank of New York Mellon does not offer retail lending products.
[4] Combined, the 11 Authorized Depositories purchased 7,922 Owner-occupied home purchase loans across the five-year period.

Figure 171: Summary Statistics for Owner-occupied Home Purchase Loan Activity by Year, Citizens Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	814	458	49	56.3%	26.9%	$108.2	$236,200
2020	559	345	37	61.7%	20.9%	$93.9	$272,300
2021	724	388	38	53.6%	26.0%	$109.9	$283,100
2022	603	337	52	55.9%	25.2%	$87.3	$259,000
2023	437	233	38	53.3%	24.9%	$62.1	$266,300
Aggregate	**3,137**	**1,761**	**214**	**56.1%**	**25.0%**	**$461.4**	**$262,000**

Figure 172: Summary Statistics for Owner-occupied Home Purchase Loan Activity by Year, Fulton Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	410	291	50	71.0%	10.2%	$64.7	$222,300
2020	383	206	84	53.8%	14.4%	$50.6	$245,600
2021	249	125	66	50.2%	10.0%	$43.5	$347,800
2022	293	147	52	50.2%	17.7%	$36.8	$250,600
2023	232	122	62	52.6%	13.4%	$34.0	$278,500
Aggregate	**1,567**	**891**	**314**	**56.9%**	**13.1%**	**$229.6**	**$257,600**

Figure 173: Summary Statistics for Owner-occupied Home Purchase Loan Activity by Year, JPMorgan Chase Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	594	166	39	27.9%	4.9%	$54.8	$329,800
2020	386	133	31	34.5%	3.1%	$48.1	$361,300
2021	640	151	47	23.6%	2.5%	$60.7	$402,000
2022	527	158	50	30.0%	5.3%	$61.4	$388,700
2023	334	203	45	60.8%	8.1%	$63.2	$311,100
Aggregate	**2,481**	**811**	**212**	**32.7%**	**4.5%**	**$288.1**	**$355,200**

Figure 174: Summary Statistics for Owner-occupied Home Purchase Loan Activity by Year, PNC Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	282	138	61	48.9%	17.7%	$39.4	$285,600
2020	236	116	67	49.2%	13.1%	$31.7	$273,600
2021	202	95	37	47.0%	15.8%	$30.0	$316,100
2022	256	125	46	48.8%	12.9%	$35.2	$281,500
2023	162	81	32	50.0%	17.3%	$30.7	$378,800
Aggregate	**1,138**	**555**	**243**	**48.8%**	**15.3%**	**$167.0**	**$301,000**

Figure 175: Summary Statistics for Owner-occupied Home Purchase Loan Activity by Year, Republic Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	124	99	20	79.8%	4.0%	$28.2	$284,600
2020	110	92	12	83.6%	5.5%	$26.4	$287,100
2021	55	43	5	78.2%	12.7%	$13.9	$323,800
2022	65	60	3	92.3%	3.1%	$24.1	$401,800
2023	55	39	10	70.9%	7.3%	$9.0	$231,700
Aggregate	409	333	50	81.4%	5.9%	$101.7	$305,300

Figure 176: Summary Statistics for Owner-occupied Home Purchase Loan Activity by Year, Santander Bank[5]

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	310	203	22	65.5%	14.2%	$86.3	$206,100
2020	186	98	29	52.7%	19.4%	$53.5	$195,200
2021	196	106	24	54.1%	25.0%	$46.4	$166,800
2022	101	36	5	35.6%	7.9%	$12.6	$179,600
2023	-	-	-	-	-	-	-
Aggregate	793	443	80	55.9%	17.3%	$198.8	$448,700

Figure 177: Summary Statistics for Owner-occupied Home Purchase Loan Activity by Year, TD Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	324	89	41	27.5%	15.4%	$25.9	$290,600
2020	423	158	49	37.4%	6.4%	$69.0	$436,500
2021	551	162	51	29.4%	4.5%	$82.4	$508,300
2022	678	161	38	23.7%	4.1%	$79.0	$491,000
2023	521	160	40	30.7%	7.7%	$74.7	$466,900
Aggregate	2,497	730	219	29.2%	6.8%	$330.9	$453,300

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[5] Santander Bank transferred its mortgage lending services to Rocket Mortgage, formerly known as Quicken Loans, in August 2022.

Figure 178: Summary Statistics for Owner-occupied Home Purchase Loan Activity by Year, US Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	122	25	5	20.5%	3.3%	$9.4	$375,400
2020	197	48	13	24.4%	9.1%	$16.8	$349.000
2021	196	42	12	21.4%	10.2%	$19.3	$458,800
2022	107	34	3	31.8%	7.5%	$16.5	$484,700
2023	94	25	12	26.6%	6.4%	$11.9	$474,600
Aggregate	**716**	**174**	**45**	**24.3%**	**7.8%**	**$73.8**	**$423,900**

Figure 179: Summary Statistics for Owner-occupied Home Purchase Loan Activity by Year, Wells Fargo Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	2,290	291	105	12.7%	5.7%	$116.2	$399,200
2020	1,812	190	119	10.5%	4.6%	$77.5	$407,900
2021	1,105	269	101	24.3%	9.0%	$108.9	$404,900
2022	875	267	102	30.5%	11.1%	$94.1	$352,300
2023	222	125	54	56.3%	11.3%	$56.9	$455,200
Aggregate	**6,304**	**1,142**	**481**	**18.1%**	**6.9%**	**$453.6**	**$397,200**

Home Purchase (Non-owner Occupied)[6]

Figure 180: Summary Statistics for Non-owner-occupied Home Purchase Loan Activity by Year, Bank of America

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	65	21	5	32.3%	18.5%	$4.6	$218,800
2020	16	6	2	37.5%	31.3%	$1.5	$248,300
2021	24	5	1	20.8%	29.2%	$1.4	$275,000
2022	31	13	1	41.9%	22.6%	$6.8	$520,400
2023	18	9	0	50.0%	22.2%	$5.1	$569,400
Aggregate	**154**	**54**	**9**	**35.1%**	**22.7%**	**$19.4**	**$358,300**

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[6] Combined, the 11 Authorized Depositories purchased 614 Non-owner-occupied home purchase loans across the five-year period.

Figure 181: Summary Statistics for Non-owner-occupied Home Purchase Loan Activity by Year, Citibank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	5	1	3	20.0%	0.0%	$0.5	$535,000
2020	5	3	1	60.0%	0.0%	$0.8	$255,000
2021	10	4	2	40.0%	0.0%	$1.1	$267,500
2022	5	4	0	80.0%	0.0%	$0.5	$125,000
2023	4	0	1	0.0%	0.0%	$0.2	$165,000
Aggregate	**29**	**12**	**7**	**41.4%**	**0.0%**	**$3.0**	**$252,900**

Figure 182: Summary Statistics for Non-owner-occupied Home Purchase Loan Activity by Year, Citizens Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	60	40	3	66.7%	16.7%	$6.3	$157,800
2020	61	38	2	62.3%	13.1%	$6.7	$176,800
2021	37	30	1	81.1%	10.8%	$6.5	$215,000
2022	52	36	7	69.2%	11.5%	$7.8	$216,900
2023	20	13	3	65.0%	15.0%	$2.8	$212,700
Aggregate	**230**	**157**	**16**	**68.3%**	**13.5%**	**$30.1**	**$191,400**

Figure 183: Summary Statistics for Non-owner-occupied Home Purchase Loan Activity by Year, Fulton Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	20	5	4	25.0%	25.0%	$1.5	$309,000
2020	20	10	2	50.0%	15.0%	$3.9	$391,000
2021	7	6	0	85.7%	14.3%	$2.0	$325,000
2022	23	13	2	56.5%	26.1%	$4.3	$328,100
2023	17	7	**6**	41.2%	11.8%	$1.4	$200,700
Aggregate	**87**	**41**	**14**	**47.1%**	**19.5%**	**$13.1**	**$318,900**

Figure 184: Summary Statistics for Non-owner-occupied Home Purchase Loan Activity by Year, JPMorgan Chase Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	79	22	7	27.8%	5.1%	$4.3	$193,200
2020	23	11	0	47.8%	8.7%	$1.6	$145,000
2021	31	9	4	29.0%	3.2%	$3.3	$371,700
2022	69	14	9	20.3%	1.4%	$2.5	$176,400
2023	43	14	6	32.6%	9.3%	$3.2	$230,000
Aggregate	**245**	**70**	**26**	**28.6%**	**4.9%**	**$14.9**	**$212,600**

Figure 185: Summary Statistics for Non-owner-occupied Home Purchase Loan Activity by Year, PNC Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	17	6	6	35.3%	23.5%	$1.3	$215,000
2020	20	11	5	55.0%	15.0%	$1.8	$163,200
2021	19	6	0	31.6%	52.6%	$1.1	$185,000
2022	27	12	5	44.4%	11.1%	$2.3	$190,000
2023	17	8	5	47.1%	17.6%	$2.2	$272,500
Aggregate	100	43	21	43.0%	23.0%	$8.7	$201,300

Figure 186: Summary Statistics for Non-owner-occupied Home Purchase Loan Activity by Year, Republic Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	33	24	7	72.7%	3.0%	$12.7	$527,900
2020	25	13	7	52.0%	12.0%	$6.0	$461,200
2021	30	22	4	73.3%	10.0%	$10.5	$476,400
2022	15	8	5	53.3%	6.7%	$2.6	$327,500
2023	5	2	3	40.0%	0.0%	$0.7	$370,000
Aggregate	108	69	26	63.9%	7.4%	$32.5	$471,100

Figure 187: Summary Statistics for Non-owner-occupied Home Purchase Loan Activity by Year, Santander Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	24	14	1	58.3%	8.3%	$1.9	$132,100
2020	13	3	2	23.1%	61.5%	$0.3	$85,000
2021	11	8	2	72.7%	0.0%	$1.2	$143,800
2022	1	1	0	100.0%	0.0%	$0.1	$55,000
2023	-	-	-	-	-	-	-
Aggregate	49	26	5	53.1%	20.4%	$3.3	$127,300

Figure 188: Summary Statistics for Non-owner-occupied Home Purchase Loan Activity by Year, TD Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	80	37	11	46.3%	27.5%	$14.7	$397,700
2020	63	18	12	28.6%	30.2%	$4.6	$257,200
2021	65	27	4	41.5%	24.6%	$8.8	$326,900
2022	61	20	2	32.8%	19.7%	$6.1	$304,500
2023	64	14	6	21.9%	10.9%	$3.5	$251,400
Aggregate	333	116	35	34.8%	22.8%	$37.8	$325,700

Figure 189: Summary Statistics for Non-owner-occupied Home Purchase Loan Activity by Year, US Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	12	4	4	33.3%	8.3%	$0.3	$70,000
2020	29	9	3	31.0%	17.2%	$1.9	$209,400
2021	21	6	0	28.6%	14.3%	$1.2	$200,000
2022	7	4	0	57.1%	42.9%	$0.7	$180,000
2023	12	4	4	33.3%	16.7%	$0.8	$200,000
Aggregate	**81**	**27**	**11**	**33.3%**	**17.3%**	**$4.9**	**$180,900**

Figure 190: Summary Statistics for Non-owner-occupied Home Purchase Loan Activity by Year, Wells Fargo Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	174	27	19	15.5%	21.3%	$4.3	$159,100
2020	131	31	15	23.7%	14.5%	$7.2	$232,100
2021	143	39	9	27.3%	14.7%	$8.1	$208,600
2022	141	29	13	20.6%	17.7%	$5.6	$194,700
2023	46	13	13	28.3%	37.0%	$3.3	$254,200
Aggregate	**635**	**139**	**69**	**21.9%**	**18.7%**	**$28.6**	**$205,600**

Home Refinance

Figure 191: Summary Statistics for Home Refinance Loan Activity by Year, Bank of America

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	253	118	19	46.6%	32.0%	$40.9	$346,500
2020	315	177	30	56.2%	17.1%	$68.6	$387,500
2021	265	170	16	64.2%	18.1%	$61.4	$361,200
2022	111	52	8	46.8%	19.8%	$14.0	$268,700
2023	50	21	5	42.0%	34.0%	$4.0	$192,600
Aggregate	**994**	**538**	**78**	**54.1%**	**22.3%**	**$188.9**	**$351,100**

Figure 192: Summary Statistics for Home Refinance Loan Activity by Year, Citibank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	54	17	11	31.5%	13.0%	$5.3	$313,800
2020	72	25	14	34.7%	8.3%	$11.3	$452,200
2021	45	21	7	46.7%	11.1%	$5.3	$254,000
2022	33	11	7	33.3%	9.1%	$6.7	$606,800
2023	7	0	3	-	28.6%	$0.0	-
Aggregate	**211**	**74**	**42**	**35.1%**	**10.9%**	**$28.7**	**$387,200**

Figure 193: Summary Statistics for Home Refinance Loan Activity by Year, Citizens Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	1,976	854	130	43.2%	42.7%	$143.3	$167,800
2020	1,827	837	118	45.8%	29.1%	$180.6	$215,700
2021	2,230	993	111	44.5%	34.3%	$186.5	$187,900
2022	1,213	610	70	50.3%	30.8%	$105.8	$173,400
2023	745	325	67	43.6%	33.7%	$52.1	$160,300
Aggregate	7,991	3,619	496	45.3%	34.6%	$668.2	$184,600

Figure 194: Summary Statistics for Home Refinance Loan Activity by Year, Fulton Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	47	23	6	48.9%	23.4%	$9.7	$421,500
2020	93	41	14	44.1%	14.0%	$17.0	$415,700
2021	83	43	9	51.8%	13.3%	$15.7	$365,200
2022	22	10	3	45.5%	22.7%	$1.6	$159,000
2023	15	7	1	46.7%	26.7%	$0.6	$86,400
Aggregate	260	124	33	47.7%	16.9%	$44.6	$360,000

Figure 195: Summary Statistics for Home Refinance Loan Activity by Year, JPMorgan Chase Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	260	80	18	30.8%	15.8%	$20.7	$258,400
2020	588	275	73	46.8%	6.8%	$92.4	$336,100
2021	578	275	73	47.6%	6.9%	$74.2	$283,100
2022	201	73	16	36.3%	10.9%	$20.8	$284,300
2023	35	13	5	37.1%	20.0%	$2.0	$156,500
Aggregate	1,662	716	185	43.1%	9.0%	$210.0	$293,400

Figure 196: Summary Statistics for Home Refinance Loan Activity by Year, PNC Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	685	330	82	48.2%	27.2%	$53.1	$160,900
2020	683	340	95	49.8%	23.4%	$70.8	$208,100
2021	632	303	75	47.9%	26.7%	$67.1	$221,300
2022	429	213	49	49.7%	26.6%	$39.5	$185,600
2023	208	98	18	47.1%	35.6%	$14.9	$152,300
Aggregate	2,637	1,284	319	48.7%	26.7%	$245.4	$191,100

Figure 197: Summary Statistics for Home Refinance Loan Activity by Year, Republic Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	39	31	5	79.5%	7.7%	$17.8	$574,700
2020	111	90	5	81.1%	9.9%	$27.9	$309,800
2021	48	39	3	81.3%	8.3%	$10.8	$277,800
2022	16	9	2	56.3%	31.3%	$3.0	$336,100
2023	6	3	0	50.0%	33.3%	$0.4	$121,700
Aggregate	220	172	15	78.2%	11.4%	$59.9	$348,400

Figure 198: Summary Statistics for Home Refinance Loan Activity by Year, Santander Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	215	107	13	49.8%	39.5%	$18.4	$172,000
2020	247	108	36	43.7%	24.7%	$27.0	$249,600
2021	256	128	29	50.0%	27.0%	$21.2	$165,900
2022	57	21	4	36.8%	17.5%	$4.8	$230,700
2023	-	-	-	-	-	-	-
Aggregate	775	364	82	47.0%	29.0%	$71.4	$196,300

Figure 199: Summary Statistics for Home Refinance Loan Activity by Year, TD Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	318	128	45	40.3%	36.2%	$47.1	$368,000
2020	383	157	110	41.0%	13.3%	$64.0	$407,400
2021	296	120	33	40.5%	11.8%	$41.4	$345,000
2022	143	56	21	39.2%	19.6%	$16.9	$301,100
2023	74	30	3	40.5%	39.2%	$4.6	$152,300
Aggregate	1,214	491	212	40.4%	21.3%	$173.9	$354,200

Figure 200: Summary Statistics for Home Refinance Loan Activity by Year, US Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	42	13	2	31.0%	40.5%	$4.2	$320,400
2020	127	30	13	23.6%	12.6%	$9.6	$319,700
2021	126	38	10	30.2%	8.7%	$11.4	$298,700
2022	30	10	3	33.3%	13.3%	$3.1	$312,000
2023	10	1	2	10.0%	50.0%	$0.1	$95,000
Aggregate	335	92	30	27.5%	15.8%	$28.3	$307,800

Figure 201: Summary Statistics for Home Refinance Loan Activity by Year, Wells Fargo Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	1,178	265	195	22.5%	26.9%	$69.5	$262,300
2020	2,146	440	333	20.5%	18.3%	$113.6	$258,200
2021	2,275	874	360	38.4%	22.9%	$202.4	$231,500
2022	873	271	150	31.0%	37.9%	$58.4	$215,400
2023	391	127	81	32.5%	37.1%	$17.0	$133,800
Aggregate	6,863	1,977	1,119	28.8%	24.8%	$460.9	$233,100

Home Improvement

Figure 202: Summary Statistics for Home Improvement Loan Activity by Year, Bank of America

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	301	38	10	12.6%	79.4%	$3.6	$93,900
2020	183	28	4	15.3%	76.0%	$3.8	$133,900
2021	242	19	15	7.9%	80.6%	$1.9	$100,800
2022	337	41	26	12.2%	71.2%	$4.8	$116,000
2023	277	35	13	12.6%	73.3%	$3.8	$109,000
Aggregate	1,340	161	68	12.0%	75.8%	$17.8	$110,600

Figure 203: Summary Statistics for Home Improvement Loan Activity by Year, Citibank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	22	1	4	4.5%	72.7%	$0.2	$165,000
2020	20	1	4	5.0%	75.0%	$0.3	$255,000
2021	4	1	0	25.0%	75.0%	$0.1	$75,000
2022	0	0	0	-	-	$0.0	-
2023	1	1	0	100.0%	0.0%	$0.2	$205,000
Aggregate	47	4	8	8.5%	72.3%	$0.7	$175,000

Figure 204: Summary Statistics for Home Improvement Loan Activity by Year, Citizens Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	1,172	415	40	35.4%	60.1%	$37.6	$90,700
2020	780	255	35	32.7%	53.1%	$24.6	$96,500
2021	1,417	454	49	32.0%	55.1%	$45.8	$100,900
2022	1,310	512	53	39.1%	48.9%	$55.6	$108,600
2023	945	340	38	36.0%	56.0%	$35.7	$104,900
Aggregate	5,624	1,976	215	35.1%	54.6%	$199.4	$100,900

Figure 205: Summary Statistics for Home Improvement Loan Activity by Year, Fulton Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	26	8	2	30.8%	50.0%	$0.8	$93,800
2020	27	5	0	18.5%	81.5%	$0.7	$137,000
2021	34	11	1	32.4%	58.8%	$1.0	$92,300
2022	41	17	2	41.5%	41.5%	$1.4	$80,300
2023	37	13	3	35.1%	54.1%	$0.9	$72,700
Aggregate	**165**	**54**	**8**	**32.7%**	**55.8%**	**$4.8**	**$88,100**

Figure 206: Summary Statistics for Home Improvement Loan Activity by Year, JPMorgan Chase Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	85	16	12	18.8%	60.0%	$0.9	$54,400
2020	25	6	2	24.0%	60.0%	$0.4	$73,300
2021	3	1	1	33.3%	33.3%	$0.4	$365,000
2022	4	1	1	25.0%	25.0%	$0.1	$75,000
2023	3	1	1	33.3%	0.0%	$0.0	$25,000
Aggregate	**120**	**25**	**17**	**20.8%**	**56.7%**	**$1.8**	**$71,000**

Figure 207: Summary Statistics for Home Improvement Loan Activity by Year, PNC Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	688	253	64	36.8%	40.8%	$22.8	$90,000
2020	403	144	28	35.7%	44.9%	$13.5	$93,800
2021	280	80	20	28.6%	50.0%	$8.8	$109,600
2022	390	147	30	37.7%	41.5%	$17.0	$115,800
2023	295	101	28	34.2%	46.1%	$9.8	$97,500
Aggregate	**2,056**	**725**	**170**	**35.3%**	**43.8%**	**$71.9**	**$99,200**

Figure 208: Summary Statistics for Home Improvement Loan Activity by Year, Republic Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	62	34	6	54.8%	33.9%	$5.4	$157,600
2020	43	21	0	48.8%	48.8%	$2.0	$94,000
2021	15	3	0	20.0%	80.0%	$0.3	$88,300
2022	28	7	3	25.0%	60.7%	$1.1	$153,600
2023	52	18	1	34.6%	59.6%	$0.8	$43,900
Aggregate	**200**	**83**	**10**	**41.5%**	**51.0%**	**$9.5**	**$114,000**

Figure 209: Summary Statistics for Home Improvement Loan Activity by Year, Santander Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	152	19	4	12.5%	82.9%	$1.4	$76,100
2020	108	22	5	0.0%	75.0%	$1.8	$83,200
2021	90	19	6	0.0%	72.2%	$1.3	$66,100
2022	12	5	6	0.0%	8.3%	$0.4	$83,000
2023	0	-	-	-	-	-	-
Aggregate	**362**	**65**	**21**	**0.0%**	**75.4%**	**$4.9**	**$76,100**

Figure 210: Summary Statistics for Home Improvement Loan Activity by Year, TD Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	322	87	26	27.0%	63.7%	$9.7	$111,800
2020	147	46	21	31.3%	46.3%	$9.9	$215,400
2021	155	50	17	32.3%	47.7%	$6.4	$128,200
2022	306	89	31	29.1%	51.6%	$15.0	$168,600
2023	241	87	17	36.1%	48.5%	$10.0	$115,200
Aggregate	**1,171**	**359**	**112**	**30.7%**	**53.1%**	**$51.1**	**$142,300**

Figure 211: Summary Statistics for Home Improvement Loan Activity by Year, US Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	29	3	0	10.3%	82.8%	$0.5	$158,300
2020	25	3	1	12.0%	84.0%	$0.3	$98,300
2021	55	4	3	7.3%	83.6%	$0.3	$70,000
2022	41	6	0	14.6%	80.5%	$1.2	$206,700
2023	33	4	0	12.1%	87.9%	$0.2	$57,500
Aggregate	**183**	**20**	**4**	**10.9%**	**83.6%**	**$2.5**	**$126,000**

Figure 212: Summary Statistics for Home Improvement Loan Activity by Year, Wells Fargo Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	538	67	34	12.5%	73.8%	$6.5	$96,600
2020	125	22	10	17.6%	62.4%	$2.4	$107,700
2021	37	2	8	5.4%	70.3%	$0.3	$135,000
2022	58	9	6	15.5%	72.4%	$0.9	$95,000
2023	24	6	3	25.0%	54.2%	$0.7	$113,300
Aggregate	**782**	**106**	**61**	**13.6%**	**71.1%**	**$10.7**	**$100,500**

Other Home Lending[7]

Figure 213: Summary Statistics for Other Home Loan Activity by Year, Bank of America

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	180	27	10	15.0%	55.0%	$3.3	$123,900
2020	136	24	2	17.6%	56.6%	$3.5	$146,300
2021	100	8	2	8.0%	57.0%	$0.9	$106,300
2022	130	24	8	18.5%	63.8%	$9.6	$399,200
2023	113	18	2	15.9%	67.3%	$3.1	$172,800
Aggregate	**659**	**101**	**24**	**15.3%**	**59.5%**	**$20.4**	**$201,900**

Figure 214: Summary Statistics for Other Home Loan Activity by Year, Citibank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	14	2	3	14.3%	64.3%	$0.2	$80,000
2020	6	2	1	33.3%	50.0%	$0.2	$100,000
2021	11	3	3	27.3%	36.4%	$2.5	$845,000
2022	7	3	2	42.9%	28.6%	$7.7	$2,551,700
2023	12	3	7	25.0%	16.7%	$4.6	$1,538,300
Aggregate	**50**	**13**	**16**	**26.0%**	**40.0%**	**$15.2**	**$1,166,500**

Figure 215: Summary Statistics for Other Home Loan Activity by Year, Citizens Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	857	310	34	36.2%	56.2%	$33.0	$106,500
2020	473	173	21	36.6%	48.4%	$20.6	$119,000
2021	752	225	27	29.9%	50.1%	$27.3	$121,200
2022	897	367	35	40.9%	48.6%	$38.6	$105,100
2023	671	226	33	33.7%	58.1%	$23.2	$102,600
Aggregate	**3,650**	**1,301**	**150**	**35.6%**	**52.4%**	**$142.6**	**$109,600**

Figure 216: Summary Statistics for Other Home Loan Activity by Year, Fulton Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	18	10	0	55.6%	44.4%	$1.0	$97,000
2020	13	6	1	46.2%	38.5%	$0.6	$95,000
2021	10	3	1	30.0%	50.0%	$0.2	$55,000
2022	23	6	3	26.1%	52.2%	$0.9	$145,000
2023	14	1	3	7.1%	64.3%	$0.0	$35,000
Aggregate	**78**	**26**	**8**	**33.3%**	**50.0%**	**$2.6**	**$100,400**

[7] Combined, the 11 Authorized Depositories purchased 3,055 Other home loans across the five-year period.

Figure 217: Summary Statistics for Other Home Loan Activity by Year, JPMorgan Chase Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	97	6	4	6.2%	56.7%	$0.7	$123,300
2020	63	6	3	9.5%	17.5%	$0.6	$93,300
2021	20	3	0	15.0%	0.0%	$1.5	$488,300
2022	17	9	0	52.9%	0.0%	$7.9	$881,700
2023	19	4	1	21.1%	0.0%	$4.0	$1,002,500
Aggregate	**216**	**28**	**8**	**13.0%**	**30.6%**	**$14.7**	**$525,400**

Figure 218: Summary Statistics for Other Home Loan Activity by Year, PNC Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	106	51	12	48.1%	34.9%	$3.5	$68,900
2020	70	27	7	38.6%	37.1%	$4.0	$147,200
2021	170	51	11	30.0%	48.2%	$9.0	$176,600
2022	306	120	28	39.2%	37.6%	$19.1	$158,900
2023	242	95	21	39.3%	42.1%	$11.7	$122,700
Aggregate	**894**	**344**	**79**	**38.5%**	**40.5%**	**$47.2**	**$137,300**

Figure 219: Summary Statistics for Other Home Loan Activity by Year, Republic Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	28	15	2	53.6%	32.1%	$2.4	$157,000
2020	33	19	0	57.6%	39.4%	$3.4	$179,700
2021	14	6	1	42.9%	42.9%	$1.2	$200,000
2022	7	4	0	57.1%	42.9%	$1.9	$475,000
2023	5	0	0	0.0%	100.0%	$0.4	$89,000
Aggregate	**87**	**44**	**3**	**50.6%**	**41.4%**	**$9.3**	**$211,700**

Figure 220: Summary Statistics for Other Home Loan Activity by Year, Santander Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	184	53	9	28.8%	65.8%	$5.4	$102,000
2020	69	22	1	31.9%	66.7%	$2.2	$99,500
2021	64	9	7	14.1%	75.0%	$1.8	$198,300
2022	8	5	0	62.5%	25.0%	$0.2	$47,000
2023	-	-	-	-	-	-	-
Aggregate	**325**	**89**	**17**	**27.4%**	**66.8%**	**$9.6**	**$108,000**

Figure 221: Summary Statistics for Other Home Loan Activity by Year, TD Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	88	17	11	19.3%	65.9%	$2.3	$133,800
2020	92	40	11	43.5%	38.0%	$4.5	$113,000
2021	57	18	8	31.6%	50.9%	$3.5	$196,700
2022	139	37	16	26.6%	54.7%	$4.5	$120,900
2023	142	51	12	35.9%	50.0%	$4.2	$81,500
Aggregate	**518**	**163**	**58**	**31.5%**	**51.9%**	**$19.0**	**$116,400**

Figure 222: Summary Statistics for Other Home Loan Activity by Year, US Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	49	4	0	8.2%	46.9%	$0.5	$115,000
2020	101	4	0	4.0%	13.9%	$0.7	$165,000
2021	46	3	2	6.5%	28.3%	$0.6	$191,667
2022	29	5	0	17.2%	62.1%	$0.6	$115,000
2023	26	4	1	15.4%	73.1%	$0.5	$132,500
Aggregate	**251**	**20**	**3**	**8.0%**	**34.7%**	**$2.8**	**$140,000**

Figure 223: Summary Statistics for Other Home Loan Activity by Year, Wells Fargo Bank

CY Year	Applications	Originations	Withdrawals	Origination Rate	Denial Rate	Total ($M) Originated	Average Origination Amount
2019	766	64	19	8.4%	24.3%	$9.1	$142,000
2020	1,657	29	17	1.8%	3.6%	$3.6	$123,600
2021	306	10	6	3.3%	7.2%	$3.4	$336,000
2022	344	13	7	3.8%	7.8%	$1.9	$145,000
2023	71	13	6	18.3%	26.8%	$2.2	$168,800
Aggregate	**3,144**	**129**	**55**	**4.1%**	**10.0%**	**$20.1**	**$155,900**

Supplemental Information supporting Section 5: Peer Jurisdiction and Collar County Analysis

B.1. Philadelphia v. Collar Counties

B.1.1. Owner-Occupied Home Purchase Lending, Philadelphia v. Collar Counties

Despite having two different populations and ranging demographic characteristics, Philadelphia and the Collar Counties saw generally similar home purchase lending trends over the five-year study period – generally growth in applications and origination value during low-interest periods, and lower application and origination counts during high-interest periods – each with increasing average loan values. Comparing average loan values, Philadelphia saw a growth of approximately 19% from 2019 to 2023 (approximately $247,000 to $293,000), while the Collar Counties saw an increase of approximately 32% (approximately $301,000 to $398,000). This higher growth is likely due in part to higher demand for owner-occupied housing during the study period – notably, the Collar Counties saw continued population growth during this period while Philadelphia's population fell from 2021 to 2023.[1]

City

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	23,723	12,983	2,571	7.5%	$3,203.8
2020	23,831	13,753	2,934	6.6%	$3,717.2
2021	27,039	16,115	3,377	6.6%	$4,693.0
2022	23,217	13,288	2,997	6.8%	$3,939.3
2023	17,861	10,299	2,494	7.5%	$3,014.5

Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	53,941	31,081	5,909	5.2%	$9,370.2
2020	53,928	32,617	5,998	5.4%	$10,632.8
2021	58,379	35,909	6,376	4.7%	$12,939.7
2022	49,181	28,982	5,719	5.3%	$11,224.7
2023	36,926	22,113	4,315	6.1%	$8,809.5

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[1] Smith, J. (2025, March 13). Philly added about 10,500 residents in 2024, starting to reverse pandemic decline. *The Philadelphia Inquirer*. https://www.inquirer.com/news/philadelphia/philadelphia-population-2024-census-data-20250313.html

Figure 1: Total Applications by Origination Status, Philadelphia, by Year

	2019	2020	2021	2022	2023
Not Orignated	10,740	10,078	10,924	9,929	7,562
Originated	12,983	13,753	16,115	13,288	10,299

Originated ◾ Not Orignated
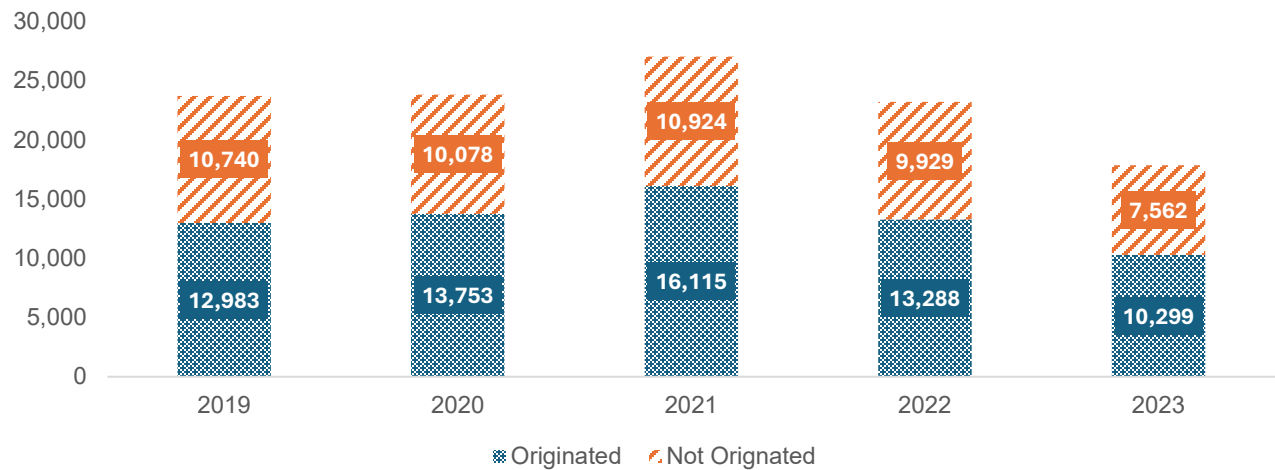
Figure 2: Total Applications by Origination Status, Collar Counties, by Year

	2019	2020	2021	2022	2023
Not Orignated	22,860	21,311	22,470	20,199	14,813
Originated	31,081	32,617	35,909	28,982	22,113

Originated ◾ Not Orignated
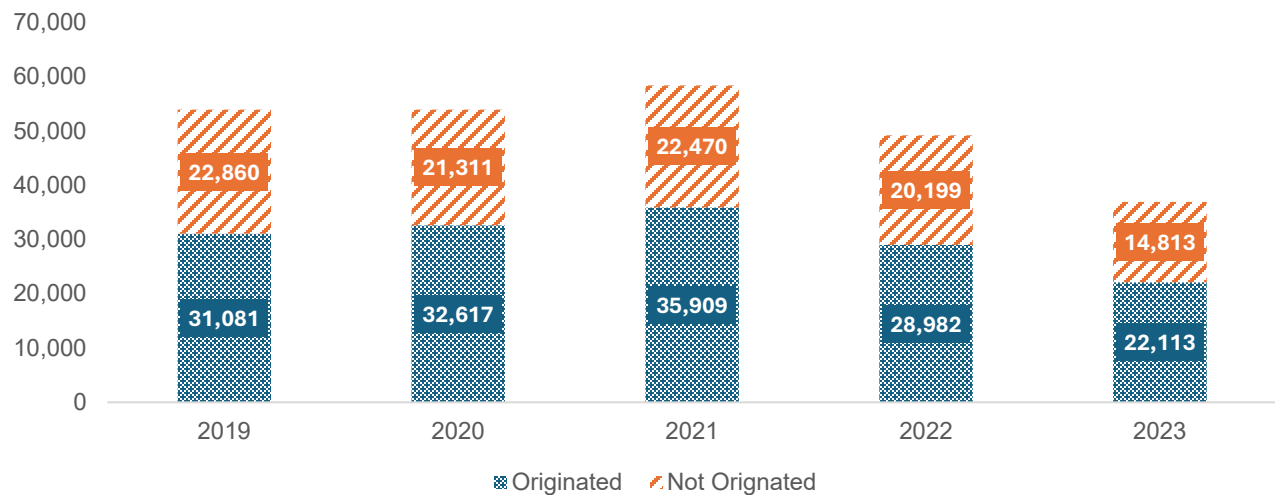
Figure 3: Withdrawals by Year

	2019	2020	2021	2022	2023
Philadelphia	2,571	2,934	3,377	2,997	2,494
Counties	5,909	5,998	6,376	5,719	4,315

Philadelphia ◾ Counties
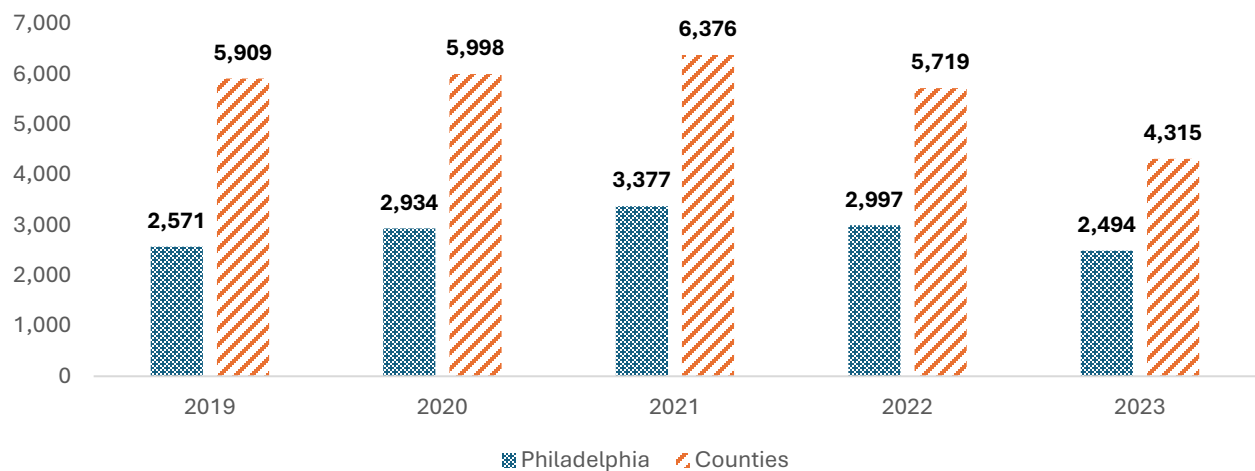
Figure 5: Denial Rate by Year
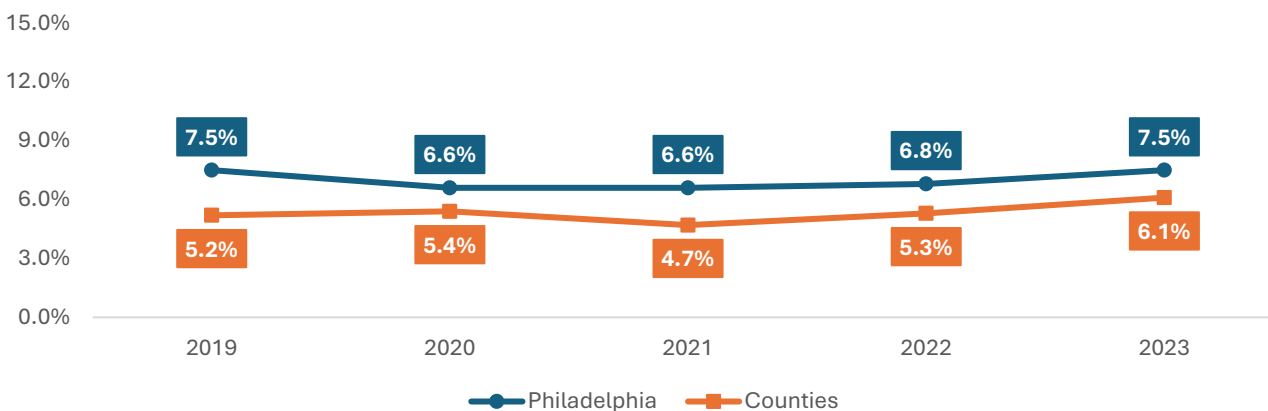
Figure 6: Total Dollars Loaned ($M) by Year
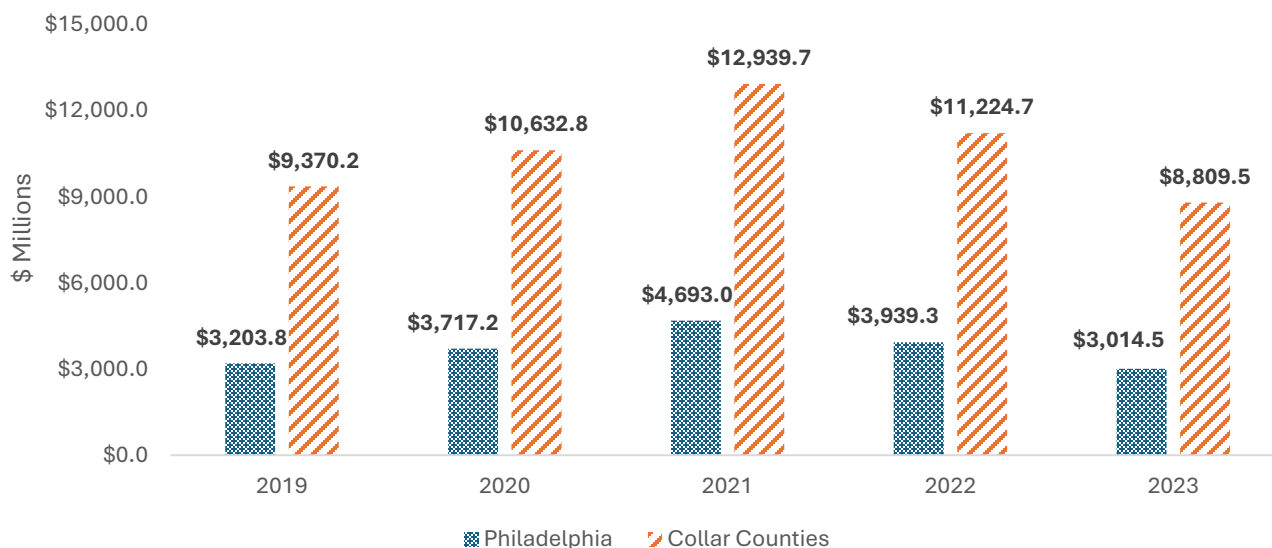
B.1.1.1. Race and Ethnicity

Comparing Philadelphia owner-occupied home purchase lending against the Collar Counties, White applicants in both locations experienced comparable denial rates on loan applications. Meanwhile, non-White home purchase loan applicants in Philadelphia experienced higher denial rates compared to non-White applicants in the Collar Counties in most years. Generally, this trend became more level as loan application counts fell in the later years of the study period. White applicants – in both geographies and throughout most of the study period – experienced lower denial rates than non-White applicants. However, the proportional share of non-White loan originations is noticeably higher in Philadelphia compared to the Collar Counties – matching the demographic dynamic between the two geographies.

2019

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	2,098	1,362	217	11.1%	$307.2
Black	4,050	2,449	581	14.0%	$424.0
Hispanic	2,024	1,361	200	10.9%	$225.0
White	8,862	5,713	1,059	4.8%	$1,667.0
Other	426	263	60	8.9%	$86.0

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	3,756	2,250	570	7.2%	$757.0
Black	3,123	2,039	395	11.1%	$439.7
Hispanic	1,482	938	209	9.5%	$233.3
White	32,645	21,830	3,752	4.9%	$6,666.1
Other	965	635	132	5.2%	$206.9

2020

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	1,850	1,210	232	10.1%	$305.0
Black	4,225	2,630	637	12.5%	$518.0
Hispanic	1,977	1,363	260	8.5%	$254.8
White	9,007	6,228	1,195	4.6%	$1,947.2
Other	434	279	78	5.8%	$98.5

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	3,823	2,431	563	6.9%	$877.3
Black	3,360	2,106	509	12.4%	$485.0
Hispanic	1,633	1,053	214	10.8%	$286.3
White	32,015	22,423	3,619	4.8%	$7,388.7
Other	1,203	811	186	6.1%	$300.7

2021

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	2,449	1,662	362	9.2%	$466.0
Black	4,906	3,098	775	11.5%	$662.0
Hispanic	2,512	1,744	299	10.3%	$352.2
White	9,500	6,892	1,276	4.3%	$2,318.9
Other	551	373	87	6.7%	$142.5

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	5,059	3,233	870	6.6%	$1,305.3
Black	4,170	2,733	603	12.2%	$687.8
Hispanic	1,996	1,346	264	11.6%	$397.6
White	31,209	23,331	3,376	4.8%	$8,541.7
Other	1,335	957	191	4.3%	$387.8

2022

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	2,109	1,488	285	7.9%	$455.6
Black	4,149	2,559	715	13.4%	$564.9
Hispanic	2,348	1,612	307	9.4%	$331.6
White	7,343	5,324	1,029	4.6%	$1,847.2
Other	494	325	92	6.1%	$131.9

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	4,706	2,878	920	6.6%	$1,286.0
Black	3,182	2,018	486	12.2%	$555.9
Hispanic	1,728	1,105	248	11.6%	$332.3
White	25,263	18,568	2,922	4.8%	$7,260.5
Other	1,173	818	188	4.3%	$353.3

2023

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	1,528	1,050	254	8.9%	$321.9
Black	3,371	2,094	599	13.2%	$454.0
Hispanic	1,945	1,326	289	10.5%	$275.4
White	5,278	3,936	760	5.3%	$1,349.6
Other	433	309	78	6.5%	$126.6

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	3,671	2,389	663	8.0%	$1,095.8
Black	2,264	1,471	342	13.1%	$424.7
Hispanic	1,401	913	192	13.3%	$287.7
White	18,362	13,870	2,238	6.0%	$5,549.2
Other	867	627	132	6.0%	$286.7

Figure 7: Application Count by Race and Ethnicity, Philadelphia
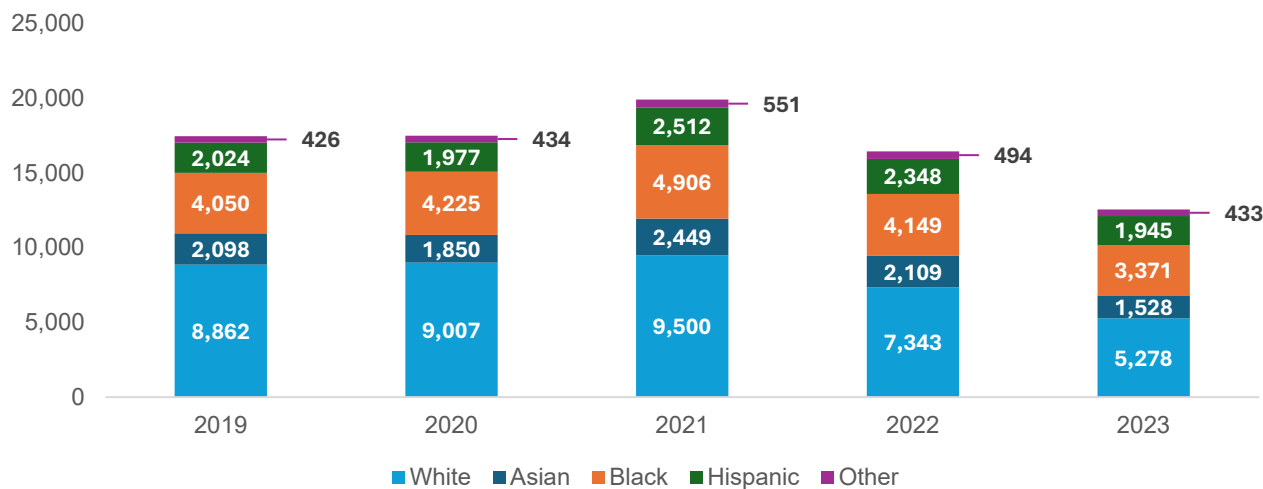
Figure 8: Application Count by Race and Ethnicity, Collar Counties
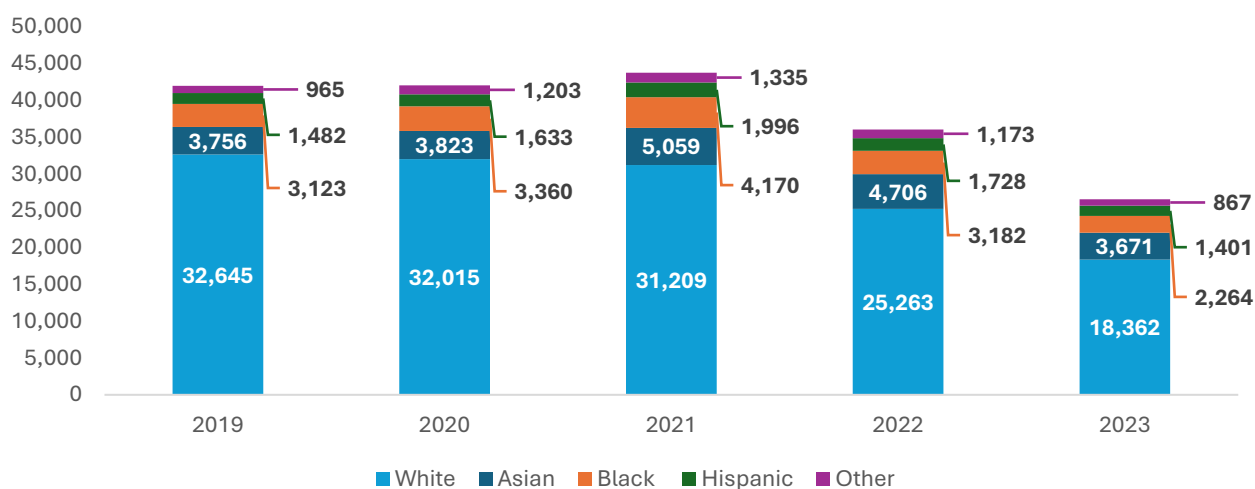
Figure 9: Origination Count by Race and Ethnicity, Philadelphia
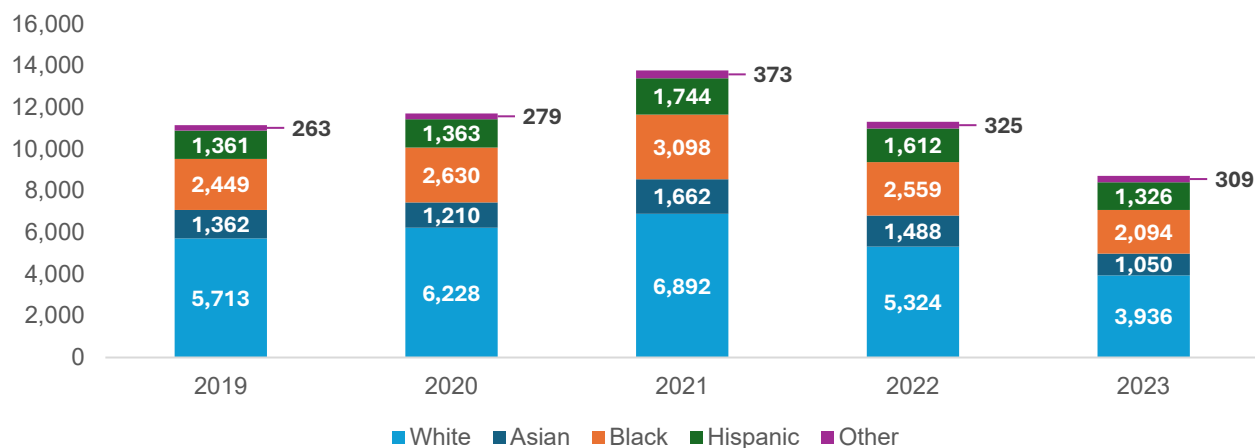
Figure 10: Origination Count by Race and Ethnicity, Collar Counties
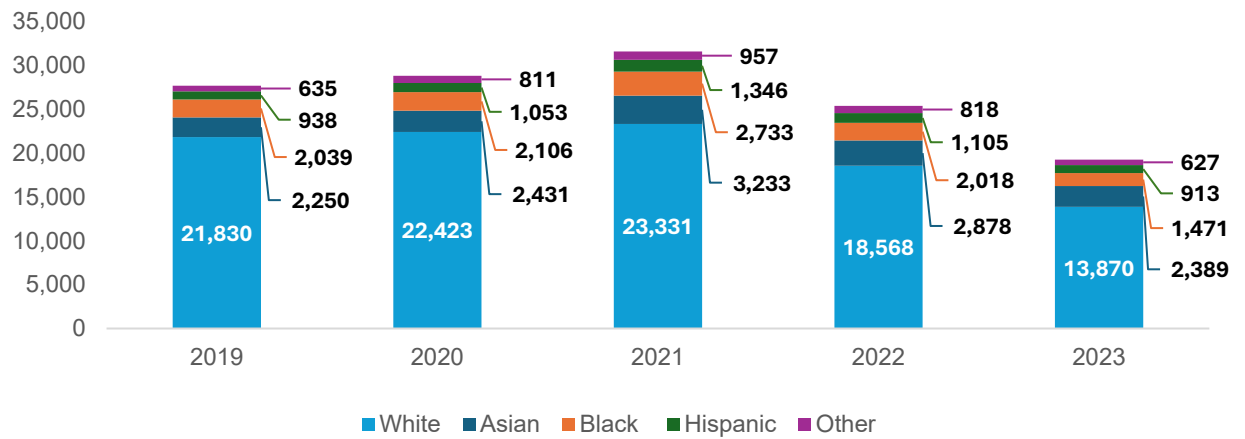
Figure 11: Withdrawal Count by Race and Ethnicity, Philadelphia
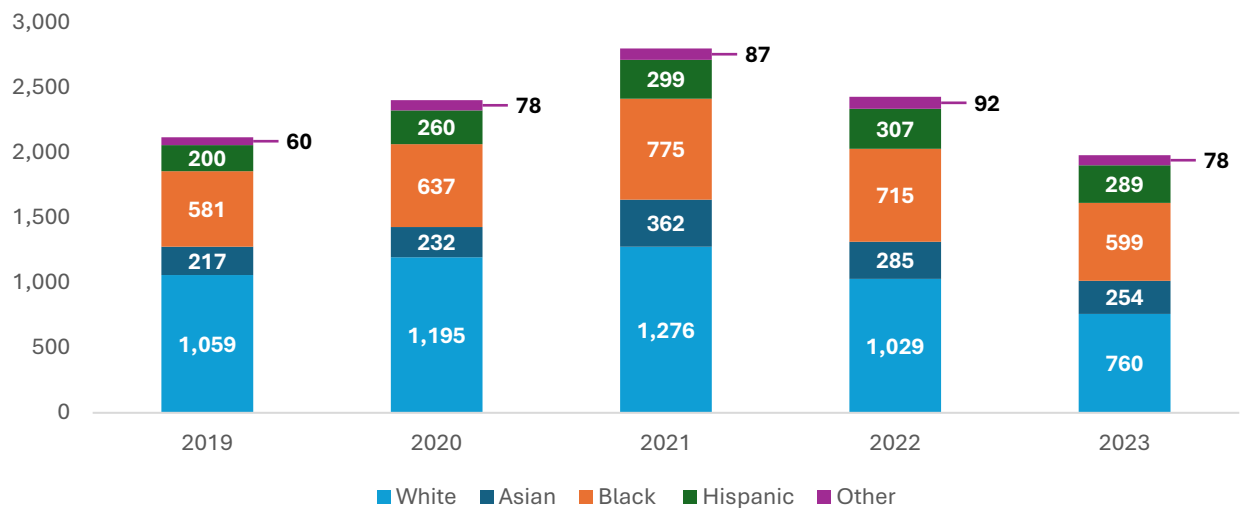
Figure 12: Withdrawal Count by Race and Ethnicity, Collar Counties
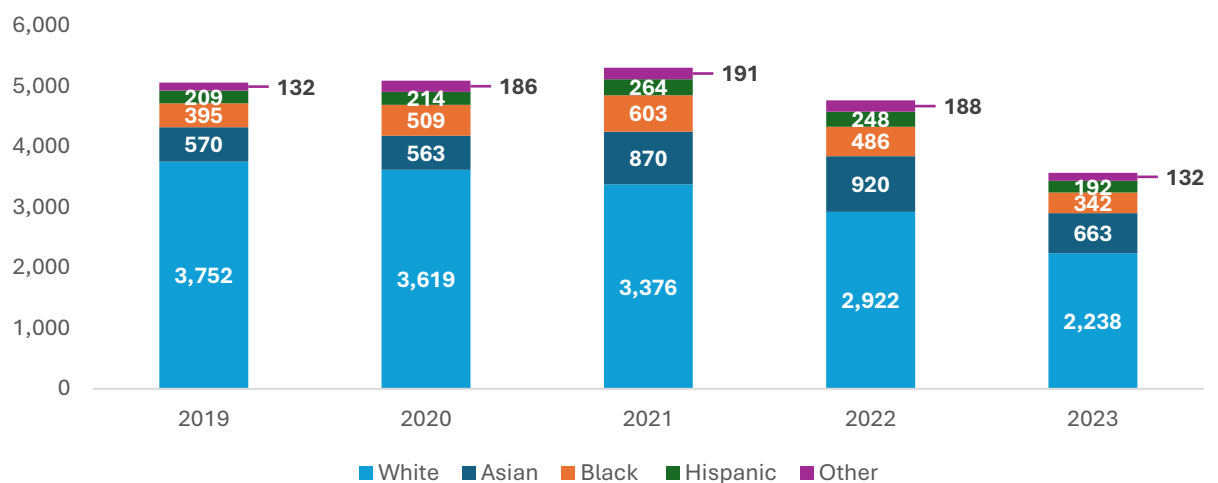
Figure 13: Denial Rate by Race and Ethnicity, Philadelphia
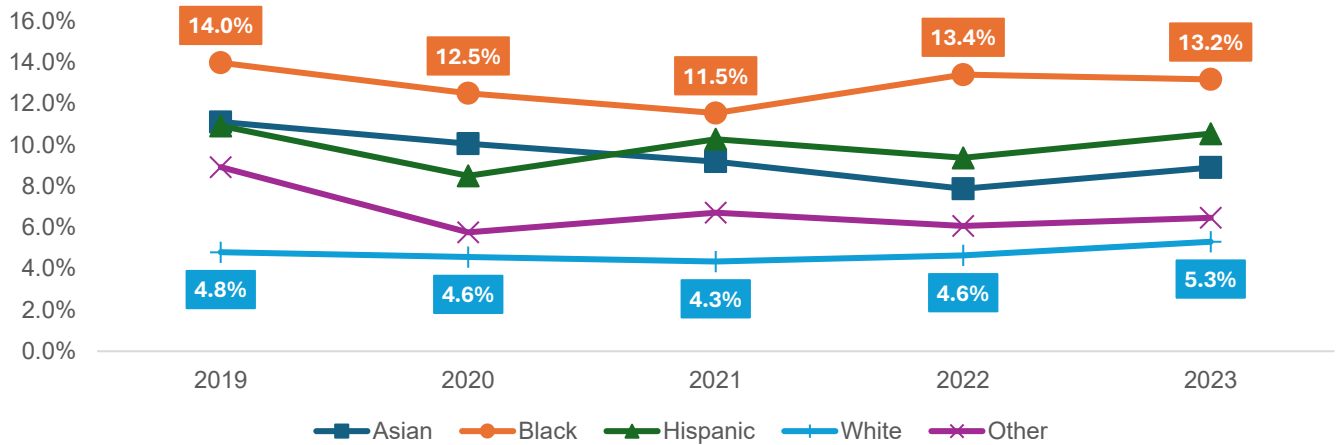
Figure 14: Denial Rate by Race and Ethnicity, Collar Counties
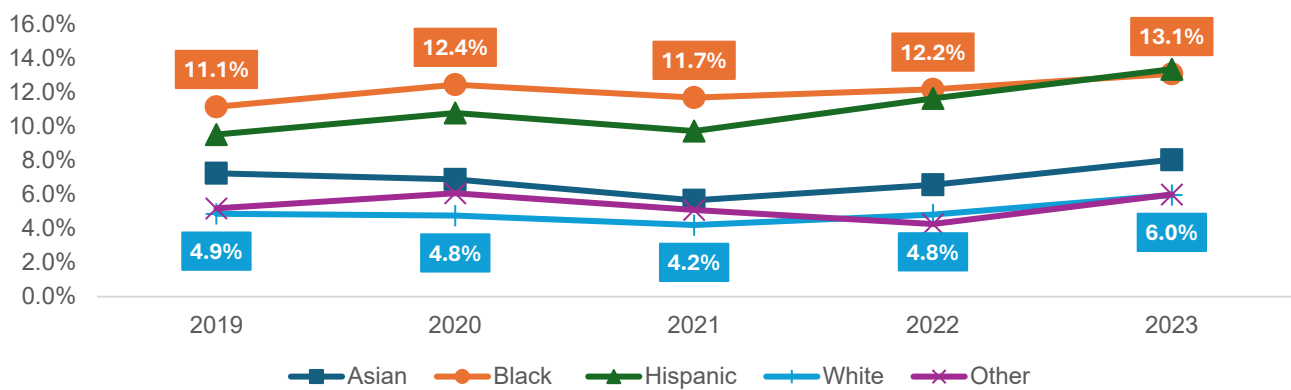
Figure 15: Total Dollars Originated ($M) by Race and Ethnicity, Philadelphia
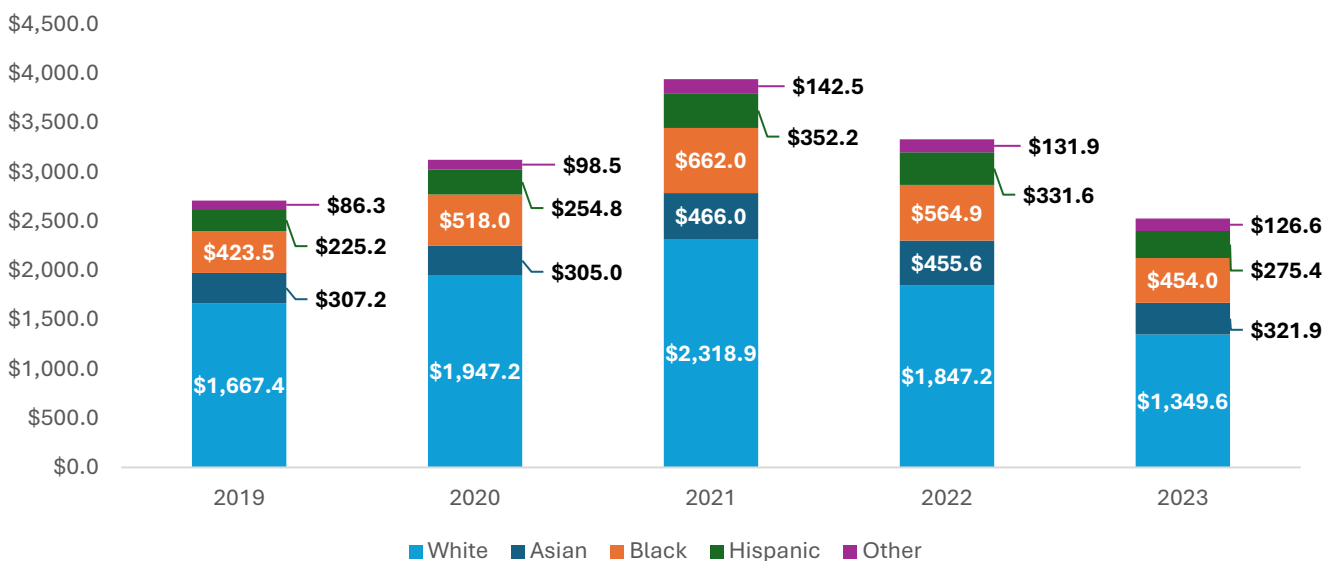
Figure 16: Total Dollars Originated ($M) by Race and Ethnicity, Philadelphia
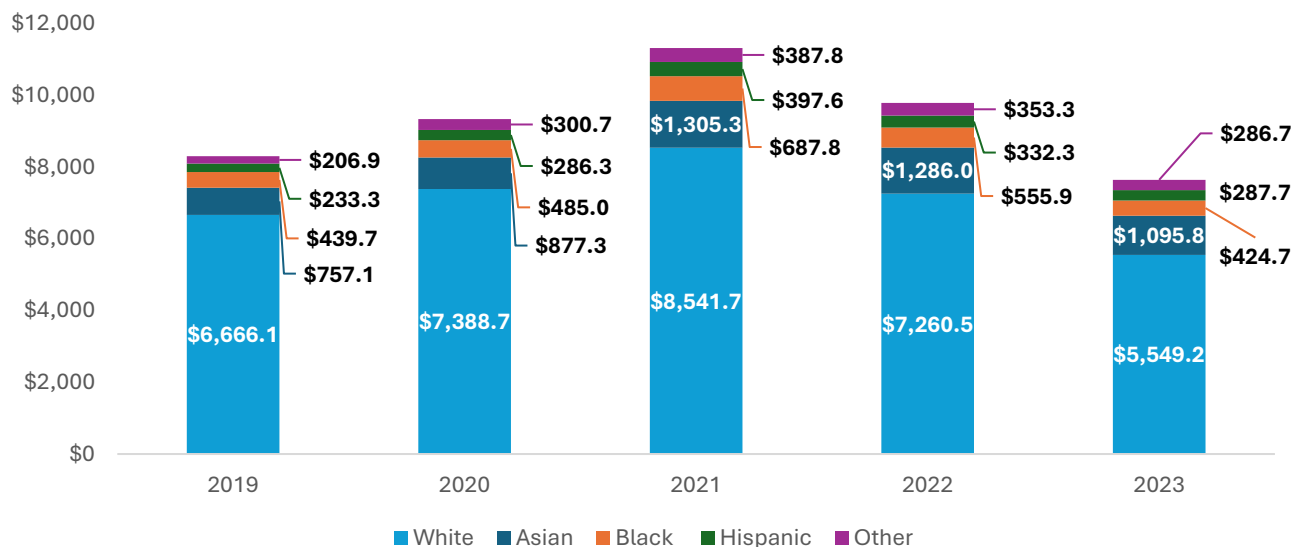
B.1.1.2. Applicant Income[2]

Comparing Philadelphia and the Collar Counties based on application income, there is a significant disparity between the median family incomes in the two geographies. Noting Philadelphia's lower income levels (and the prominence of owner-occupied housing tenure), the Collar Counties have noticeably higher amounts of originations for loans to low- to moderate-income applicants.

2019

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	4,950	2,800	512	15.0%	$382.7
MUI	16,627	10,094	2,042	6.1%	$2,785.8

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	20,671	12,559	2,152	7.9%	$2,617.0
MUI	28,896	18,231	3,714	3.9%	$6,647.4

2020

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	5,135	2,960	656	12.5%	$467.7
MUI	16,672	10,728	2,269	5.4%	$3,228.7

---

[2] The figures here consider low- to moderate-income and medium- to upper-income levels relative to each geography.

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	21,484	13,367	2,329	8.1%	$3,048.0
MUI	28,395	19,012	3,610	3.9%	$7,489.8

2021

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	6,245	3,872	773	13.5%	$672.9
MUI	17,761	12,148	2,579	5.2%	$3,985.0

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	22,935	15,536	2,527	7.9%	$3,859.7
MUI	28,633	20,093	3,788	3.3%	$8,962.4

2022

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	5,306	3,197	689	13.9%	$548.1
MUI	15,083	10,020	2,294	5.6%	$3,363.1

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	18,066	11,638	2,145	9.1%	$2,997.0
MUI	25,240	17,114	3,524	3.6%	$8,113.3

2023

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	3,644	2,220	537	15.9%	$366.0
MUI	11,781	8,037	1,947	6.4%	$2,633.5

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	11,983	7,939	1,439	11.3%	$2,023.7
MUI	19,645	14,022	2,838	4.3%	$6,709.3

Figure 17: Application Count by Applicant Income, Philadelphia
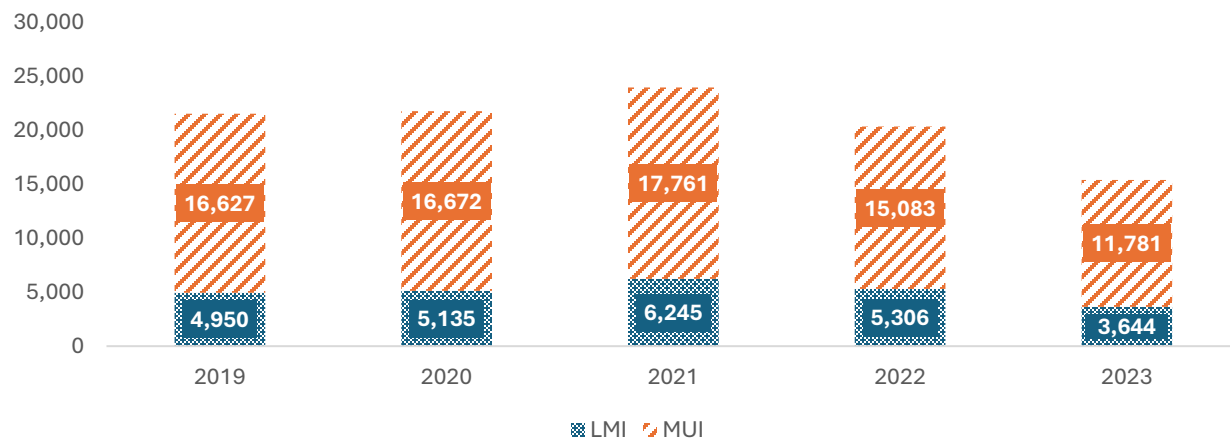
Figure 18: Application Count by Applicant Income, Collar Counties
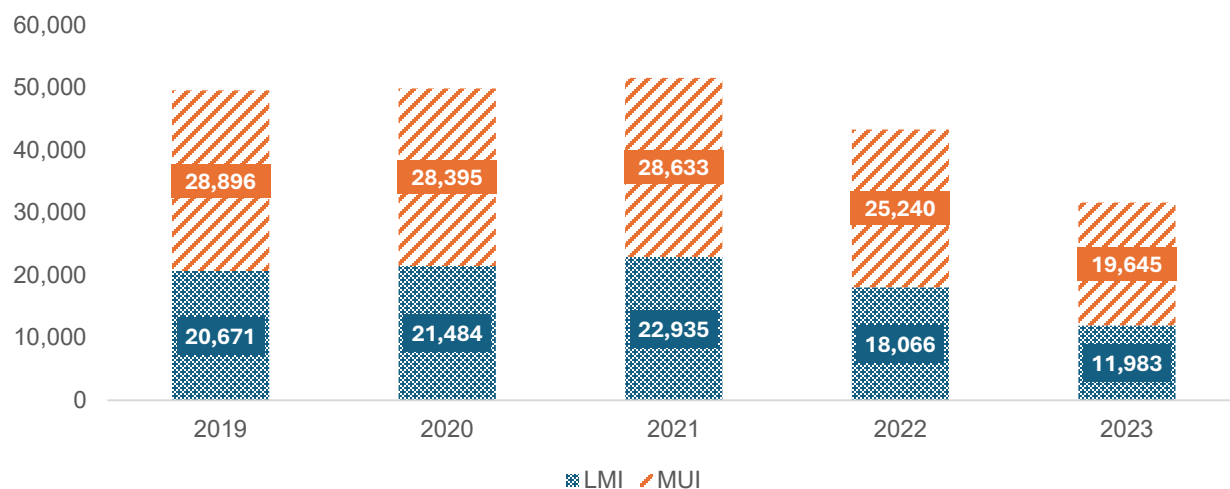
Figure 19: Origination Count by Applicant Income, Philadelphia

Figure 20: Origination Count by Applicant Income, Collar Counties

Year	LMI	MUI
2019	12,559	18,231
2020	13,367	19,012
2021	15,536	20,093
2022	11,638	17,114
2023	7,939	14,022
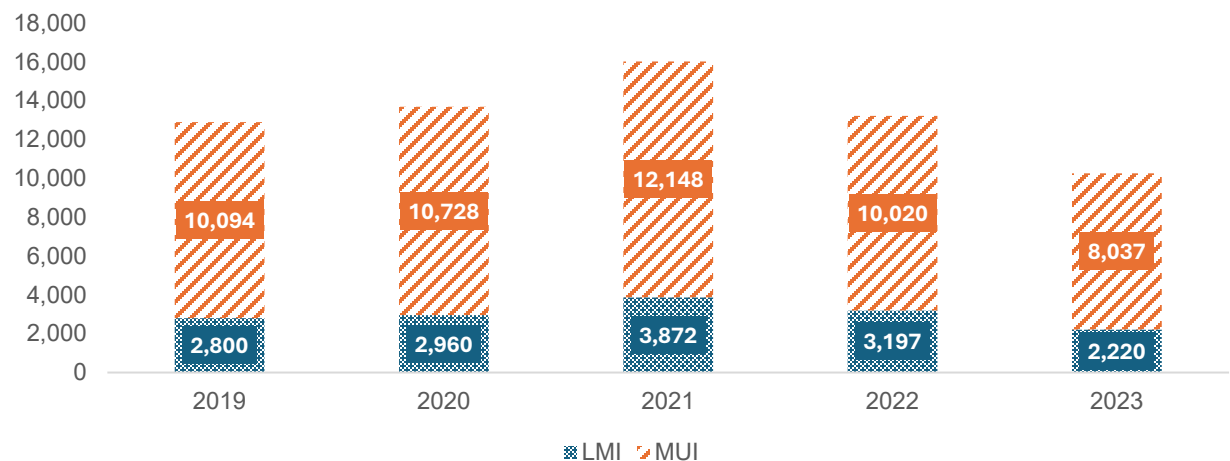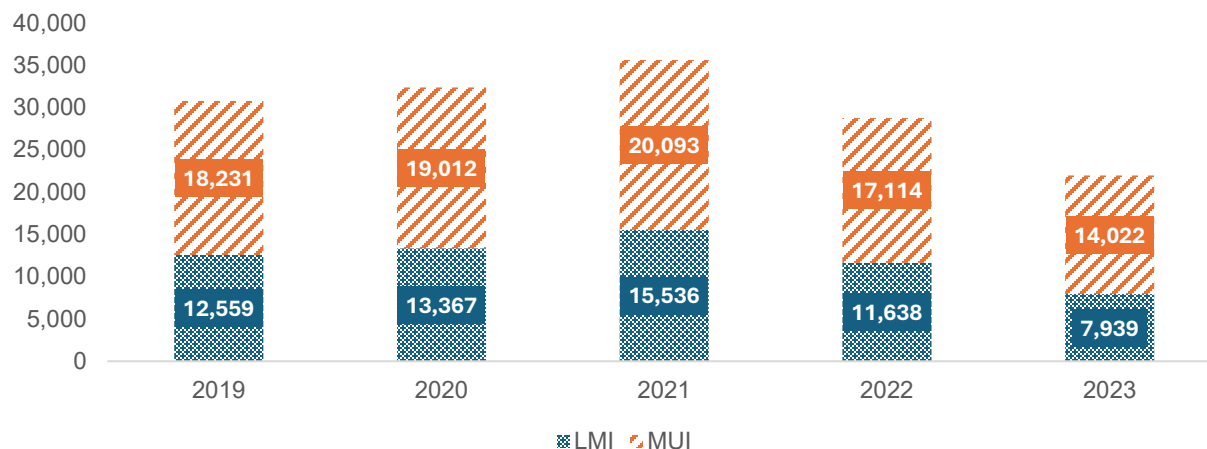
Figure 21: Withdrawal Count by Applicant Income, Philadelphia

Year	LMI	MUI
2019	512	2,042
2020	656	2,269
2021	773	2,579
2022	689	2,294
2023	537	1,947
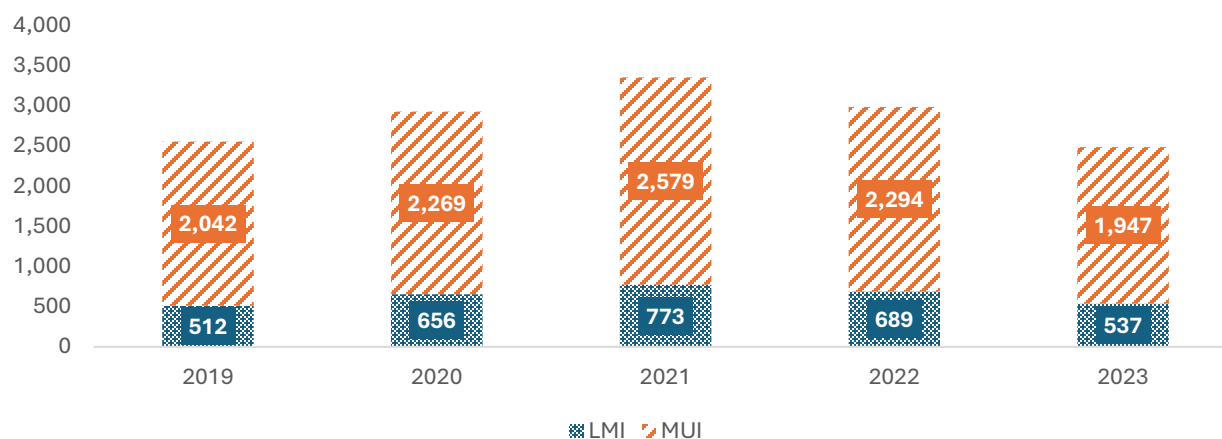
Figure 22: Withdrawal Count by Applicant Income, Collar Counties

Year	LMI	MUI
2019	2,152	3,714
2020	2,329	3,610
2021	2,527	3,788
2022	2,145	3,524
2023	1,439	2,838
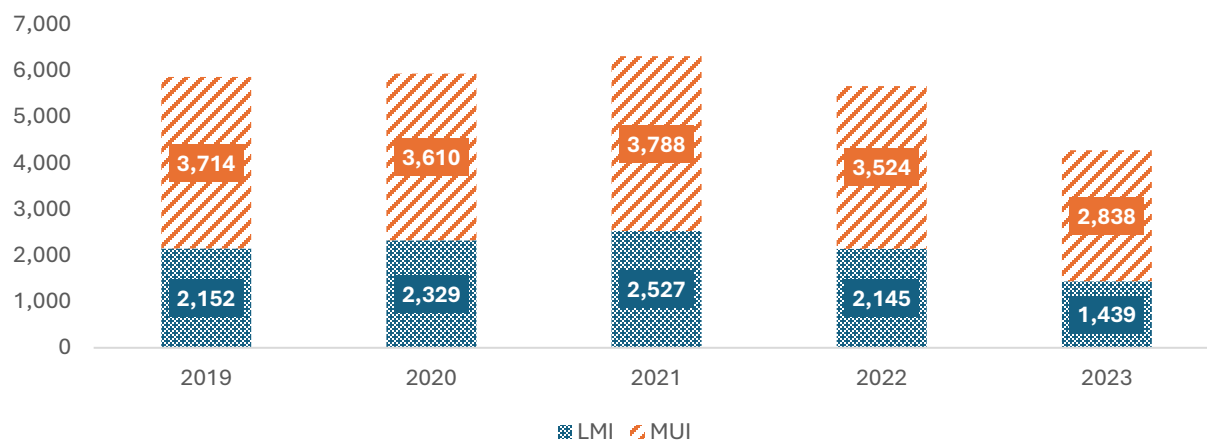
Figure 23: Denial Rate by Applicant Income, Philadelphia
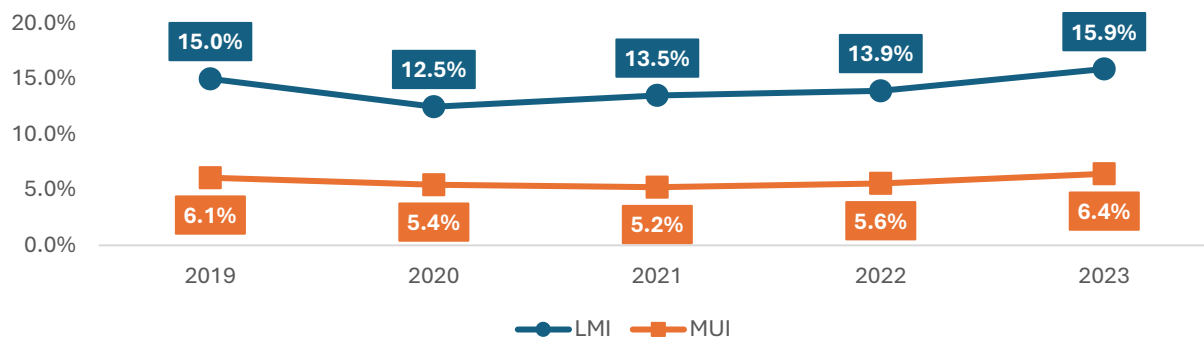
Figure 24: Denial Rate by Applicant Income, Collar Counties
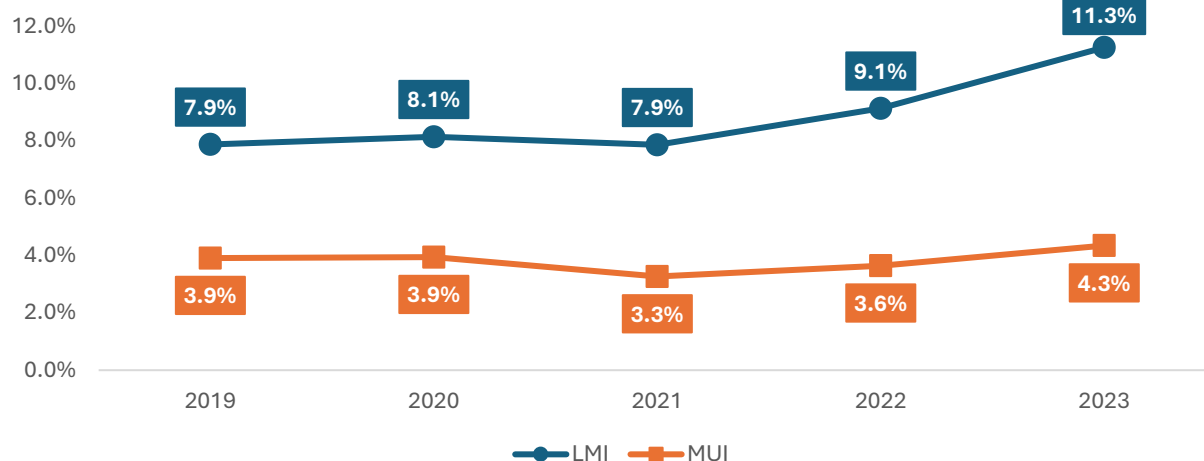
Figure 25: Total Dollars Originated ($M) by Applicant Income, Philadelphia
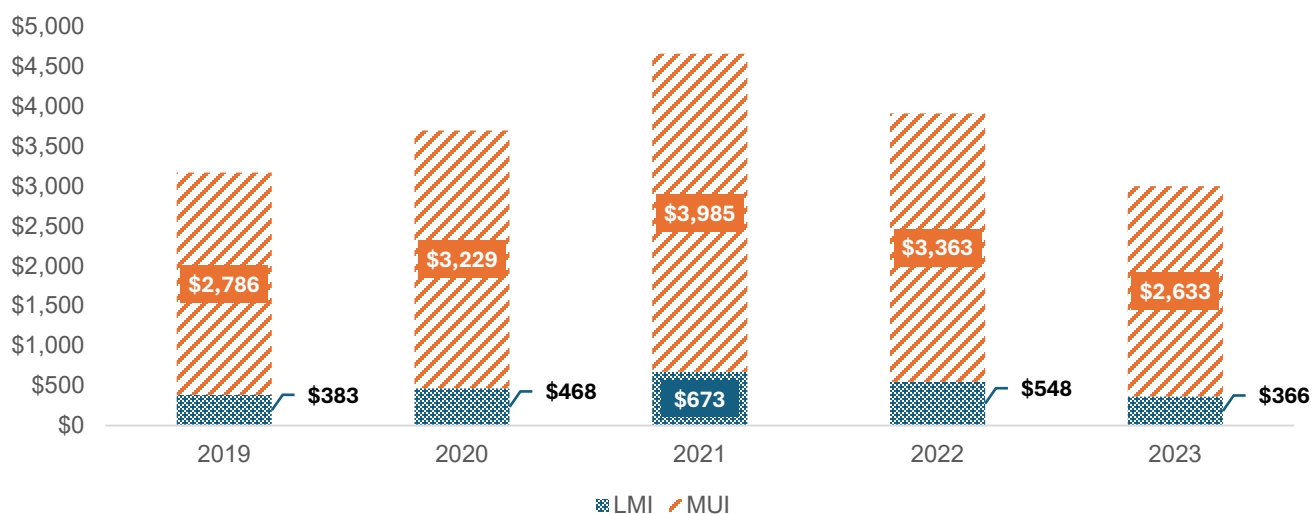
Figure 26: Total Dollars Originated ($M) by Applicant Income, Collar Counties
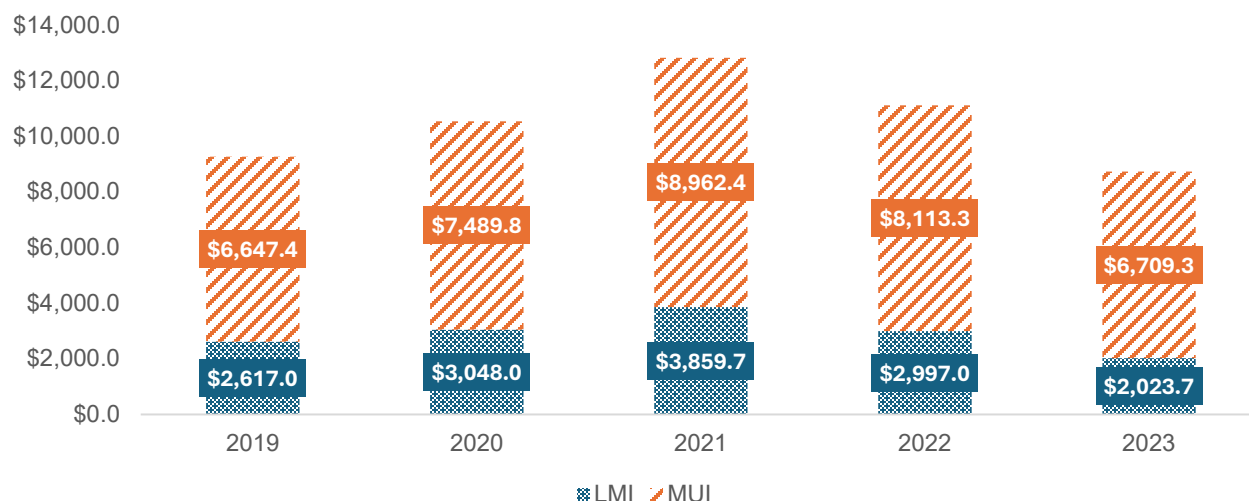
B.1.1.3. Census Tract Race and Ethnicity

As seen in the figure below, regardless of the Philadelphia or Collar Counties geography – denial rates are higher in majority non-White census tracts. The higher number of applications and originations in majority White census tracts in the Collar Counties is likely due to the overall prevalence of those census tracts within the broader geography – representative of approximately 80% of the total census tracts.

2019

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	12,034	6,271	1,324	9.3%	$1,269.0
White	11,689	6,712	1,247	5.6%	$1,934.8

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	13,401	7,578	1,603	6.1%	$2,297.9
White	40,540	23,503	4,306	4.9%	$7,072.3

2020

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	11,643	6,261	1,486	8.6%	$1,413.1
White	12,188	7,492	1,448	4.6%	$2,304.1

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	2,709	1,385	368	11.7%	$257.7
White	51,219	31,232	5,630	5.1%	$10,375.1

2021

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	13,344	7,357	1,727	8.8%	$1,733.3
White	13,695	8,758	1,650	4.5%	$2,959.8

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	3,248	1,743	411	10.8%	$348.6
White	55,131	34,166	5,965	4.4%	$12,591.1

2022

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	12,393	6,699	1,608	8.8%	$1,507.3
White	10,824	6,589	1,389	4.6%	$2,432.0

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	4,172	2,186	560	9.6%	$495.7
White	45,009	26,796	5,159	4.9%	$10,729.0

2023

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	10,042	5,408	1,446	9.8%	$1,204.9
White	7,819	4,891	1,048	4.6%	$1,809.5

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	3,114	1,702	417	9.6%	$388.4
White	33,812	20,411	3,898	5.7%	$8,421.2

Figure 27: Application Count by Census Tract Race and Ethnicity, Philadelphia

Majority Non-white   Majority White
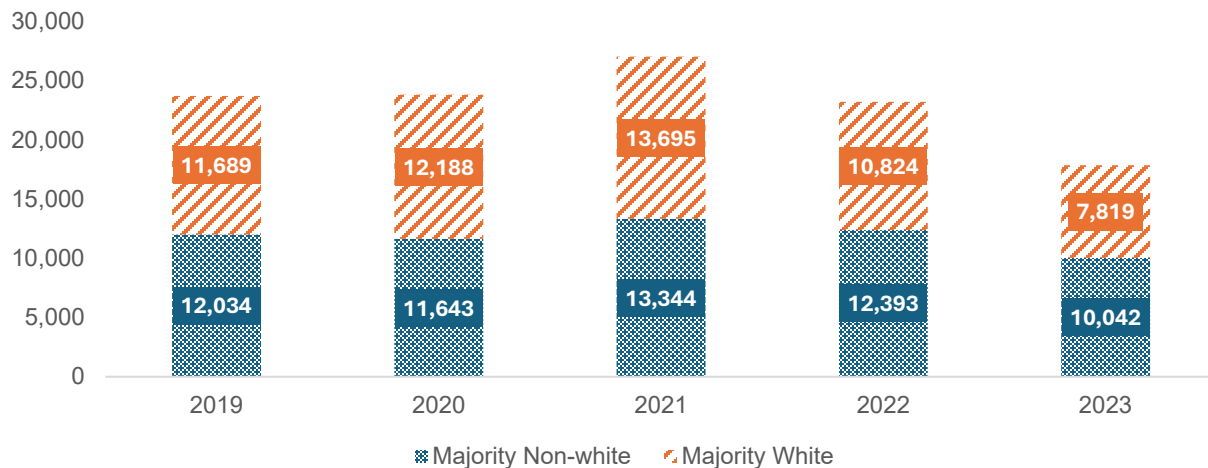
Figure 28: Application Count by Census Tract Race and Ethnicity, Collar Counties

Majority Non-white   Majority White
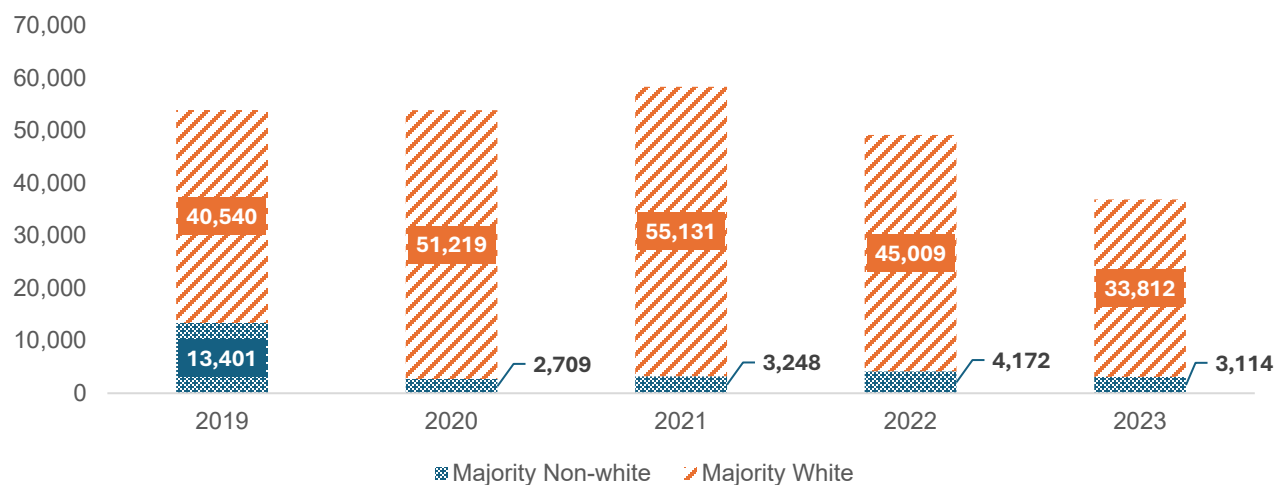
Figure 29: Origination Count by Census Tract Race and Ethnicity, Philadelphia

Majority Non-white   Majority White
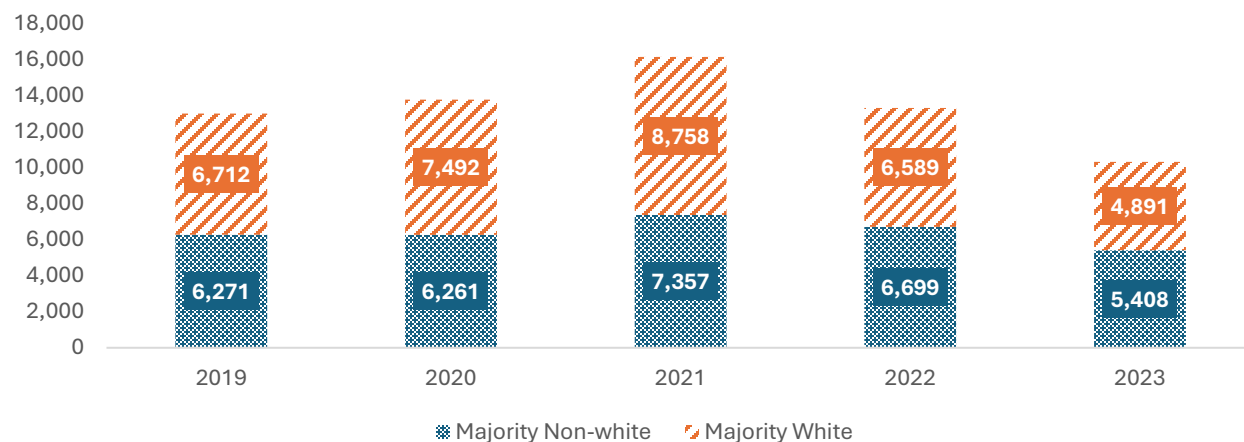
Figure 30: Origination Count by Census Tract Race and Ethnicity, Collar Counties
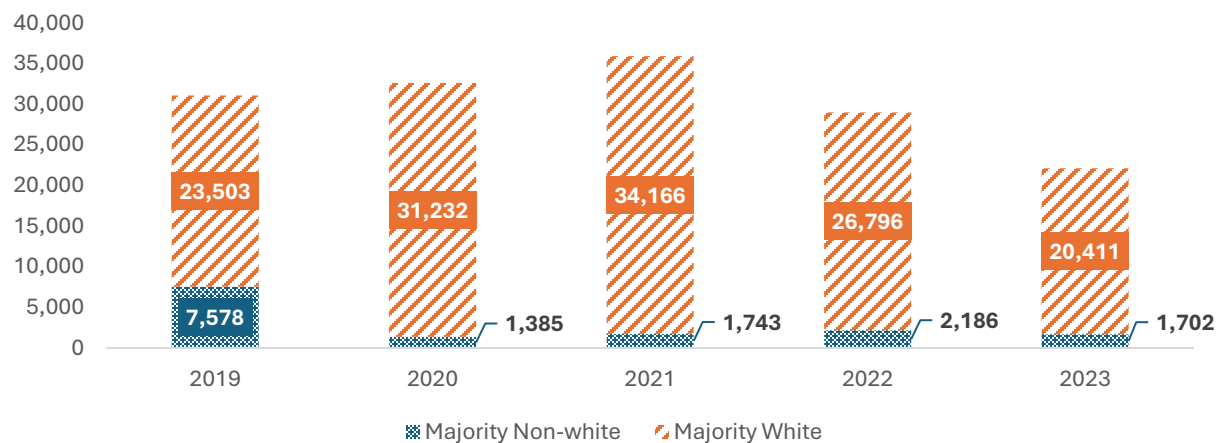
Figure 31: Withdrawal Count by Census Tract Race and Ethnicity, Philadelphia
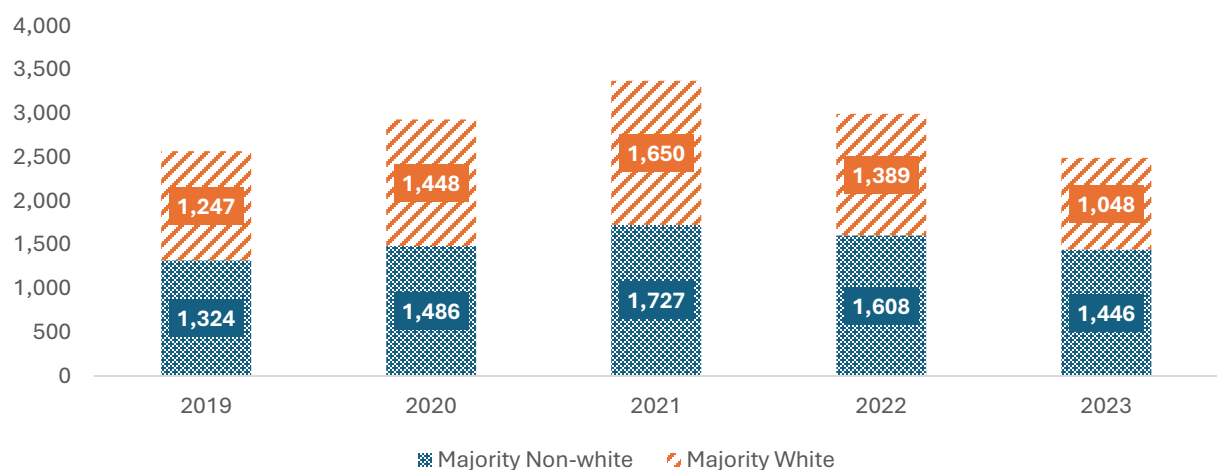
Figure 32: Withdrawal Count by Census Tract Race and Ethnicity, Collar Counties
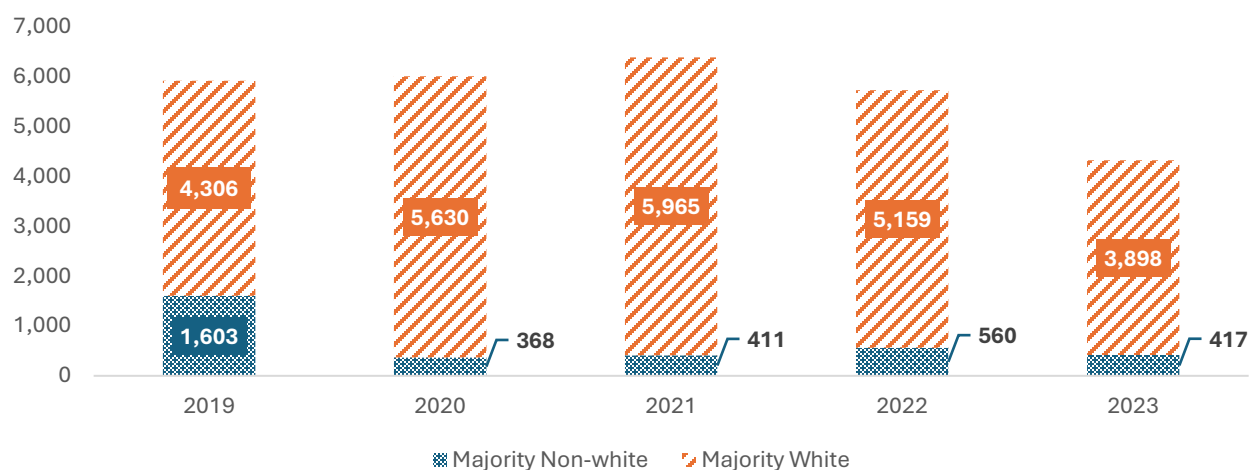
Figure 33: Denial Rate by Census Tract Race and Ethnicity, Philadelphia

Majority Non-white: 2019: 9.3%, 2020: 8.6%, 2021: 8.8%, 2022: 8.8%, 2023: 9.8%
Majority White: 2019: 5.6%, 2020: 4.6%, 2021: 4.5%, 2022: 4.6%, 2023: 4.6%
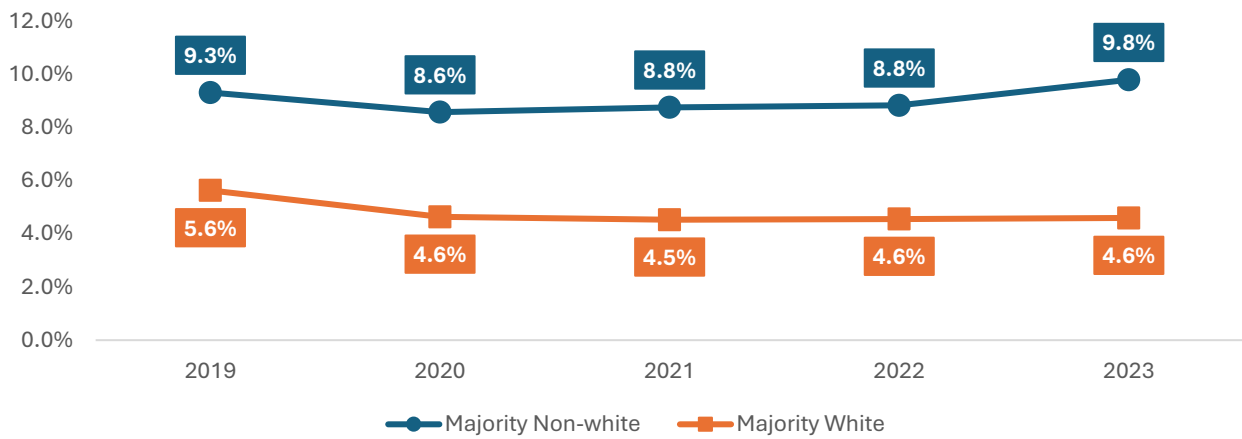
Figure 34: Denial Rate by Census Tract Race and Ethnicity, Collar Counties

Majority Non-white: 2019: 6.1%, 2020: 11.7%, 2021: 10.8%, 2022: 9.6%, 2023: 9.6%
Majority White: 2019: 4.9%, 2020: 5.1%, 2021: 4.4%, 2022: 4.9%, 2023: 5.7%
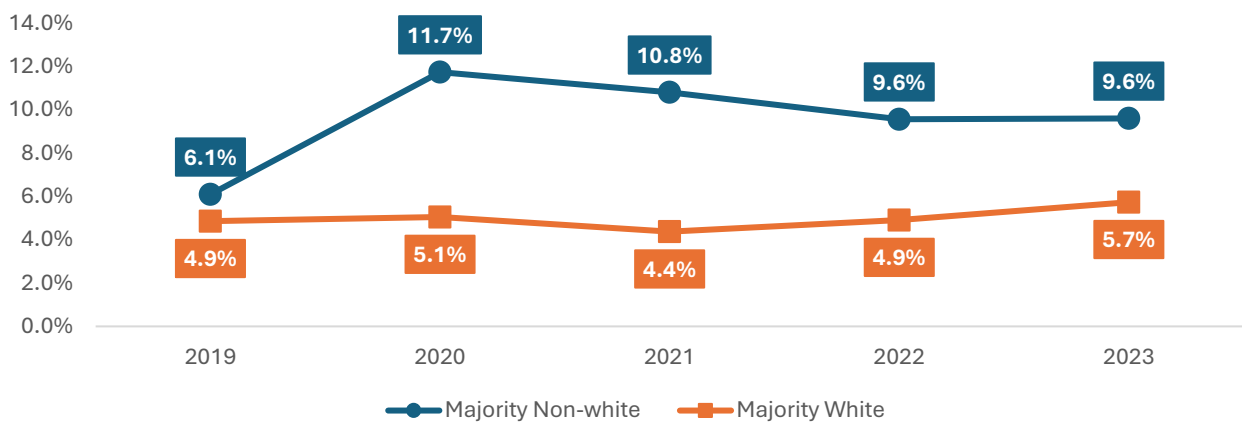
Figure 35: Total Dollars Loaned ($M) by Census Tract Race and Ethnicity, Philadelphia

Majority Non-white: 2019: $1,269.0, 2020: $1,413.1, 2021: $1,733.3, 2022: $1,507.3, 2023: $1,204.9
Majority White: 2019: $1,934.8, 2020: $2,304.1, 2021: $2,959.8, 2022: $2,432.0, 2023: $1,809.5
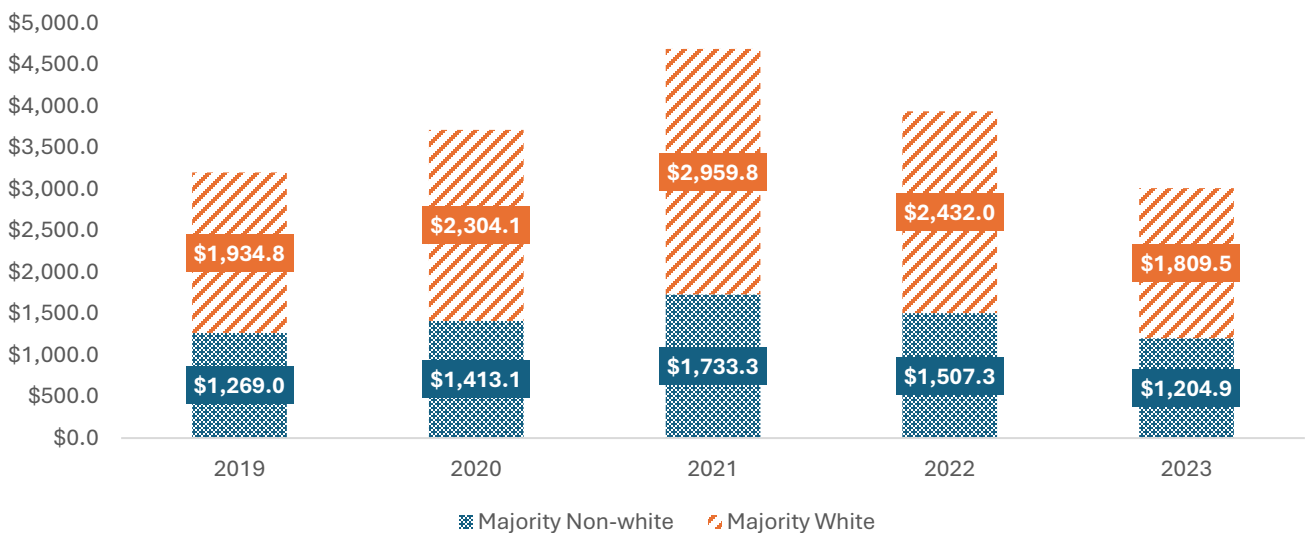
Figure 36: Total Dollars Loaned ($M) by Census Tract Race and Ethnicity, Collar Counties
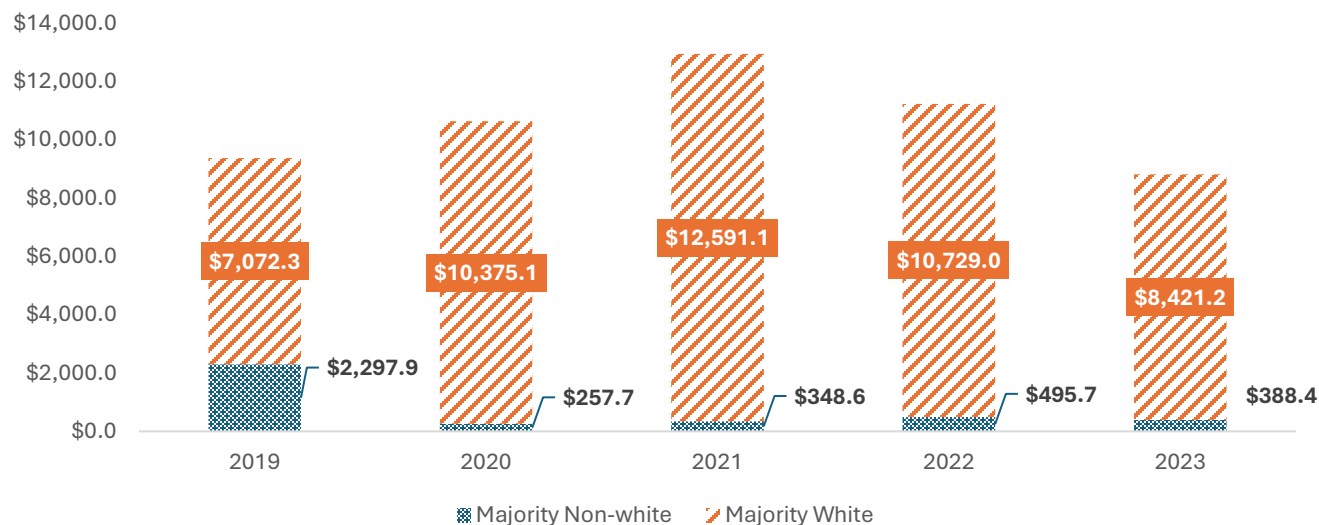
B.1.1.4. Gender

As noted in the earlier sections, female home purchase loan applicants generally had lower denial rates than males in Philadelphia over the course of the five-year study period. Compared against the Collar Counties, male applicants generally had lower denial rates than female applicants. This change in dynamic may be associated with the higher relative price of owner-occupied homes in the Collar Counties, which may be a hurdle for female applicants.

2019

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	7,169	4,510	892	9.2%	$936.2
Male	7,409	4,651	931	8.9%	$1,100.5

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	9,875	6,410	1,210	6.7%	$1,558.6
Male	14,948	9,692	1,840	6.7%	$2,795.2

2020

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	7,398	4,901	1,053	7.4%	$1,130.9
Male	7,427	4,872	1,038	8.4%	$1,287.4

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	10,484	6,999	1,258	7.4%	$1836.585
Male	15,233	10,172	2,003	6.3%	$3,151.0

2021

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	8,603	5,847	1,241	8.2%	$1,420.7
Male	8,466	5,765	1,197	8.1%	$1,651.4

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	11,024	7,767	1,413	7.2%	$2,240.2
Male	15,767	11,089	2,105	6.1%	$3,792.6

2022

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	6,966	4,721	1,071	8.5%	$1,167.3
Male	6,922	4,659	1,012	9.4%	$1,351.2

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	8,921	6,076	1,185	8.3%	$1,868.3
Male	12,629	8,530	1,883	7.2%	$3,136.8

2023

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	5,395	3,706	881	9.1%	$887.5
Male	5,303	3,571	855	9.8%	$1,007.6

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	6,374	4,412	885	10.0%	$1,381.7
Male	9,282	6,457	1,358	8.2%	$2,431.3

Figure 37: Application Count by Gender, Philadelphia

	2019	2020	2021	2022	2023
Male	7,409	7,427	8,466	6,922	5,303
Female	7,169	7,398	8,603	6,966	5,395

▩ Female ▨ Male
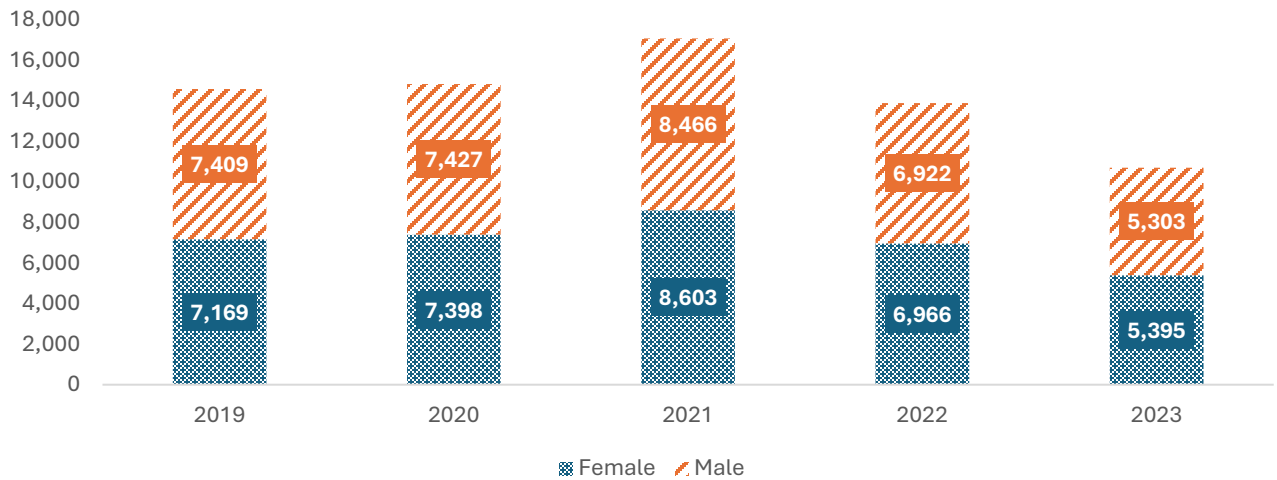
Figure 38: Application Count by Gender, Collar Counties

	2019	2020	2021	2022	2023
Male	14,948	15,233	15,767	12,629	9,282
Female	9,875	10,484	11,024	8,921	6,374

▩ Female ▨ Male
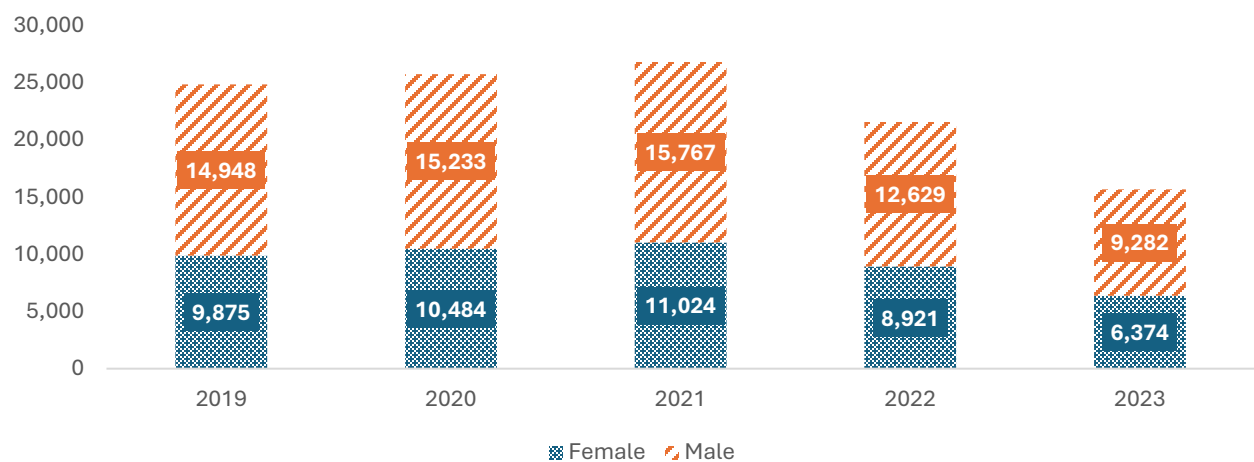
Figure 39: Origination Count by Gender, Philadelphia

	2019	2020	2021	2022	2023
Male	4,651	4,872	5,765	4,659	3,571
Female	4,510	4,901	5,847	4,721	3,706

▩ Female ▨ Male
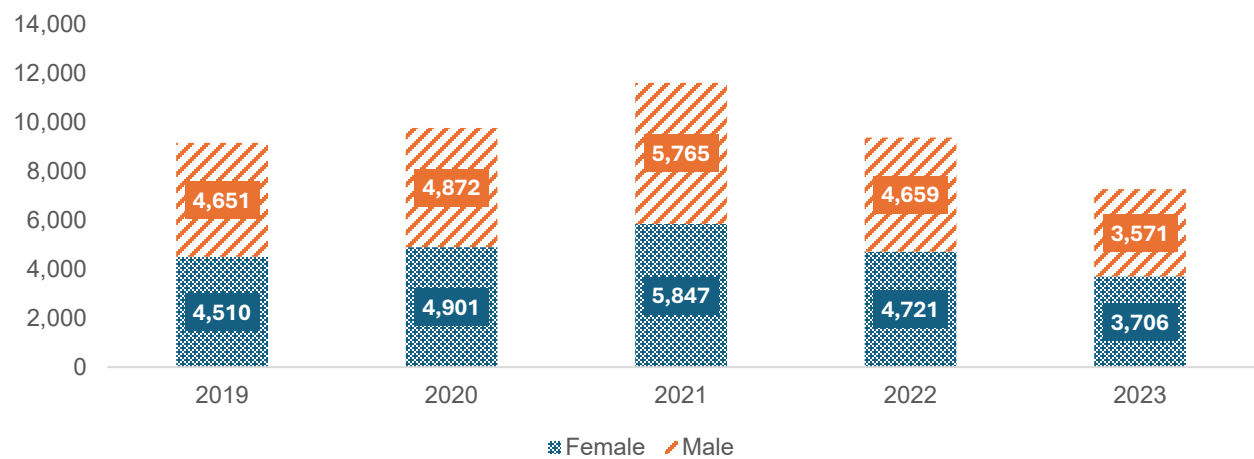
Figure 40: Origination Count by Gender, Collar Counties
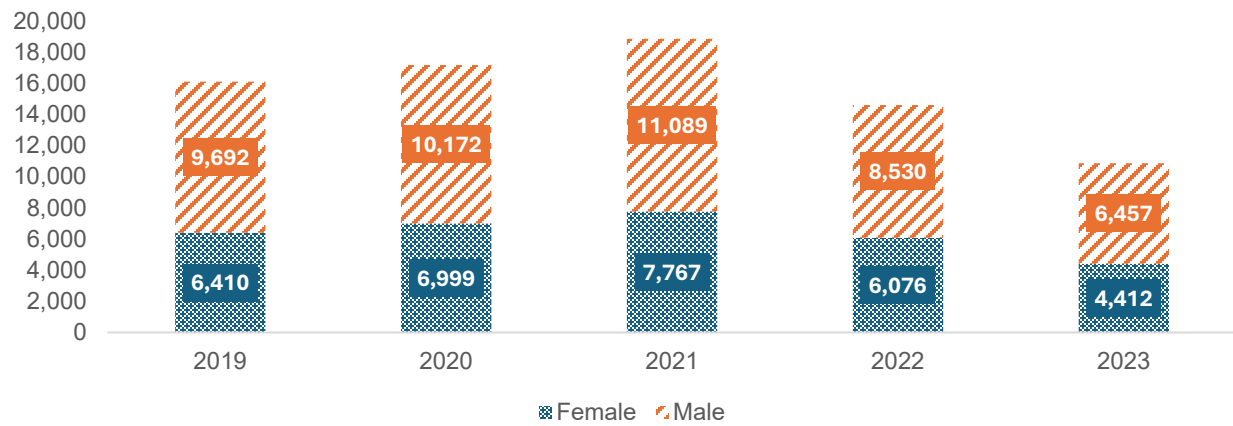
Figure 41: Withdrawal Count by Gender, Philadelphia
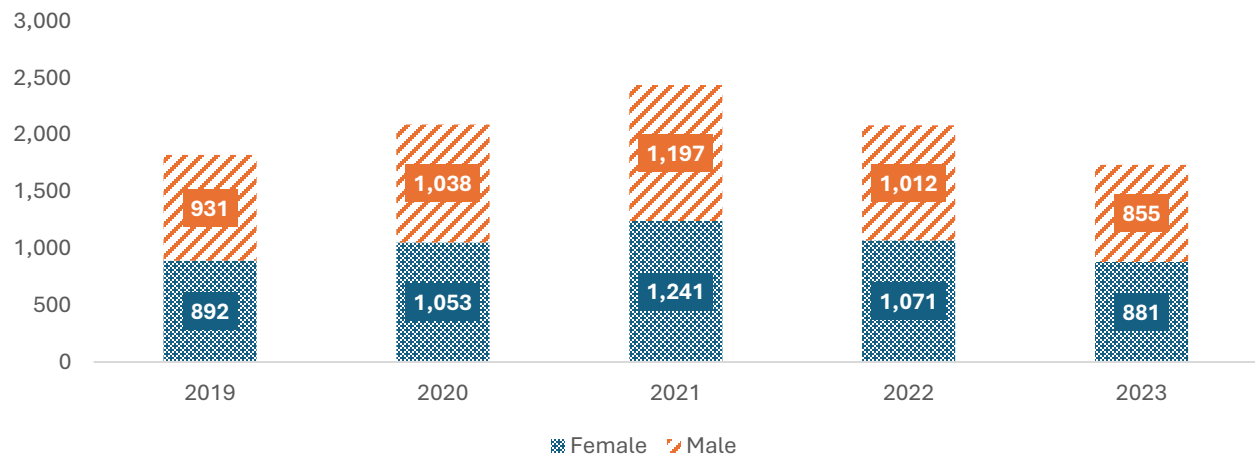
Figure 42: Withdrawal Count by Gender, Collar Counties
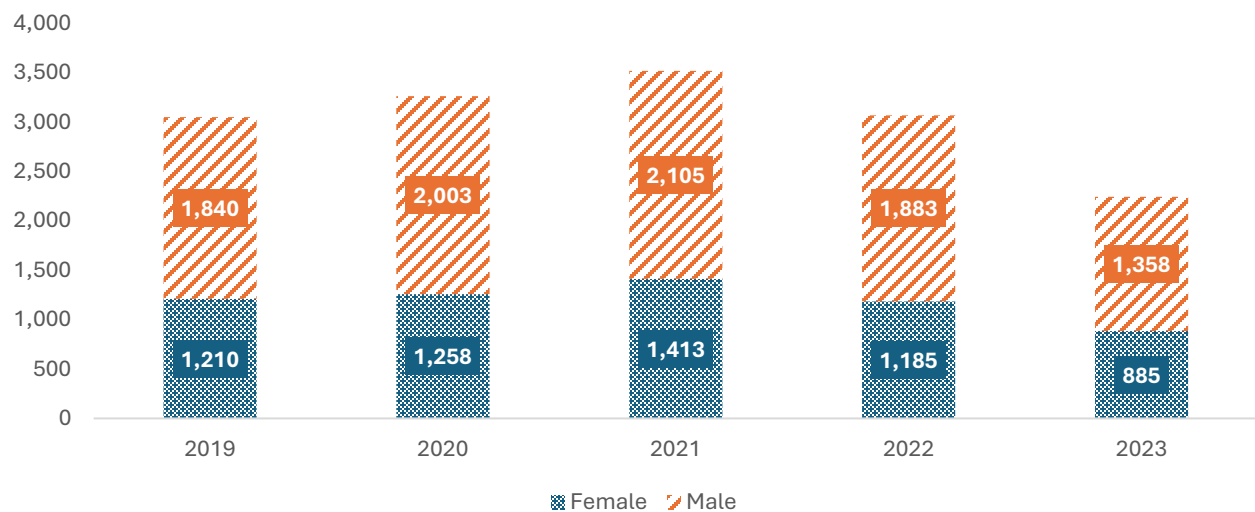
Figure 43: Denial Rate by Gender, Philadelphia
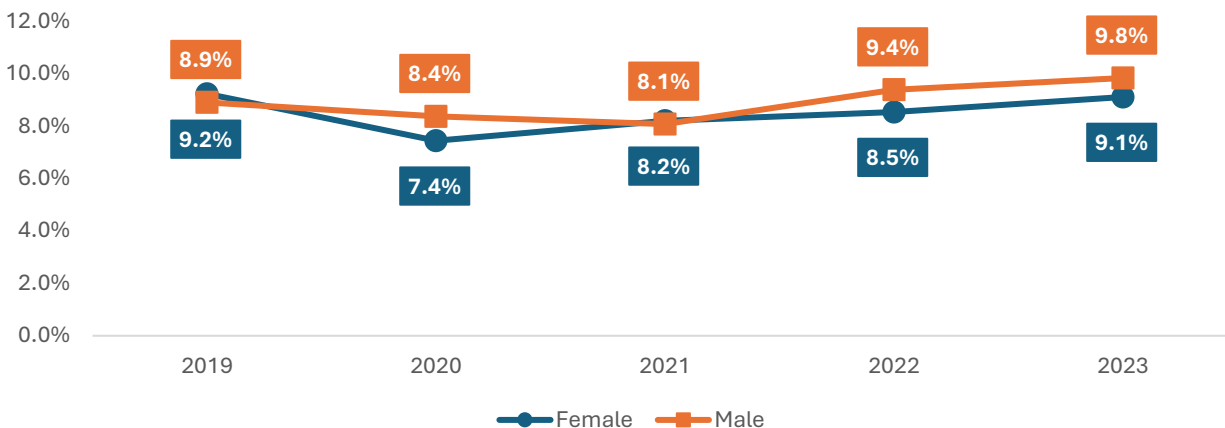
Figure 44: Denial Rate by Gender, Collar Counties
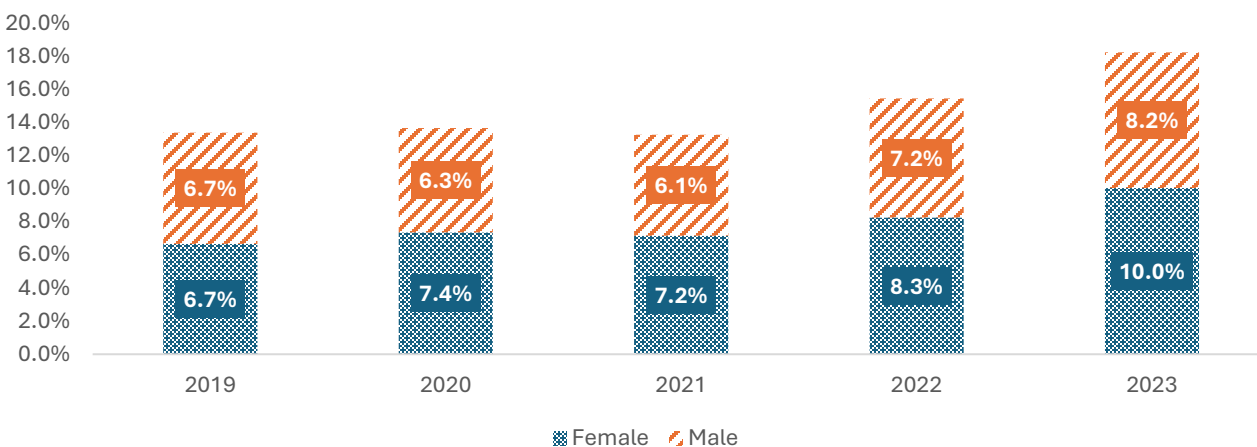
Figure 45: Total Dollars Originated ($M) by Gender, Philadelphia
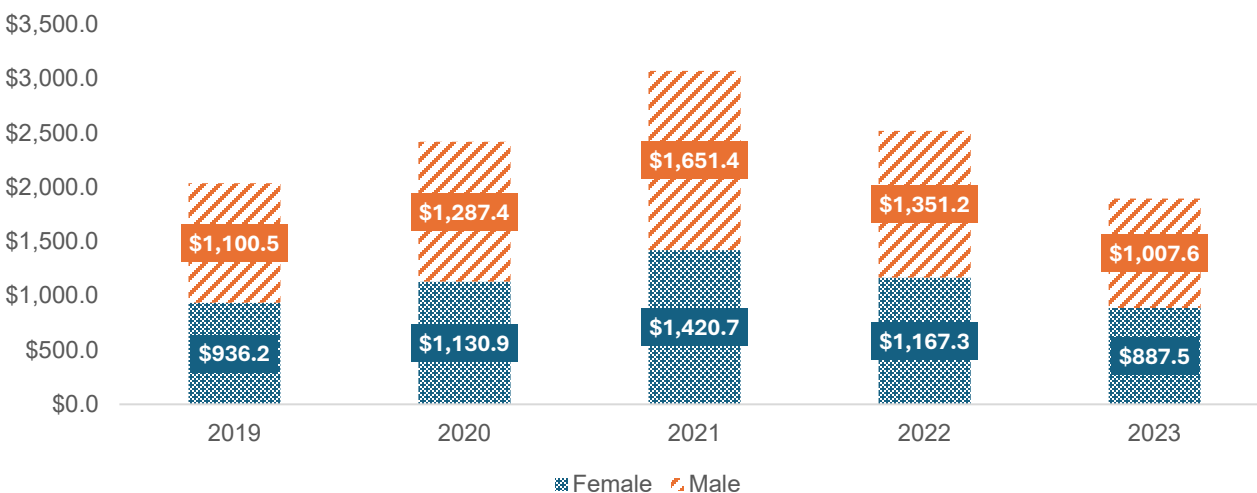
Figure 46: Total Dollars Originated ($M) by Gender, Collar Counties
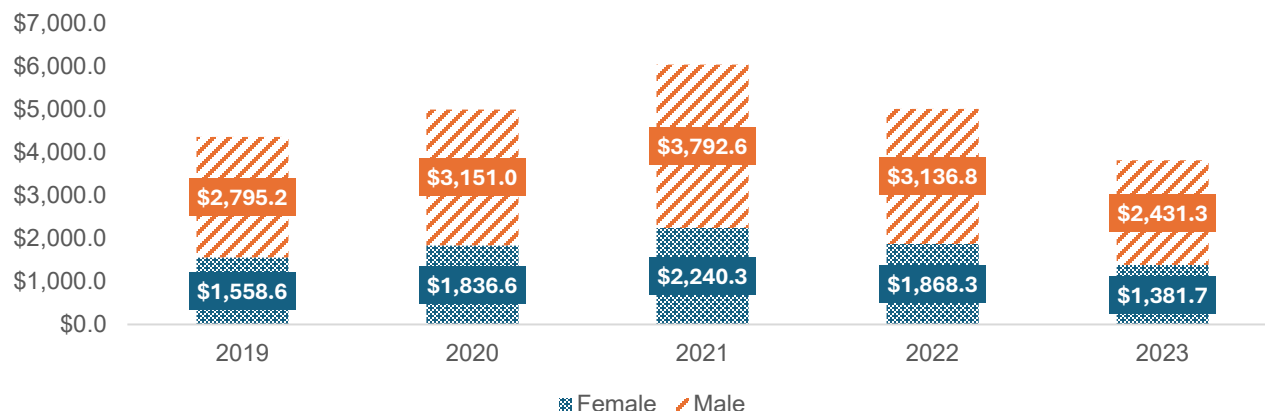
B.1.2. Non-Owner-Occupied Home Purchase Lending, Philadelphia v. Collar Counties

Interestingly, non-owner-occupied home purchase lending was higher in loan count and origination value in Philadelphia than the Collar Counties in each year of the five-year study period. Generally, investor purchases are more likely to occur where there is a supply of lower-value housing units and demand for rental housing – Philadelphia has a notably larger renter population and – relative to the Collar Counties – a higher supply of lower-value housing units. In Philadelphia, originated loans in this category trended towards male, Asian and middle-to-upper income applicants in majority non-White census tracts and in the Collar Counties, originations trended towards male, White and middle-to-upper income applicants in majority White census tracts.

City

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	3,950	2,564	423	8.4%	$517.4
2020	3,391	2,044	500	10.4%	$420.3
2021	5,008	3,349	651	8.1%	$709.5
2022	4,864	3,249	639	8.7%	$728.4
2023	3,559	2,178	536	10.1%	$455.0

Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	2,730	1,743	309	7.0%	$324.4
2020	2,584	1,634	319	9.2%	$328.2
2021	3,592	2,401	439	5.9%	$535.5
2022	3,282	2,155	409	7.3%	$501.9
2023	2,488	1,637	319	8.3%	$414.6

Figure 47: Total Applications by Origination Status, City of Philadelphia, by Year
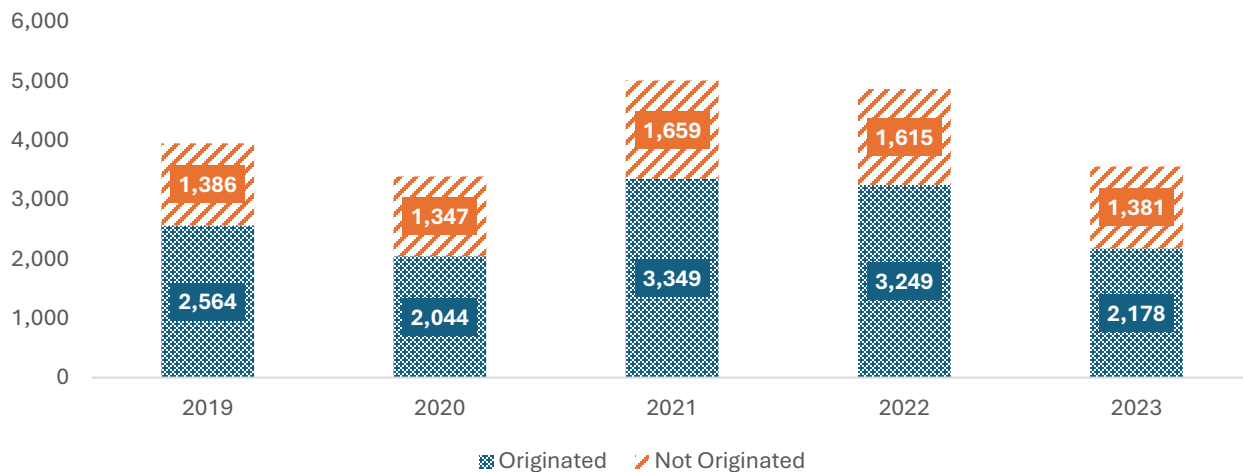
Figure 48: Total Applications by Origination Status, Collar Counties, by Year
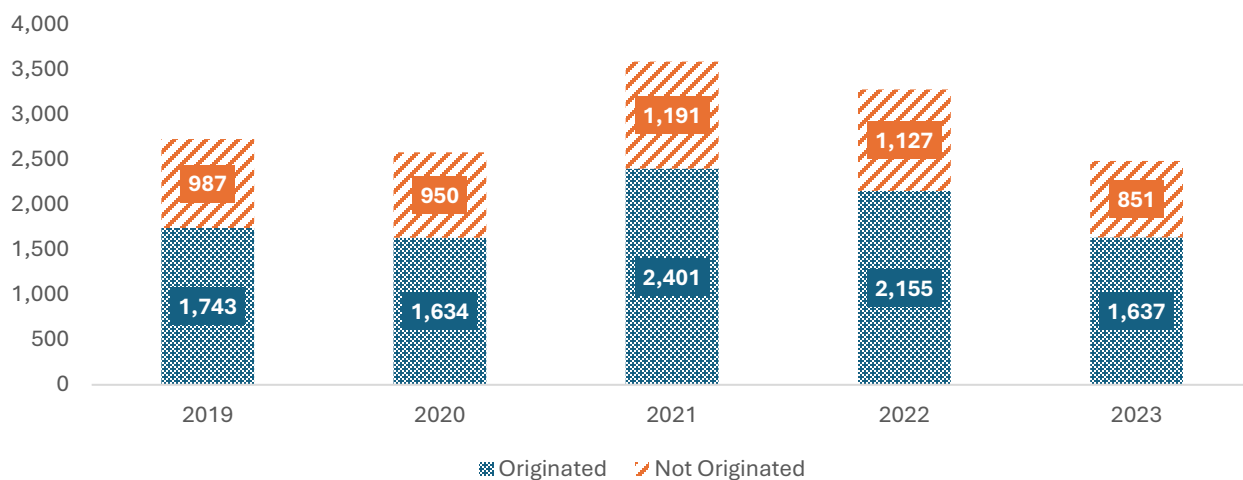
Figure 49: Withdrawals, by Year
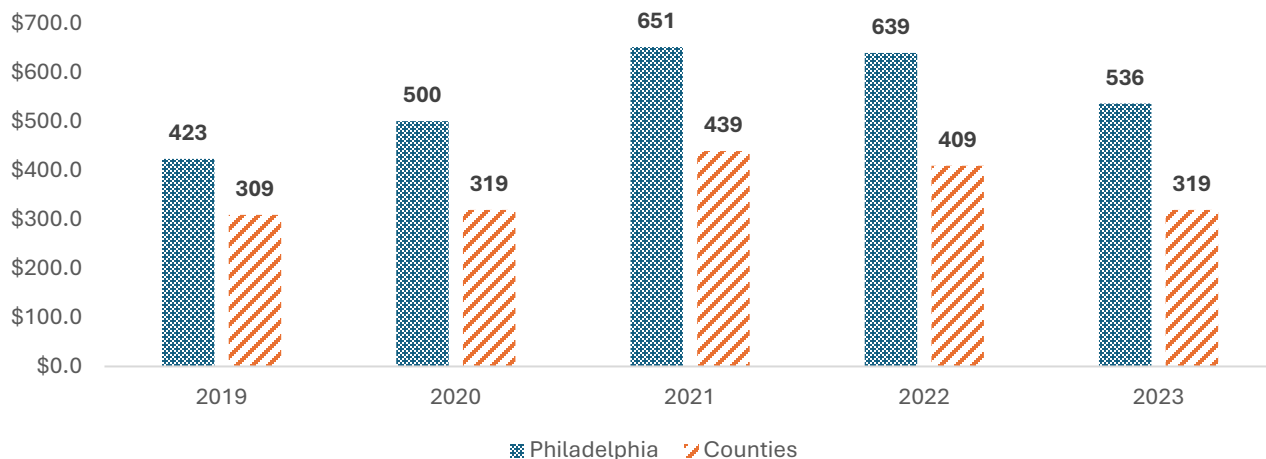
Figure 50: Denial Rate, by Year
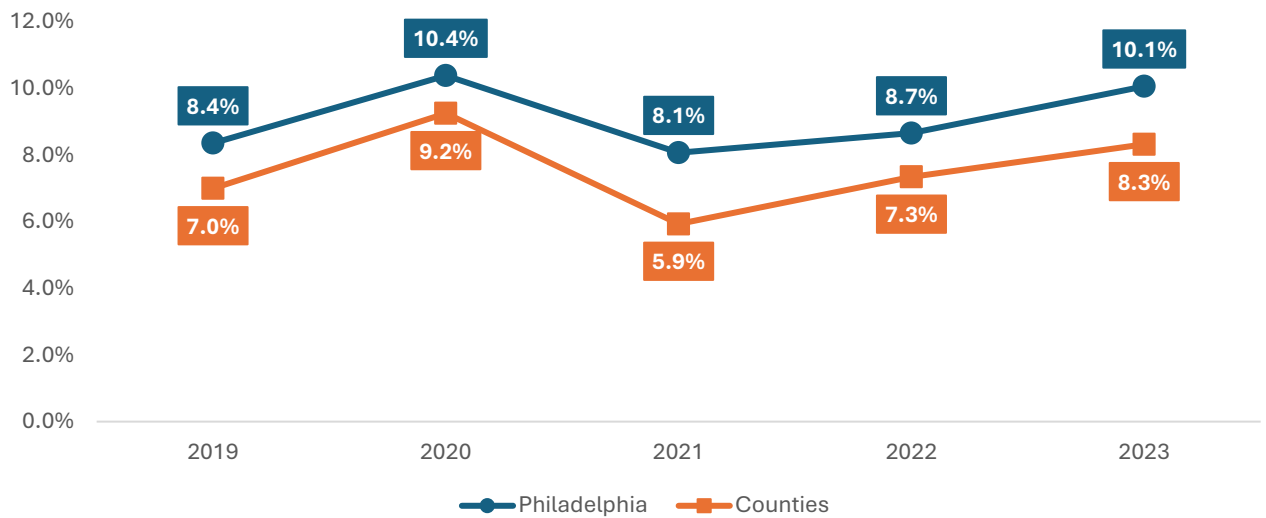
Figure 51: Total ($M) Originated, by Year
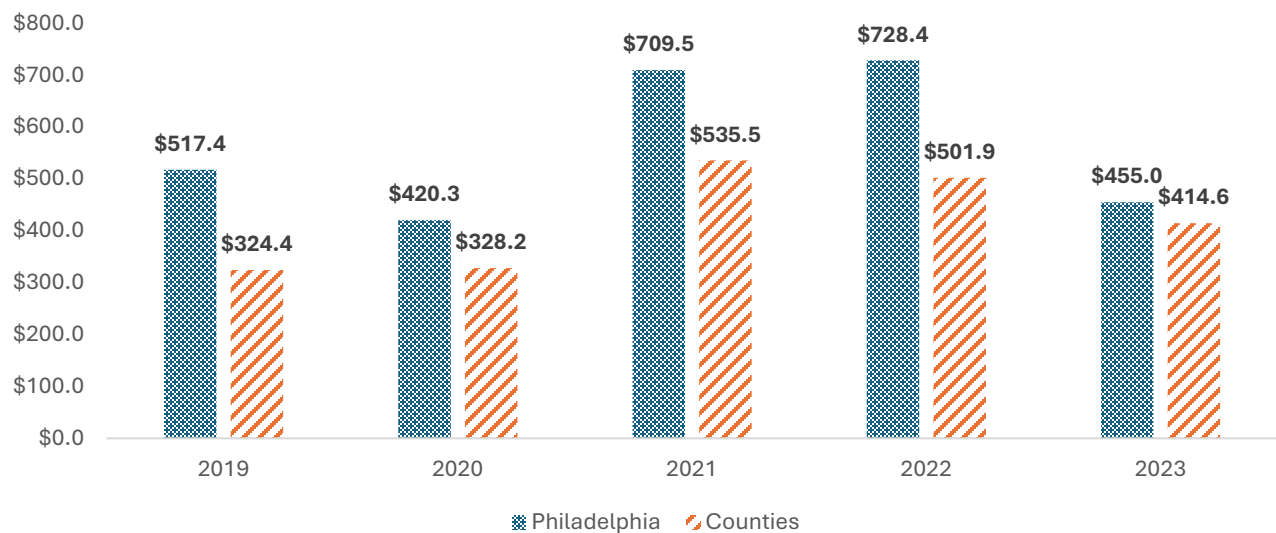
B.1.2.1. Race and Ethnicity

2019

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	1,225	1,008	74	4.7%	$181.0
Black	263	128	47	20.2%	$13.0
Hispanic	97	56	7	23.7%	$7.0
White	880	562	120	7.0%	$108.0
Other	52	25	13	9.6%	$4.0

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	316	206	46	8.0%	$40.0
Black	96	55	16	14.6%	$4.7
Hispanic	48	28	4	16.7%	$4.0
White	1,213	836	148	6.3%	$140.2
Other	33	22	2	12.1%	3.58

2020

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	827	665	63	6.8%	$120.5
Black	313	160	74	14.4%	$20.3
Hispanic	120	65	19	15.0%	$7.3
White	772	470	134	8.7%	$97.4
Other	48	28	10	8.3%	$6.1

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	332	218	47	9.9%	$46.1
Black	91	52	14	12.1%	$6.8
Hispanic	46	28	4	15.2%	$3.9
White	1,162	803	151	8.3%	$149.9
Other	34	21	5	14.7%	$4.2

2021

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	1,498	1,274	97	4.0%	$250.8
Black	621	310	176	7.4%	$44.5
Hispanic	153	106	15	13.1%	$15.7
White	1,001	723	132	6.5%	$154.7
Other	71	49	11	9.9%	$12.1

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	518	368	75	5.0%	$85.7
Black	151	89	26	7.9%	$12.1
Hispanic	85	53	16	10.6%	$9.5
White	1,446	1,065	181	4.6%	$222.2
Other	41	32	4	4.9%	$6.1

2022

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	1,317	1,116	82	7.9%	$231.3
Black	506	285	114	13.4%	$46.1
Hispanic	205	121	30	9.4%	$18.0
White	920	603	140	4.6%	$142.5
Other	46	24	11	15.2%	$5.9

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	528	365	81	5.7%	$96.5
Black	152	77	32	15.8%	$11.1
Hispanic	99	64	17	9.1%	$12.3
White	1,164	823	149	6.0%	$177.9
Other	25	12	6	12.0%	$3.0

2023

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	701	573	72	8.9%	$115.3
Black	355	193	91	13.2%	$30.9
Hispanic	173	106	29	10.5%	$17.6
White	571	396	92	5.3%	$86.3
Other	43	27	8	11.6%	$6.3

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	480	350	77	7.1%	$89.0
Black	102	56	29	12.7%	$9.8
Hispanic	81	48	9	21.0%	$9.1
White	776	568	100	8.0%	$137.7
Other	27	17	3	22.2%	$3.9

Figure 52: Application Count by Race and Ethnicity, Philadelphia
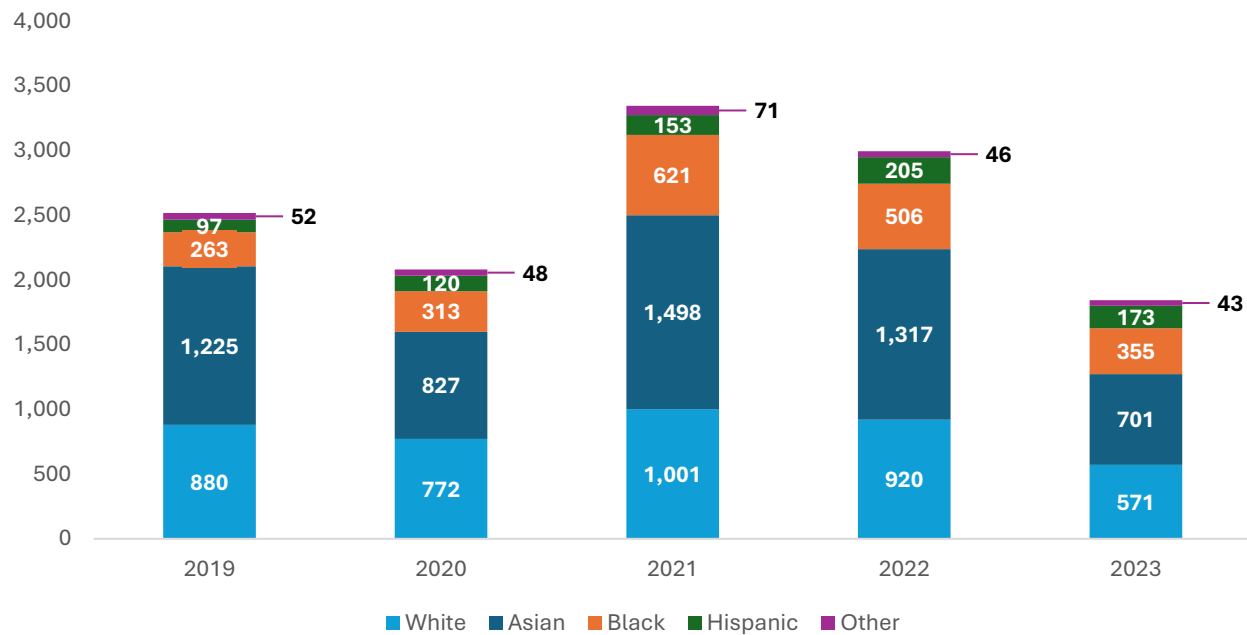
Figure 53: Application Count by Race and Ethnicity, Collar Counties

Figure 54: Origination Count by Race and Ethnicity, Philadelphia

	2019	2020	2021	2022	2023
Other	25	28	49	24	27
Hispanic	56	65	106	121	106
Black	128	160	310	285	193
Asian	1,008	665	1,274	1,116	573
White	562	470	723	603	396

Legend: White, Asian, Black, Hispanic, Other
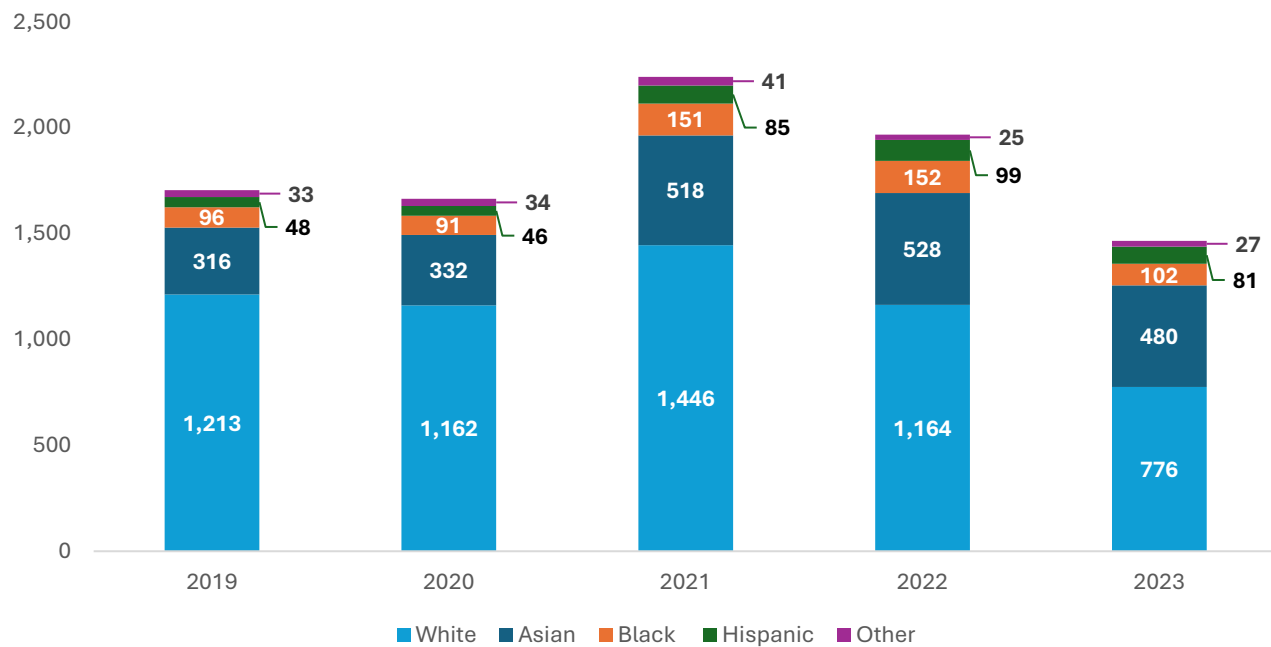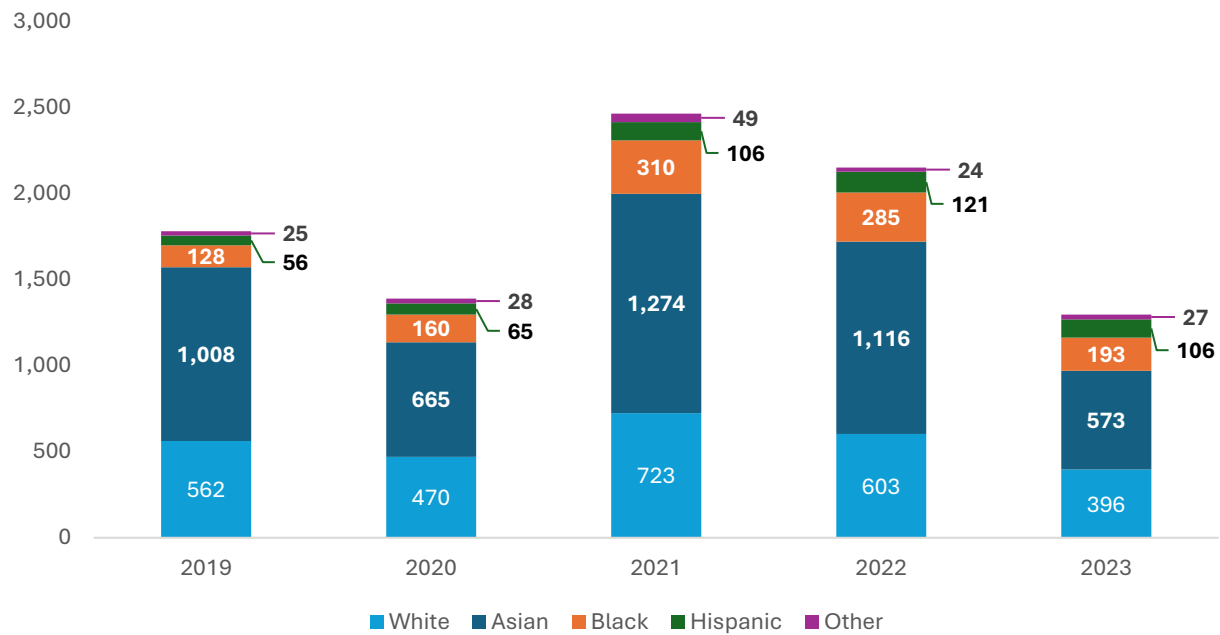
Figure 55: Origination Count by Race and Ethnicity, Collar Counties

	2019	2020	2021	2022	2023
Other	22	21	32	12	17
Hispanic	28	28	53	64	48
Black	55	52	89	77	56
Asian	206	218	368	365	350
White	836	803	1,065	823	568

Legend: White, Asian, Black, Hispanic, Other
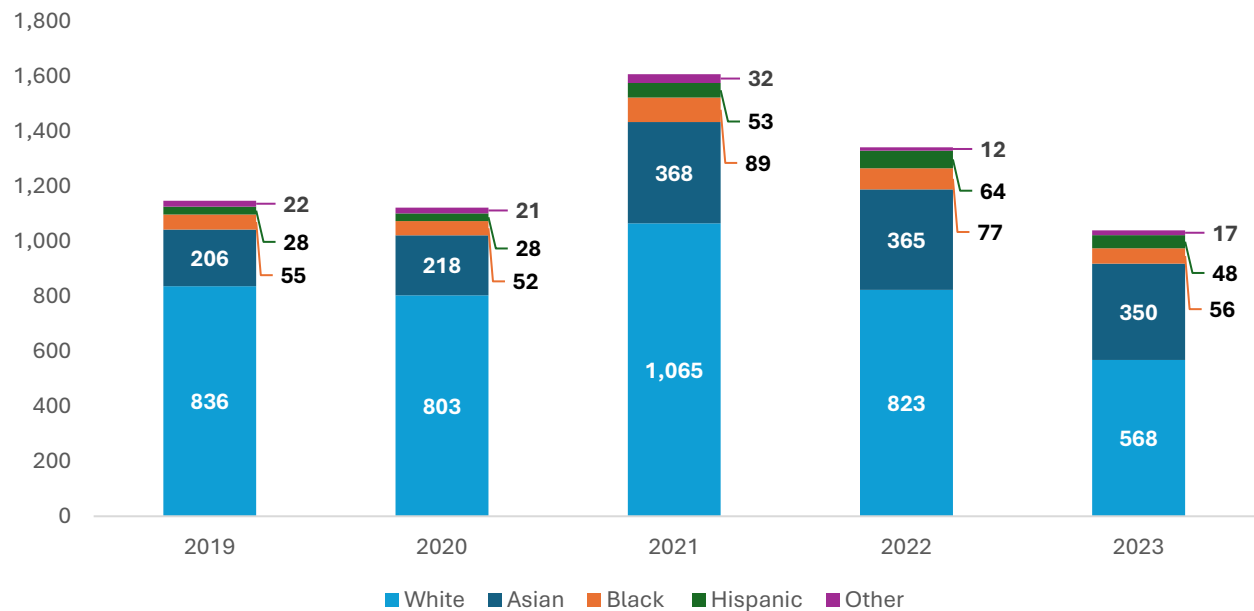
Figure 56: Withdrawal Count by Race and Ethnicity, Philadelphia
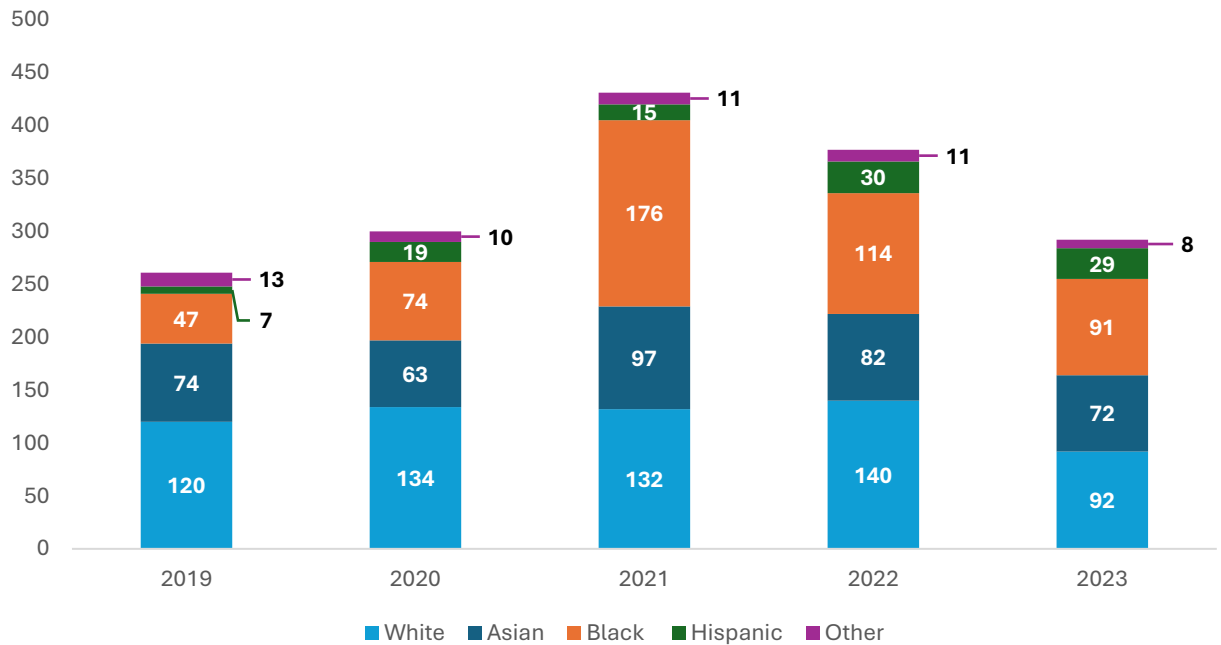
Figure 57: Withdrawal Count by Race and Ethnicity, Collar Counties
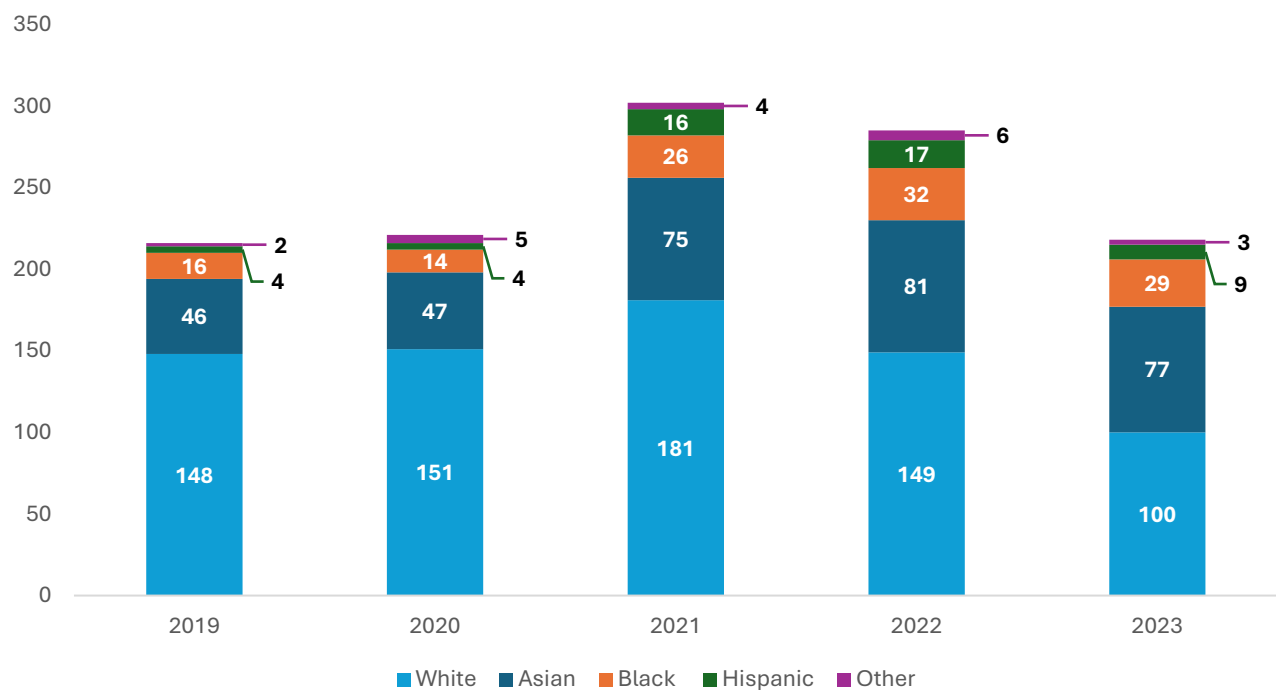
Figure 58: Application Population by Year, Philadelphia

Legend: ▦ Originated ⊘ Not Originated
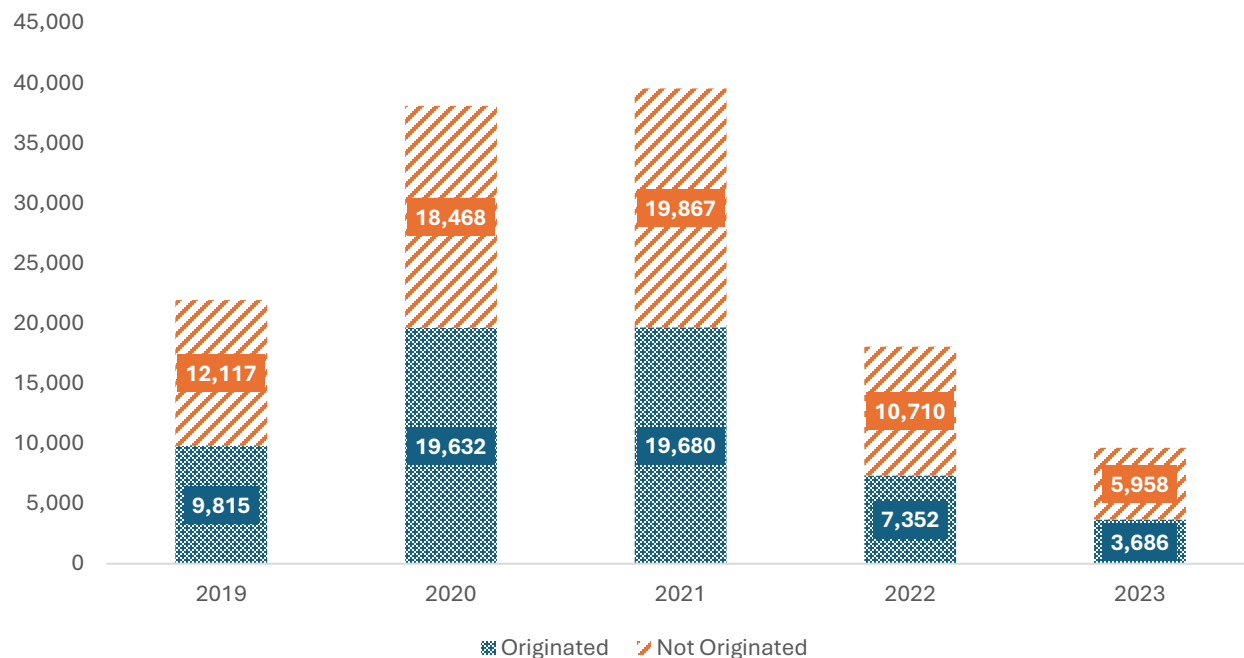
Figure 59: Denial Rate by Race and Ethnicity, Philadelphia

Legend: ■ Asian ● Black ▲ Hispanic + White ✕ Other
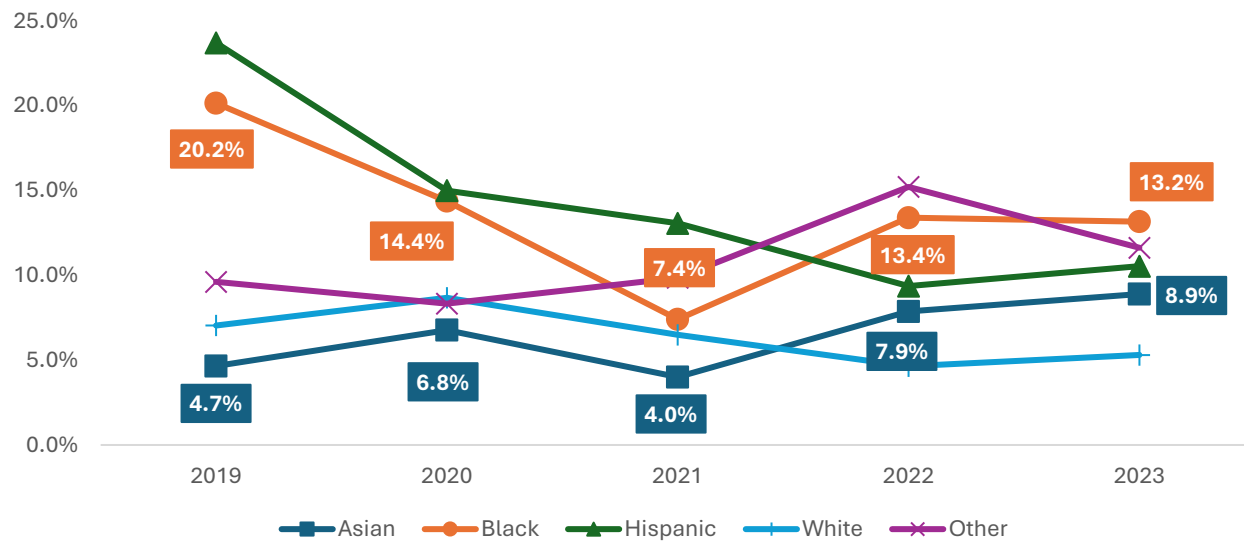
Figure 60: Denial Rate by Race and Ethnicity, Collar Counties
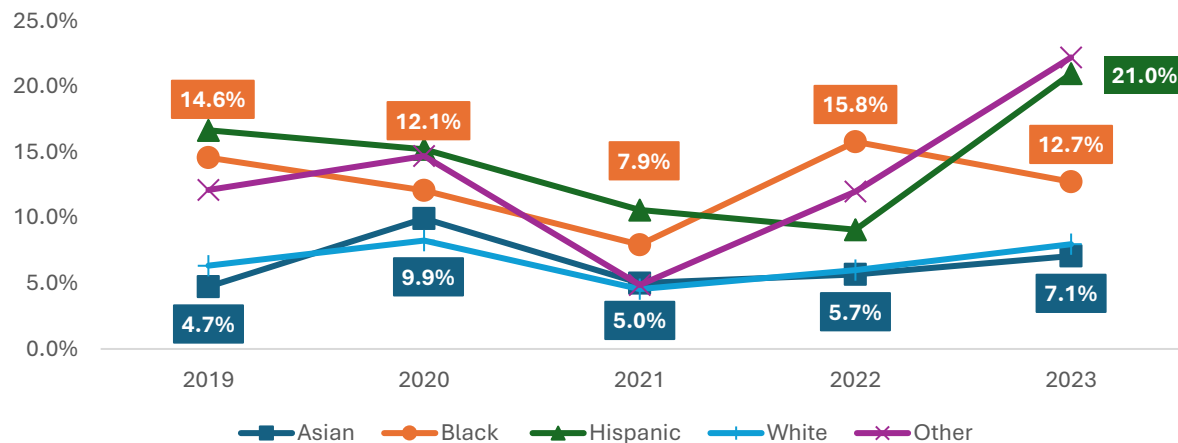
Figure 61: Total Dollars Originated ($M) by Race and Ethnicity, Philadelphia
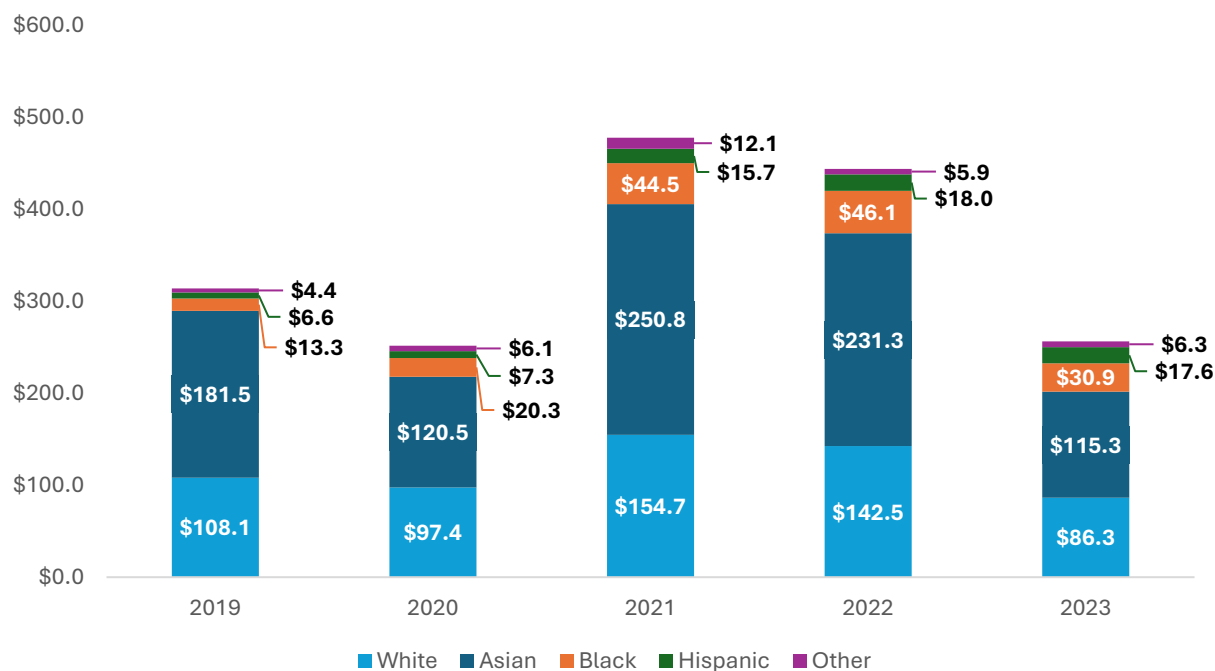
Figure 62: Total Dollars Originated ($M) by Race and Ethnicity, Collar Counties
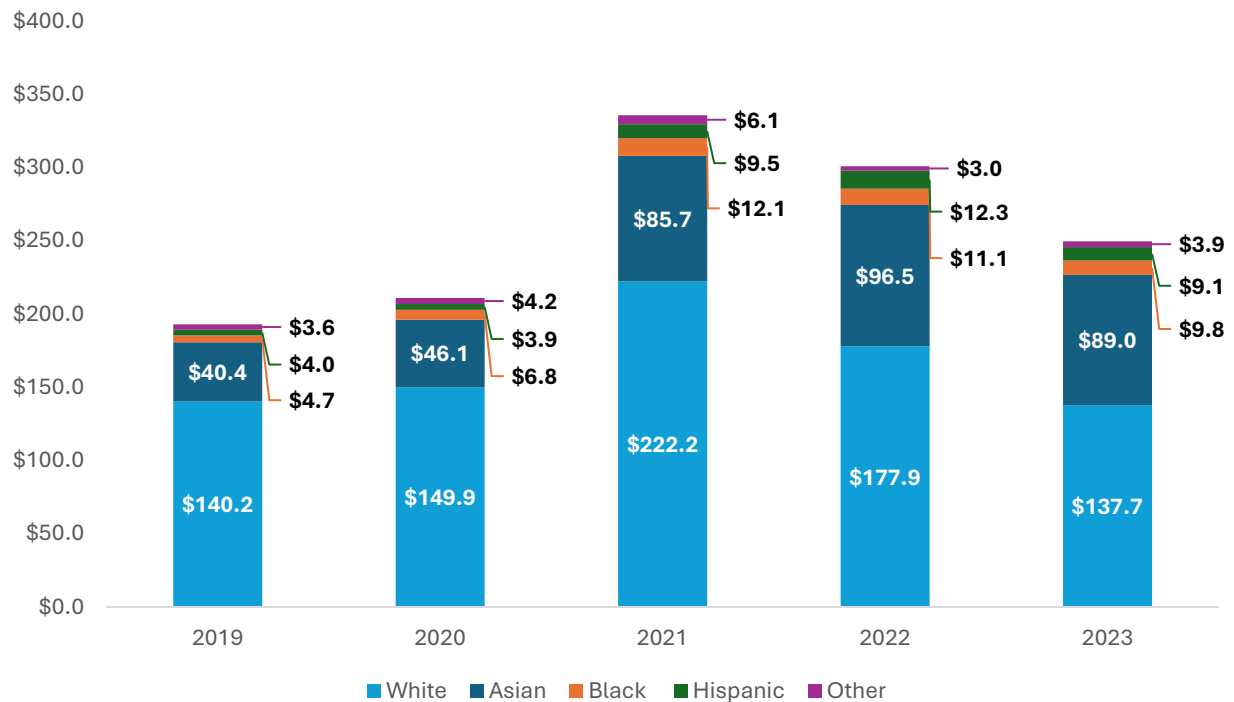
B.1.2.2. Applicant Income

2019

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	585	479	23	7.4%	$78.0
MUI	2,253	1,452	288	7.9%	$264.3

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	485	307	62	10.3%	$44.3
MUI	1,500	935	196	6.3%	$164.9

2020

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	478	345	34	13.0%	$61.4
MUI	1,950	1,213	303	8.3%	$225.2

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	412	229	50	17.5%	$35.4
MUI	1,503	1,000	201	6.4%	$193.9

2021

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	806	668	37	7.7%	$124.9
MUI	2,418	1,749	299	6.6%	$346.2

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	619	414	87	8.4%	$75.4
MUI	1,833	1,340	242	4.3%	$285.1

2022

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	799	625	41	10.0%	$129.2
MUI	2,232	1,504	300	7.9%	$313.3

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	674	424	86	13.5%	$80.8
MUI	1,492	1,018	222	4.2%	$245.1

2023

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	464	342	46	11.4%	$67.5
MUI	1,436	958	213	8.7%	$190.6

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	466	283	75	15.0%	$59.2
MUI	1,089	796	149	6.7%	$198.0

Figure 63: Application Count by Applicant Income, Philadelphia

	2019	2020	2021	2022	2023
MUI	2,253	1,950	2,418	2,232	1,436
LMI	585	478	806	799	464
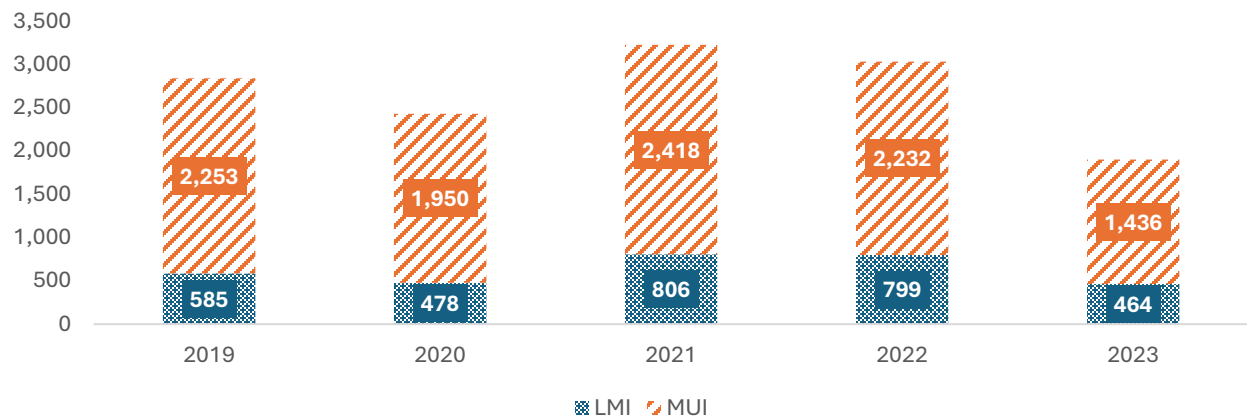
Figure 64: Application Count by Applicant Income, Collar Counties

	2019	2020	2021	2022	2023
MUI	1,500	1,503	1,833	1,492	1,089
LMI	485	412	619	674	466
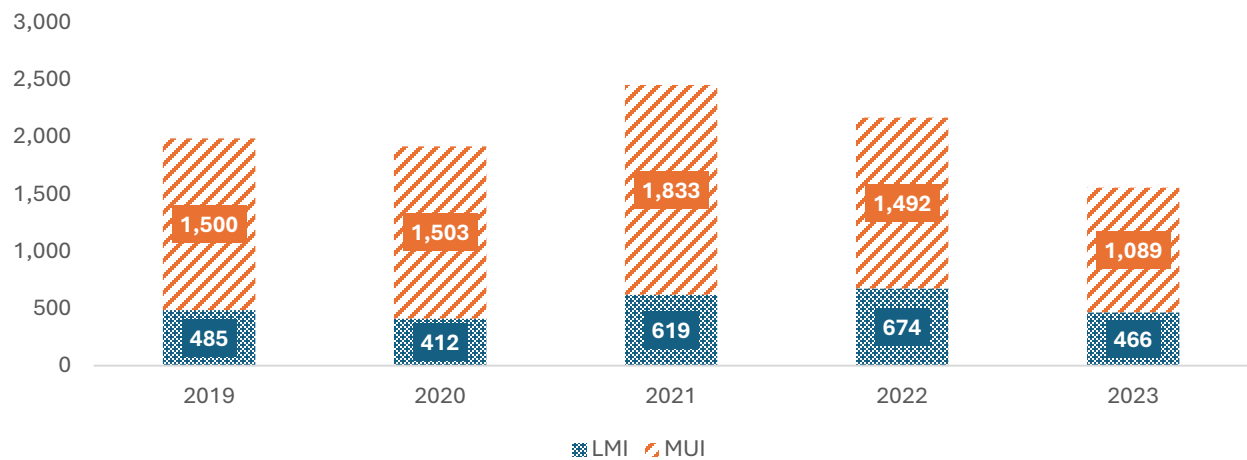
Figure 65: Origination Count by Applicant Income, Philadelphia

	2019	2020	2021	2022	2023
MUI	1,452	1,213	1,749	1,504	958
LMI	479	345	668	625	342
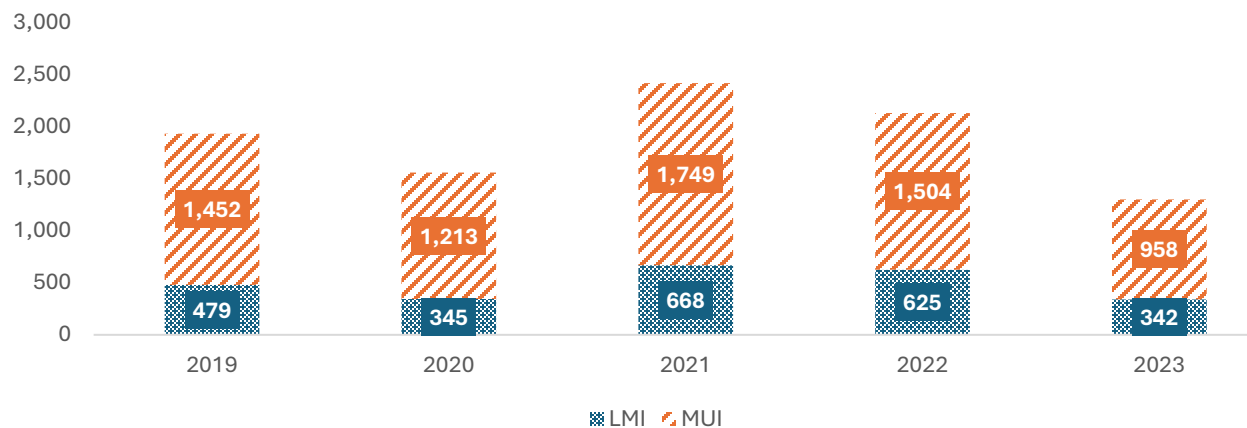
Figure 66: Origination Count by Applicant Income, Collar Counties
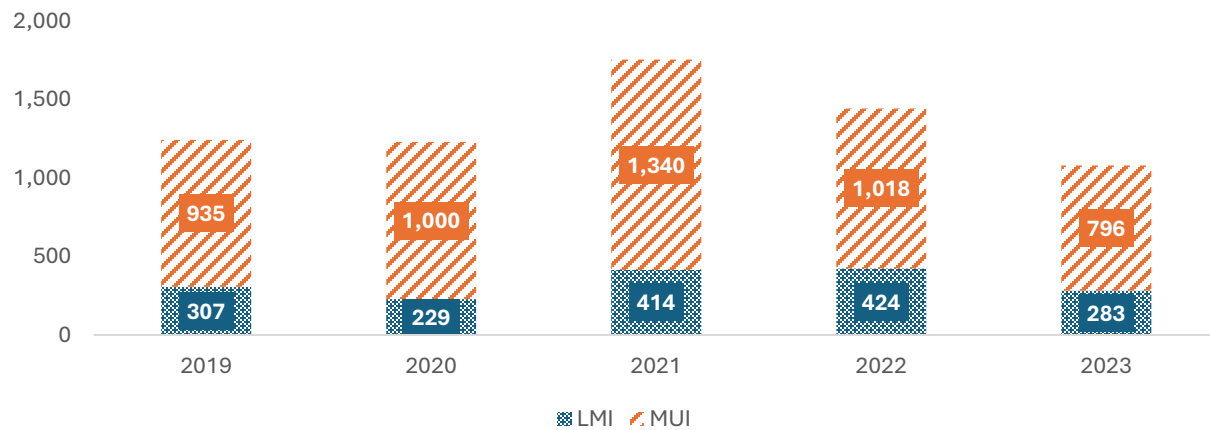
Figure 67: Withdrawal Count by Applicant Income, Philadelphia
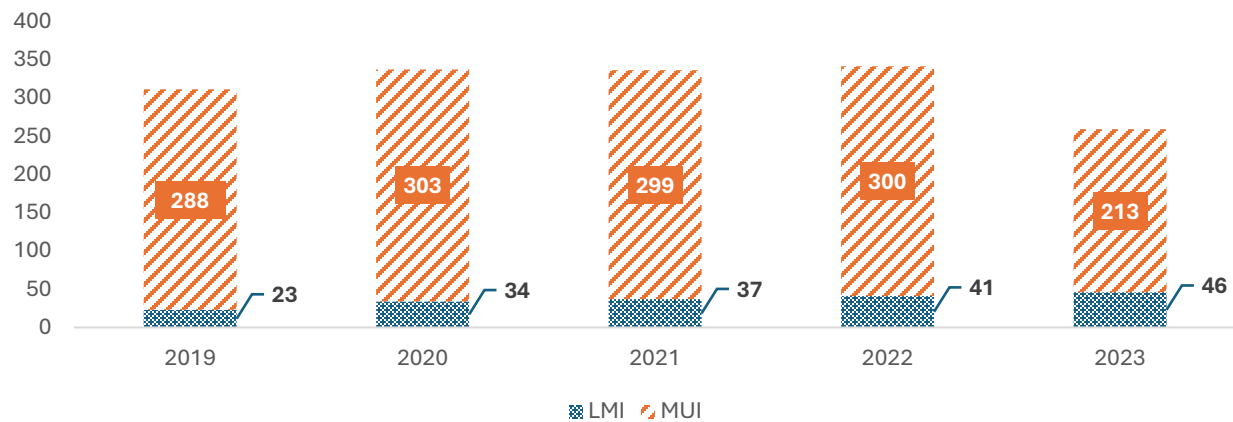
Figure 68: Withdrawal Count by Applicant Income, Collar Counties
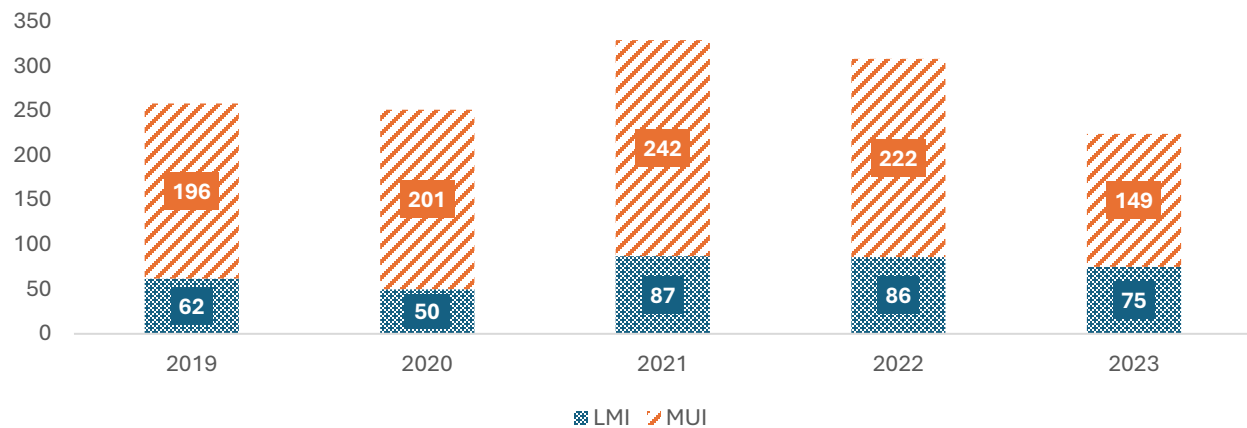
Figure 69: Denial Rate by Applicant Income, Philadelphia
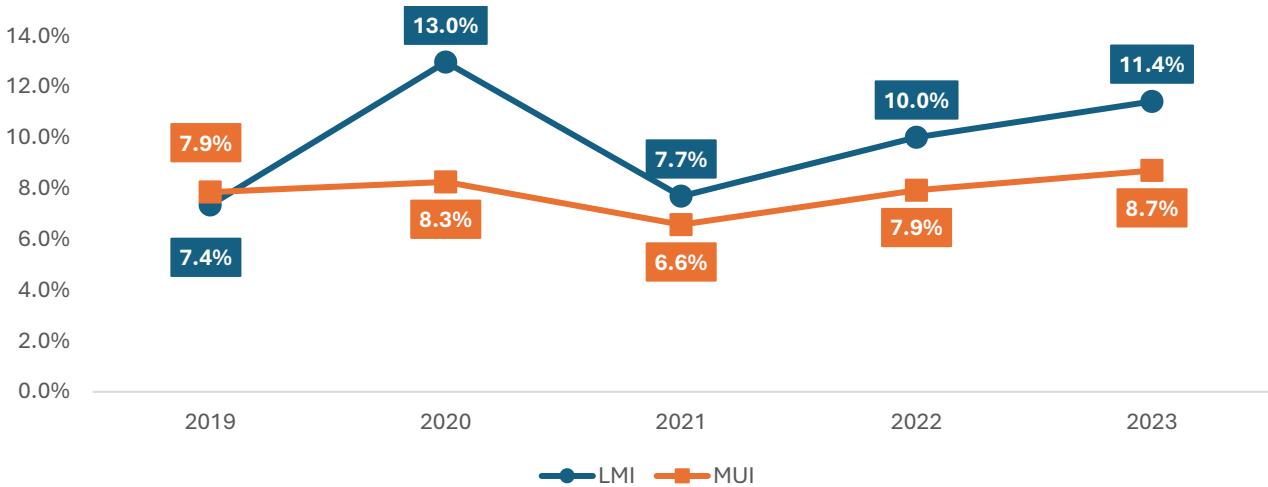
Figure 70: Denial Rate by Applicant Income, Collar Counties
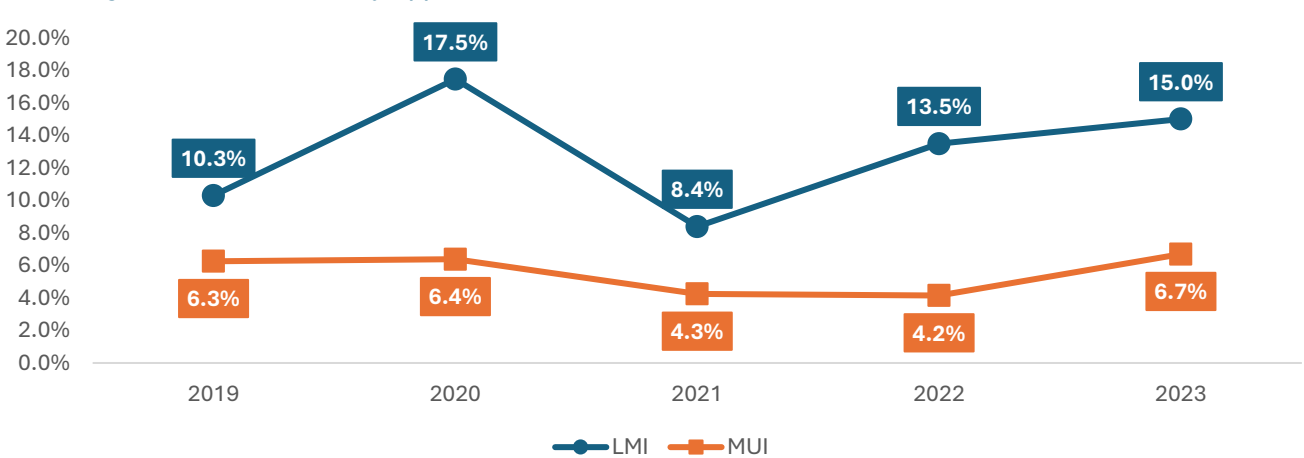
Figure 71: Total Dollars Originated ($M) by Applicant Income, Philadelphia
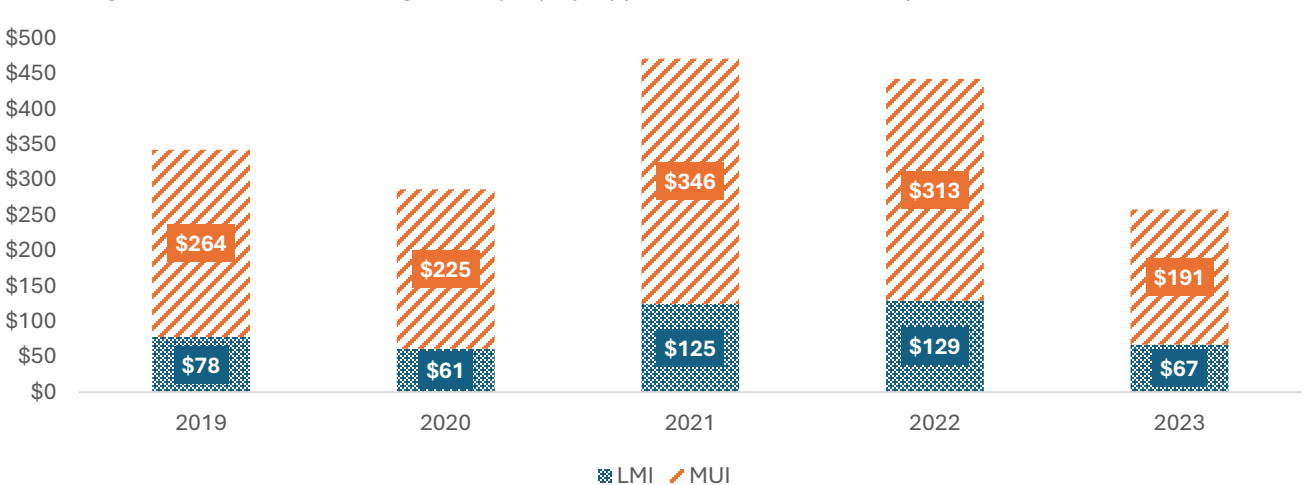
Figure 72: Total Dollars Originated ($M) by Applicant Income, Philadelphia
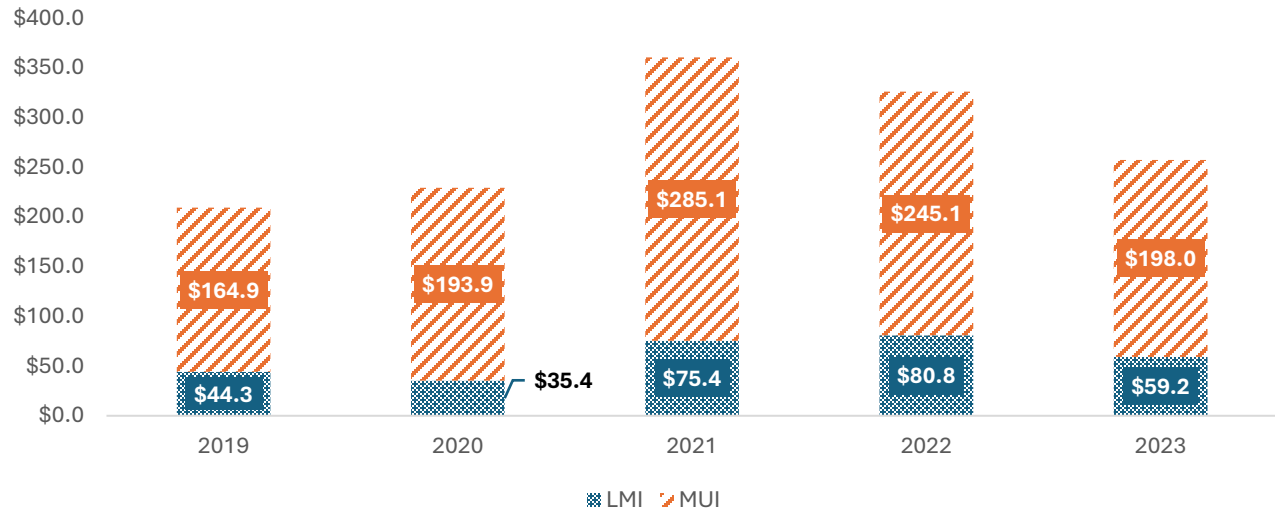
.B.1.2.3. Census Tract Race and Ethnicity

2019

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	2,266	1,348	290	11.1%	$242.7
White	1,684	1,216	133	4.6%	$274.7

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	845	542	94	7.6%	$98.7
White	1,885	1,201	215	6.7%	$225.8

2020

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	2,063	1,144	347	11.9%	$204.9
White	1,328	900	153	8.0%	$215.4

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	336	186	52	17.0%	$20.6
White	2,248	1,448	267	8.1%	$307.5

2021

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	2,935	1,764	472	10.5%	$341.1
White	2,073	1,585	179	4.6%	$368.4

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	479	308	63	9.4%	$37.5
White	3,113	2,093	376	5.4%	$498.0

2022

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	3,355	2,213	470	9.5%	$431.9
White	1,509	1,036	169	6.8%	$296.4

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	704	446	94	9.5%	$63.8
White	2,578	1,709	315	6.7%	$438.1

2023

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	2,609	1,532	416	11.6%	$279.9
White	950	646	120	5.9%	$175.1

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	554	365	84	10.1%	$55.0
White	1,934	1,272	235	7.8%	$359.5

Figure 73: Application Count by Census Tract Race and Ethnicity, Philadelphia

Year	Majority Non-white	Majority White
2019	2,266	1,684
2020	2,063	1,328
2021	2,935	2,073
2022	3,355	1,509
2023	2,609	950
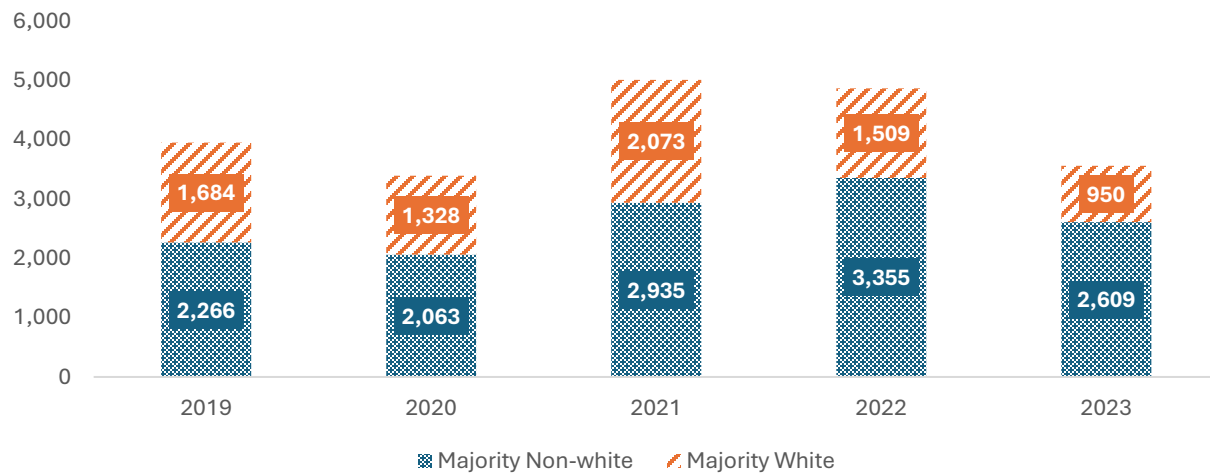
Figure 74: Application Count by Census Tract Race and Ethnicity, Collar Counties

Year	Majority Non-white	Majority White
2019	845	1,885
2020	336	2,248
2021	479	3,113
2022	704	2,578
2023	554	1,934
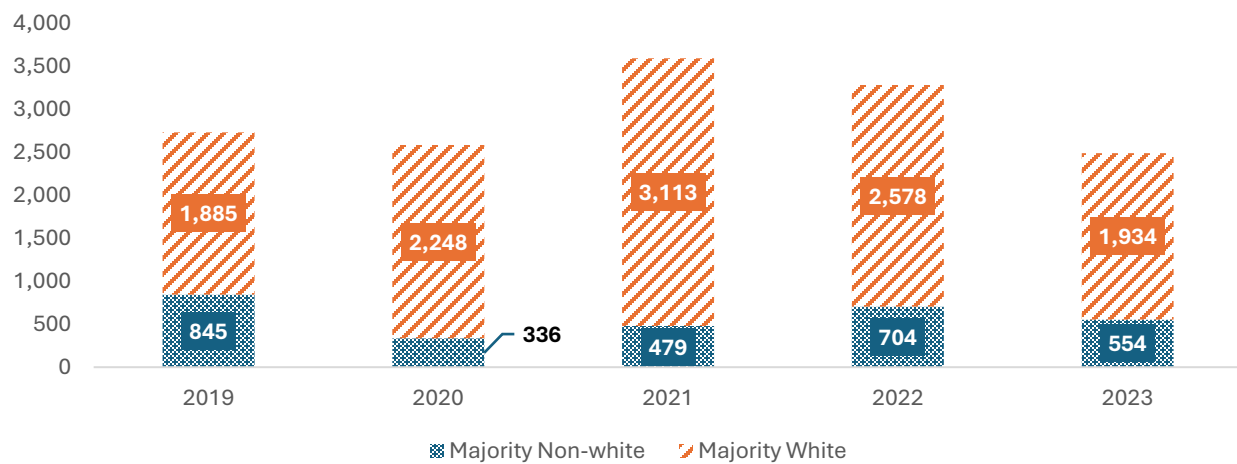
Figure 75: Origination Count by Census Tract Race and Ethnicity, Philadelphia

Year	Majority Non-white	Majority White
2019	1,348	1,216
2020	1,144	900
2021	1,764	1,585
2022	2,213	1,036
2023	1,532	646
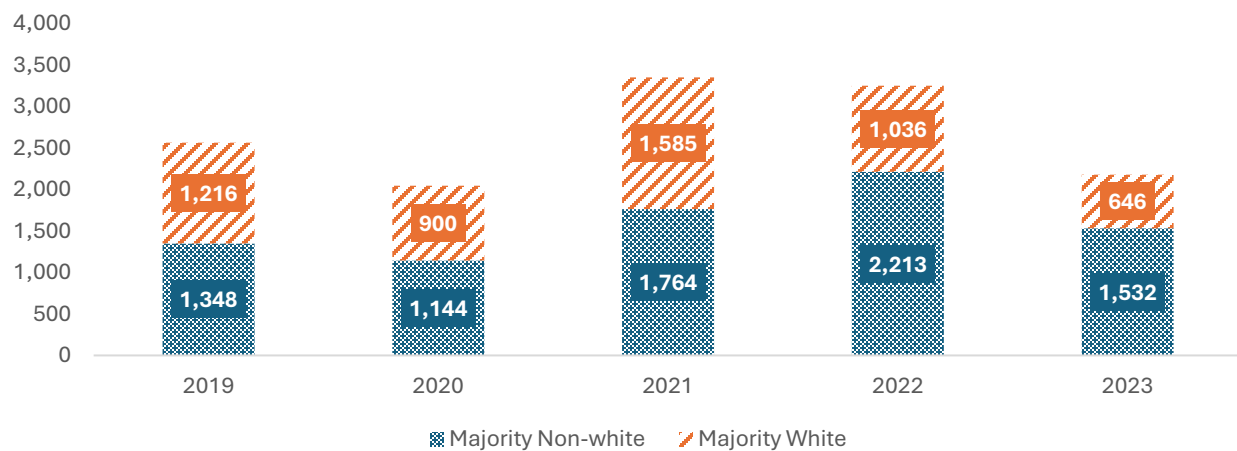
Figure 76: Origination Count by Census Tract Race and Ethnicity, Collar Counties
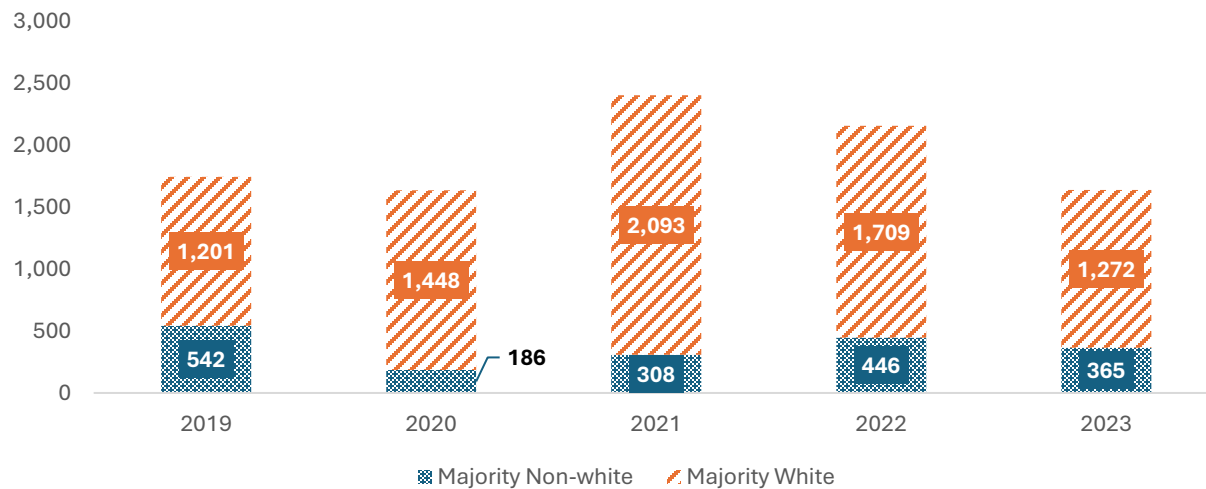
Figure 77: Withdrawal Count by Census Tract Race and Ethnicity, Philadelphia
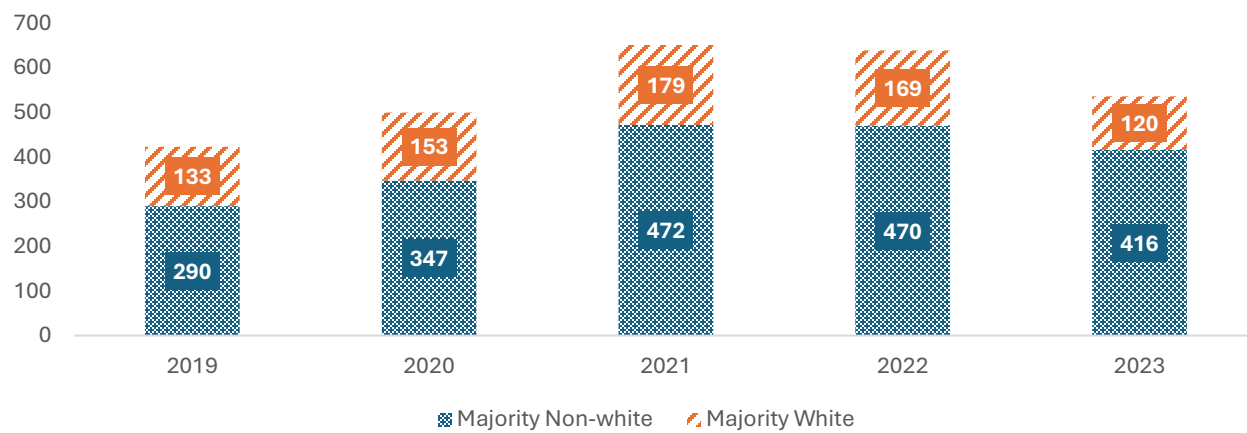
Figure 78: Withdrawal Count by Census Tract Race and Ethnicity, Collar Counties
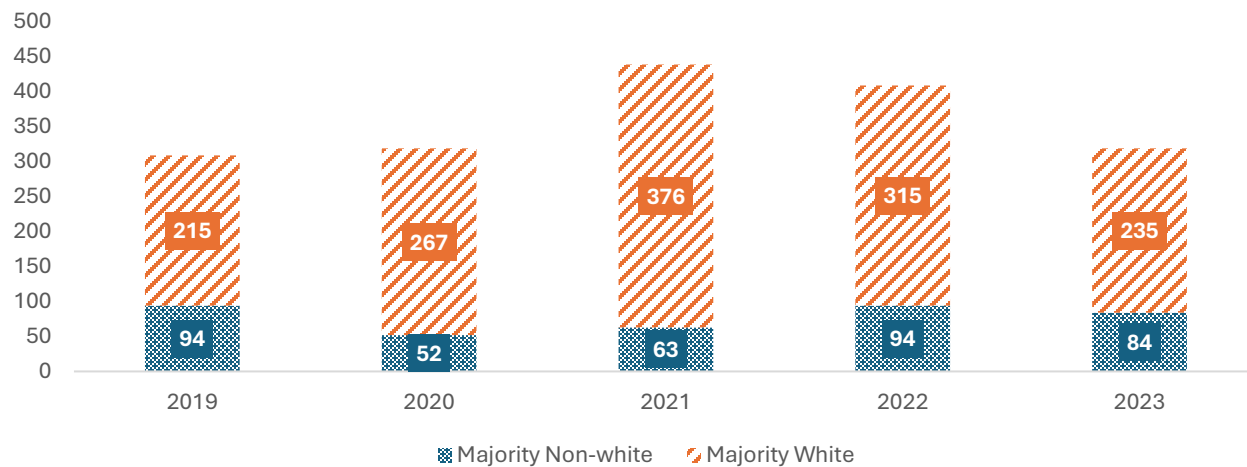
Figure 79: Denial Rate by Census Tract Race and Ethnicity, Philadelphia
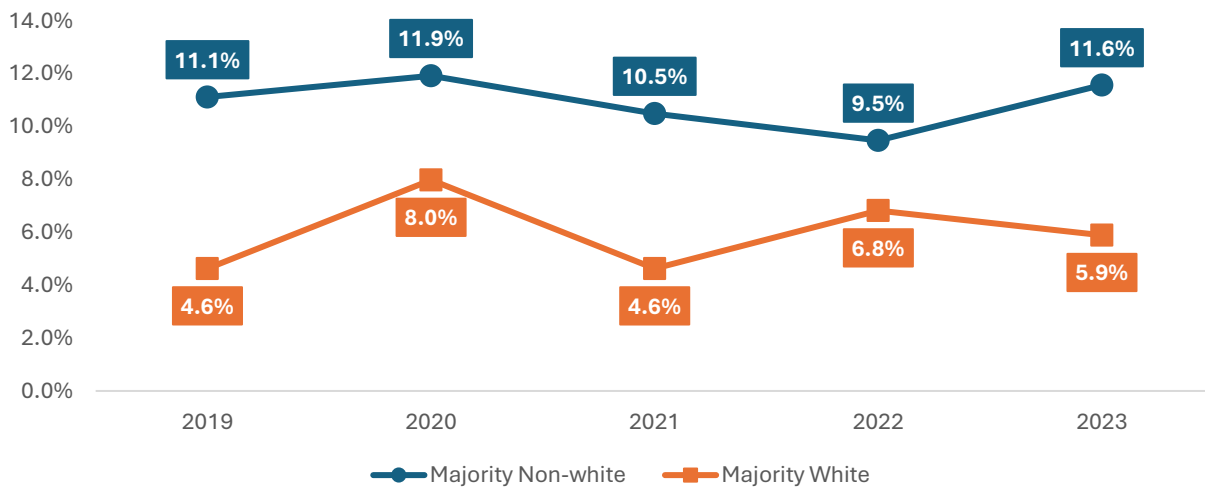
Figure 80: Denial Rate by Census Tract Race and Ethnicity, Collar Counties
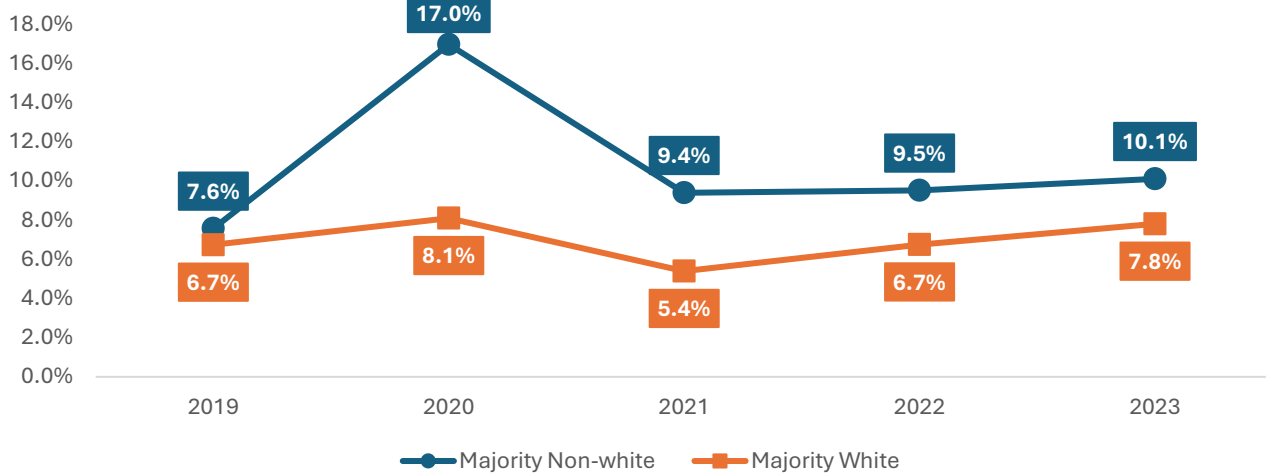
Figure 81: Total Dollars Originated ($M) by Census Tract Race and Ethnicity, Philadelphia
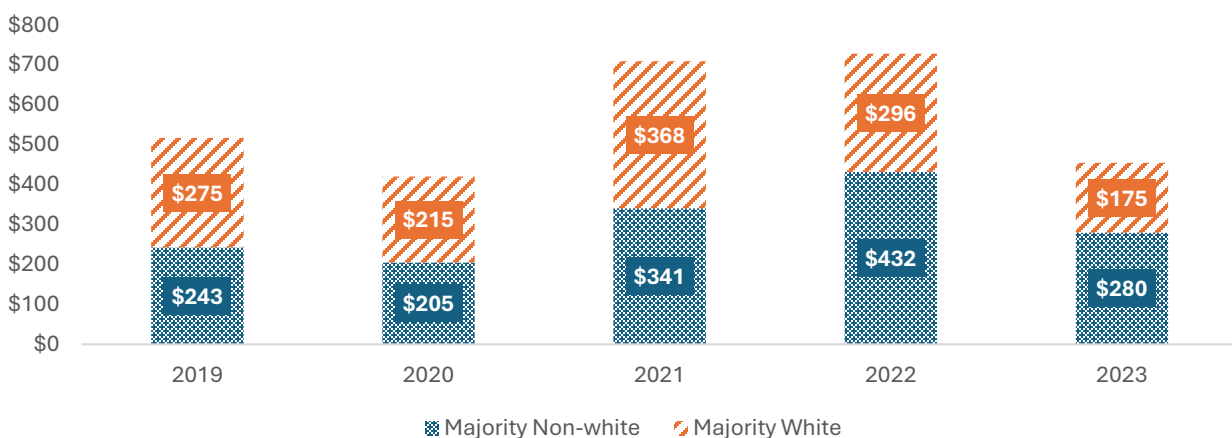
Figure 82: Total Dollars Originated ($M) by Census Tract Race and Ethnicity, Collar Counties
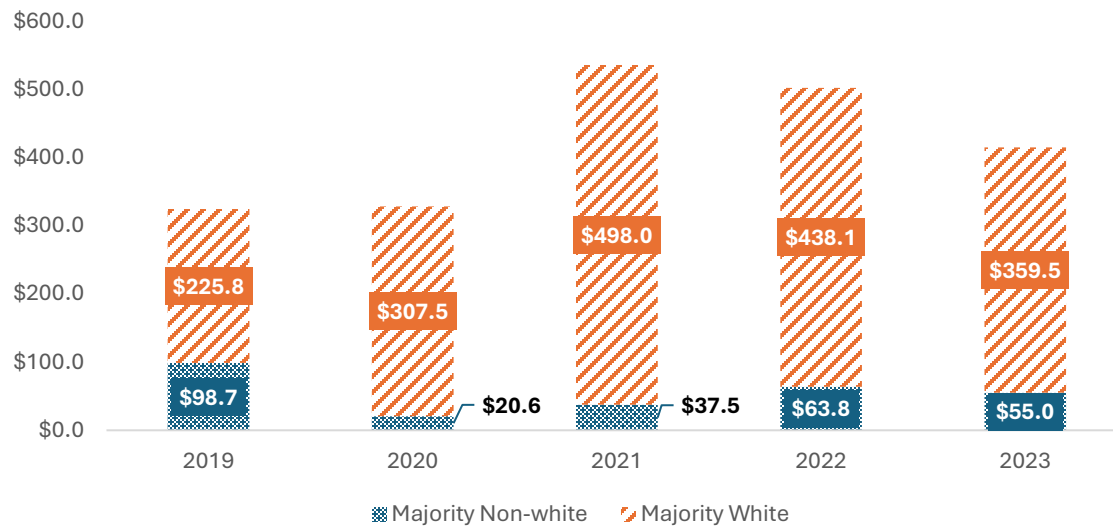
B.1.2.4. Gender

2019

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	687	512	66	7.0%	$81.7
Male	1,361	940	150	9.0%	$160.3

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	305	190	54	7.2%	$33.6
Male	827	552	93	8.3%	$86.6

2020

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	587	388	91	9.4%	$65.0
Male	1,200	780	170	10.1%	$142.1

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	287	200	32	10.1%	$37.1
Male	828	524	108	10.7%	$93.6

2021

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	1,078	803	141	5.8%	$142.1
Male	1,815	1,276	248	6.7%	$244.0

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	458	293	68	7.0%	$60.6
Male	1,144	807	162	5.9%	$159.4

2022

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	5,919	681	116	7.7%	$130.7
Male	6,088	1,187	243	8.1%	$240.8

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	427	286	53	8.0%	58.49
Male	1,099	731	164	8.2%	$158.8

2023

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	583	410	75	9.9%	75.57
Male	1,097	742	205	8.1%	$146.0

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	300	232	44	6.0%	51.6
Male	805	545	134	10.4%	$128.6

Figure 83: Application Count by Gender, Philadelphia

	2019	2020	2021	2022	2023
Male	1,361	1,200	1,815	1,700	1,097
Female	687	587	1,078	934	583
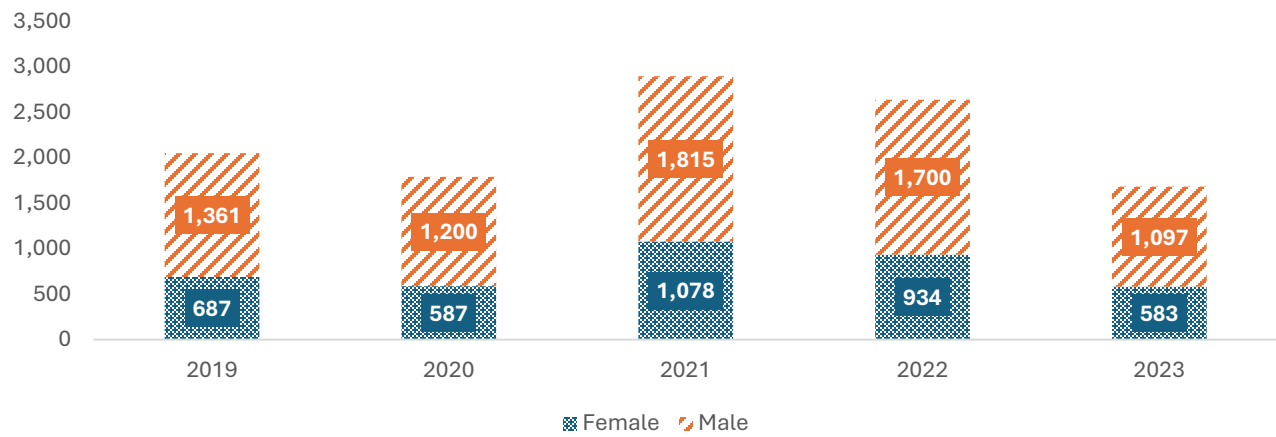
Figure 84: Application Count by Gender, Collar Counties

	2019	2020	2021	2022	2023
Male	827	828	1,144	1,099	805
Female	305	287	458	427	300

Figure 85: Origination Count by Gender, Philadelphia

	2019	2020	2021	2022	2023
Male	940	780	1,276	1,187	742
Female	512	388	803	681	410
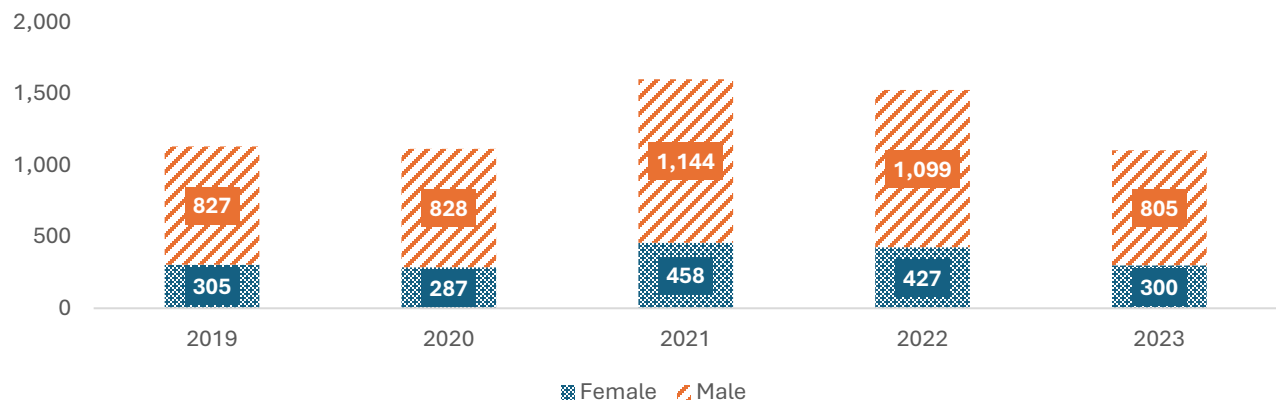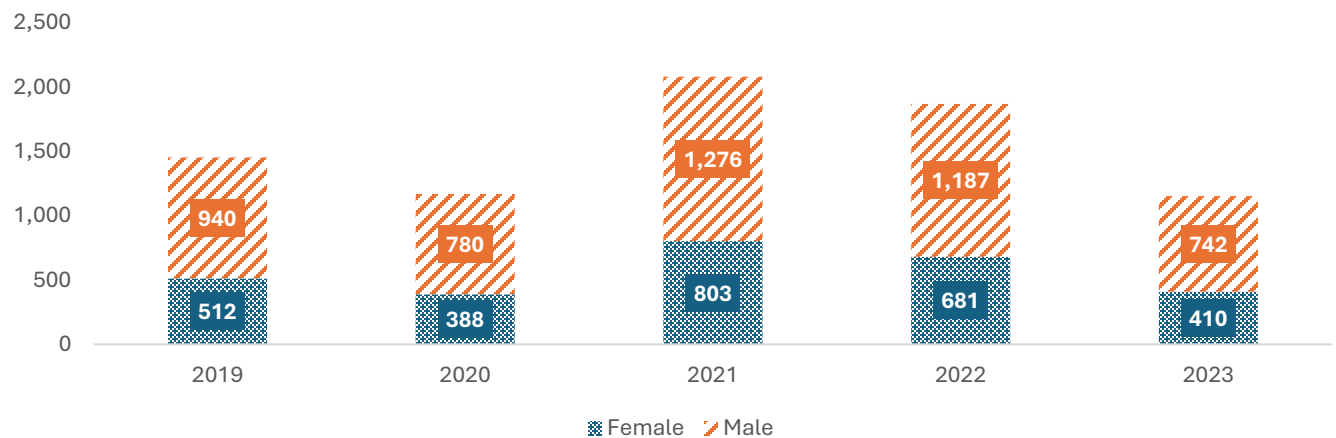
Figure 86: Origination Count by Gender, Collar Counties

	2019	2020	2021	2022	2023
Male	552	524	807	731	545
Female	190	200	293	286	232
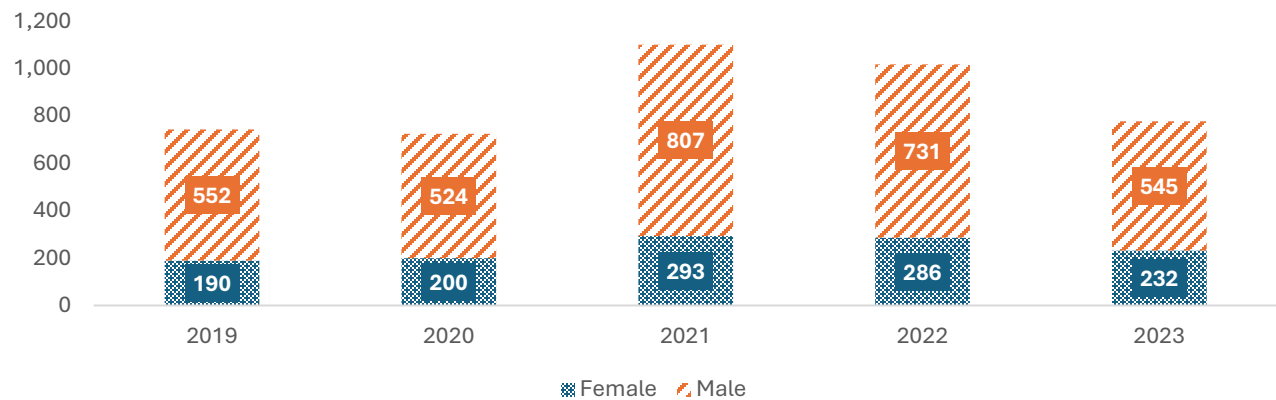
Figure 87: Withdrawal Count by Gender, Philadelphia

	2019	2020	2021	2022	2023
Male	150	170	248	243	205
Female	66	91	141	116	75
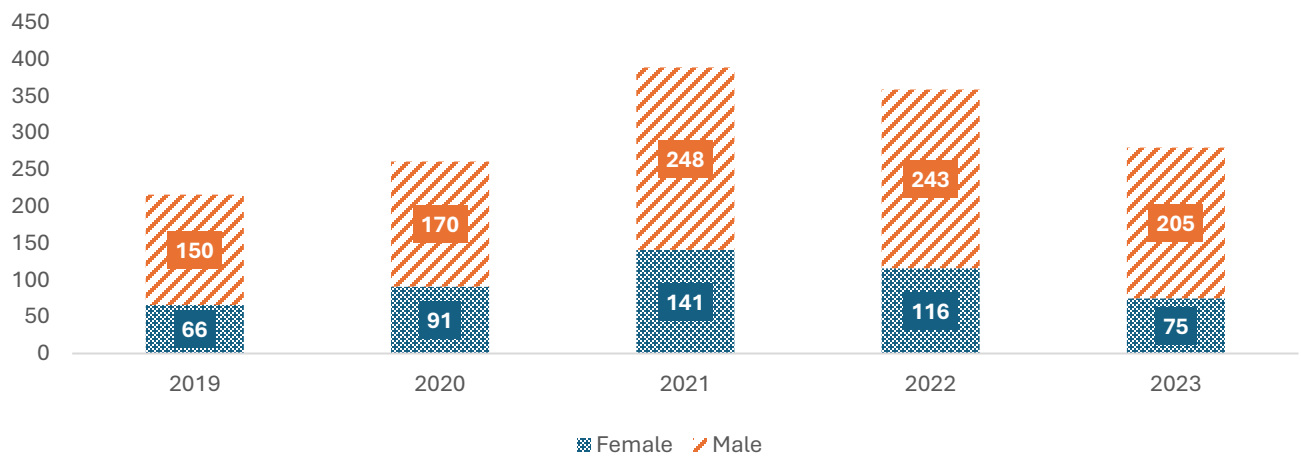
Figure 88: Withdrawal Count by Gender, Collar Counties

	2019	2020	2021	2022	2023
Male	93	108	162	164	134
Female	54	32	68	53	44
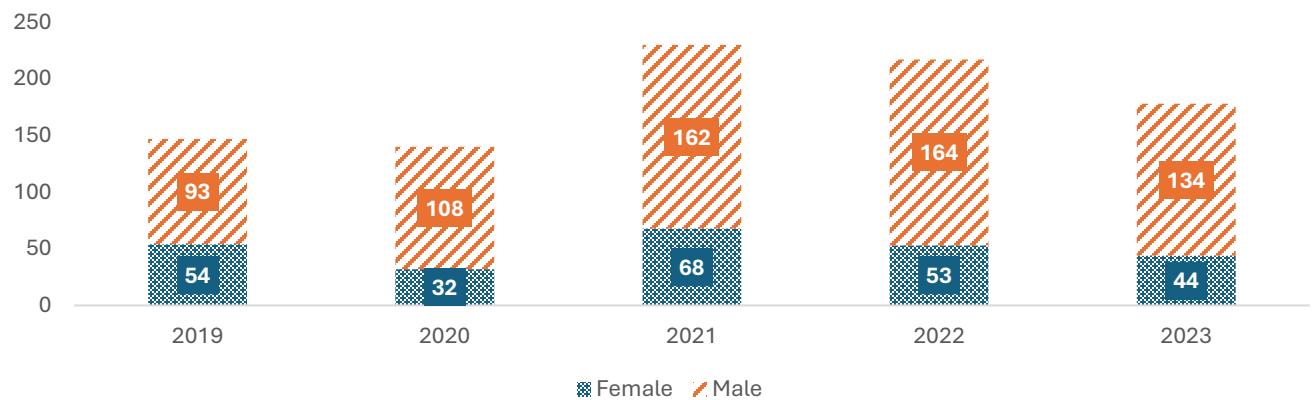
Figure 89: Denial Rate by Gender, Philadelphia
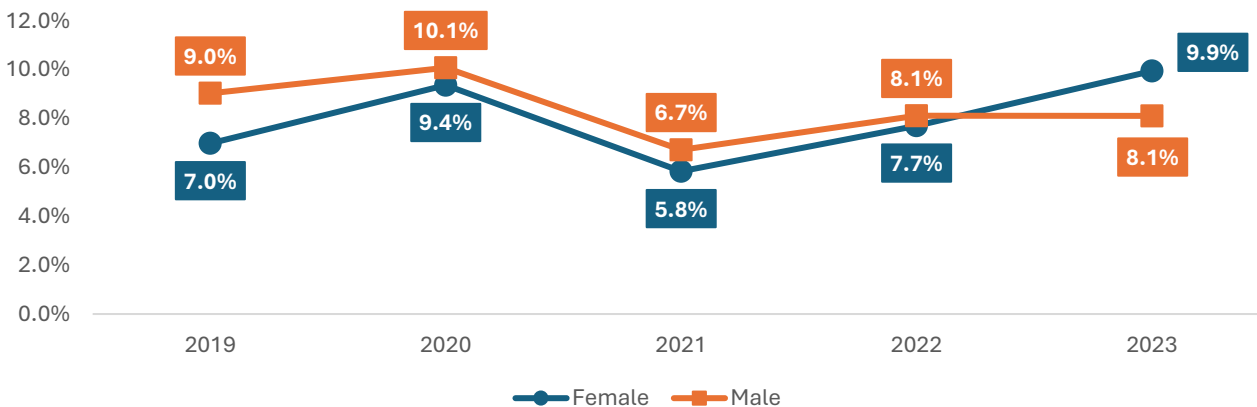
Figure 90: Denial Rate by Gender, Collar Counties
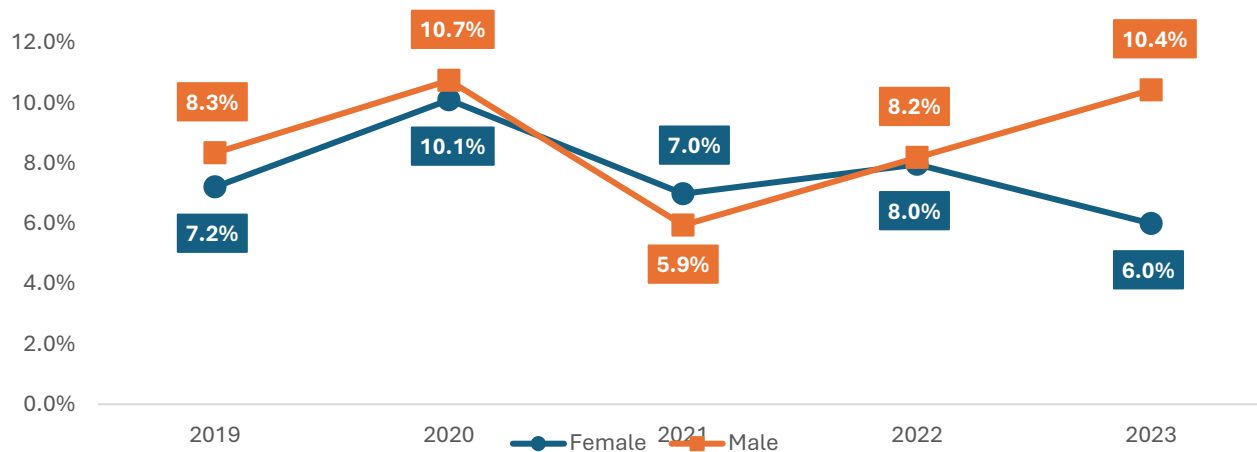
Figure 91: Total Dollars Originated ($M) by Gender, Philadelphia
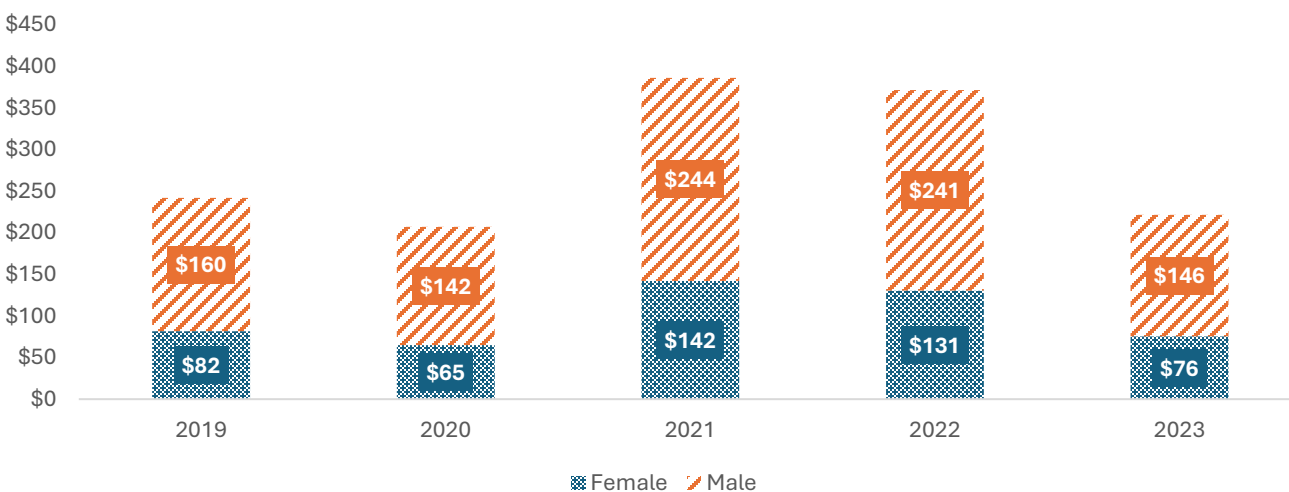
Figure 92: Total Dollars Originated ($M) by Gender, Collar Counties
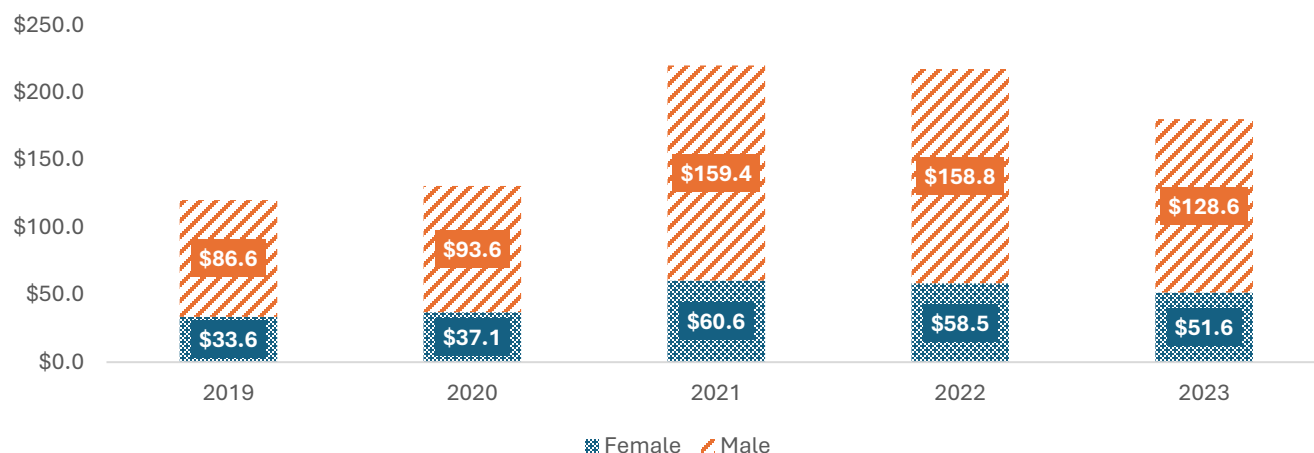
B.1.3. Home Refinance Lending, Philadelphia v. Collar Counties

Due to the high prevalence of homeownership within the Collar Counties relative to Philadelphia, application and origination counts for home refinance loans are significantly higher in the Collar Counties. The higher origination value – both in absolute and loan-level average terms – for these loans is another indicator of the relatively higher home values of owner-occupied homes in the Collar Counties. When comparing along lines of race, ethnicity and income, Philadelphia's refinance originations are much more diverse relative to the Collar Counties – a reminder that homeownership in Philadelphia remains a much more accessible form of housing tenure regardless of demographic or economic status.

Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	21,932	9,815	3,197	24.2%	$1,914.2
2020	38,100	19,632	5,601	15.4%	$4,662.4
2021	39,547	19,680	5,512	17.4%	$4,365.4
2022	18,062	7,352	2,990	25.8%	$1,347.3
2023	9,644	3,686	1,466	31.0%	$499.4

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	58,577	31,384	8,098	15.6%	$8,141.4
2020	132,963	77,914	17,882	9.8%	$22,382.9
2021	132,083	78,207	16,688	10.2%	$22,161.1
2022	42,489	22,135	6,465	16.6%	$5,736.1
2023	20,915	10,749	2,838	20.9%	$2,230.2

Figure 93: Total Application Population by Year, Collar Counties
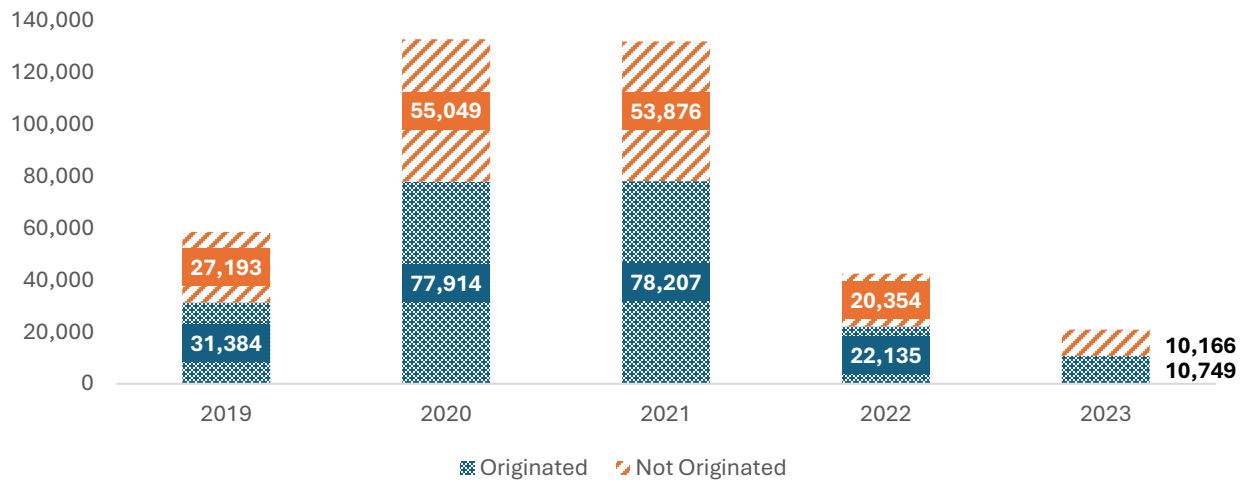
Figure 94: Withdrawals by Year
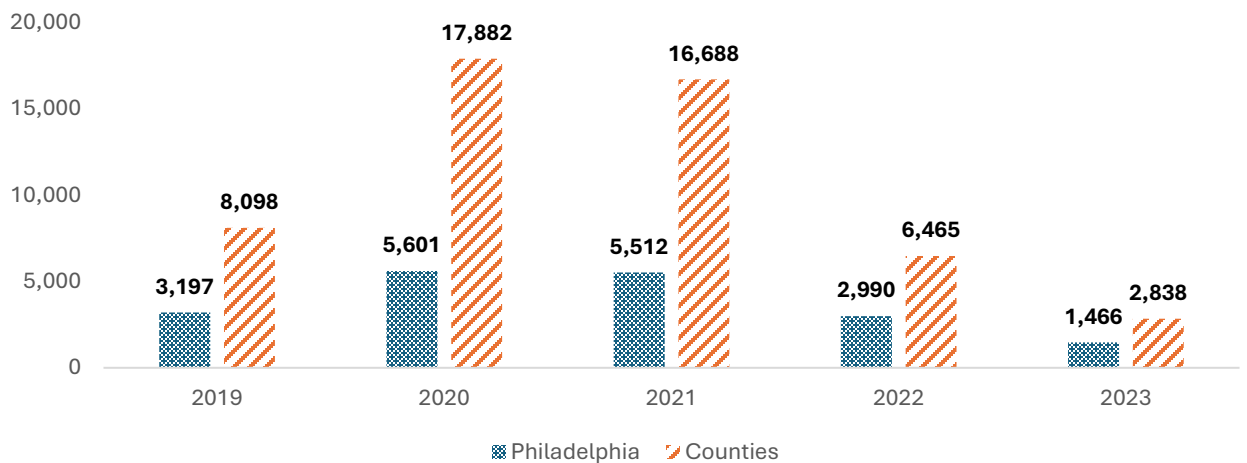
Figure 95: Denial Rate by Year
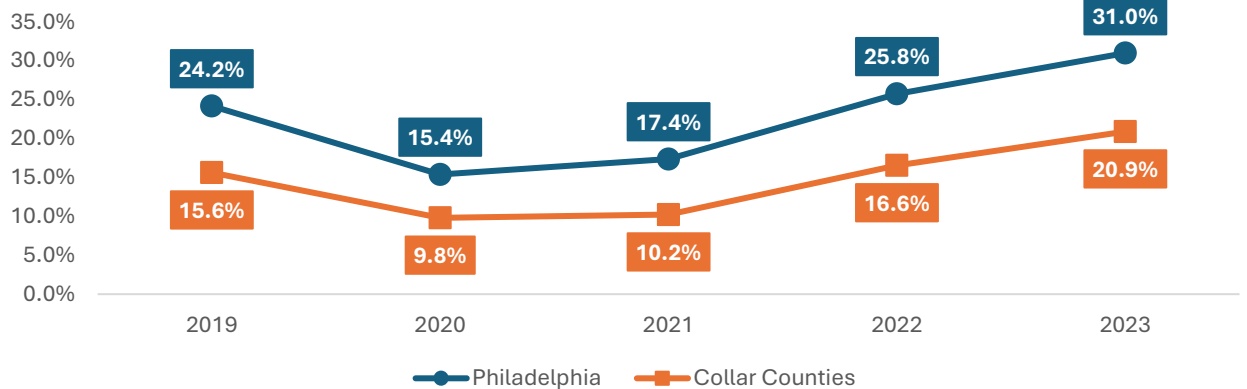
Figure 96: Total Dollars Loaned ($M) for by Year
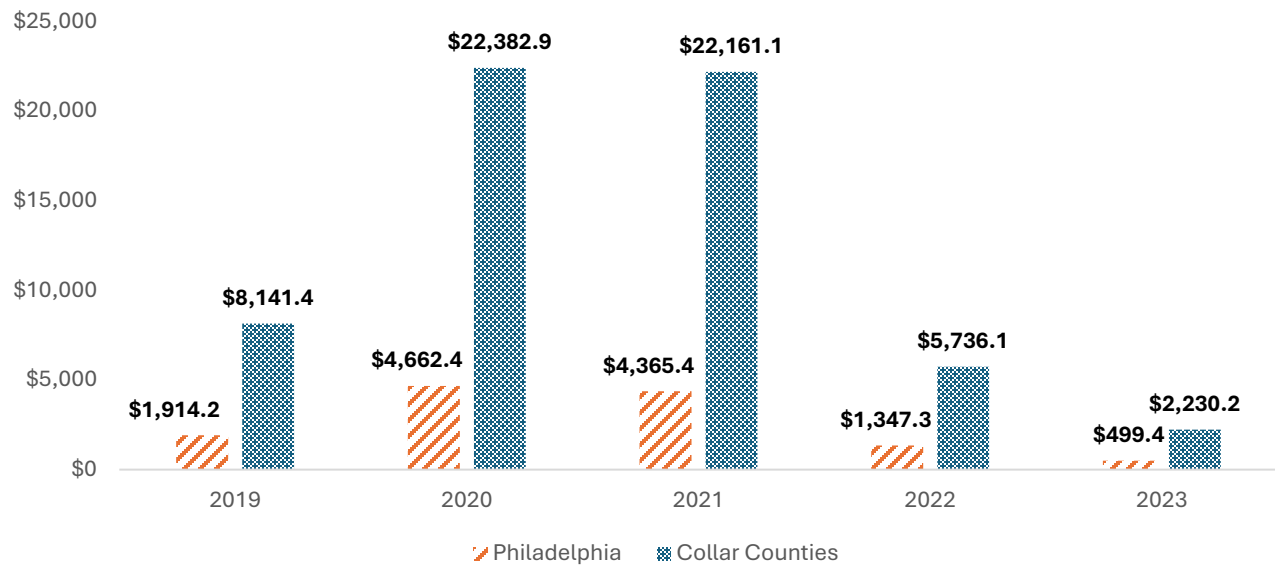
B.1.3.1. Race and Ethnicity

2019

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	1,057	480	143	27.1%	$101.2
Black	5,117	1,875	848	34.4%	$235.2
Hispanic	1,305	518	191	32.8%	$70.9
White	9,301	5,156	1,277	17.8%	$1,139.2
Other	341	156	51	28.2%	$43.6

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	2,595	1,450	355	16.8%	$442.8
Black	2,522	1,018	481	27.0%	$203.7
Hispanic	1,002	430	176	26.1%	$101.2
White	40,214	23,604	5,545	14.7%	$6,067.3
Other	823	442	124	19.3%	$125.0

2020

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	2,256	1,127	404	15.8%	$293.1
Black	5,940	2,522	924	26.5%	$391.0
Hispanic	1,991	925	313	21.8%	$156.0
White	18,643	11,250	2,655	11.3%	$2,890.6
Other	695	401	119	13.1%	$119.1

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	8,780	5,118	1,347	9.4%	$1,666.7
Black	4,179	1,985	712	19.0%	$456.2
Hispanic	2,151	1,113	363	14.3%	$287.9
White	89,526	57,486	11,967	9.2%	$16,370.5
Other	2,107	1,307	307	9.2%	$412.6

2021

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	2,259	1,166	391	17.6%	$281.4
Black	8,315	3,603	1,256	25.9%	$554.6
Hispanic	2,605	1,200	413	21.7%	$202.6
White	16,016	9,672	2,132	12.8%	$2,408.8
Other	650	346	102	17.1%	$95.0

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	6,889	4,160	1,054	10.1%	$1,373.6
Black	5,564	2,719	910	18.9%	$598.6
Hispanic	2,673	1,421	399	16.2%	$366.6
White	85,201	56,426	10,767	9.6%	$15,901.0
Other	2,033	1,279	272	10.0%	$396.1

2022

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	780	330	125	26.4%	$75.8
Black	5,489	2,066	943	31.5%	$282.4
Hispanic	1,406	517	253	31.4%	$76.1
White	5,493	2,878	896	18.9%	$611.4
Other	213	100	31	22.1%	$26.6

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	1,485	780	254	17.2%	$245.6
Black	3,067	1,227	581	26.5%	$252.0
Hispanic	1,047	457	193	22.5%	$105.6
White	27,120	15,905	4,042	15.0%	$4,115.0
Other	623	326	102	19.1%	$84.9

2023

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	359	131	50	35.1%	$24.0
Black	2,521	1,081	534	35.8%	$132.5
Hispanic	670	297	139	35.7%	$33.7
White	1,787	1,419	403	24.8%	$204.1
Other	143	36	16	35.5%	$6.5

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	710	331	99	25.5%	$91.5
Black	1,744	662	300	30.6%	$110.4
Hispanic	520	213	73	33.7%	$37.9
White	13,497	7,897	1,743	19.1%	$1,626.7
Other	301	149	43	23.6%	$32.7

Figure 97: Application Count by Race and Ethnicity, Philadelphia
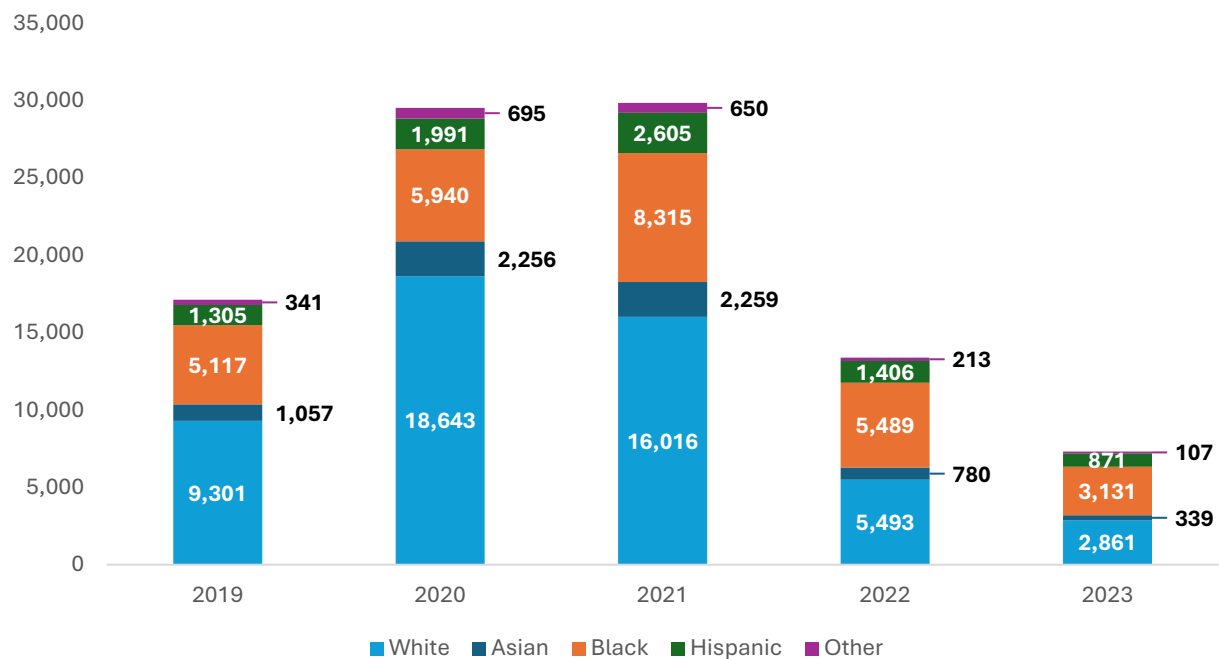
Figure 98: Application Count by Race and Ethnicity, Collar Counties
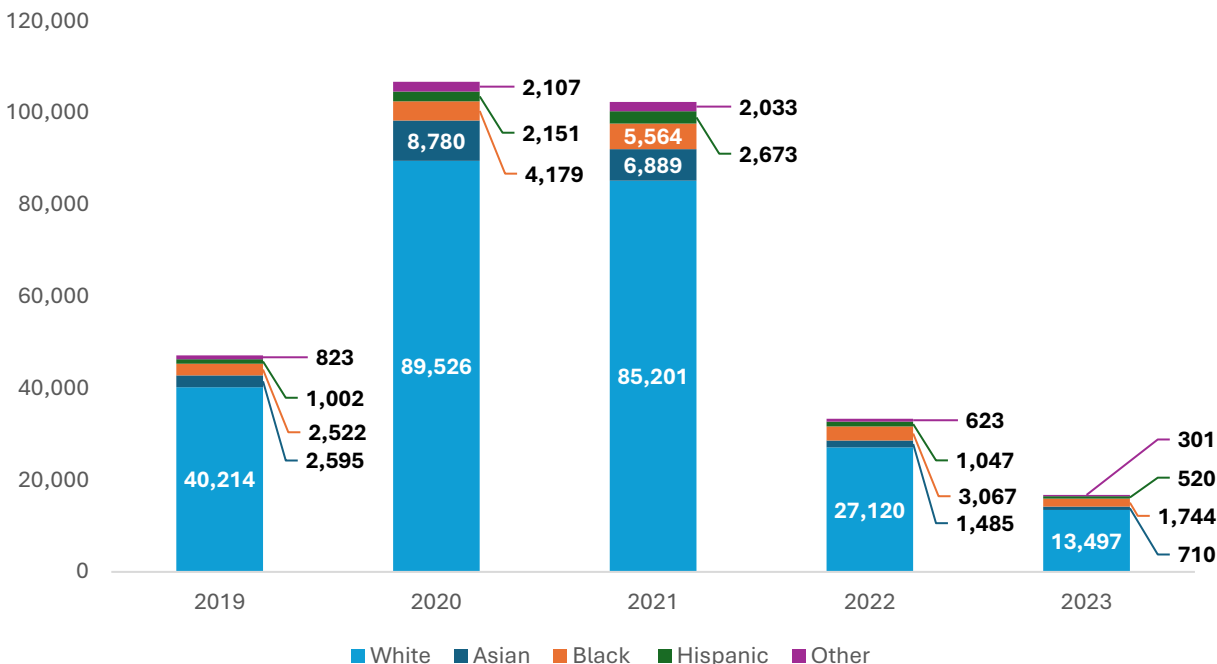
Figure 99: Origination Count by Race and Ethnicity, Philadelphia
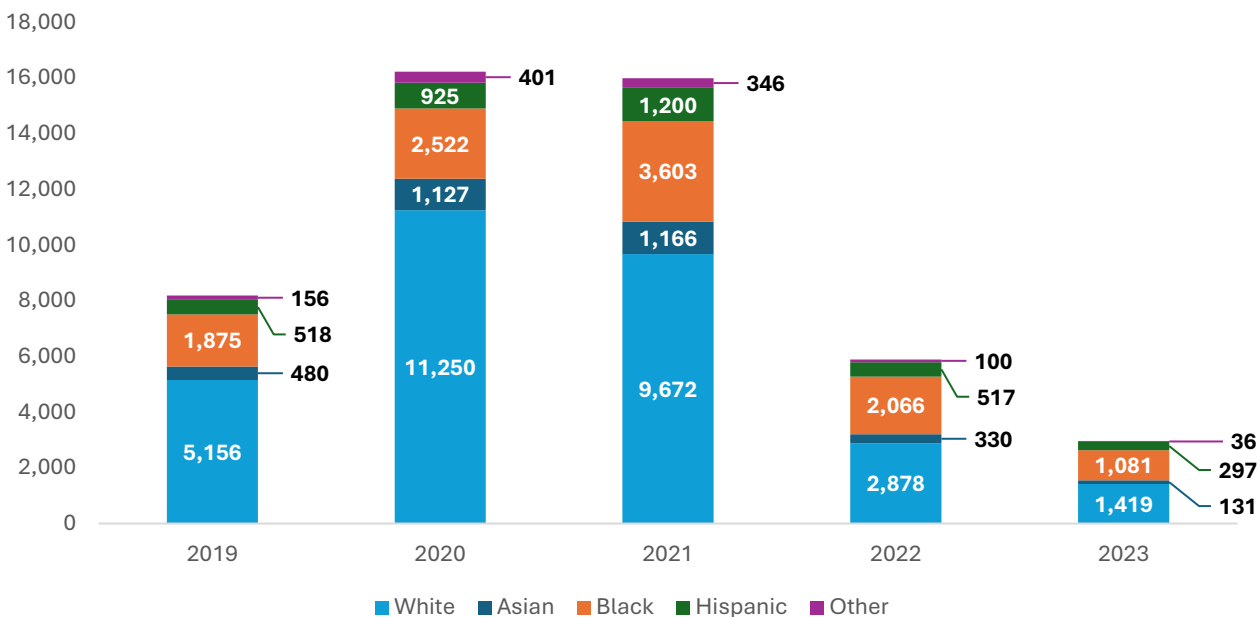
Figure 100: Origination Count by Race and Ethnicity, Collar Counties
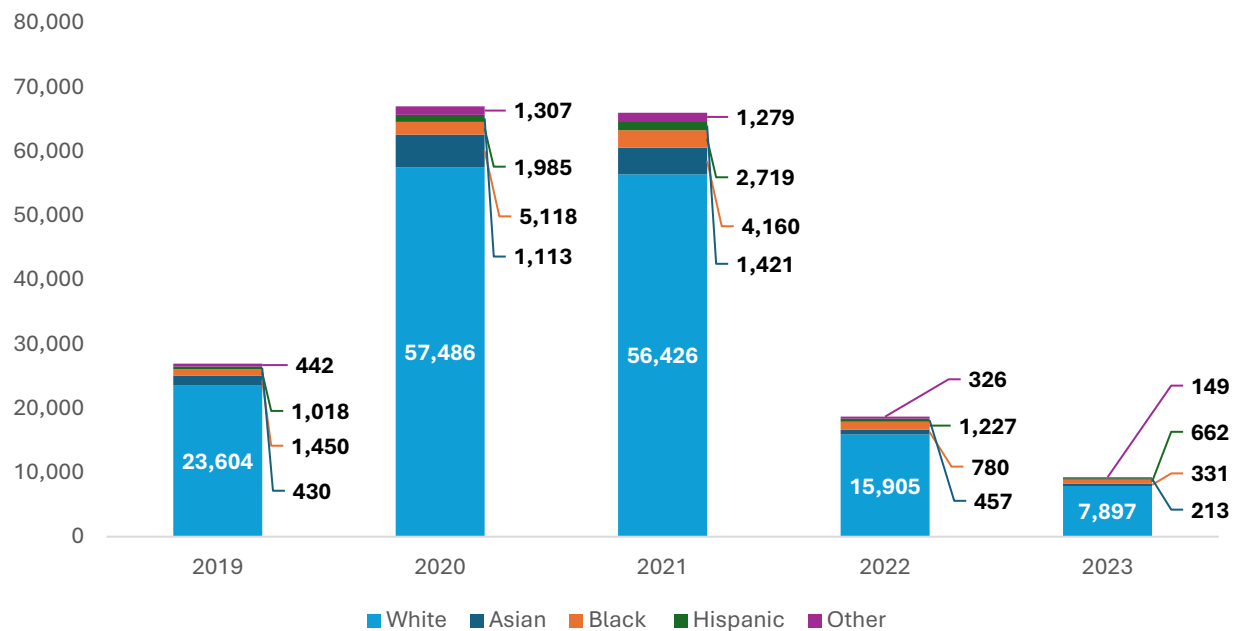
Figure 101: Withdrawal Count by Race and Ethnicity, Philadelphia
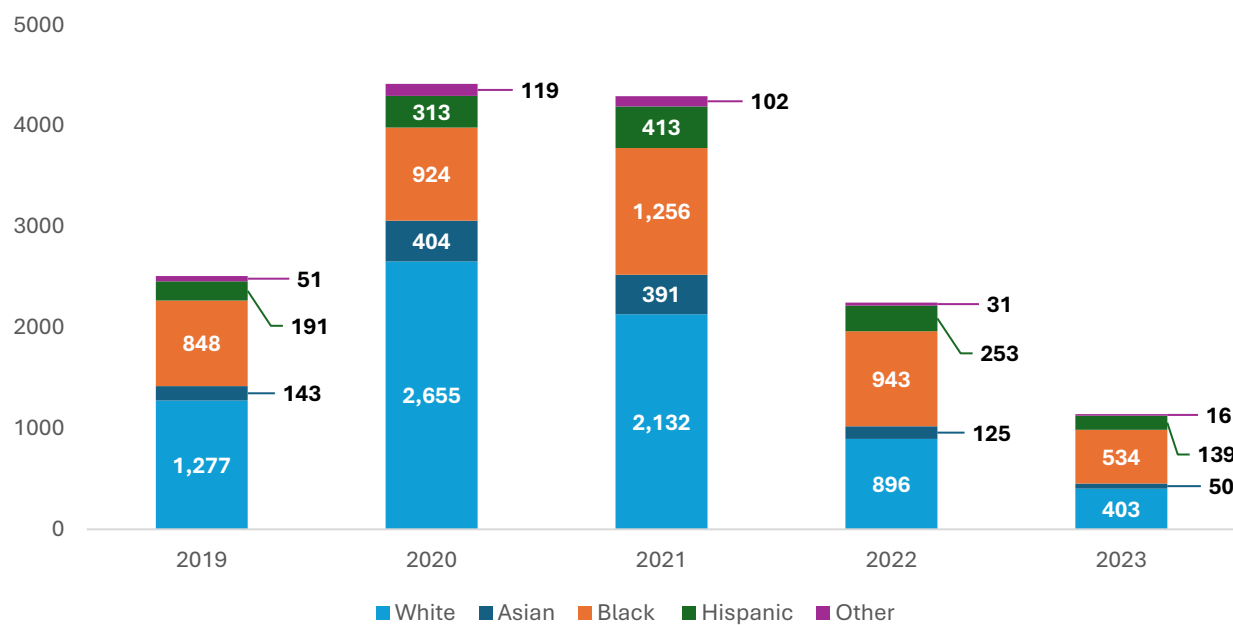
Figure 102: Withdrawal Count by Race and Ethnicity, Collar Counties
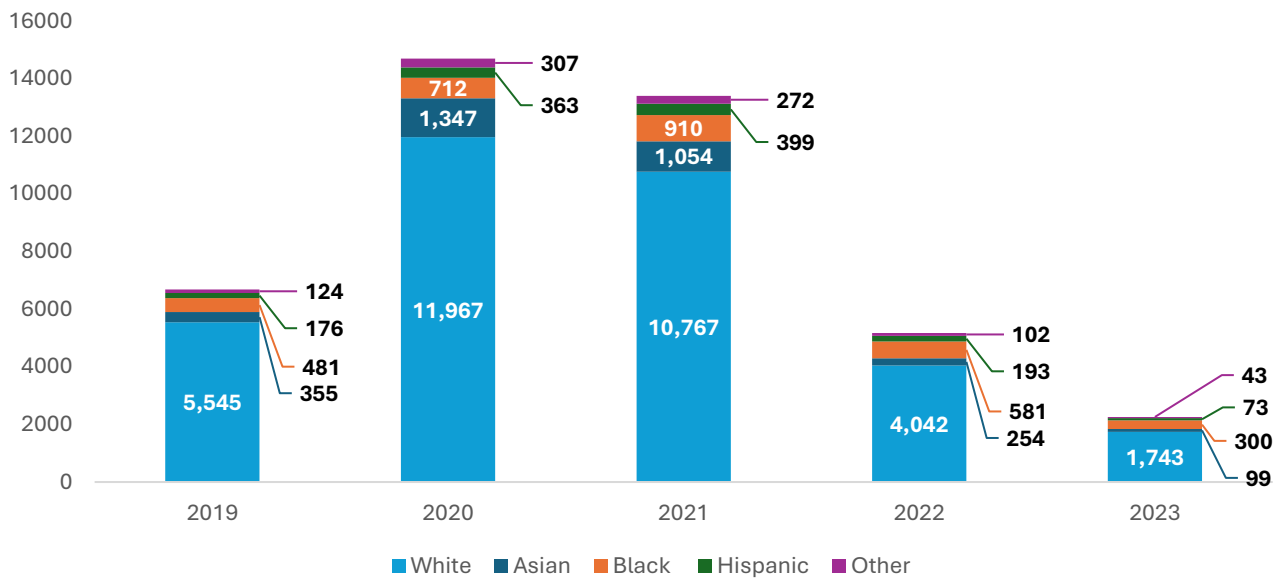
Figure 103: Denial Rate by Race and Ethnicity, Philadelphia
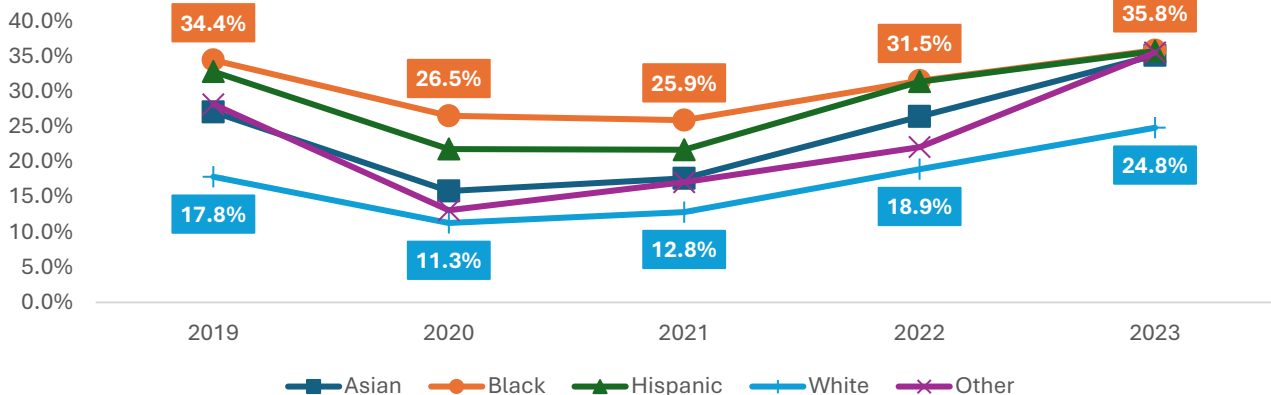
Figure 104: Denial Rate by Race and Ethnicity, Collar Counties
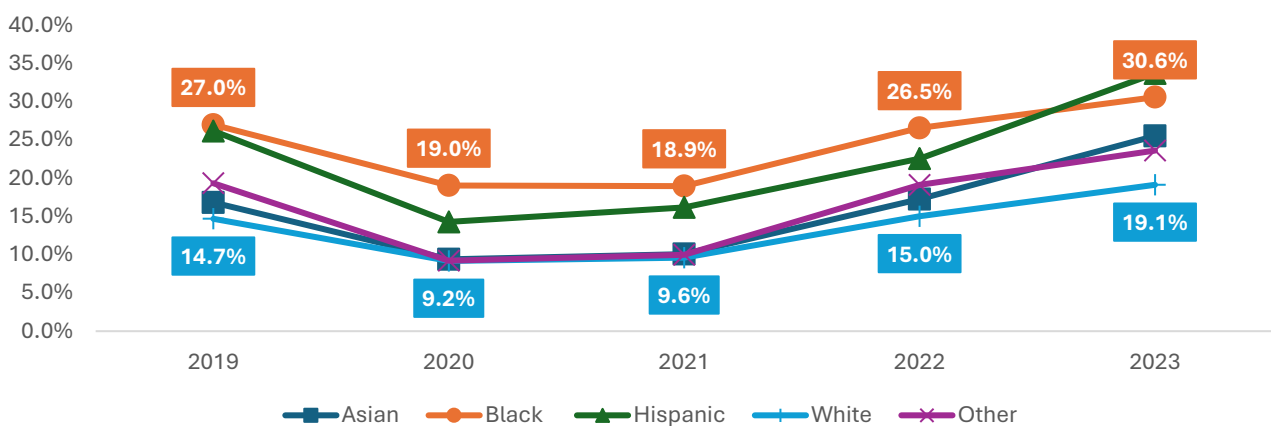
Figure 105: Total Dollars Originated ($M) by Race and Ethnicity, Philadelphia
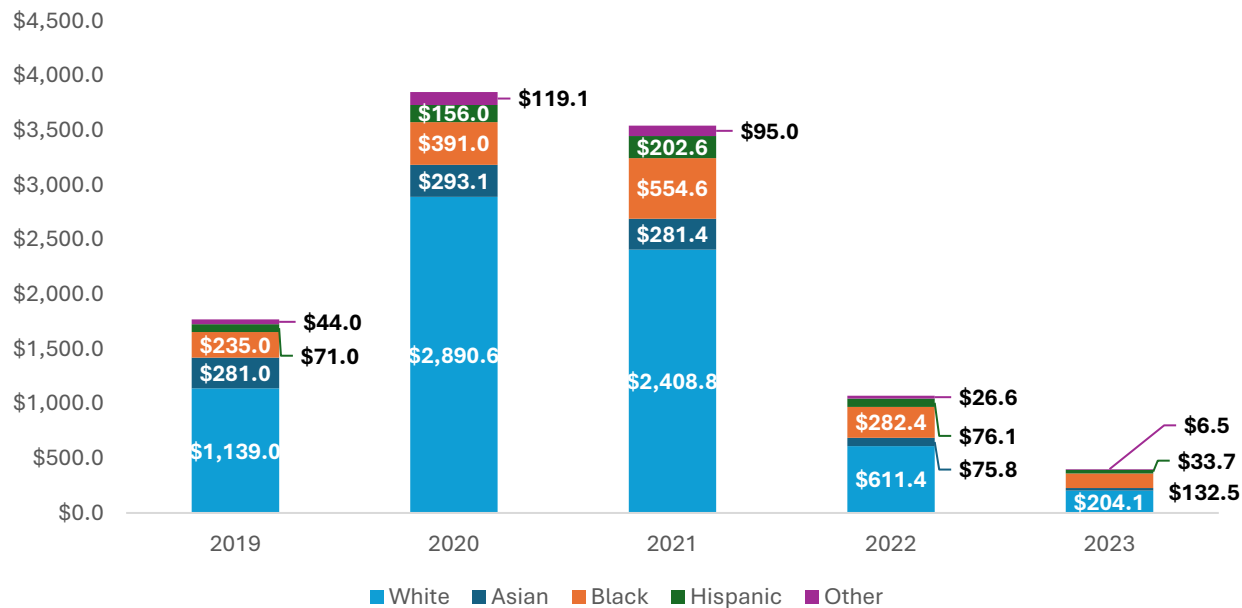
Figure 106: Total Dollars Originated ($M) by Race and Ethnicity, Collar Counties
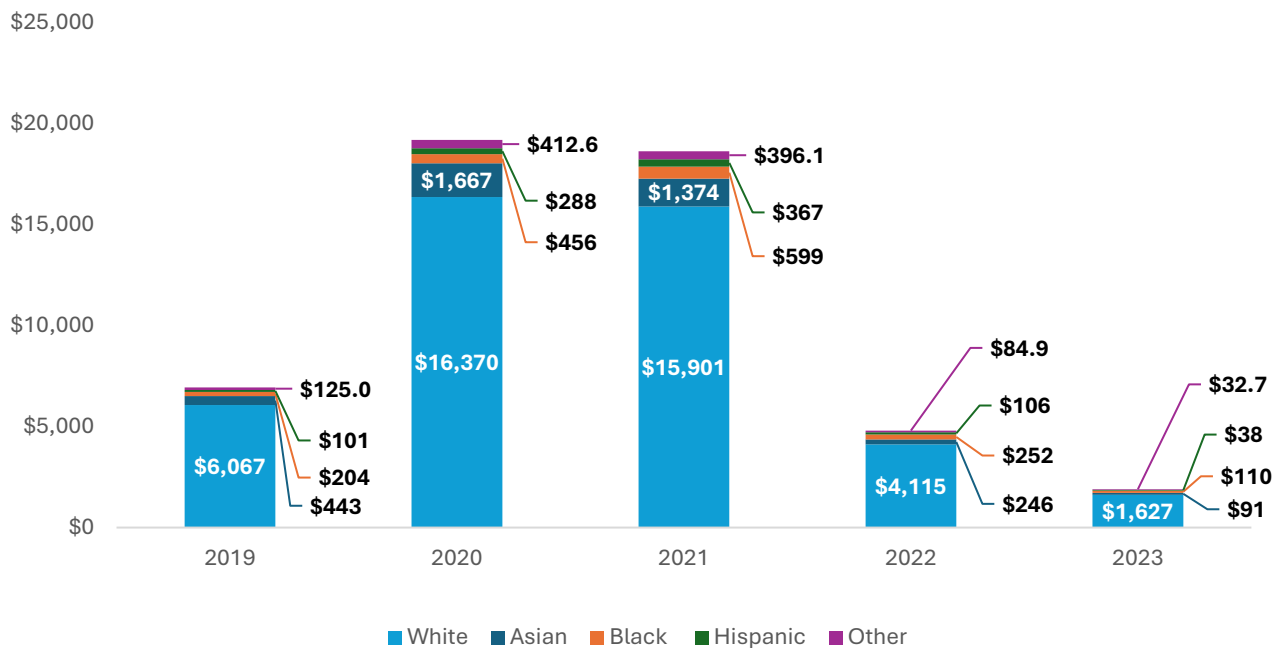
B.1.3.2. Applicant Income[3]

2019

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	5,199	1,750	763	38.8%	$201.1
MUI	14,717	7,460	2,184	20.7%	$1,589.3

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	20,405	9,672	3,100	23.3%	$1,763.8
MUI	32,646	19,668	4,459	12.1%	$5,812.2

2020

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	5,362	1,993	777	32.9%	$274.7
MUI	27,834	15,686	4,183	13.0%	$3,980.5

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	36,884	19,955	5,205	15.3%	$4,131.2
MUI	81,234	51,654	11,130	7.7%	$16,502.9

2021

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	8,515	3,300	1,191	32.0%	$449.2
MUI	25,910	14,605	3,720	14.3%	$3,559.3

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	47,159	26,467	6,649	16.2%	$5,435.0
MUI	69,871	46,707	8,866	7.3%	$15,365.4

2022

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	6,154	2,048	996	36.9%	$249.6
MUI	10,901	5,128	1,908	21.1%	$1,064.0

[3] Each respective geography has unique LMI and MUI classifications based on their population's family incomes.

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	19,871	9,325	3,416	22.6%	$1,783.6
MUI	20,040	12,303	2,904	12.0%	$3,820.7

2023

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	3,400	1,020	544	40.8%	$108.0
MUI	5,883	2,644	900	26.5%	$387.7

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	9,809	4,309	1,466	28.3%	$687.6
MUI	10,159	6,309	1,325	14.5%	$1,509.4

Figure 107: Application Count by Applicant Income, Philadelphia
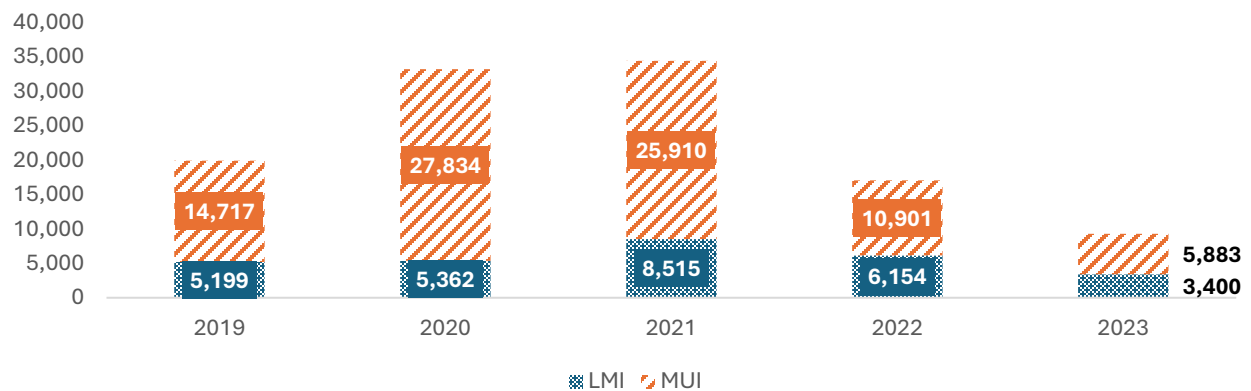
Figure 108: Application Count by Applicant Income, Collar Counties
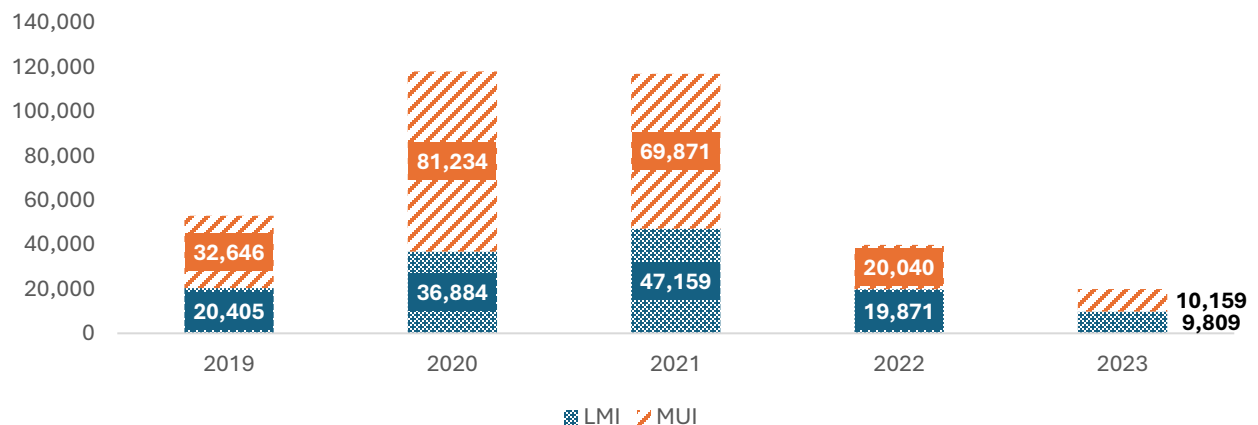
Figure 109: Origination Count by Applicant Income, Philadelphia

	2019	2020	2021	2022	2023
MUI	7,460	15,686	14,605	5,128	2,644
LMI	1,750	1,993	3,300	2,048	1,020

■ LMI ⁄ MUI
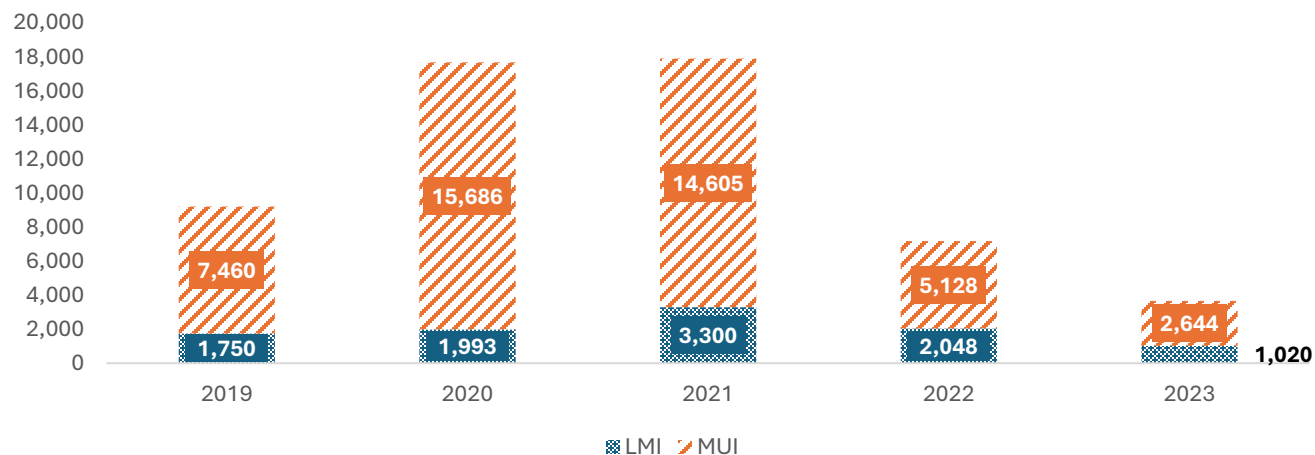
Figure 110: Origination Count by Applicant Income, Collar Counties

	2019	2020	2021	2022	2023
MUI	19,668	51,654	46,707	12,303	6,309
LMI	9,672	19,955	26,467	9,325	4,309

■ LMI ⁄ MUI
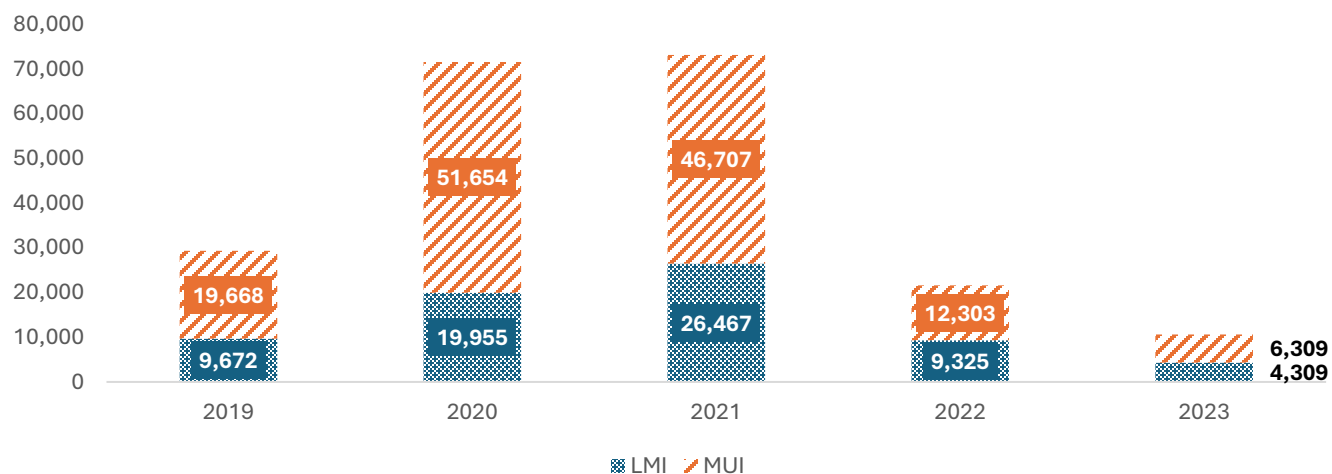
Figure 111: Withdrawal Count by Applicant Income, Philadelphia

	2019	2020	2021	2022	2023
MUI	2,184	4,183	3,720	1,908	900
LMI	763	777	1,191	996	544

■ LMI ⁄ MUI
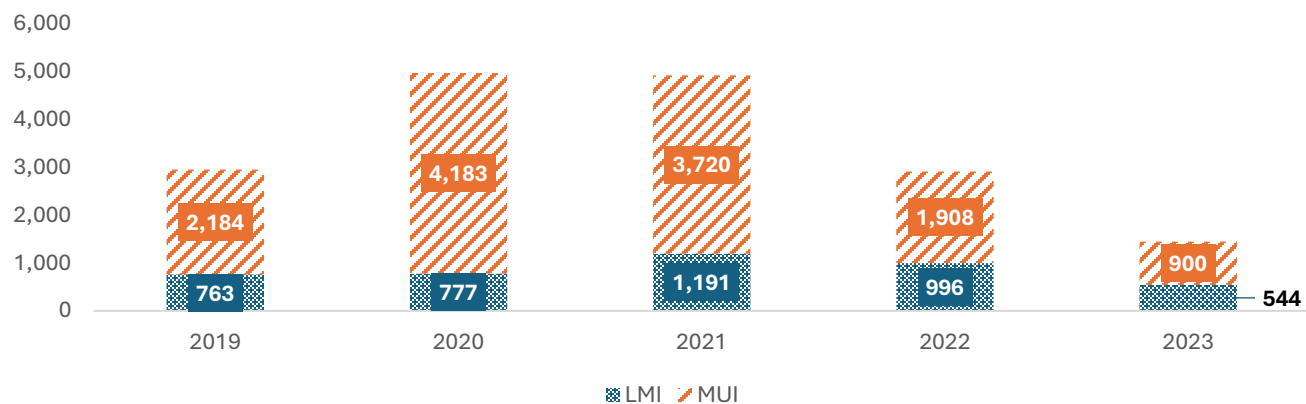
Figure 112: Withdrawal Count by Applicant Income, Collar Counties

Legend: LMI, MUI
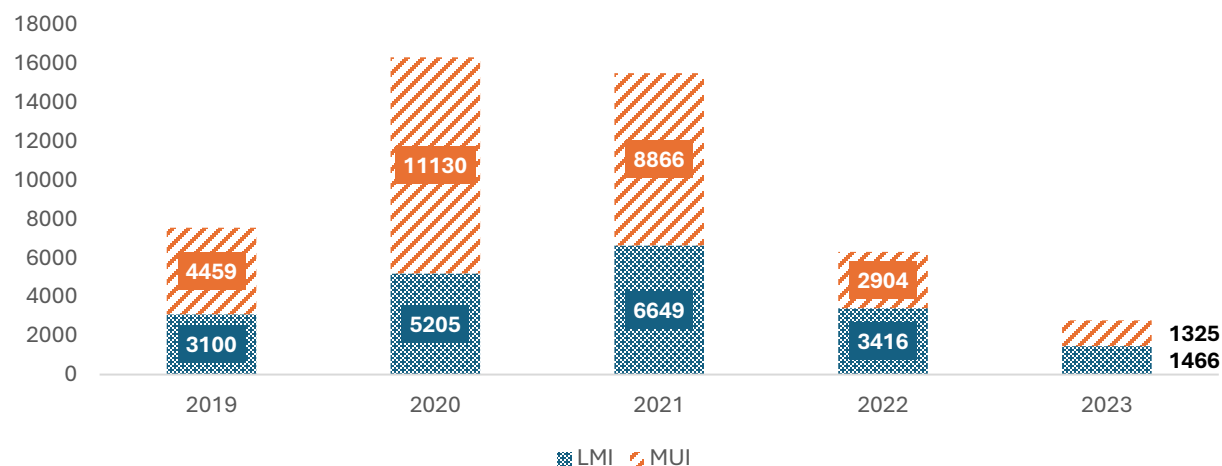
Figure 113: Denial Rate by Applicant Income, Philadelphia

Legend: LMI, MUI
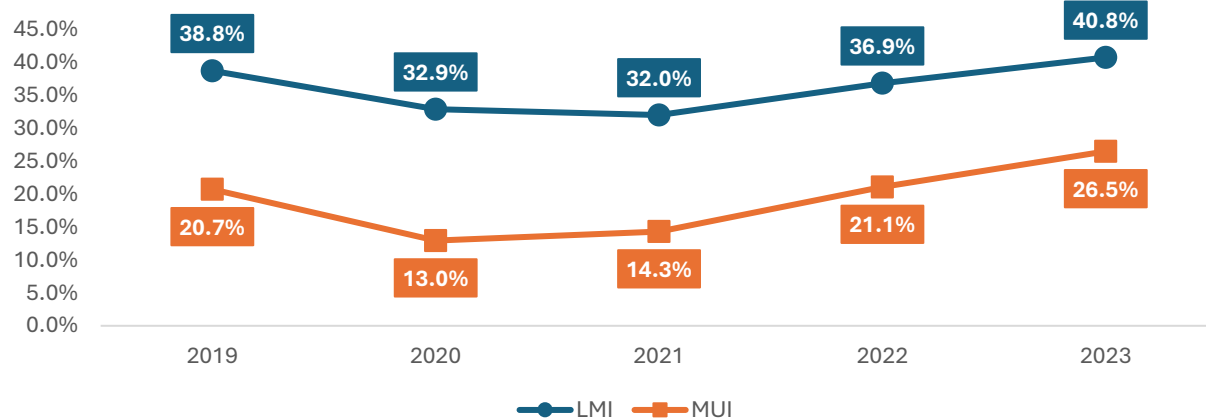
Figure 114: Denial Rate by Applicant Income, Collar Counties

Legend: LMI, MUI
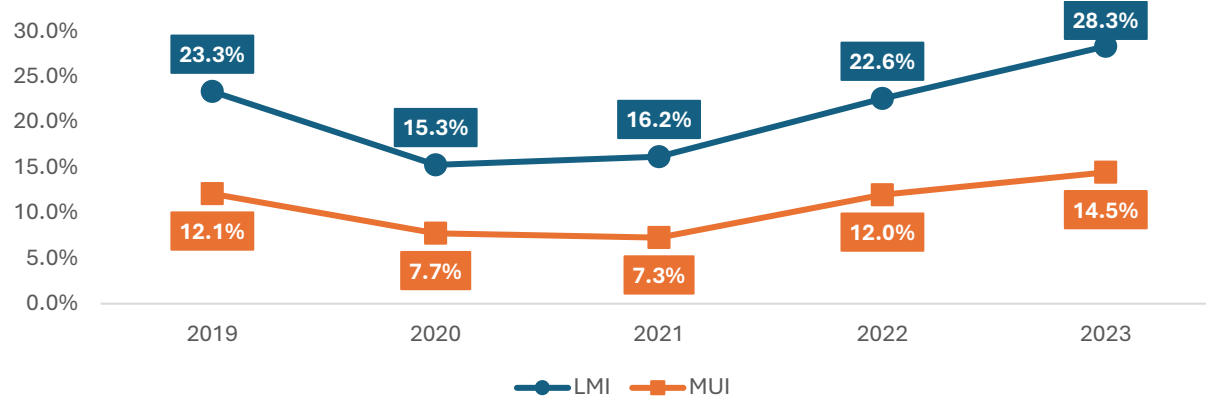
Figure 115: Total Dollars Originated ($M) by Applicant Income, Philadelphia
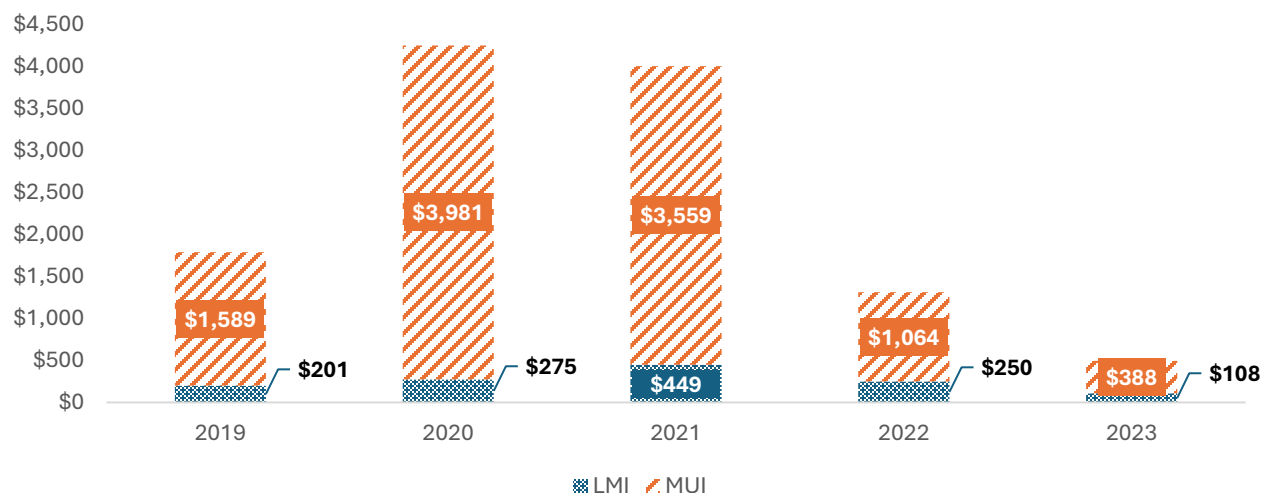
Figure 116: Total Dollars Originated ($M) by Applicant Income, Collar Counties
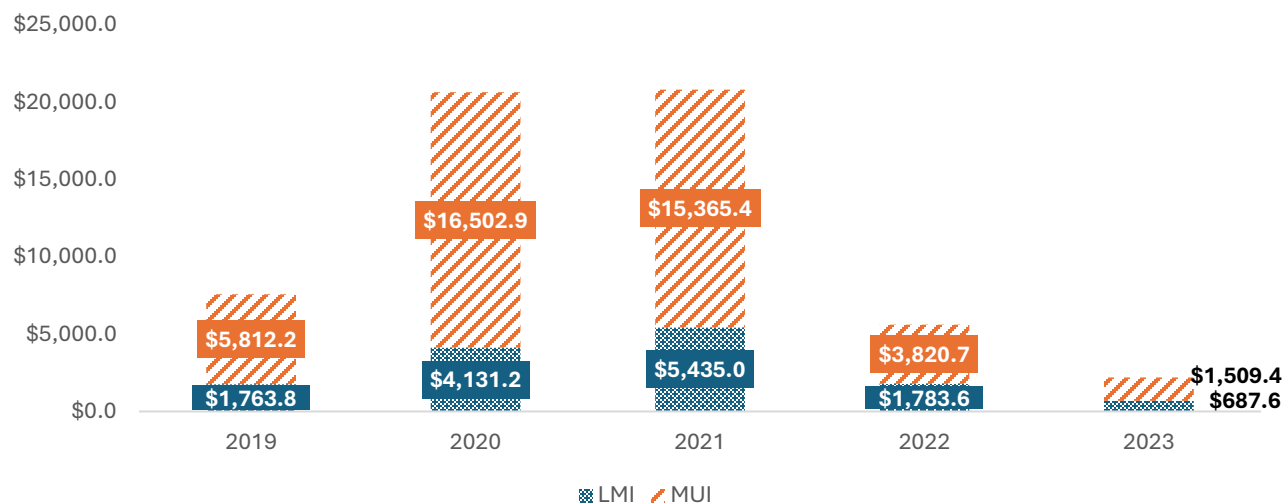
B.1.3.2. Census Tract Race and Ethnicity

2019

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	10,020	3,745	1,543	31.2%	$573.1
White	11,912	6,070	1,654	18.3%	$1,341.1

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	13,808	7,247	1,946	16.2%	$1,975.8
White	44,769	24,137	6,152	15.4%	$6,165.6

2020

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	14,557	6,544	2,248	20.8%	$1,309.2
White	23,543	13,088	3,353	12.1%	$3,353.2

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	3,052	1,363	486	19.6%	$237.0
White	129,911	76,551	17,396	9.6%	$22,145.9

2021

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	17,694	7,638	2,616	22.6%	$1,351.6
White	21,853	12,042	2,896	13.2%	$3,013.8

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	4,239	1,934	675	20.2%	$321.0
White	127,844	76,273	16,013	9.9%	$21,840.1

2022

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	11,170	4,027	1,861	30.1%	$565.4
White	6,892	3,325	1,129	18.6%	$781.9

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	3,385	1,327	595	25.3%	$214.8
White	39,104	20,808	5,870	15.8%	$5,521.3

2023

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	6,127	2,006	1,021	34.2%	$242.6
White	3,517	1,680	445	25.5%	$256.8

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	1,901	673	319	29.5%	$99.7
White	19,014	10,076	2,519	20.0%	$2,130.5

Figure 117: Application Count by Census Tract Race and Ethnicity, Philadelphia
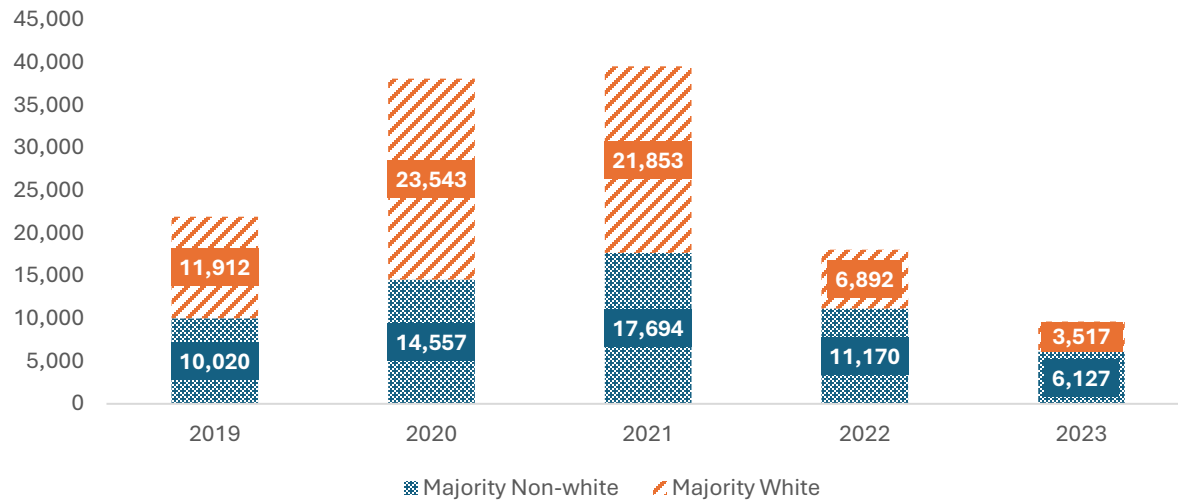
Figure 118: Application Count by Census Tract Race and Ethnicity, Collar Counties
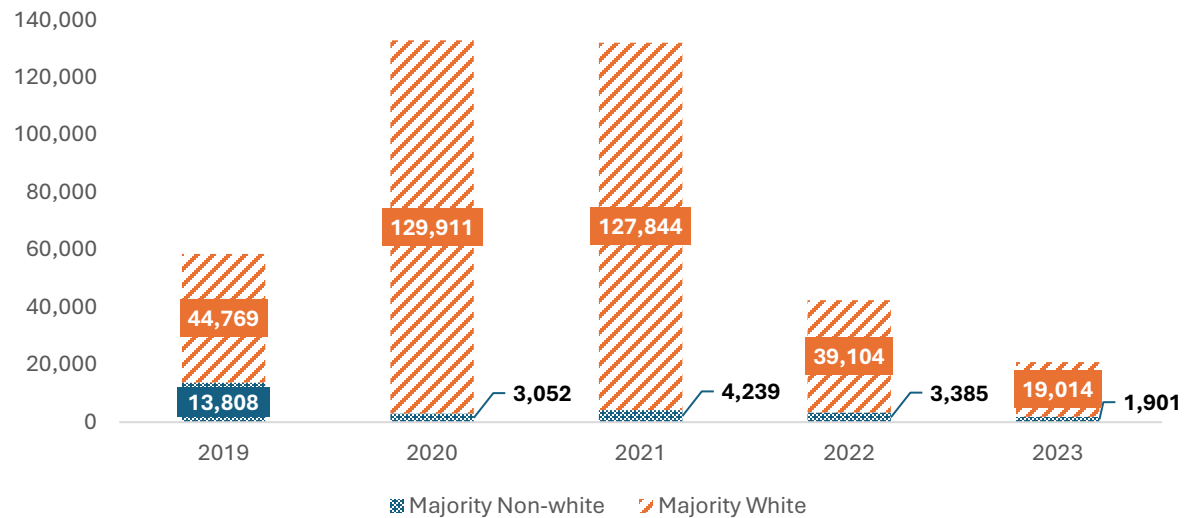
Figure 119: Origination Count by Census Tract Race and Ethnicity, Philadelphia
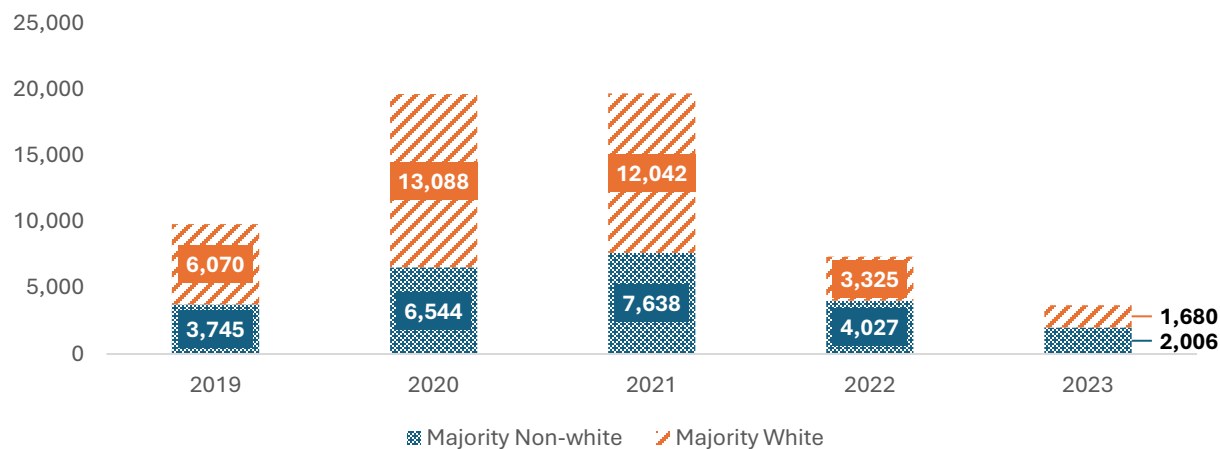
Figure 120: Origination Count by Census Tract Race and Ethnicity, Collar Counties
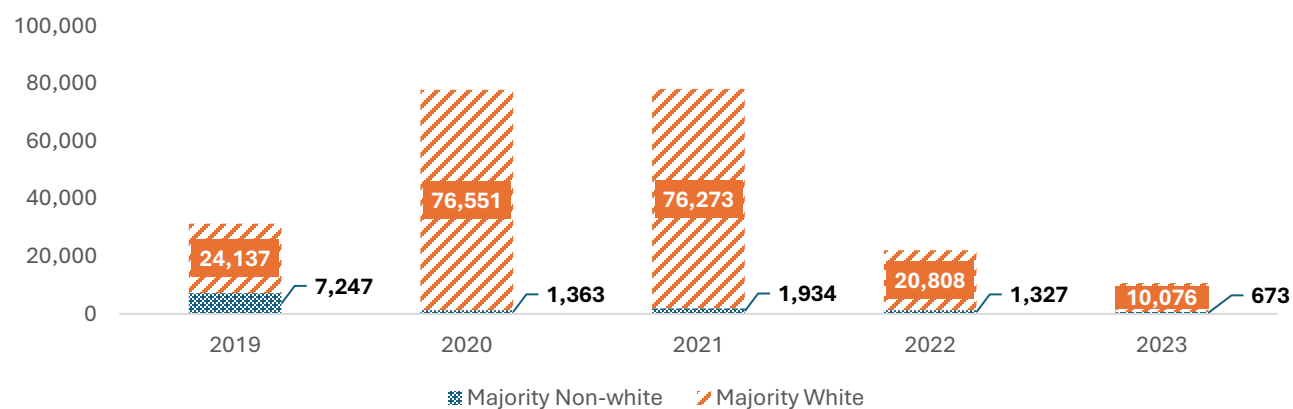
Figure 121: Withdrawal Count by Census Tract Race and Ethnicity, Philadelphia
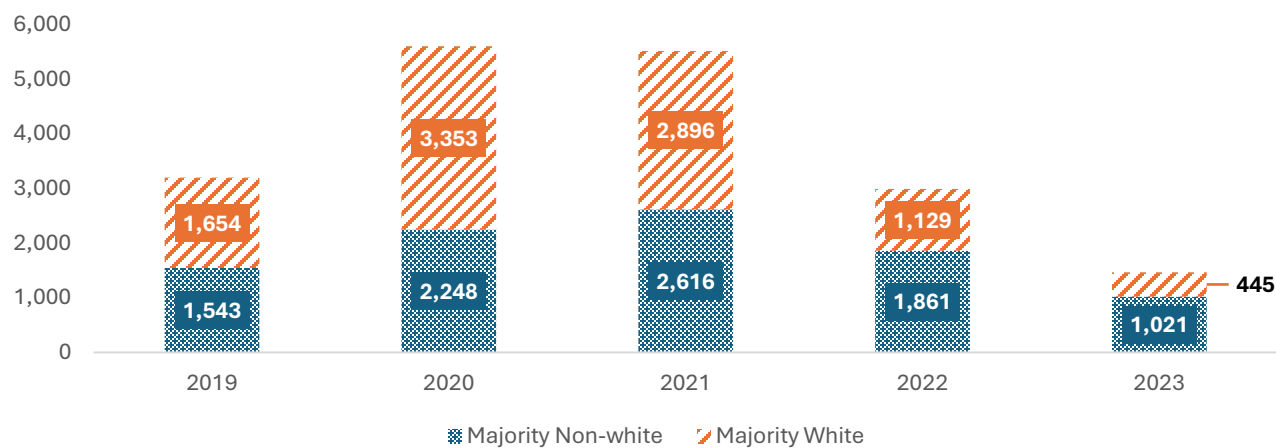
Figure 122: Withdrawal Count by Census Tract Race and Ethnicity, Collar Counties

Majority Non-white | Majority White
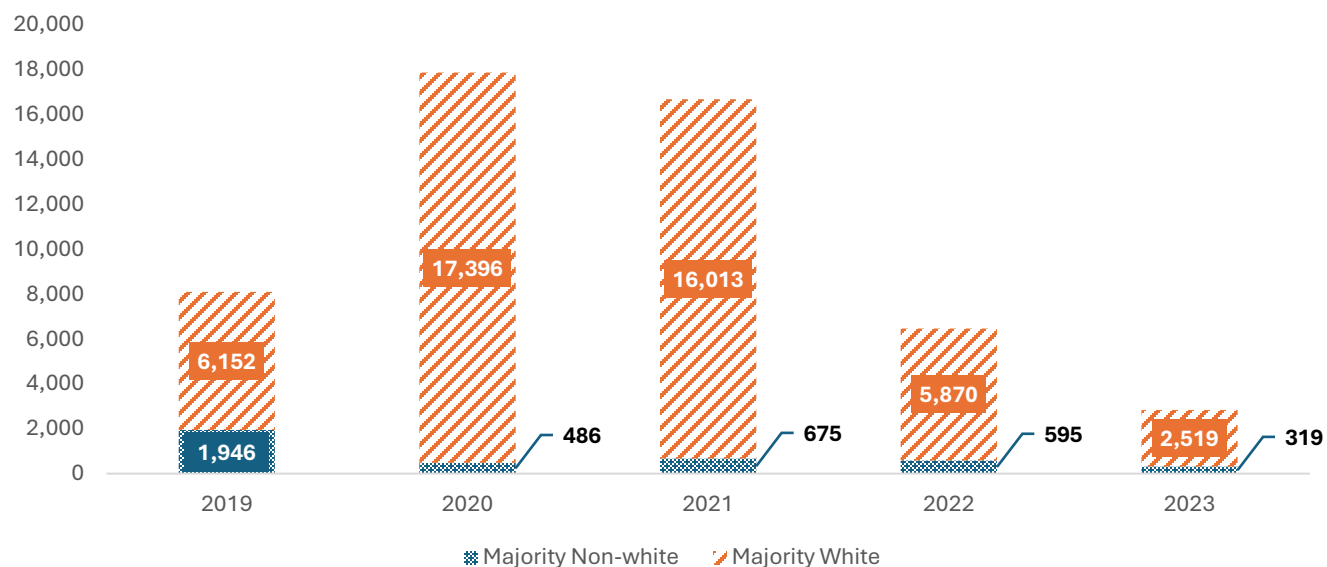
Figure 128: Denial Rate by Census Tract Race and Ethnicity, Philadelphia
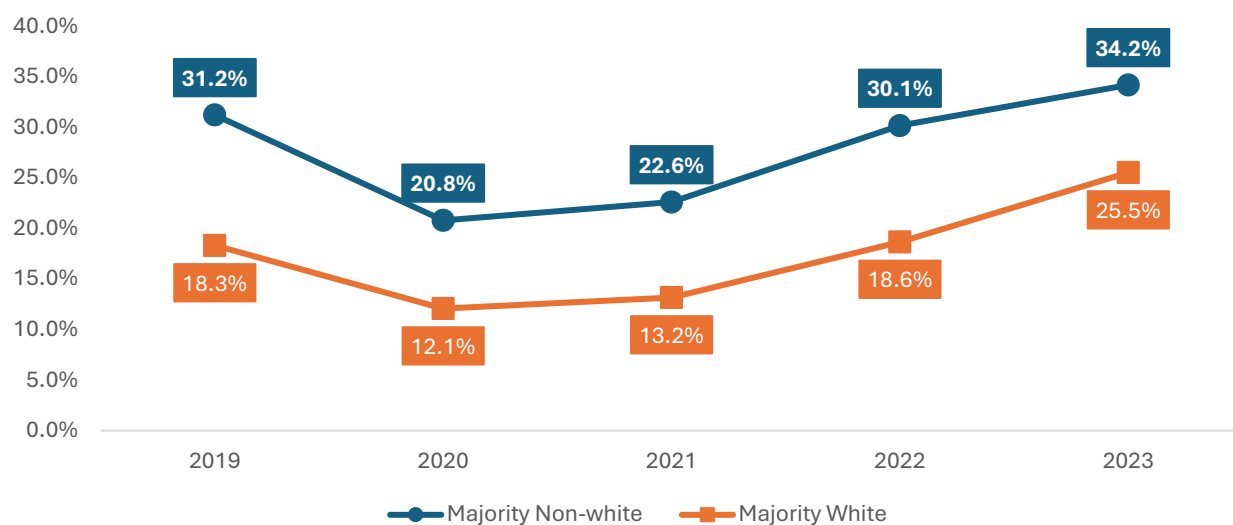
Majority Non-white | Majority White

Figure 129: Denial Rate by Census Tract Race and Ethnicity, Collar Counties

Majority Non-white | Majority White
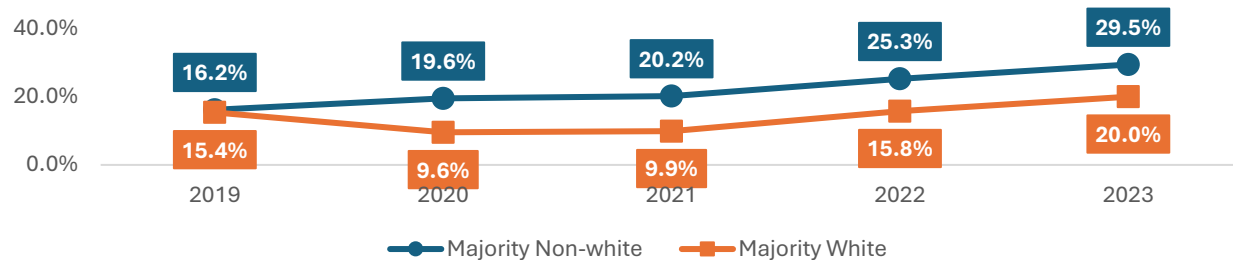
Figure 130: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Philadelphia
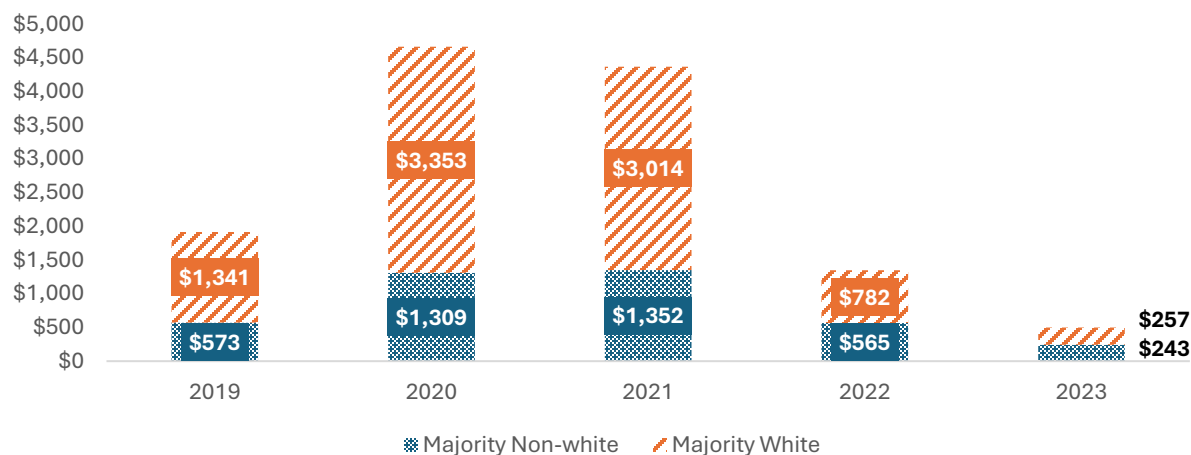
Figure 131: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Collar Counties
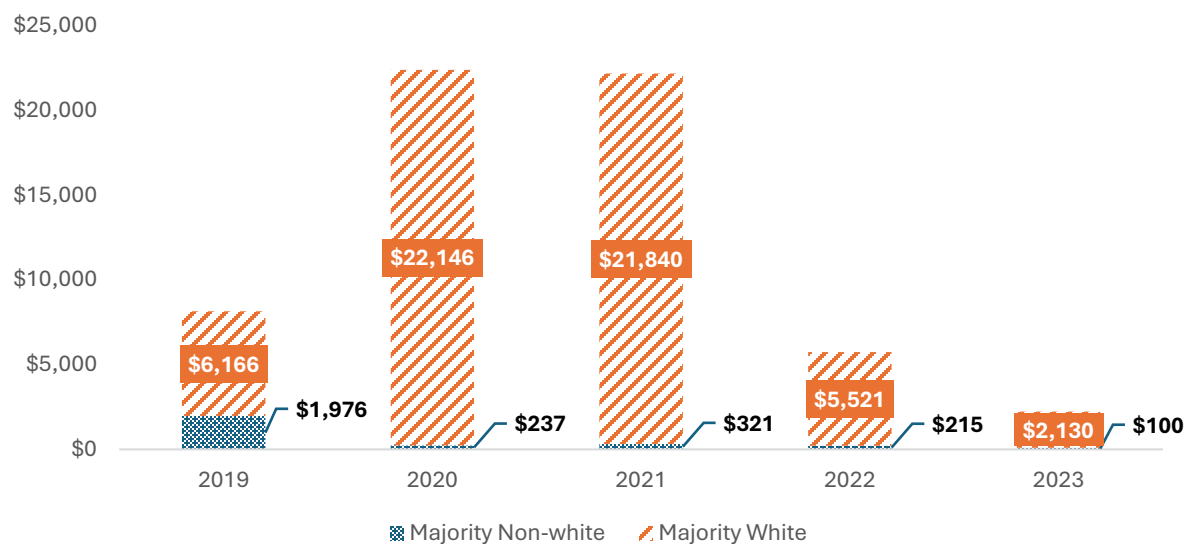
B.1.3.4. Gender

2019

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	6,843	3,036	1,006	28.3%	$486.2
Male	7,160	3,175	1,159	25.4%	$646.3

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	9,935	5,186	1,516	19.1%	$1,085.2
Male	16,284	8,359	2,644	18.2%	$2,190.5

2020

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	10,534	5,510	1,637	17.5%	$1,132.2
Male	12,842	6,631	2,000	16.7%	$1,569.1

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	20,766	12,301	3,004	11.8%	$2,921.3
Male	36,305	21,127	5,461	11.3%	$6,138.3

2021

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	12,058	6,323	1,683	19.7%	$1,193.0
Male	12,892	6,314	2,041	18.7%	$1,406.2

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	23,151	14,037	3,203	12.8%	$3,288.6
Male	36,083	21,386	5,265	12.3%	$6,140.2

2022

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	5,919	2,523	924	27.9%	$381.7
Male	6,088	2,363	1,104	27.7%	$441.8

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	8,643	4,460	1,410	19.4%	$948.3
Male	12,568	6,164	2,132	19.7%	$1,638.9

2023

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	3,359	1,344	531	32.6%	$164.3
Male	3,153	1,095	518	33.9%	$155.7

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	4,542	2,187	673	24.7%	$384.1
Male	6,195	2,957	947	24.6%	$623.8

Figure 123: Application Count by Gender, Philadelphia

	2019	2020	2021	2022	2023
Female	6,843	10,534	12,058	5,919	3,359
Male	7,160	12,842	12,892	6,088	3,153

Female   Male

Figure 124: Application Count by Gender, Collar Counties

	2019	2020	2021	2022	2023
Female	9,935	20,766	23,151	8,643	4,542
Male	16,284	36,305	36,083	12,568	6,195

Female   Male
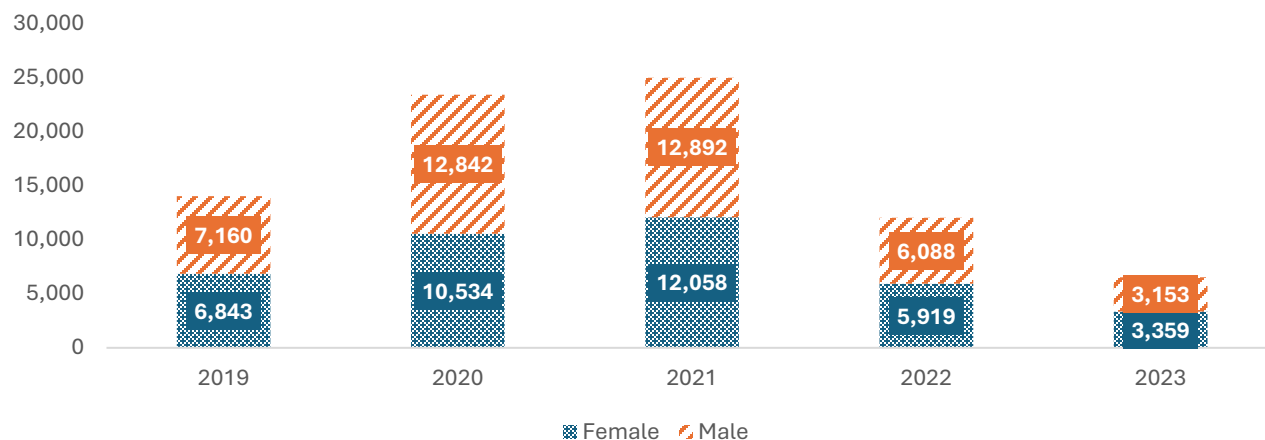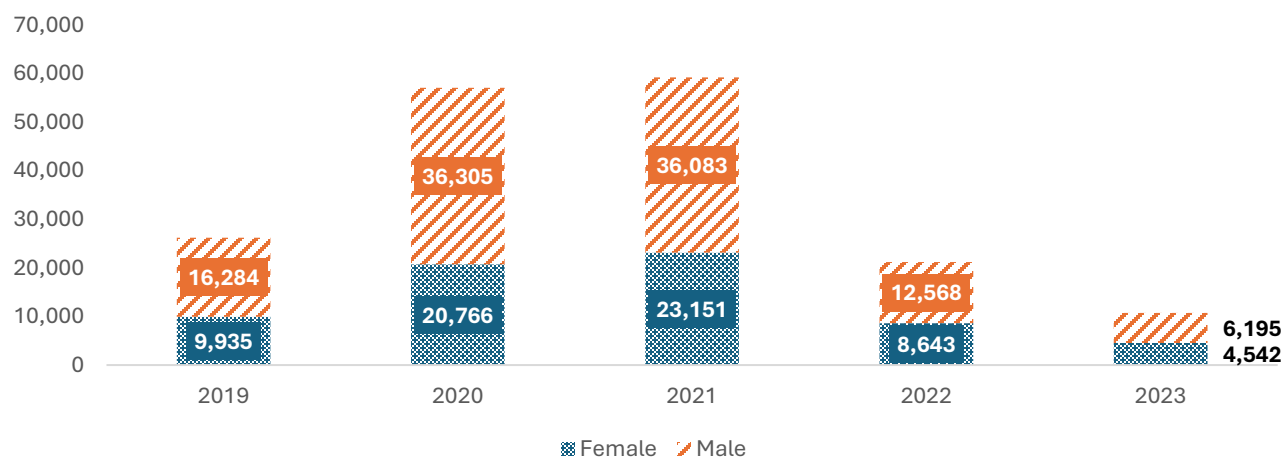
Figure 125: Origination Count by Gender, Philadelphia

	2019	2020	2021	2022	2023
Female	3,036	5,510	6,323	2,523	1,344
Male	3,175	6,631	6,314	2,363	1,095

Female   Male
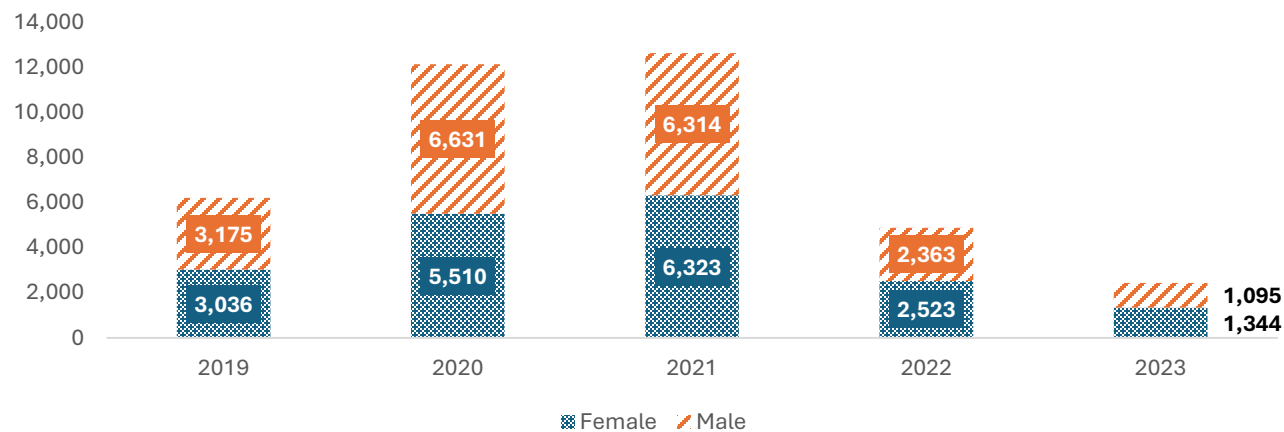
Figure 126: Origination Count by Gender, Collar Counties

Female ▨ Male ▨
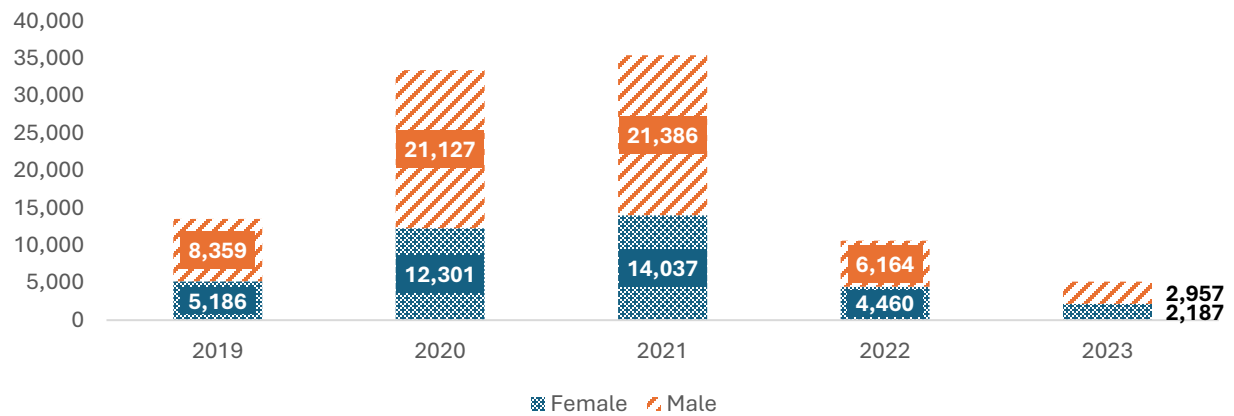
Figure 127: Withdrawal Count by Gender, Philadelphia

Female ▨ Male ▨
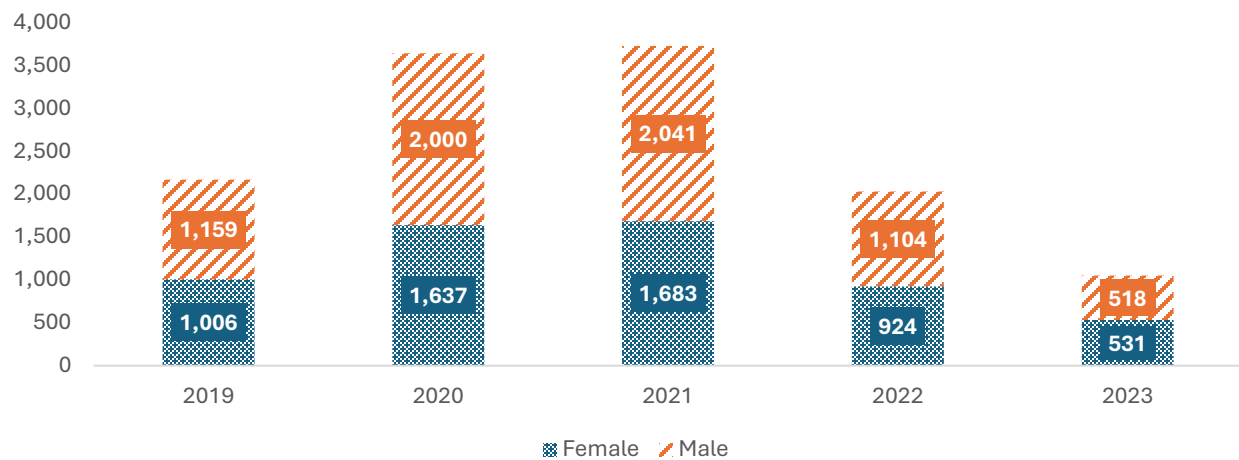
Figure 128: Withdrawal Count by Gender, Collar Counties
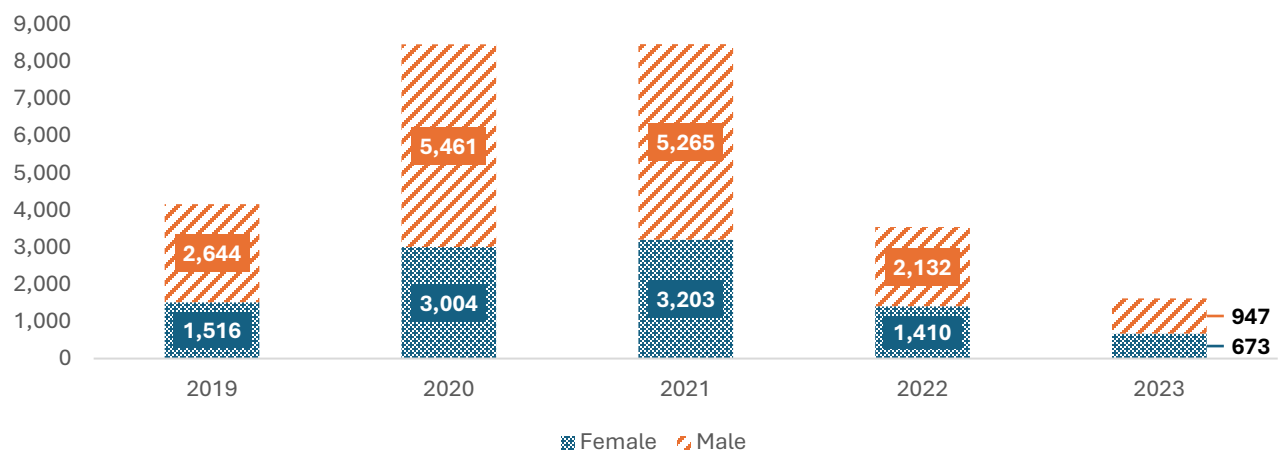
Female ▨ Male ▨

Figure 129: Denial Rate by Gender, Philadelphia
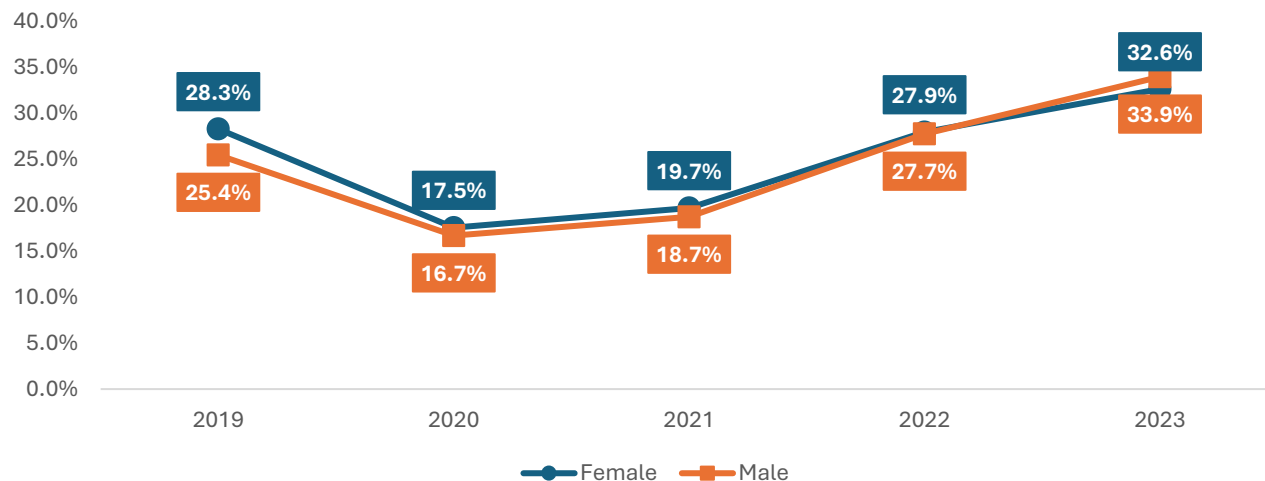
	2019	2020	2021	2022	2023
Female	28.3%	17.5%	19.7%	27.9%	32.6%
Male	25.4%	16.7%	18.7%	27.7%	33.9%

Figure 130: Denial Rate by Gender, Collar Counties

	2019	2020	2021	2022	2023
Female	19.1%	11.8%	12.8%	19.4%	24.7%
Male	18.2%	11.3%	12.3%	19.7%	24.6%

Figure 131: Total Dollars ($M) Originated by Gender, Philadelphia

	2019	2020	2021	2022	2023
Female	$486	$1,132	$1,193	$382	$164
Male	$646	$1,569	$1,406	$442	$156
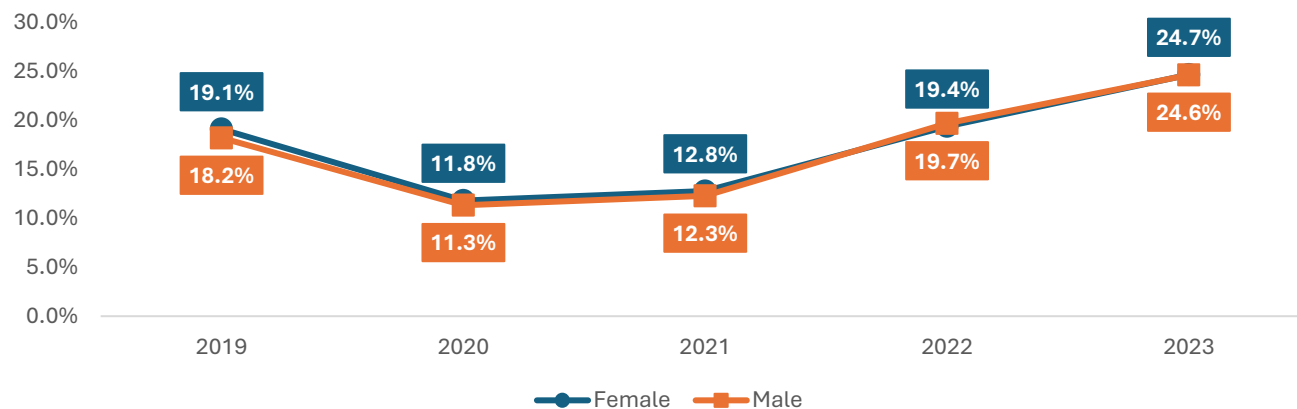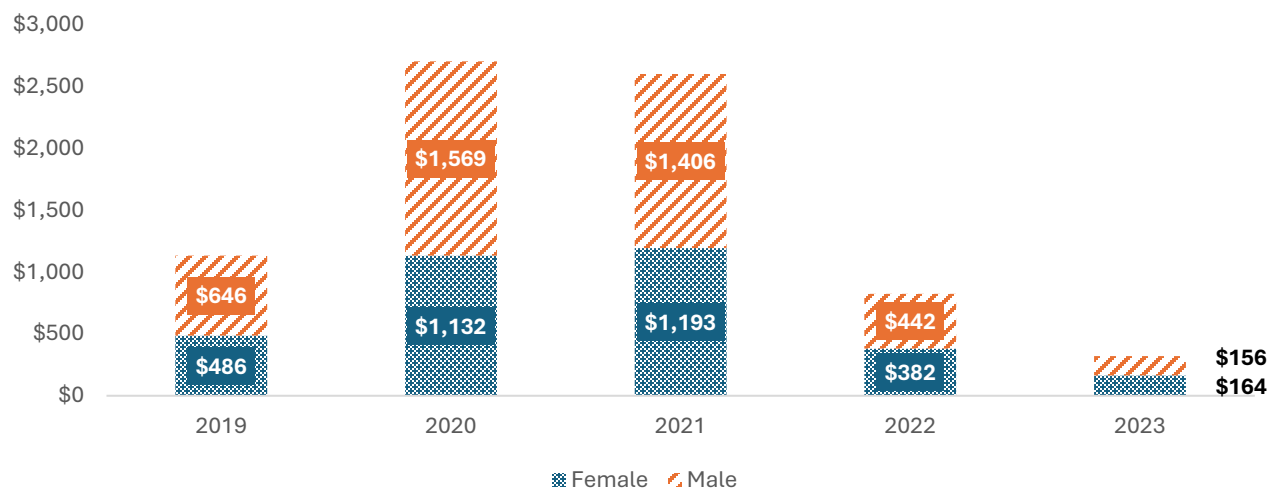
Figure 132: Total Dollars ($M) Originated by Gender, Collar Counties
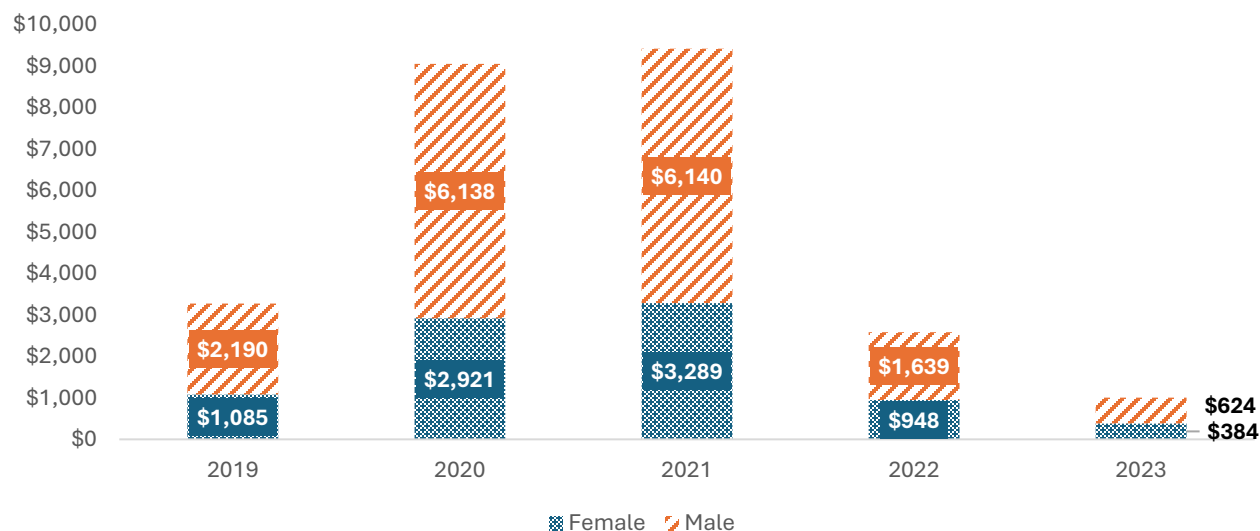
B.1.4. Home Improvement Lending, Philadelphia v. Collar Counties

As noted in above and in earlier sections, home improvement lending has relatively tighter lending standards that can require applicants to hold higher credit scores and lower debt-to-income ratios. The resulting effect within this analysis is reflective in the overall count of applications, originations and denial rates. Given the higher income, majority high value home-owning population of the Collar Counties, home improvement loan applicants tend to see lower denial rates and higher loan values, while Philadelphia – which holds a noticeably more diverse origination pool over the five-year study period – has lower loan values and higher denial rates.

City

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	7,612	2,655	687	50.2%	$198.1
2020	5,471	2,010	519	45.6%	$162.3
2021	6,578	2,354	508	46.2%	$192.9
2022	7,756	2,989	720	45.1%	$263.5
2023	6,552	2,378	535	47.4%	$186.5

Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	13,845	7,265	1,268	31.9%	$686.3
2020	11,707	6,350	1,228	28.0%	$654.2
2021	14,229	8,031	1,086	26.8%	$899.6
2022	18,544	11,218	1,543	24.6%	$1,285.1
2023	14,608	8,336	1,226	26.8%	$968.9

Figure 133: Total Application Population by Year, Philadelphia
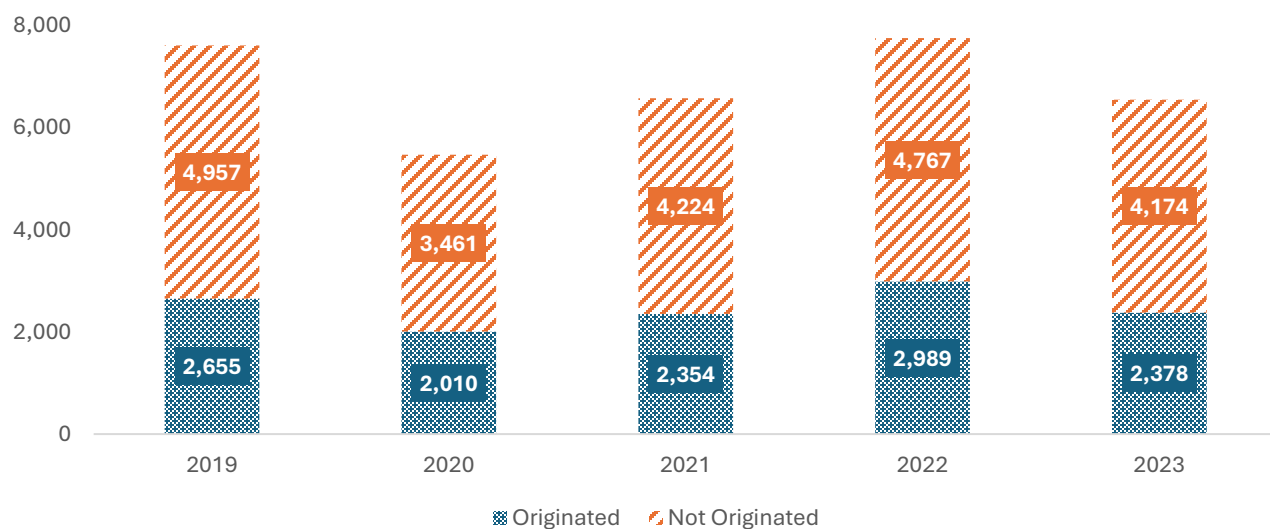
Figure 134: Total Application Population by Year, Collar Counties
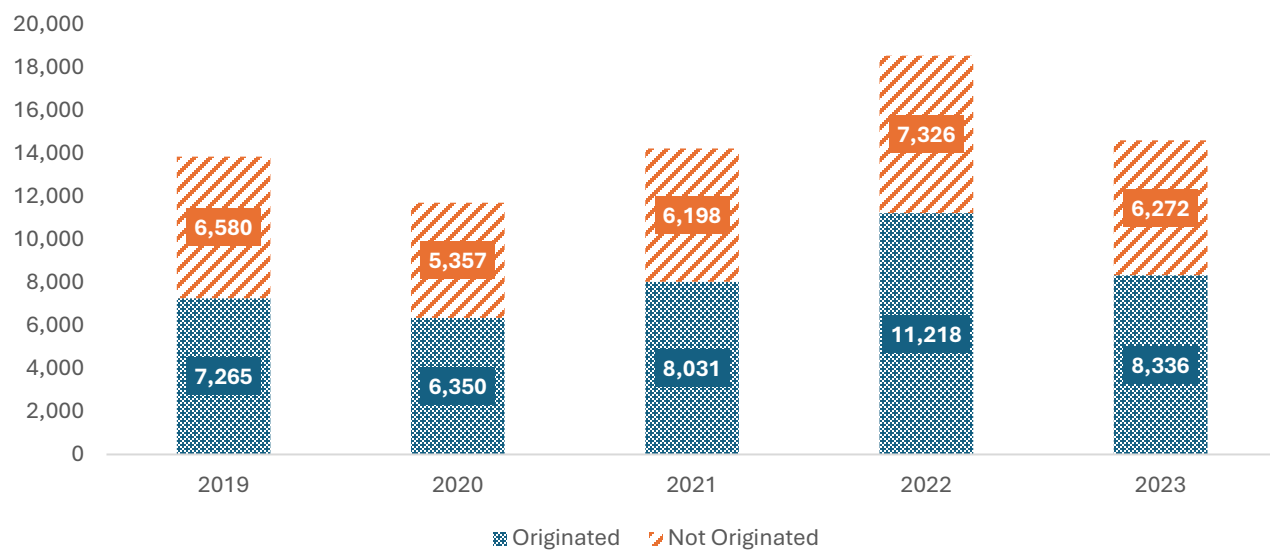
Figure 135: Withdrawals by Year

Year	Philadelphia	Counties
2019	687	1,268
2020	519	1,228
2021	508	1,086
2022	720	1,543
2023	535	1,226
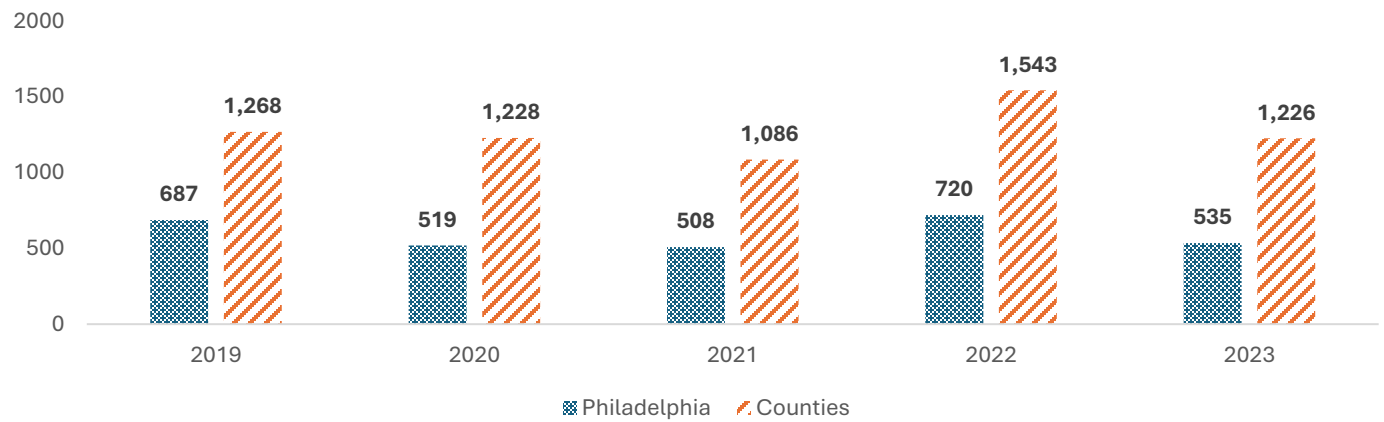
Figure 136: Denial Rate by Year

Year	Philadelphia	Collar Counties
2019	50.2%	31.9%
2020	45.6%	28.0%
2021	46.2%	26.8%
2022	45.1%	24.6%
2023	47.4%	26.8%
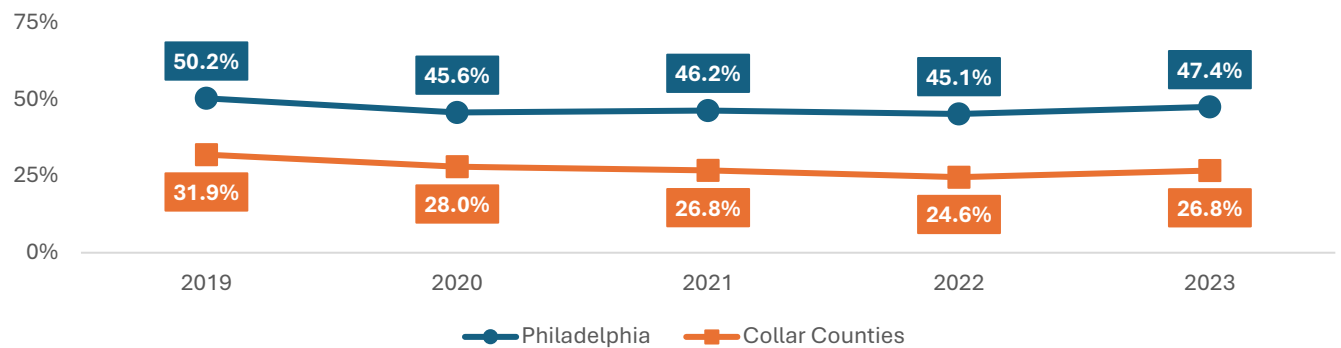
Figure 137: Total Dollars ($M) Originated by Year

Year	Philadelphia	Collar Counties
2019	$198.1	$686.3
2020	$162.3	$654.2
2021	$192.9	$899.6
2022	$263.5	$1,285.1
2023	$186.5	$968.9
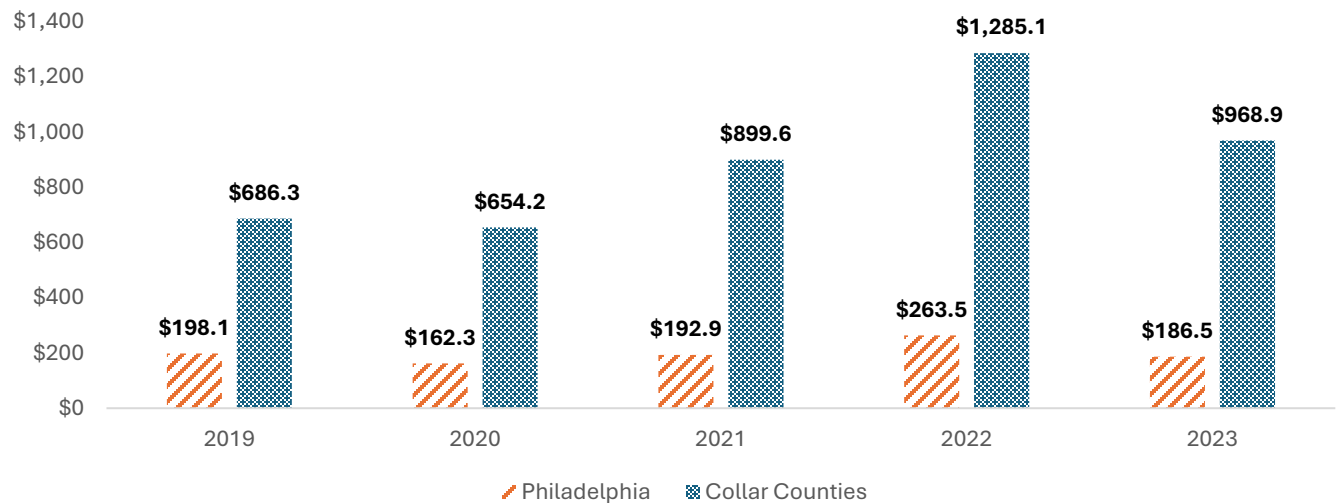
B.1.4.1. Race and Ethnicity

2019

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	511	162	38	55.6%	$17.2
Black	2,695	727	250	58.6%	$39.5
Hispanic	583	119	40	66.7%	$6.8
White	2,633	1,264	235	37.0%	$102.8
Other	146	52	21	45.2%	$4.6

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	668	250	60	46.1%	$34.8
Black	737	251	61	53.3%	$17.2
Hispanic	294	90	31	51.7%	$6.9
White	10,170	5,694	921	28.8%	$526.9
Other	237	121	19	36.7%	$12.9

2020

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	309	66	28	50.2%	$10.8
Black	1,799	176	210	52.6%	$28.6
Hispanic	397	48	27	58.2%	$5.7
White	1,894	472	165	33.6%	$83.2
Other	110	20	10	44.5%	$3.8

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	512	213	59	36.3%	$28.1
Black	521	173	53	50.1%	$12.9
Hispanic	269	97	38	42.4%	$7.9
White	8,584	4,960	870	25.7%	$508.4
Other	196	96	24	31.6%	$9.8

2021

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	426	78	26	49.3%	$18.2
Black	2,398	175	181	52.7%	$39.6
Hispanic	578	52	32	57.3%	$10.1
White	1,934	409	172	32.2%	$92.2
Other	120	13	9	41.7%	$4.8

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	687	326	45	34.6%	$51.1
Black	798	288	57	49.5%	$21.9
Hispanic	320	123	27	42.5%	$14.2
White	10,150	6,115	778	23.5%	$669.3
Other	246	137	10	32.5%	$14.4

2022

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	495	115	34	48.5%	$23.8
Black	2,830	325	264	52.8%	$61.4
Hispanic	696	94	51	55.5%	$13.0
White	2,379	647	234	32.9%	$119.1
Other	105	24	7	42.9%	$4.7

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	956	478	77	32.4%	$81.2
Black	1,161	454	108	46.9%	$38.7
Hispanic	548	243	46	40.1%	$24.2
White	13,157	8,557	1,070	21.1%	$963.8
Other	331	190	30	25.7%	$21.8

2023

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	359	76	30	49.6%	$14.4
Black	2,521	302	207	54.3%	$47.5
Hispanic	670	100	46	56.1%	$12.2
White	1,787	523	157	35.6%	$78.0
Other	143	17	8	58.0%	$3.3

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	732	320	64	38.0%	$51.6
Black	1,082	405	82	49.0%	$31.8
Hispanic	402	163	46	37.8%	$15.1
White	10,203	6,354	841	22.7%	$738.6
Other	301	151	16	36.5%	$18.7

Figure 138: Application Count by Race and Ethnicity, Philadelphia

	2019	2020	2021	2022	2023
Other	146	110	120	105	143
Hispanic	583	397	578	696	670
Black	2,695	1,799	2,398	2,830	2,521
Asian	511	309	426	495	359
White	2,633	1,894	1,934	2,379	1,787

Legend: White, Asian, Black, Hispanic, Other
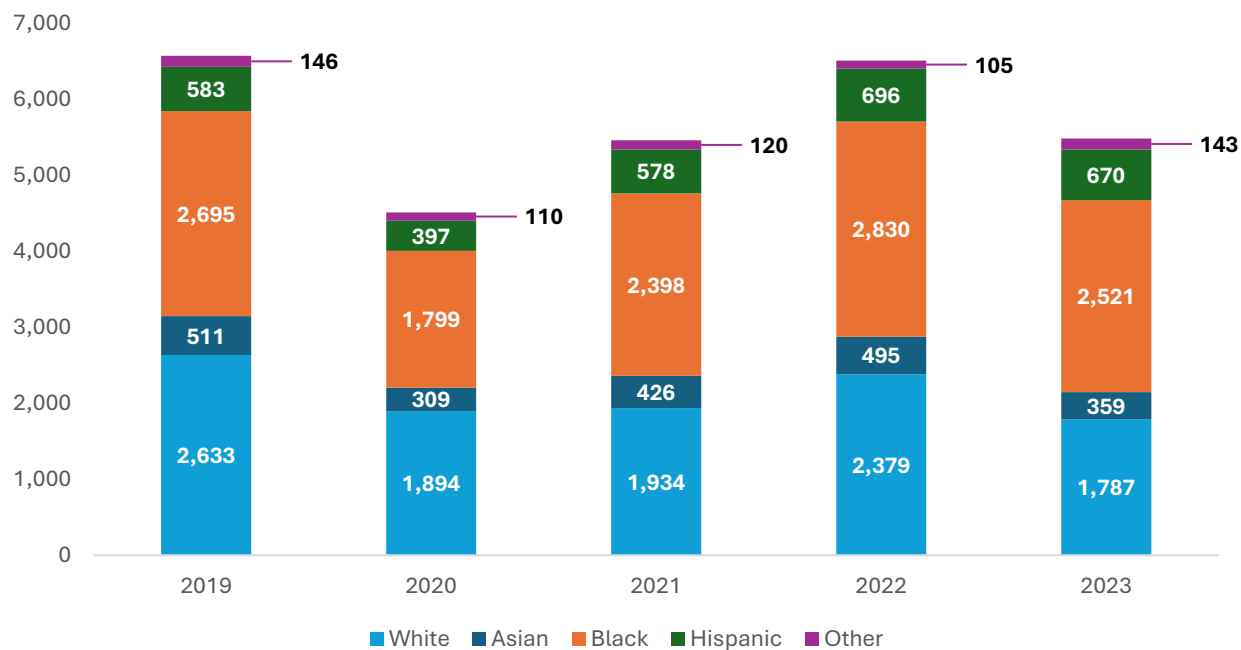
Figure 139: Application Count by Race and Ethnicity, Collar Counties

	2019	2020	2021	2022	2023
Other	237	196	246	331	301
Hispanic	294	269	320	548	402
Black	737	521	798	1,161	1,082
Asian	668	512	687	956	732
White	10,170	8,584	10,150	13,157	10,203

Legend: White, Asian, Black, Hispanic, Other
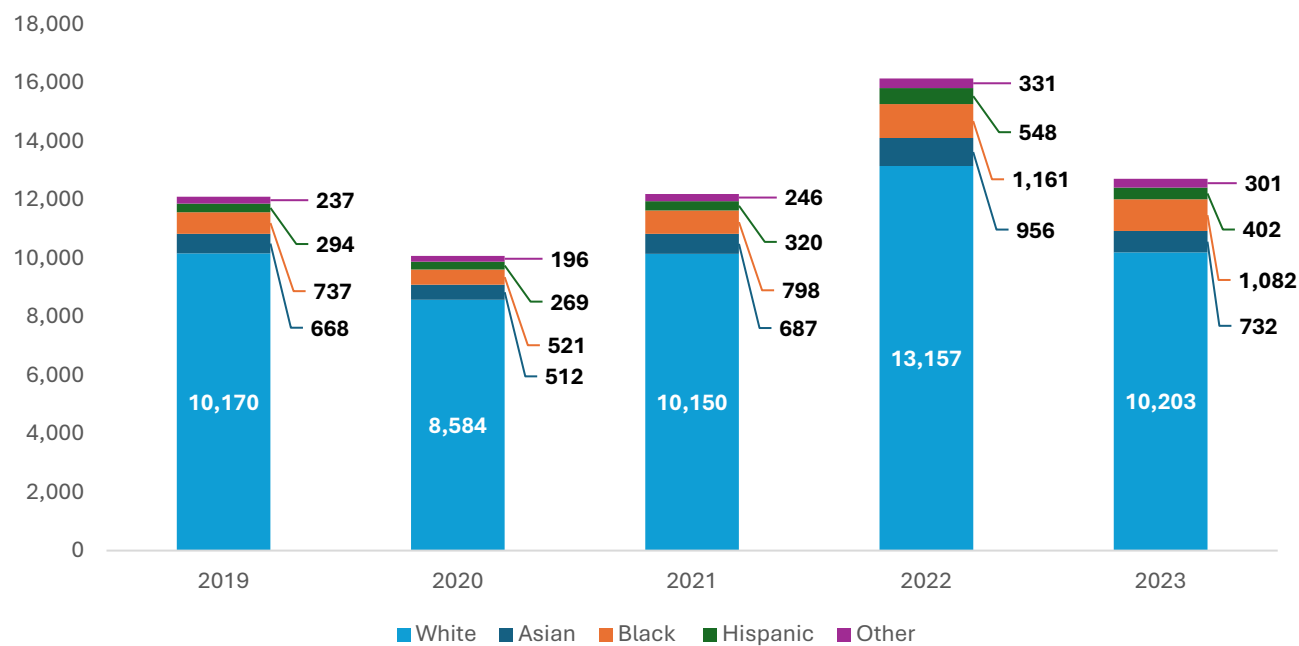
Figure 140: Origination Count by Race and Ethnicity, Philadelphia

White   Asian   Black   Hispanic   Other
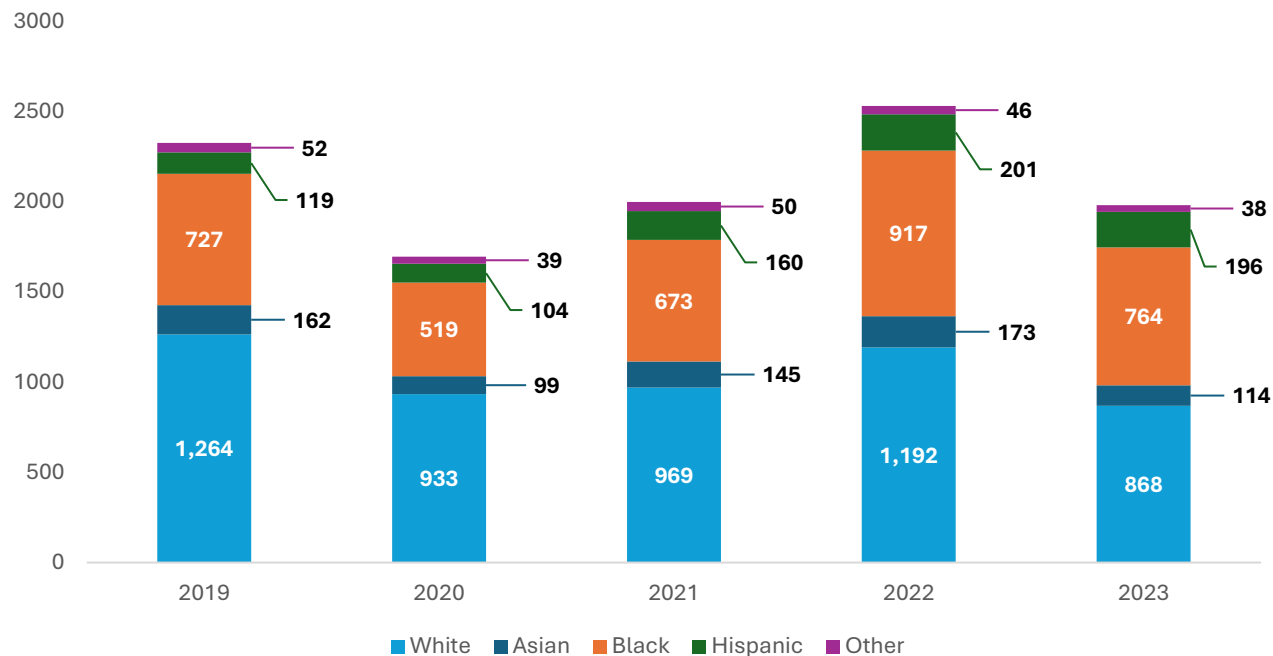
Figure 141: Origination Count by Race and Ethnicity, Collar Counties

White   Asian   Black   Hispanic   Other
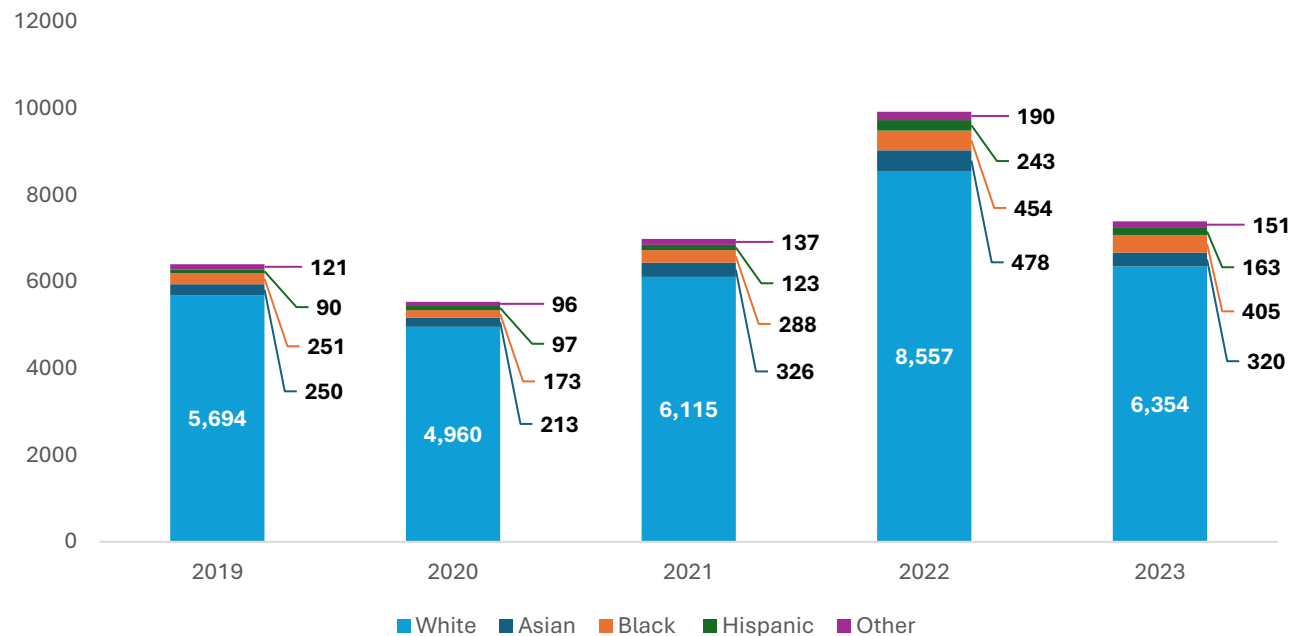
Withdrawal Count by Race and Ethnicity, Philadelphia
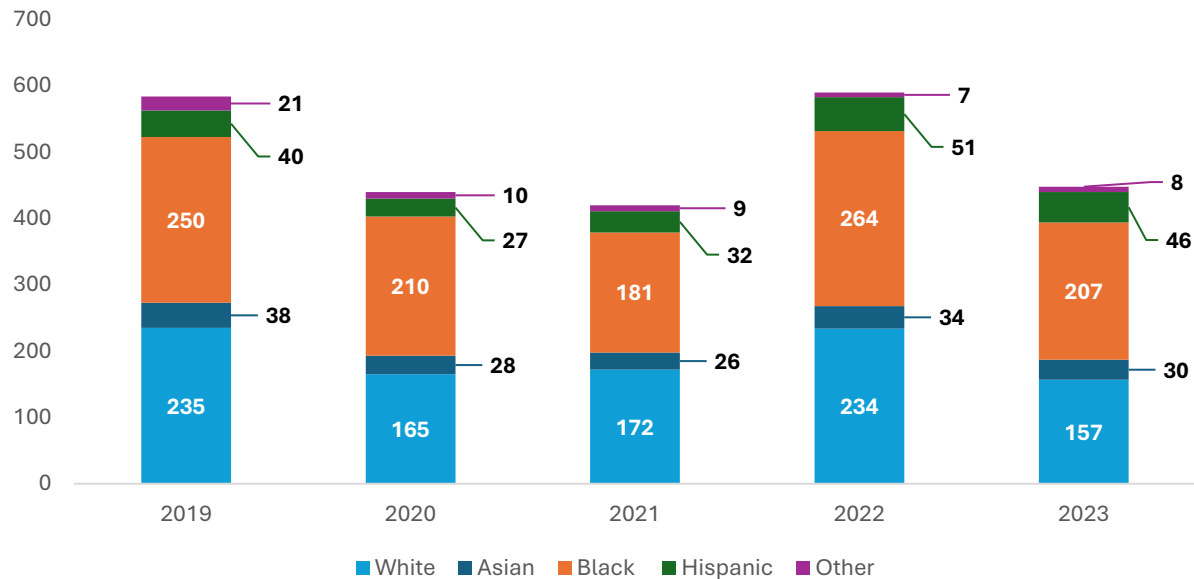
Figure 142: Withdrawal Count by Race and Ethnicity, Collar Counties
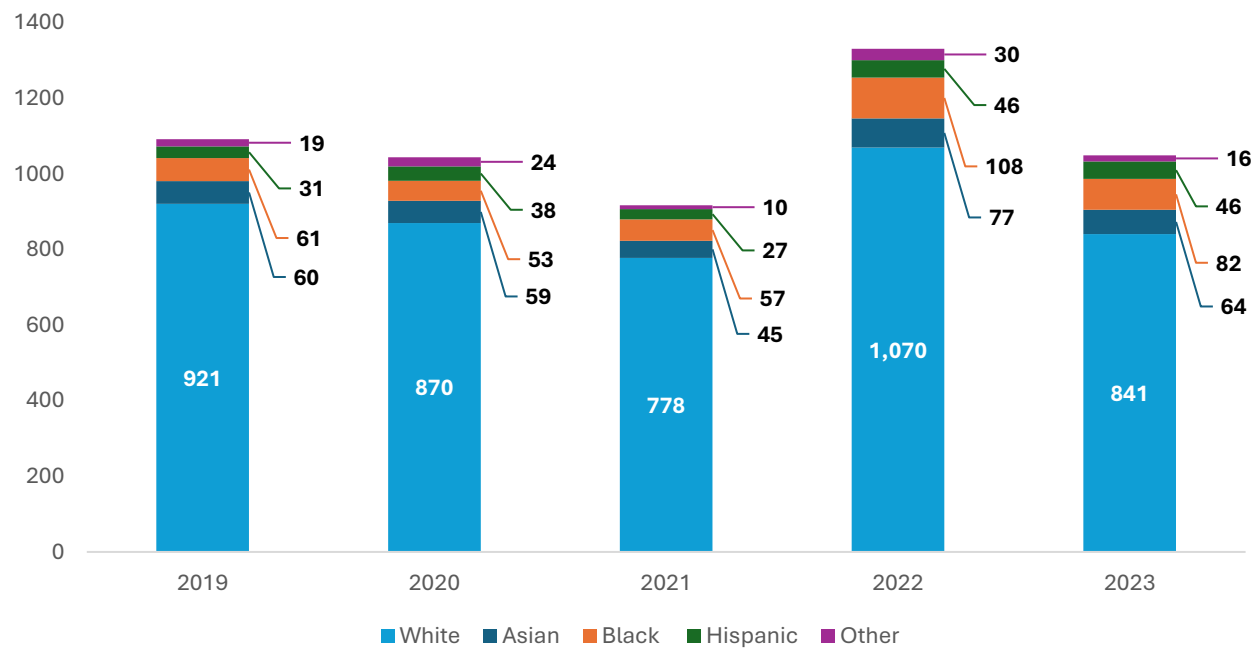
Figure 143: Denial Rate by Race and Ethnicity, Philadelphia
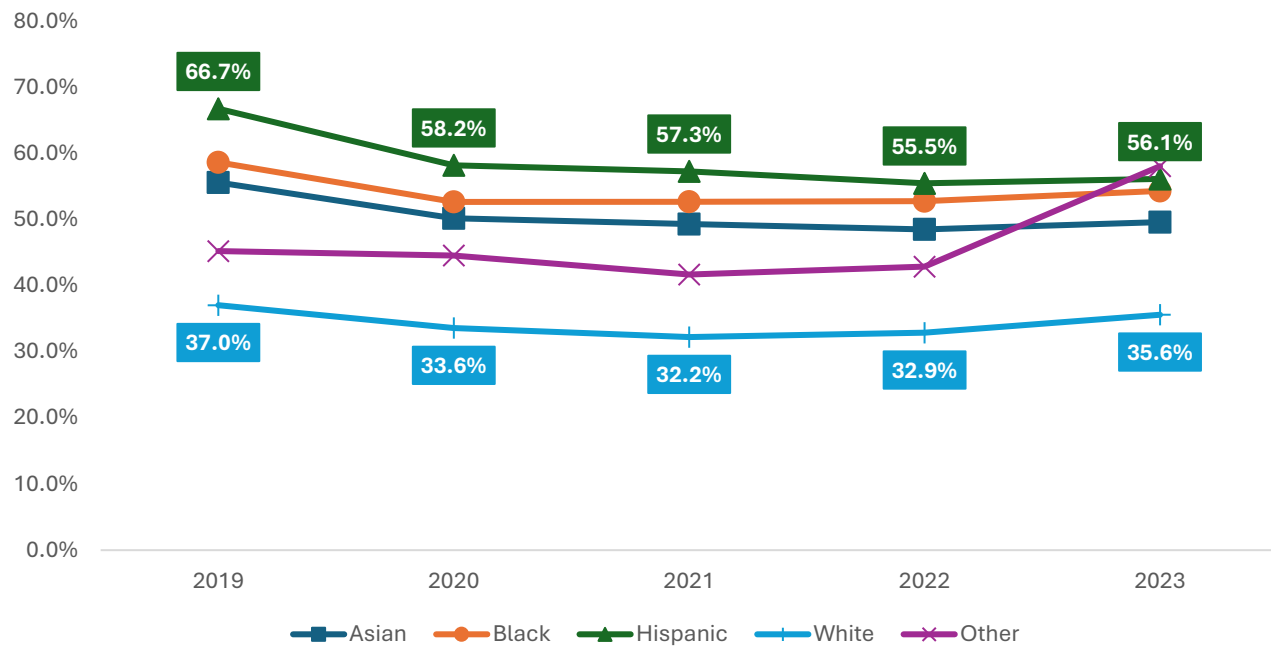
Figure 144: Denial Rate by Race and Ethnicity, Collar Counties
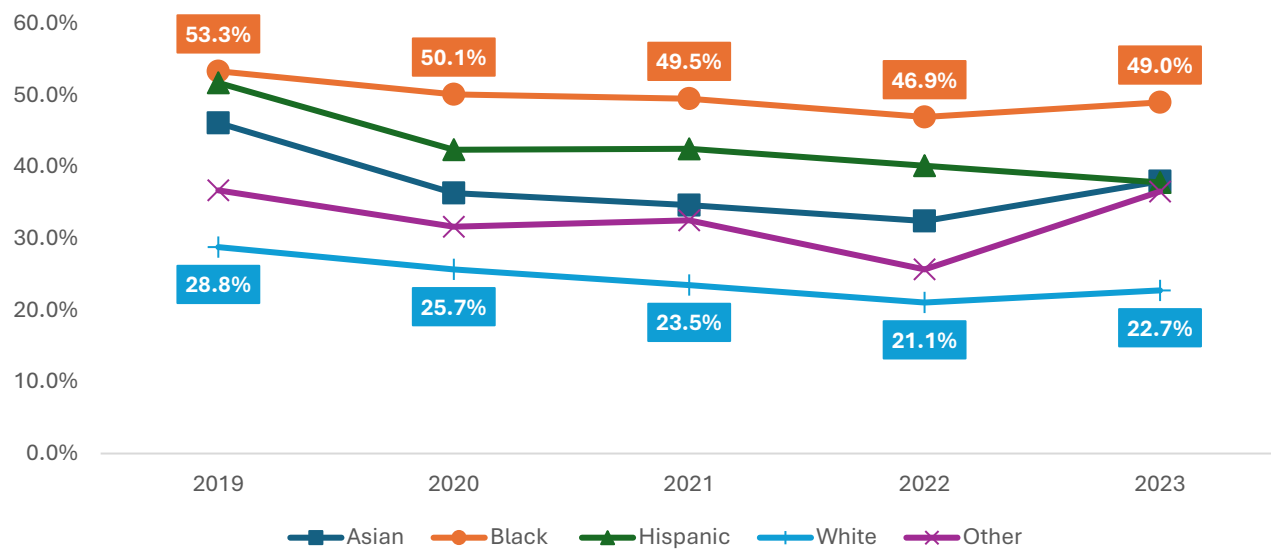
Figure 145: Total Dollar Originated by Race and Ethnicity, Philadelphia
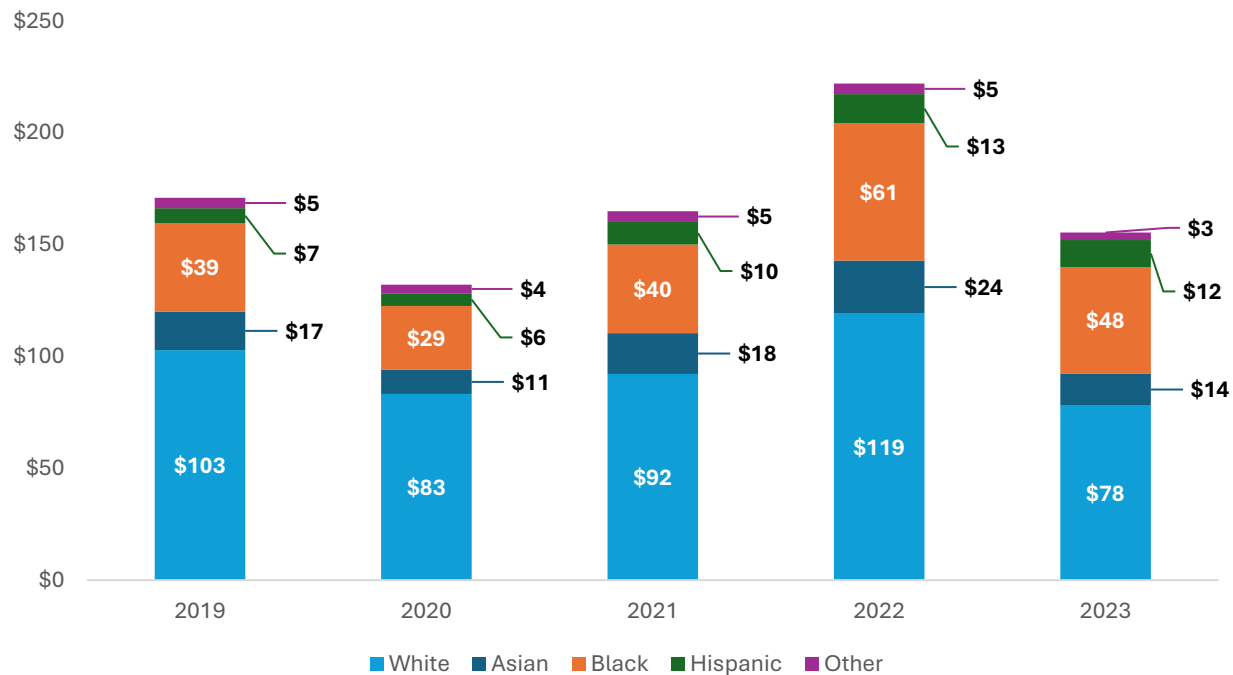
Figure 146: Total Dollar Originated by Race and Ethnicity, Collar Counties
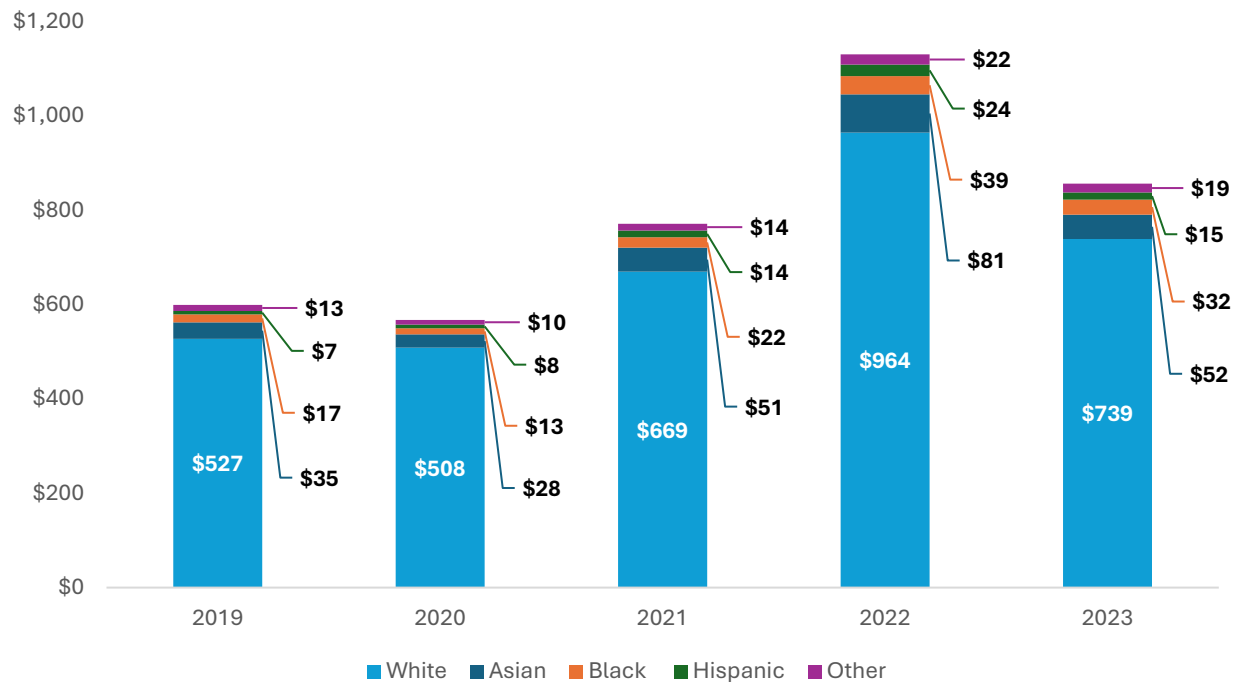
B.1.4.2. Applicant Income

2019

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	2,393	542	172	64.9%	$29.4
MUI	5,002	2,089	511	42.0%	$167.1

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	4,965	2,095	456	42.6%	$152.0
MUI	8,592	5,090	809	25.0%	$526.1

2020

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	1,640	363	157	61.2%	$20.2
MUI	3,742	1,632	361	38.2%	$139.7

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	3,942	1,699	421	39.2%	$135.0
MUI	7,521	4,593	798	21.4%	$514.2

2021

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	2,233	524	137	60.5%	$33.2
MUI	4,262	1,820	370	38.3%	$158.8

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	4,980	2,254	366	38.9%	$198.8
MUI	9,036	5,725	715	19.6%	$695.0

2022

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	2,710	701	228	59.7%	$44.8
MUI	4,954	2,277	490	36.7%	$218.0

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	6,957	3,353	632	36.7%	$277.5
MUI	11,340	7,782	906	17.0%	$998.0

2023

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	2,355	596	178	60.2%	$34.4
MUI	4,103	1,775	355	39.7%	$151.5

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	5,724	2,580	520	38.5%	$208.2
MUI	8,631	5,690	703	18.5%	$752.9

Figure 147: Application Count by Applicant Income, Philadelphia
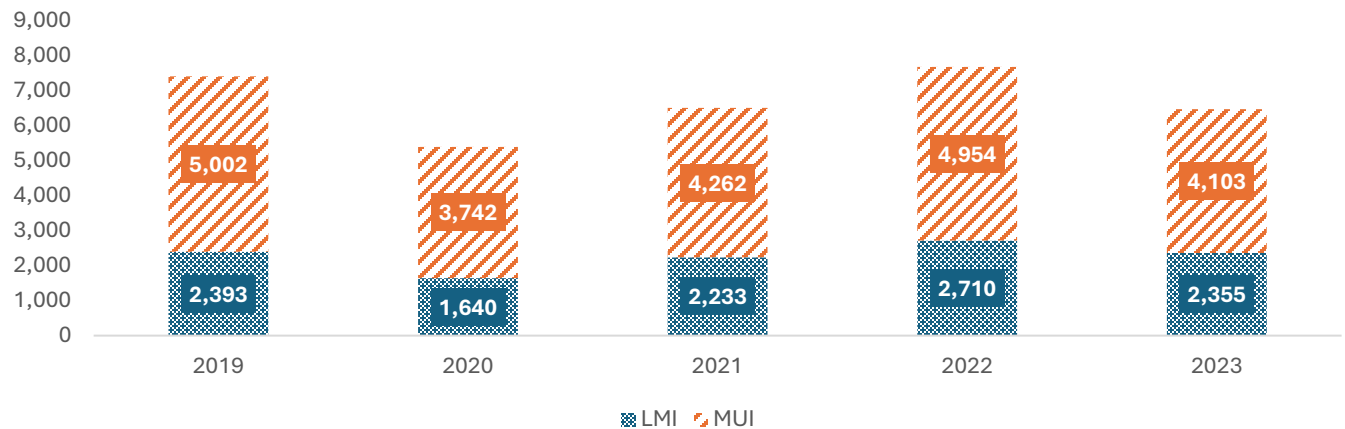
Figure 148: Application Count by Applicant Income, Collar Counties
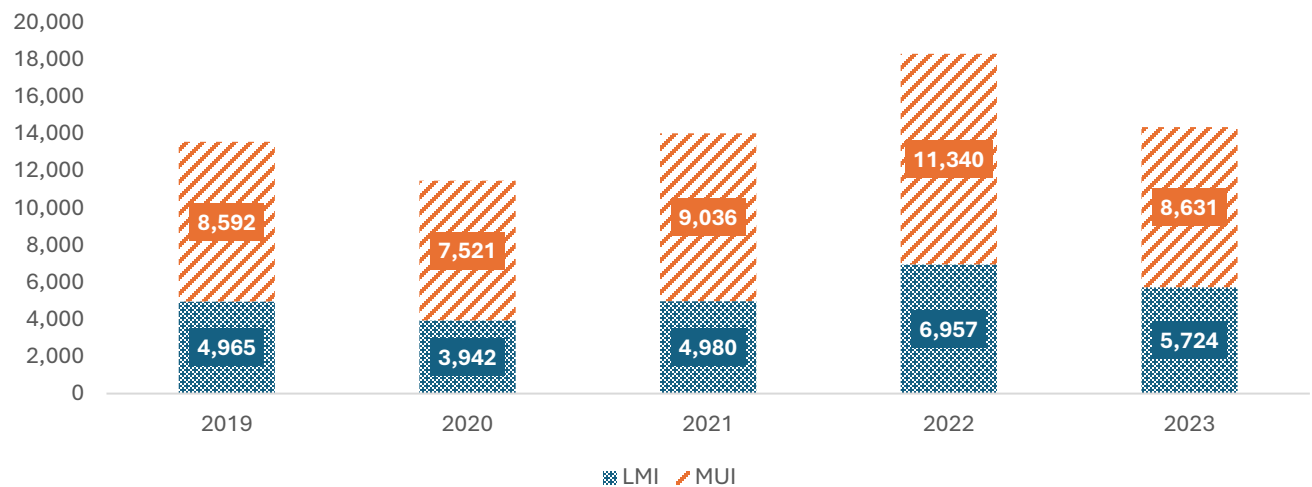
Figure 149: Origination Count by Applicant Income, Philadelphia

	2019	2020	2021	2022	2023
MUI	2,089	1,632	1,820	2,277	1,775
LMI	542	363	524	701	596

LMI MUI
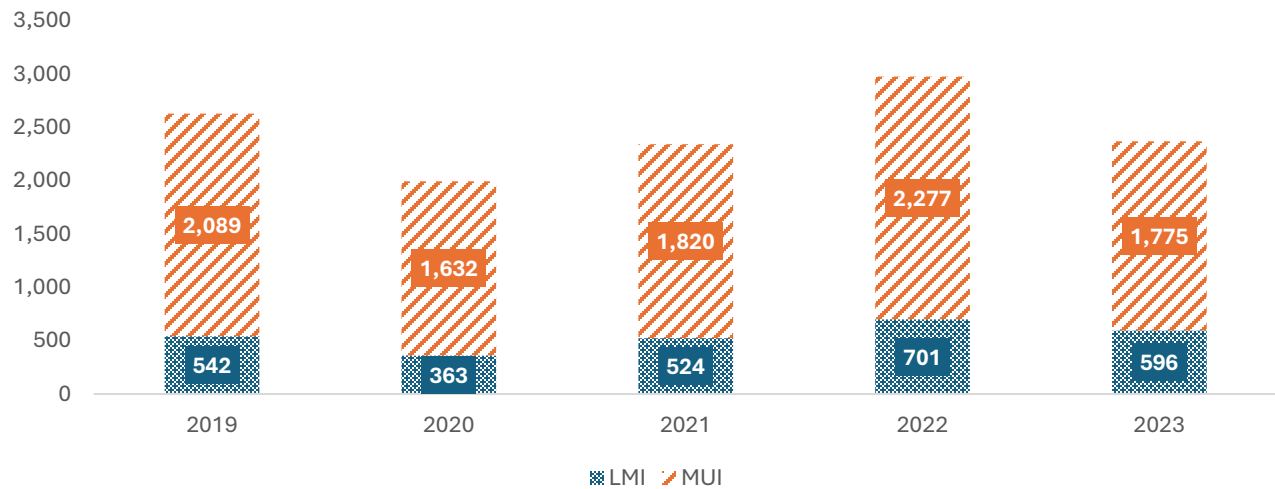
Figure 150: Origination Count by Applicant Income, Collar Counties

	2019	2020	2021	2022	2023
MUI	5,090	4,593	5,725	7,782	5,690
LMI	2,095	1,699	2,254	3,353	2,580

LMI MUI
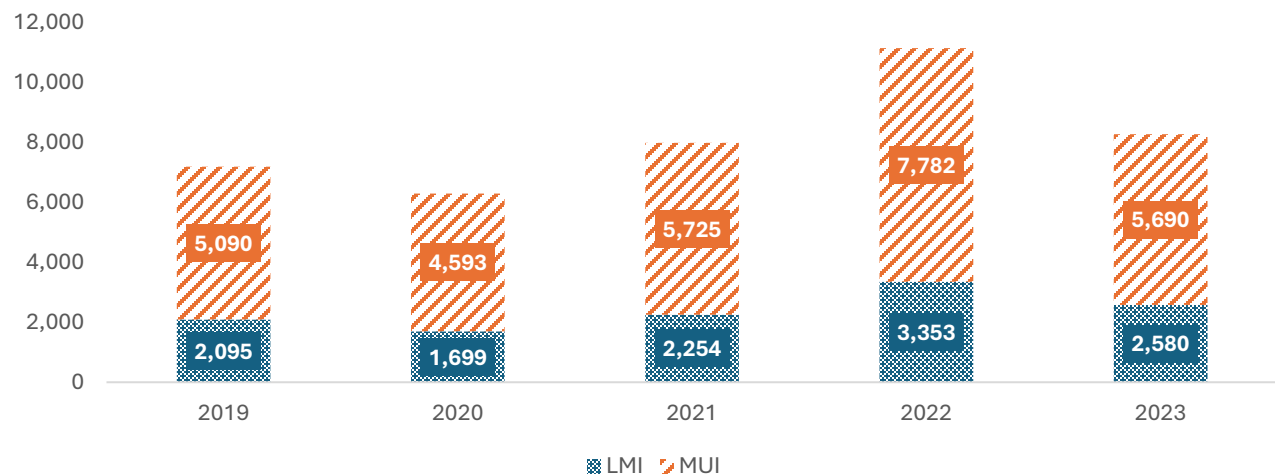
Figure 151: Withdrawal Count by Applicant Income, Philadelphia

	2019	2020	2021	2022	2023
MUI	511	361	370	490	355
LMI	172	157	137	228	178

LMI MUI
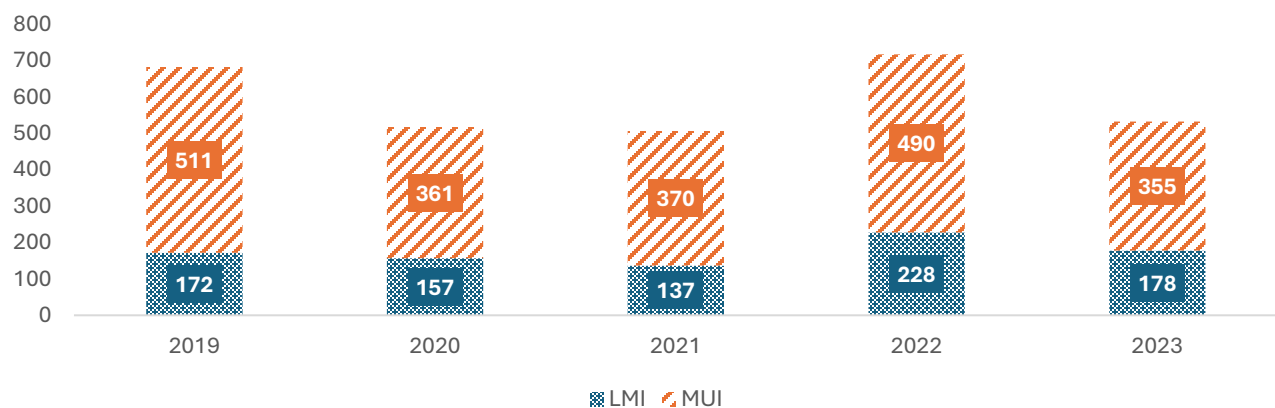
Figure 152: Withdrawal Count by Applicant Income, Collar Counties
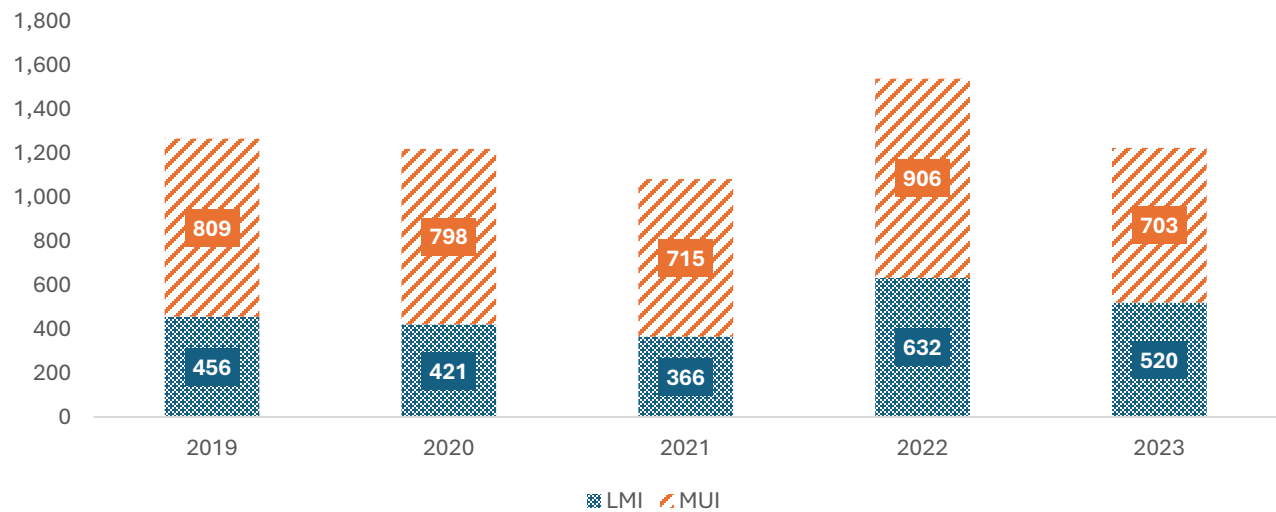
Figure 153: Denial Rate by Applicant Income, Philadelphia
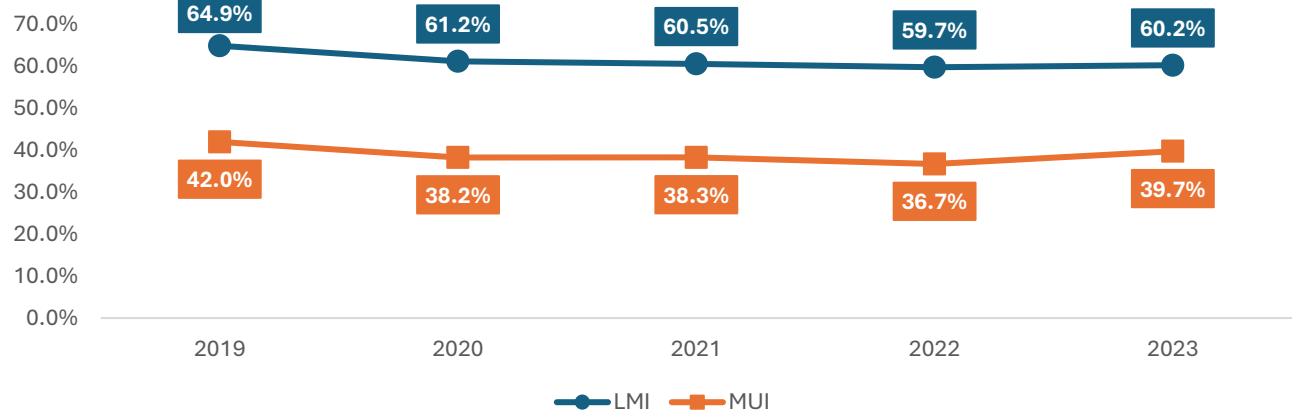
Figure 154: Denial Rate by Applicant Income, Collar Counties
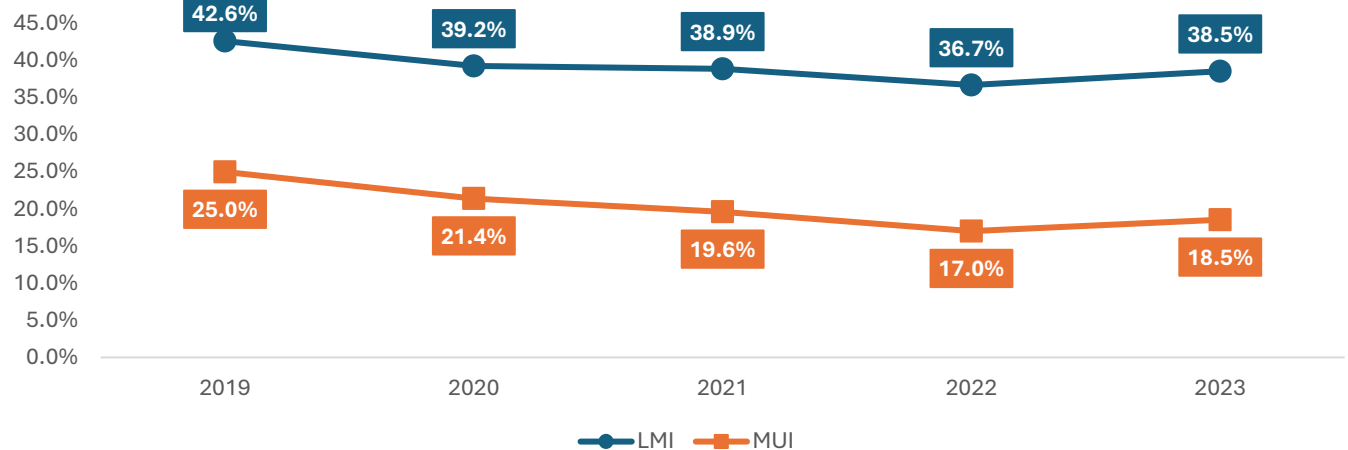
Figure 155: Total Dollars Originated ($M) by Applicant Income, Philadelphia
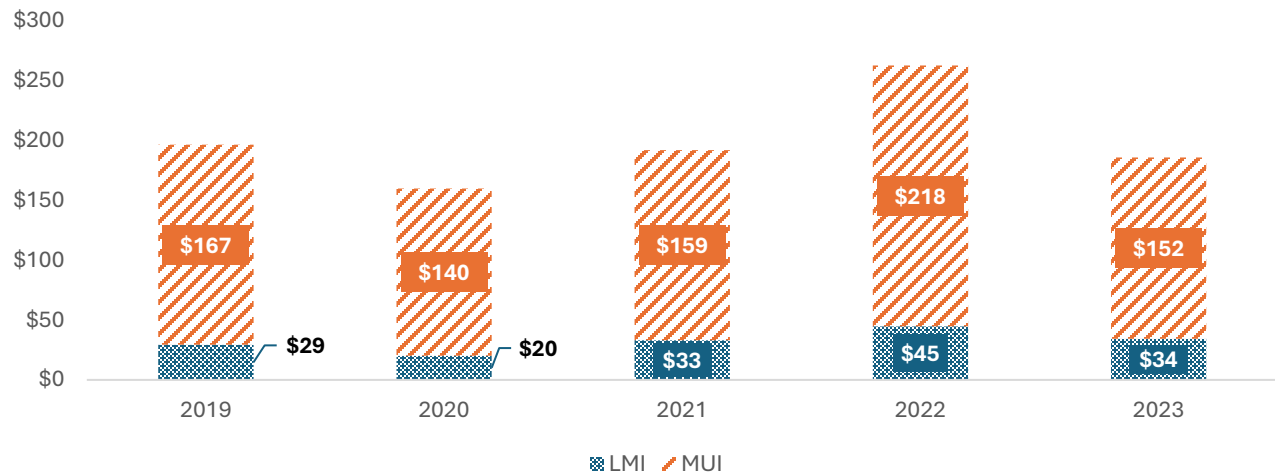
Figure 156: Total Dollars Originated ($M) by Applicant Income, Collar Counties
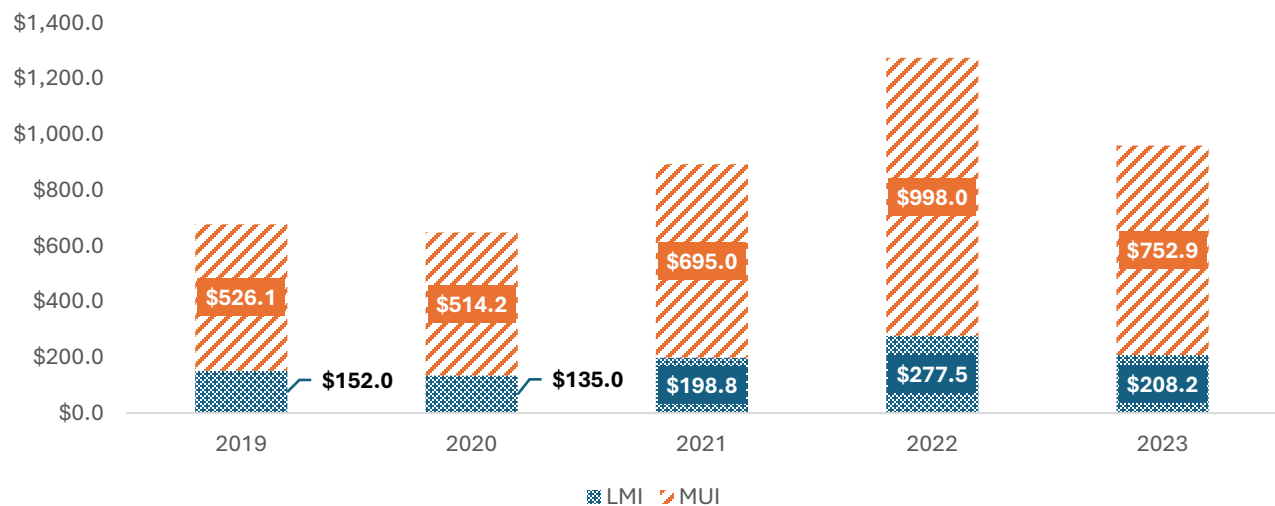
B.1.4.3. Census Tract Race and Ethnicity

2019

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	4,414	1,191	379	59.2%	$72.6
White	3,198	1,464	308	37.9%	$125.6

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	3,125	1,523	284	35.4%	$148.7
White	10,720	5,742	984	30.9%	$537.6

2020

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	3,159	912	312	53.8%	$57.1
White	2,312	1,098	207	34.4%	$105.1

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	508	169	62	47.0%	$12.4
White	11,199	6,181	1,166	27.1%	$641.9

2021

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	4,050	1,166	291	53.1%	$78.9
White	2,528	1,188	217	35.2%	$114.0

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	655	219	43	53.0%	$14.9
White	13,574	7,812	1,043	25.5%	$884.7

2022

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	4,999	1,611	440	52.1%	$115.4
White	2,757	1,378	280	32.5%	$148.1

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	1,295	517	118	45.3%	$41.7
White	17,249	10,701	1,425	23.0%	$1,243.3

2023

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	4,354	1,345	357	53.0%	$89.4
White	2,198	1,033	178	36.4%	$97.2

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	1,155	423	108	47.3%	$32.2

| White | 13,453 | 7,913 | 1,118 | 25.0% | $936.7 |

Figure 157: Application Count by Census Tract Race and Ethnicity, Philadelphia

Figure 158: Application Count by Census Tract Race and Ethnicity, Collar Counties
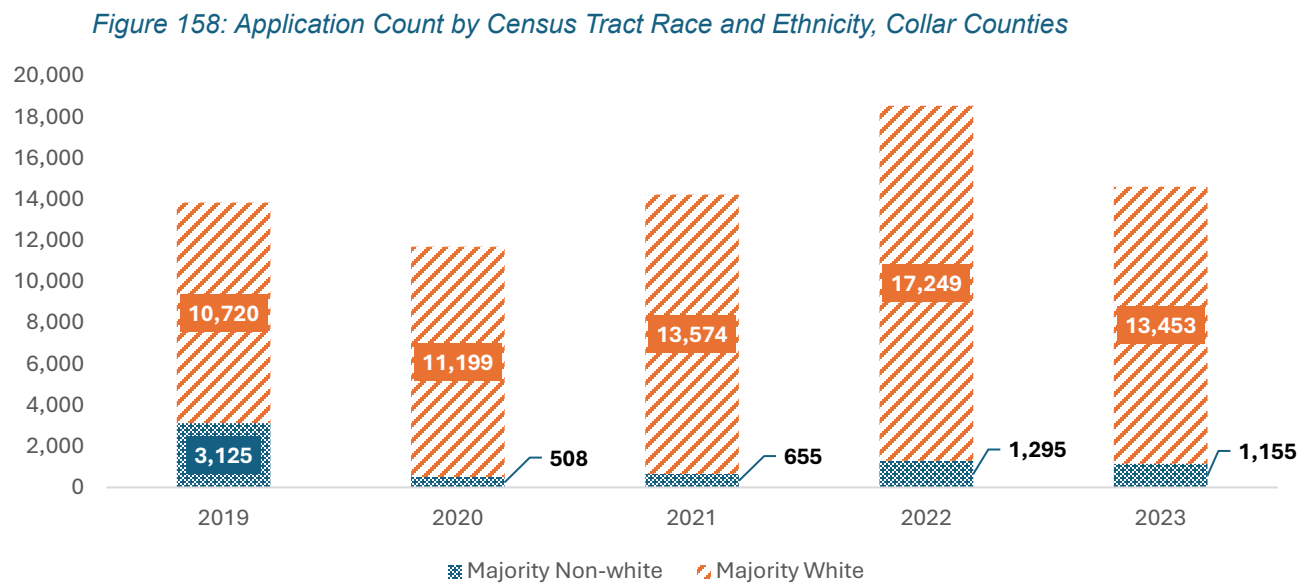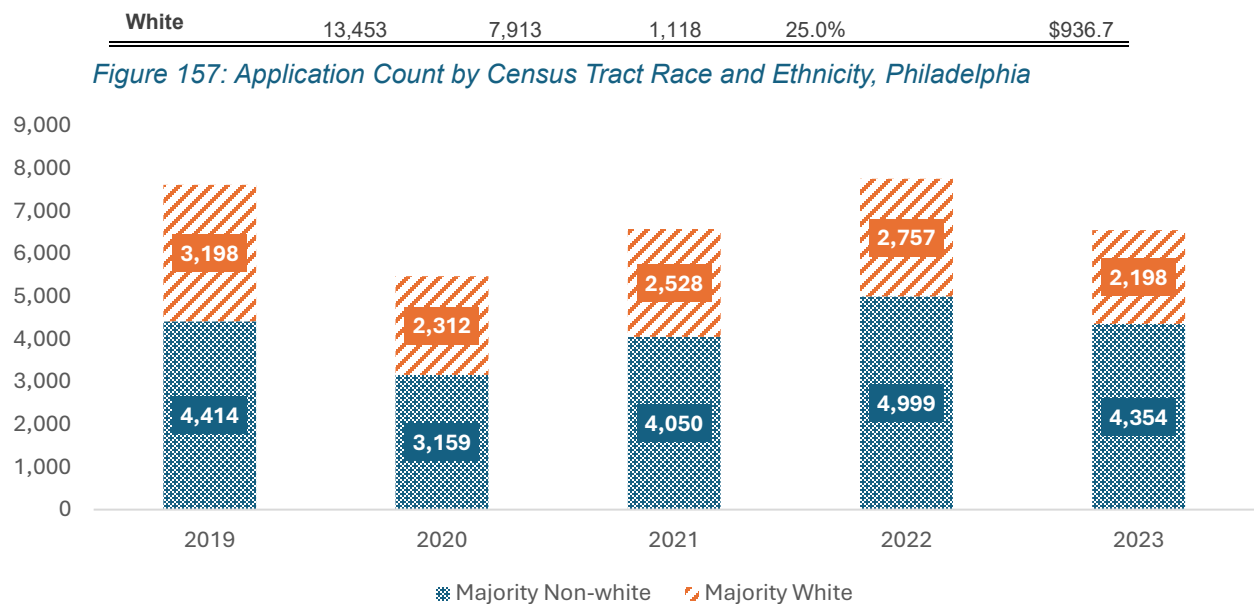
Figure 159: Origination Count by Census Tract Race and Ethnicity, Philadelphia

Legend: ▦ Majority Non-white   ◌ Majority White
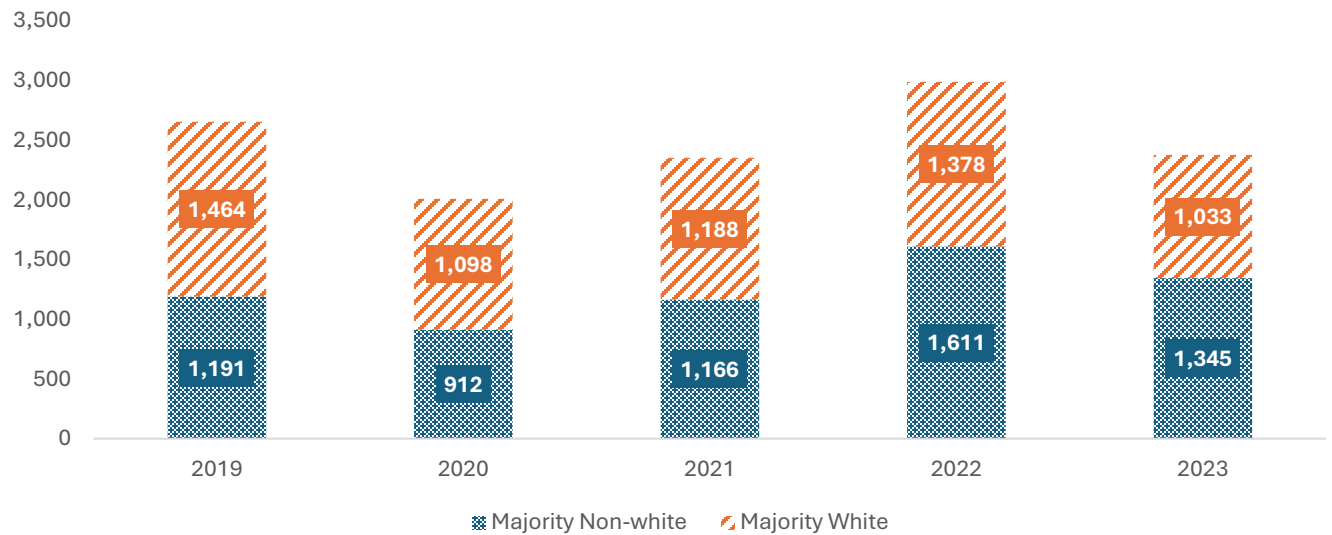
Figure 160: Origination Count by Census Tract Race and Ethnicity, Collar Counties

Legend: ▦ Majority Non-white   ◌ Majority White
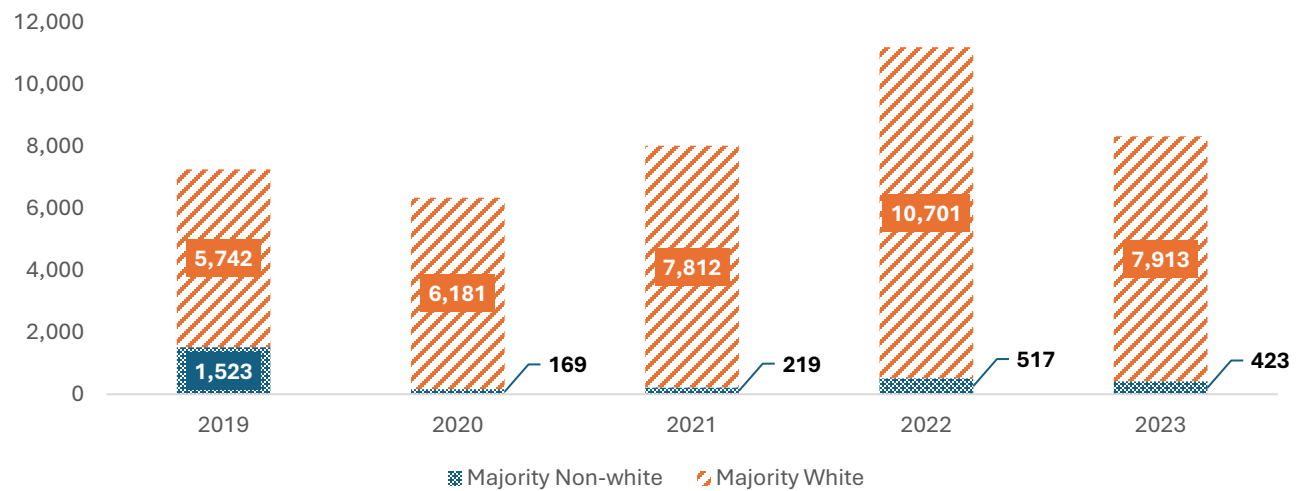
Figure 161: Withdrawal Count by Census Tract Race and Ethnicity, Philadelphia

Legend: ▦ Majority Non-white   ╱ Majority White

Year	Majority Non-white	Majority White
2019	379	308
2020	312	207
2021	291	217
2022	440	280
2023	357	178
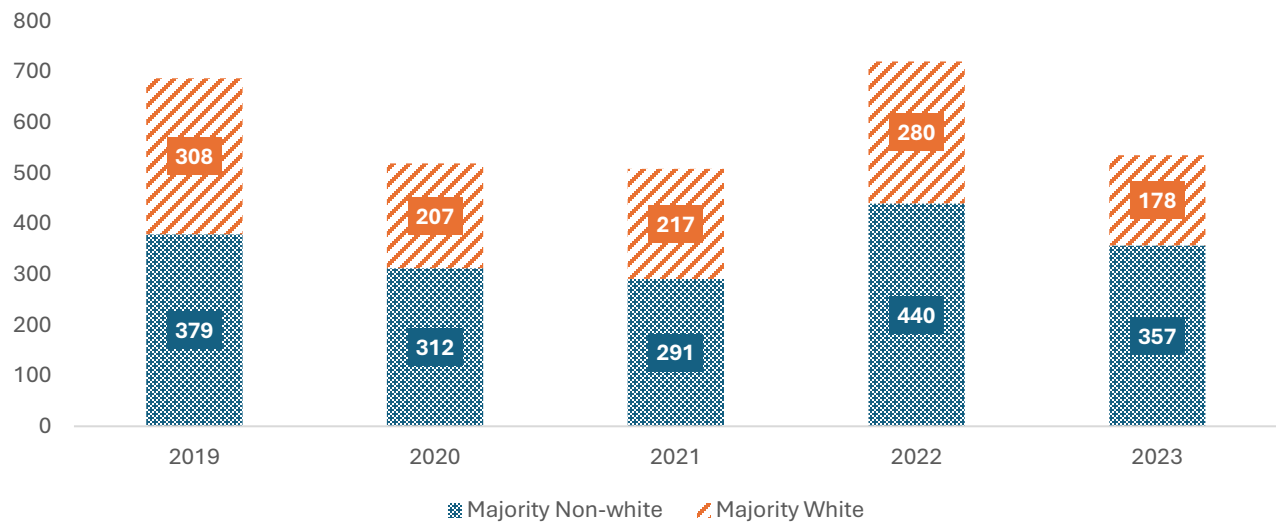
Figure 162: Withdrawal Count by Census Tract Race and Ethnicity, Collar Counties

Legend: ▦ Majority Non-white   ╱ Majority White

Year	Majority Non-white	Majority White
2019	284	984
2020	62	1,166
2021	43	1,043
2022	118	1,425
2023	108	1,118

Figure 163: Denial Rate by Census Tract Race and Ethnicity, Philadelphia

Majority Non-white: 2019: 59.2%, 2020: 53.8%, 2021: 53.1%, 2022: 52.1%, 2023: 53.0%
Majority White: 2019: 37.9%, 2020: 34.4%, 2021: 35.2%, 2022: 32.5%, 2023: 36.4%
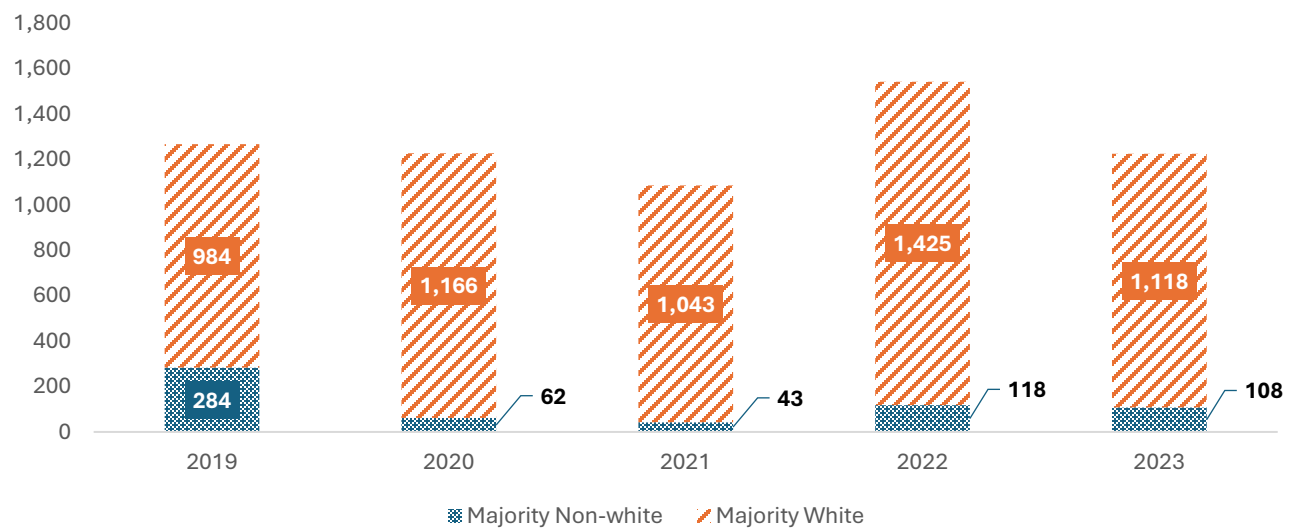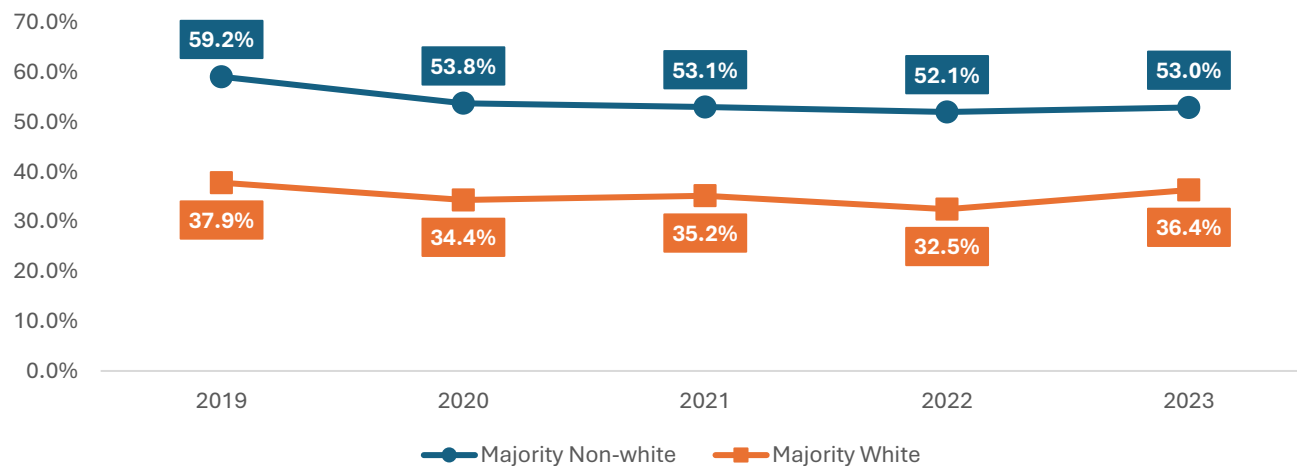
Figure 164: Denial Rate by Census Tract Race and Ethnicity, Collar Counties

Majority Non-white: 2019: 35.4%, 2020: 47.0%, 2021: 53.0%, 2022: 45.3%, 2023: 47.3%
Majority White: 2019: 30.9%, 2020: 27.1%, 2021: 25.5%, 2022: 23.0%, 2023: 25.0%
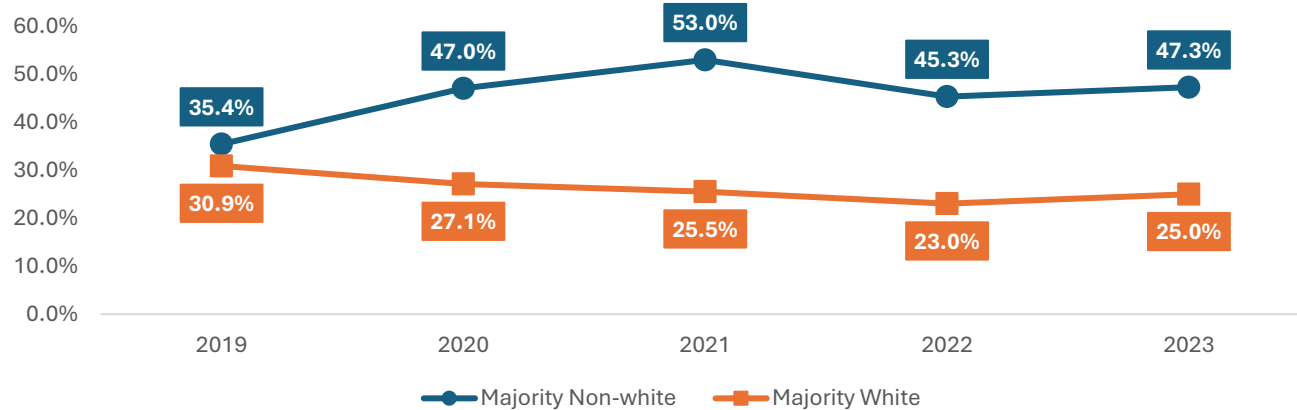
Figure 165: Total Dollars Originated ($M) by Census Tract Race and Ethnicity, Philadelphia

Majority Non-white: 2019: $73, 2020: $57, 2021: $79, 2022: $115, 2023: $89
Majority White: 2019: $126, 2020: $105, 2021: $114, 2022: $148, 2023: $97
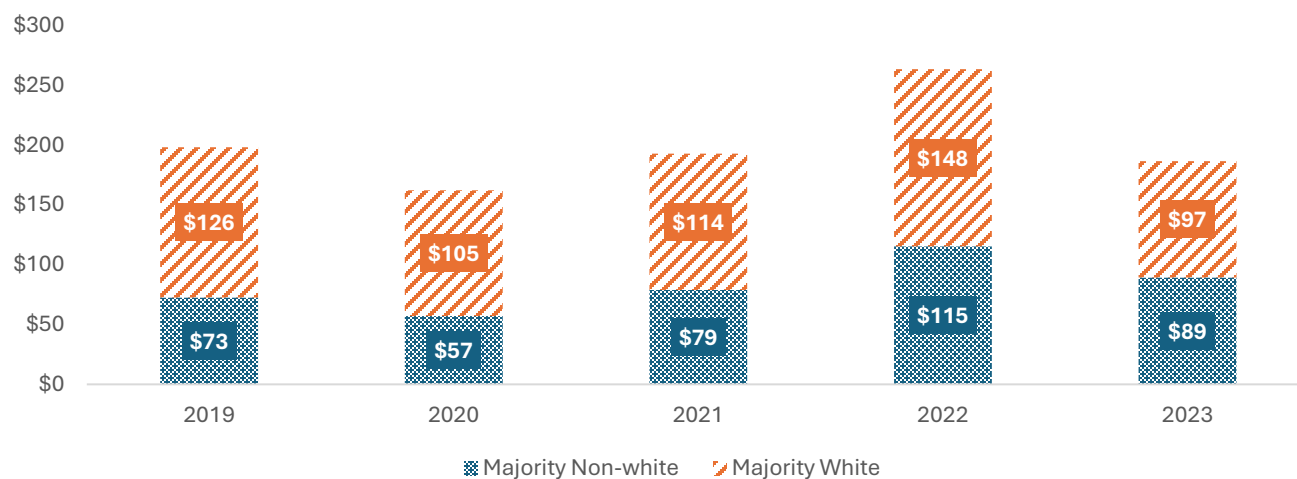
Figure 166: Total Dollars Originated ($M) by Census Tract Race and Ethnicity, Collar Counties
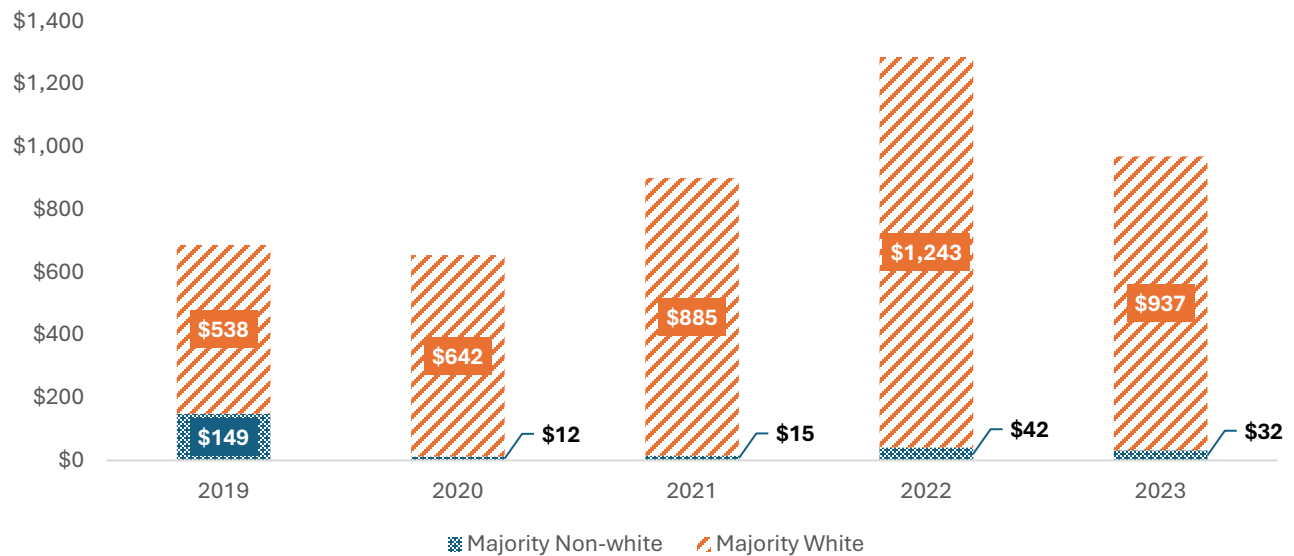
B.1.4.4. Gender

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	2,929	950	250	53.6%	$55.7
Male	2,635	837	242	52.9%	$68.4

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	2,789	1,285	243	39.0%	$104.5
Male	4,141	1,886	429	37.5%	$175.7

2020

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	2,069	707	216	48.2%	$46.8
Male	1,767	599	180	47.9%	$48.0

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	2,205	1,035	231	35.2%	$88.2
Male	3,350	1,615	377	32.6%	$168.2

2021

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	2,617	844	205	49.9%	$58.7
Male	2,135	726	158	47.1%	$60.4

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	2,835	1,393	212	33.9%	$129.3
Male	4,200	2,137	341	30.4%	$239.4

2022

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	3,062	1,054	298	49.6%	$74.3
Male	2,690	977	227	47.6%	$86.6

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	3,825	2,005	376	31.7%	$184.8
Male	5,760	3,129	518	28.8%	$365.1

2023

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	2,738	952	217	49.6%	$64.8
Male	2,236	756	193	49.5%	$58.2

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	3,269	1,607	294	34.4%	$148.2
Male	4,635	2,354	416	31.3%	$269.6

Figure 167: Application Count by Gender, Philadelphia
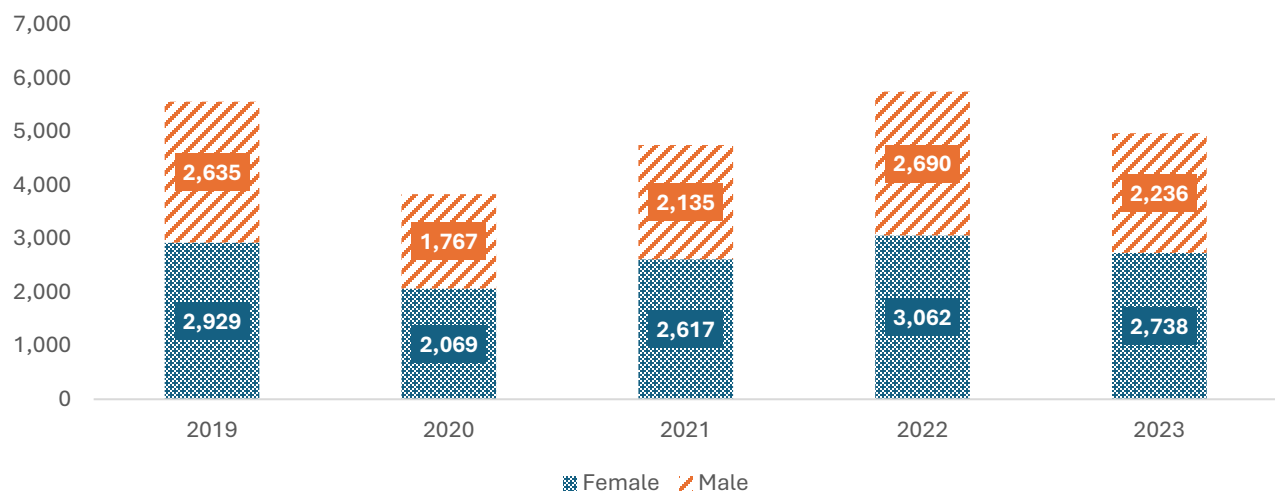
Figure 168: Application Count by Gender, Collar Counties
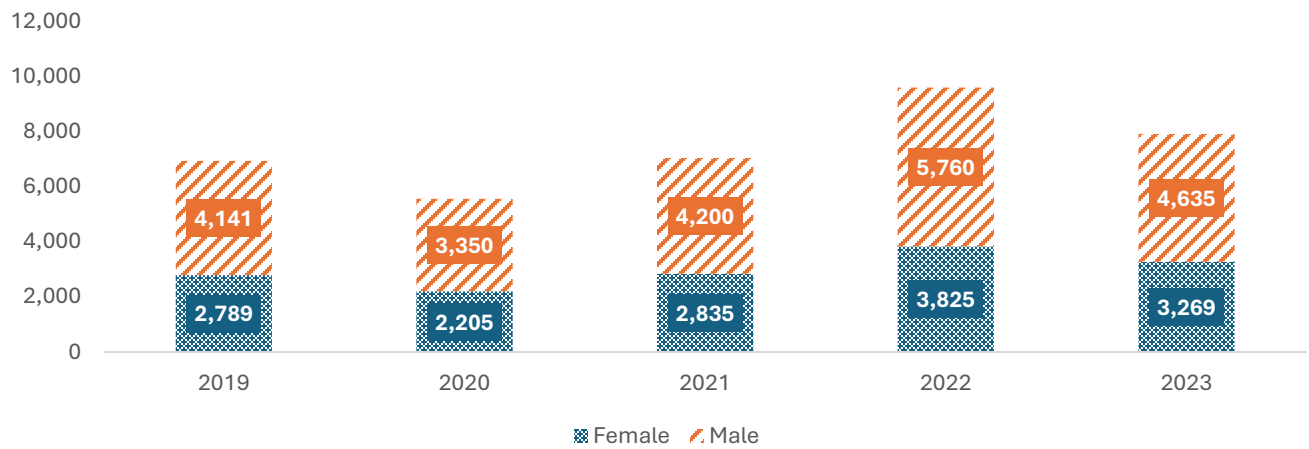
Figure 169: Origination Count by Gender, Philadelphia
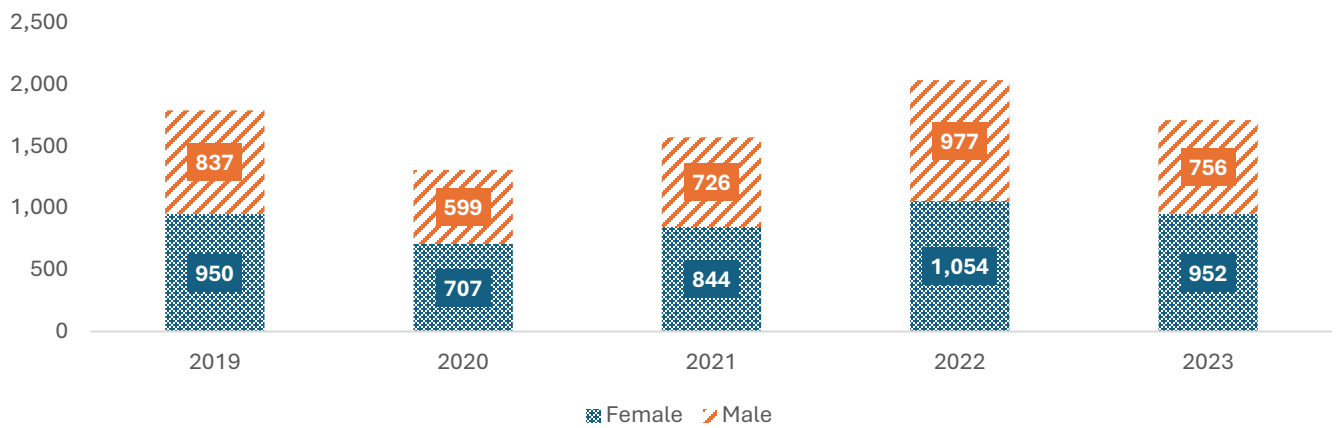
Figure 170: Origination Count by Gender, Collar Counties
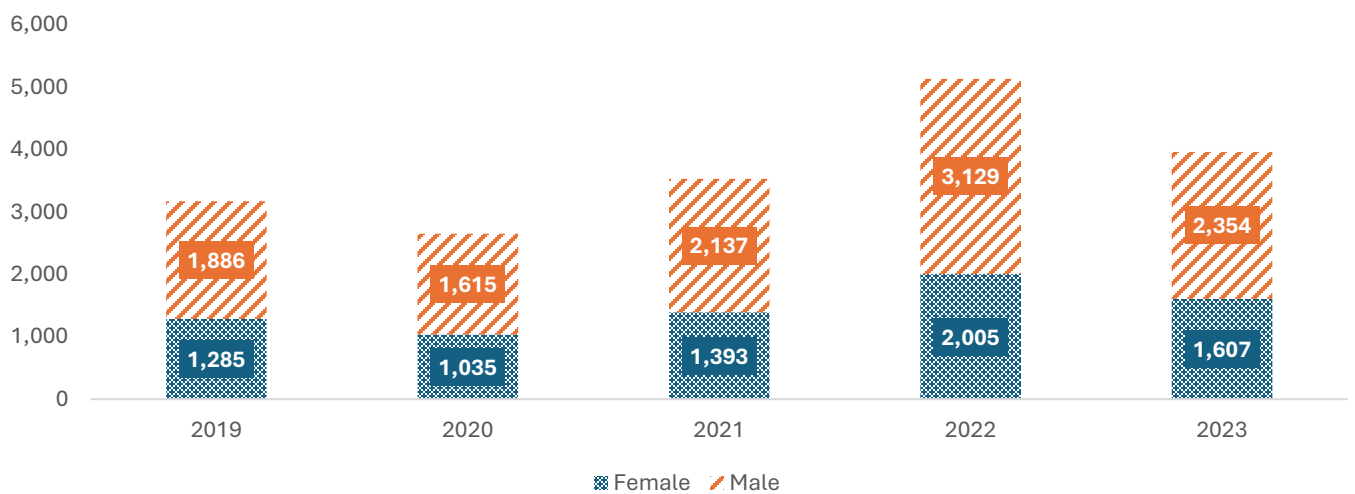
Figure 171: Withdrawal Count by Gender, Philadelphia
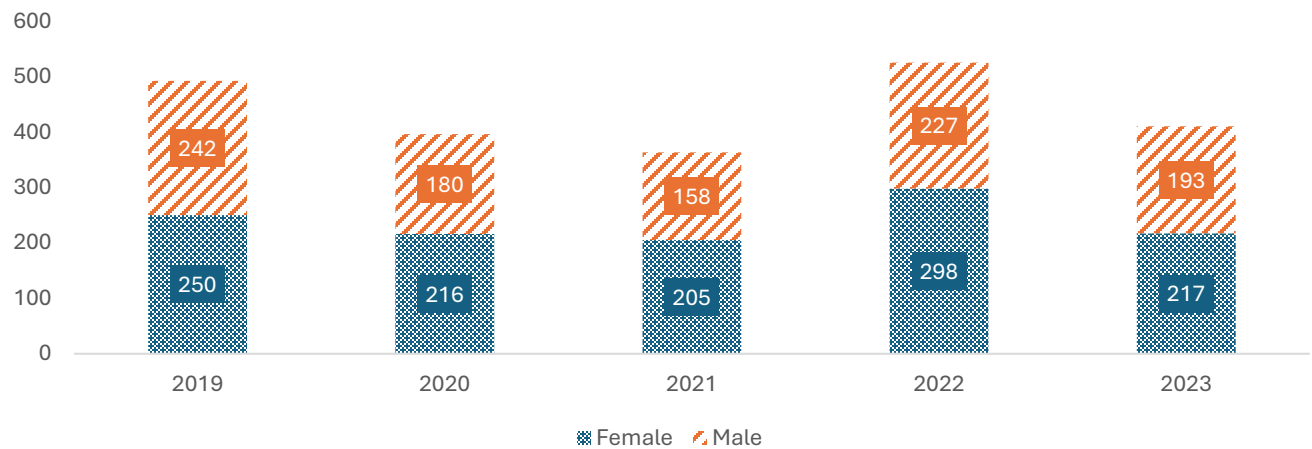
Figure 172: Withdrawal Count by Gender, Collar Counties
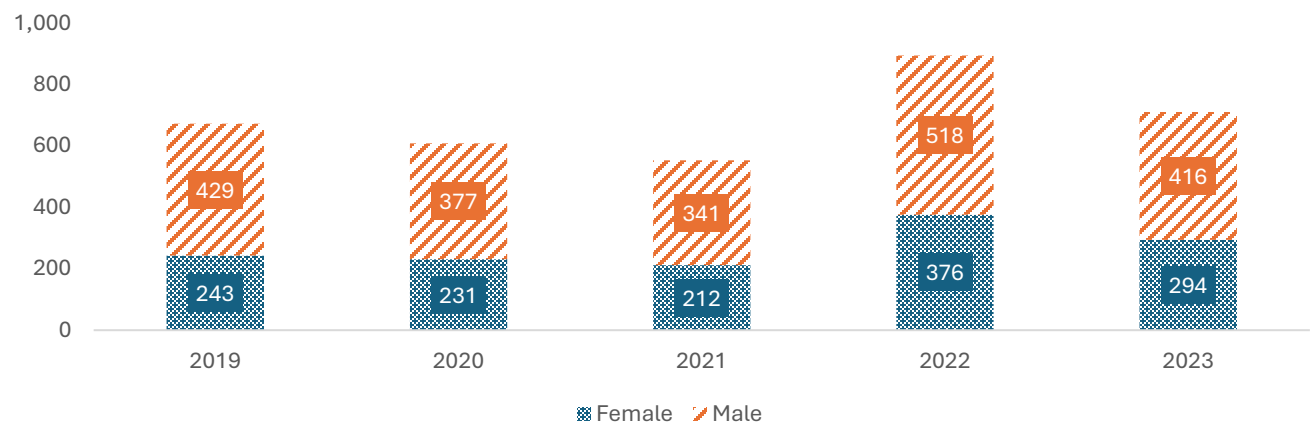
Figure 173: Denial Rate by Gender, Philadelphia
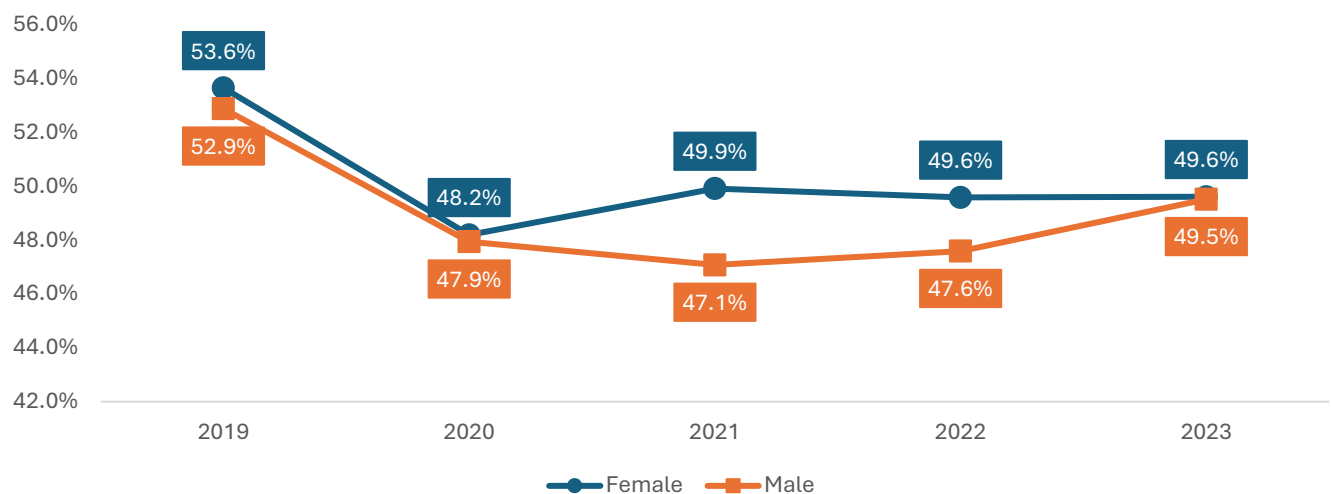
Figure 174: Denial Rate by Gender, Collar Counties
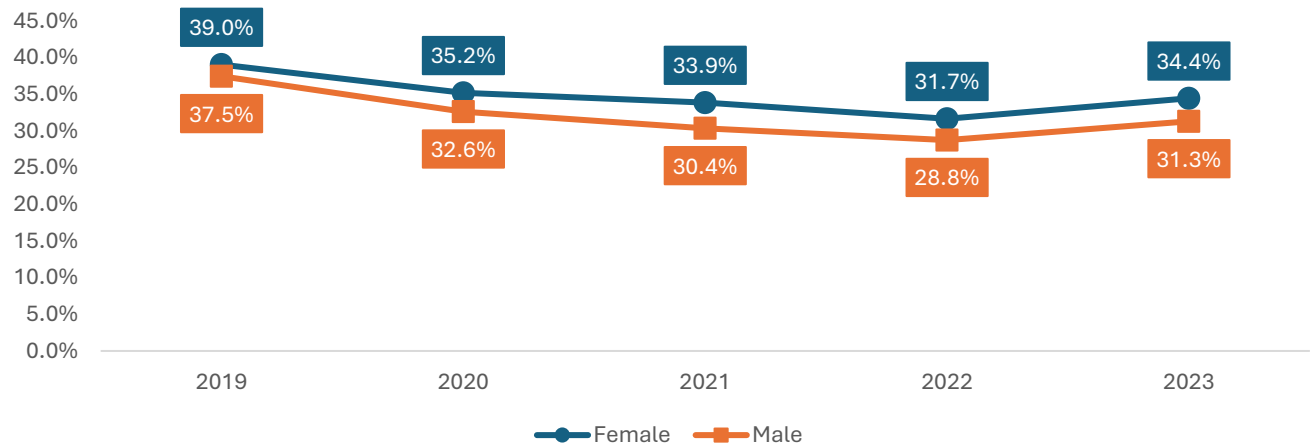
Figure 175: Total Dollars Originated ($M) by Gender, Philadelphia
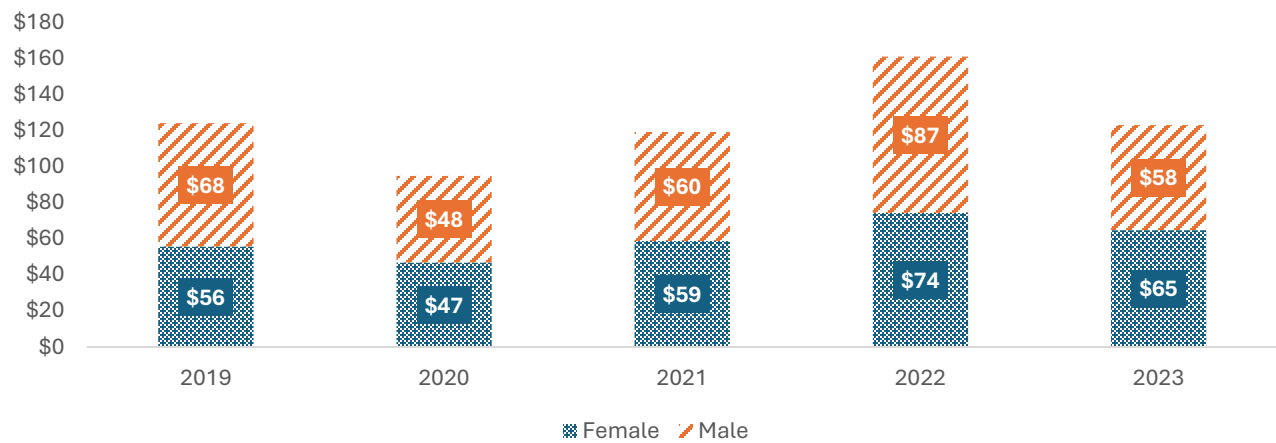
Figure 176: Total Dollars Originated ($M) by Gender, Collar Counties
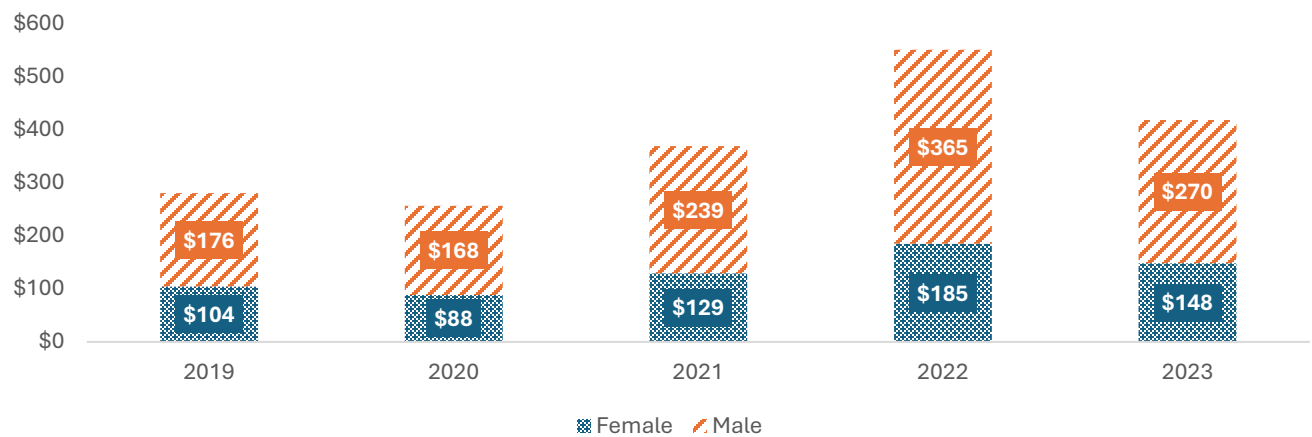
B.1.5. Other Home Lending, Philadelphia v. Collar Counties

While the origination and application volume of other home loan applications differed significantly between Philadelphia and the Collar Counties, the category experienced similar trends otherwise. Unlike the primary lending categories, other home loan applications and originations fell during the low-interest rate period and picked up during the higher-interest rate period of the study period. However, denial rates for these applications tend to be higher in Philadelphia – a possible indicator of the riskier lending profiles that may exist with Philadelphia loan applicants.

City

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	5,069	1,312	364	39.5%	$129.0
2020	4,960	918	269	24.0%	$112.4
2021	3,511	863	251	37.2%	$123.9
2022	4,743	1,432	433	41.2%	$197.7
2023	4,170	1,242	441	45.1%	$127.9

Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	12,872	5,440	1,025	31.0%	$610.9
2020	12,088	4,365	932	23.3%	$582.6
2021	10,240	4,742	891	26.4%	$704.7
2022	15,085	7,534	1,350	27.8%	$1,039.1
2023	13,217	6,184	1,269	31.6%	$752.3

Figure 177: Total Application Population by Year, Philadelphia
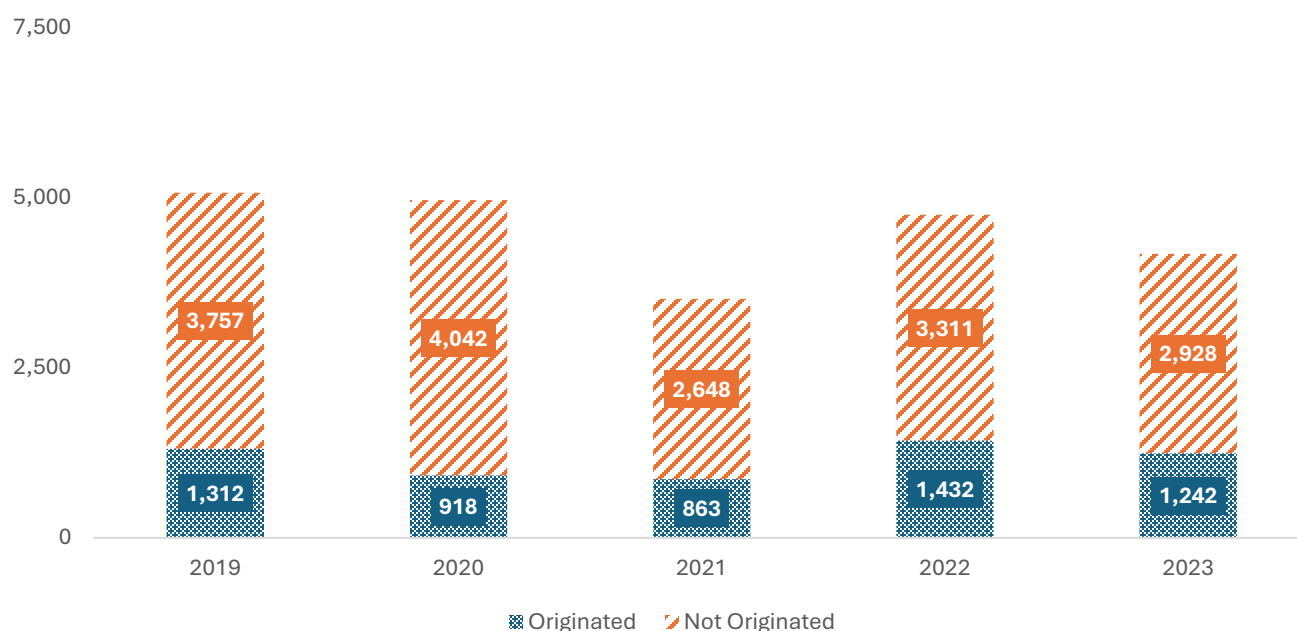
Figure 178: Total Application Population by Year, Collar Counties
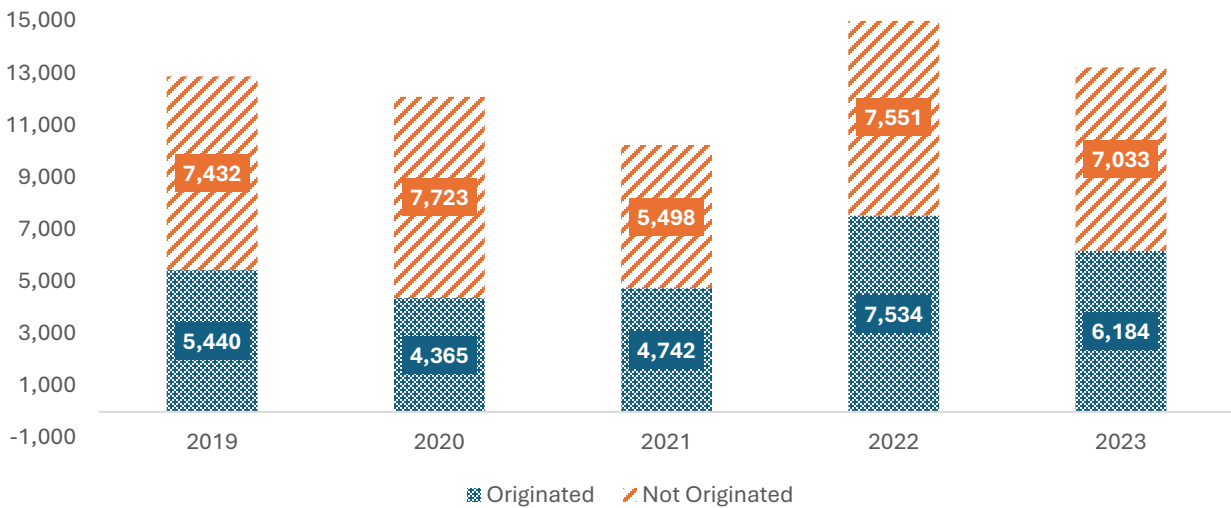
Figure 179: Withdrawals by Year
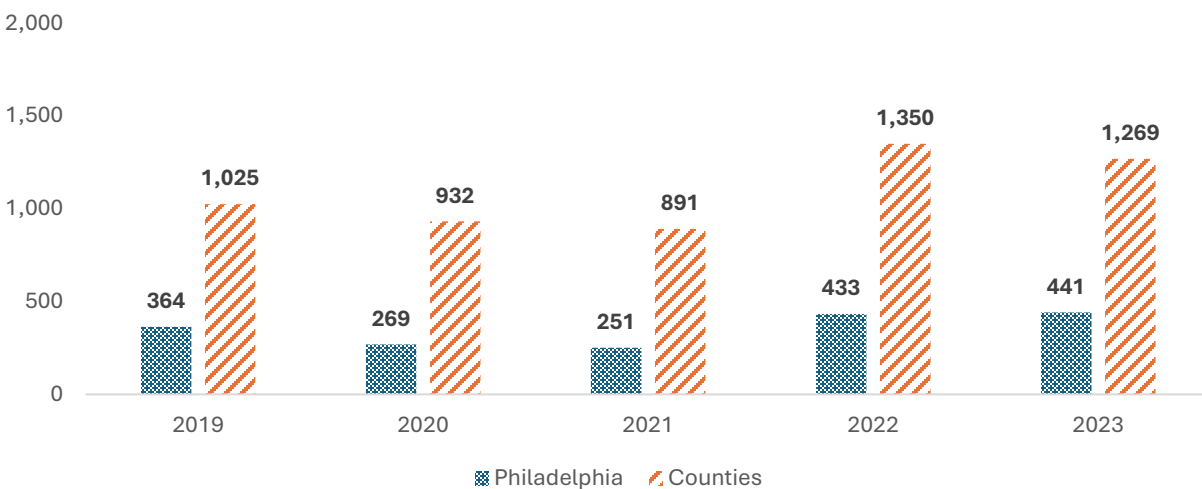
Figure 180: Denial Rate by Year
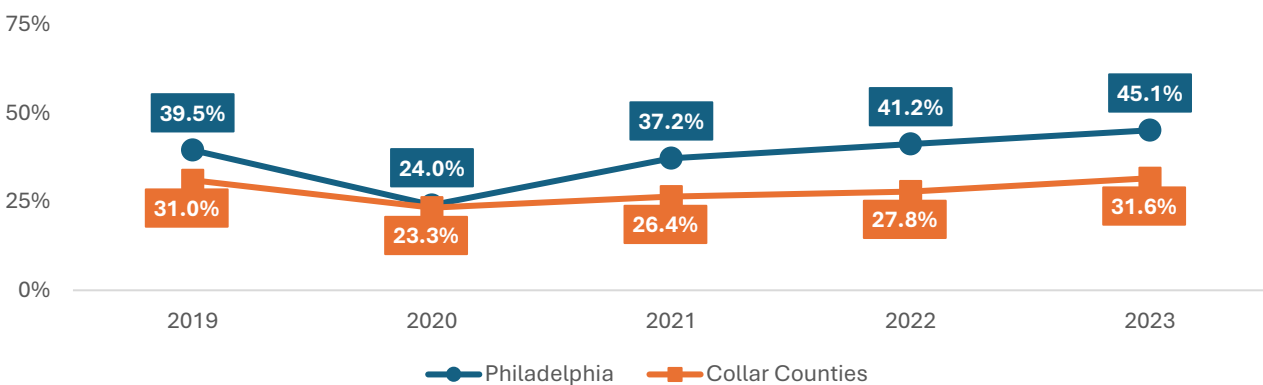
Figure 181: Total Dollars Originated ($M) for by Year
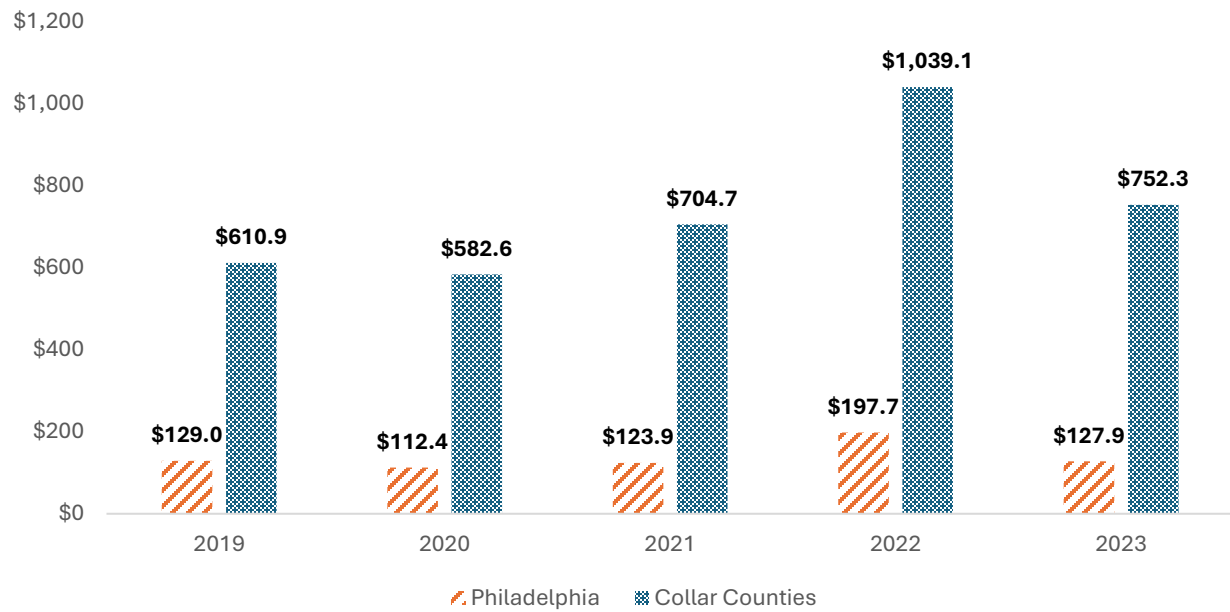
B.1.5.1. Race and Ethnicity

2019

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	358	122	25	55.0%	$15.4
Black	1,010	292	95	57.1%	$17.2
Hispanic	315	70	25	67.0%	$4.3
White	1,544	646	146	43.2%	$70.9
Other	87	24	6	62.1%	$3.2

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	577	216	55	45.9%	$30.8
Black	483	163	44	53.0%	$10.9
Hispanic	281	82	28	54.1%	$6.4
White	8,299	4,319	730	32.6%	$467.4
Other	158	69	16	41.8%	$8.2

2020

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	240	66	28	53.3%	$7.9
Black	587	176	59	54.0%	$10.6
Hispanic	215	48	27	59.1%	$3.9
White	1,061	472	106	36.9%	$70.0
Other	48	20	6	35.4%	$3.1

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	465	172	51	38.9%	$30.5
Black	334	101	35	50.3%	$9.8
Hispanic	194	56	20	54.6%	$5.6
White	6,513	3,451	662	28.8%	$439.5
Other	112	48	8	40.2%	$6.9

2021

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	265	78	16	49.1%	$12.2
Black	642	175	44	56.2%	$13.3
Hispanic	260	52	32	56.2%	$4.6
White	970	409	96	37.5%	$65.0
Other	64	13	5	57.8%	$1.1

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	548	209	64	34.7%	$38.9
Black	377	127	35	46.4%	$9.6
Hispanic	206	69	21	45.1%	$7.6
White	6,535	3,549	603	26.9%	$500.0
Other	167	80	14	32.9%	$11.9

2022

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	346	115	23	51.4%	$18.5
Black	1,136	325	112	54.2%	$30.6
Hispanic	399	94	34	58.1%	$6.9
White	1,465	647	149	37.7%	$98.2
Other	64	24	11	40.6%	$3.6

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	783	323	85	34.6%	$61.6
Black	771	268	84	46.8%	$23.8
Hispanic	435	162	41	43.7%	$18.5
White	10,185	5,773	939	26.9%	$761.3
Other	241	125	18	32.4%	$16.8

2023

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	286	76	34	49.0%	$9.9
Black	1,134	302	127	55.2%	$19.5
Hispanic	447	100	51	58.6%	$7.4
White	1,271	523	118	40.8%	$64.0
Other	61	17	7	57.4%	$2.5

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Asian	740	296	63	38.9%	$42.8
Black	786	285	69	47.7%	$23.7
Hispanic	426	135	47	46.2%	$13.2
White	9,072	4,716	884	29.7%	$566.7
Other	244	102	25	36.1%	$11.5

Figure 182: Application Count by Race and Ethnicity, Philadelphia
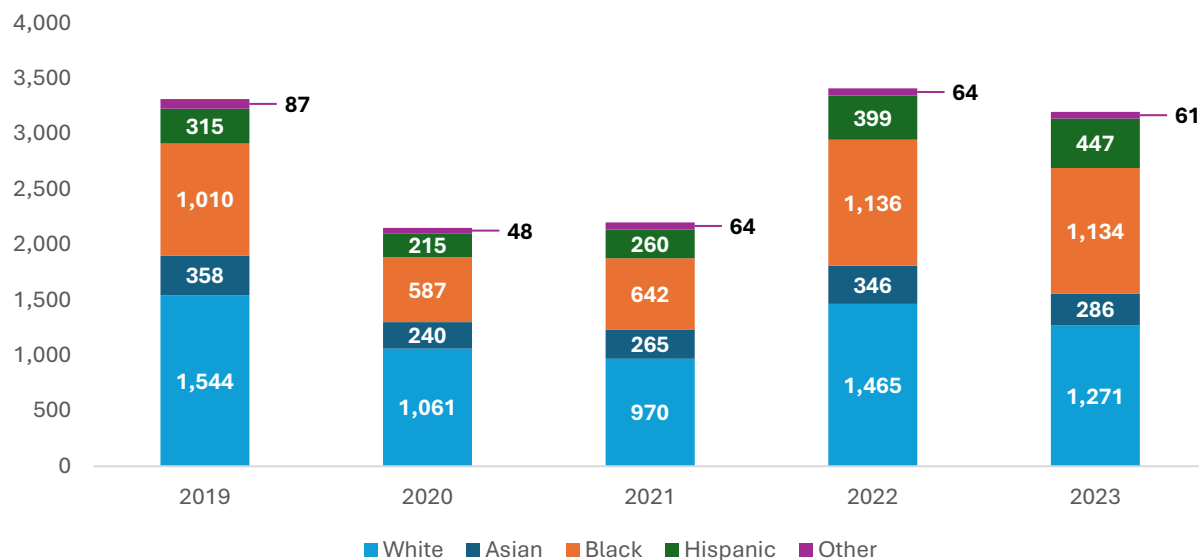
Figure 183: Application Count by Race and Ethnicity, Collar Counties
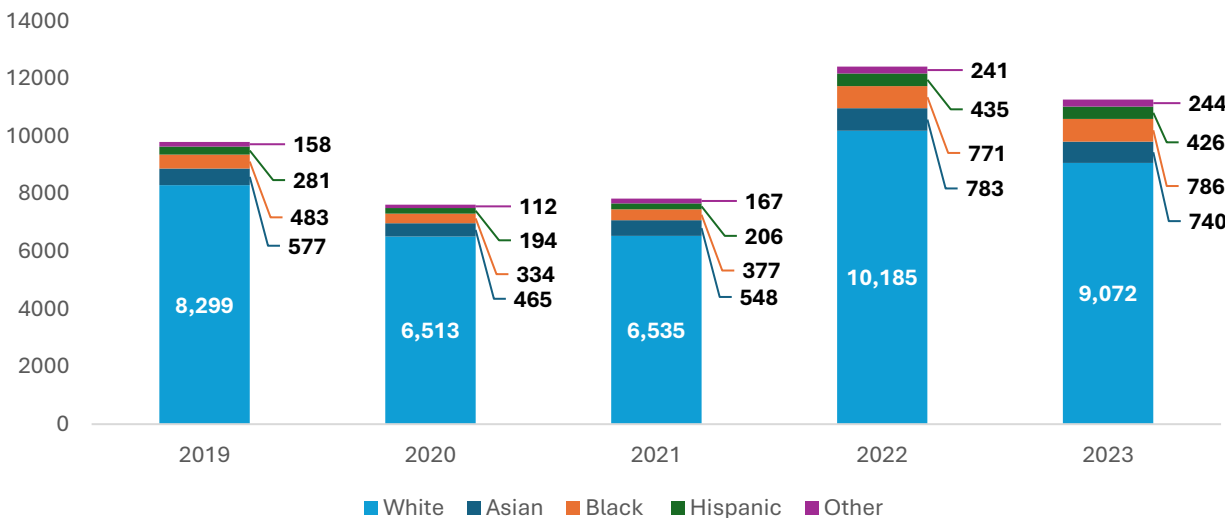
Figure 184: Origination Count by Race and Ethnicity, Philadelphia
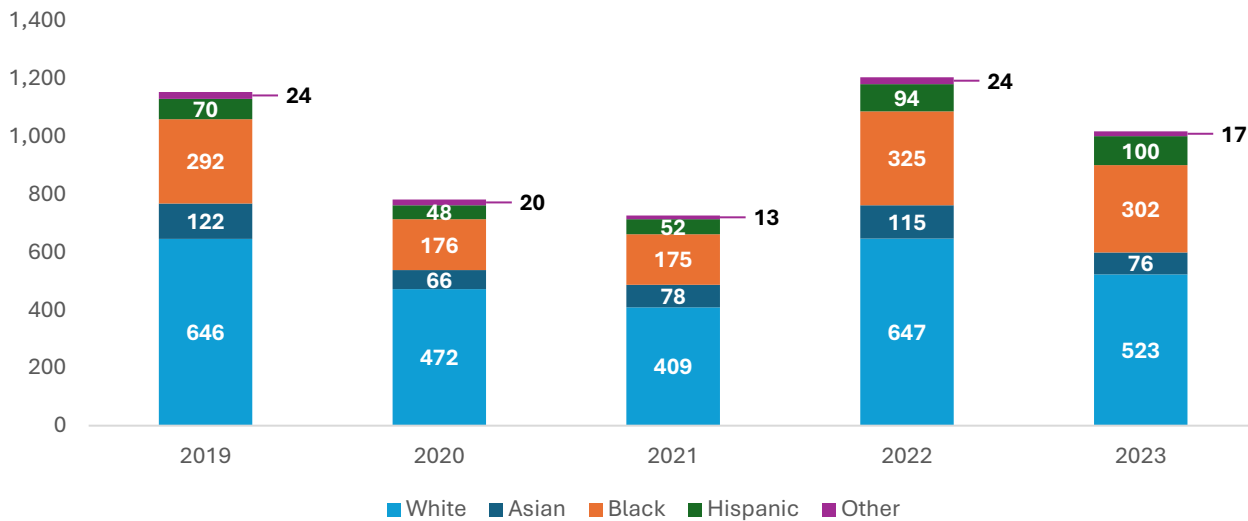
Figure 185: Origination Count by Race and Ethnicity, Collar Counties

	White	Asian	Black	Hispanic	Other

2019: 4,319 / 216 / 163 / 82 / 69
2020: 3,451 / 172 / 101 / 56 / 48
2021: 3,549 / 209 / 127 / 69 / 80
2022: 5,773 / 323 / 268 / 162 / 125
2023: 4,716 / 296 / 285 / 135 / 102
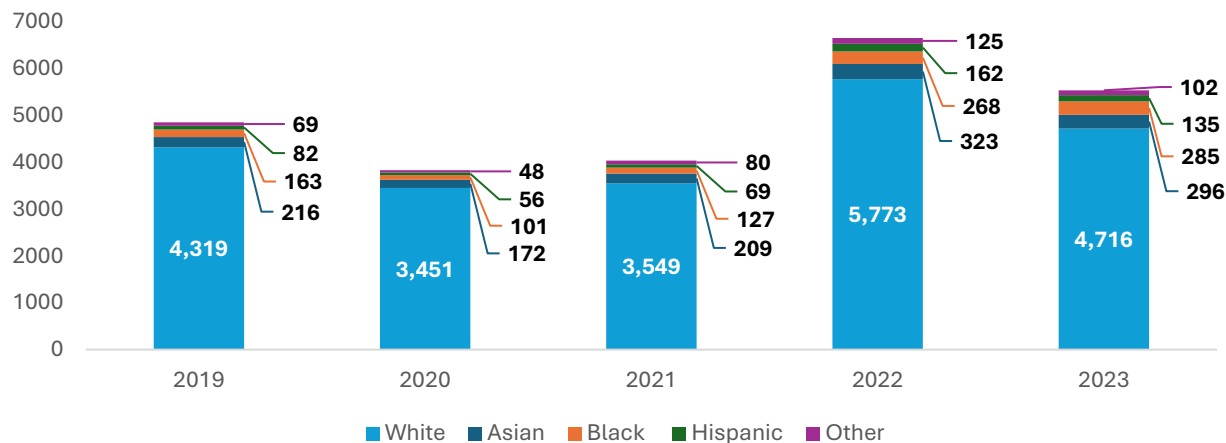
Figure 186: Withdrawal Count by Race and Ethnicity, Philadelphia

	White	Asian	Black	Hispanic	Other

2019: 146 / 25 / 95 / 25 / 6
2020: 106 / 28 / 59 / 27 / 6
2021: 96 / 16 / 44 / 32 / 5
2022: 149 / 23 / 112 / 34 / 11
2023: 118 / 34 / 127 / 51 / 7
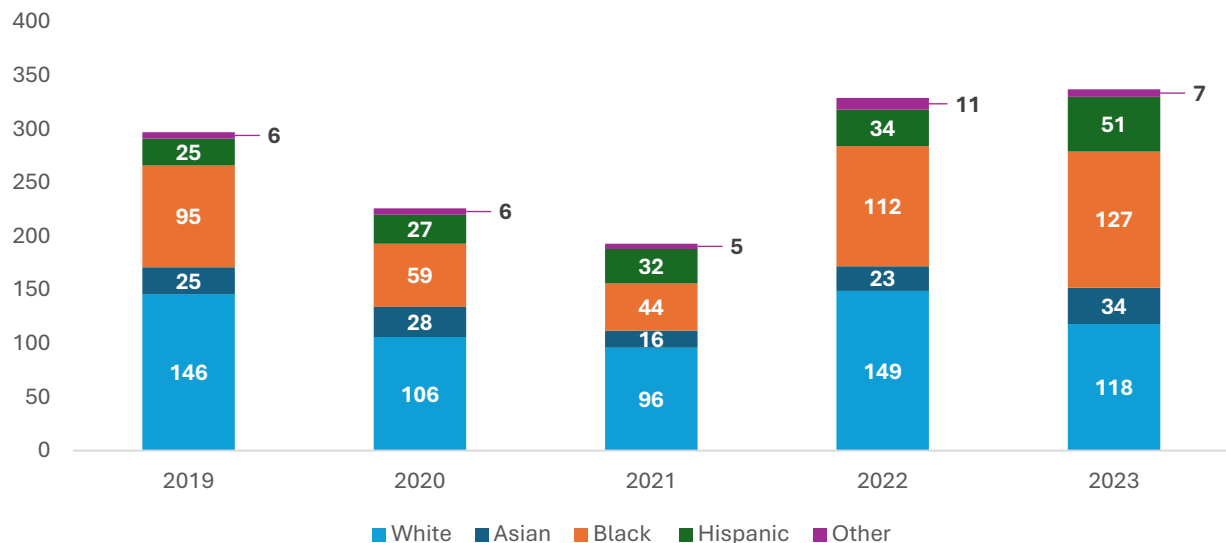
Figure 187: Withdrawal Count by Race and Ethnicity, Collar Counties

	White	Asian	Black	Hispanic	Other

2019: 730 / 55 / 44 / 28 / 16
2020: 662 / 51 / 35 / 20 / 8
2021: 603 / 64 / 35 / 21 / 14
2022: 939 / 85 / 84 / 41 / 18
2023: 884 / 63 / 69 / 47 / 25
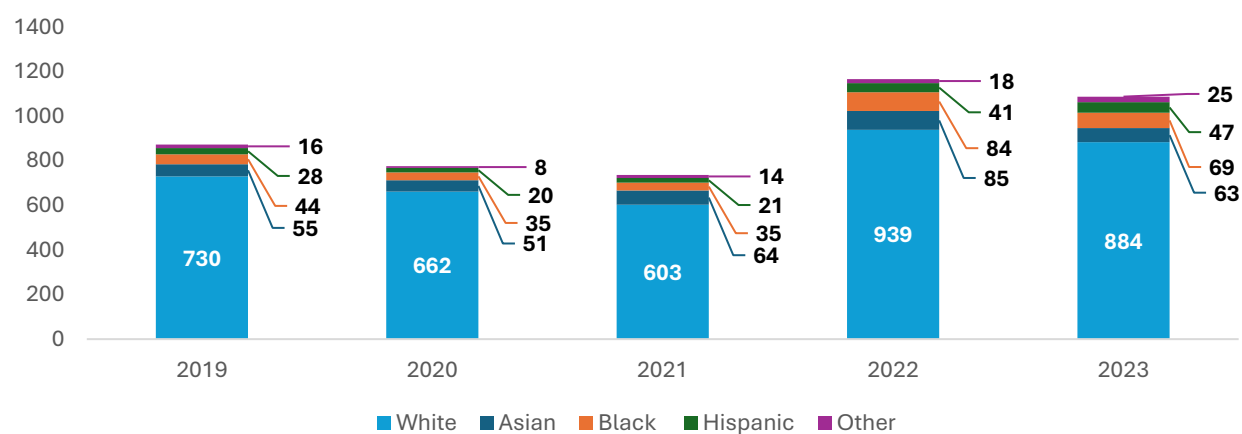
Figure 188: Denial Rate by Race and Ethnicity, Philadelphia
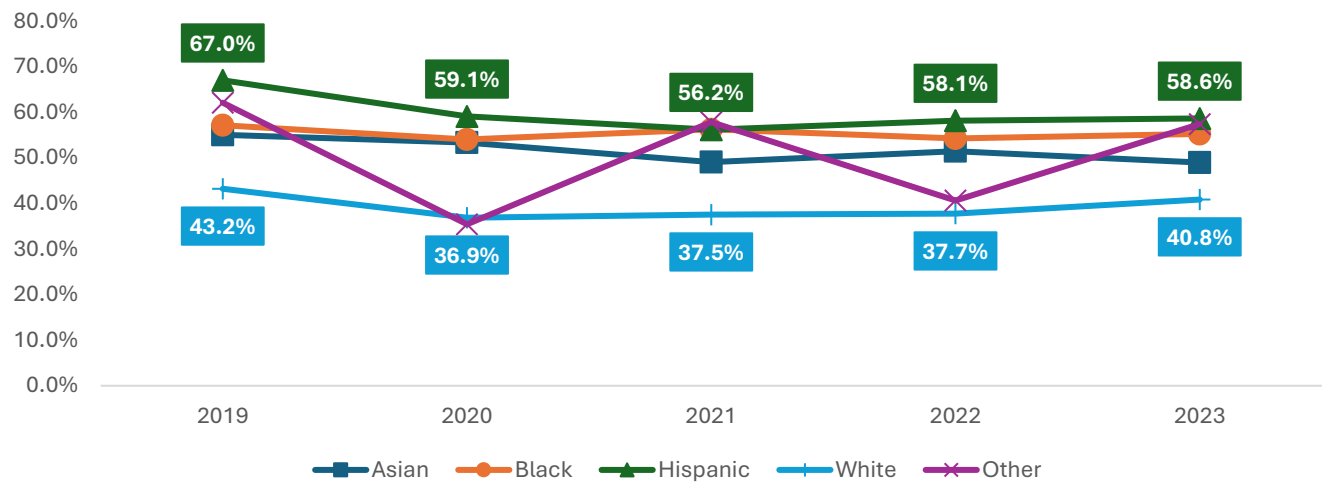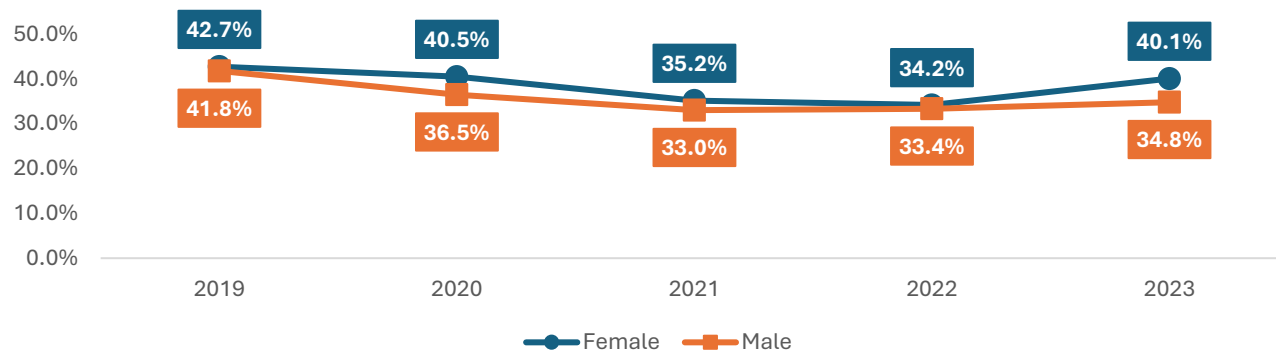

Figure 189: Denial Rate by Race and Ethnicity, Collar Counties
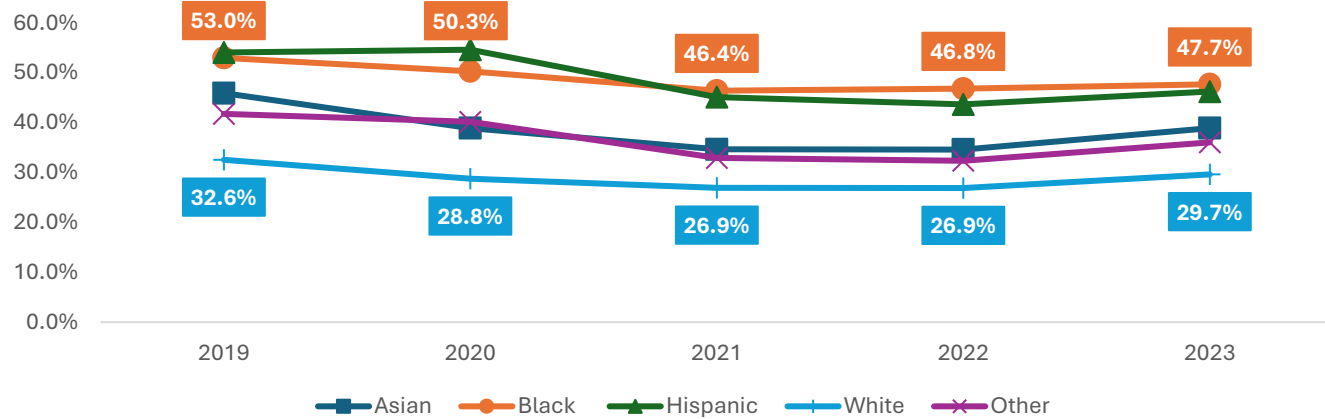
Figure 190: Total Dollars ($M) Originated, Philadelphia
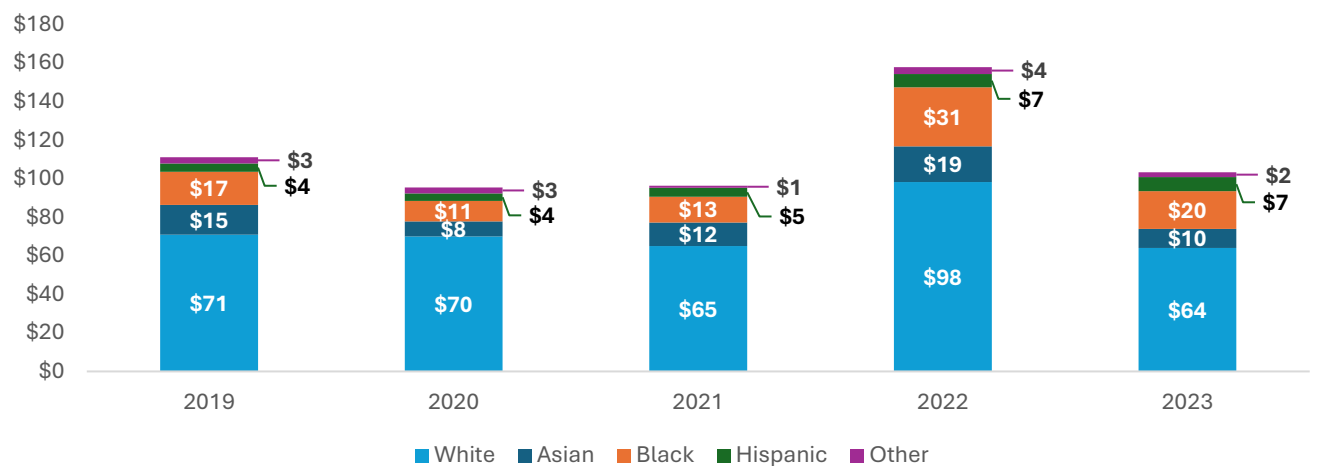
Figure 191: Total Dollars ($M) Originated, Collar Counties
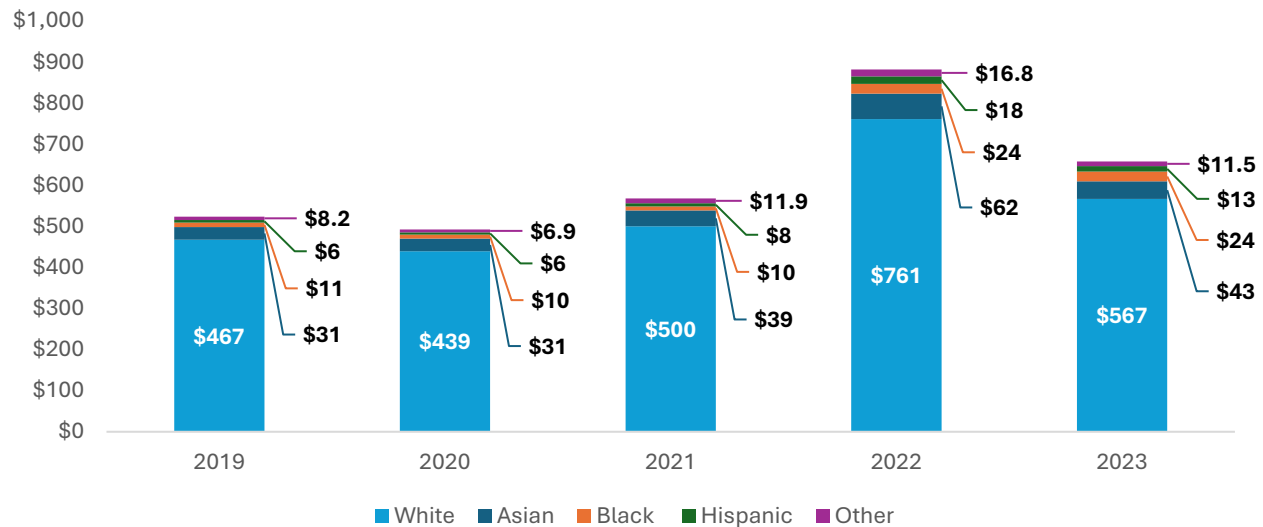
B.1.5.2. Applicant Income

2019

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	1,172	252	112	64.2%	$16.6
MUI	2,554	1,010	245	45.3%	$106.1

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	4,626	1,815	420	45.1%	$147.5
MUI	6,299	3,511	585	28.3%	$448.9

2020

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	707	145	56	60.5%	$9.5
MUI	1,830	745	212	39.3%	$100.6

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	3,401	1,312	363	41.7%	$121.8
MUI	5,337	2,987	560	24.3%	$442.6

2021

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	853	181	78	60.8%	$15.5
MUI	1,834	665	172	42.2%	$105.6

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	3,670	1,508	345	38.9%	$163.0
MUI	5,484	3,164	533	22.3%	$525.7

2022

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	1,363	312	145	57.7%	$29.7
MUI	2,736	1,082	287	41.5%	$158.0

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	6,131	2,646	588	38.9%	$262.8
MUI	7,874	4,765	747	21.9%	$747.7

2023

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	1,354	291	159	60.0%	$21.1
MUI	2,491	913	279	41.5%	$102.9

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
LMI	5,847	2,279	579	42.0%	$185.9
MUI	6,819	3,829	681	23.8%	$552.3

Figure 192: Application Count by Applicant Income, Philadelphia

Year	LMI	MUI
2019	1,172	2,554
2020	707	1,830
2021	853	1,834
2022	1,363	2,736
2023	1,354	2,491

LMI MUI
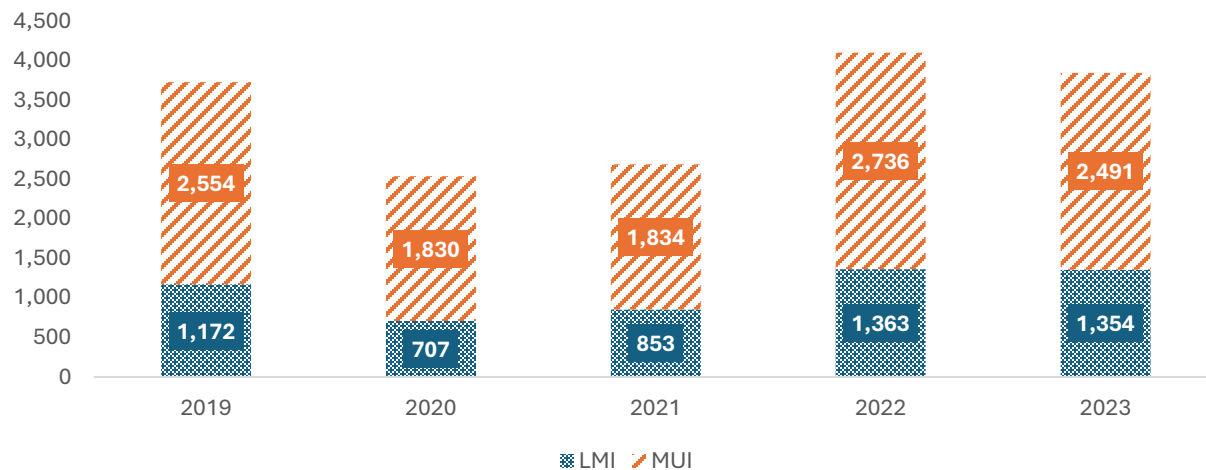
Figure 193: Application Count by Applicant Income, Collar Counties

Year	LMI	MUI
2019	4,626	6,299
2020	3,401	5,337
2021	3,670	5,484
2022	6,131	7,874
2023	5,847	6,819

LMI MUI
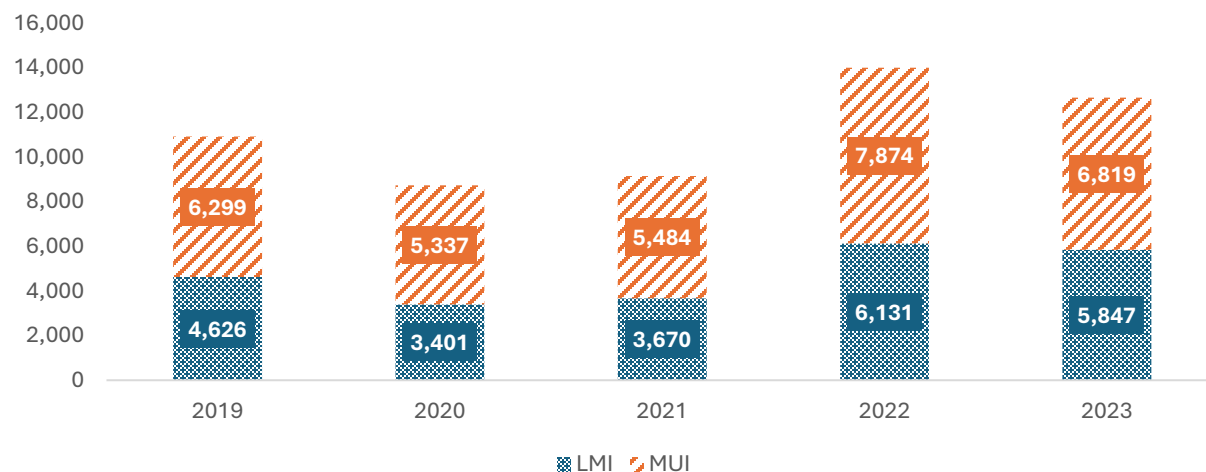
Figure 194: Origination Count by Applicant Income, Philadelphia

Year	LMI	MUI
2019	252	1,010
2020	145	745
2021	181	665
2022	312	1,082
2023	291	913

LMI MUI
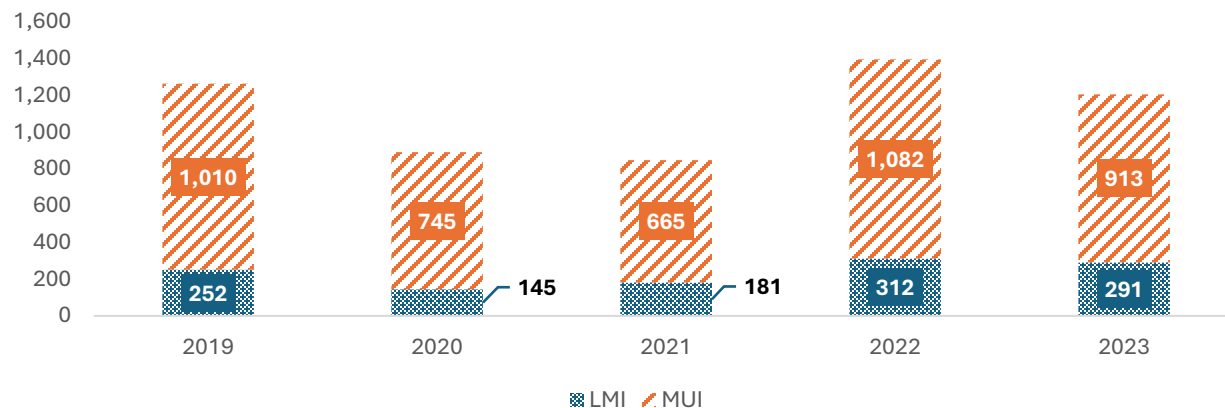
Figure 195: Origination Count by Applicant Income, Collar Counties
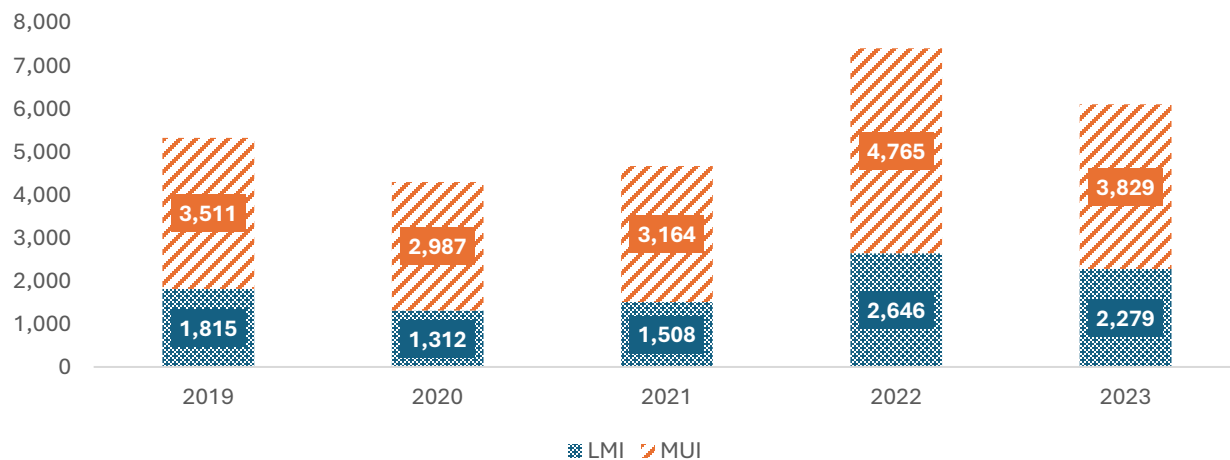
Figure 196: Withdrawal Count by Applicant Income, Philadelphia
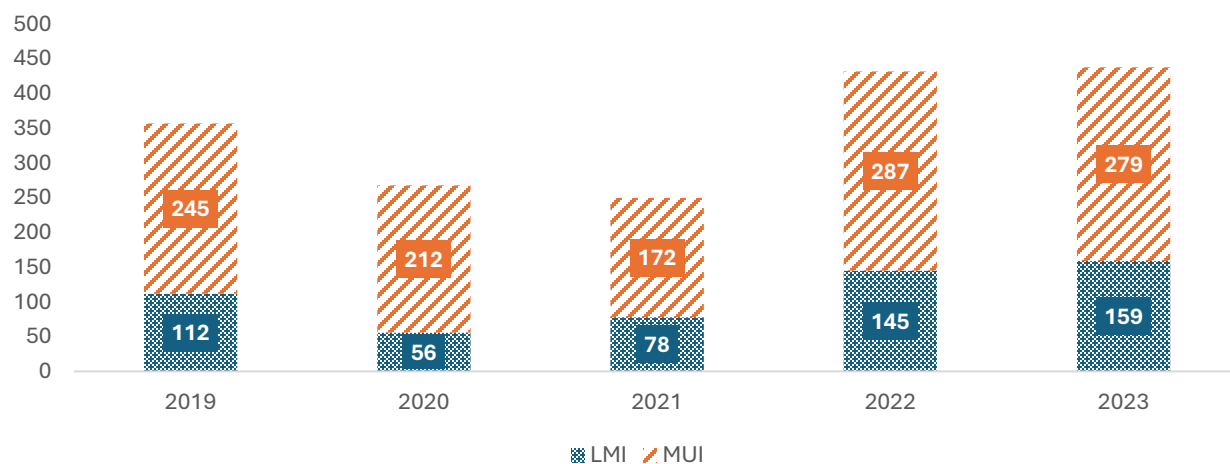
Figure 197: Withdrawal Count by Applicant Income, Collar Counties
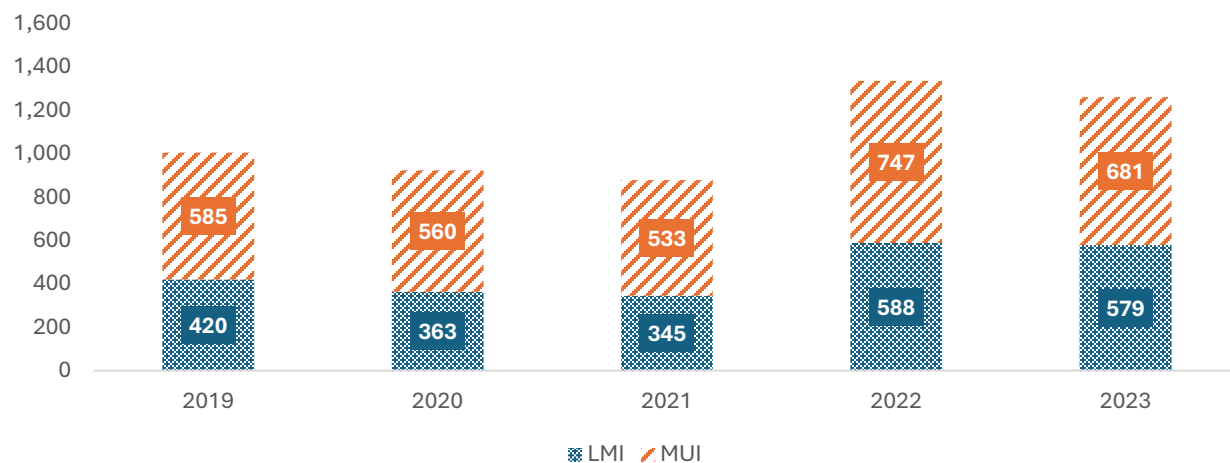
Figure 198: Denial Rate by Applicant Income, Philadelphia
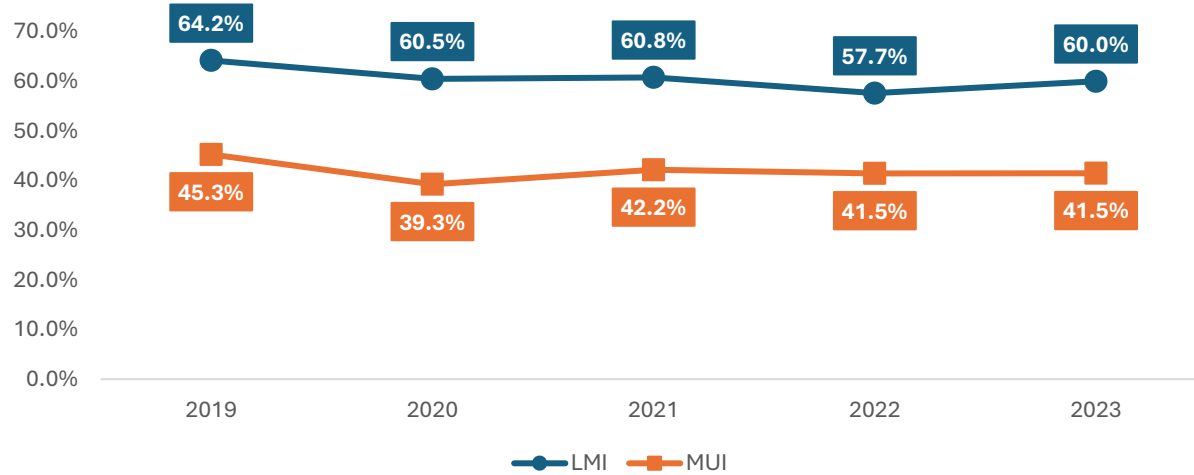
Figure 199: Denial Rate by Applicant Income, Collar Counties
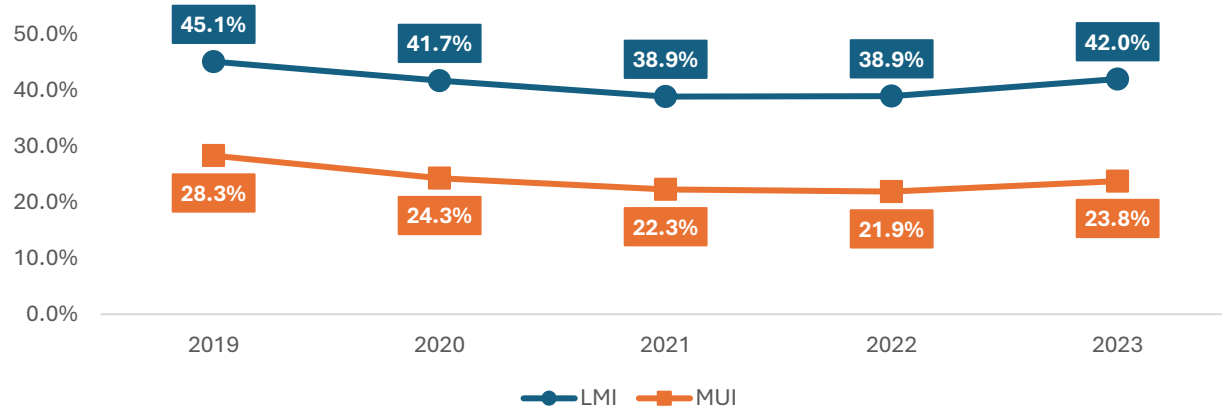
Figure 200: Total Dollars ($M) Originated by Applicant Income, Philadelphia
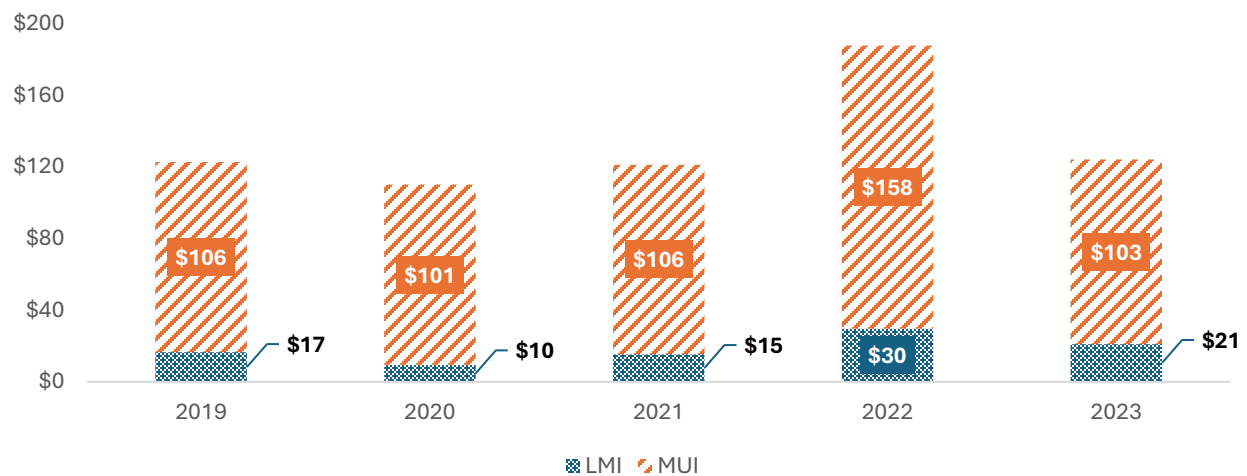
Figure 201: Total Dollars ($M) Originated by Applicant Income, Collar Counties
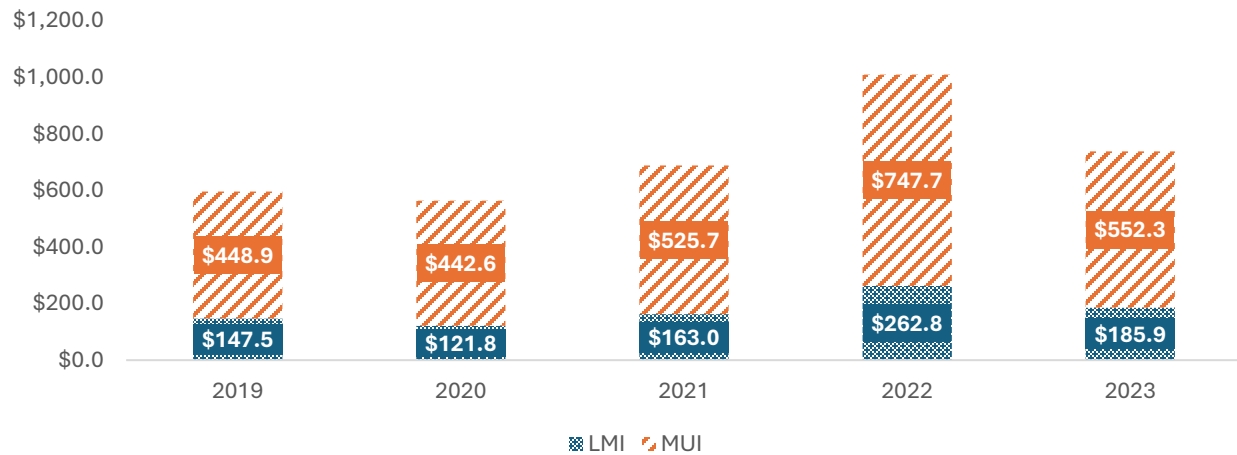
B-1.5.3. Census Tract Race and Ethnicity

2019

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	2,839	564	194	40.3%	$40.0
White	2,230	748	170	38.5%	$89.0

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	3,415	1,496	255	28.8%	$168.5
White	9,457	3,944	770	31.8%	$442.4

2020

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	2,815	360	133	23.5%	$30.5
White	2,145	558	136	24.7%	$81.9

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	752	93	40	20.7%	$7.0
White	11,336	4,272	892	23.5%	$575.6

2021

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	1,918	342	134	37.9%	$32.7
White	1,593	521	117	36.4%	$91.2

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	517	121	30	30.8%	$9.2
White	9,723	4,621	861	26.2%	$695.5

2022

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	2,826	695	269	43.8%	$59.0
White	1,917	737	164	37.4%	$138.7

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	1,007	304	93	39.1%	$27.2
White	14,078	7,230	1,257	27.0%	$1,011.9

2023

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	2,631	646	298	48.7%	$48.2
White	1,539	596	143	39.0%	$79.7

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Non-White	1,003	342	100	41.9%	$26.9
White	12,214	5,842	1,169	30.8%	$725.3

Figure 202: Application Count by Census Tract Race and Ethnicity, Philadelphia
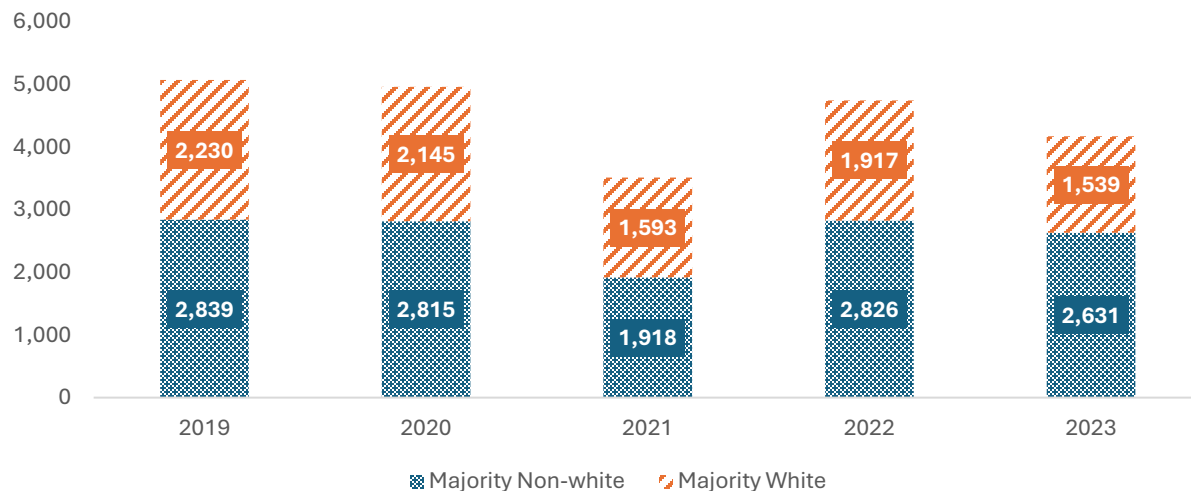
Figure 203: Application Count by Census Tract Race and Ethnicity, Collar Counties
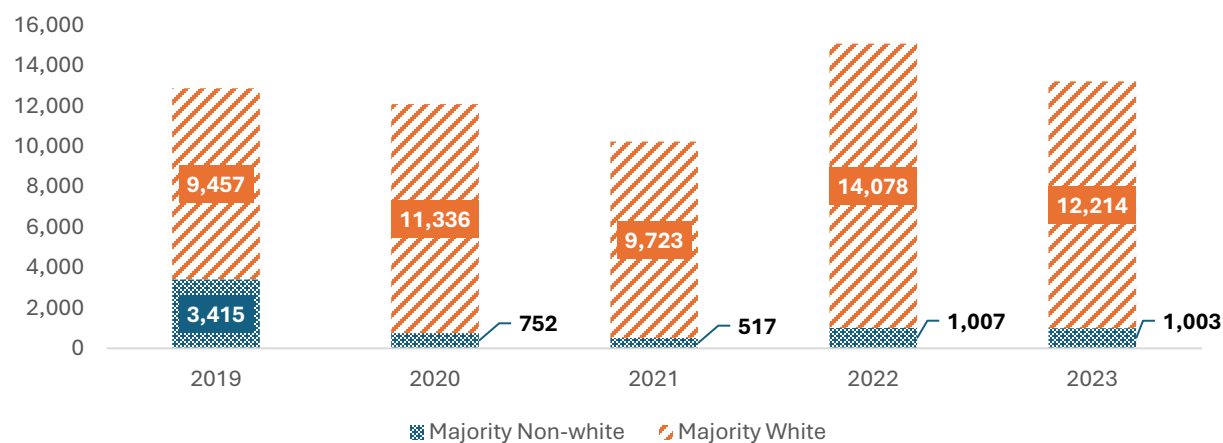
Figure 204: Origination Count by Census Tract Race and Ethnicity, Philadelphia
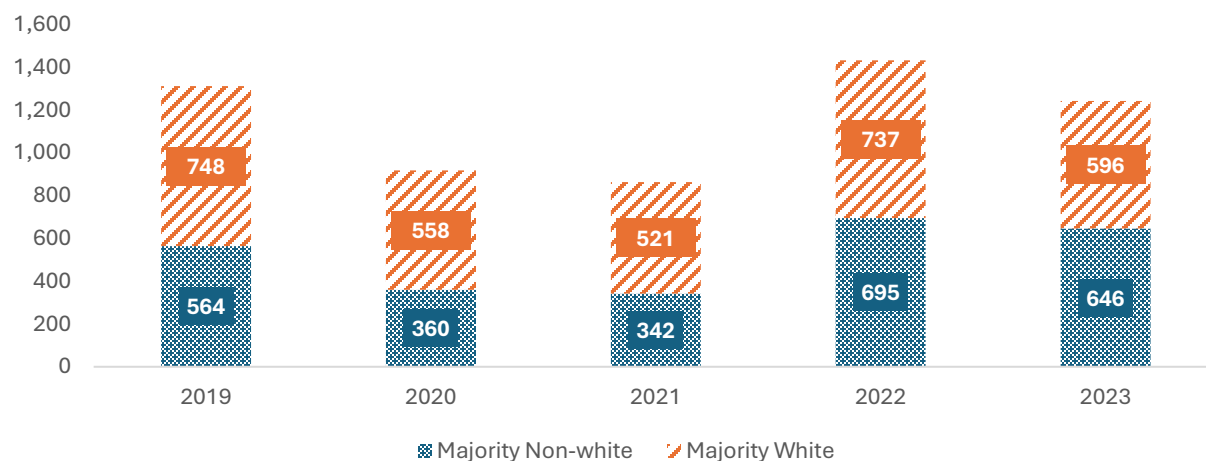
Figure 205: Origination Count by Census Tract Race and Ethnicity, Collar Counties

Majority Non-white   Majority White
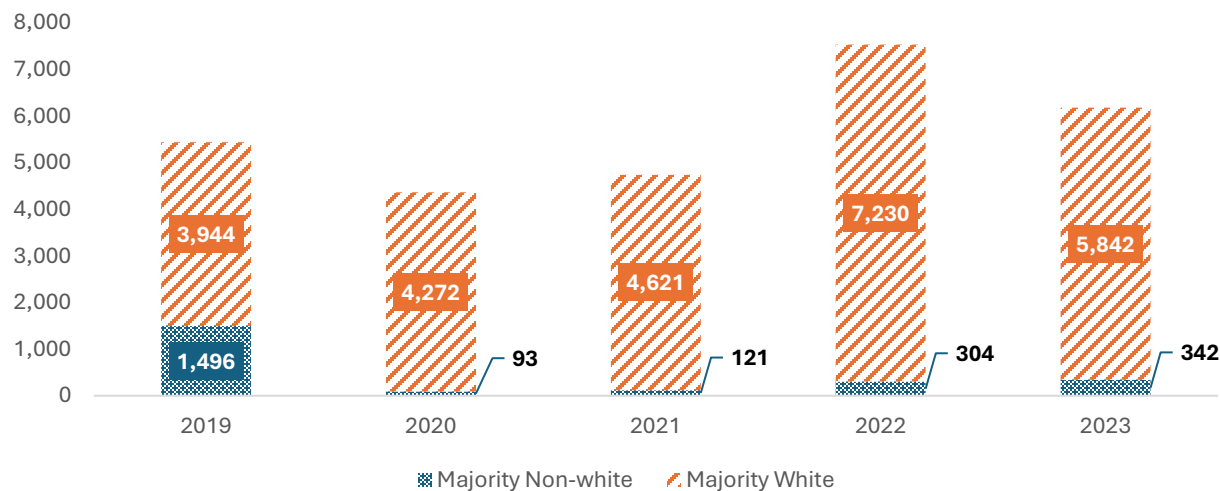
Figure 206: Withdrawal Count by Census Tract Race and Ethnicity, Philadelphia

Majority Non-white   Majority White
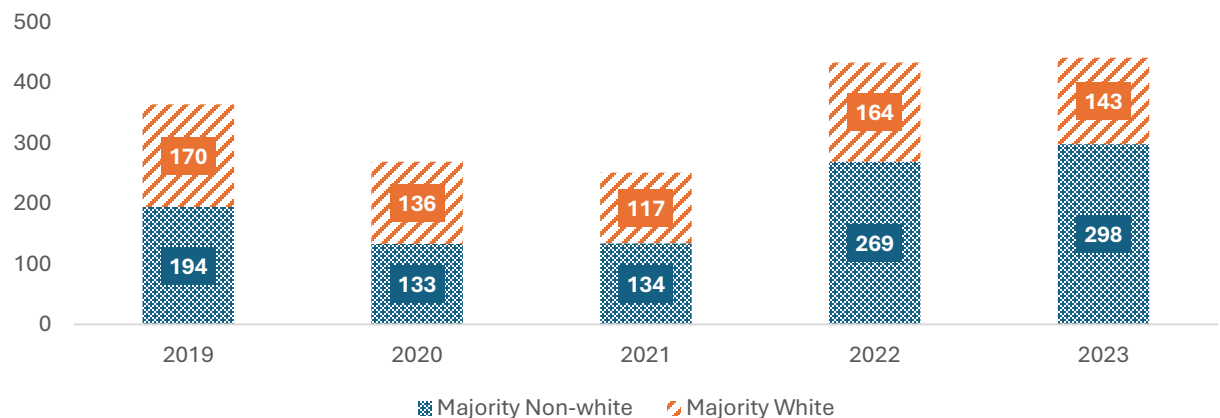
Figure 207: Withdrawal Count by Census Tract Race and Ethnicity, Collar Counties

Majority Non-white   Majority White
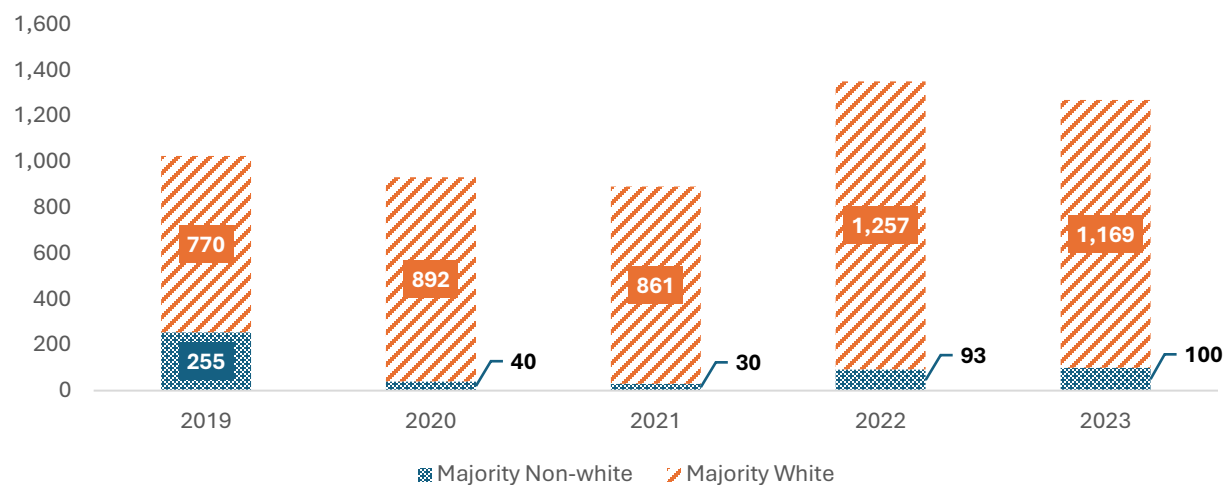
Figure 208: Denial Rate by Census Tract Race and Ethnicity, Philadelphia
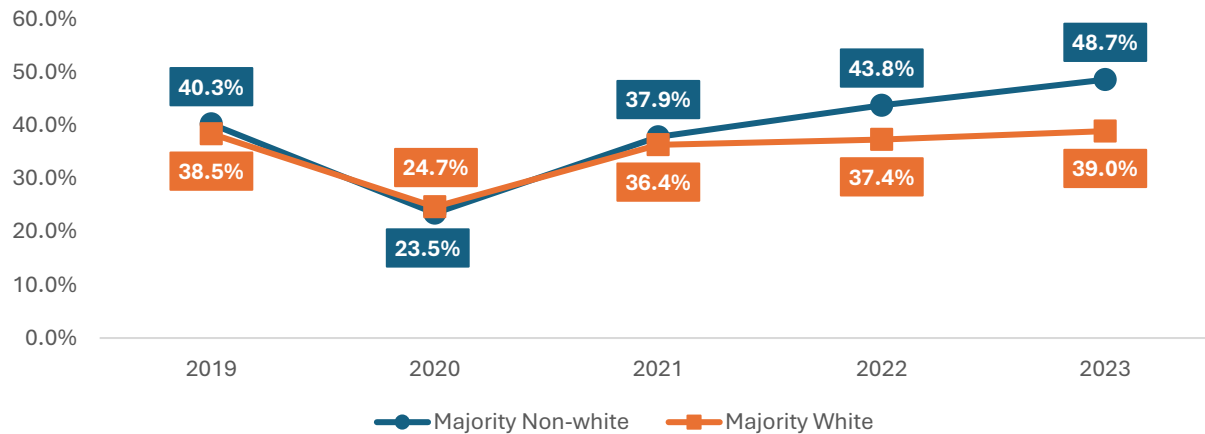
Figure 209: Denial Rate by Census Tract Race and Ethnicity, Collar Counties
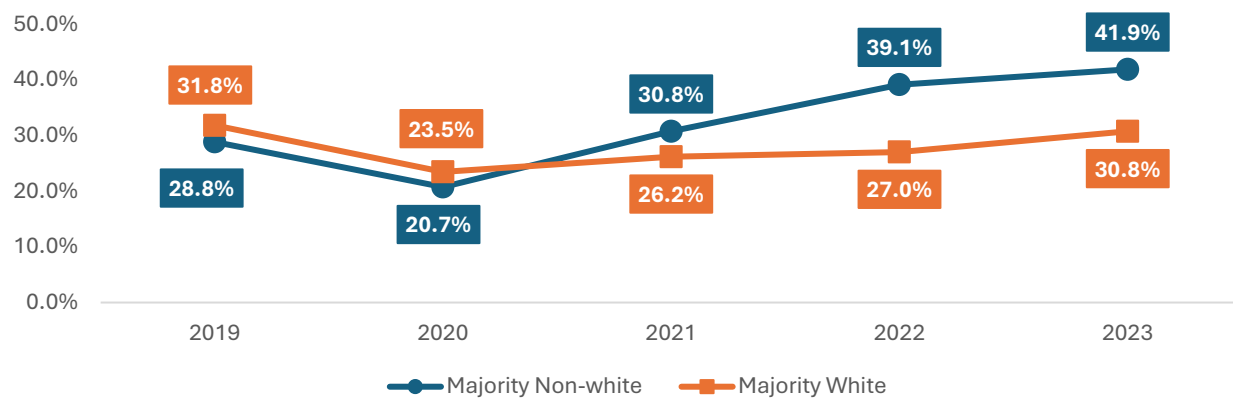
Figure 210: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Philadelphia
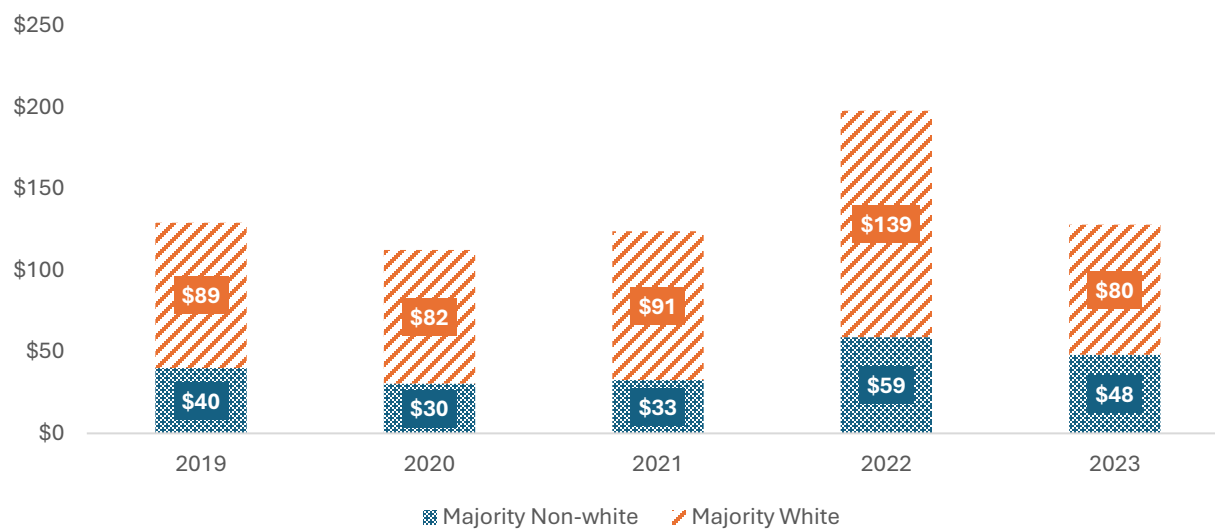
Figure 211: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Collar Counties
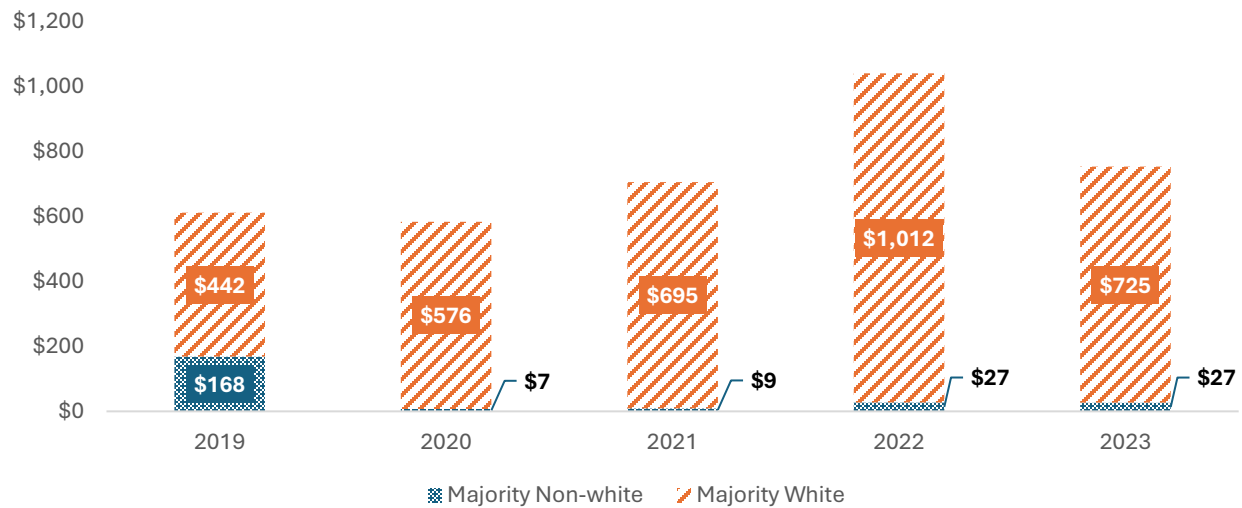
B.1.5.4. Gender

2019

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	1,333	456	121	53.4%	$35.0
Male	1,444	418	145	54.6%	$43.4

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	2,279	960	229	42.7%	$88.5
Male	3,342	1,370	326	41.8%	$150.4

2020

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	825	298	95	47.0%	$25.5
Male	996	277	97	52.9%	$38.8

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	1,730	676	199	40.5%	$73.0
Male	2,753	1,172	323	36.5%	$158.5

2021

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	892	270	85	49.3%	$28.6
Male	1,042	308	98	48.8%	$38.8

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	1,757	755	199	35.2%	$88.0
Male	2,999	1,367	301	33.0%	$187.5

2022

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	1,486	480	148	49.5%	$45.3
Male	1,603	500	169	49.3%	$71.0

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	2,962	1,389	312	34.2%	$149.9
Male	5,000	2,359	485	33.4%	$326.5

2023

City of Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	1,496	450	161	51.3%	$34.6
Male	1,548	451	179	49.3%	$48.5

Collar Counties

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
Female	2,986	1,216	289	40.1%	$117.7
Male	4,452	1,915	445	34.8%	$220.8

Figure 212: Application Count by Gender, Philadelphia
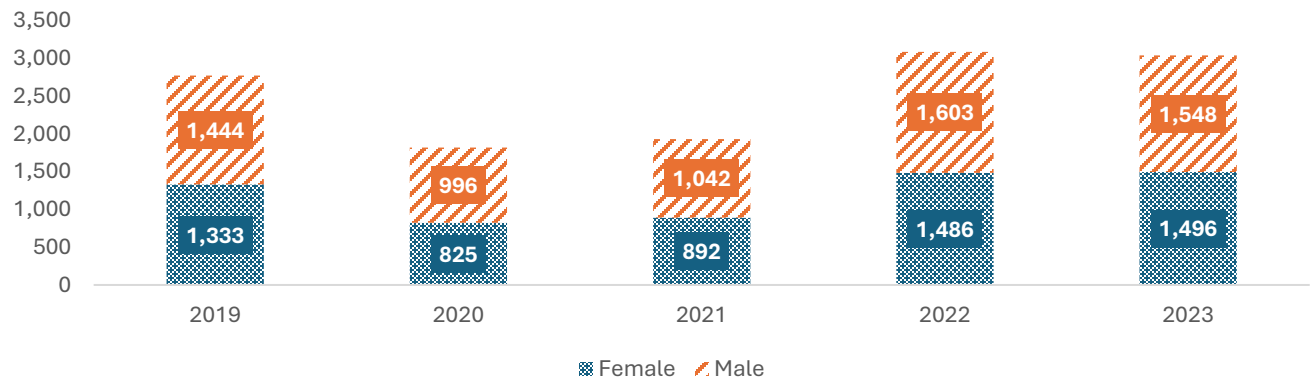
Figure 213: Application Count by Gender, Collar Counties
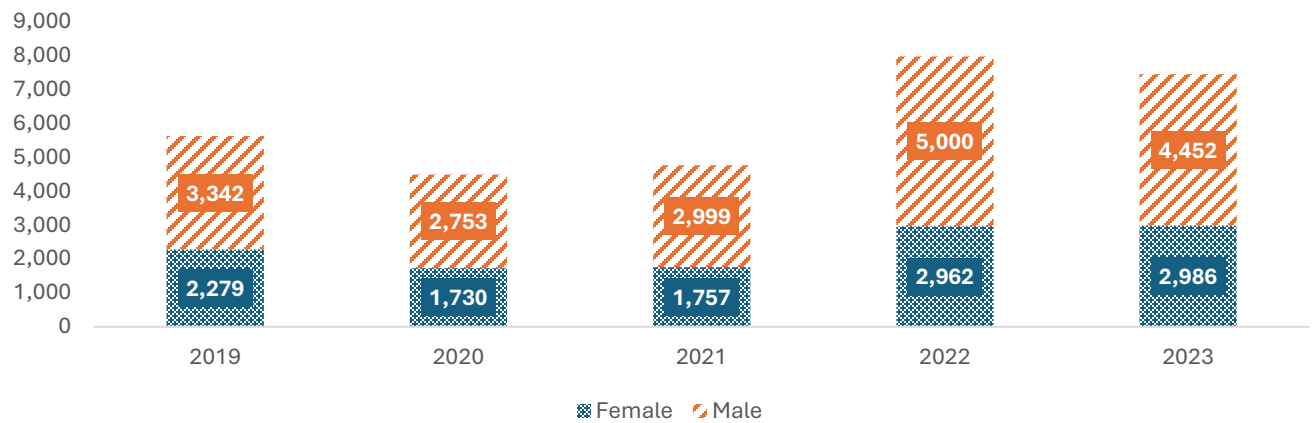
Figure 214: Origination Count by Gender, Philadelphia
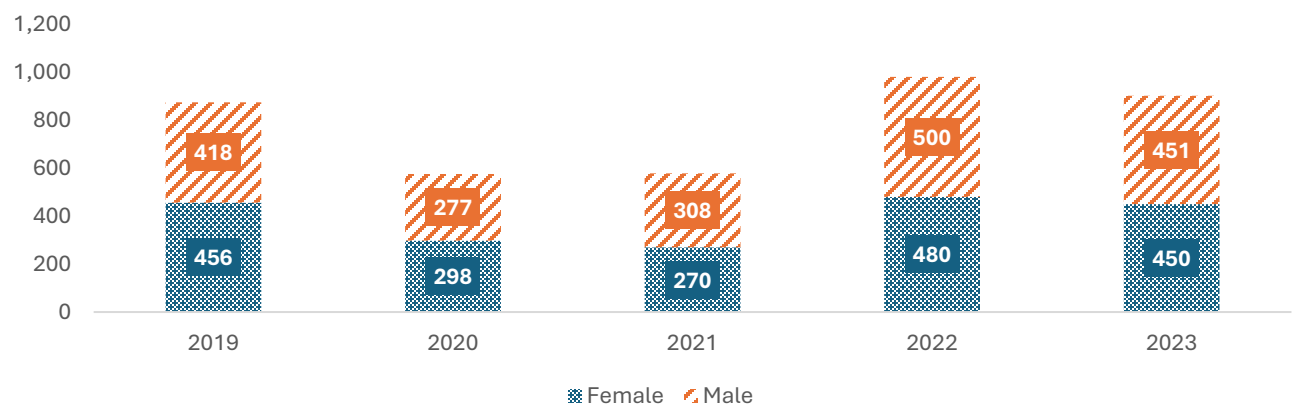
Figure 215: Origination Count by Gender, Collar Counties
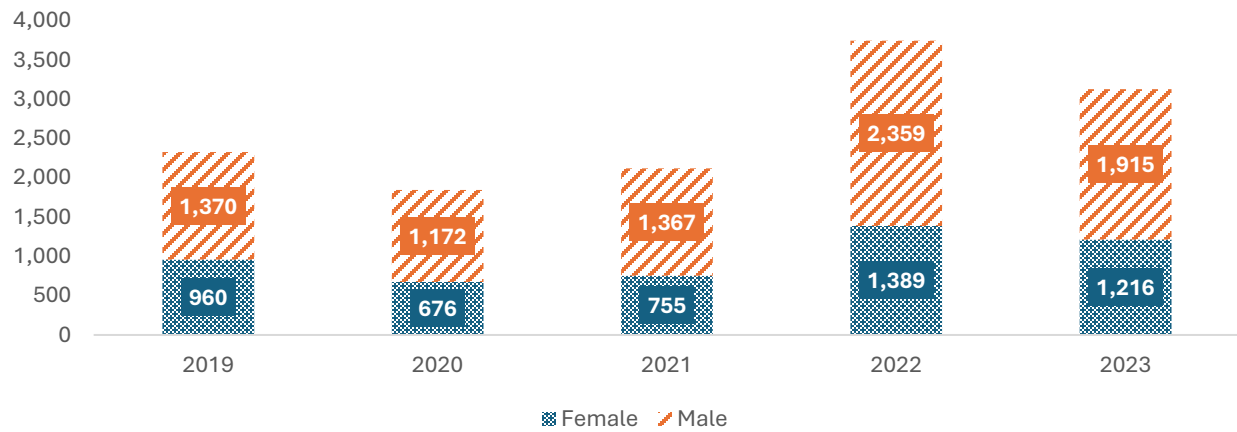
Figure 216: Withdrawal Count by Gender, Philadelphia
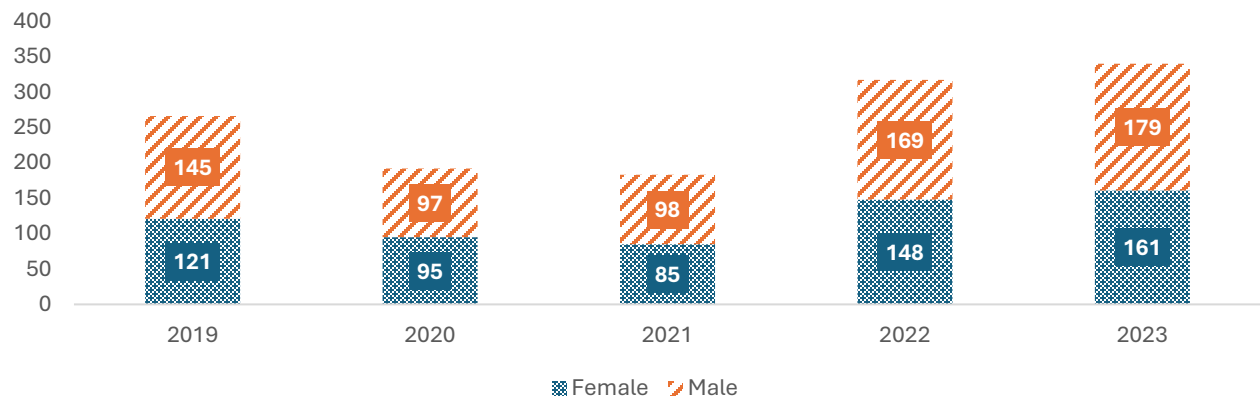
Figure 217: Withdrawal Count by Gender, Collar Counties
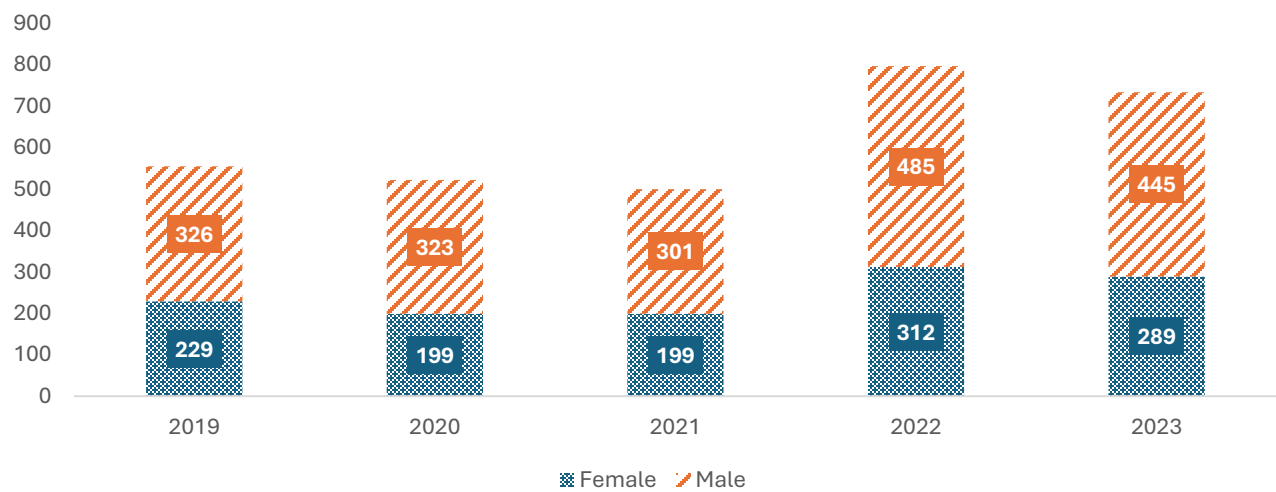
Figure 218: Denial Rate by Gender, Philadelphia

Year	Male	Female
2019	54.6%	53.4%
2020	52.9%	47.0%
2021	48.8%	49.3%
2022	49.3%	49.5%
2023	49.3%	51.3%
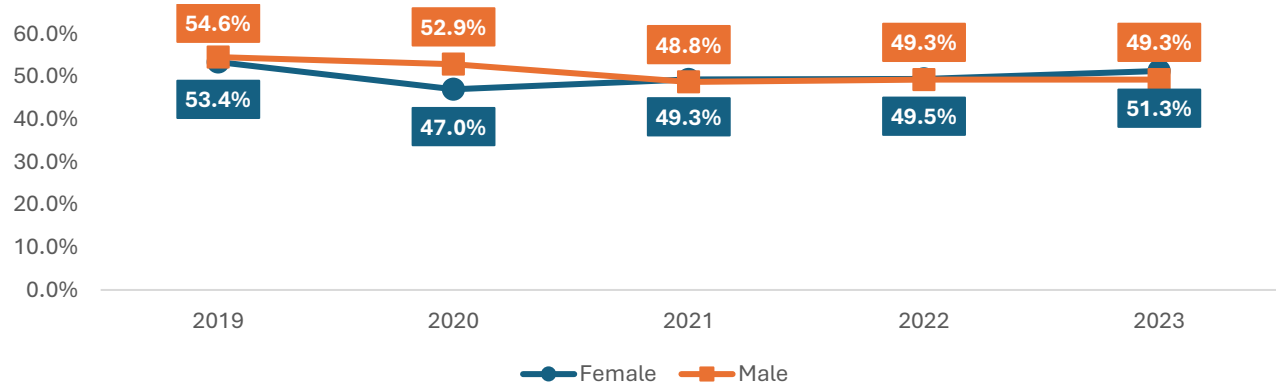
Figure 219: Denial Rate by Gender, Collar Counties

Year	Female	Male
2019	42.7%	41.8%
2020	40.5%	36.5%
2021	35.2%	33.0%
2022	34.2%	33.4%
2023	40.1%	34.8%

Figure 220: Total Dollars ($M) Originated by Gender, Philadelphia

Year	Female	Male
2019	$35	$43
2020	$26	$39
2021	$29	$39
2022	$45	$71
2023	$35	$49
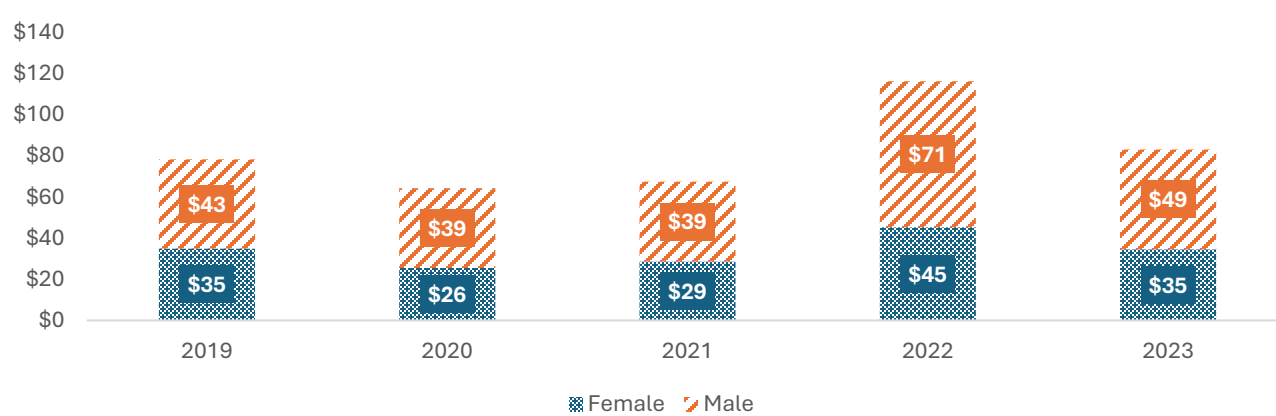
Figure 221: Total Dollars ($M) Originated by Gender, Collar Counties
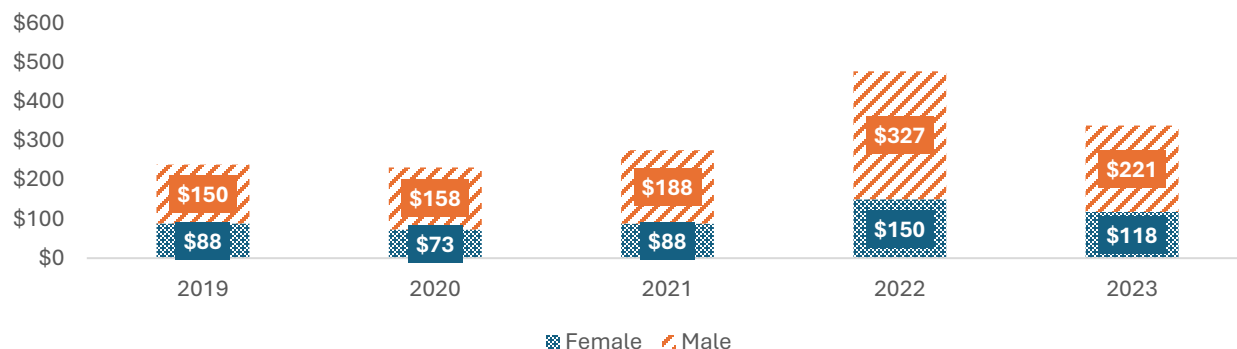
B.2 City of Philadelphia vs Peer Jurisdictions

B.2.1. City of Philadelphia vs Peer Jurisdictions, Home Purchase Lending (Owner-occupied)

Philadelphia – the largest city of the jurisdictions by population – had the largest application and origination counts for home purchase loans over the five-year study period. The most diverse set of originations over the course of the study period belongs to Baltimore – where approximately 60% of 2023 home purchase loan originations went to non-White borrowers. By this specific metric, Philadelphia's origination population saw approximately 55% of 2023 home purchase loan originations go to non-White borrowers. While each jurisdiction saw their loan pools generally become more diverse over the study period, home purchase loan originations were less diverse than the broader population of its geography. Generally, denial rates were lowest for White applicants for home purchase loans and higher for non-White applicants for each jurisdiction.

Figure 222: Summary Statistics, Home Purchase Lending, Philadelphia v. Peer Jurisdictions

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
			Philadelphia		
2019	23,723	12,983	2,571	7.5%	$3,203.8
2020	23,831	13,753	2,934	6.6%	$3,717.2
2021	27,039	16,115	3,377	6.6%	$4,693.0
2022	23,217	13,288	2,997	6.8%	$3,939.3
2023	17,861	10,299	2,494	7.5%	$3,014.5

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
			Baltimore						*Boston*		
2019	10,425	5,584	1,234	6.8%	$1,214.0	6,981	4,268	827	5.5%	$2,455.2
2020	11,675	6,457	1,631	7.0%	$1,521.5	6,582	4,273	875	5.7%	$2,459.7
2021	14,446	7,981	2,000	6.9%	$2,002.0	8,562	5,598	992	5.0%	$3,546.1
2022	12,507	6,690	1,850	7.1%	$1,761.2	8,716	5,284	1,312	6.4%	$3,596.2
2023	10,161	5,313	1,562	7.7%	$1,393.3	8,213	3,876	959	6.1%	$2,528.1

	Cleveland					Pittsburgh				
	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	3,119	1,804	325	8.2%	$216.2	3,630	2,237	393	5.2%	$507.1
2020	3,277	1,944	394	9.1%	$262.6	3,813	2,407	479	5.7%	$578.3
2021	4,218	2,369	465	7.3%	$341.4	4,502	2,827	512	6.1%	$760.4
2022	4,328	2,464	606	8.3%	$416.2	4,121	2,478	515	5.1%	$690.3
2023	3,510	2,010	538	8.7%	$354.4	3,386	2,075	436	5.5%	$550.9

B.2.1.1. Race & Ethnicity

Figure 223: Application Count by Race and Ethnicity

Philadelphia

	Asian	Black	Hispanic	White	Other
2019	2,098	4,050	2,024	8,862	426
2020	1,850	4,225	1,977	9,007	434
2021	2,449	4,906	2,512	9,500	551
2022	2,109	4,149	2,348	7,343	494
2023	1,528	3,371	1,945	5,278	433

	Baltimore						Boston				
	Asian	Black	Hispanic	White	Other		Asian	Black	Hispanic	White	Other
2019	255	3,075	404	3,382	190	2019	561	504	304	3,698	236
2020	298	3,677	517	3,440	251	2020	617	396	358	3,566	224
2021	428	4,522	605	3,885	348	2021	802	587	476	4,497	272
2022	366	3,924	656	3,122	262	2022	959	552	488	4,272	338
2023	286	3,571	644	2,470	269	2023	816	502	386	3,002	259

	Cleveland						Pittsburgh				
	Asian	Black	Hispanic	White	Other		Asian	Black	Hispanic	White	Other
2019	50	494	395	1,448	51	2019	170	210	53	2,339	69
2020	51	574	453	1,489	42	2020	180	246	62	2,505	85
2021	85	722	568	1,608	49	2021	238	279	105	2,661	135
2022	138	776	497	1,681	60	2022	219	239	102	2,350	111
2023	74	716	439	1,445	65	2023	185	294	104	1,802	106

Figure 224: Application Count by Race and Ethnicity, Philadelphia
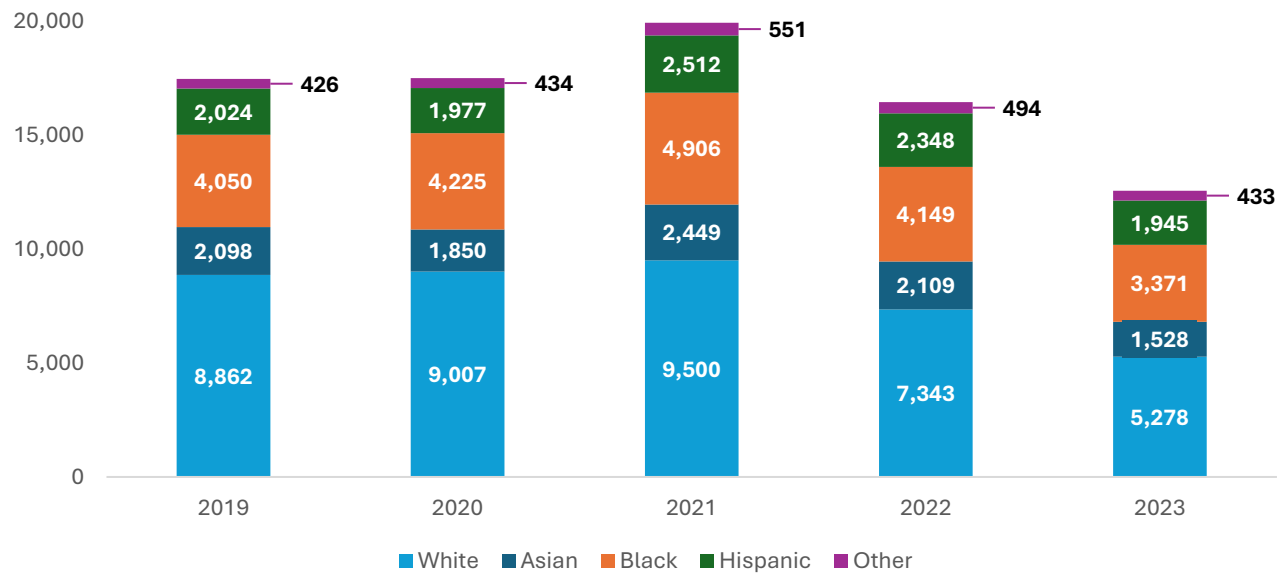
Figure 225: Application Count by Race and Ethnicity, Baltimore
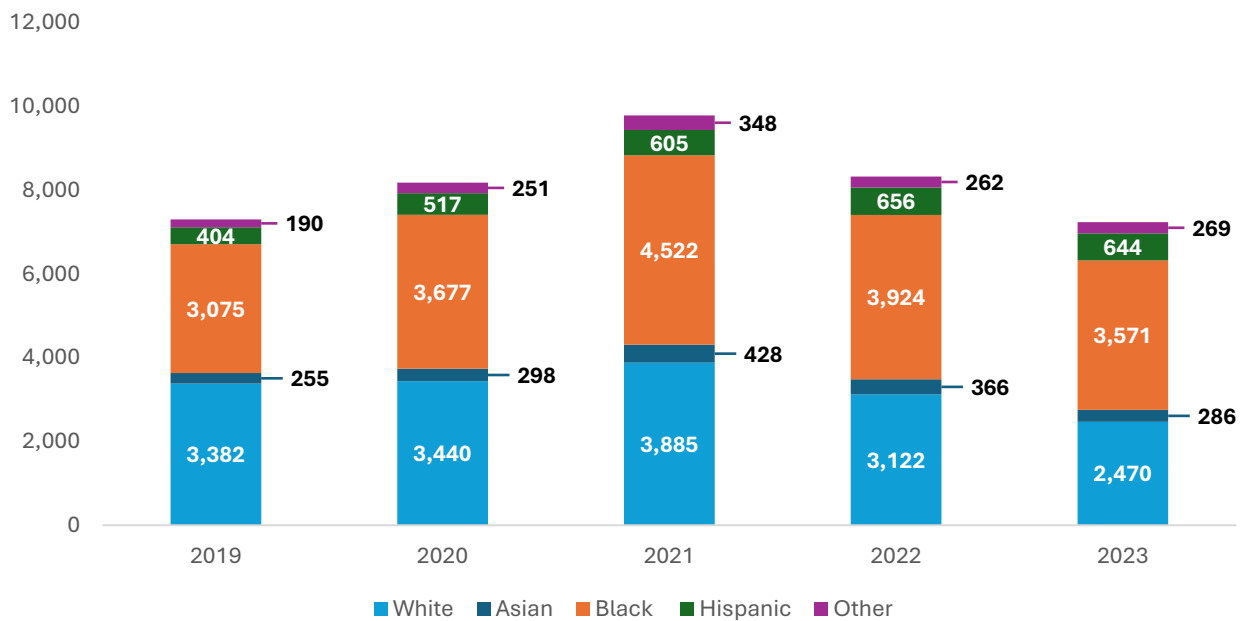
Figure 226: Application Count by Race and Ethnicity, Boston

Legend: White, Asian, Black, Hispanic, Other

2019: White 3,698; Asian 561; Black 504; Hispanic 304; Other 236
2020: White 3,566; Asian 617; Black 396; Hispanic 358; Other 224
2021: White 4,497; Asian 802; Black 587; Hispanic 476; Other 272
2022: White 4,272; Asian 959; Black 552; Hispanic 488; Other 338
2023: White 3,002; Asian 816; Black 502; Hispanic 386; Other 259
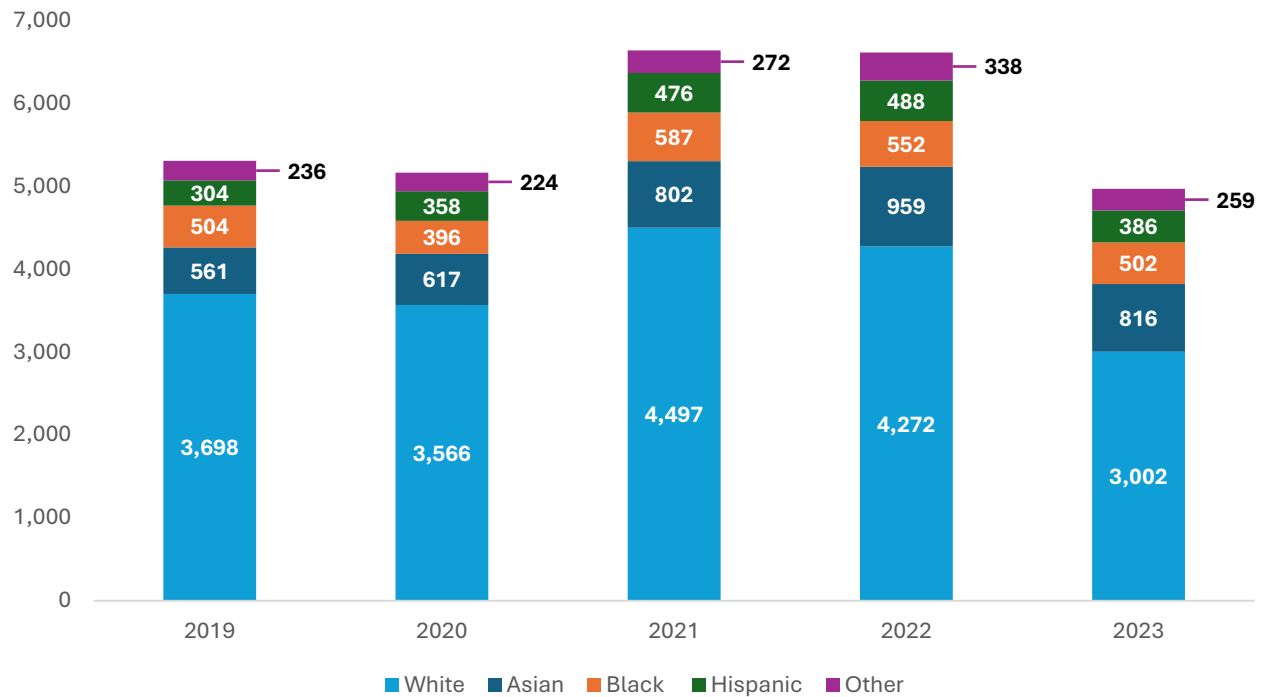
Figure 227: Application Count by Race and Ethnicity, Cleveland

Legend: White, Asian, Black, Hispanic, Other

2019: White 1,448; Asian 50; Black 494; Hispanic 395; Other 51
2020: White 1,489; Asian 51; Black 574; Hispanic 453; Other 42
2021: White 1,608; Asian 85; Black 722; Hispanic 568; Other 49
2022: White 1,681; Asian 138; Black 776; Hispanic 497; Other 60
2023: White 1,445; Asian 74; Black 716; Hispanic 439; Other 65
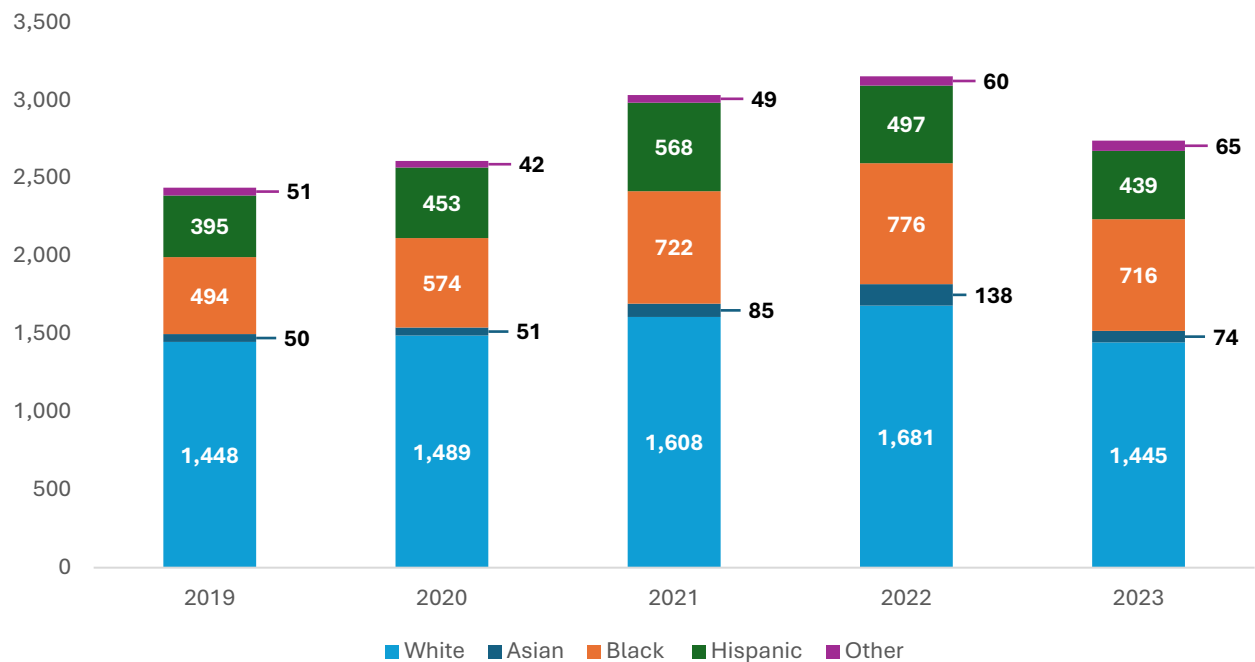
Figure 228: Application Count by Race and Ethnicity, Pittsburgh
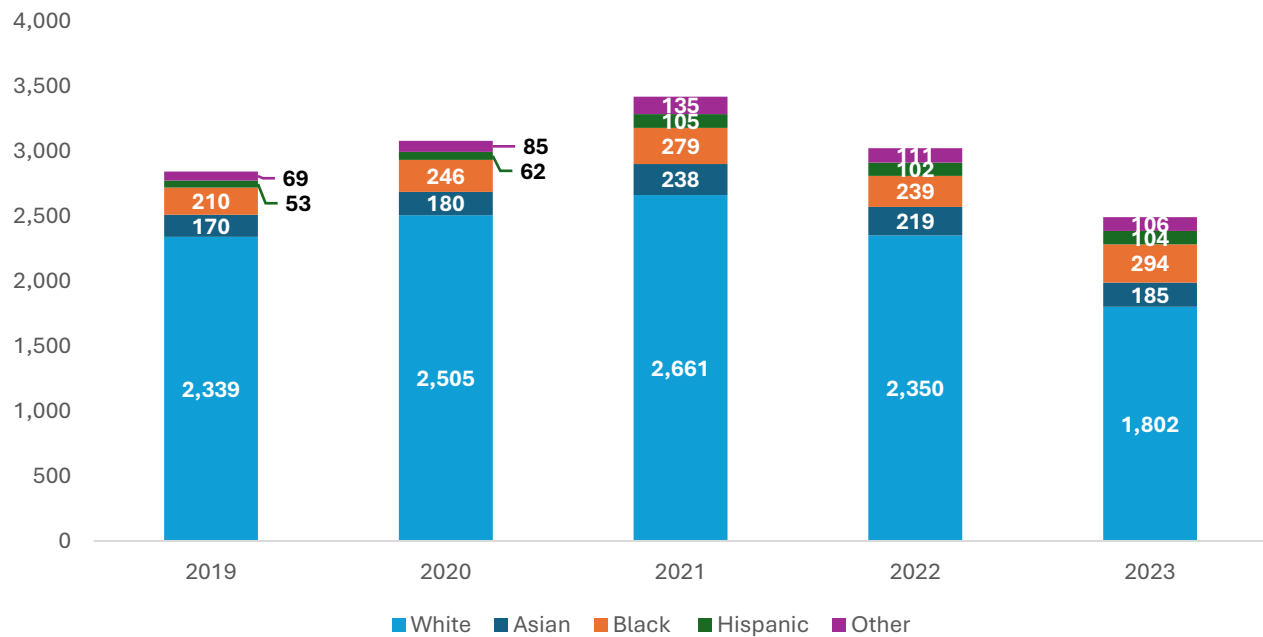
Figure 229: Origination Count by Race and Ethnicity

Philadelphia

	Asian	Black	Hispanic	White	Other
2019	1,362	2,449	1,361	5,713	263
2020	1,210	2,630	1,363	6,228	279
2021	1,662	3,098	1,744	6,892	373
2022	1,488	2,559	1,612	5,324	325
2023	1,050	2,094	1,326	3,936	309

Baltimore

	Asian	Black	Hispanic	White	Other
2019	169	1,914	259	2,367	141
2020	205	2,217	324	2,595	181
2021	298	2,850	414	3,013	251
2022	242	2,418	428	2,372	190
2023	183	1,962	400	1,745	174

Boston

	Asian	Black	Hispanic	White	Other
2019	365	286	183	2,594	163
2020	413	247	232	2,627	160
2021	551	366	313	3,413	197
2022	613	334	315	3,069	234
2023	496	297	248	2,121	168

Cleveland

	Asian	Black	Hispanic	White	Other
2019	37	296	273	1,029	28
2020	32	360	318	1,056	31
2021	56	445	403	1,171	30
2022	88	461	334	1,222	33
2023	42	396	278	1,032	48

Pittsburgh

	Asian	Black	Hispanic	White	Other
2019	113	132	34	1,636	52
2020	109	159	41	1,774	55
2021	167	173	69	1,978	93
2022	138	151	64	1,705	78
2023	116	190	63	1,340	80

Figure 230: Origination Count by Race and Ethnicity, Philadelphia

Year	White	Asian	Black	Hispanic	Other
2019	5,713	1,362	2,449	1,361	263
2020	6,228	1,210	2,630	1,363	279
2021	6,892	1,662	3,098	1,744	373
2022	5,324	1,488	2,559	1,612	325
2023	3,936	1,050	2,094	1,326	309

■White ■Asian ■Black ■Hispanic ■Other
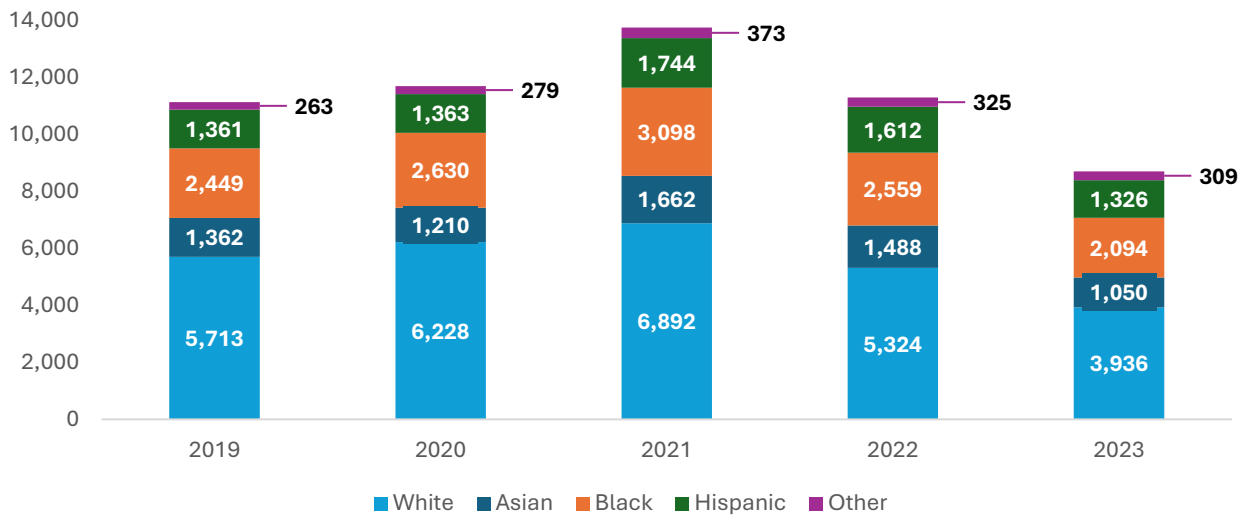
Figure 231: Origination Count by Race and Ethnicity, Baltimore

Year	White	Asian	Black	Hispanic	Other
2019	2,367	169	1,914	259	141
2020	2,595	205	2,217	324	181
2021	3,013	298	2,850	414	251
2022	2,372	242	2,418	428	190
2023	1,745	183	1,962	400	174

■White ■Asian ■Black ■Hispanic ■Other
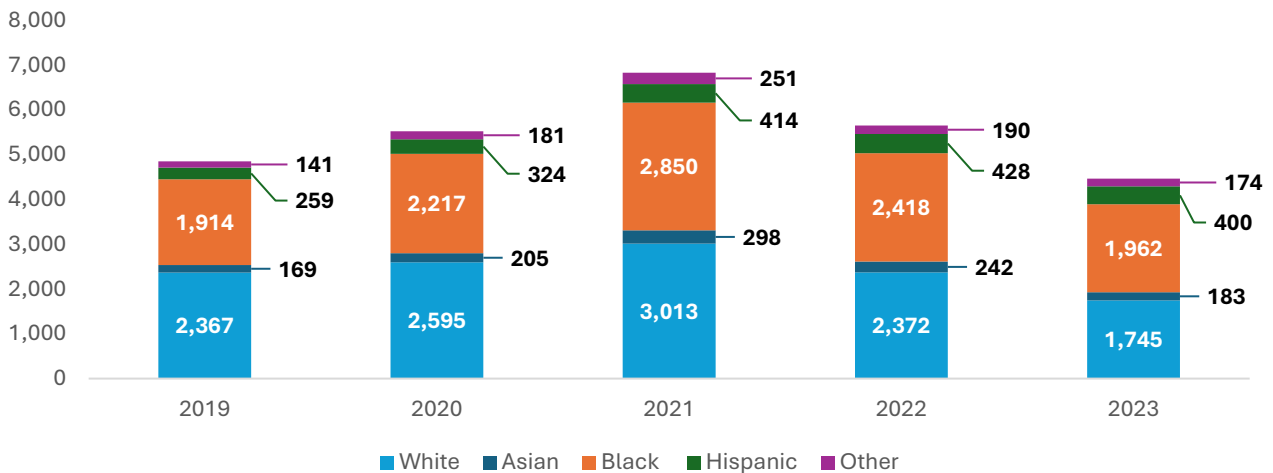
Figure 232: Origination Count by Race and Ethnicity, Boston

Year	White	Asian	Black	Hispanic	Other
2019	2,594	365	286	183	163
2020	2,627	413	247	232	160
2021	3,413	551	366	313	197
2022	3,069	613	334	315	234
2023	2,121	496	297	248	168

■White ■Asian ■Black ■Hispanic ■Other
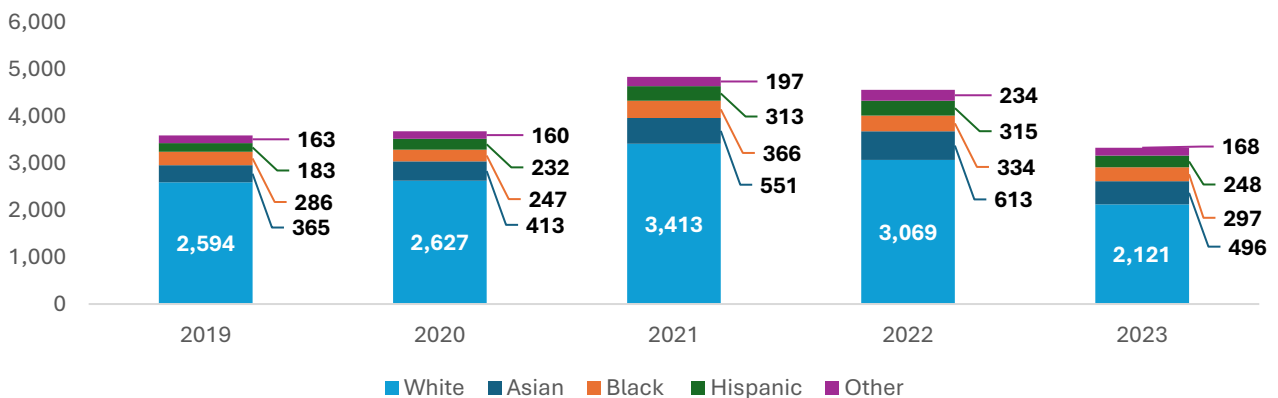
Figure 233: Origination Count by Race and Ethnicity, Cleveland

White | Asian | Black | Hispanic | Other
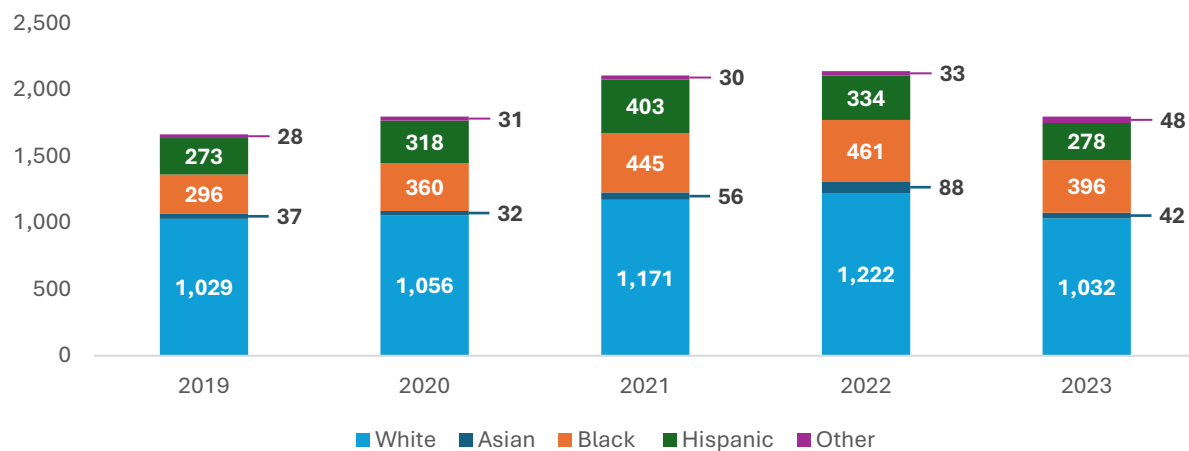
Figure 234: Origination Count by Race and Ethnicity, Pittsburgh

White | Asian | Black | Hispanic | Other
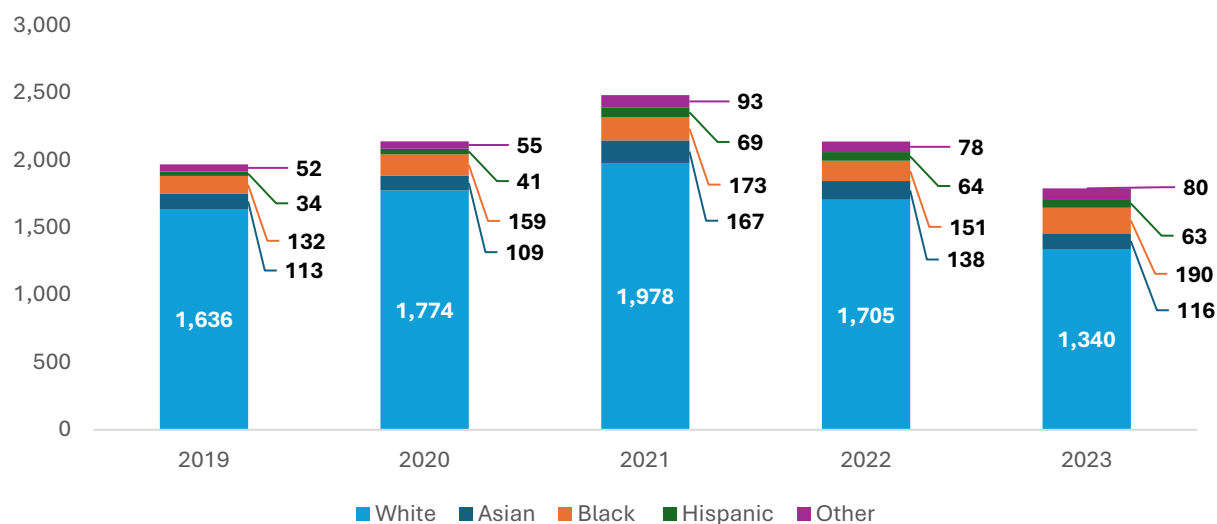
Figure 235: Withdrawal Count by Race and Ethnicity

	Asian	Black	Hispanic	White	Other
			Philadelphia		
2019	217	581	200	1,059	60
2020	232	637	260	1,195	78
2021	362	775	299	1,276	87
2022	285	715	307	1,029	92
2023	254	599	289	760	78

Baltimore	Asian	Black	Hispanic	White	Other
2019	35	527	54	410	16
2020	57	732	108	447	40
2021	70	880	98	530	68
2022	74	781	129	478	42
2023	61	656	90	383	51

'Boston	Asian	Black	Hispanic	White	Other
2019	76	78	39	433	30
2020	94	65	47	484	30
2021	122	71	47	542	40
2022	171	97	89	682	57
2023	160	70	57	450	49

Cleveland	Asian	Black	Hispanic	White	Other
2019	5	75	52	153	4
2020	3	82	63	194	4
2021	10	116	74	186	11
2022	30	131	74	245	10
2023	21	150	67	216	8

Pittsburgh	Asian	Black	Hispanic	White	Other
2019	26	30	6	251	8
2020	41	34	10	318	15
2021	30	42	16	318	25
2022	35	36	15	324	17
2023	40	51	18	248	15

Figure 236: Withdrawal Count by Race and Ethnicity, Philadelphia
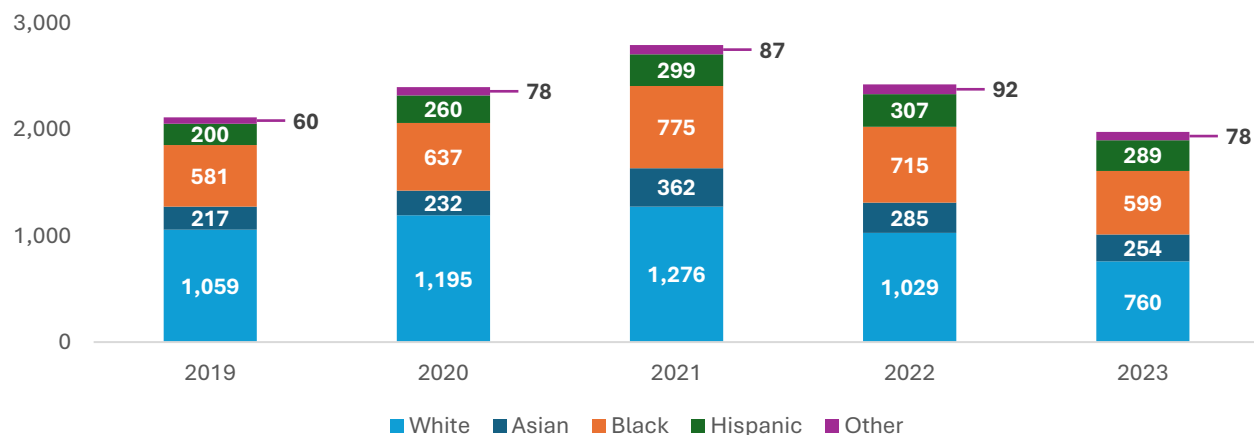
Figure 237: Withdrawal Count by Race and Ethnicity, Baltimore
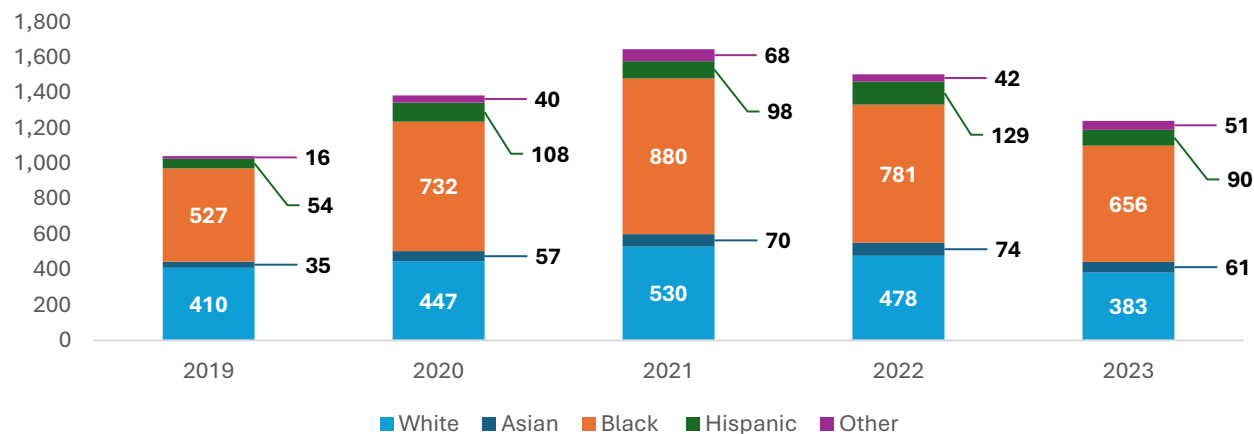
Figure 238: Withdrawal Count by Race and Ethnicity, Boston

White | Asian | Black | Hispanic | Other

2019: White 433, Asian 76, Black 78, Hispanic 39, Other 30
2020: White 484, Asian 94, Black 65, Hispanic 47, Other 30
2021: White 542, Asian 122, Black 71, Hispanic 47, Other 40
2022: White 682, Asian 171, Black 97, Hispanic 89, Other 57
2023: White 450, Asian 160, Black 70, Hispanic 57, Other 49
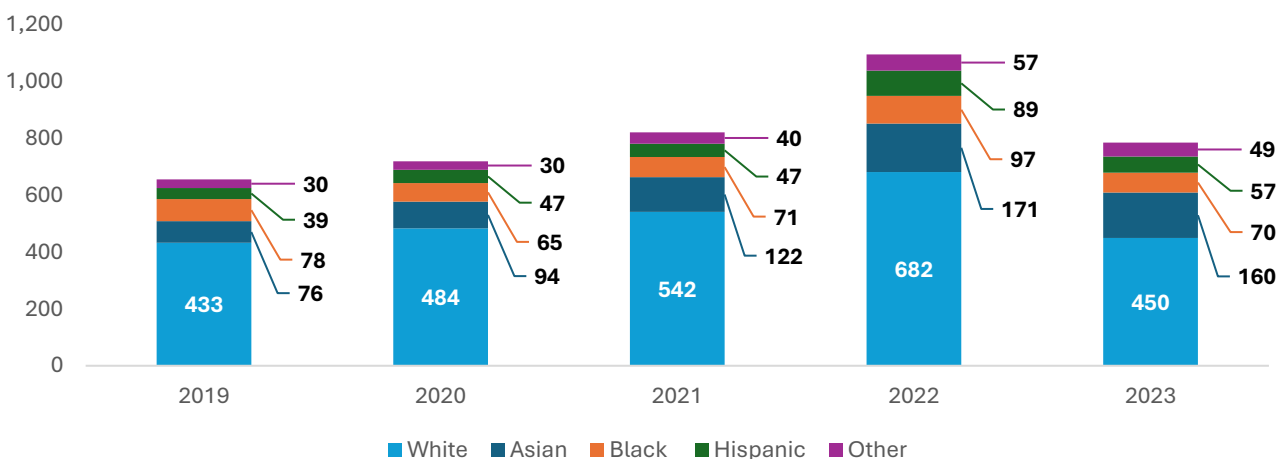
Figure 239: Withdrawal Count by Race and Ethnicity, Cleveland

White | Asian | Black | Hispanic | Other

2019: White 153, Asian 5, Black 75, Hispanic 52, Other 4
2020: White 194, Asian 3, Black 82, Hispanic 63, Other 4
2021: White 186, Asian 10, Black 116, Hispanic 74, Other 11
2022: White 245, Asian 30, Black 131, Hispanic 74, Other 10
2023: White 216, Asian 21, Black 150, Hispanic 67, Other 8
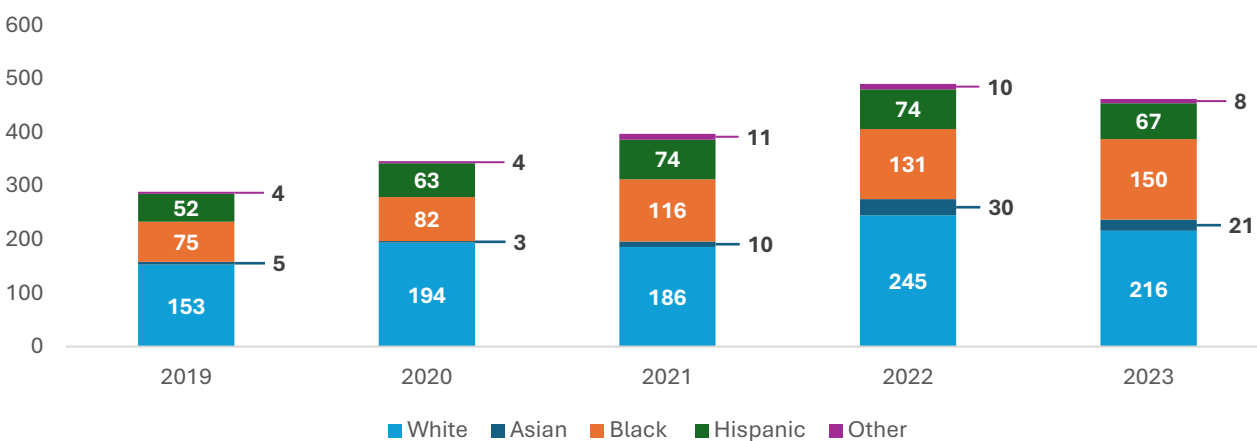
Figure 240: Withdrawal Count by Race and Ethnicity, Pittsburgh

White | Asian | Black | Hispanic | Other

2019: White 251, Asian 26, Black 30, Hispanic 6, Other 8
2020: White 318, Asian 41, Black 34, Hispanic 10, Other 15
2021: White 318, Asian 30, Black 42, Hispanic 16, Other 25
2022: White 324, Asian 35, Black 36, Hispanic 15, Other 17
2023: White 248, Asian 40, Black 51, Hispanic 18, Other 15
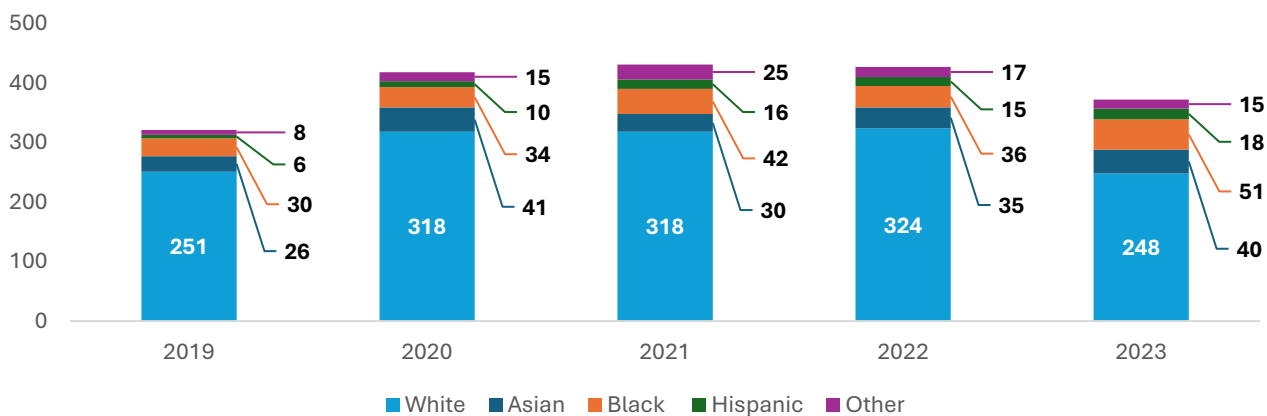
Figure 241: Denial Rate by Race and Ethnicity

Philadelphia

	Asian	Black	Hispanic	White	Other
2019	11.1%	14.0%	10.9%	4.8%	8.9%
2020	10.1%	12.5%	8.5%	4.6%	5.8%
2021	9.2%	11.5%	10.3%	4.3%	6.7%
2022	7.9%	13.4%	9.4%	4.6%	6.1%
2023	8.9%	13.2%	10.5%	5.3%	6.5%

Baltimore

	Asian	Black	Hispanic	White	Other
2019	10.6%	12.5%	9.9%	4.5%	5.8%
2020	4.7%	12.3%	10.8%	4.0%	7.2%
2021	7.7%	12.0%	9.8%	4.2%	6.3%
2022	9.0%	12.6%	8.5%	4.2%	6.9%
2023	7.7%	11.1%	11.2%	4.2%	8.2%

Boston

	Asian	Black	Hispanic	White	Other
2019	7.8%	14.7%	11.5%	4.1%	4.2%
2020	7.6%	14.1%	14.0%	3.9%	5.4%
2021	7.7%	14.7%	13.2%	3.2%	4.8%
2022	9.8%	16.5%	10.5%	4.7%	5.3%
2023	9.3%	18.5%	12.4%	6.2%	6.6%

Cleveland

	Asian	Black	Hispanic	White	Other
2019	6.0%	16.0%	11.1%	6.1%	15.7%
2020	13.7%	15.0%	10.6%	7.1%	9.5%
2021	10.6%	12.3%	9.5%	5.8%	8.2%
2022	7.2%	14.8%	11.1%	6.2%	18.3%
2023	6.8%	15.4%	11.8%	5.3%	7.7%

Pittsburgh

	Asian	Black	Hispanic	White	Other
2019	7.1%	12.9%	3.8%	5.2%	2.9%
2020	6.1%	11.4%	8.1%	5.3%	7.1%
2021	6.7%	17.6%	8.6%	5.3%	5.2%
2022	11.4%	12.6%	9.8%	4.6%	7.2%
2023	8.6%	12.6%	15.4%	4.8%	2.8%

Figure 242: Denial Rate by Race and Ethnicity, Philadelphia
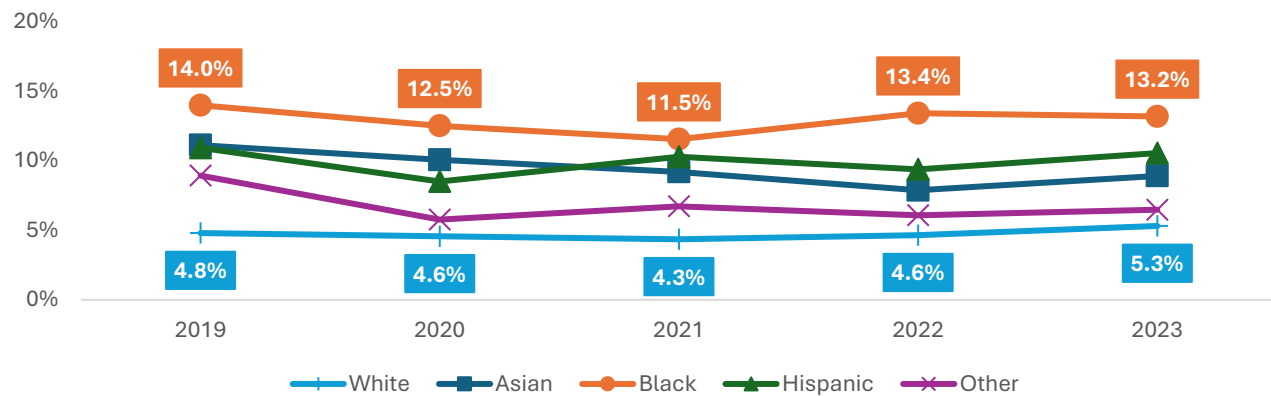
Figure 243: Denial Rate by Race and Ethnicity, Baltimore
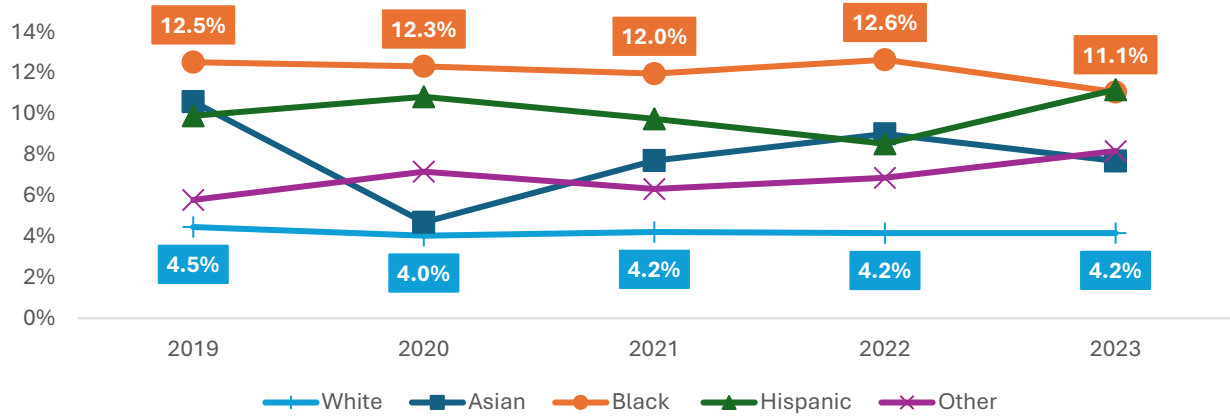
Figure 244: Denial Rate by Race and Ethnicity, Boston
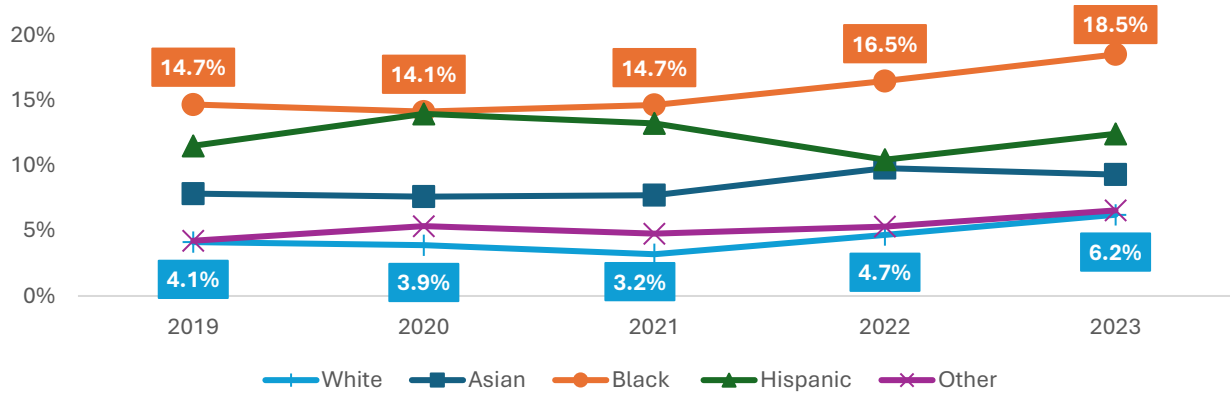
Figure 245: Denial Rate by Race and Ethnicity, Cleveland
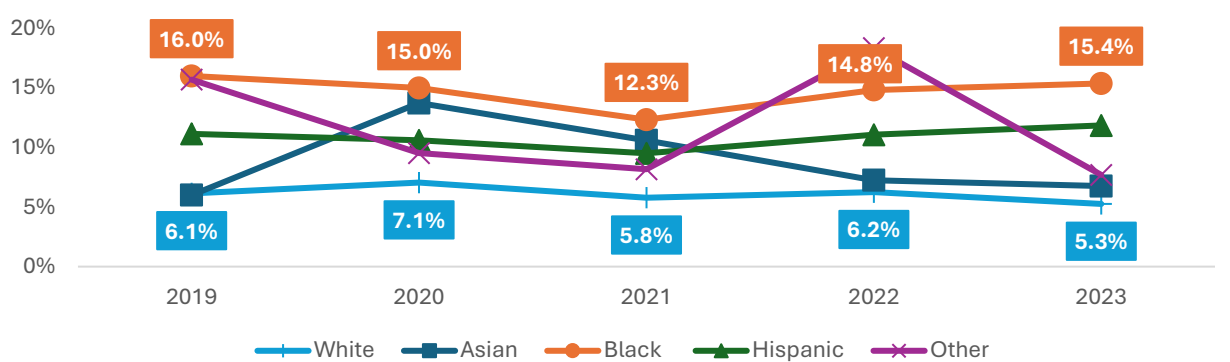
Figure 246: Denial Rate by Race and Ethnicity, Pittsburgh
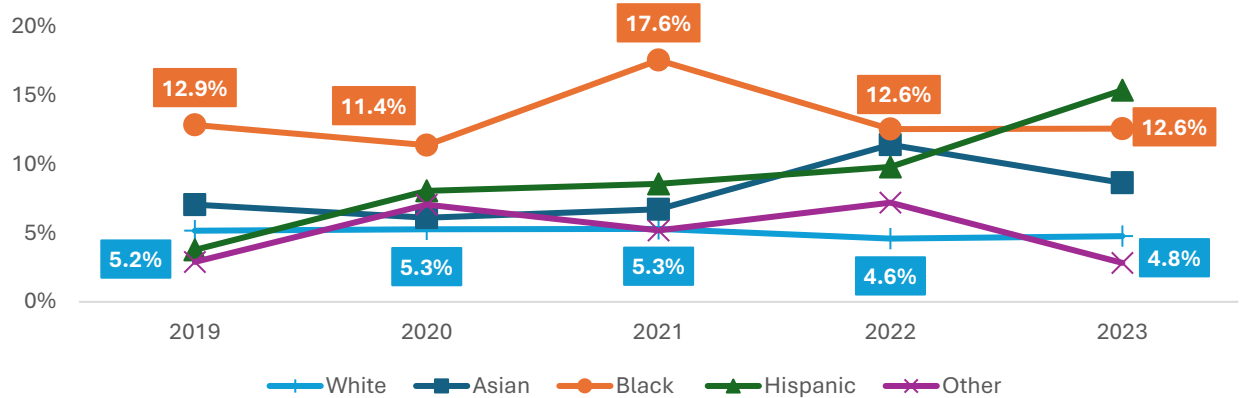
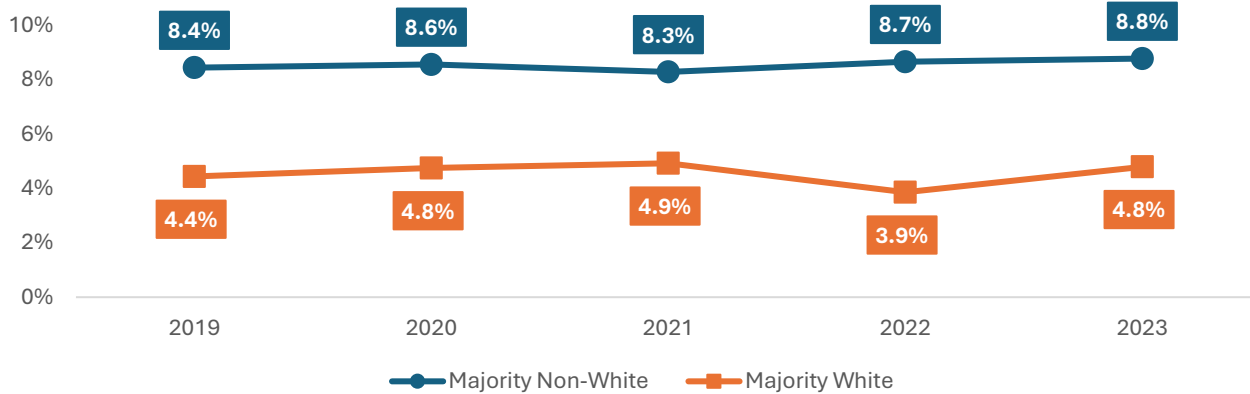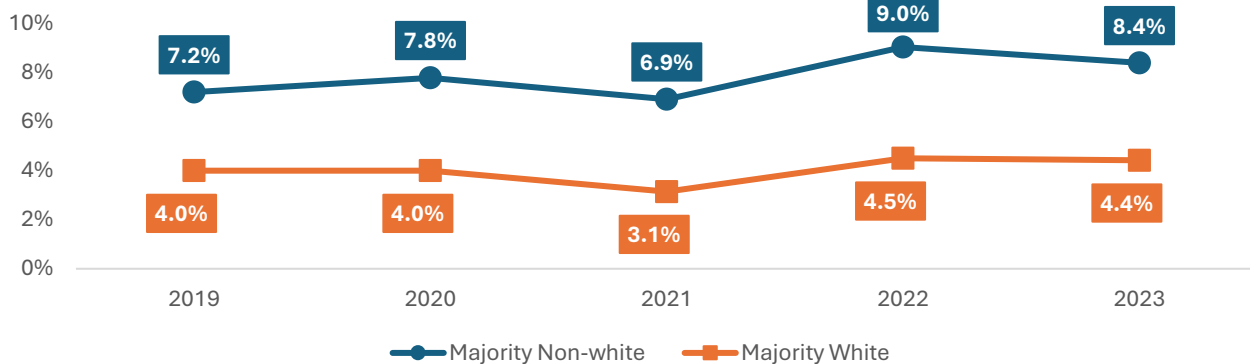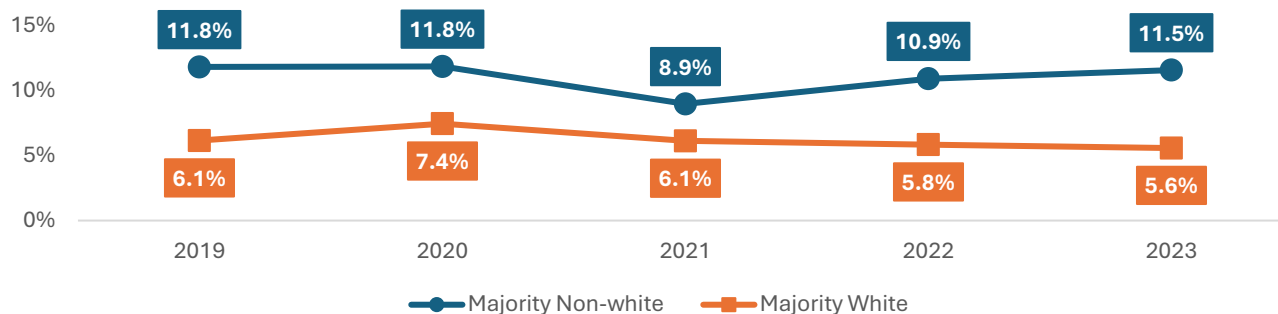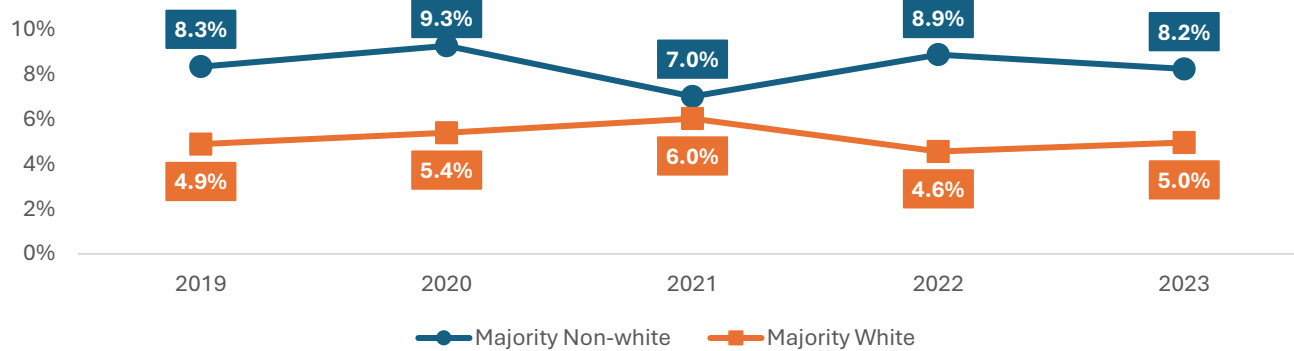Figure 247: Total Dollars ($M) Originated by Race and Ethnicity

Philadelphia

	Asian	Black	Hispanic	White	Other
2019	$307.2	$423.5	$225.2	$1,667.4	$86.3
2020	$305.0	$518.0	$254.8	$1,947.2	$98.5
2021	$466.0	$662.0	$352.2	$2,318.9	$142.5
2022	$455.6	$564.9	$331.6	$1,847.2	$131.9
2023	$321.9	$454.0	$275.4	$1,349.6	$126.6

Baltimore

	Asian	Black	Hispanic	White	Other
2019	$42.4	$332.1	$47.9	$591.7	$38.1
2020	$51.9	$425.0	$68.5	$701.2	$52.8
2021	$83.4	$593.9	$95.3	$859.9	$74.8
2022	$68.3	$522.2	$95.9	$730.7	$62.3
2023	$50.2	$432.2	$86.6	$536.4	$55.1

Boston

	Asian	Black	Hispanic	White	Other
2019	$176.1	$134.2	$87.0	$1,528.2	$99.5
2020	$216.2	$122.0	$113.2	$1,551.8	$93.5
2021	$318.8	$191.0	$173.1	$2,231.7	$128.3
2022	$361.7	$181.5	$172.7	$2,182.0	$175.1
2023	$271.2	$150.5	$128.3	$1,456.0	$115.0

Cleveland

	Asian	Black	Hispanic	White	Other
2019	$5.3	$28.4	$22.5	$137.5	$4.3
2020	$5.5	$37.4	$33.1	$161.1	$4.7
2021	$9.8	$50.5	$47.2	$191.9	$5.3
2022	$21.2	$54.5	$43.4	$232.1	$8.6
2023	$13.1	$53.9	$36.5	$201.2	$10.7

Pittsburgh

	Asian	Black	Hispanic	White	Other
2019	$30.7	$21.1	$7.8	$370.3	$16.5
2020	$30.0	$24.3	$8.1	$433.9	$18.3
2021	$46.9	$34.1	$15.7	$532.6	$31.6
2022	$46.4	$27.1	$16.0	$473.1	$25.4
2023	$37.1	$33.8	$15.2	$354.1	$26.8

Figure 248: Total Dollars ($M) Originated, Philadelphia

White   Asian   Black   Hispanic   Other
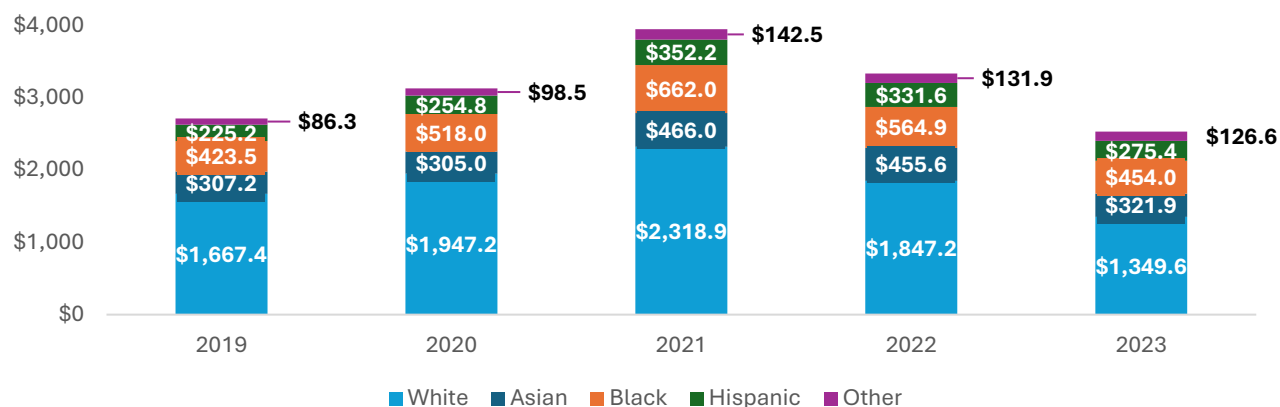
Figure 249: Total Dollars ($M) Originated, Baltimore

White   Asian   Black   Hispanic   Other
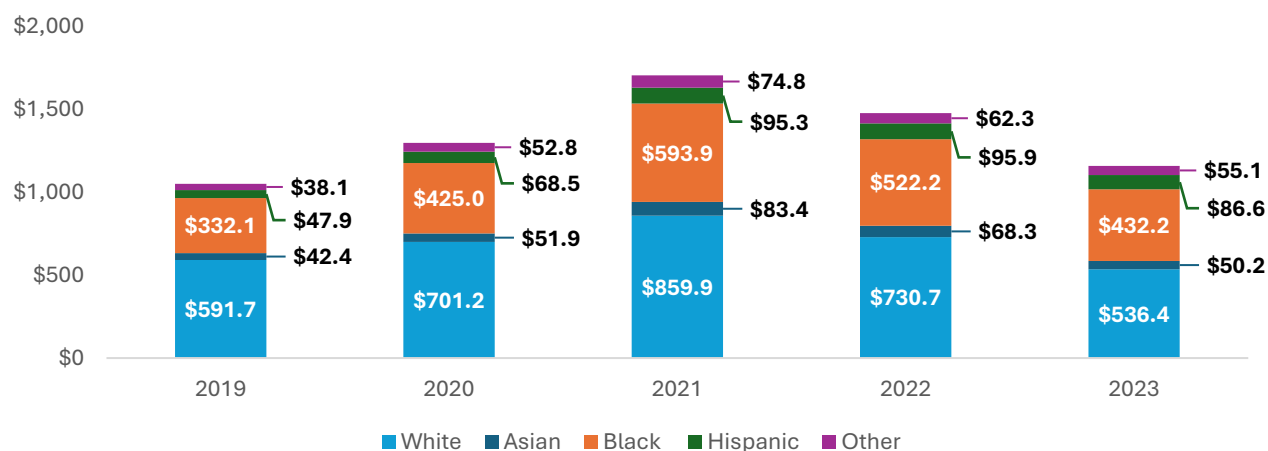
Figure 250: Total Dollars ($M) Originated, Boston

White   Asian   Black   Hispanic   Other
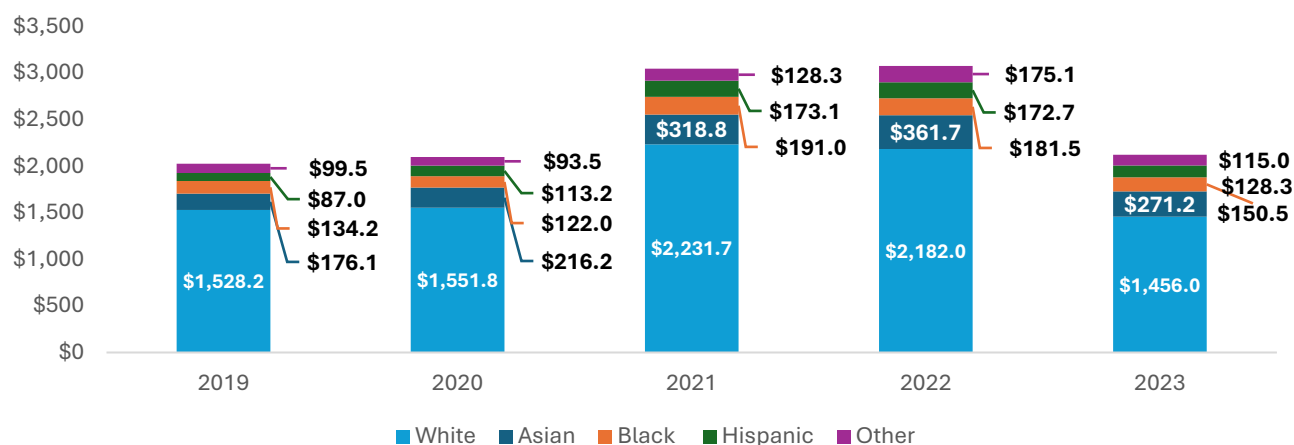
Figure 251: Total Dollars ($M) Originated, Cleveland
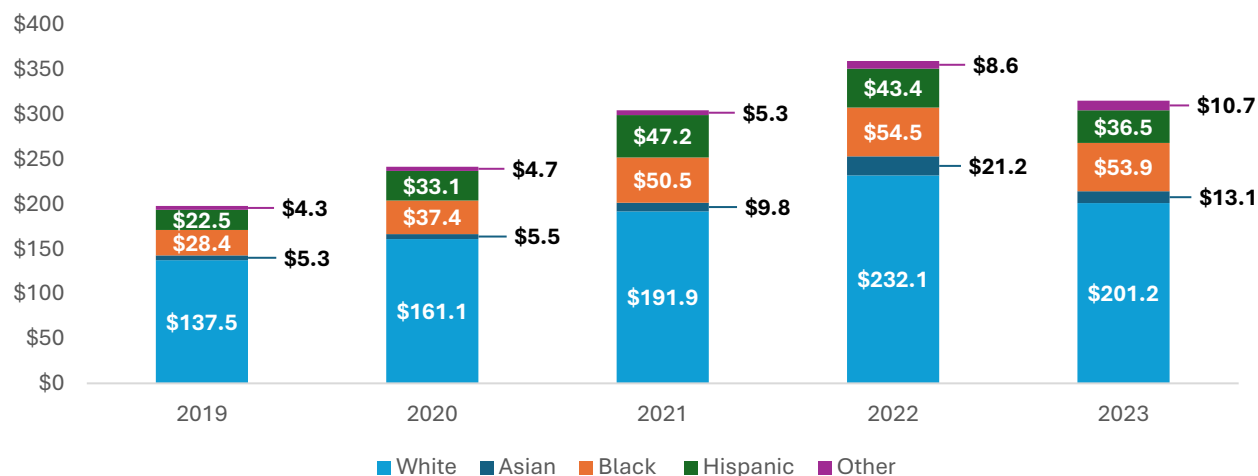
Figure 252: Total Dollars ($M) Originated, Pittsburgh
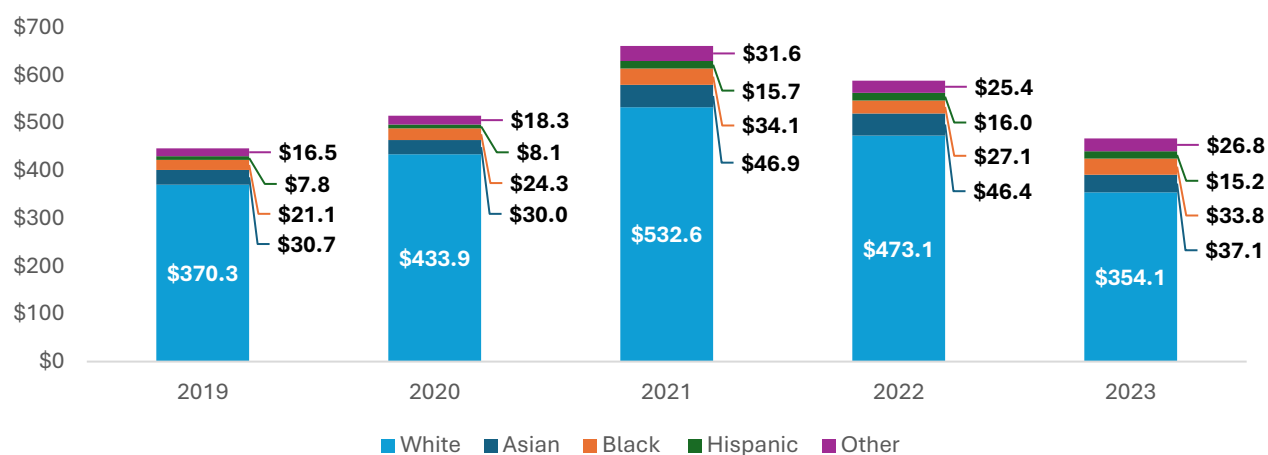
B.2.1.2. Applicant Income Level

Figure 253: Application Count by Applicant Income Level

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI
2019	4,950	16,627	2,373	6,389	471	6,024	466	2,251	993	2,341
2020	5,135	16,672	2,501	7,512	591	5,588	517	2,413	1,030	2,532
2021	6,245	17,761	3,206	8,780	886	7,017	760	2,881	1,230	2,757
2022	5,306	15,083	2,667	7,809	894	7,055	829	2,924	1,148	2,439
2023	3,644	11,781	2,050	7,002	741	5,197	585	2,544	957	1,979

Figure 254: Application Count by Applicant Income Level, Philadelphia
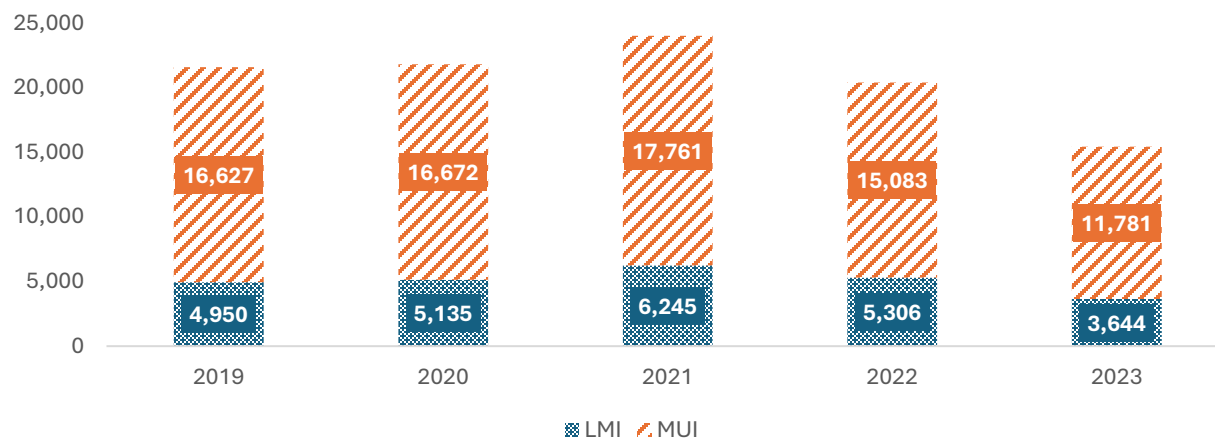
Figure 255: Application Count by Applicant Income Level, Baltimore
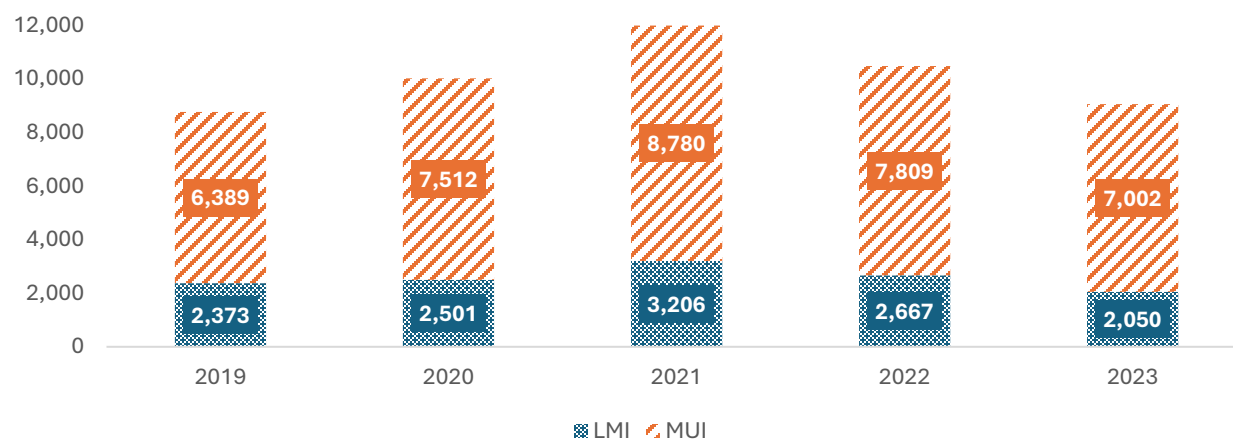
Figure 256: Application Count by Applicant Income Level, Boston
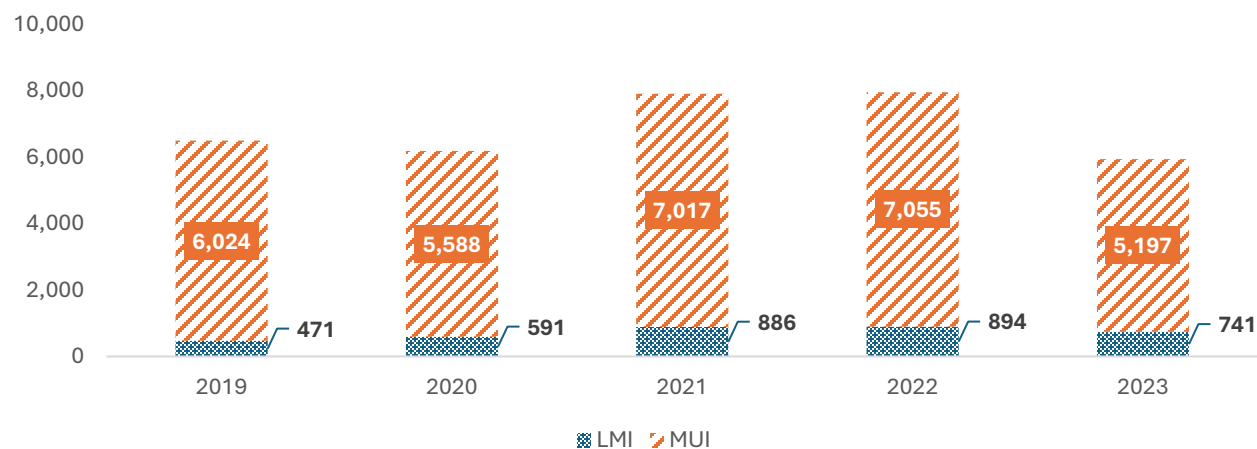
Figure 257: Application Count by Applicant Income Level, Cleveland
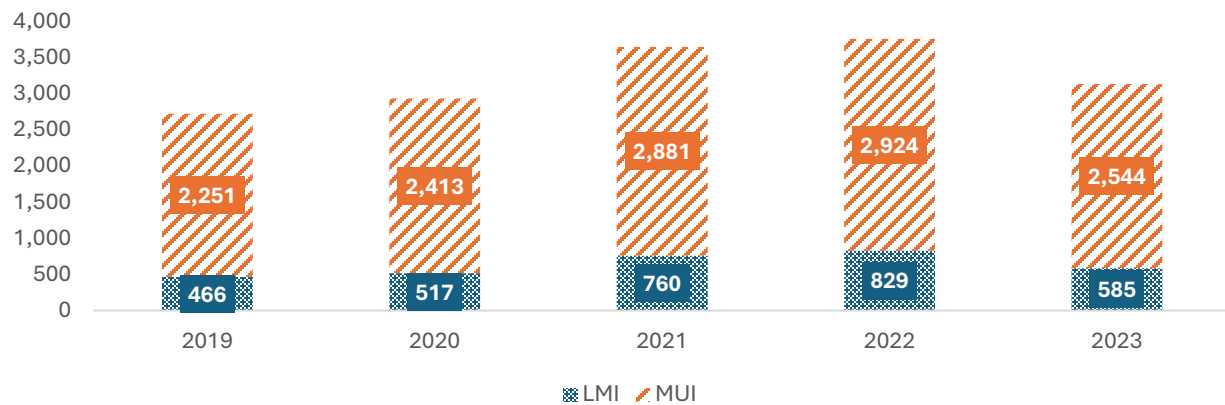
Figure 258: Application Count by Applicant Income Level, Pittsburgh
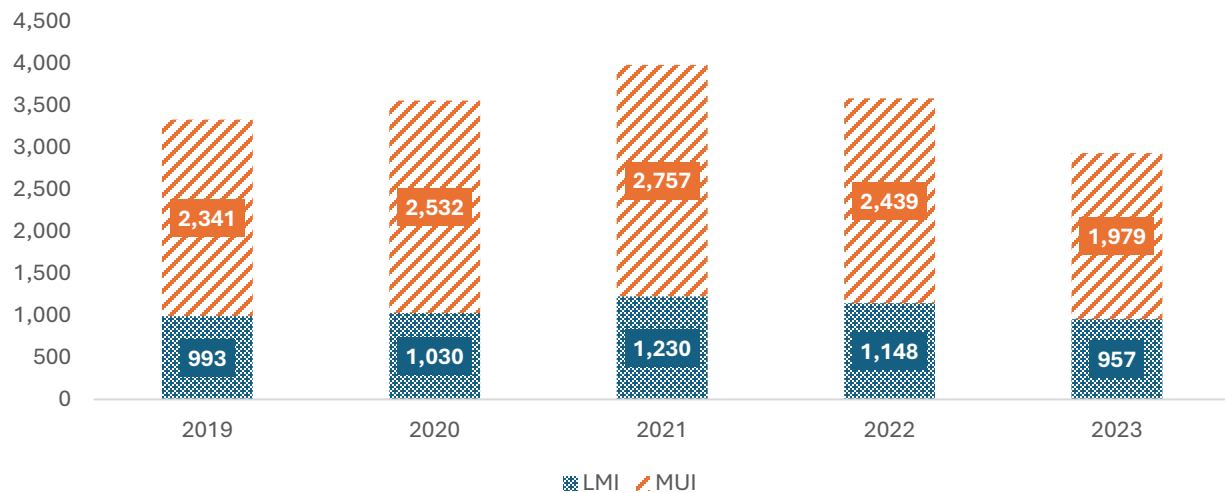
Figure 259: Origination Count by Applicant Income Level

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI
2019	2,800	10,094	1,370	4,164	260	3,961	286	1,495	650	1,548
2020	2,960	10,728	1,411	5,014	335	3,910	307	1,603	679	1,695
2021	3,872	12,148	1,946	5,998	541	5,013	449	1,895	829	1,965
2022	3,197	10,020	1,573	5,094	513	4,731	494	1,934	766	1,686
2023	2,220	8,037	1,073	4,229	447	3,377	319	1,666	671	1,381

Figure 260: Origination Count by Applicant Income Level, Philadelphia
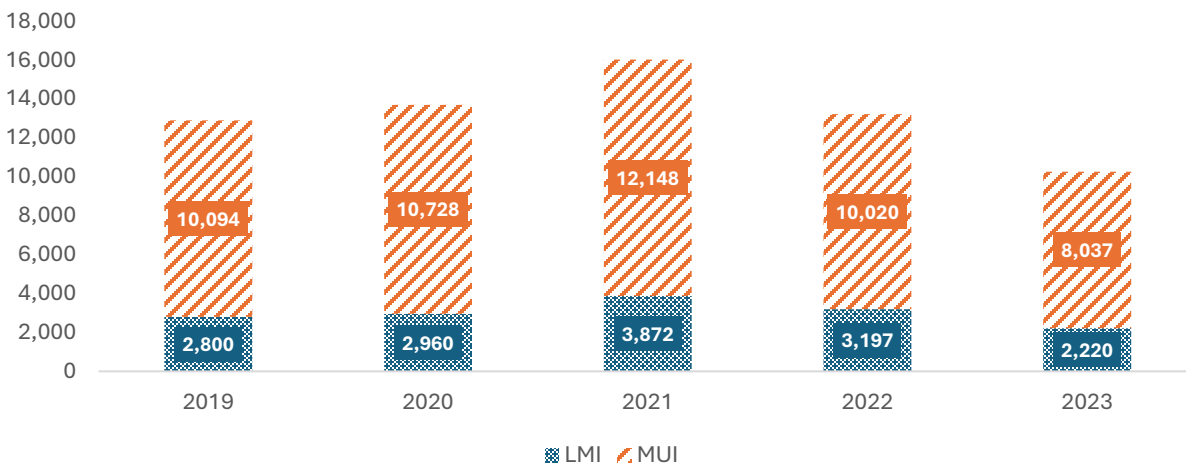
Figure 261: Origination Count by Applicant Income Level, Baltimore
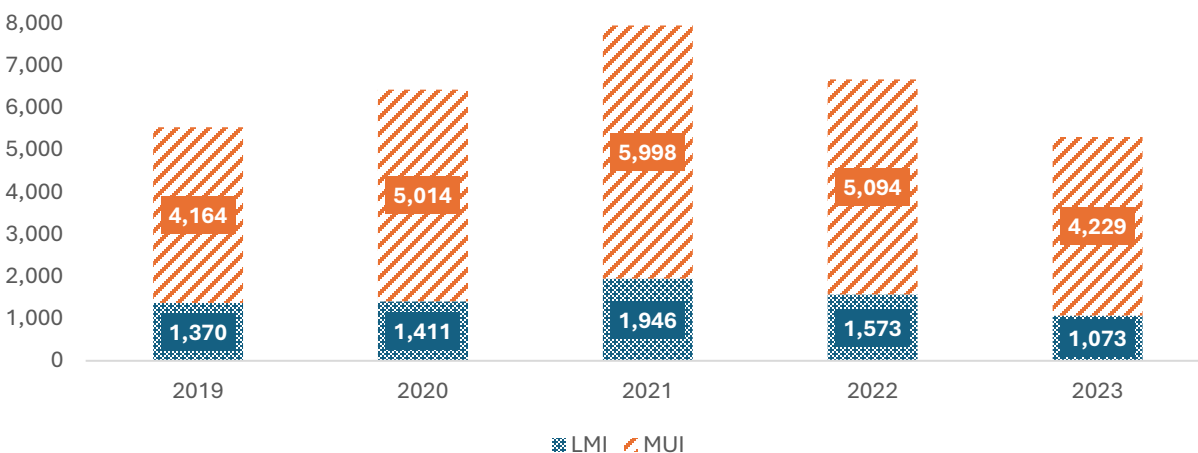
Figure 262: Origination Count by Applicant Income Level, Boston
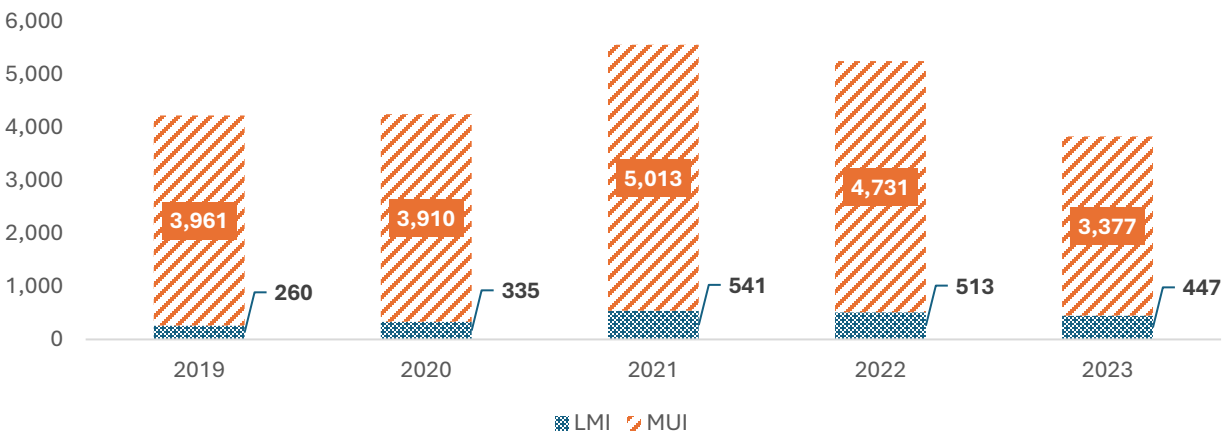
Figure 263: Origination Count by Applicant Income Level, Cleveland
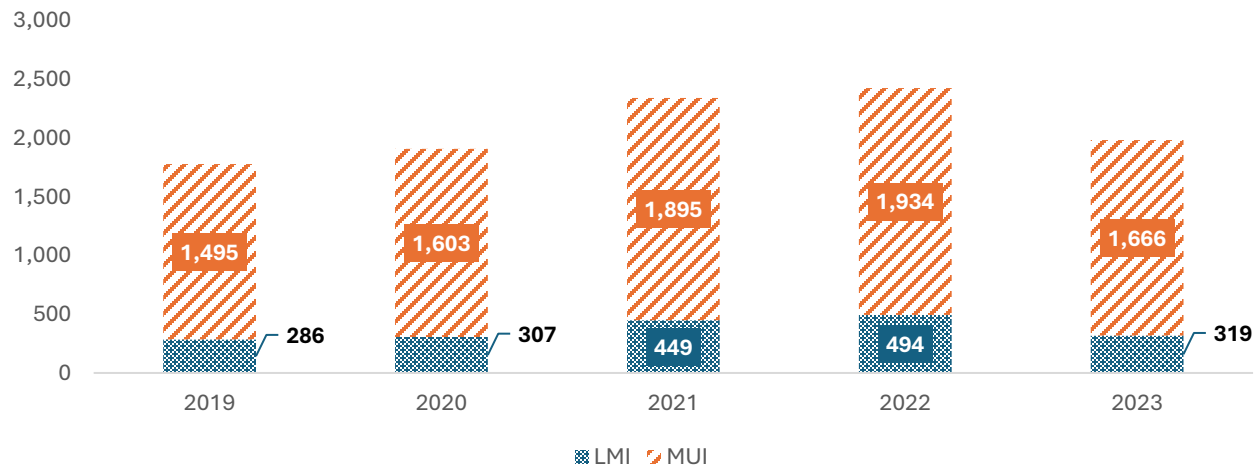
Figure 264: Origination Count by Applicant Income Level, Pittsburgh
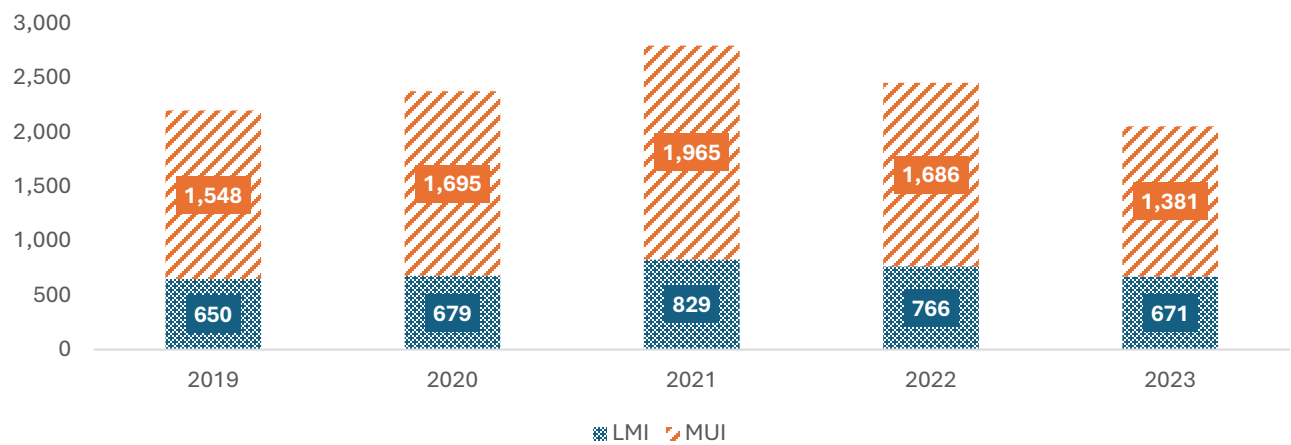
Figure 265: Withdrawal Count by Applicant Income Level

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI
2019	512	2,042	365	861	36	787	53	269	102	282
2020	656	2,269	455	1,165	70	800	48	345	120	351
2021	773	2,579	546	1,445	97	891	110	351	151	352
2022	689	2,294	461	1,382	130	1,172	132	466	142	363
2023	537	1,947	351	1,202	84	867	93	442	121	311

Figure 266: Withdrawal Count by Applicant Income, Philadelphia
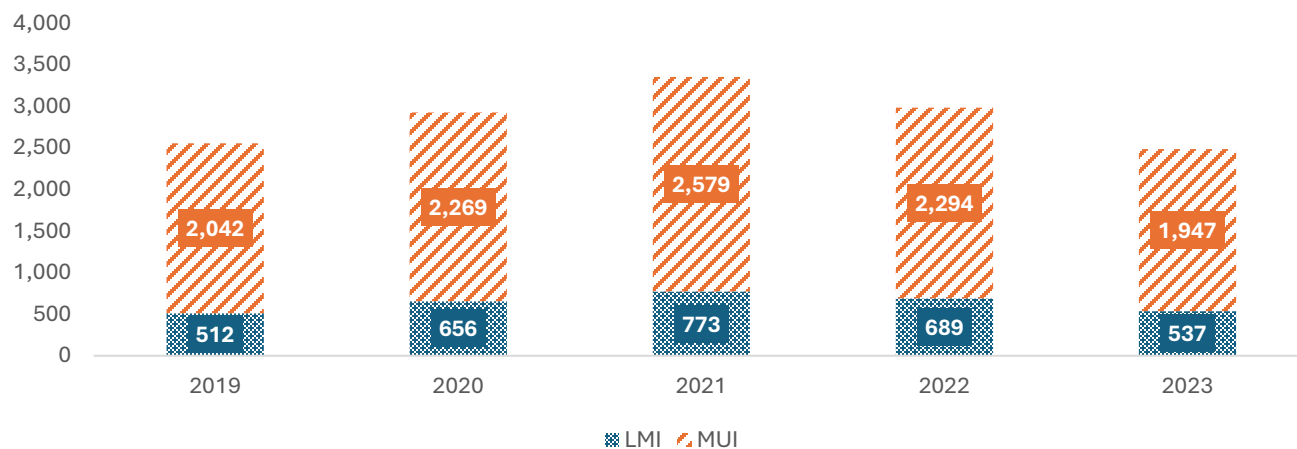
Figure 267: Withdrawal Count by Applicant Income, Baltimore
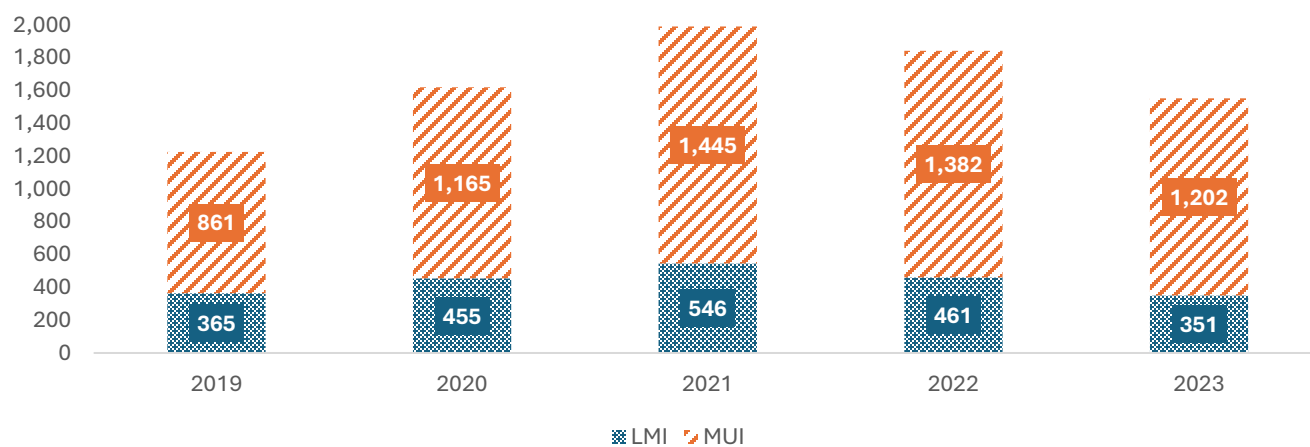
Figure 268: Withdrawal Count by Applicant Income, Boston
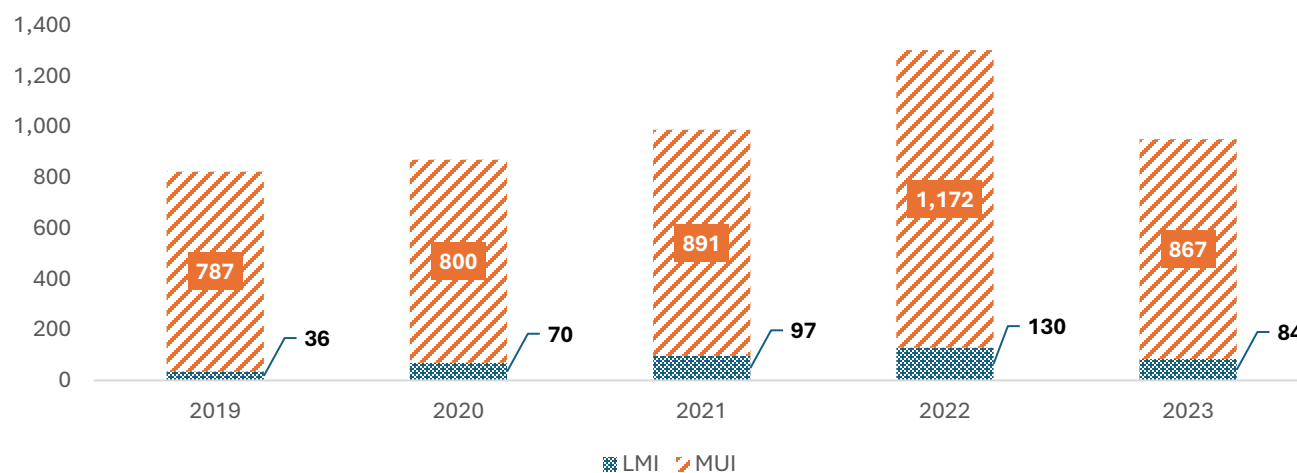
Figure 269: Withdrawal Count by Applicant Income, Cleveland
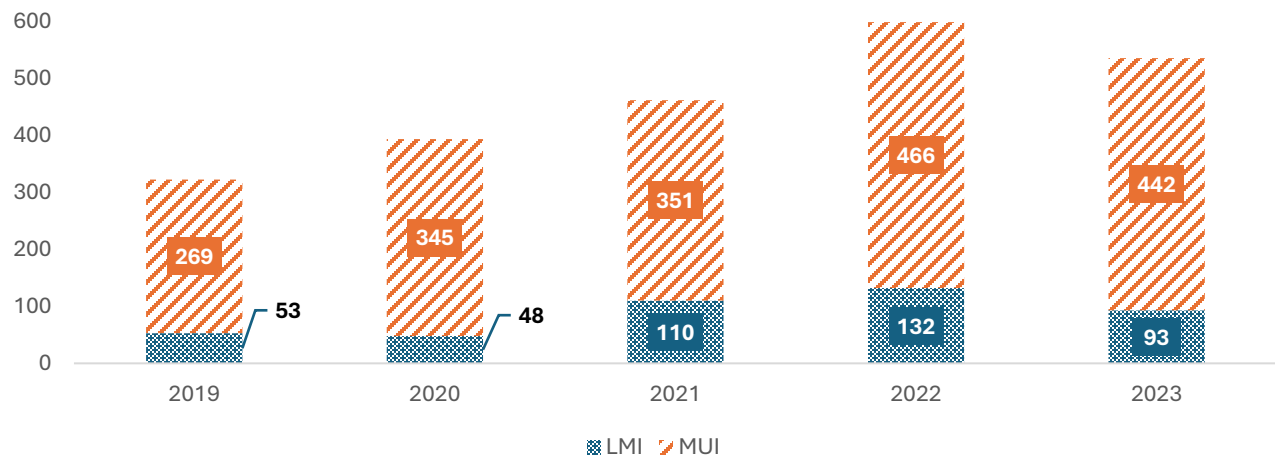
Figure 270: Withdrawal Count by Applicant Income, Pittsburgh
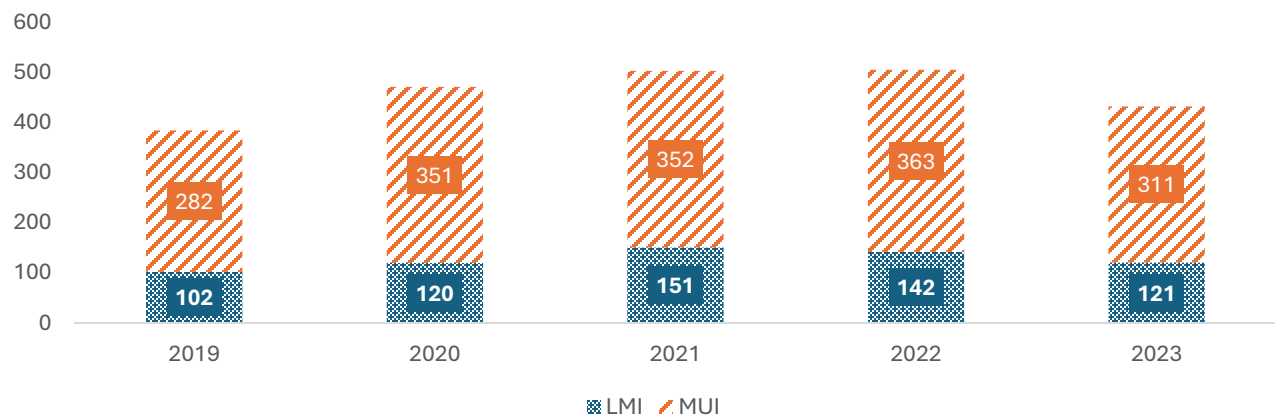
Figure 271: Denial Rate by Applicant Income Level

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI
2019	15.0%	6.1%	12.6%	6.3%	14.9%	5.1%	17.4%	7.6%	8.1%	4.4%
2020	12.5%	5.4%	13.1%	6.4%	16.9%	4.9%	20.5%	7.6%	8.2%	5.2%
2021	13.5%	5.2%	13.5%	6.4%	13.0%	4.4%	13.8%	7.0%	10.2%	5.2%
2022	13.9%	5.6%	13.9%	6.6%	16.1%	5.7%	16.0%	7.5%	8.6%	4.5%
2023	15.9%	6.4%	13.5%	7.1%	18.5%	6.7%	18.8%	7.4%	7.7%	5.4%

Figure 272: Denial Rate by Applicant Income Level, Philadelphia
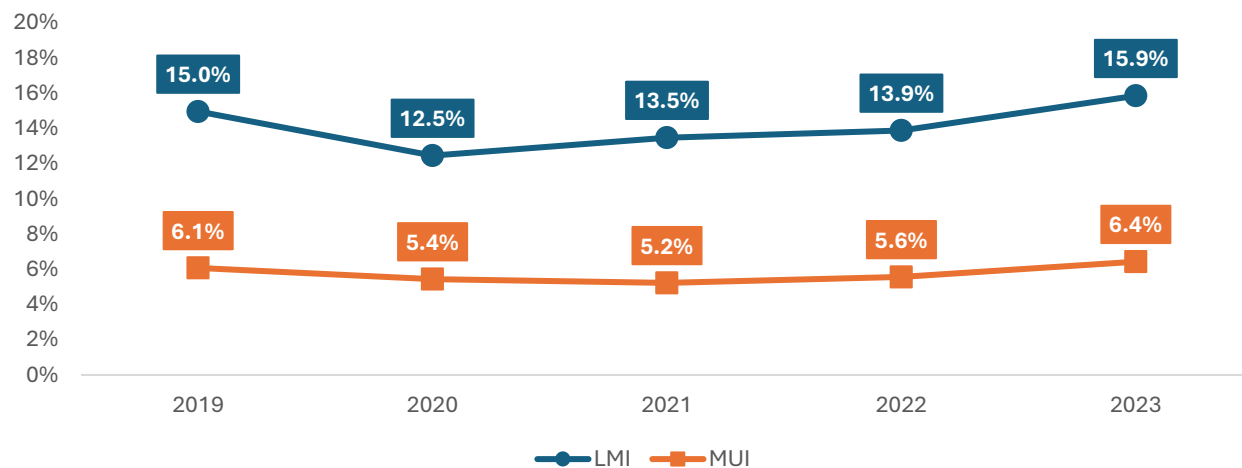
Figure 273: Denial Rate by Applicant Income Level, Baltimore
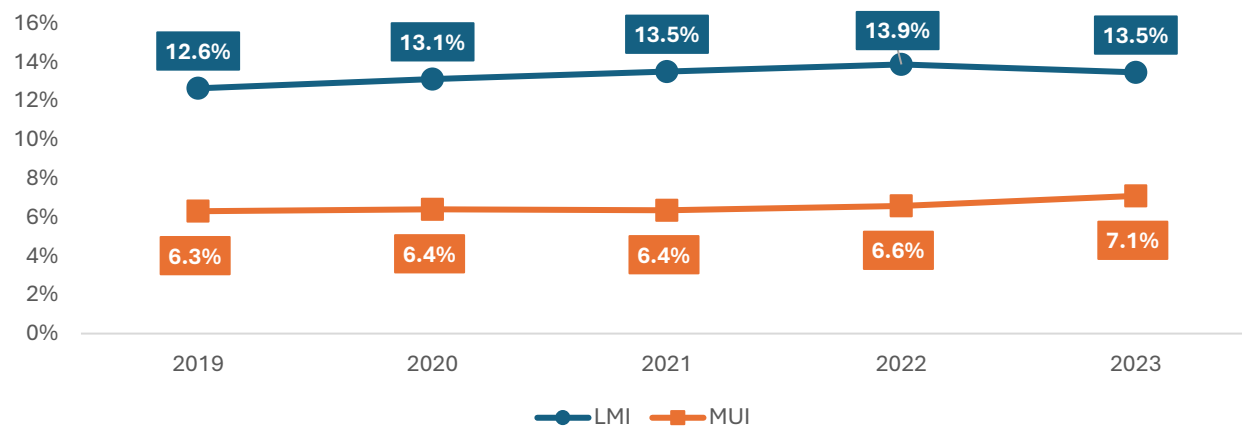
Figure 274: Denial Rate by Applicant Income Level, Boston
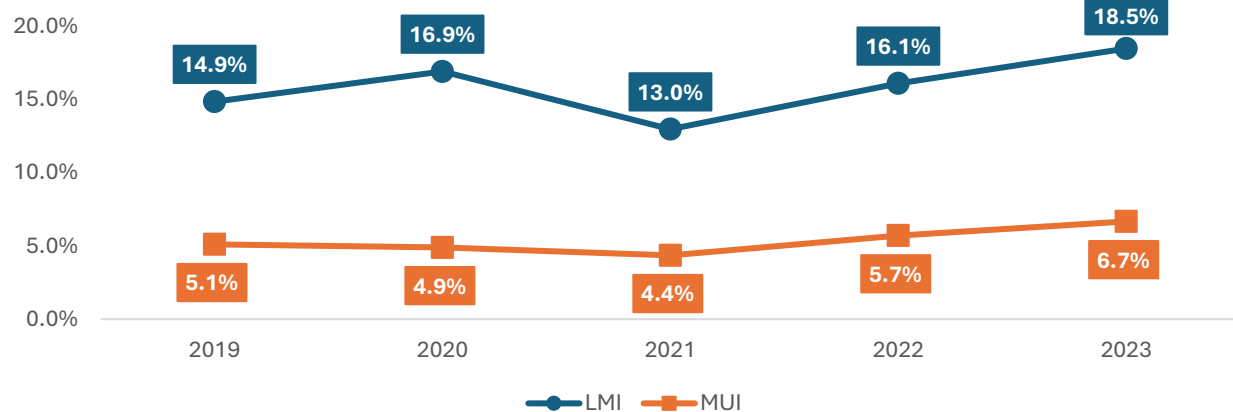
Figure 275: Denial Rate by Applicant Income Level, Cleveland
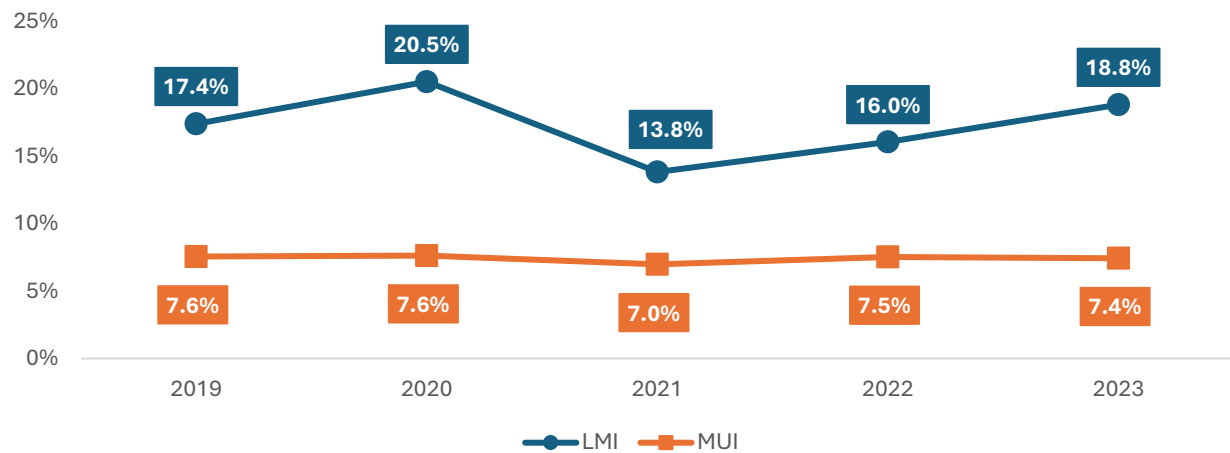
Figure 276: Denial Rate by Applicant Income Level, Pittsburgh
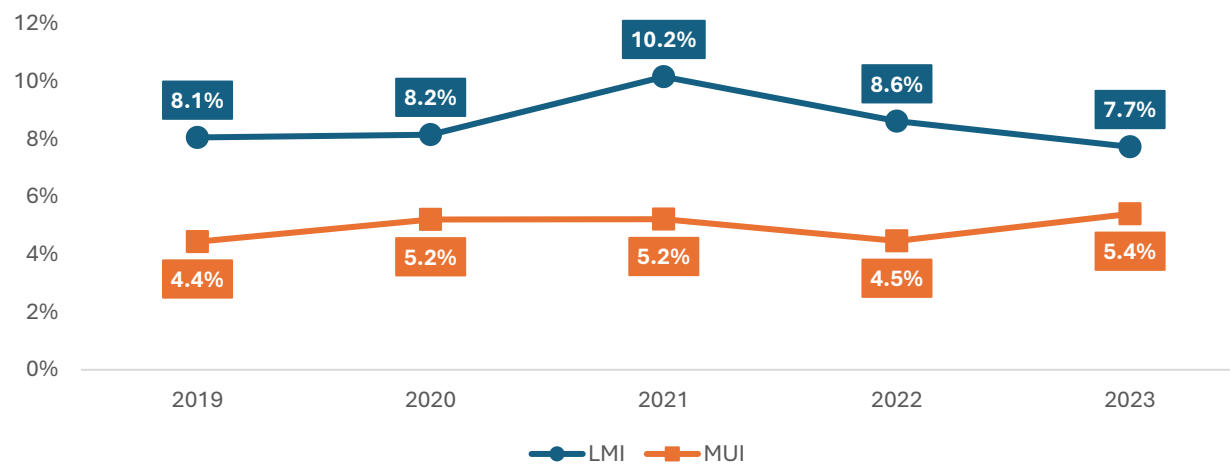
Figure 277: Total Dollars ($M) Originated

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI
2019	$383	$2,786	$187	$1,018	$70	$2,322	$21	$192	$78	$419
2020	$468	$3,229	$212	$1,304	$106	$2,323	$27	$231	$94	$477
2021	$673	$3,985	$317	$1,675	$186	$3,306	$45	$292	$132	$621
2022	$548	$3,363	$262	$1,492	$159	$3,380	$49	$359	$122	$562
2023	$366	$2,633	$171	$1,218	$116	$2,336	$31	$313	$99	$447

Figure 278: Total Dollars ($M) Originated, Philadelphia
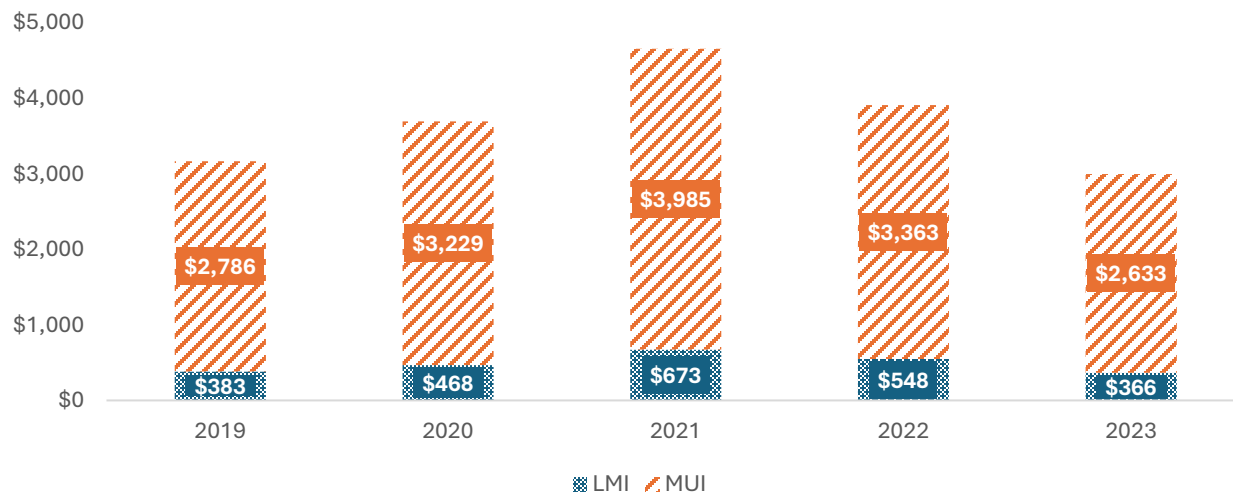
Figure 279: Total Dollars ($M) Originated, Baltimore
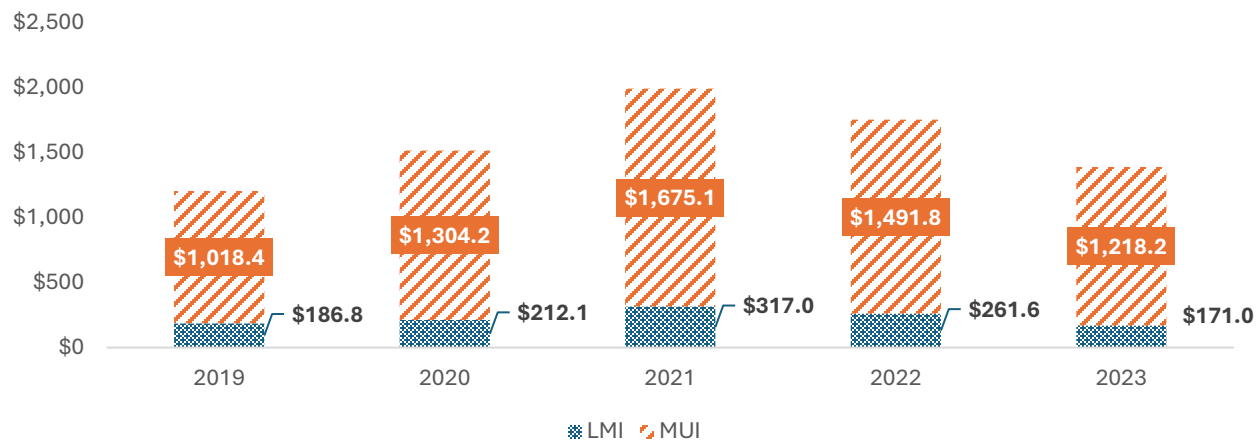
Figure 280: Total Dollars ($M) Originated, Boston
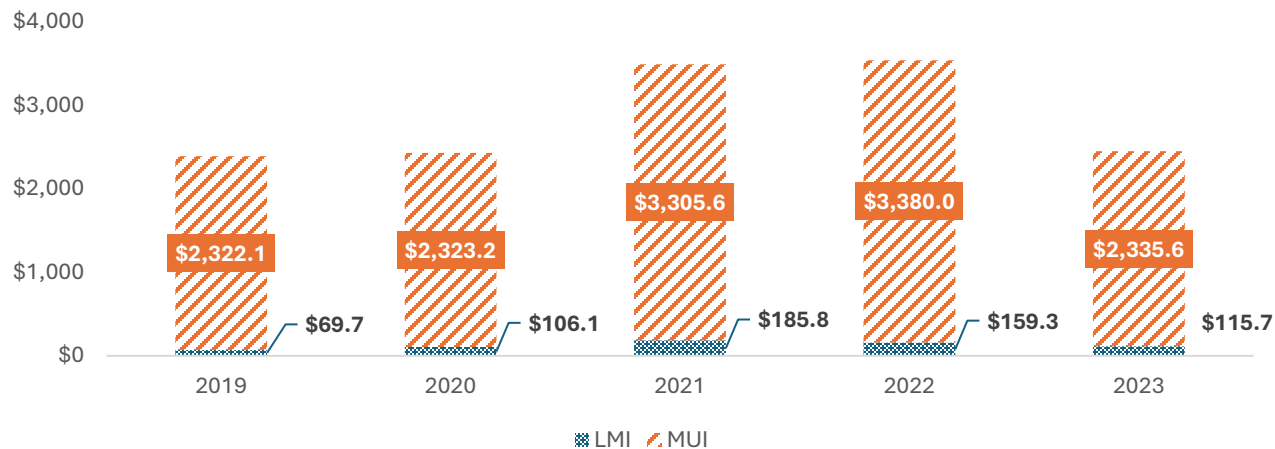
Figure 281: Total Dollars ($M) Originated, Cleveland
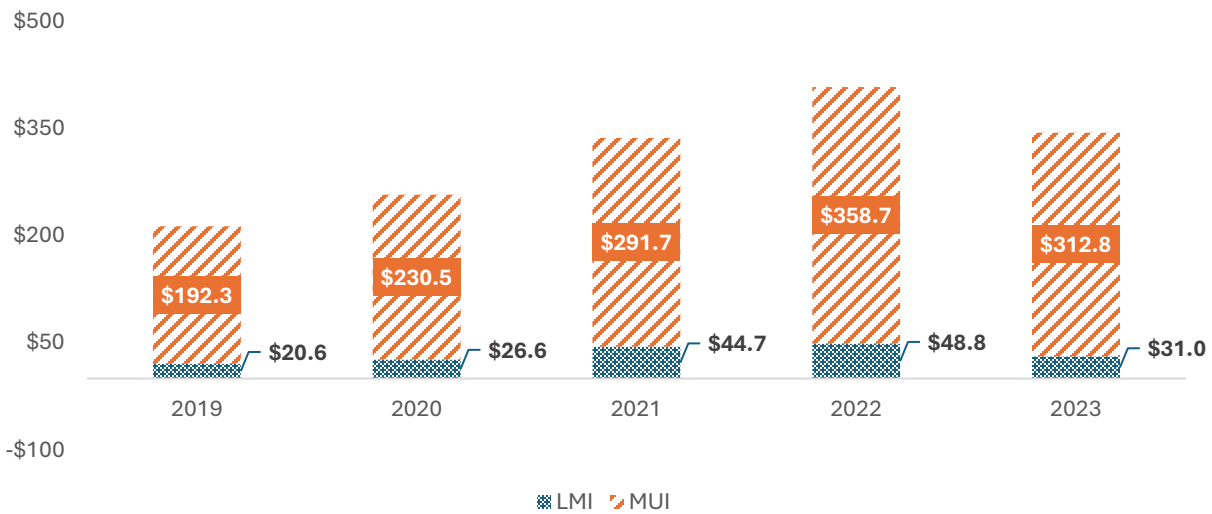
Figure 282: Total Dollars ($M) Originated, Pittsburgh
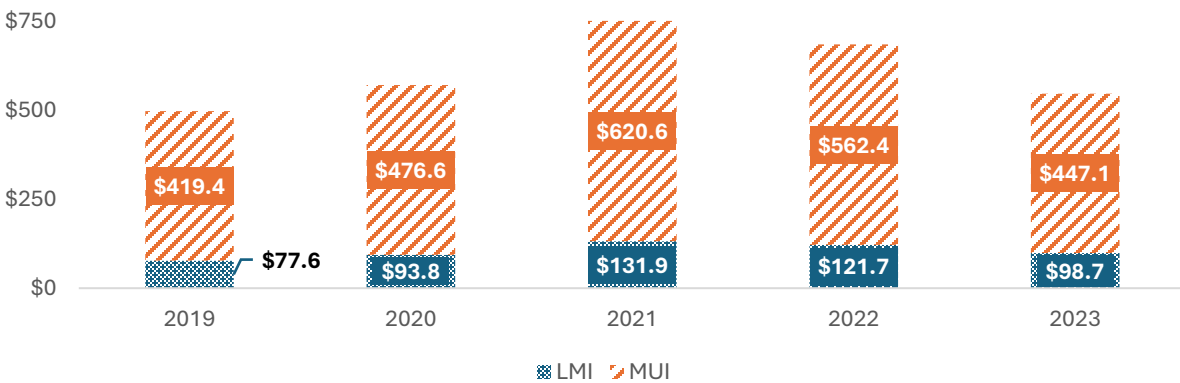
B.2.1.3. Census Tract Race and Ethnicity

Figure 283: Application Count by Census Tract Race and Ethnicity

|	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Non-White	White	Non-White	White	Non-White	White	Non-White	White	Non-White	White
2019	12,034	11,689	6,256	4,169	3,379	3,602	1,146	1,973	312	3,318
2020	11,643	12,188	7,002	4,673	3,007	3,575	1,244	2,033	324	3,489
2021	13,344	13,695	8,514	5,932	4,140	4,422	1,811	2,407	414	4,088
2022	12,393	10,824	8,515	3,992	3,630	5,086	2,096	2,232	564	3,557
2023	10,042	7,819	7,387	2,774	3,373	4,840	1,837	1,673	559	2,827

Figure 284: Application Count by Census Tract Race and Ethnicity, Philadelphia
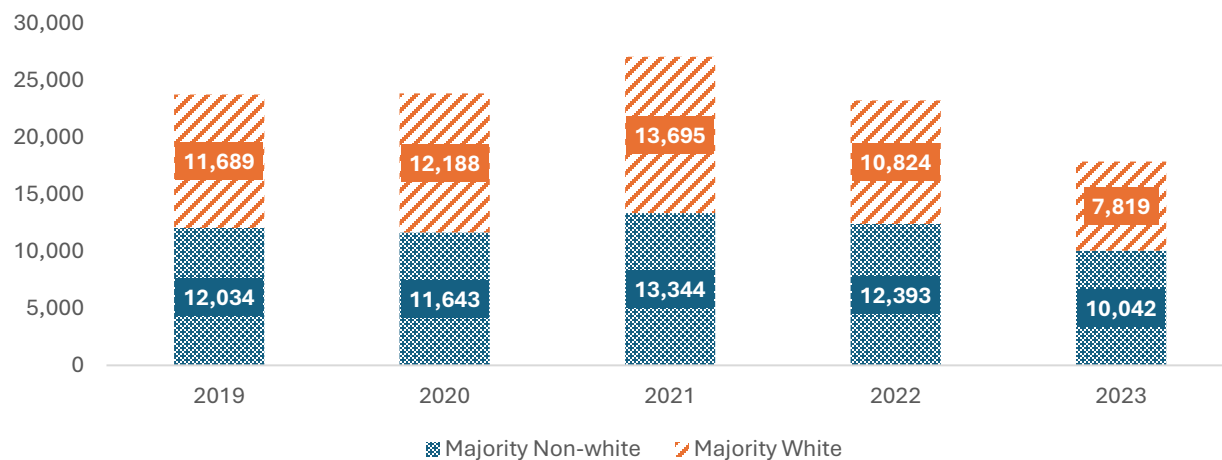
Figure 285: Application Count by Census Tract Race and Ethnicity, Baltimore
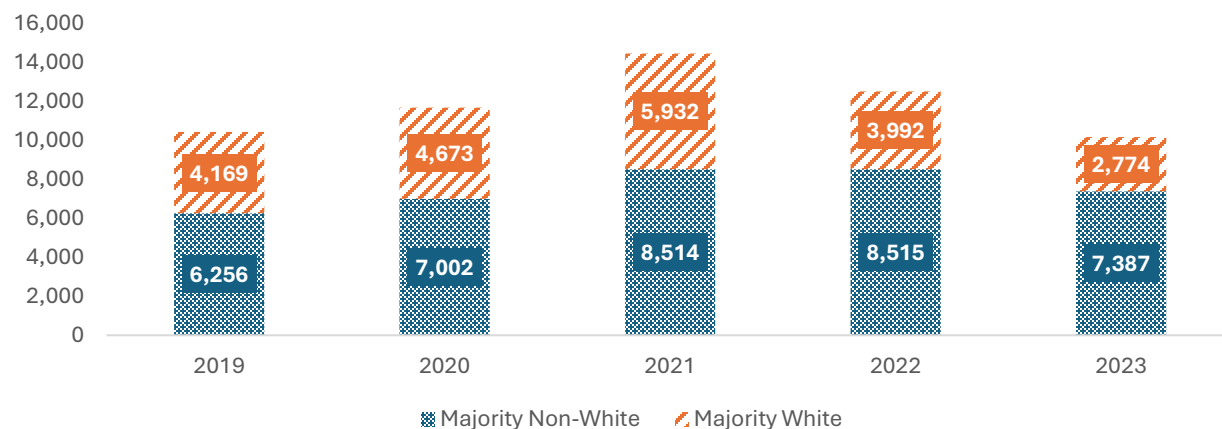
Figure 286: Application Count by Census Tract Race and Ethnicity, Boston
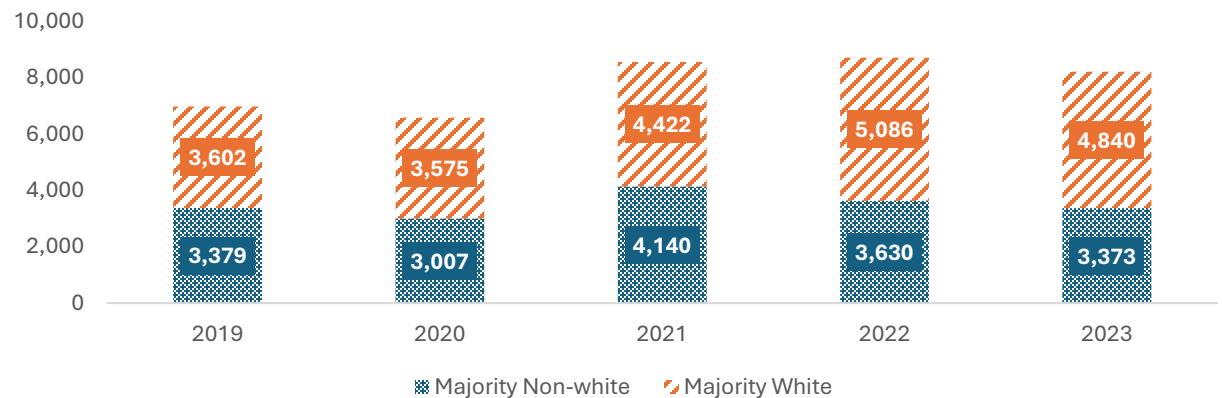
Figure 287: Application Count by Census Tract Race and Ethnicity, Cleveland
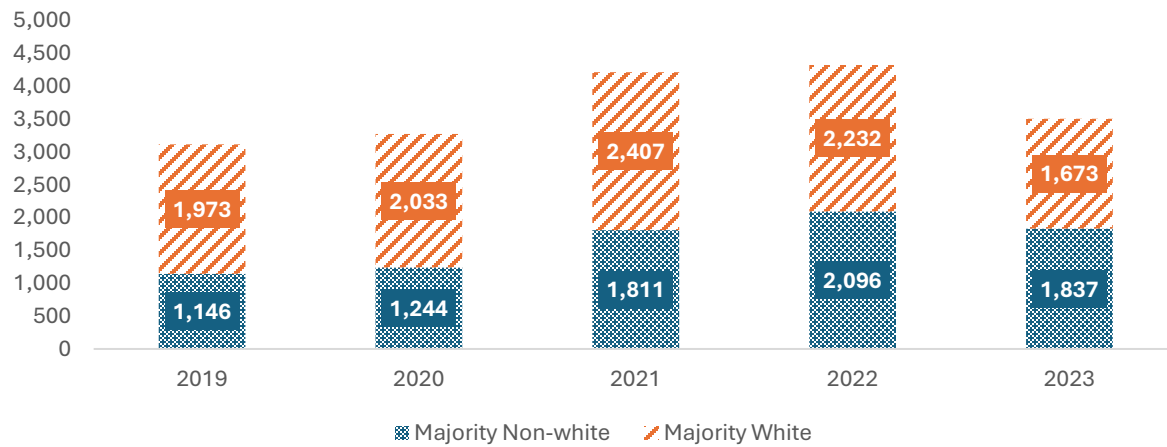
Figure 288: Application Count by Census Tract Race and Ethnicity, Pittsburgh
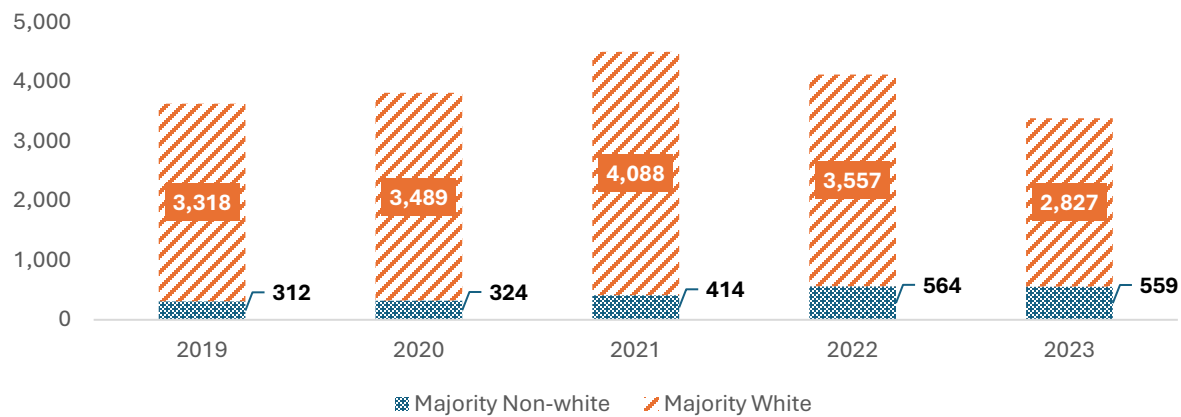
Figure 289: Origination Count by Census Tract Race and Ethnicity

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Non-White	White	Non-White	White	Non-White	White	Non-White	White	Non-White	White
2019	6,271	6,712	3,064	2,520	682	720	614	1,190	188	2,049
2020	6,261	7,492	3,480	2,977	1,814	2,459	709	1,235	196	2,211
2021	7,357	8,758	4,318	3,663	2,583	3,015	937	1,432	255	2,572
2022	6,699	6,589	4,241	2,449	2,092	3,192	1,093	1,371	317	2,161
2023	5,408	4,891	3,636	1,677	1,568	2,308	982	1,028	332	1,743

Figure 290: Origination Count by Census Tract Race and Ethnicity, Philadelphia
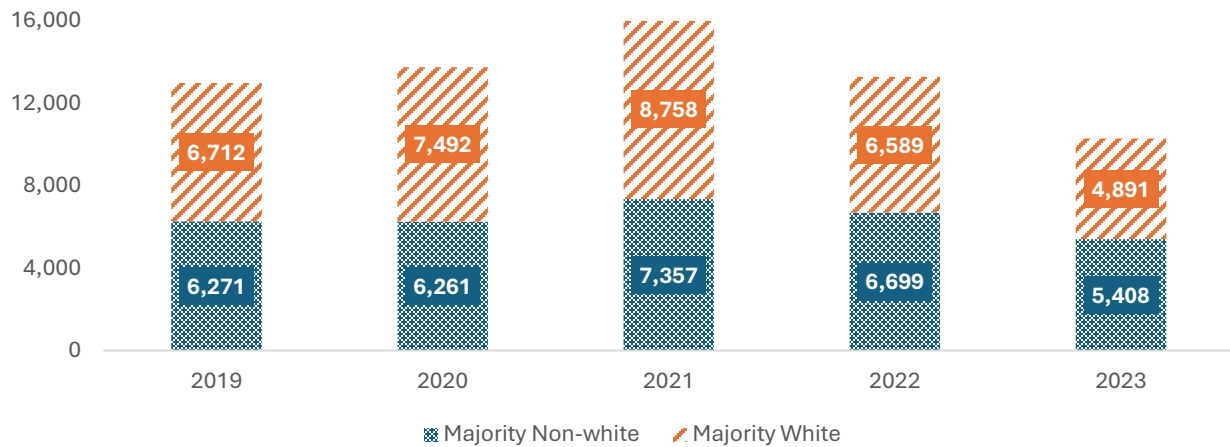
Figure 291: Origination Count by Census Tract Race and Ethnicity, Baltimore
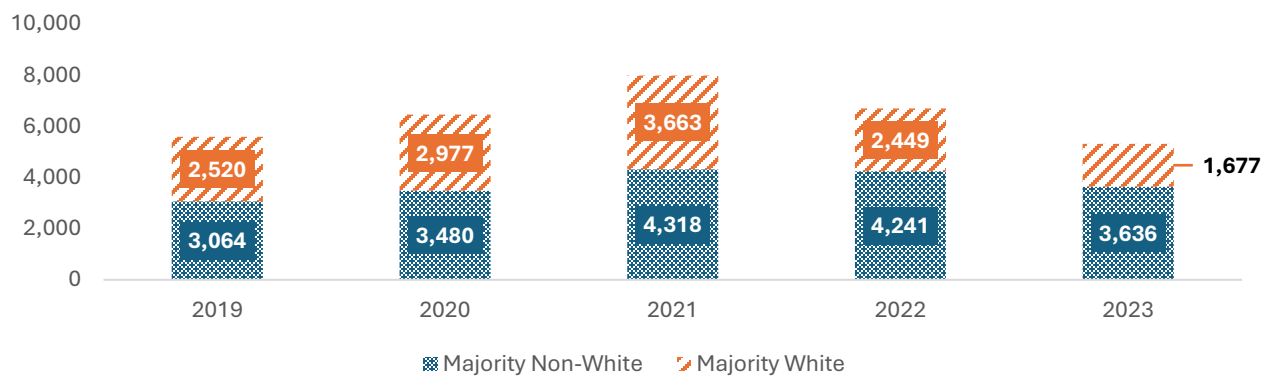
Figure 292: Origination Count by Census Tract Race and Ethnicity, Boston
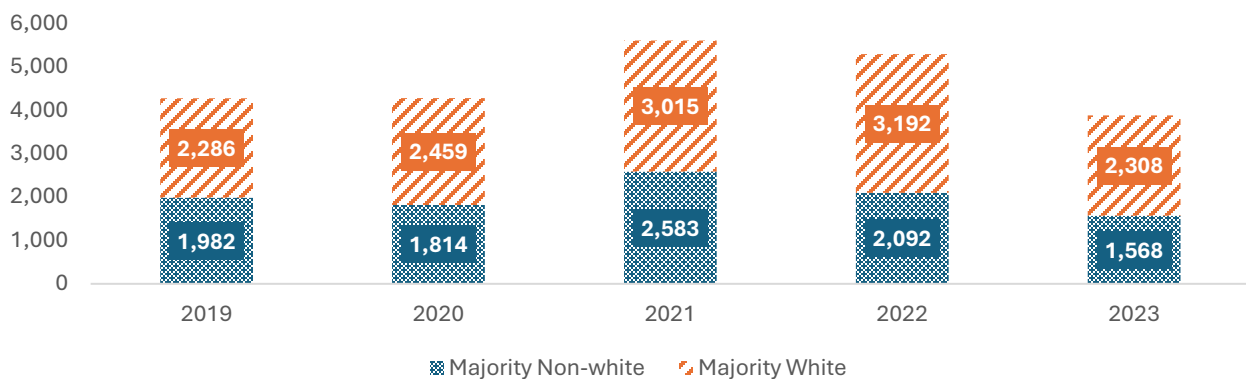
Figure 293: Origination Count by Census Tract Race and Ethnicity, Cleveland
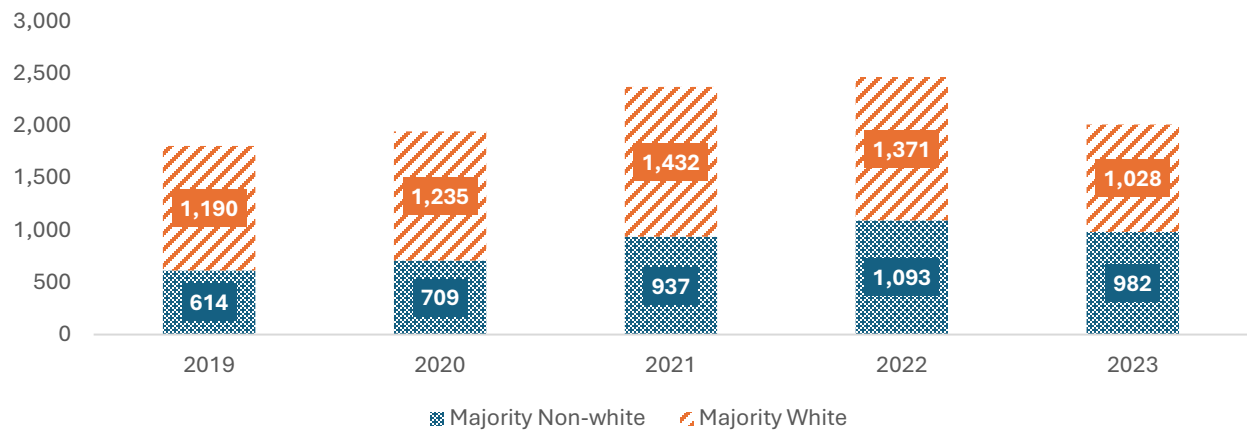
Figure 294: Origination Count by Census Tract Race and Ethnicity, Pittsburgh
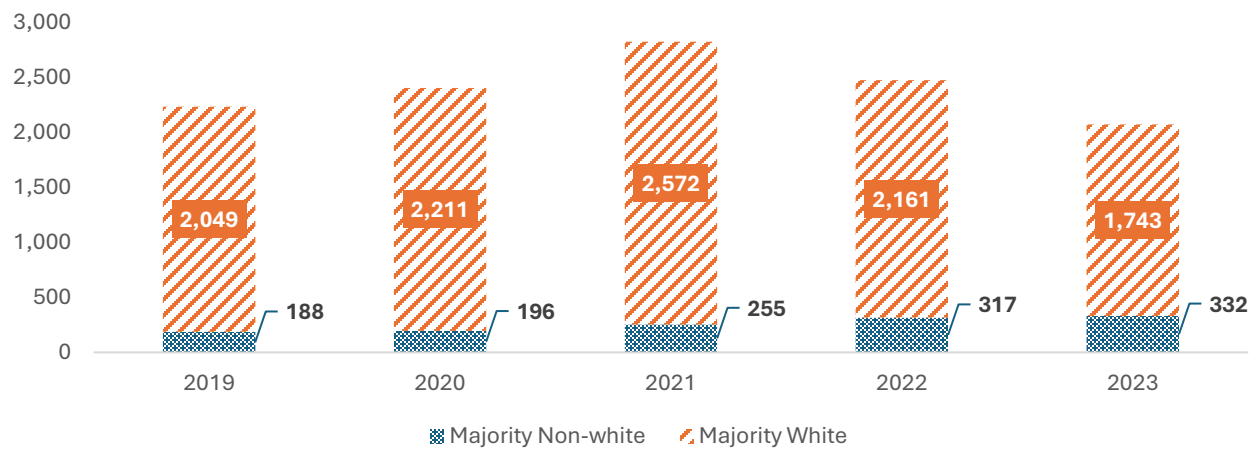
Figure 295: Withdrawal Count by Census Tract Race and Ethnicity

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Non-White	White	Non-White	White	Non-White	White	Non-White	White	Non-White	White
2019	1,324	1,247	795	439	417	410	129	196	36	357
2020	1,486	1,448	1,072	559	424	451	160	234	33	446
2021	1,727	1,650	1,235	765	487	505	217	248	51	461
2022	1,608	1,389	1,312	538	574	738	324	282	66	449
2023	1,446	1,048	1,146	416	406	553	316	222	70	366

Figure 296: Withdrawal Count by Census Tract Race and Ethnicity, Philadelphia
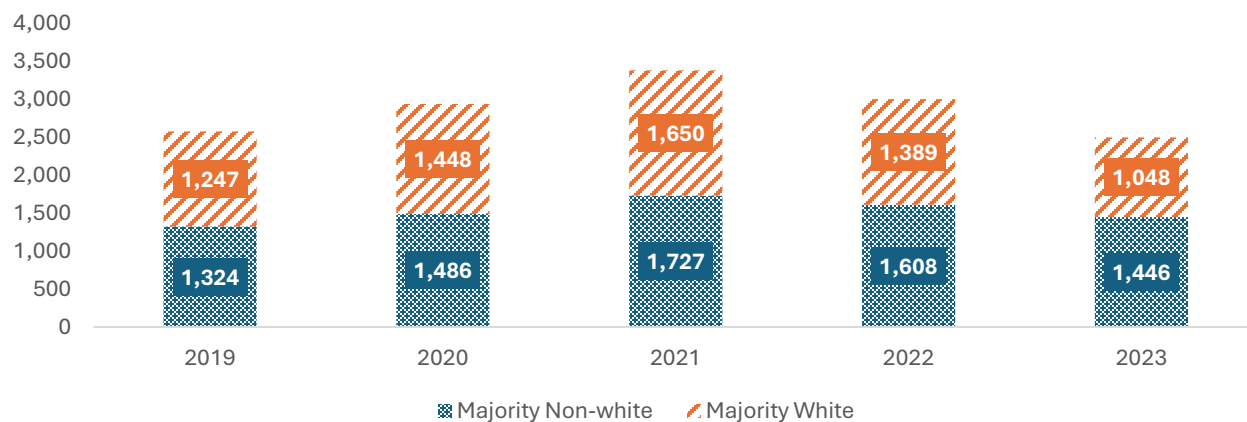
Figure 297: Withdrawal Count by Census Tract Race and Ethnicity, Baltimore
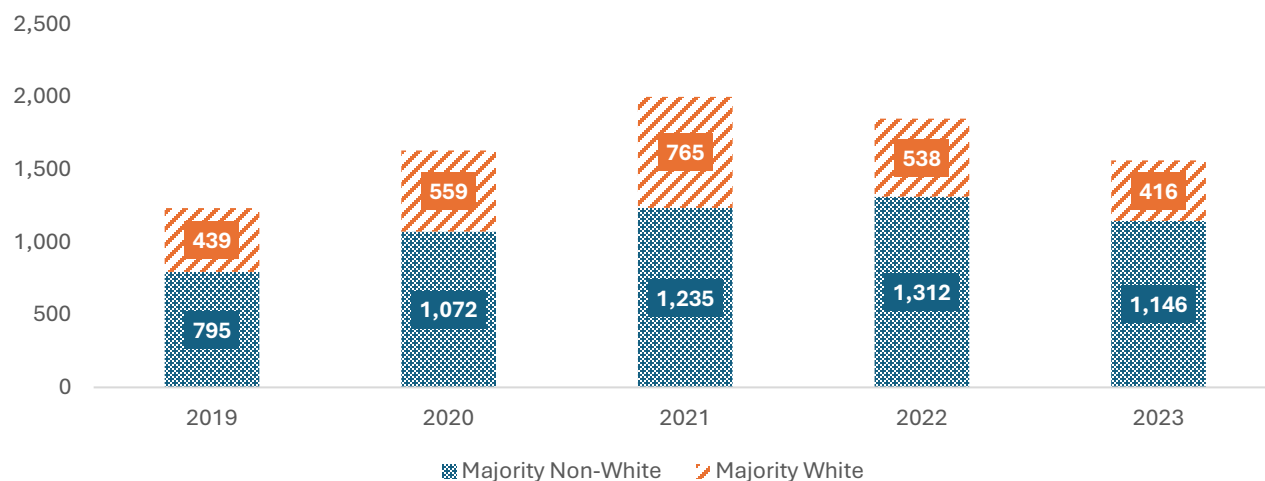
Figure 298: Withdrawal Count by Census Tract Race and Ethnicity, Boston
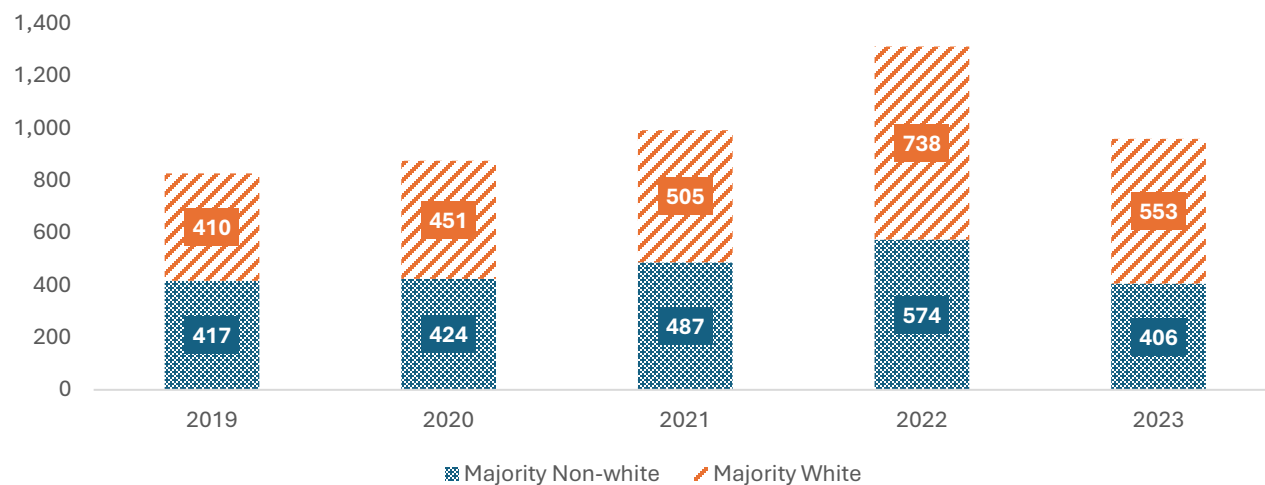
Figure 299: Withdrawal Count by Census Tract Race and Ethnicity, Cleveland
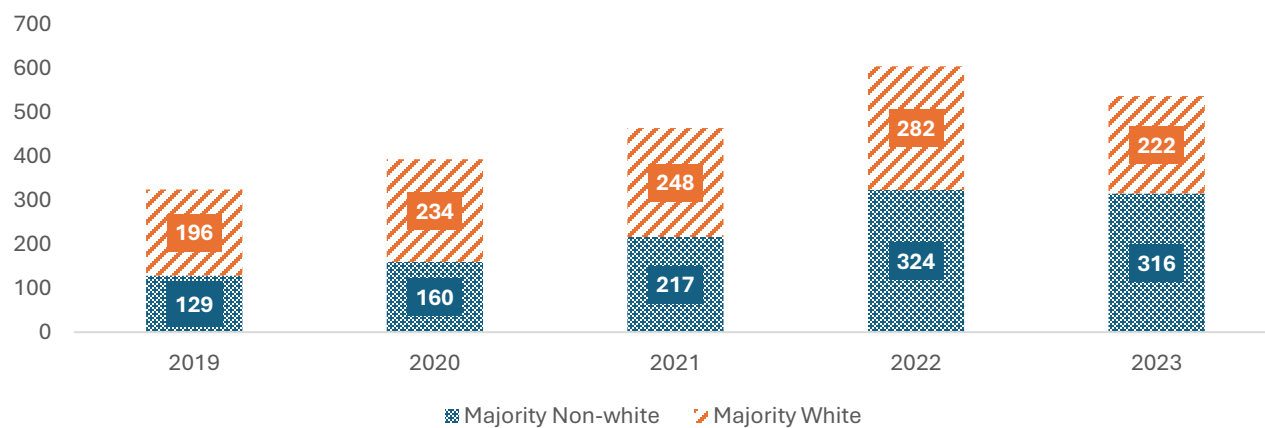
Figure 300: Withdrawal Count by Census Tract Race and Ethnicity, Pittsburgh
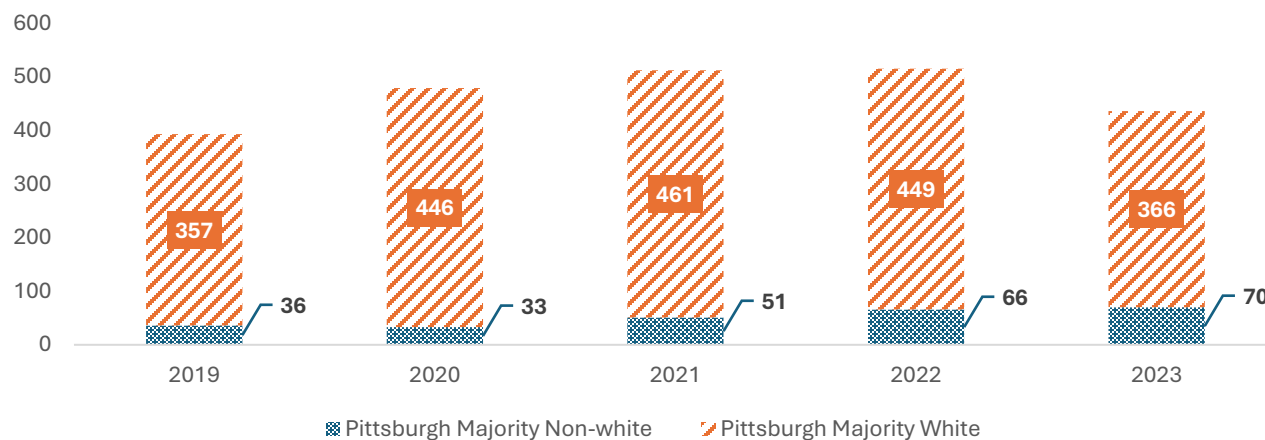
Figure 301: Denial Rate by Census Tract Race and Ethnicity

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Non-White	White	Non-White	White	Non-White	White	Non-White	White	Non-White	White
2019	9.3%	5.6%	8.4%	4.4%	7.2%	4.0%	11.8%	6.1%	8.3%	4.9%
2020	8.6%	4.6%	8.6%	4.8%	7.8%	4.0%	11.8%	7.4%	9.3%	5.4%
2021	8.8%	4.5%	8.3%	4.9%	6.9%	3.1%	8.9%	6.1%	7.0%	6.0%
2022	8.8%	4.6%	8.7%	3.9%	9.0%	4.5%	10.9%	5.8%	8.9%	4.6%
2023	9.8%	4.6%	8.8%	4.8%	8.4%	4.4%	11.5%	5.6%	8.2%	5.0%

Figure 302: Denial Rate by Census Tract Race and Ethnicity, Philadelphia
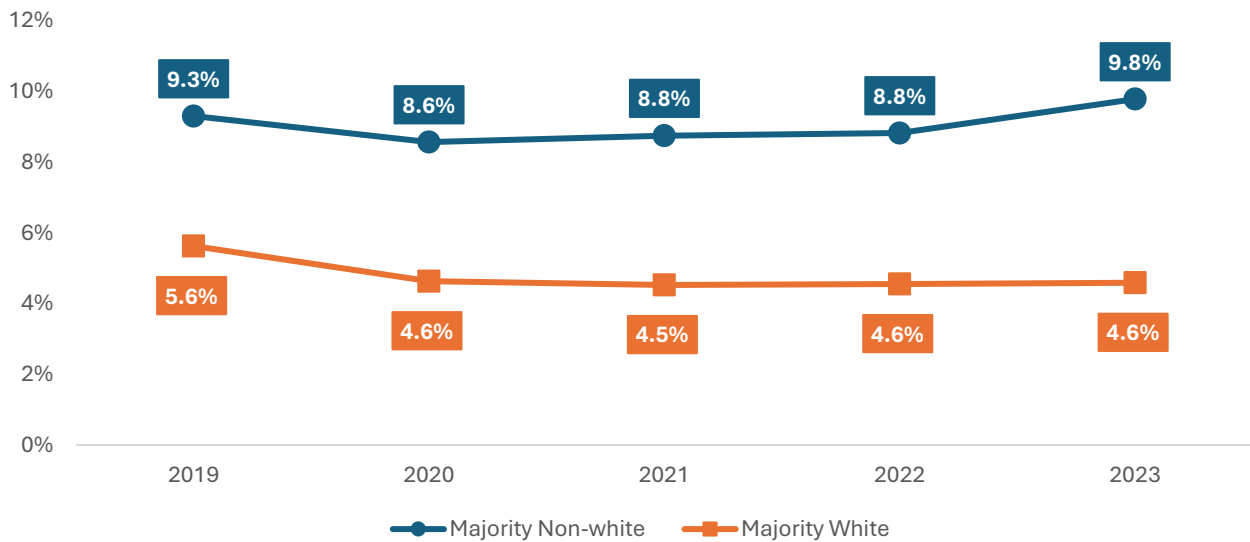
Figure 303: Denial Rate by Census Tract Race and Ethnicity, Baltimore

Figure 304: Denial Rate by Census Tract Race and Ethnicity, Boston

Figure 305: Denial Rate by Census Tract Race and Ethnicity, Cleveland

Figure 306: Denial Rate by Census Tract Race and Ethnicity, Pittsburgh

Figure 307: Total Dollars ($M) Originated by Census Tract Race and Ethnicity

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Non-White	White	Non-White	White	Non-White	White	Non-White	White	Non-White	White
2019	$1,269.0	$1,934.8	$537.0	$677.0	$918.2	$1,537.0	$57.9	$158.3	$33.5	$473.6
2020	$1,413.1	$2,304.1	$670.5	$851.0	$903.1	$1,556.6	$76.0	$186.7	$35.9	$542.4
2021	$1,733.3	$2,959.8	$895.1	$1,106.9	$1,409.1	$2,137.0	$109.6	$231.8	$51.1	$709.2
2022	$1,507.3	$2,432.0	$931.9	$829.2	$1,169.6	$2,426.5	$149.5	$266.7	$60.9	$629.4
2023	$1,204.9	$1,809.5	$809.3	$584.1	$813.8	$1,714.4	$140.0	$214.4	$67.0	$483.9

Figure 308: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Philadelphia

Majority Non-white   Majority White
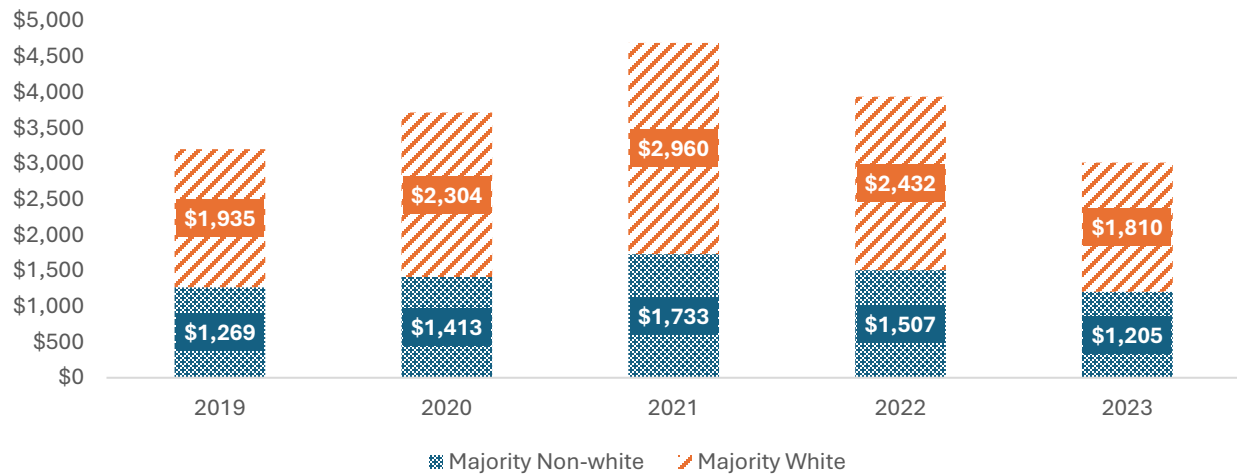
Figure 309: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Baltimore

Majority Non-White   Majority White
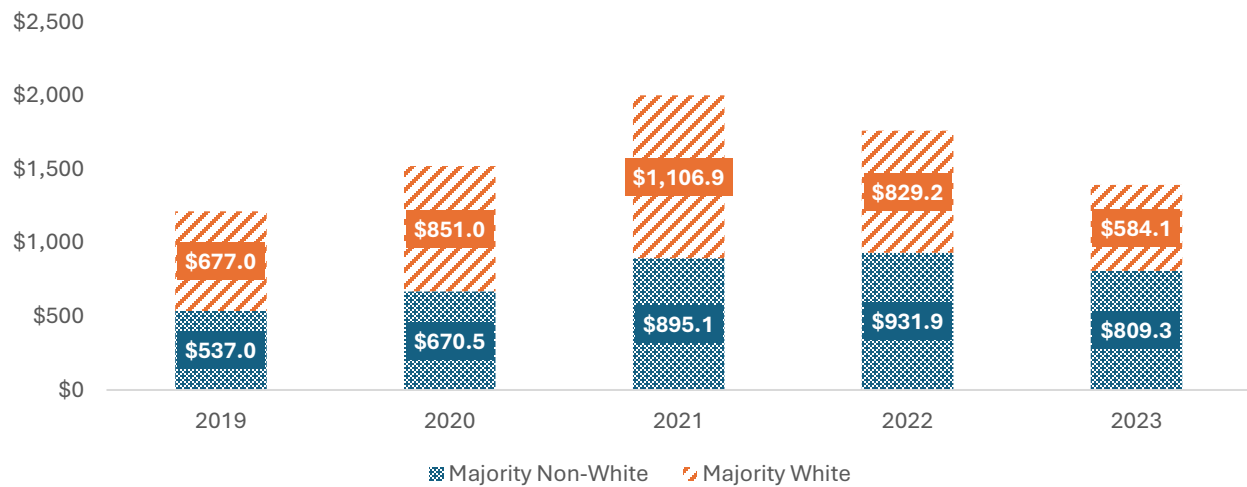
Figure 310: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Boston

Majority Non-white   Majority White
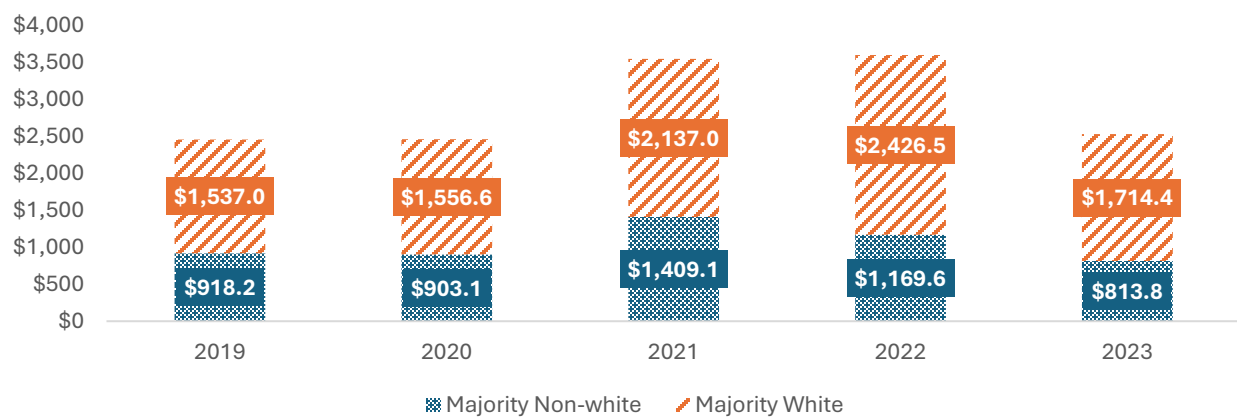
Figure 311: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Cleveland
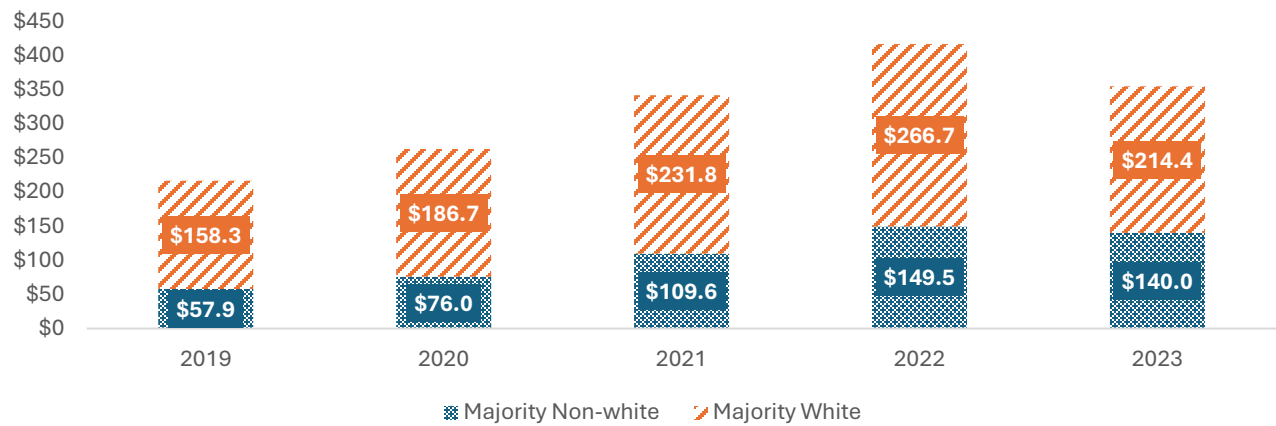
Figure 312: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Pittsburgh
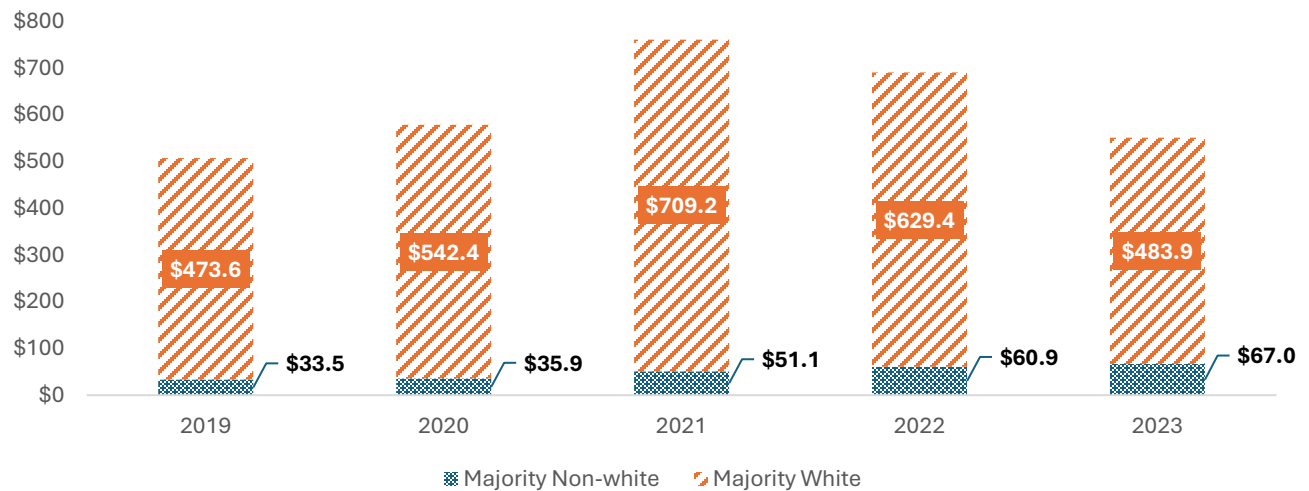
B.2.1.4. Gender

Figure 313: Application Count by Gender

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Female	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**	**Male**
2019	7,169	7,409	3,369	2,992	1,589	1,988	979	1,163	828	1,319
2020	7,398	7,427	3,885	3,418	1,564	2,027	1,057	1,254	984	1,346
2021	8,603	8,466	4,642	4,035	2,066	2,514	1,329	1,434	1,144	1,444
2022	6,966	6,922	4,042	3,450	2,076	2,573	1,309	1,573	985	1,330
2023	5,395	5,303	3,564	3,196	1,629	1,865	1,154	1,308	883	1,129

Figure 314: Application Count by Gender, Philadelphia

Female   Male
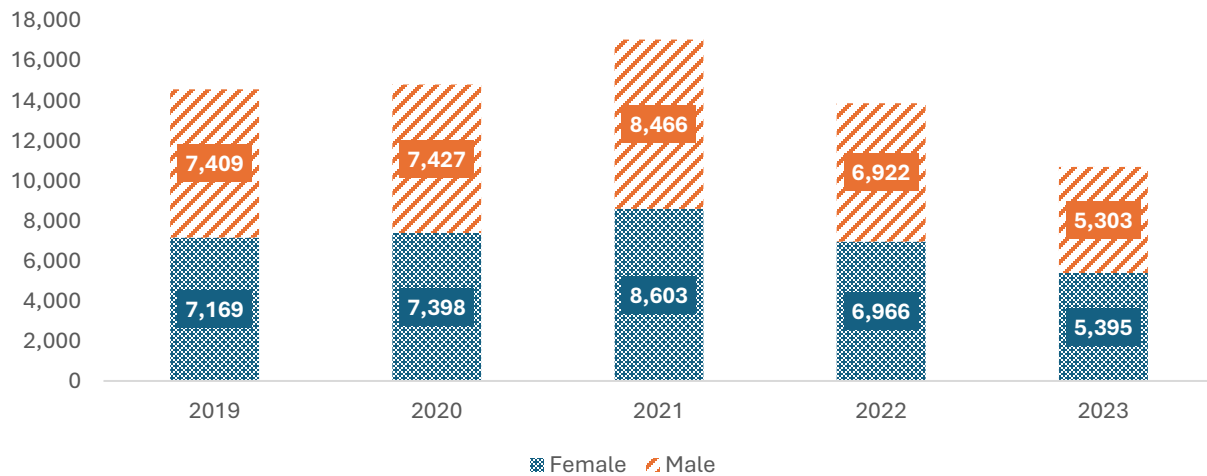
Figure 315: Application Count by Gender, Baltimore

Female   Male
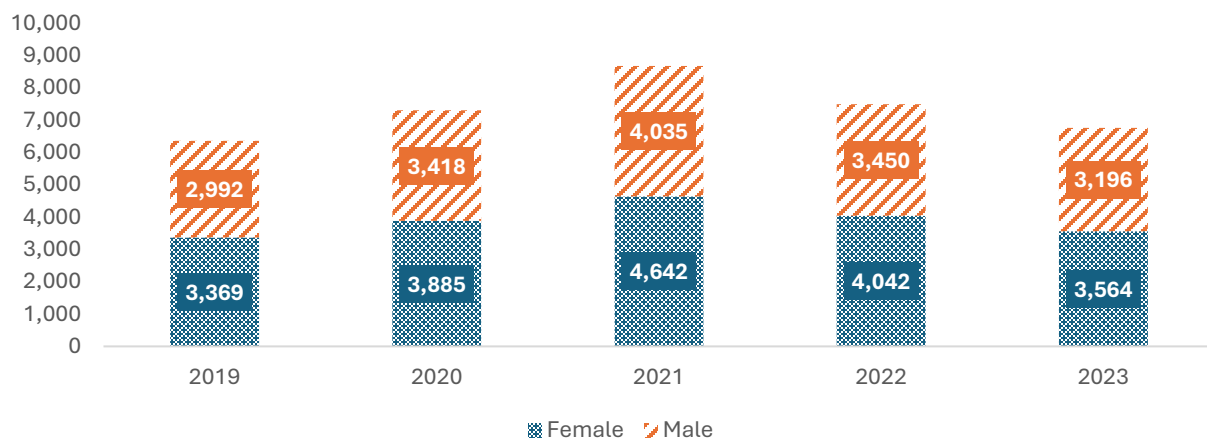
Figure 316: Application Count by Gender, Boston
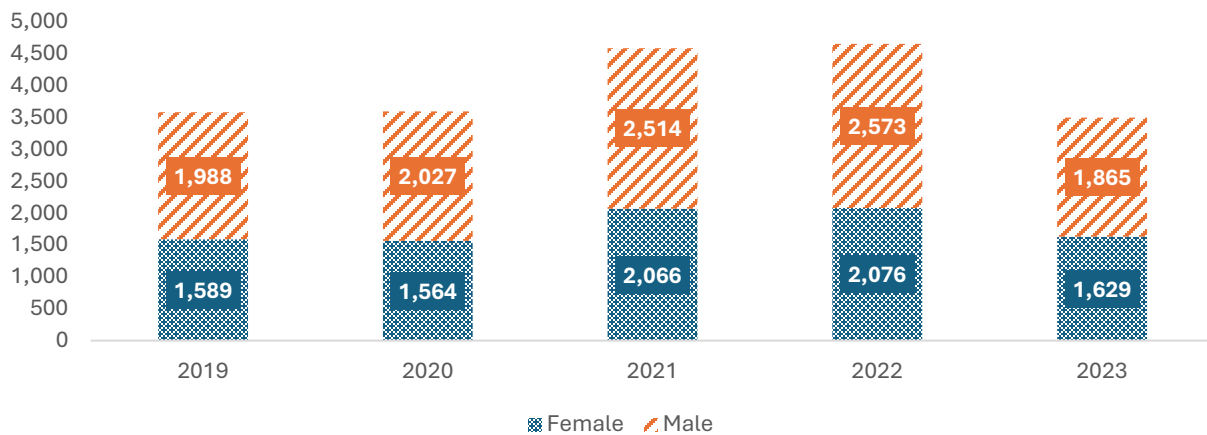
Female   Male

Figure 317: Application Count by Gender, Cleveland
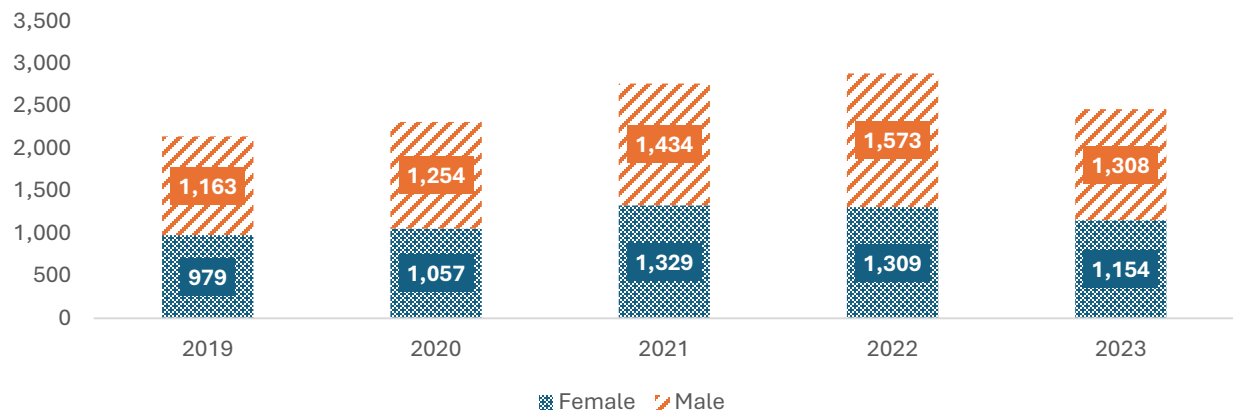
Figure 318: Application Count by Gender, Pittsburgh
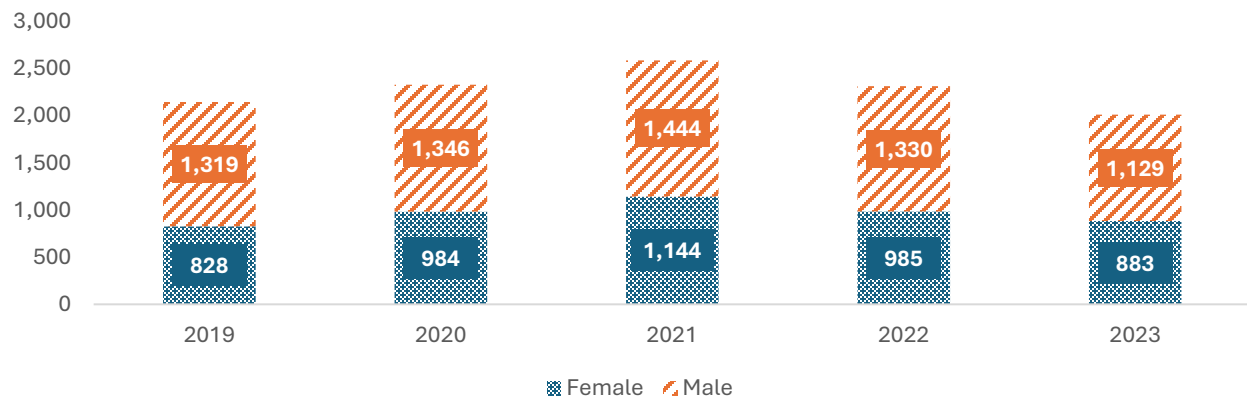
Figure 319: Origination Count by Gender

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male
2019	4,510	4,651	2,184	1,964	1,020	1,310	661	784	569	914
2020	4,901	4,872	2,557	2,277	1,081	1,403	714	866	696	906
2021	5,847	5,765	3,109	2,812	1,467	1,788	906	970	821	1,012
2022	4,721	4,659	2,674	2,286	1,411	1,699	864	1,053	701	915
2023	3,706	3,571	2,124	1,875	1,084	1,201	705	873	645	777

Figure 320: Origination Count by Gender, Philadelphia

Female   Male
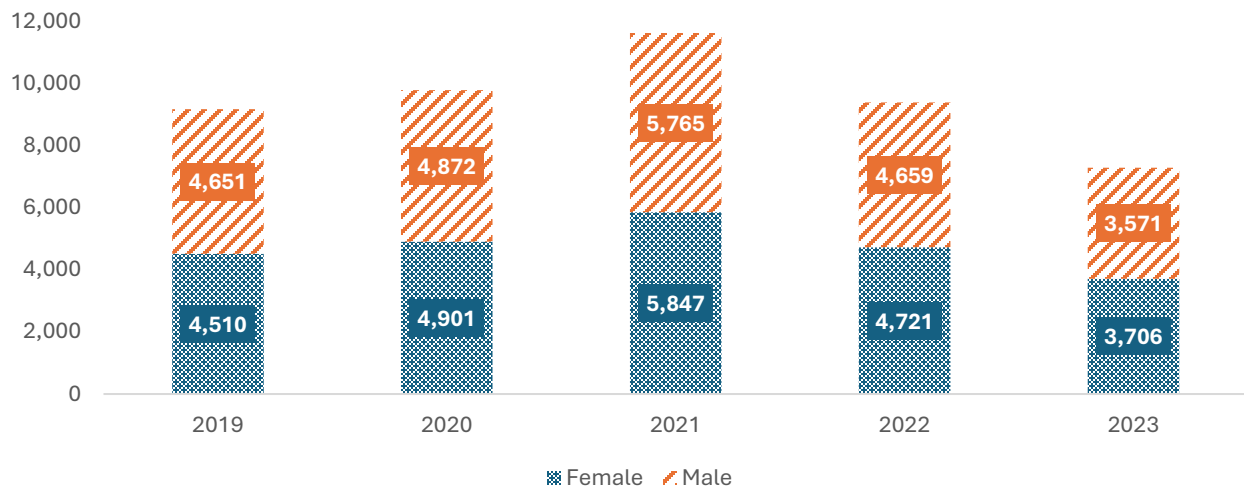
Figure 321: Origination Count by Gender, Baltimore

Female   Male
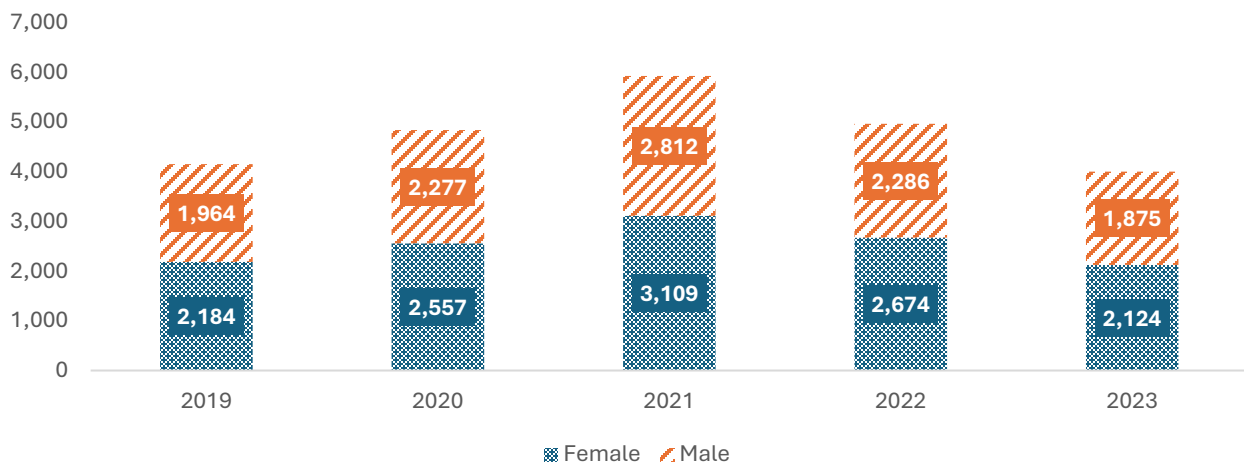
Figure 322: Origination Count by Gender, Boston
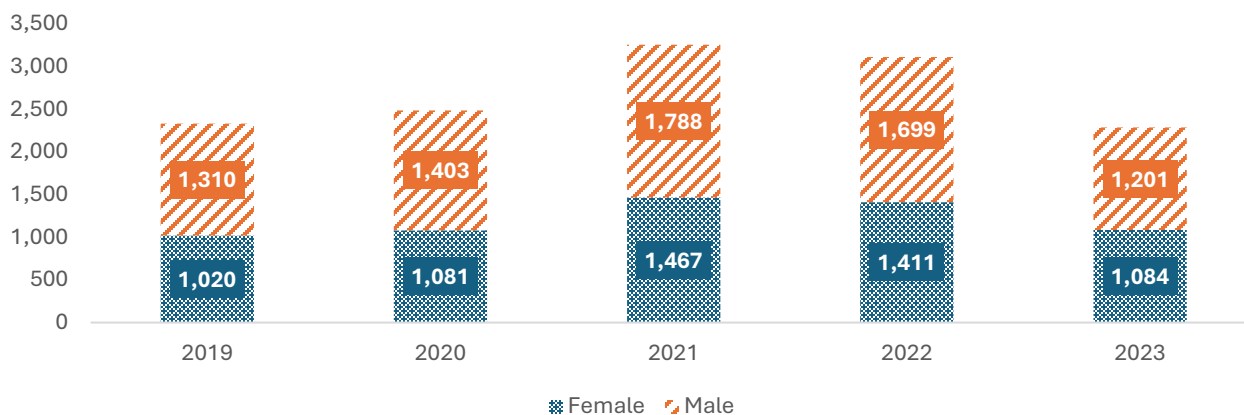
Female   Male

Figure 323: Origination Count by Gender, Cleveland
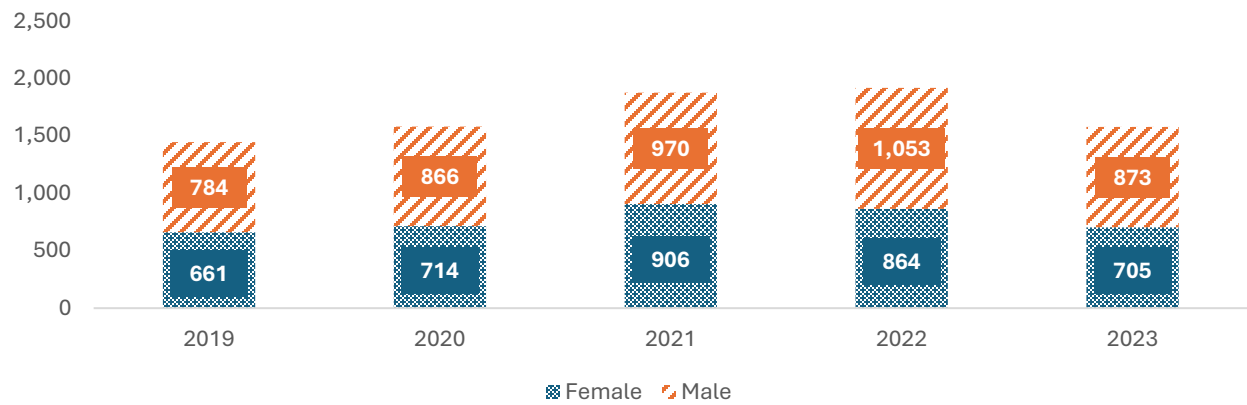
Figure 324: Origination Count by Gender, Pittsburgh
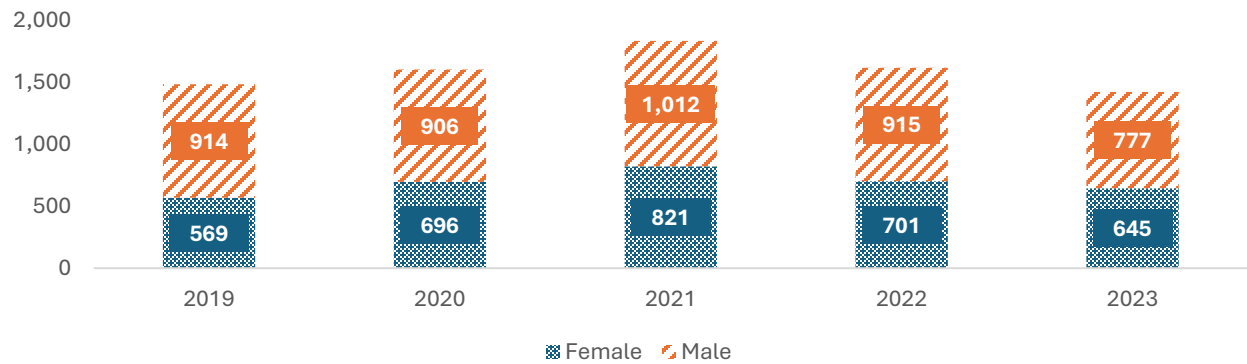
Figure 325: Withdrawal Count by Gender

| | Philadelphia | | Baltimore | | Boston | | Cleveland | | Pittsburgh | |
	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male
2019	892	931	520	437	194	269	117	142	96	157
2020	1,053	1,038	706	576	225	296	141	173	110	202
2021	1,241	1,197	869	650	247	351	180	186	131	206
2022	1,071	1,012	756	648	329	475	224	237	132	202
2023	881	855	612	594	261	311	213	210	117	185

Figure 326: Denial Rate by Gender

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Female	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**	**Male**
2019	9.2%	8.9%	9.3%	8.6%	6.4%	7.2%	11.0%	8.5%	5.3%	7.0%
2020	7.4%	8.4%	8.8%	8.6%	6.5%	7.7%	10.5%	9.2%	5.9%	7.4%
2021	8.2%	8.1%	9.1%	8.7%	6.1%	5.8%	9.0%	8.9%	7.7%	7.4%
2022	8.5%	9.4%	10.0%	8.9%	8.2%	7.3%	8.6%	11.1%	5.7%	7.1%
2023	9.1%	9.8%	8.8%	10.5%	9.5%	9.4%	10.9%	9.0%	5.8%	8.4%

Figure 327: Denial Rate by Gender, Philadelphia
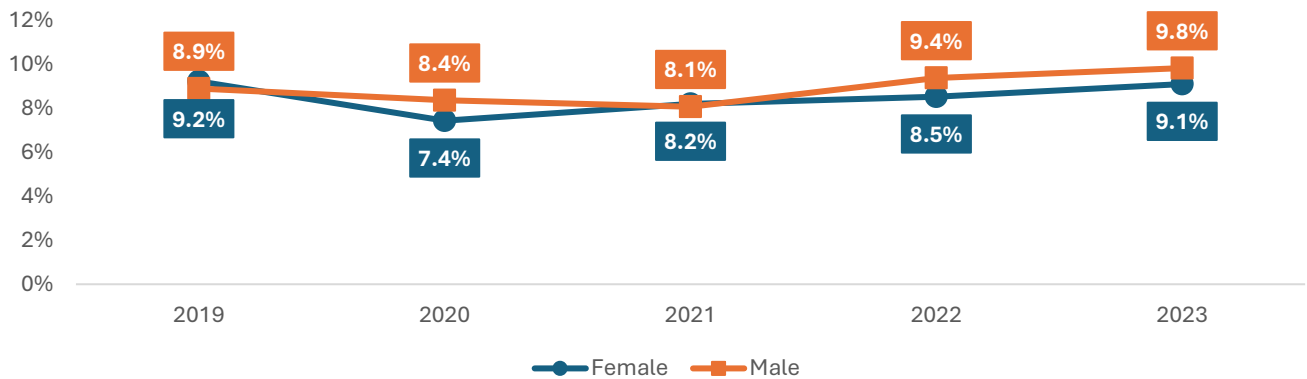
Figure 328: Denial Rate by Gender, Baltimore
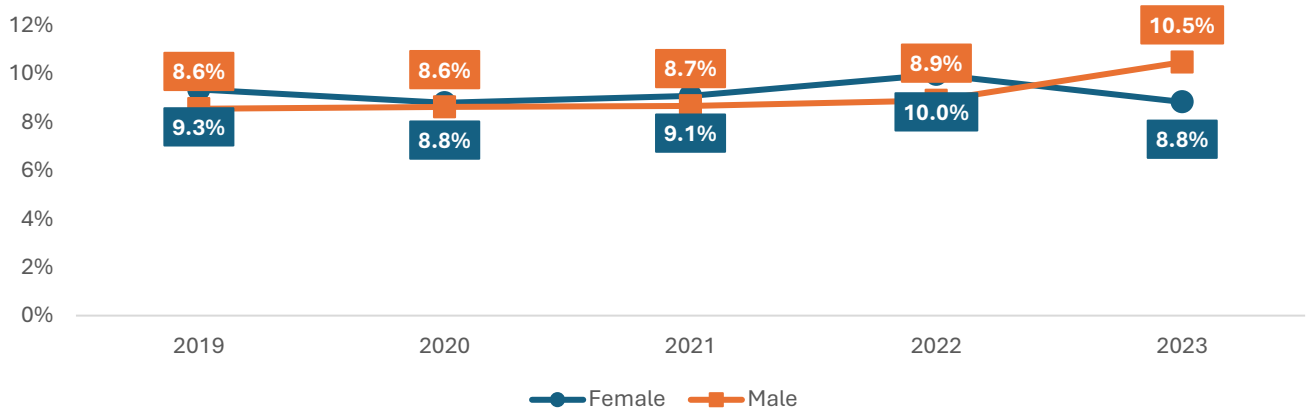
Figure 329: Denial Rate by Gender, Boston
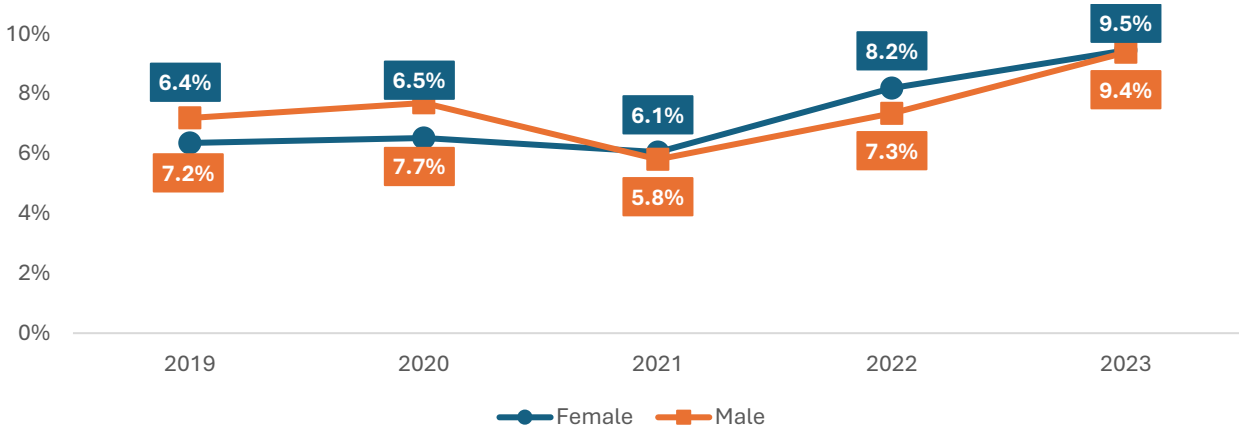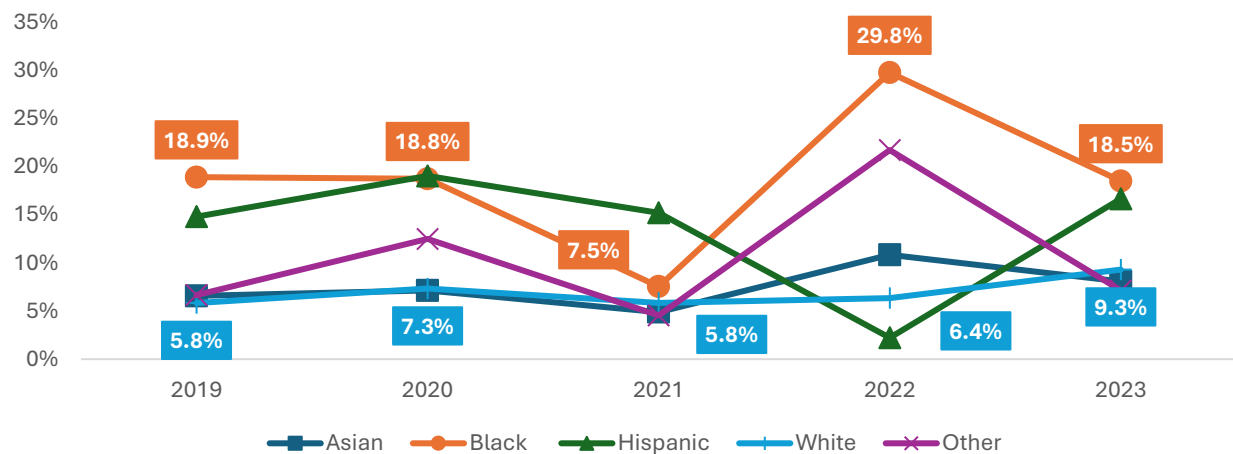

Figure 330: Denial Rate by Gender, Cleveland
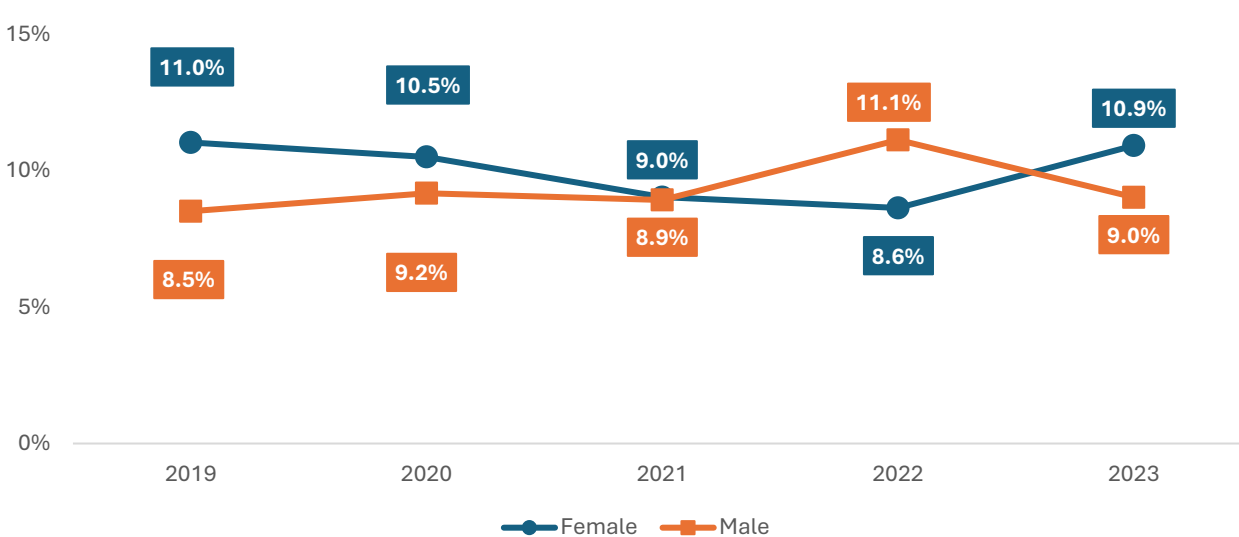
Figure 331: Denial Rate by Gender, Pittsburgh
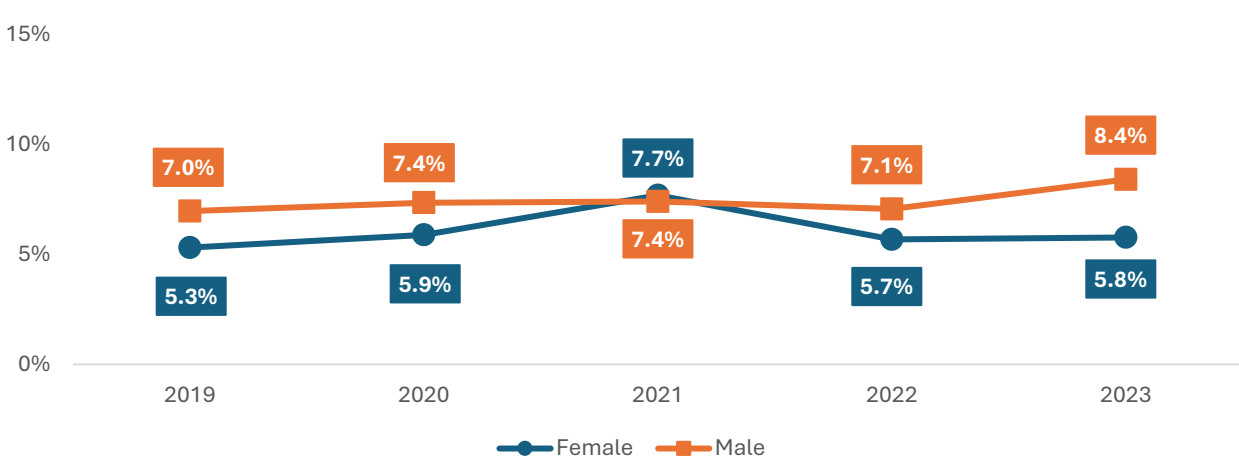
Figure 332: Total Dollars ($M) Originated by Gender

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Female	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**	**Male**
2019	$936	$1,101	$410	$426	$447	$746	$72	$92	$101	$186
2020	$1,131	$1,287	$528	$526	$519	$788	$90	$113	$139	$210
2021	$1,421	$1,651	$681	$698	$776	$1,131	$120	$137	$184	$249
2022	$1,167	$1,351	$612	$595	$787	$1,120	$128	$178	$152	$249
2023	$888	$1,008	$485	$475	$534	$768	$104	$155	$137	$190

Figure 333: Total Dollars ($M) Originated by Gender, Philadelphia
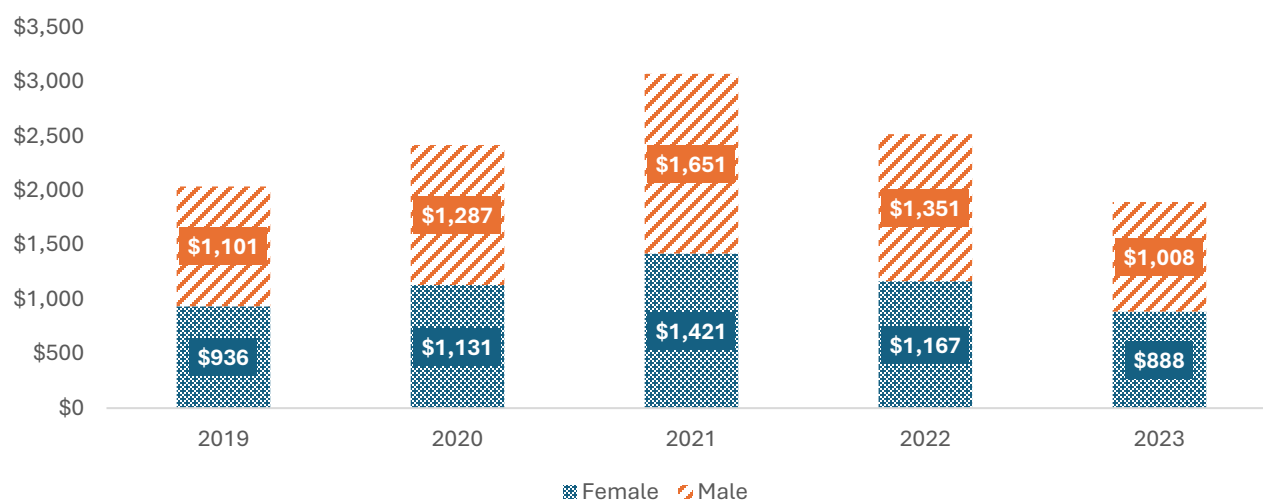
Figure 334: Total Dollars ($M) Originated by Gender, Baltimore
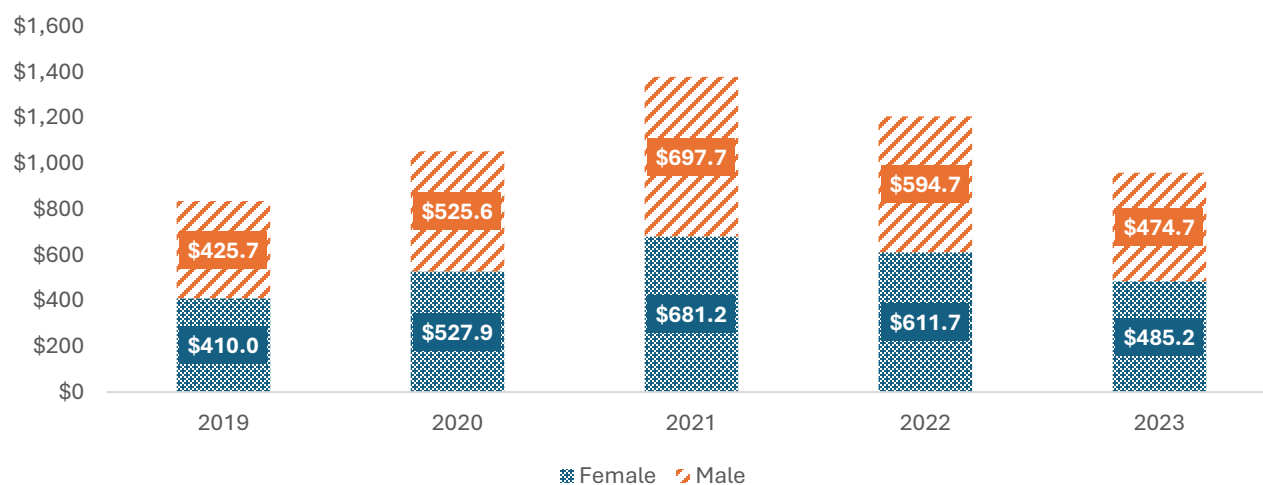
Figure 335: Total Dollars ($M) Originated by Gender, Boston
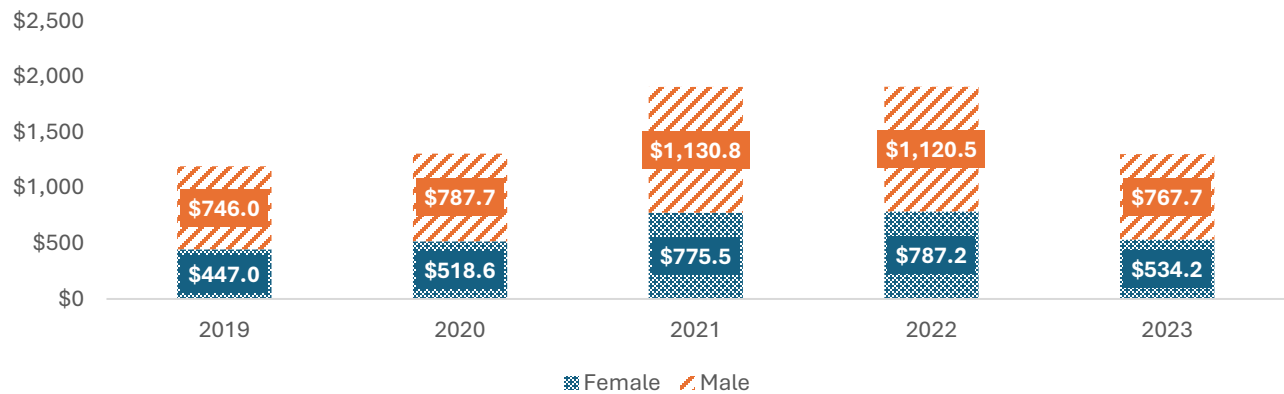
Figure 336: Total Dollars ($M) Originated by Gender, Cleveland
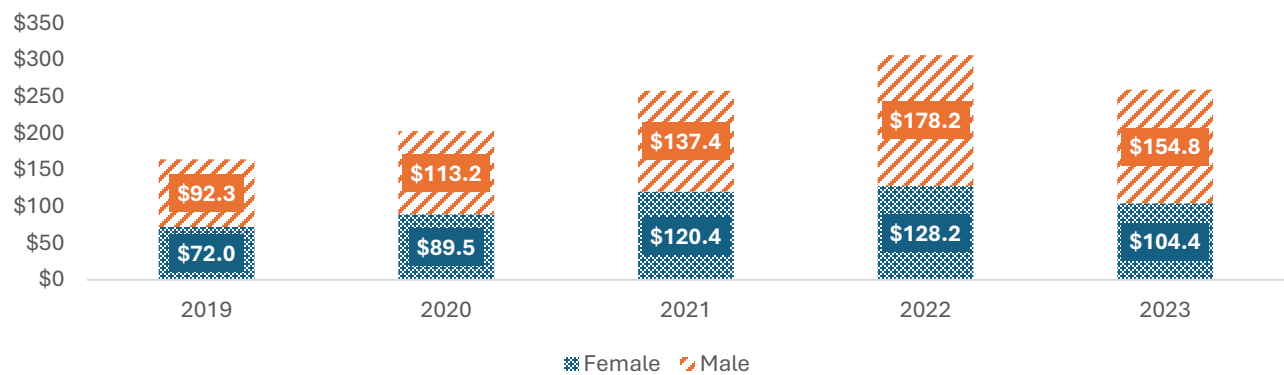
Figure 337: Total Dollars ($M) Originated by Gender, Pittsburgh
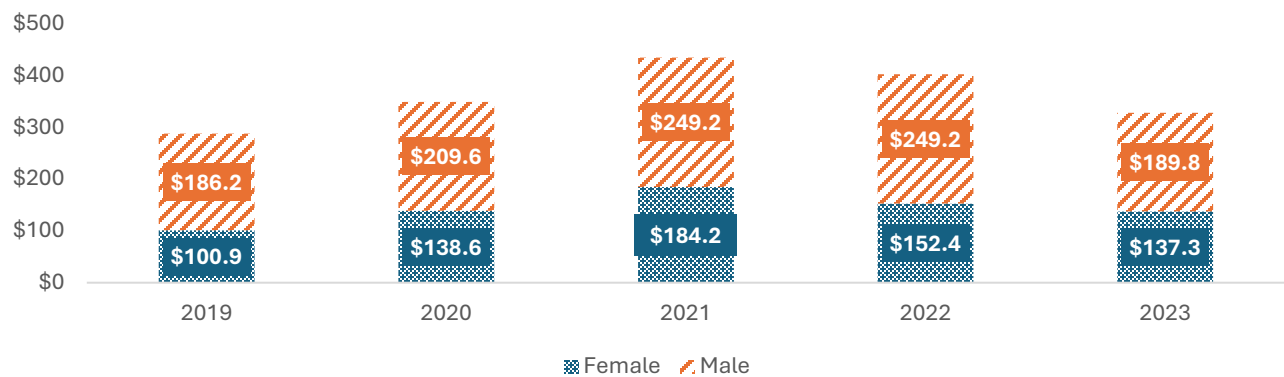
B.2.2. City of Philadelphia vs Peer Jurisdictions, Home Purchase Lending (Non-owner Occupied)

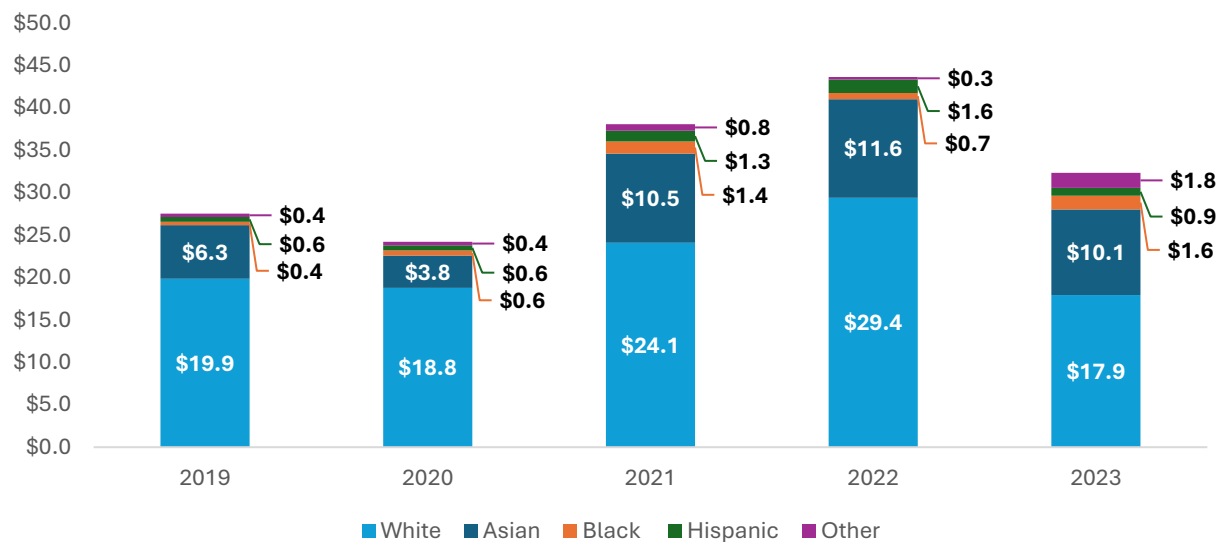Over the five-year study period, Philadelphia saw the largest application and origination volume of non-owner-occupied home purchase loans. The next closest jurisdictions were Baltimore and Cleveland – the latter of which experienced year-over-year growth within this lending category. Notably, Philadelphia, Baltimore and Cleveland are the most diverse cities demographically – and hold the three lowest median household incomes and median home values.

Figure 338: Summary Stats: Non-owner Occupied Home Lending, Philadelphia vs. Peer Jurisdictions

Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	3,950	2,564	423	8.4%	$517.4
2020	3,391	2,044	500	10.4%	$420.3
2021	5,008	3,349	651	8.1%	$709.5
2022	4,864	3,249	639	8.7%	$728.4
2023	3,559	2,178	536	10.1%	$455.0

Baltimore

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	1,465	807	255	12.3%	$101.1
2020	1,539	817	295	14.7%	$115.2
2021	2,341	1,329	396	12.2%	$209.0
2022	2,169	1,174	425	11.1%	$186.9
2023	2,165	1,177	377	11.0%	$190.0

Boston

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	1,402	1,004	127	5.1%	$604.0
2020	846	618	82	6.3%	$458.1
2021	1,349	949	150	4.7%	$707.7
2022	1,428	946	200	6.4%	$793.1
2023	1,196	605	124	7.1%	$491.2

Cleveland

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	776	413	146	11.5%	$29.8
2020	901	454	234	11.0%	$33.9
2021	1,459	747	329	10.2%	$69.6
2022	1,732	872	437	10.8%	$93.6
2023	1,936	1,031	438	11.2%	$103.1

Pittsburgh

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	557	365	66	9.5%	$55.9
2020	490	303	73	10.6%	$50.8
2021	670	401	115	8.5%	$68.3
2022	804	505	106	10.2%	$97.0
2023	634	376	115	10.3%	$70.0

B.2.2.1. Race and Ethnicity

Figure 339: Application Count by Race and Ethnicity

Philadelphia

	Asian	Black	Hispanic	White	Other
2019	1,225	263	97	880	52
2020	827	313	120	772	48
2021	1,498	621	153	1,001	71
2022	1,317	506	205	920	46
2023	701	355	173	571	43

Baltimore

	Asian	Black	Hispanic	White	Other
2019	84	304	55	277	22
2020	123	343	60	301	15
2021	177	487	99	458	41
2022	119	481	114	331	30
2023	128	405	93	270	11

Boston

	Asian	Black	Hispanic	White	Other
2019	213	37	27	377	15
2020	140	16	21	259	8
2021	307	53	46	359	22
2022	295	47	45	425	23
2023	198	54	36	247	14

Cleveland

	Asian	Black	Hispanic	White	Other
2019	50	65	50	341	11
2020	69	84	44	379	20
2021	101	127	99	538	39
2022	140	173	126	541	47
2023	163	190	145	528	30

Pittsburgh

	Asian	Black	Hispanic	White	Other
2019	56	12	10	210	5
2020	37	16	13	183	5
2021	96	19	13	214	7
2022	80	17	15	265	5
2023	70	24	14	170	12

Figure 340: Application Count by Race and Ethnicity, Philadelphia
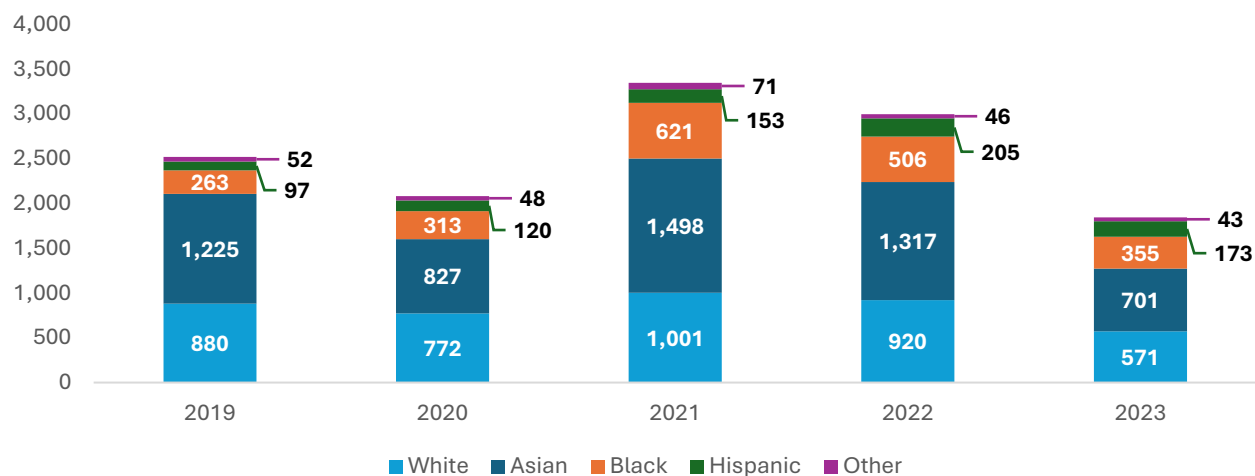
Figure 341: Application Count by Race and Ethnicity, Baltimore
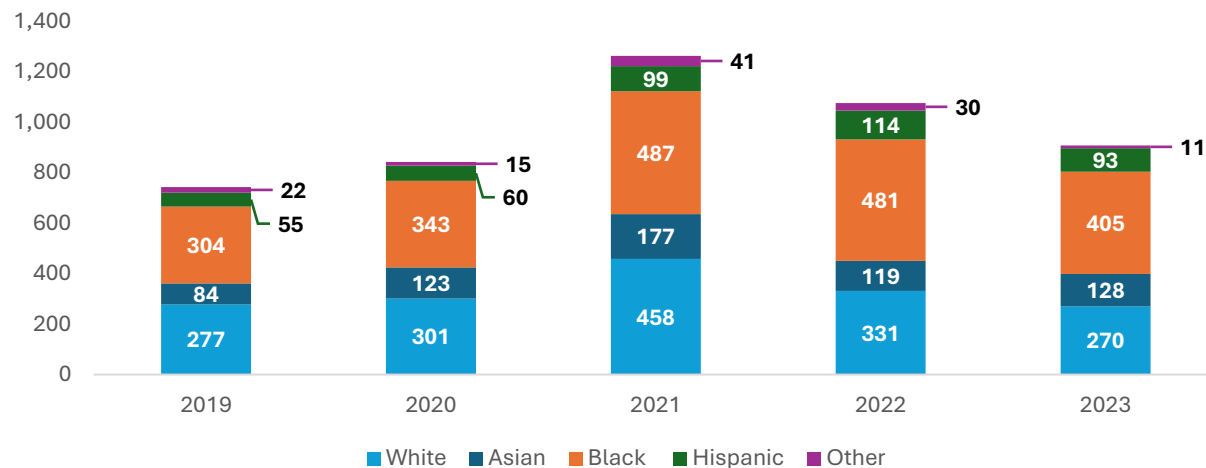
Figure 342: Application Count by Race and Ethnicity, Boston
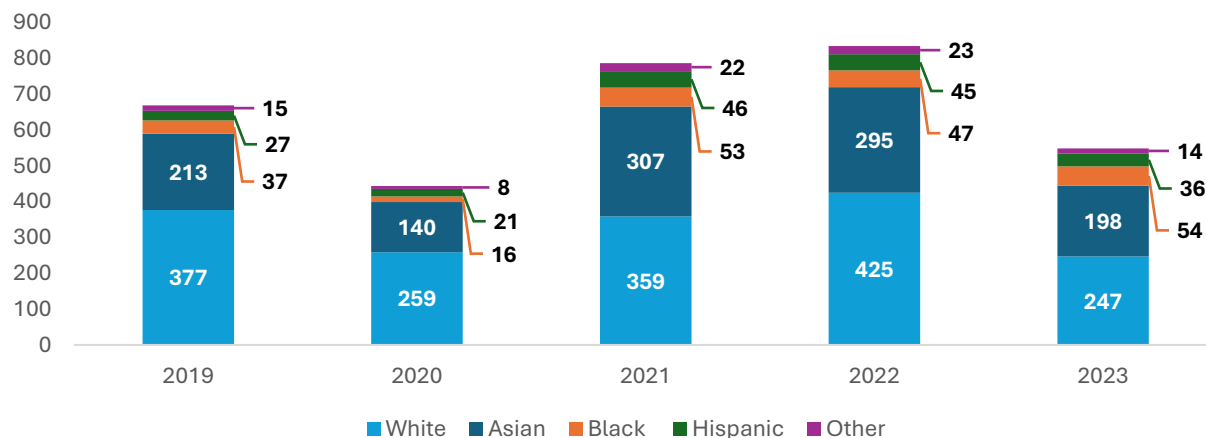
Figure 343: Application Count by Race and Ethnicity, Cleveland
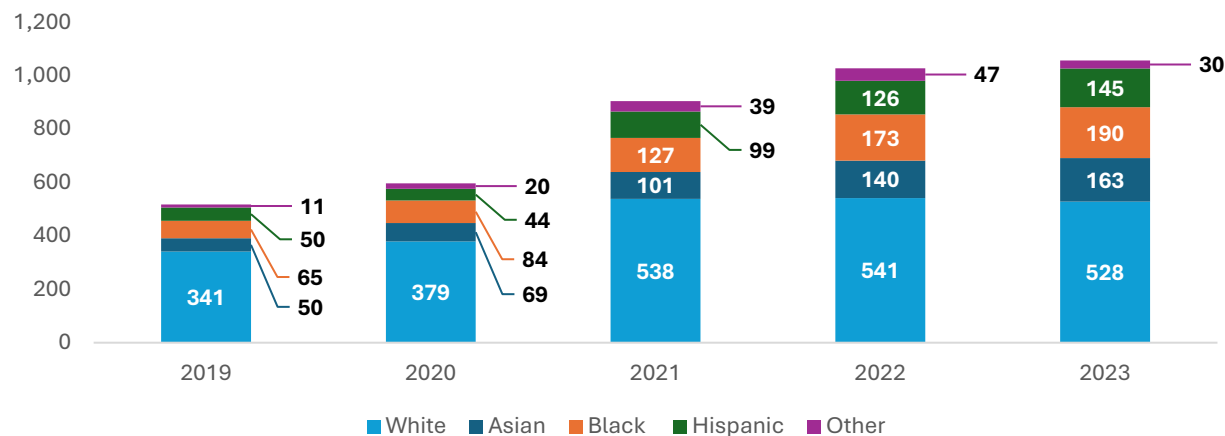
Figure 344: Application Count by Race and Ethnicity, Pittsburgh
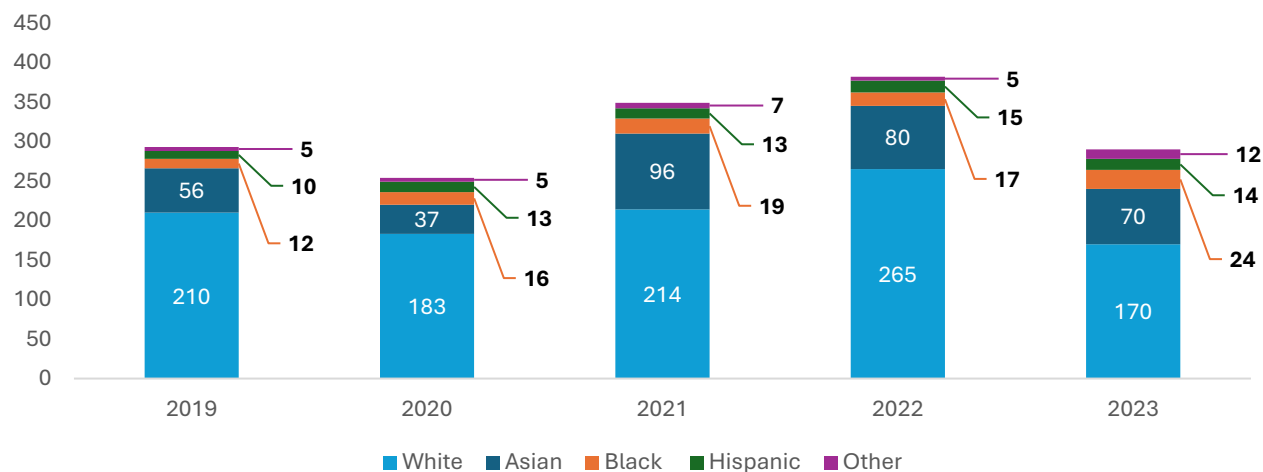
Figure 345: Origination Count by Race and Ethnicity

Philadelphia

	Asian	Black	Hispanic	White	Other
2019	1,008	128	56	562	25
2020	665	160	65	470	28
2021	1,274	310	106	723	49
2022	1,116	285	121	603	24
2023	573	193	106	396	27

Baltimore

	Asian	Black	Hispanic	White	Other
2019	51	163	32	186	11
2020	67	177	38	213	9
2021	138	265	62	305	29
2022	74	286	72	215	18
2023	79	221	51	176	10

Boston

	Asian	Black	Hispanic	White	Other
2019	149	16	18	263	10
2020	99	11	11	193	7
2021	239	33	32	259	16
2022	194	23	25	276	14
2023	137	30	18	161	10

Cleveland

	Asian	Black	Hispanic	White	Other
2019	35	29	30	224	8
2020	39	48	25	232	9
2021	65	67	59	337	23
2022	85	80	70	321	26
2023	91	105	86	309	15

Pittsburgh

	Asian	Black	Hispanic	White	Other
2019	38	4	6	145	3
2020	26	7	6	121	3
2021	57	7	10	151	4
2022	53	7	9	171	2
2023	47	13	6	110	7

Figure 346: Origination Count by Race and Ethnicity, Philadelphia
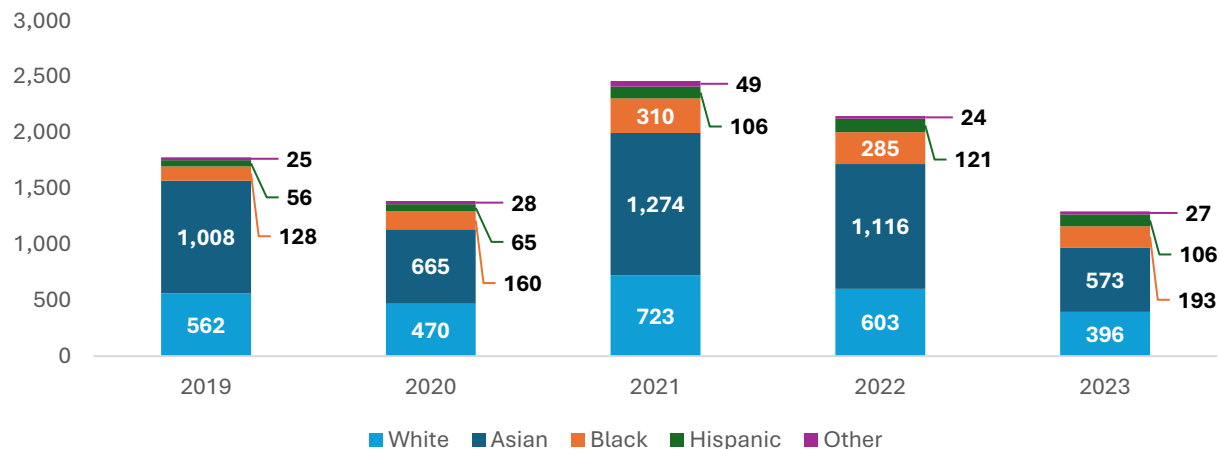
Figure 347: Origination Count by Race and Ethnicity, Baltimore
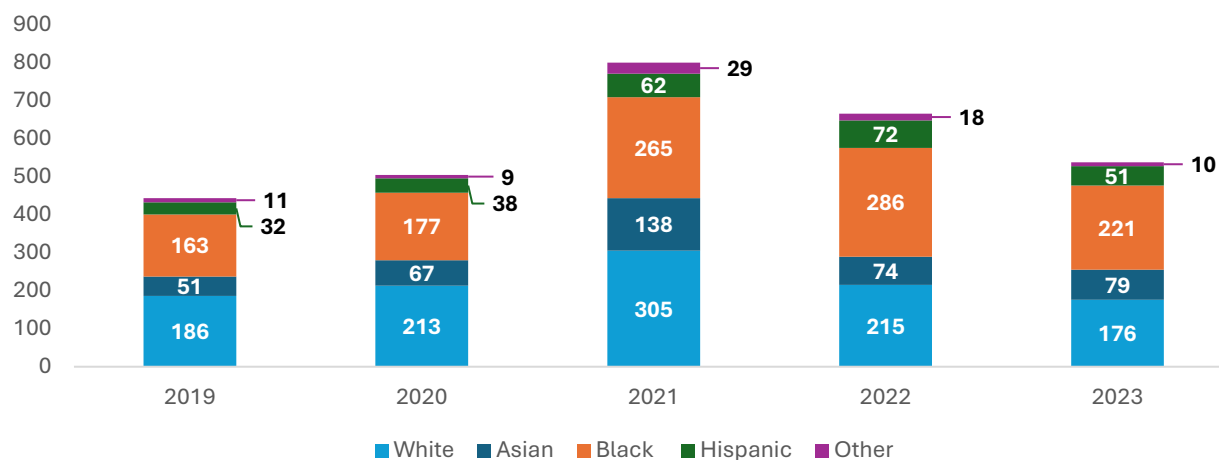
Figure 348: Origination Count by Race and Ethnicity, Boston
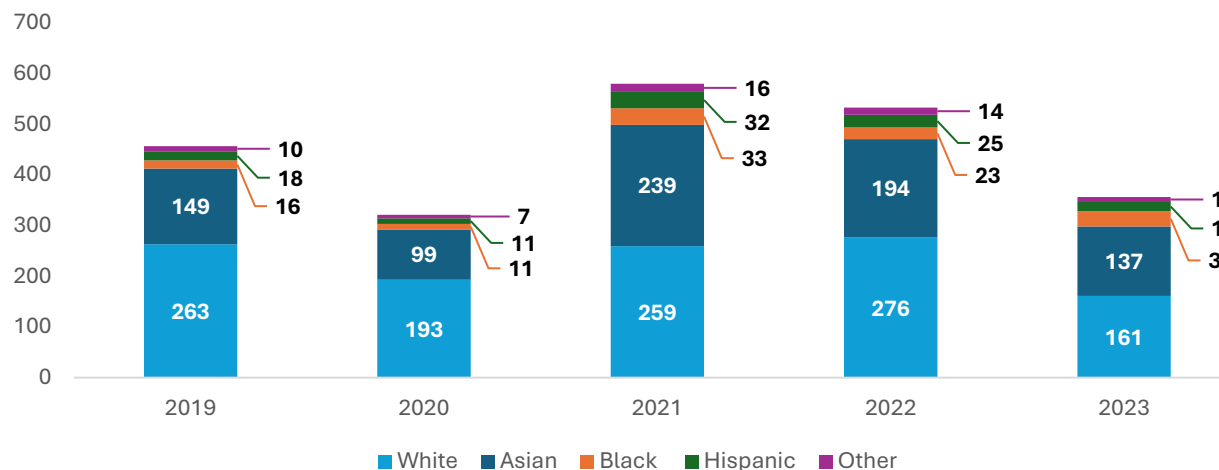
Figure 349: Origination Count by Race and Ethnicity, Cleveland
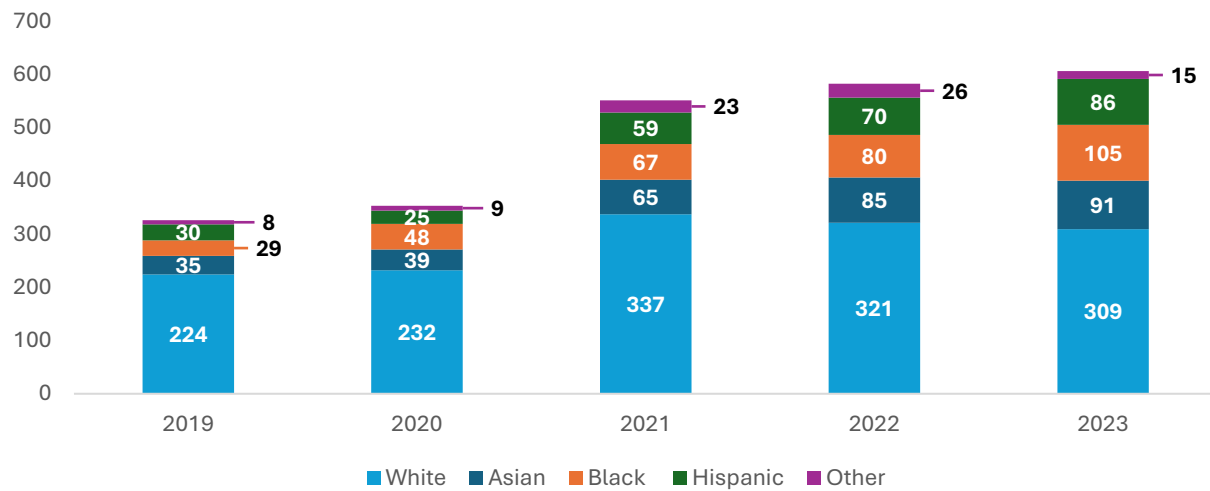
Figure 350: Origination Count by Race and Ethnicity, Pittsburgh
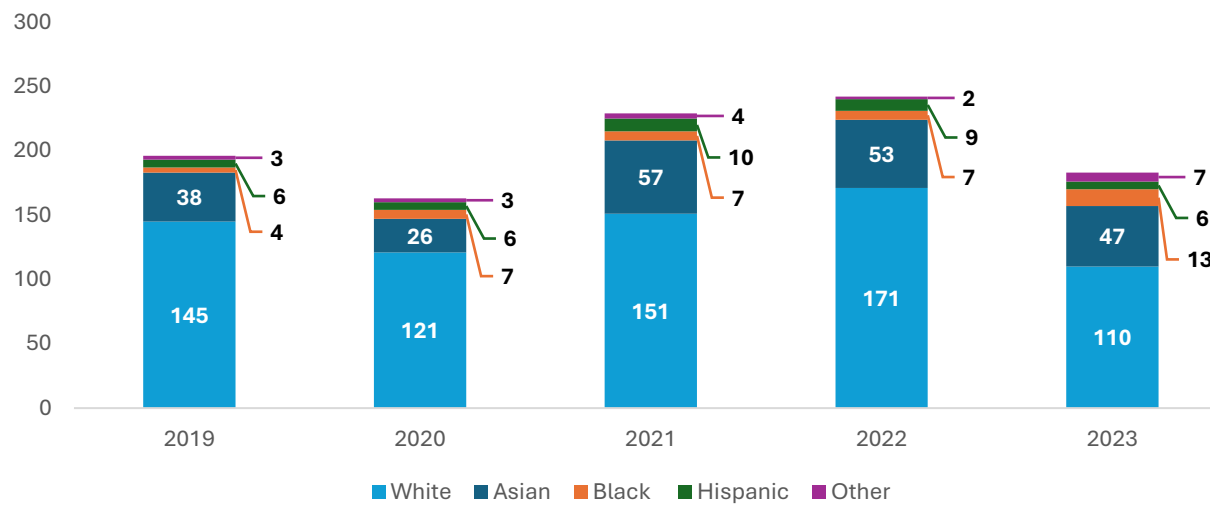
Figure 351: Withdrawal Count by Race and Ethnicity

Philadelphia

	Asian	Black	Hispanic	White	Other
2019	74	47	7	120	13
2020	63	74	19	134	10
2021	97	176	15	132	11
2022	82	114	30	140	11
2023	72	91	29	92	8

Baltimore

	Asian	Black	Hispanic	White	Other
2019	8	71	10	36	4
2020	20	83	10	47	3
2021	21	108	19	76	2
2022	28	102	19	68	6
2023	23	91	20	42	1

Boston

	Asian	Black	Hispanic	White	Other
2019	22	9	2	48	1
2020	25	1	2	31	0
2021	35	6	7	53	5
2022	49	6	11	77	4
2023	24	6	8	33	3

Cleveland

	Asian	Black	Hispanic	White	Other
2019	8	14	10	63	0
2020	16	26	12	88	9
2021	25	36	25	131	10
2022	33	52	37	139	14
2023	45	42	33	129	11

Pittsburgh

	Asian	Black	Hispanic	White	Other
2019	8	1	2	29	0
2020	4	7	2	31	1
2021	22	5	2	33	1
2022	10	5	4	39	1
2023	15	9	3	34	2

Figure 352: Withdrawal Count by Race and Ethnicity, Philadelphia
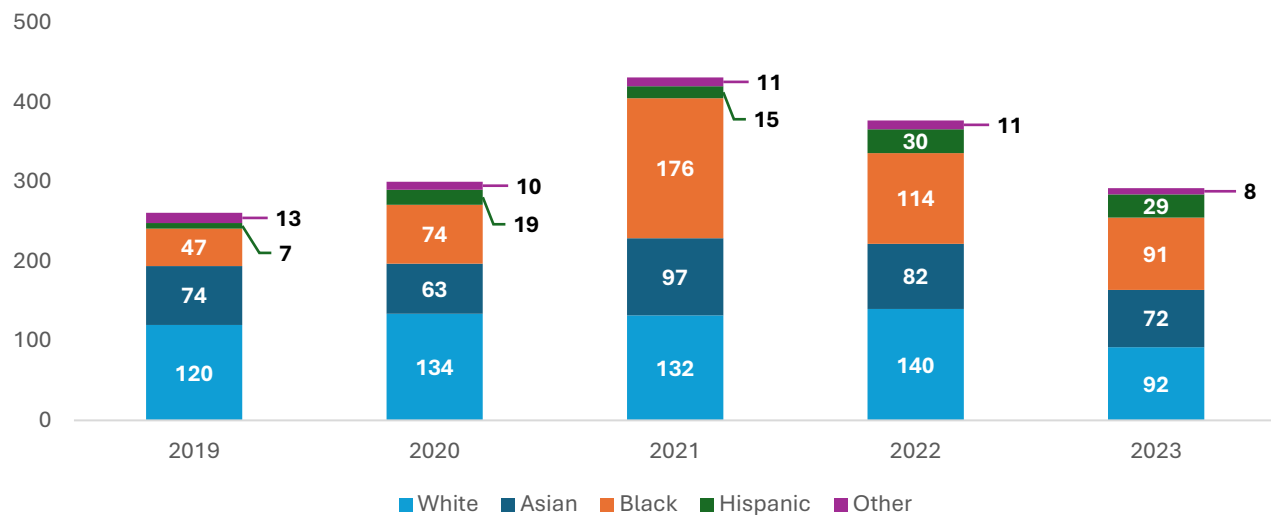
Figure 368: Withdrawal Count by Race and Ethnicity, Baltimore
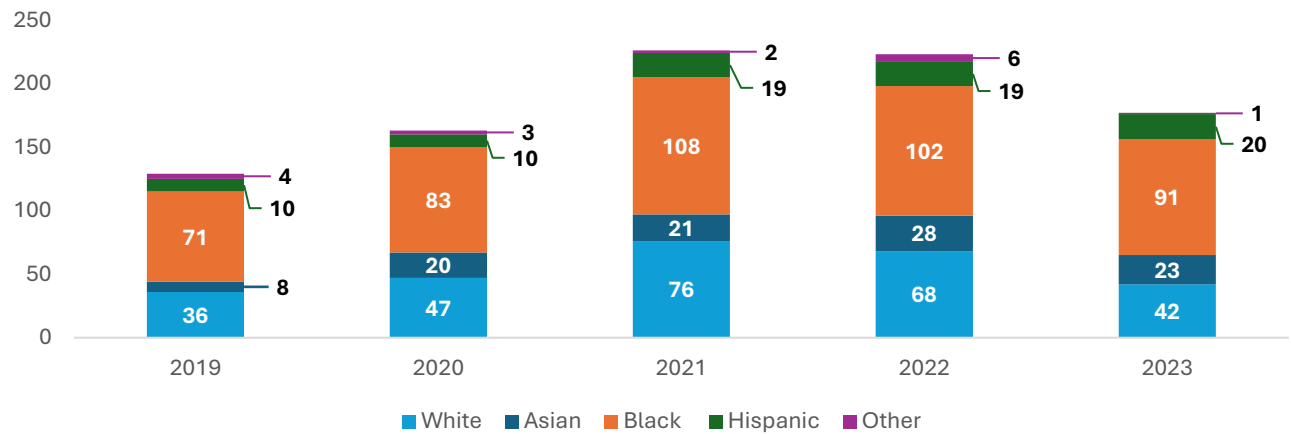
Figure 353: Withdrawal Count by Race and Ethnicity, Boston
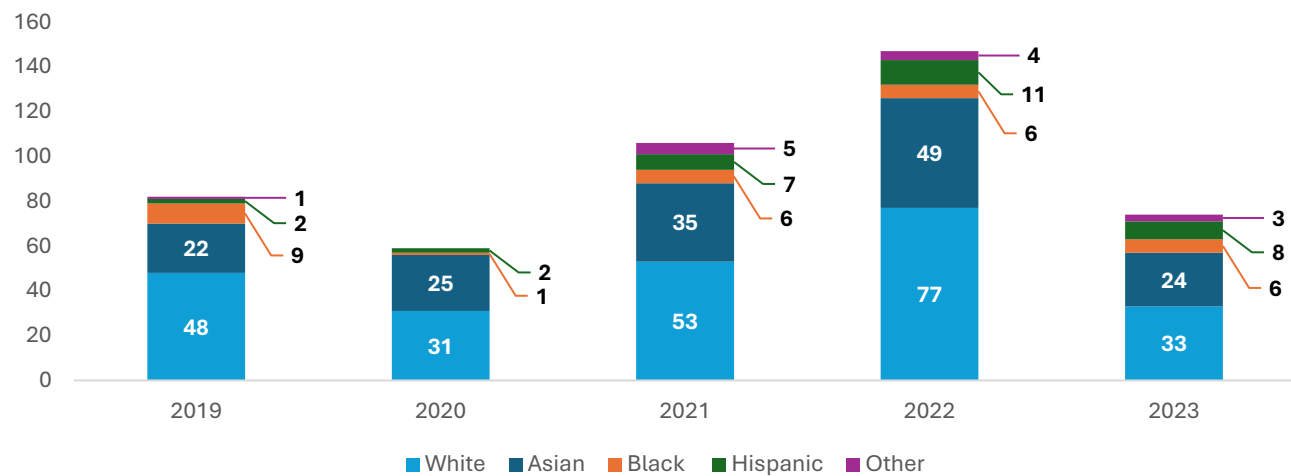
Figure 354: Withdrawal Count by Race and Ethnicity, Cleveland
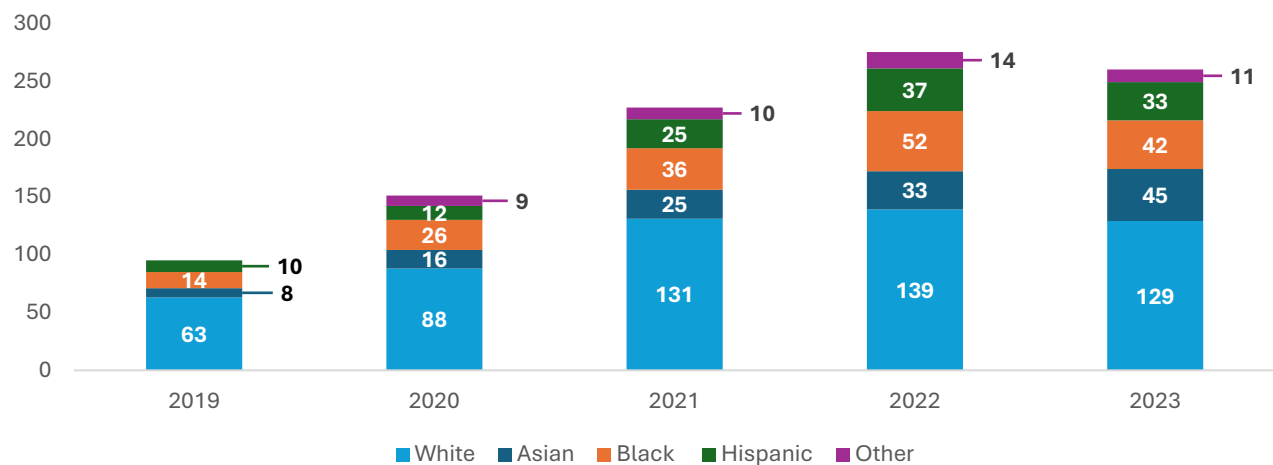
Figure 355: Withdrawal Count by Race and Ethnicity, Pittsburgh
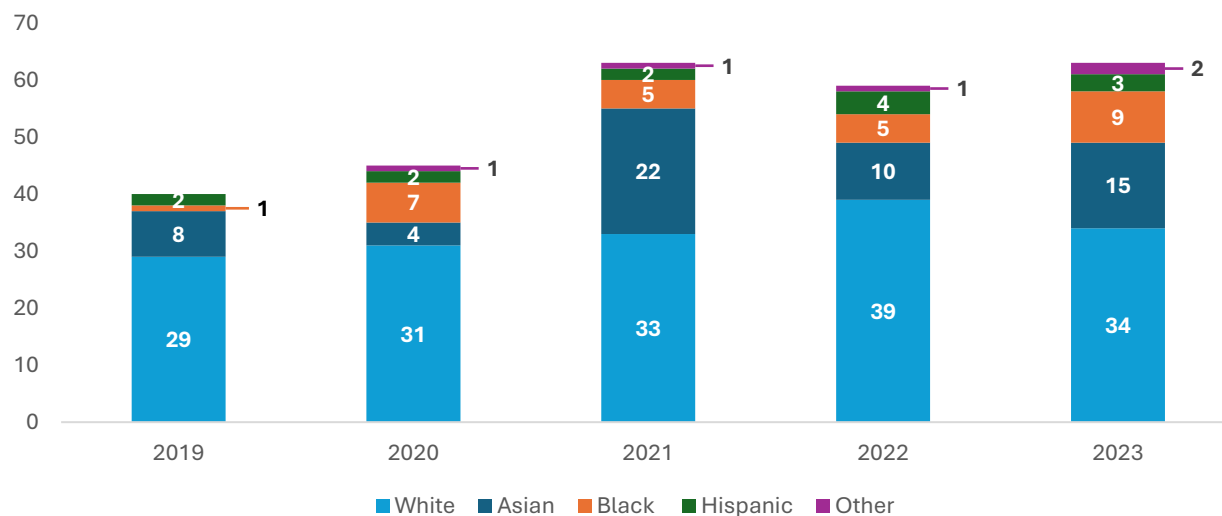
Figure 356: Denial Rate by Race and Ethnicity

Philadelphia

	Asian	Black	Hispanic	White	Other
2019	4.7%	20.2%	23.7%	7.0%	9.6%
2020	6.8%	14.4%	15.0%	8.7%	8.3%
2021	4.0%	7.4%	13.1%	6.5%	9.9%
2022	4.0%	13.2%	12.2%	8.0%	15.2%
2023	4.0%	12.7%	15.6%	7.9%	11.6%

Baltimore

	Asian	Black	Hispanic	White	Other[4]
2019	16.7%	12.5%	10.9%	6.9%	18.2%
2020	4.9%	13.7%	8.3%	7.6%	13.3%
2021	5.1%	12.7%	11.1%	5.7%	12.2%
2022	9.2%	11.9%	15.8%	6.6%	6.7%
2023	10.2%	15.1%	9.7%	9.3%	0.0%

Boston

	Asian	Black	Hispanic	White	Other
2019	6.6%	18.9%	14.8%	5.8%	6.7%
2020	7.1%	18.8%	19.0%	7.3%	12.5%
2021	4.9%	7.5%	15.2%	5.8%	4.5%
2022	10.8%	29.8%	2.2%	6.4%	21.7%
2023	8.1%	18.5%	16.7%	9.3%	7.1%

Cleveland

	Asian	Black	Hispanic	White	Other
2019	6.0%	23.1%	6.0%	5.0%	9.1%
2020	7.2%	9.5%	13.6%	5.5%	10.0%
2021	3.0%	8.7%	7.1%	6.3%	10.3%
2022	8.6%	9.2%	9.5%	6.1%	8.5%
2023	8.6%	15.3%	12.4%	9.8%	3.3%

Pittsburgh

	Asian	Black	Hispanic	White	Other
2019	3.6%	50.0%	10.0%	7.1%	20.0%
2020	5.4%	6.3%	23.1%	7.1%	20.0%
2021	7.3%	26.3%	15.4%	4.7%	14.3%
2022	12.5%	23.5%	0.0%	7.5%	40.0%
2023	7.1%	0.0%	28.6%	7.1%	8.3%

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[4] Note that zero Other loan applications were denied in 2023.

Figure 357: Denial Rate by Race and Ethnicity, Philadelphia
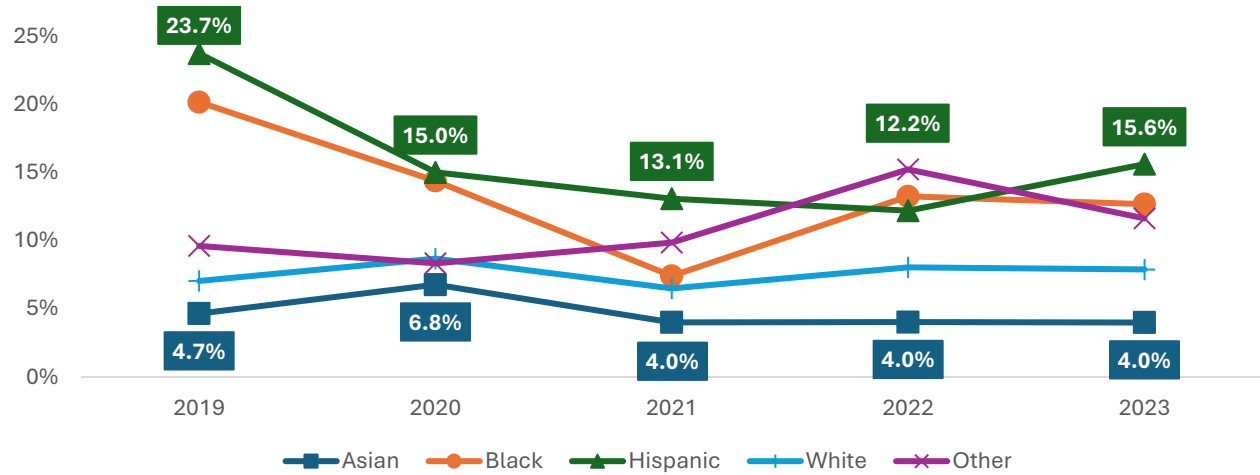
Figure 358: Denial Rate by Race and Ethnicity, Baltimore
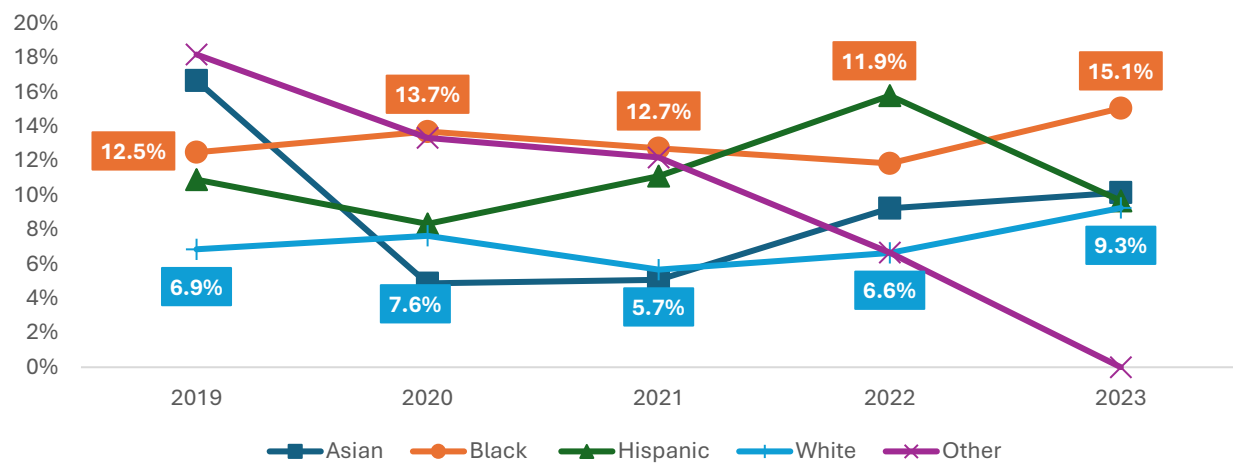
Figure 359: Denial Rate by Race and Ethnicity, Boston

Figure 360: Denial Rate by Race and Ethnicity, Cleveland
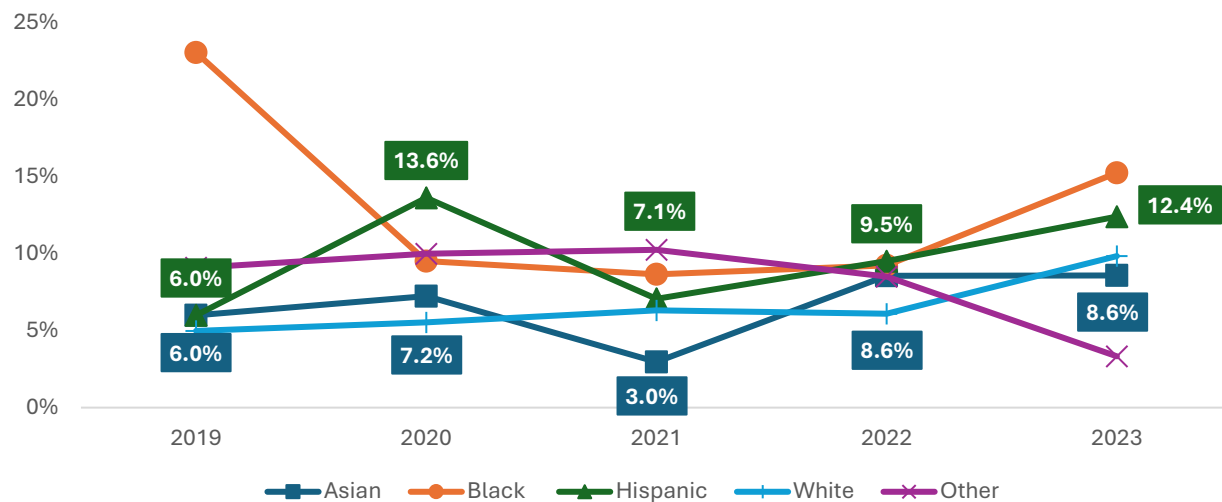
Figure 361: Denial Rate by Race and Ethnicity, Pittsburgh
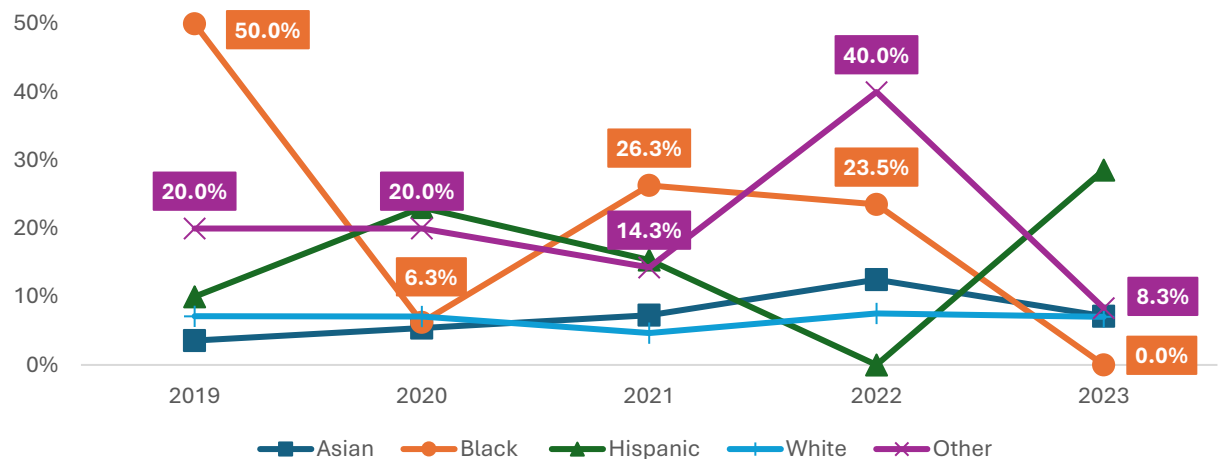
Figure 362: Total Dollars ($M) Originated by Race and Ethnicity

Philadelphia

	Asian	Black	Hispanic	White	Other
2019	$181.5	$13.3	$6.6	$108.1	$4.4
2020	$120.5	$20.3	$7.3	$97.4	$6.1
2021	$250.8	$44.5	$15.7	$154.7	$12.1
2022	$231.3	$46.1	$18.0	$142.5	$5.9
2023	$115.3	$30.9	$17.6	$86.3	$6.3

Baltimore

	Asian	Black	Hispanic	White	Other
2019	$7.7	$14.0	$3.1	$26.7	$1.3
2020	$9.5	$18.2	$4.1	$30.7	$1.3
2021	$22.3	$32.9	$7.9	$58.6	$4.5
2022	$12.1	$38.3	$10.8	$39.0	$3.6
2023	$12.7	$31.7	$7.3	$32.7	$2.2

Boston

	Asian	Black	Hispanic	White	Other
2019	$74.5	$5.5	$8.1	$142.5	$4.4
2020	$55.9	$4.3	$6.1	$108.2	$2.2
2021	$134.0	$15.5	$18.7	$143.4	$8.1
2022	$121.6	$11.8	$15.0	$200.8	$7.6
2023	$83.1	$18.8	$10.8	$112.9	$6.7

Cleveland

	Asian	Black	Hispanic	White	Other
2019	$2.6	$1.6	$1.8	$16.4	$0.7
2020	$2.6	$2.7	$1.7	$17.5	$0.7
2021	$5.6	$4.9	$4.2	$30.6	$1.8
2022	$9.7	$6.1	$5.6	$36.3	$2.7
2023	$8.6	$9.6	$7.1	$32.2	$1.5

Pittsburgh

	Asian	Black	Hispanic	White	Other
2019	$6.3	$0.4	$0.6	$19.9	$0.4
2020	$3.8	$0.6	$0.6	$18.8	$0.4
2021	$10.5	$1.4	$1.3	$24.1	$0.8
2022	$11.6	$0.7	$1.6	$29.4	$0.3
2023	$10.1	$1.6	$0.9	$17.9	$1.8

Figure 363: Total Dollars ($M) Originated by Race and Ethnicity, Philadelphia
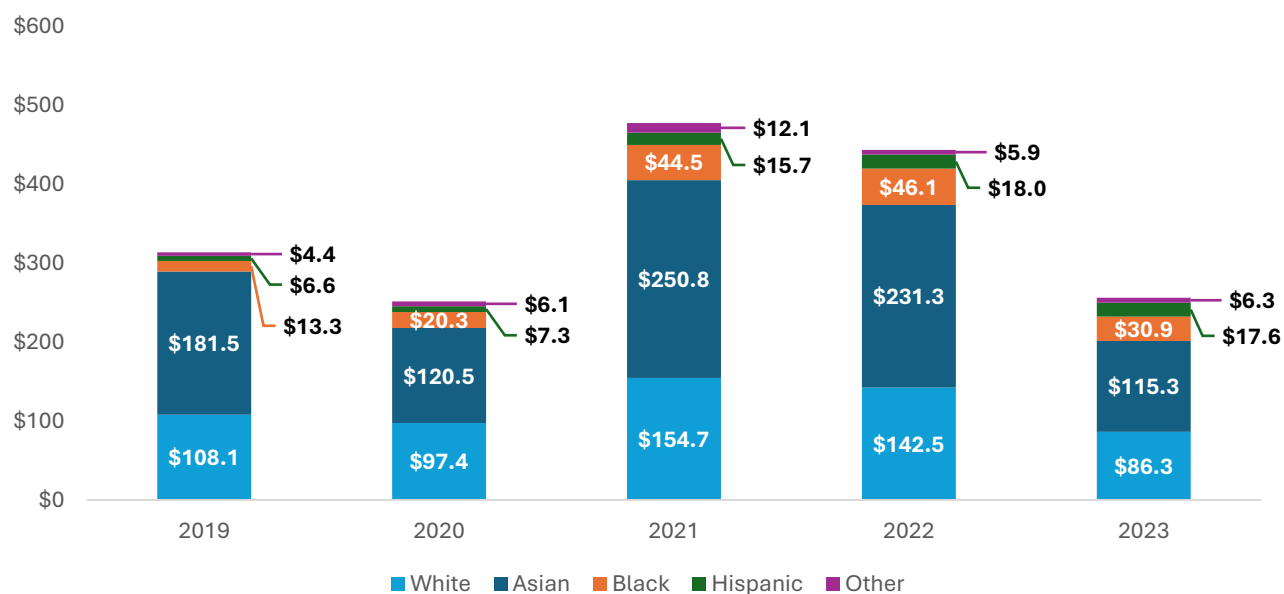
Figure 364: Total Dollars ($M) Originated by Race and Ethnicity, Baltimore
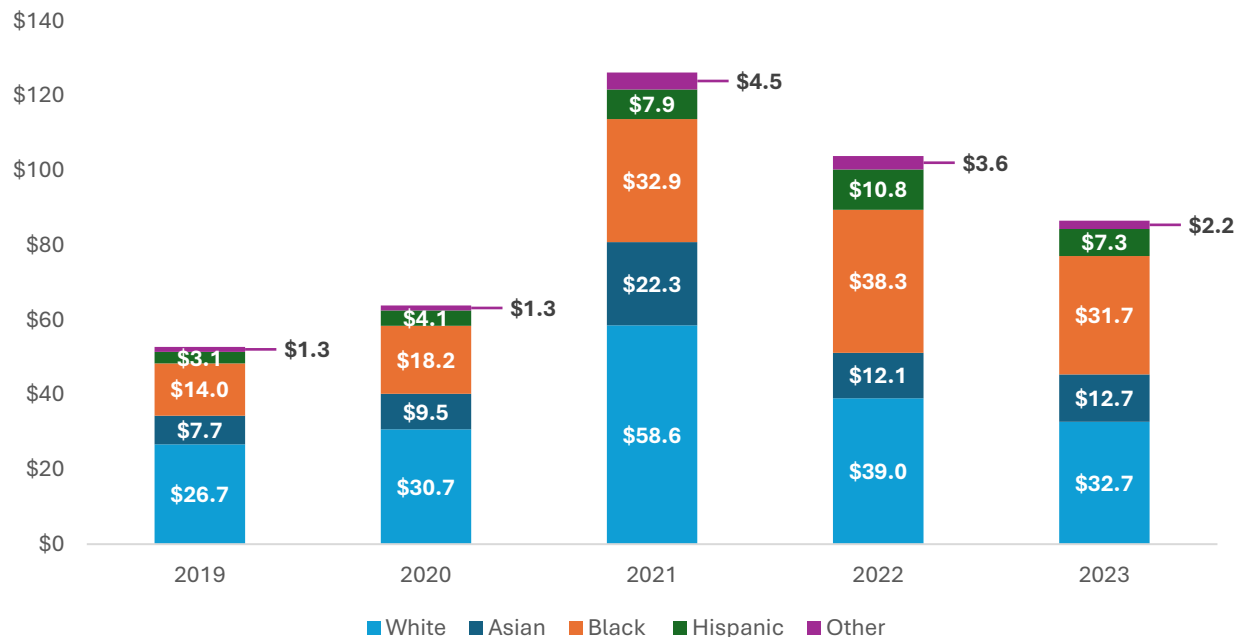
Figure 365: Total Dollars ($M) Originated by Race and Ethnicity, Boston
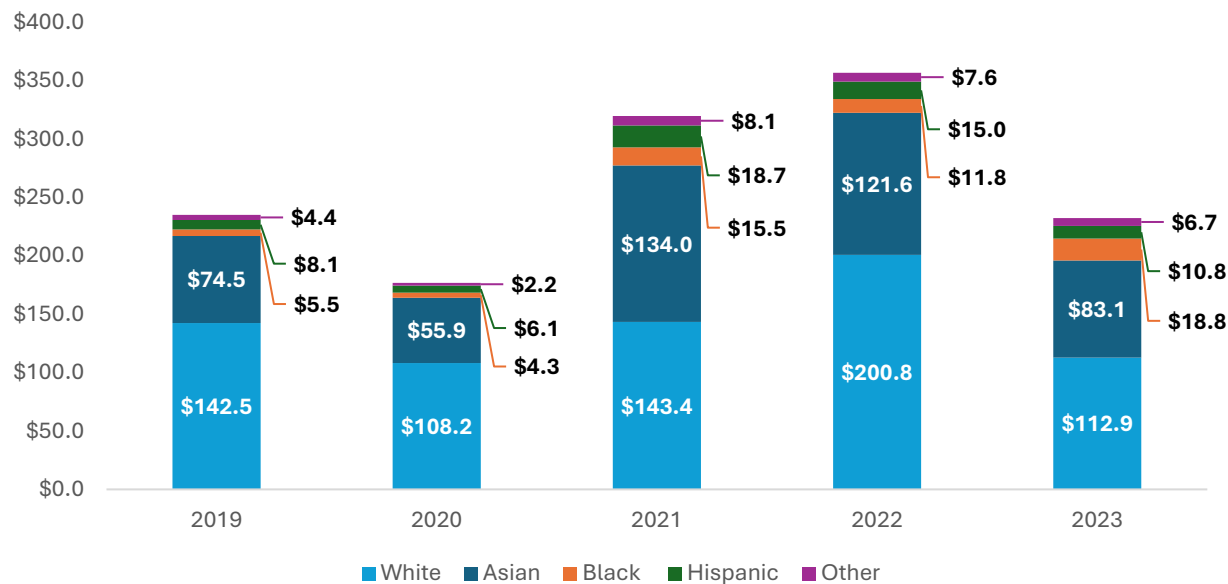
Figure 366: Total Dollars ($M) Originated by Race and Ethnicity, Cleveland

Legend: White, Asian, Black, Hispanic, Other
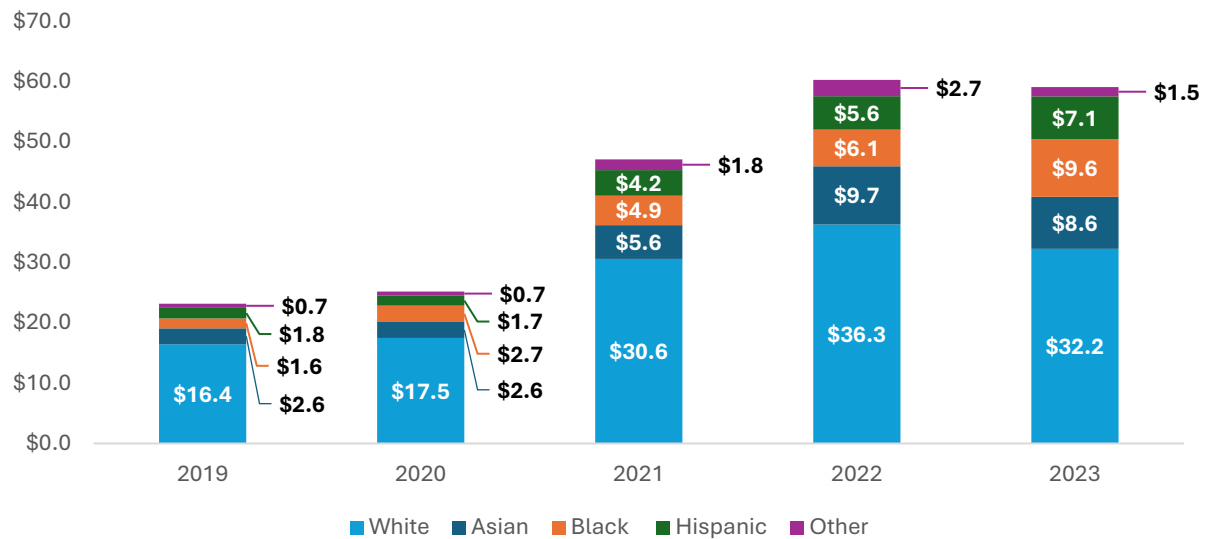
Figure 367: Total Dollars ($M) Originated by Race and Ethnicity, Pittsburgh

Legend: White, Asian, Black, Hispanic, Other

B.2.2.2..Applicant Income

Figure 368: Application Count by Applicant Income

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI
2019	585	2,253	80	830	50	727	20	639	28	324
2020	478	1,950	67	952	31	508	21	752	27	288
2021	806	2,418	109	1,410	63	839	27	1,136	56	372
2022	799	2,232	154	1,206	85	845	78	1,216	60	404
2023	464	1,436	160	915	65	581	169	1,206	50	277

Figure 369: Application Count by Applicant Income, Philadelphia
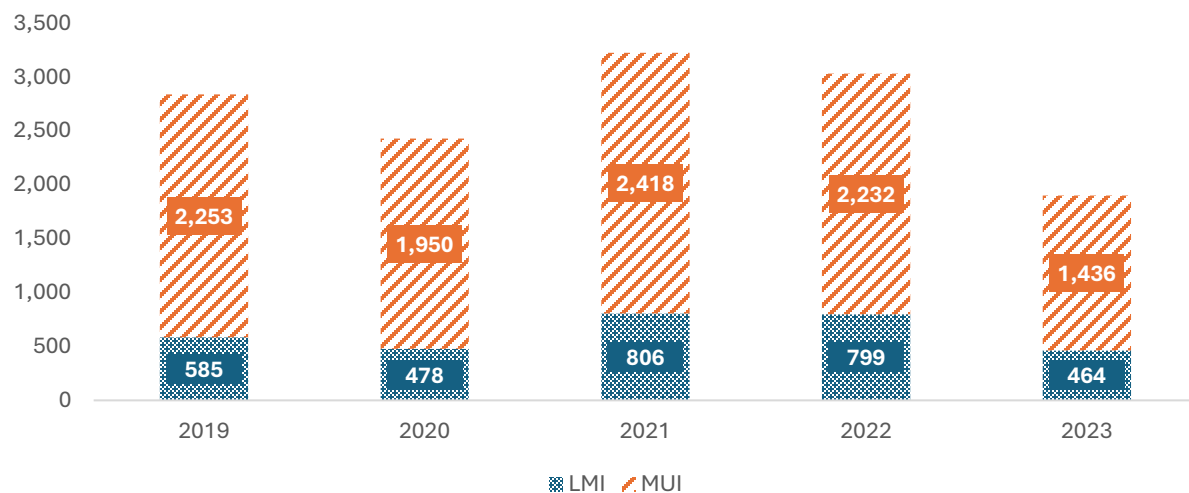
Figure 370: Application Count by Applicant Income, Baltimore
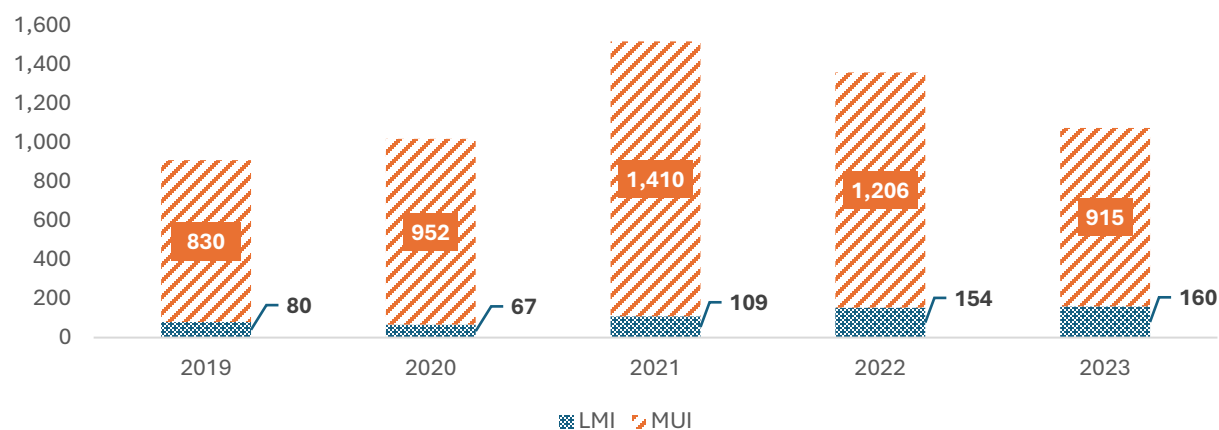
Figure 371: Application Count by Applicant Income, Boston
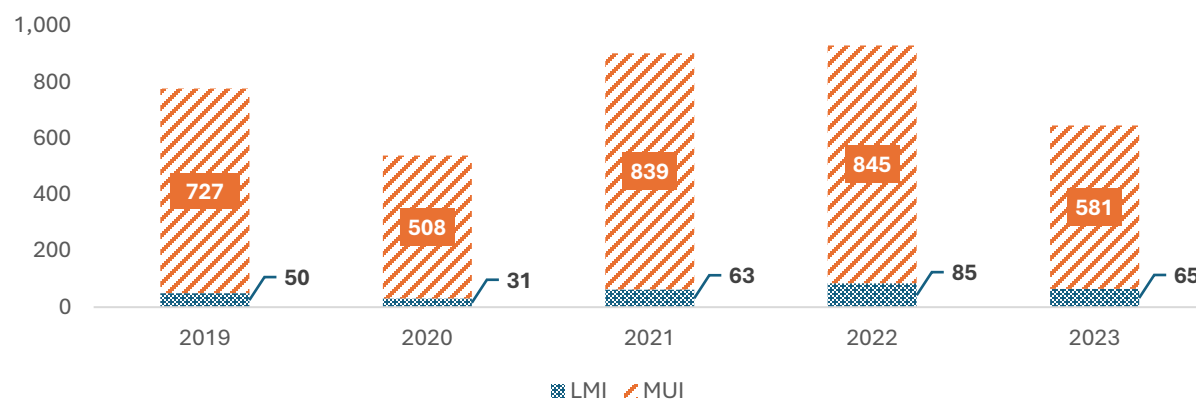
Figure 372: Application Count by Applicant Income, Cleveland
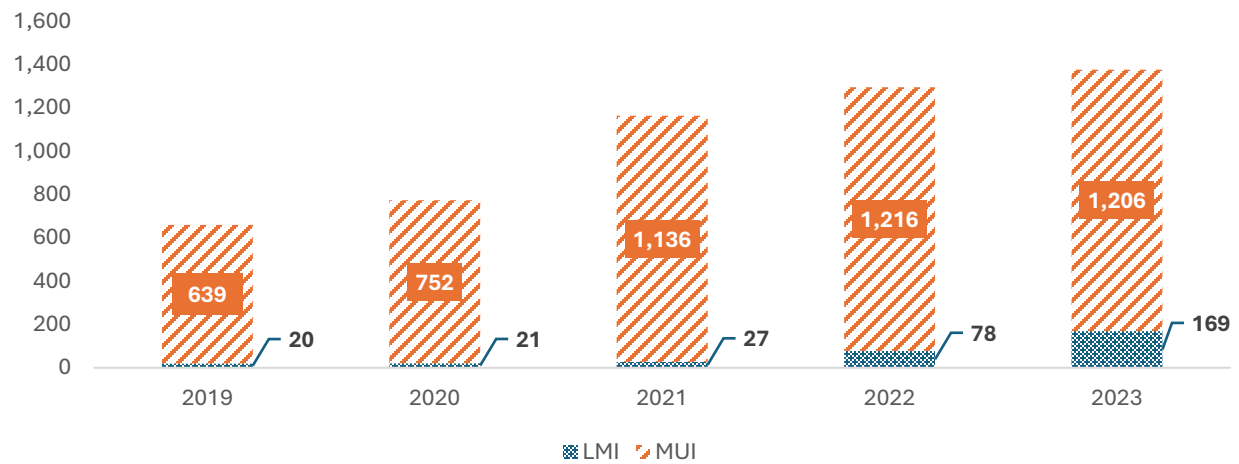
Figure 373: Application Count by Applicant Income, Pittsburgh
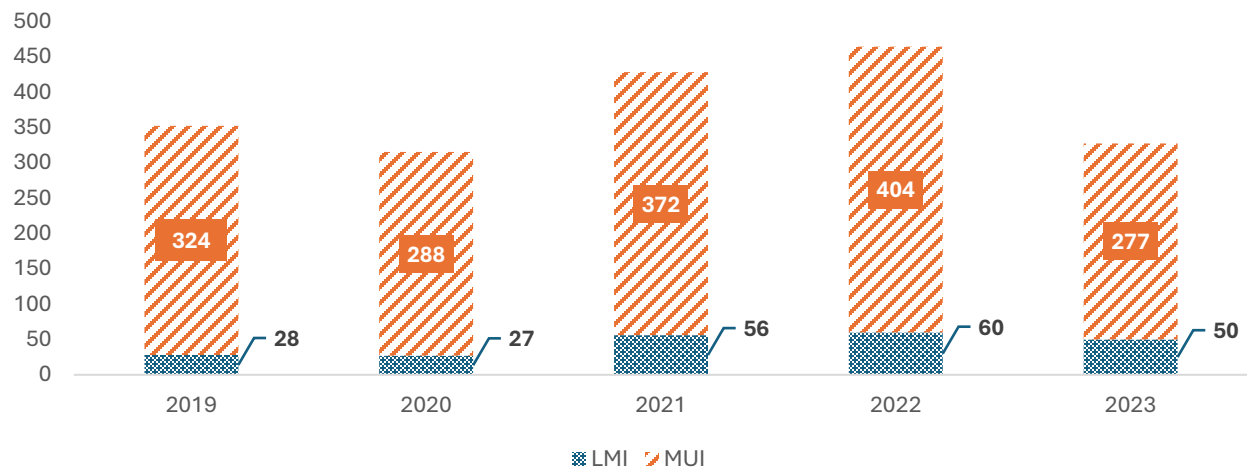
Figure 374: Origination Count by Applicant Income

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI
2019	479	1,452	37	491	28	486	10	365	21	215
2020	345	1,213	32	580	20	365	7	419	11	181
2021	668	1,749	55	908	30	624	12	647	28	245
2022	625	1,504	64	741	31	553	30	691	26	258
2023	342	958	68	550	28	369	99	690	26	167

Figure 375: Origination Count by Applicant Income, Philadelphia
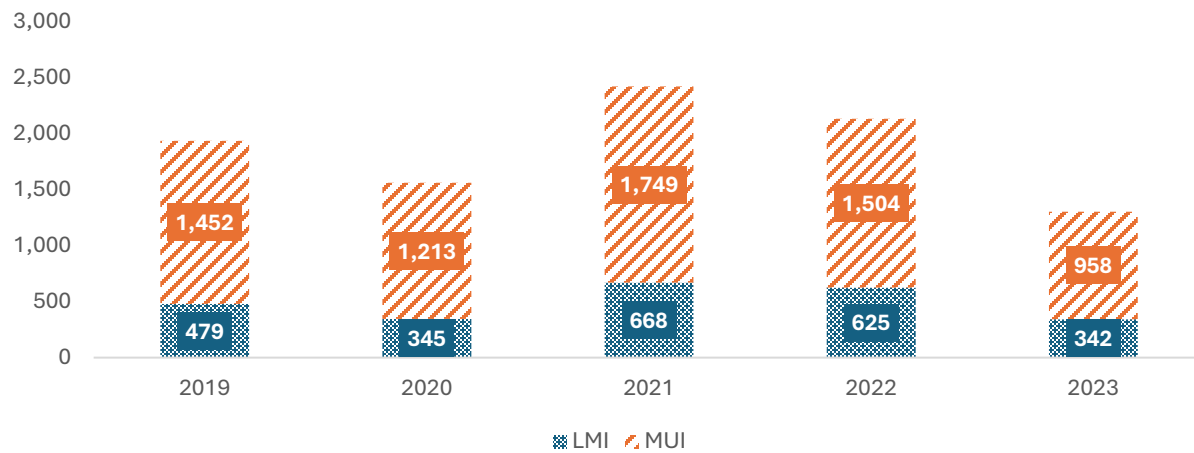
Figure 376: Origination Count by Applicant Income, Baltimore
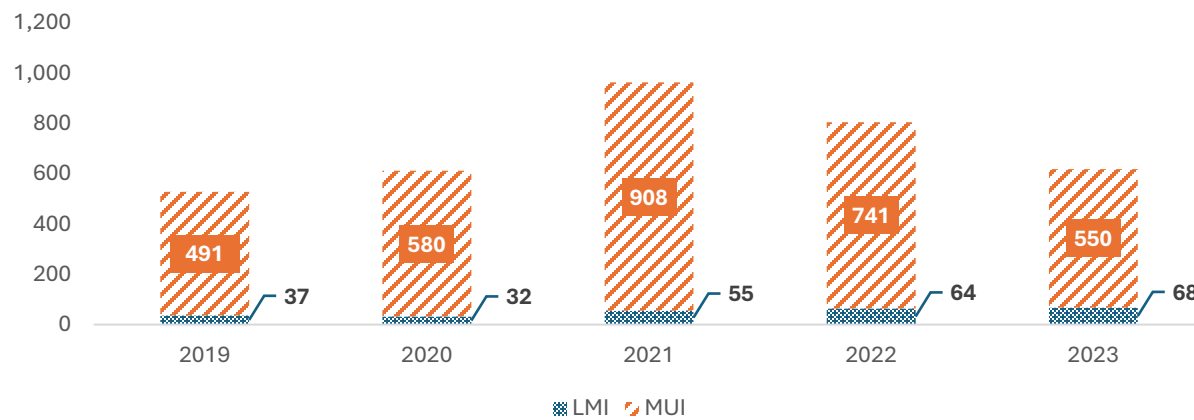
Figure 377: Origination Count by Applicant Income, Boston
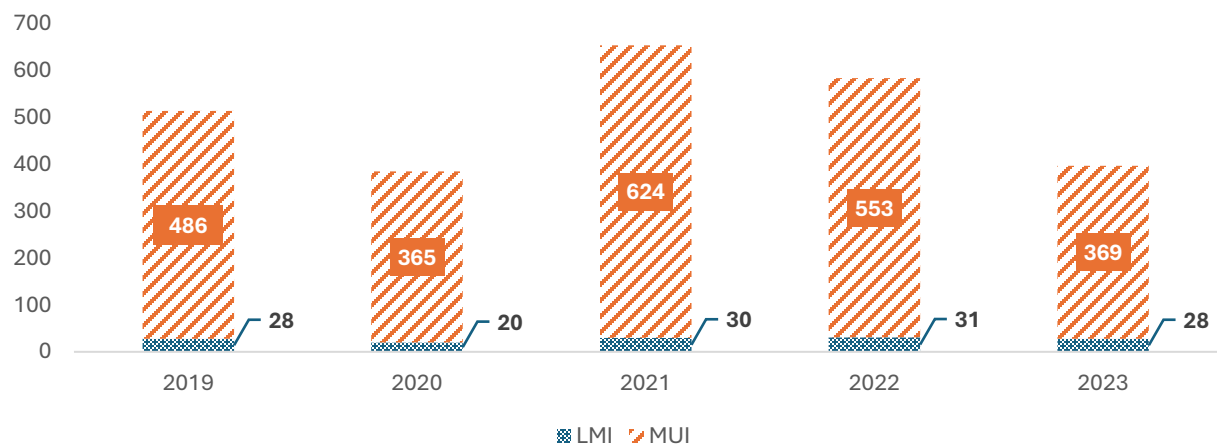
Figure 378: Origination Count by Applicant Income, Cleveland
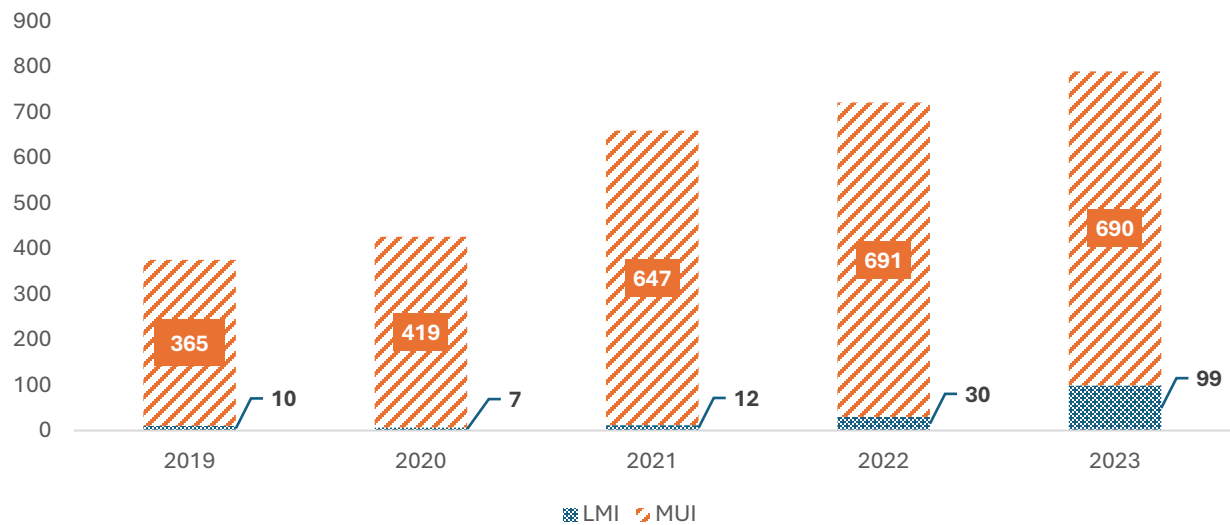
Figure 379: Origination Count by Applicant Income, Pittsburgh
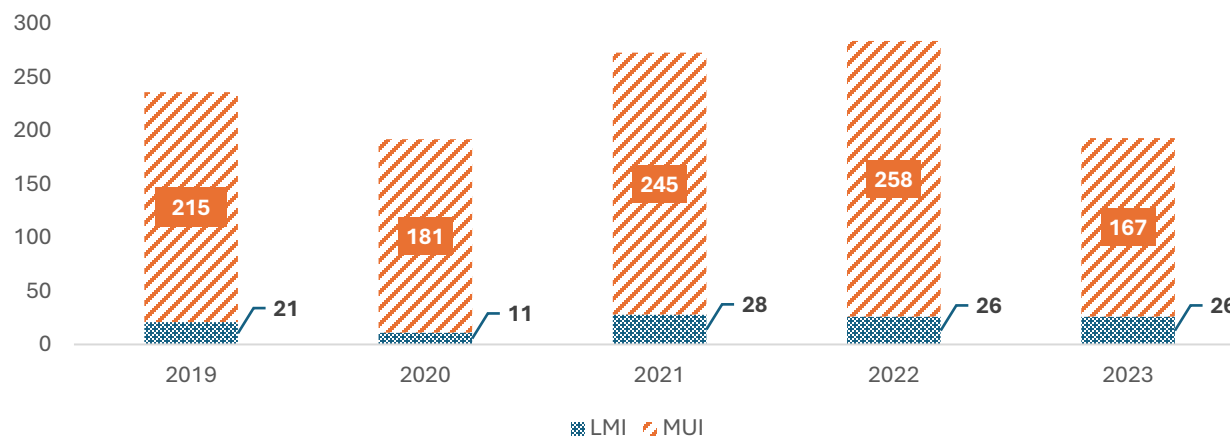
Figure 380: Withdrawal Count by Applicant Income

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI
2019	23	288	14	152	5	95	4	123	4	41
2020	34	303	12	192	2	67	8	198	6	54
2021	37	299	26	261	12	113	3	275	10	71
2022	41	300	32	246	18	151	25	333	13	56
2023	46	213	34	198	1	87	32	328	13	63

Figure 381: Withdrawal Count by Applicant Income, Philadelphia
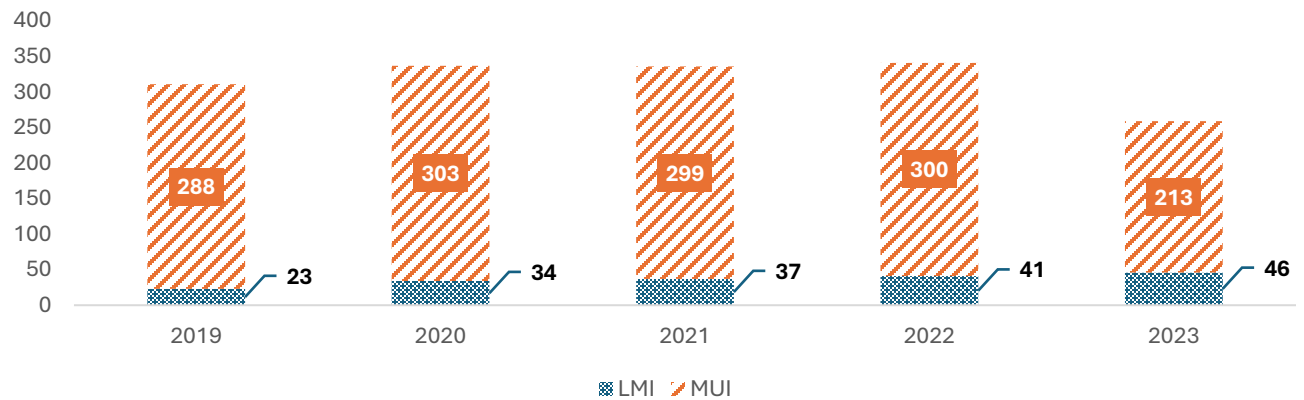
Figure 382: Withdrawal Count by Applicant Income, Baltimore
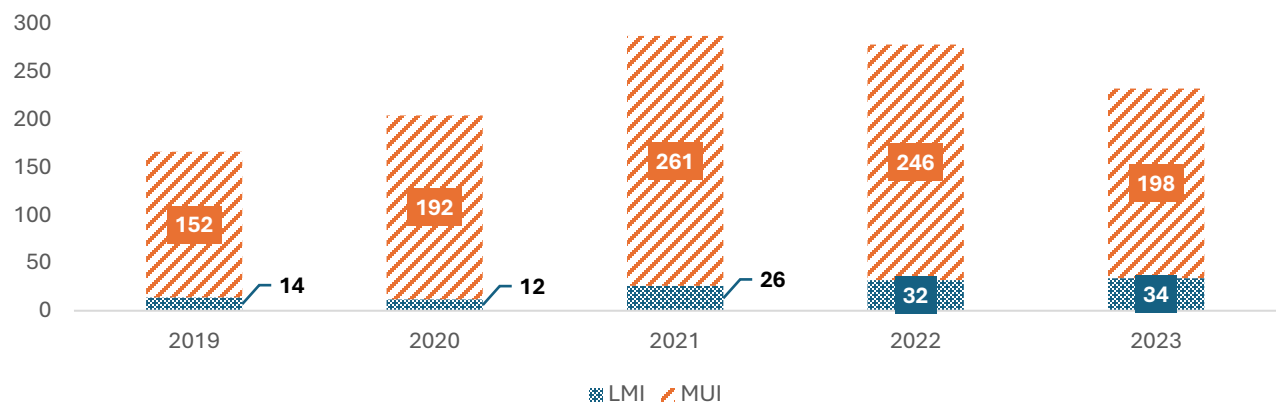
Figure 383: Withdrawal Count by Applicant Income, Boston
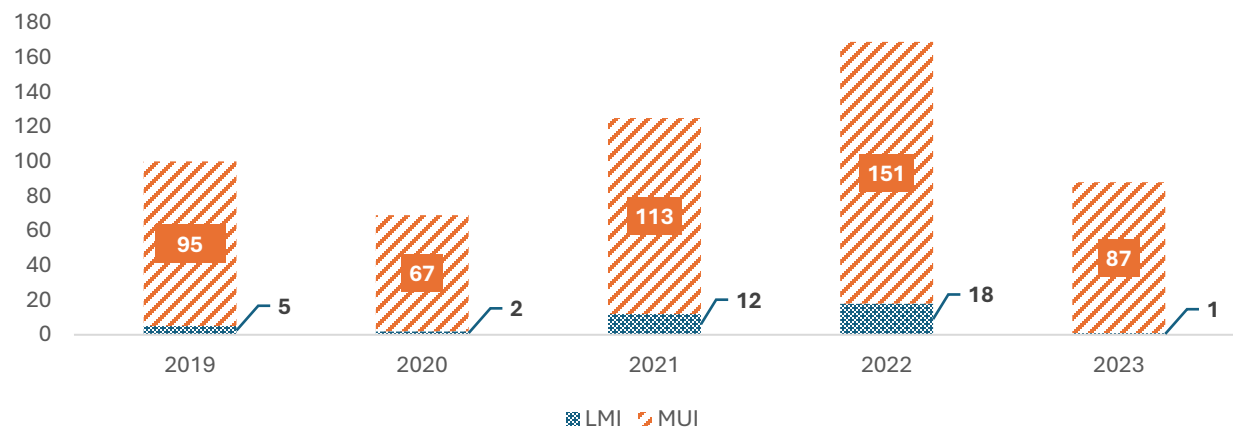
Figure 384: Withdrawal Count by Applicant Income, Cleveland
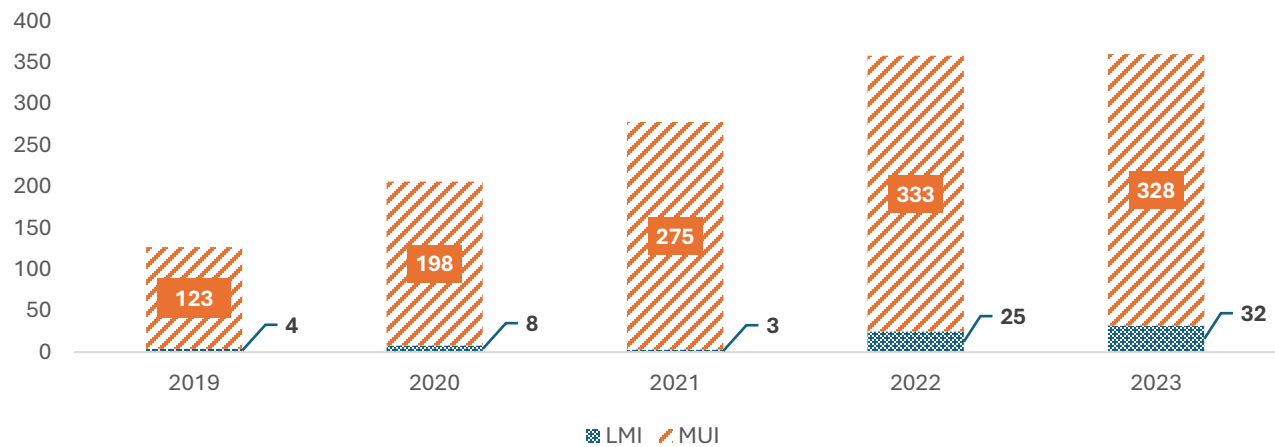
Figure 385: Withdrawal Count by Applicant Income, Pittsburgh
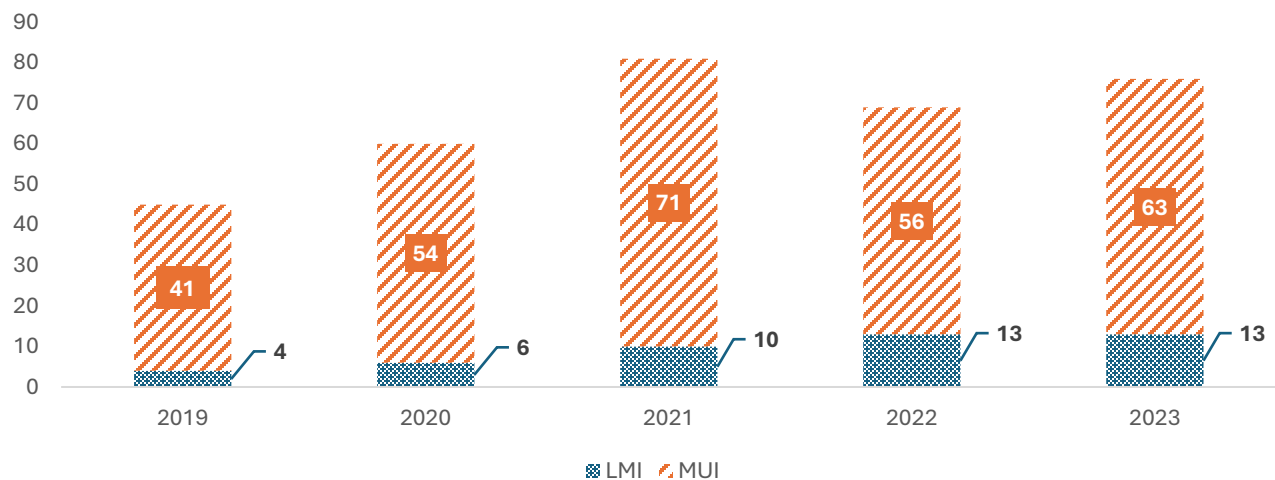
Figure 386: Denial Rate by Applicant Income

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI
2019	7.4%	7.9%	18.8%	8.2%	22.0%	6.3%	15.0%	8.9%	3.6%	8.6%
2020	13.0%	8.3%	23.9%	8.1%	16.1%	7.3%	19.0%	6.9%	25.9%	5.2%
2021	7.7%	6.6%	14.7%	7.6%	19.0%	4.9%	29.6%	5.9%	16.1%	5.6%
2022	10.0%	7.9%	31.2%	7.0%	24.7%	6.0%	23.1%	5.7%	20.0%	9.4%
2023	11.4%	8.7%	25.6%	9.2%	32.3%	8.8%	17.2%	7.2%	12.0%	8.3%

Figure 387: Denial Rate by Applicant Income, Philadelphia
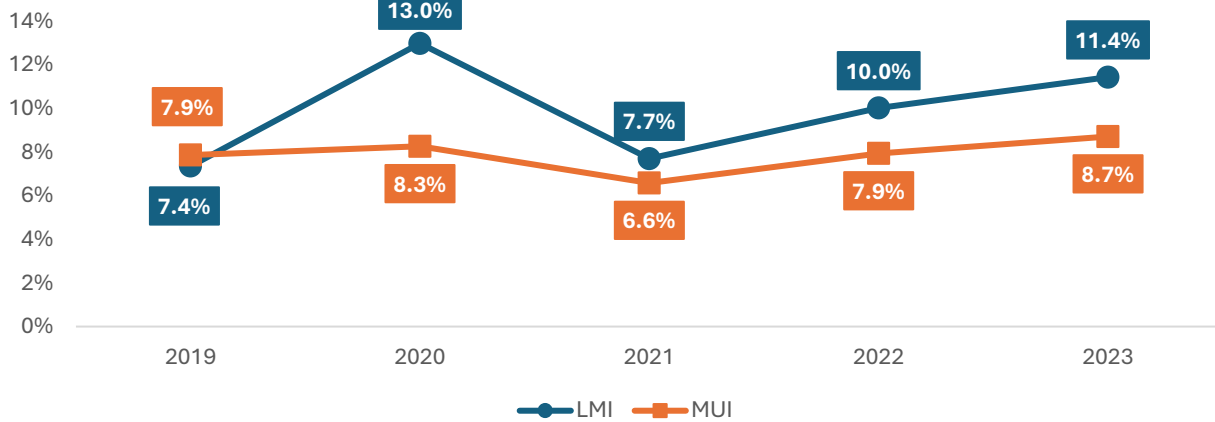
Figure 388: Denial Rate by Applicant Income, Baltimore
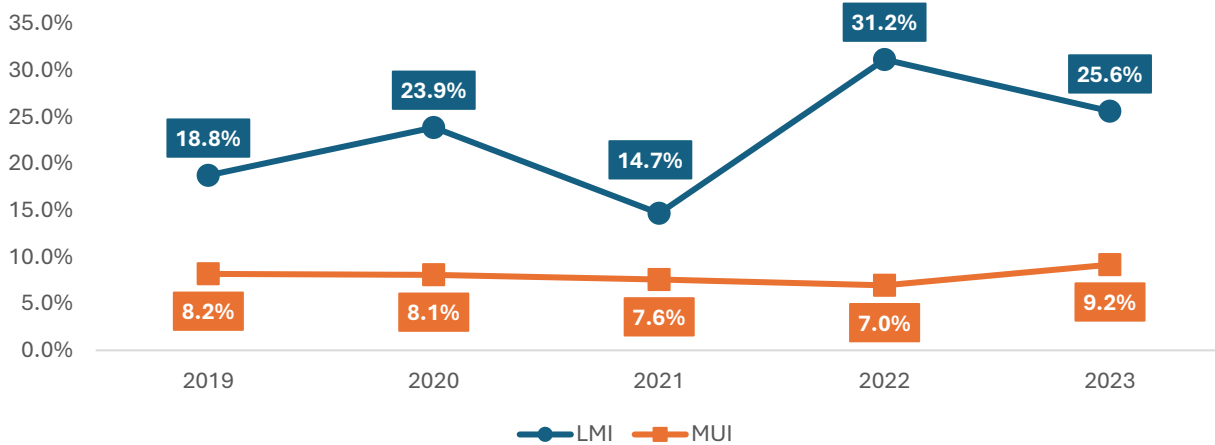
Figure 389: Denial Rate by Applicant Income, Boston
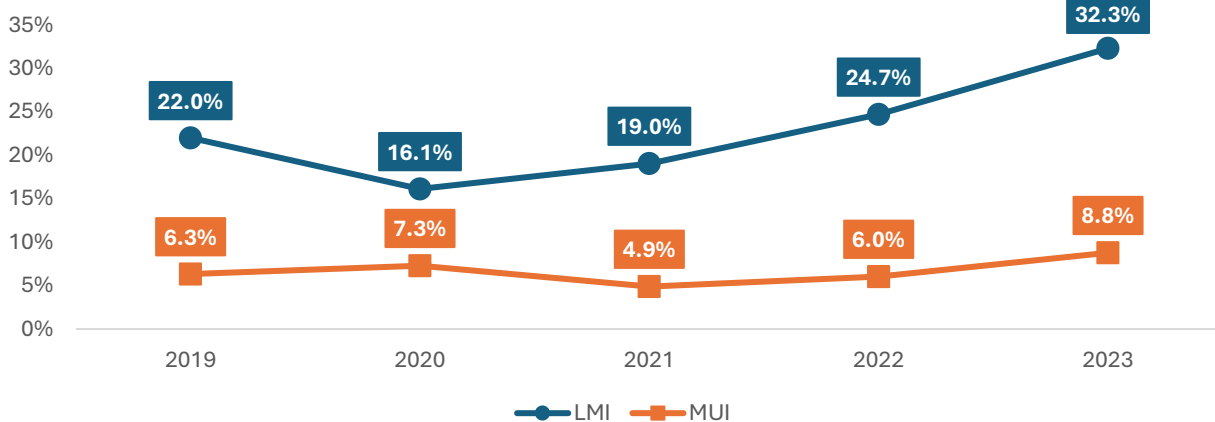
Figure 390: Denial Rate by Applicant Income, Cleveland
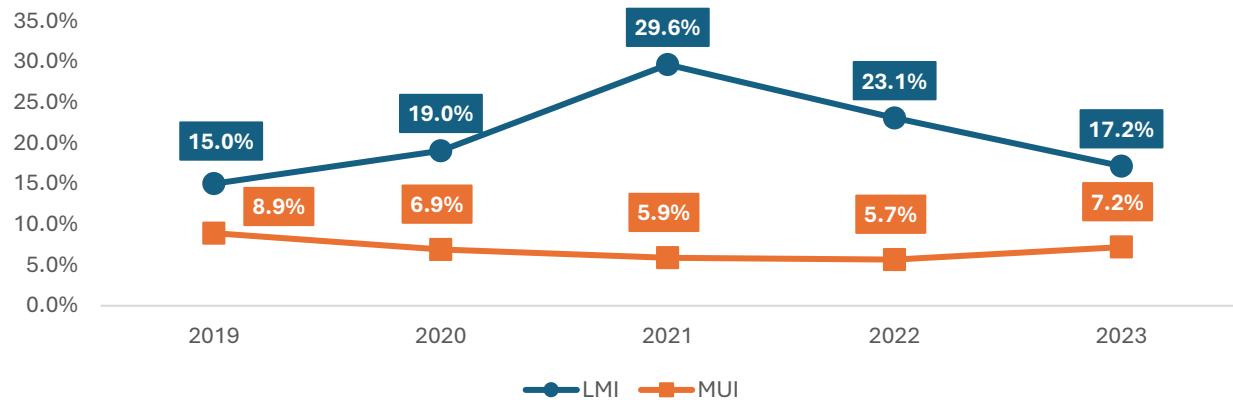
Figure 391: Denial Rate by Applicant Income, Pittsburgh
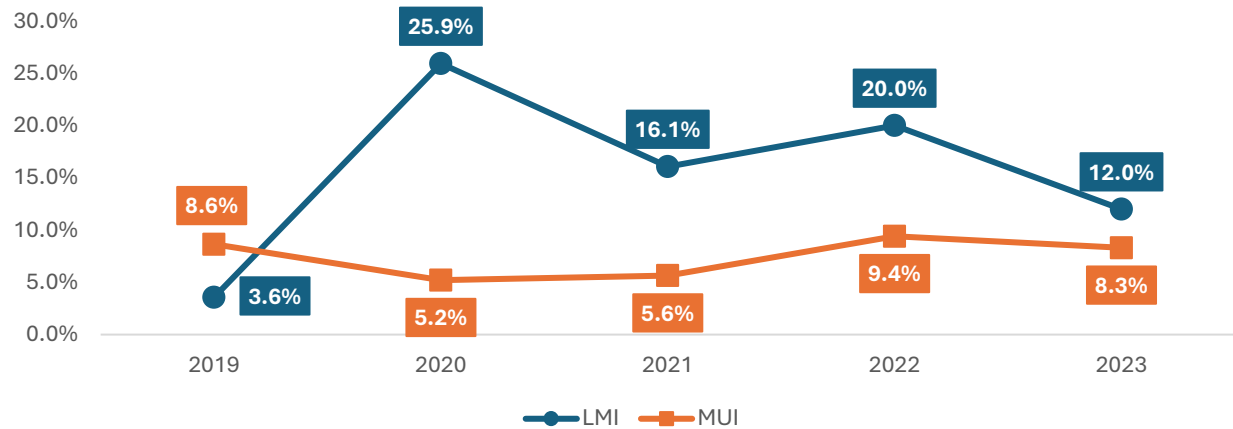
Figure 392: Total Dollars ($M) Originated by Applicant Income

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI
2019	$78.0	$264.3	$4.3	$56.5	$13.0	$251.5	$0.6	$25.2	$2.1	$31.0
2020	$61.4	$225.2	$3.4	$72.6	$9.5	$194.5	$0.5	$29.8	$1.2	$28.6
2021	$124.9	$346.2	$7.6	$133.3	$12.9	$352.4	$0.8	$56.5	$2.9	$41.1
2022	$129.2	$313.3	$8.2	$116.5	$18.7	$352.5	$3.5	$71.3	$4.5	$46.0
2023	$67.5	$190.6	$9.4	$91.4	$13.6	$234.2	$8.4	$66.4	$3.3	$30.5

Figure 393: Total Dollars ($M) Originated by Applicant Income, Philadelphia
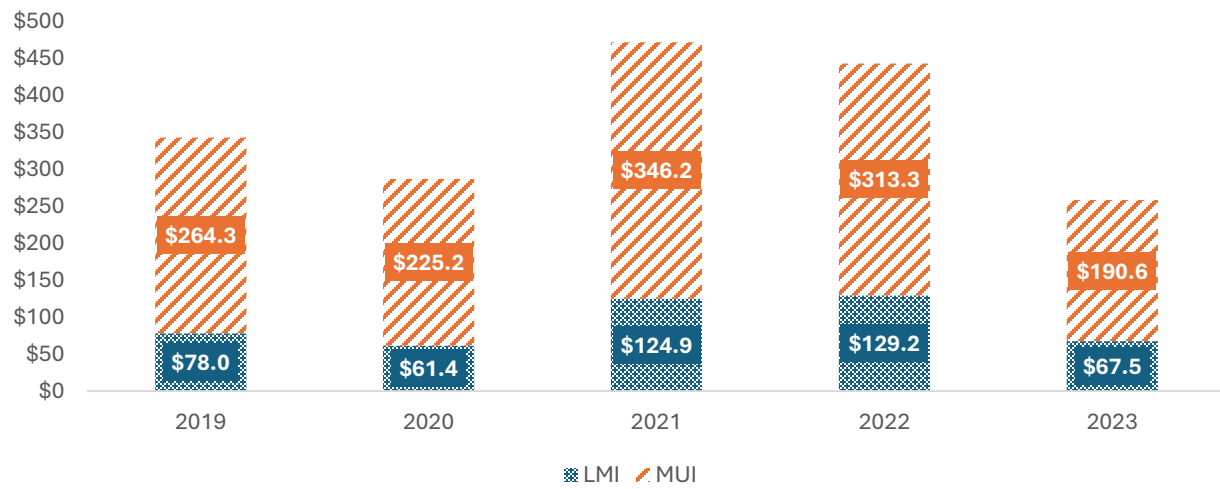
Figure 394: Total Dollars ($M) Originated by Applicant Income, Baltimore
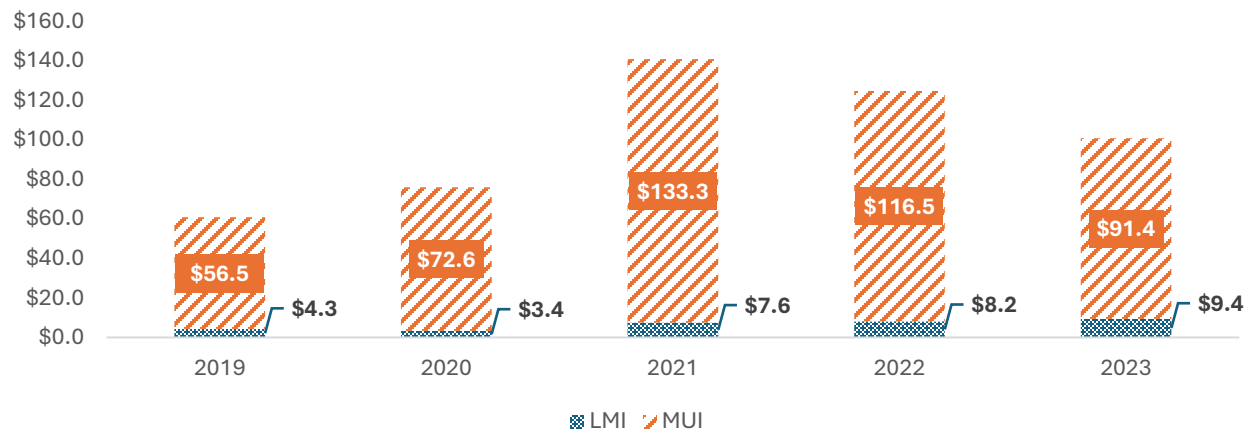
Figure 395: Total Dollars ($M) Originated by Applicant Income, Boston
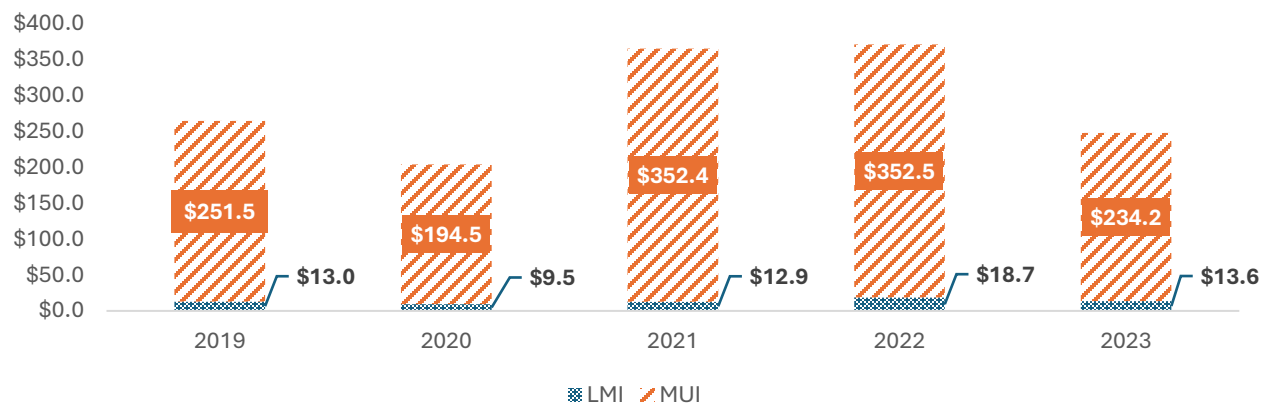
Figure 396: Total Dollars ($M) Originated by Applicant Income, Cleveland
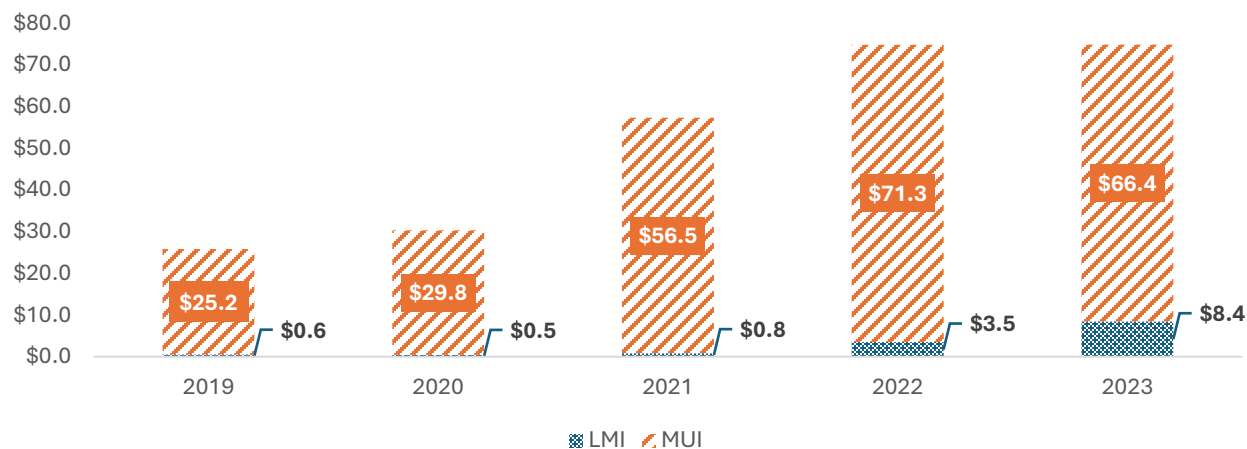
Figure 397: Total Dollars ($M) Originated by Applicant Income, Pittsburgh
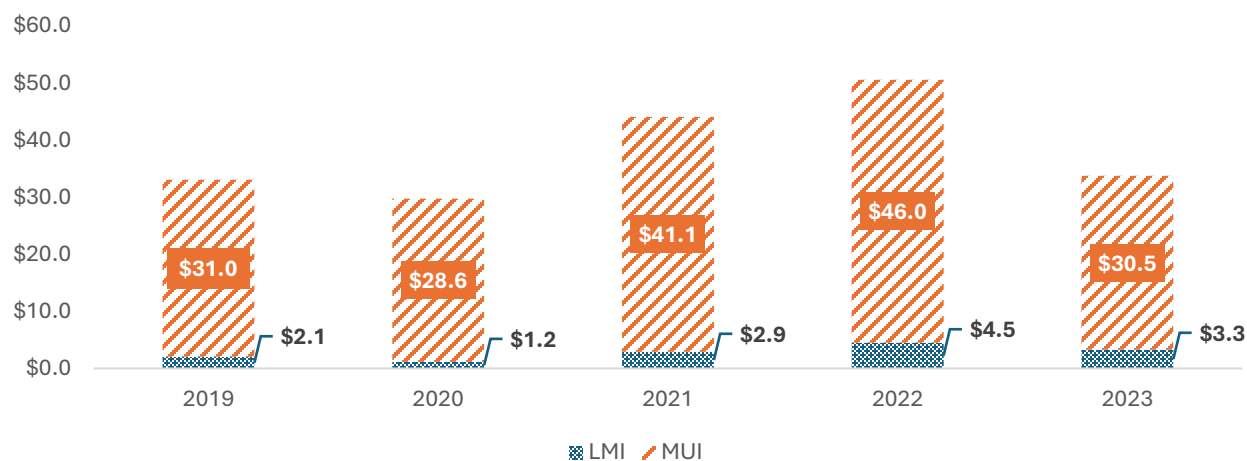
B.2.2.3. Census Tract Race and Ethnicity

Figure 398: Application Count by Census Tract Race and Ethnicity

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Non-White	**White**	**Non-White**	**White**	**Non-White**	**White**	**Non-White**	**White**	**Non-White**	**White**
2019	2,266	1,684	1,086	379	682	720	478	298	80	477
2020	2,063	1,328	1,164	375	397	449	610	291	55	435
2021	2,935	2,073	1,713	628	639	710	970	489	84	586
2022	3,355	1,509	1,825	344	617	811	1,392	340	136	668
2023	2,609	950	1,920	245	521	675	1,613	323	125	509

Figure 399: Application Count by Census Tract Race and Ethnicity, Philadelphia
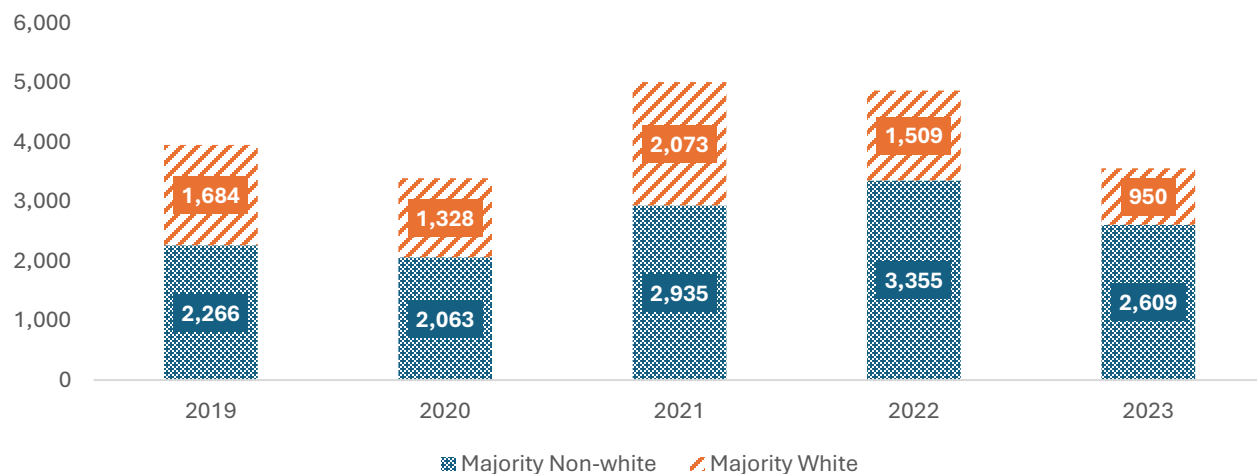
Figure 400: Application Count by Census Tract Race and Ethnicity, Baltimore
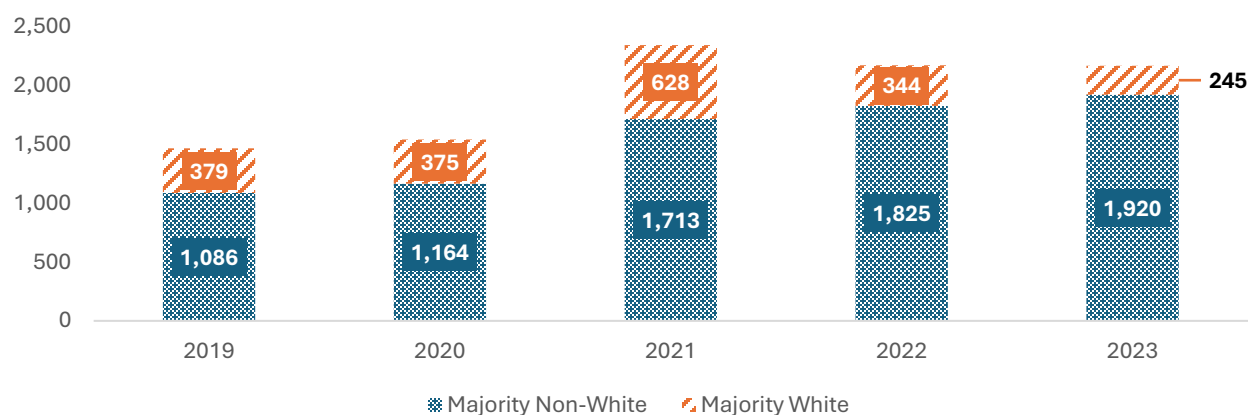
Figure 401: Application Count by Census Tract Race and Ethnicity, Boston
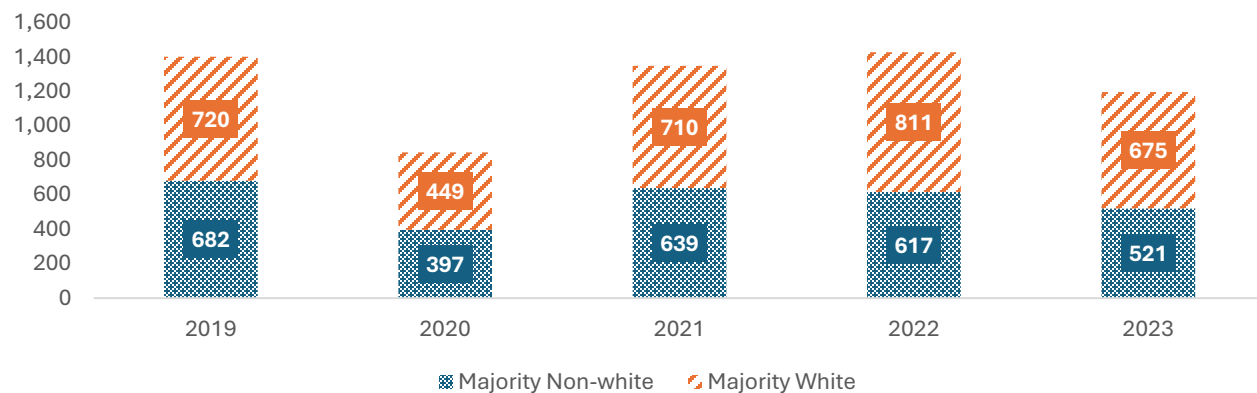
Figure 402: Application Count by Census Tract Race and Ethnicity, Cleveland
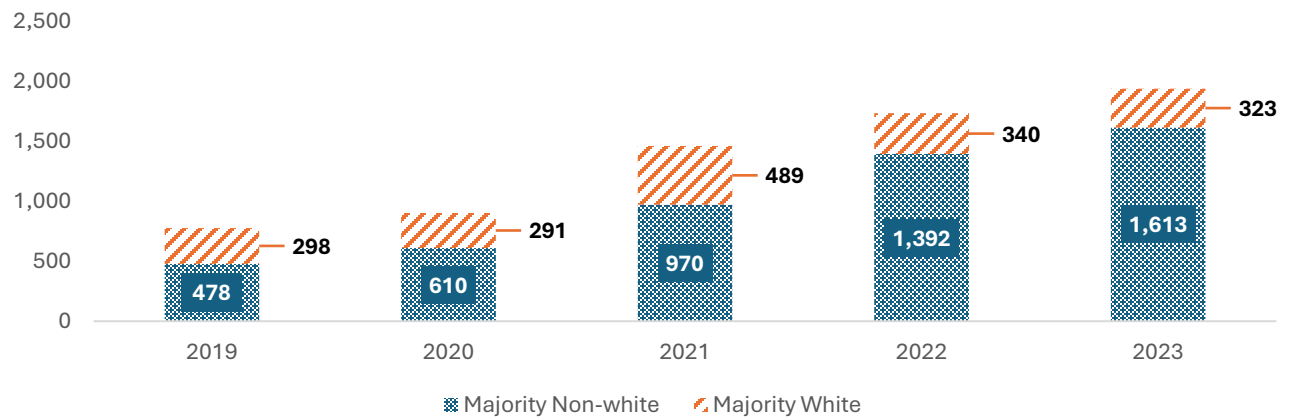
Figure 403: Application Count by Census Tract Race and Ethnicity, Pittsburgh
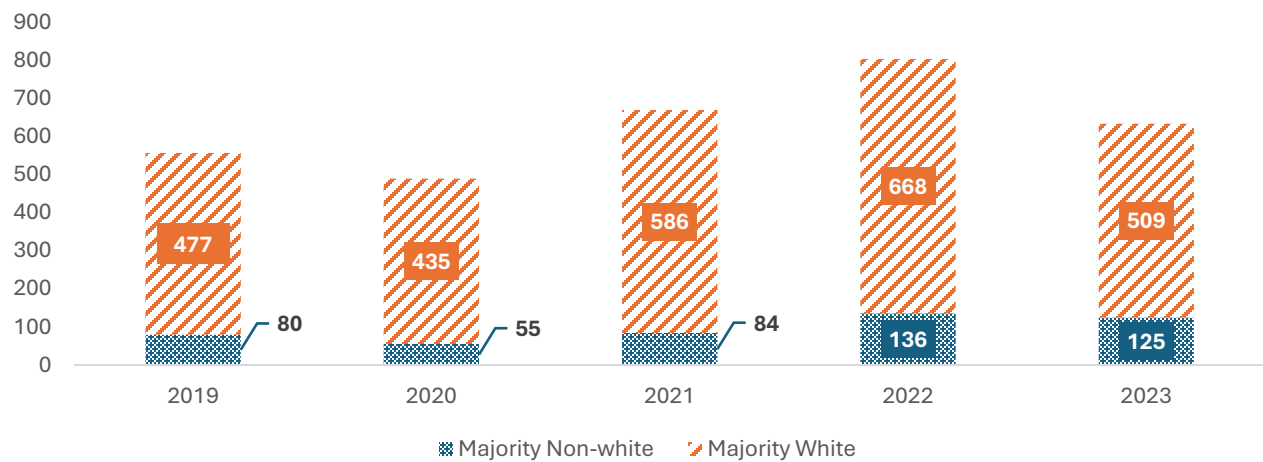
Figure 404: Origination Count by Census Tract Race and Ethnicity

| | Philadelphia | | Baltimore | | Boston | | Cleveland | | Pittsburgh | |
	Non-White	**White**	**Non-White**	**White**	**Non-White**	**White**	**Non-White**	**White**	**Non-White**	**White**
2019	1,348	1,216	581	226	467	537	251	162	46	319
2020	1,144	900	579	238	279	339	294	160	24	279
2021	1,764	1,585	937	392	433	516	449	298	47	354
2022	2,213	1,036	973	201	391	555	654	218	82	423
2023	1,532	646	1,023	154	246	359	842	189	76	300

Figure 405: Origination Count by Census Tract Race and Ethnicity, Philadelphia
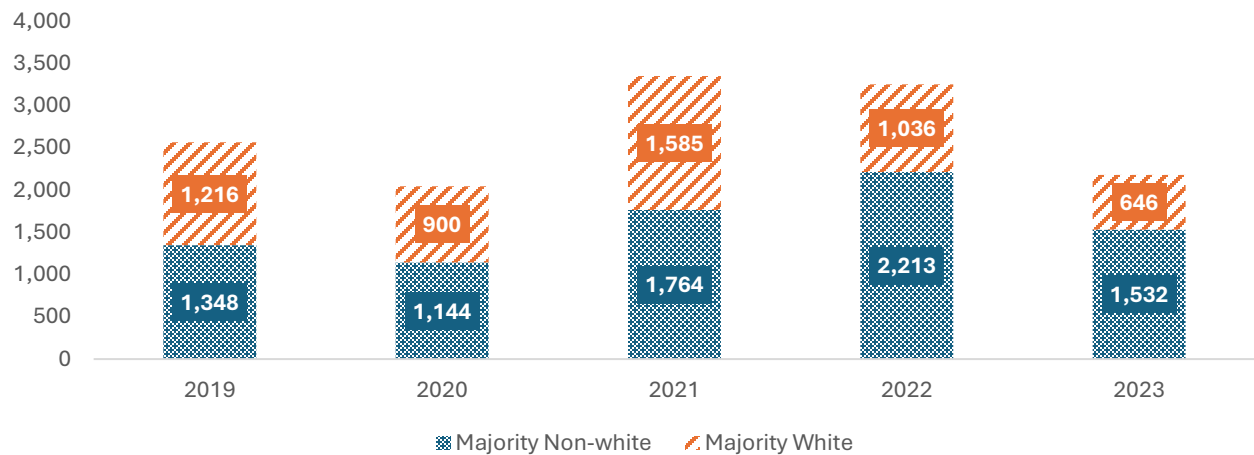
Figure 406: Origination Count by Census Tract Race and Ethnicity, Baltimore
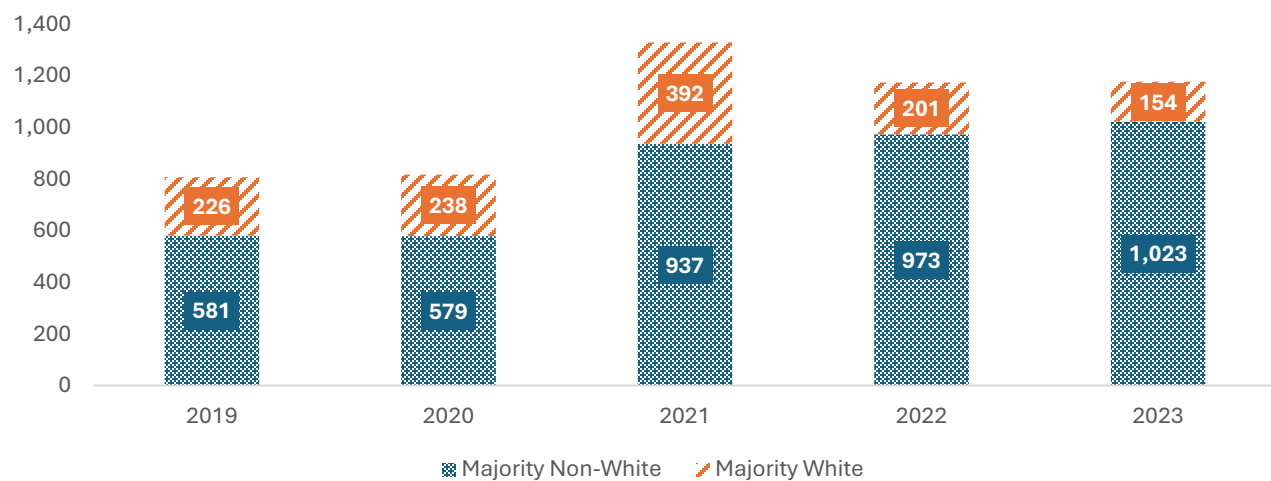
Figure 407: Origination Count by Census Tract Race and Ethnicity, Boston
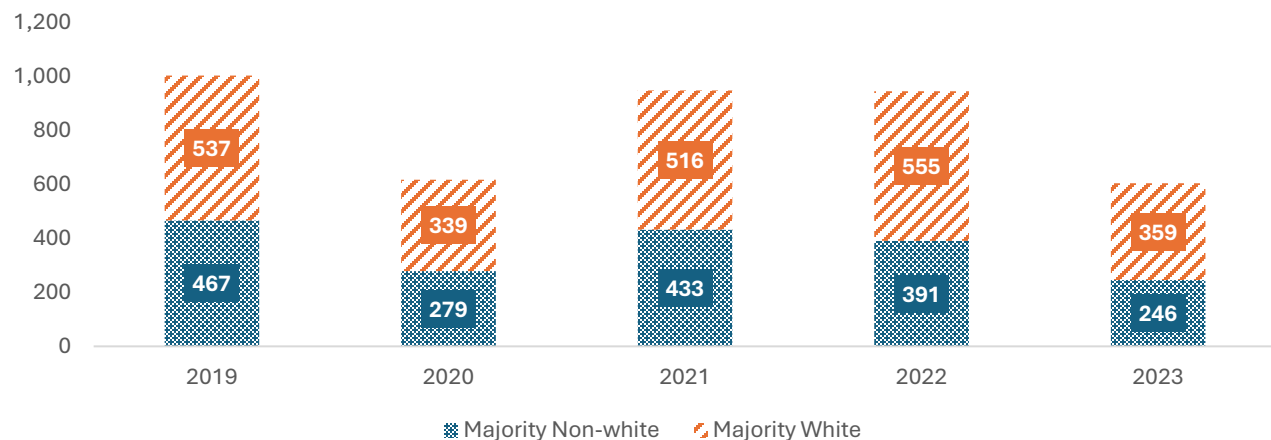
Figure 408: Origination Count by Census Tract Race and Ethnicity, Cleveland
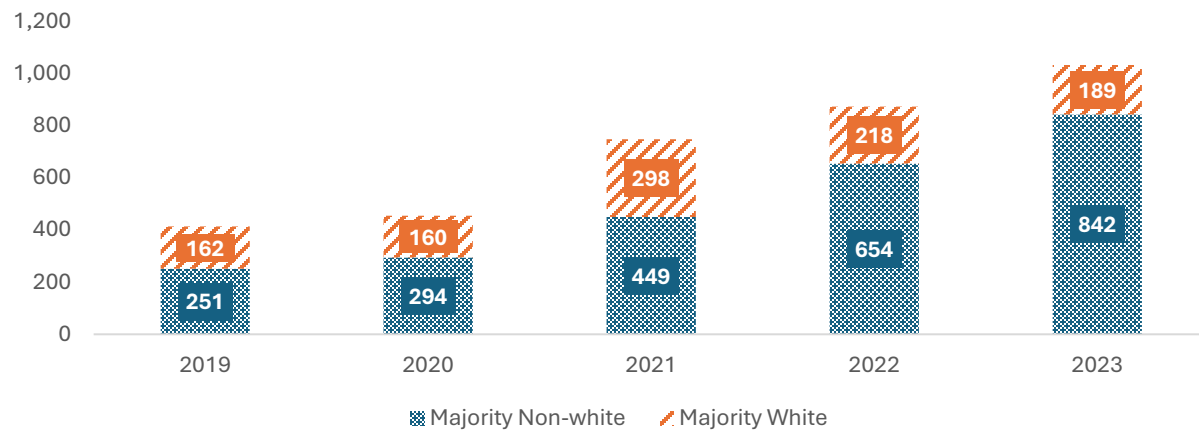
Figure 409: Origination Count by Census Tract Race and Ethnicity, Pittsburgh
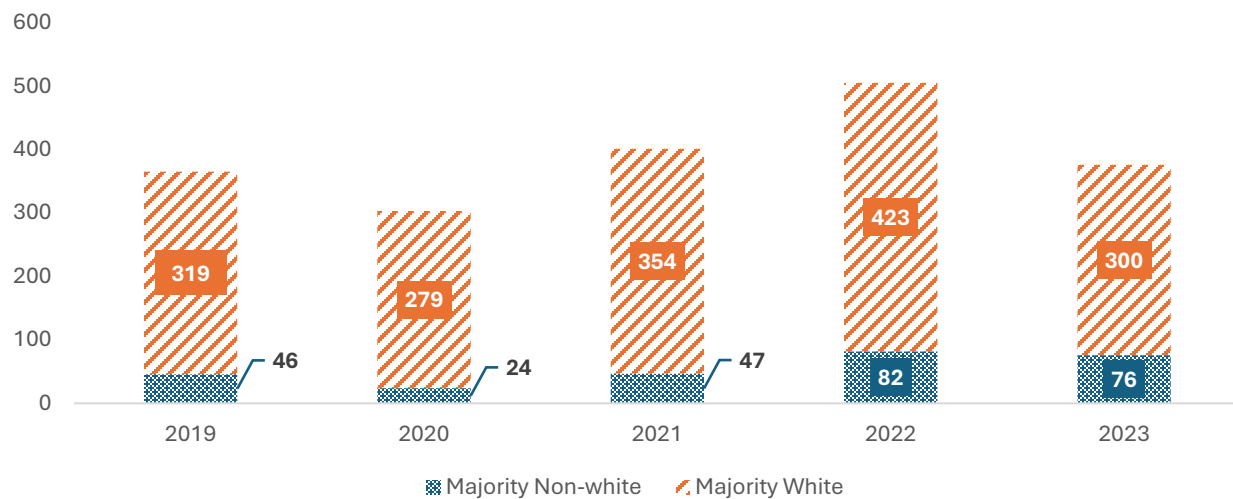
Figure 410: Withdrawal Count by Census Tract Race and Ethnicity

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Non-White	**White**	**Non-White**	**White**	**Non-White**	**White**	**Non-White**	**White**	**Non-White**	**White**
2019	290	133	203	52	75	52	93	53	11	55
2020	347	153	246	49	41	41	173	61	11	62
2021	472	179	313	83	79	71	250	79	13	102
2022	470	169	365	60	90	110	371	66	25	81
2023	416	120	339	38	60	64	380	58	23	92

Figure 411: Withdrawal Count by Census Tract Race and Ethnicity, Philadelphia
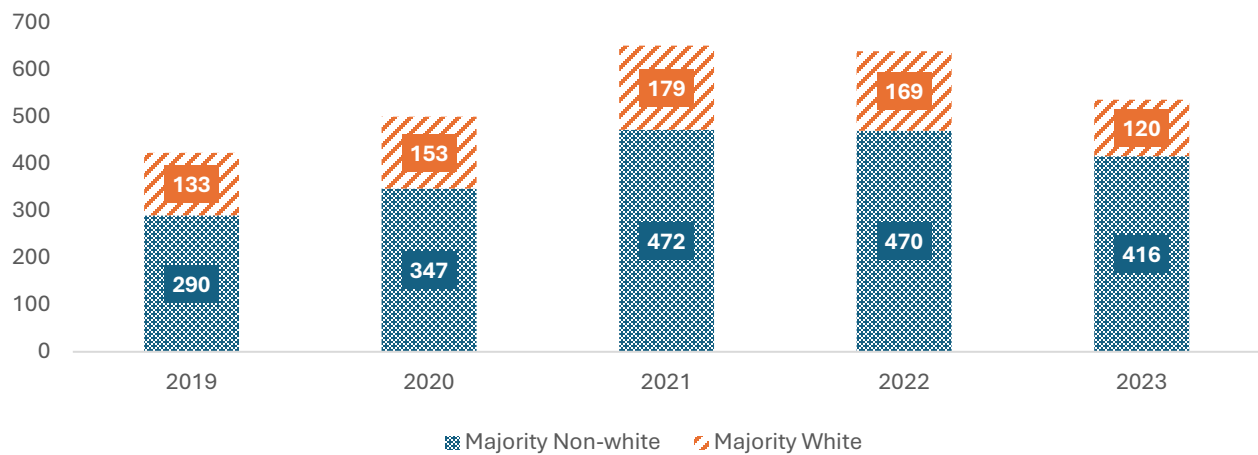
Figure 412: Withdrawal Count by Census Tract Race and Ethnicity, Baltimore
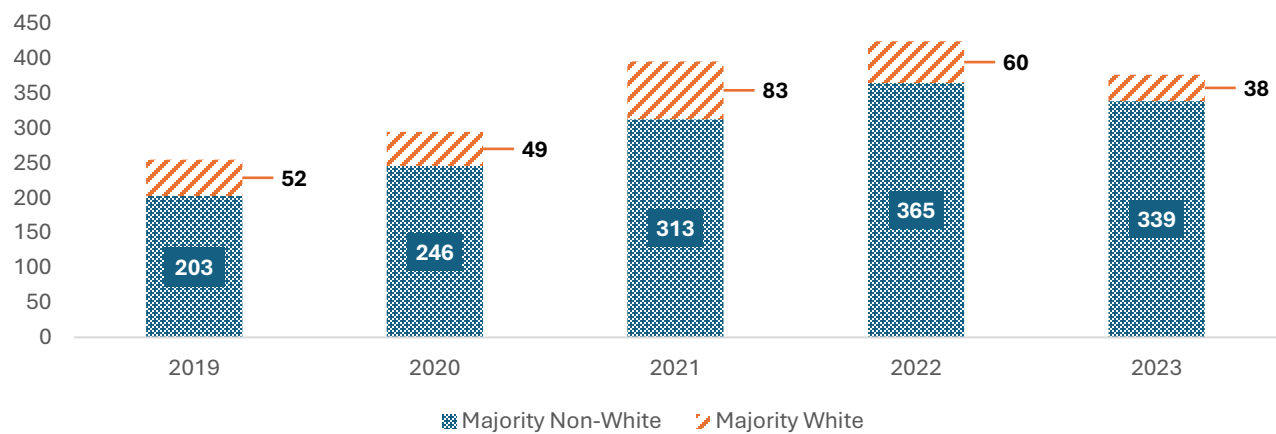
Figure 413: Withdrawal Count by Census Tract Race and Ethnicity, Boston
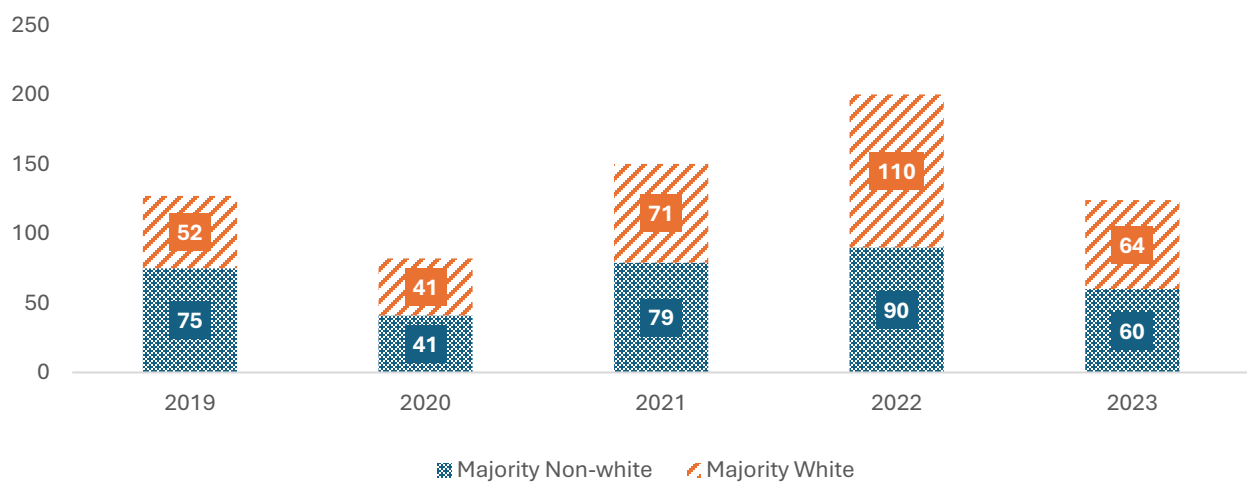
Figure 414: Withdrawal Count by Census Tract Race and Ethnicity, Cleveland
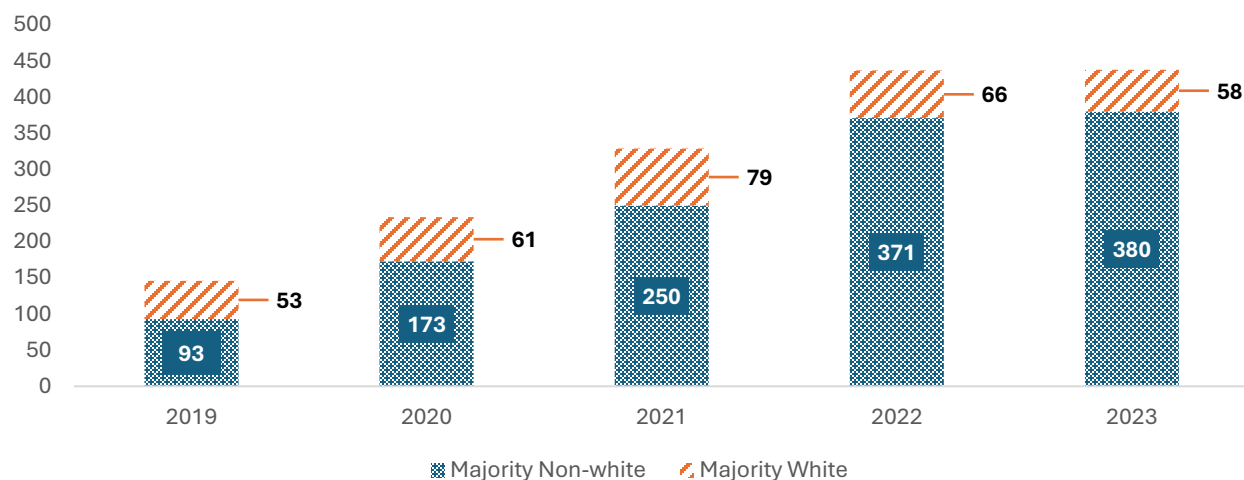
Figure 415: Withdrawal Count by Census Tract Race and Ethnicity, Pittsburgh
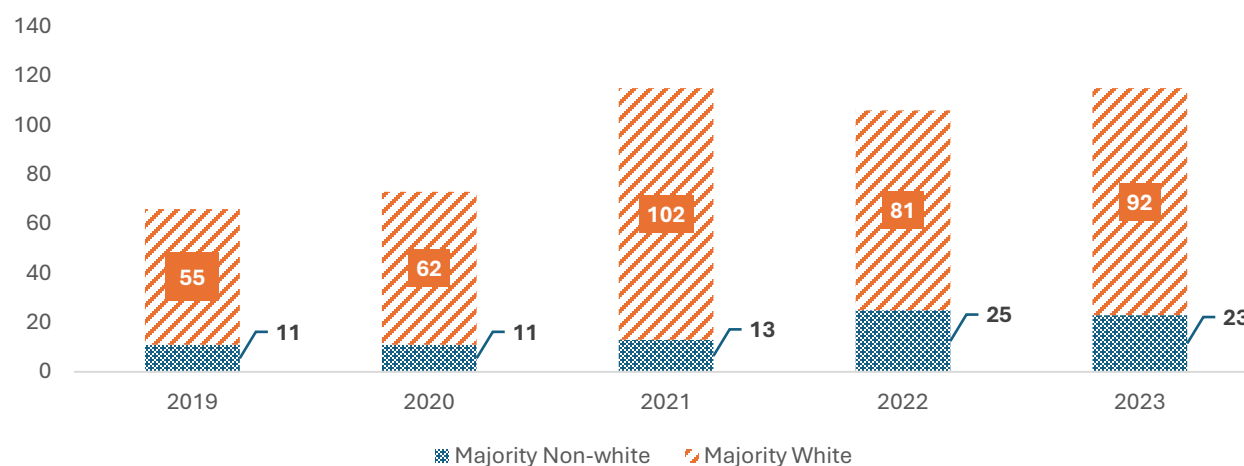
Figure 416: Denial Rate by Census Tract Race and Ethnicity

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Non-White	White	Non-White	White	Non-White	White	Non-White	White	Non-White	White
2019	11.1%	4.6%	12.9%	10.6%	6.9%	3.3%	10.5%	13.1%	18.8%	8.0%
2020	11.9%	8.0%	16.2%	9.9%	8.8%	4.0%	12.5%	7.9%	20.0%	9.4%
2021	10.5%	4.6%	13.4%	8.9%	5.5%	4.1%	11.1%	8.4%	13.1%	7.8%
2022	9.5%	6.8%	11.9%	6.7%	8.1%	5.1%	12.0%	5.9%	13.2%	9.6%
2023	11.6%	5.9%	11.3%	8.6%	9.4%	5.3%	11.4%	10.2%	9.6%	10.4%

Figure 417:
Denial Rate by Census Tract Race and Ethnicity, Philadelphia
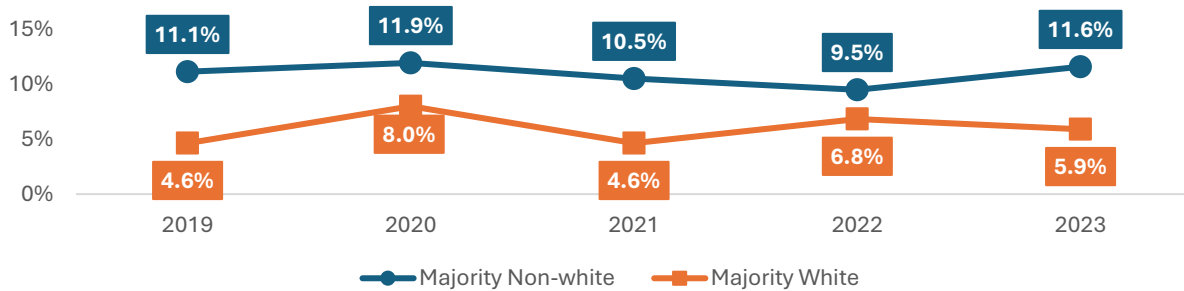
Figure 418: Denial Rate by Census Tract Race and Ethnicity, Baltimore
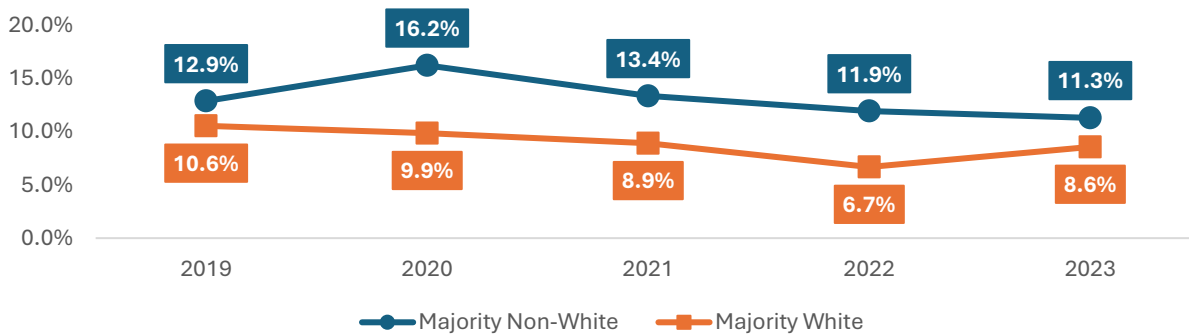
Figure 419: Denial Rate by Census Tract Race and Ethnicity, Boston
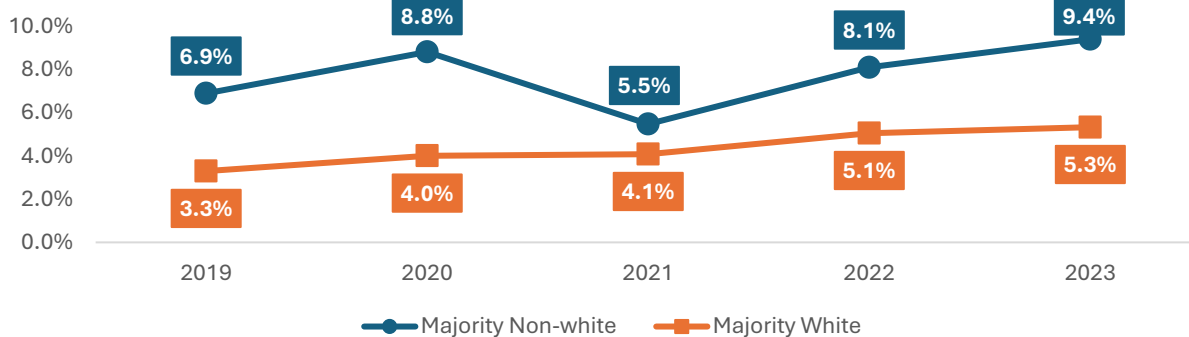
Figure 420: Denial Rate by Census Tract Race and Ethnicity, Cleveland
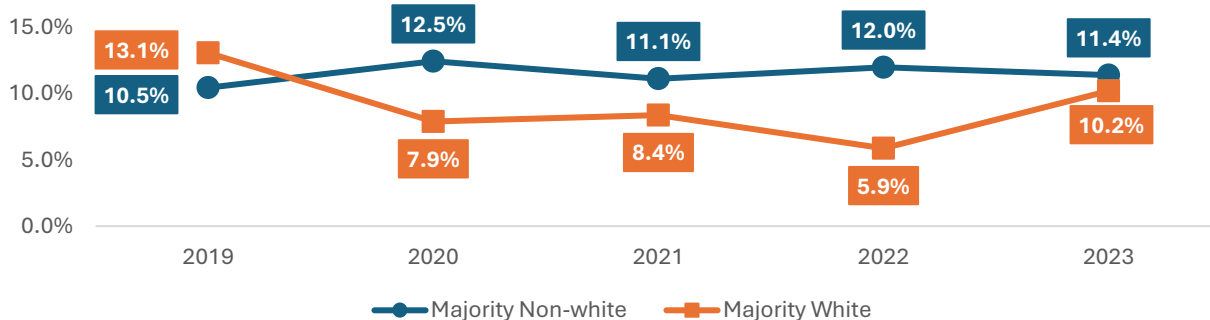
Figure 421: Denial Rate by Census Tract Race and Ethnicity, Pittsburgh
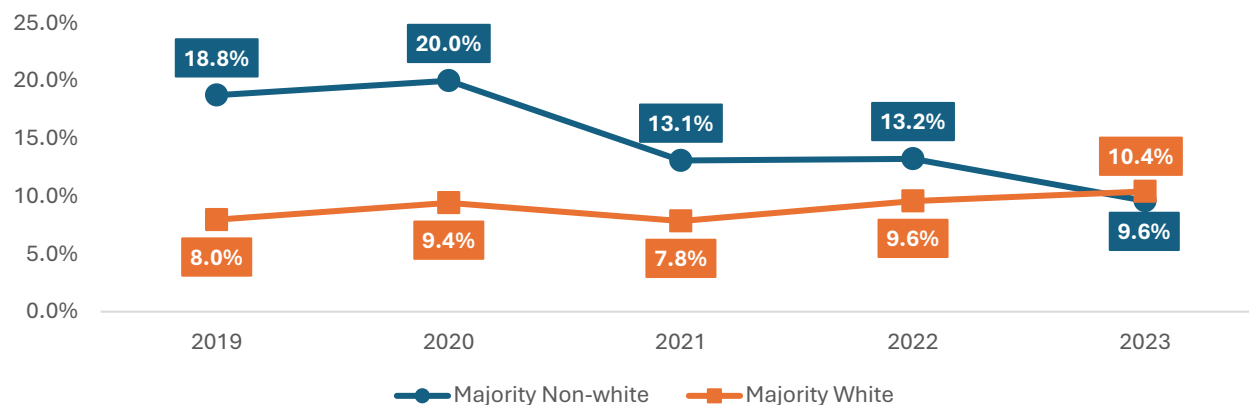
Figure 422: Total Dollars ($M) Originated by Census Tract Race and Ethnicity

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Non-White	White	Non-White	White	Non-White	White	Non-White	White	Non-White	White
2019	$243	$275	$60	$41	$258	$346	$15	$14	$5	$51
2020	$205	$215	$66	$49	$190	$268	$20	$14	$4	$47
2021	$341	$368	$121	$88	$302	$405	$39	$31	$6	$62
2022	$432	$296	$141	$46	$304	$489	$62	$31	$13	$84
2023	$280	$175	$153	$37	$169	$322	$78	$25	$10	$60

Figure 423: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Philadelphia
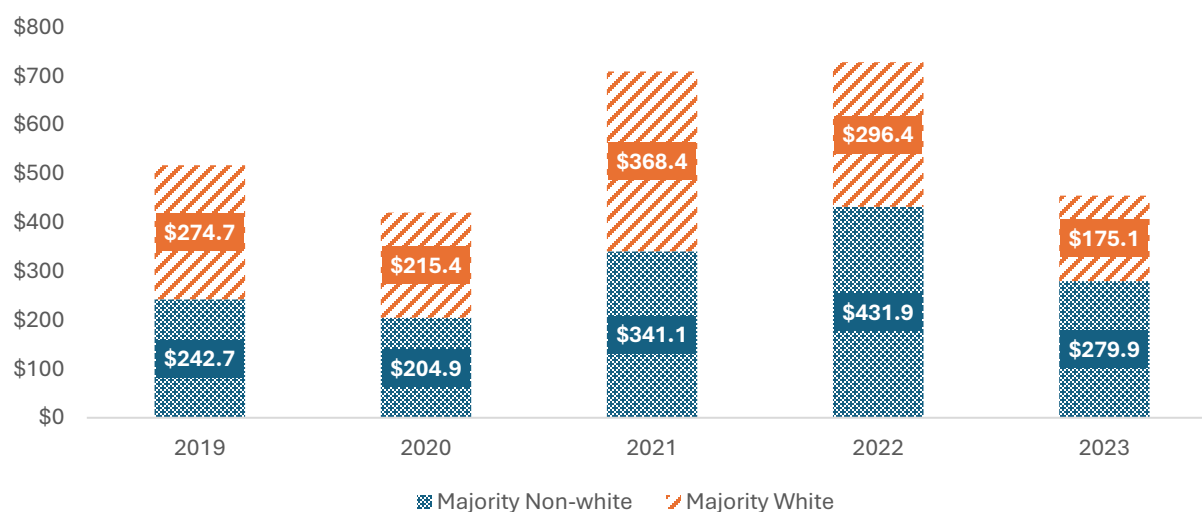
Figure 424: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Baltimore
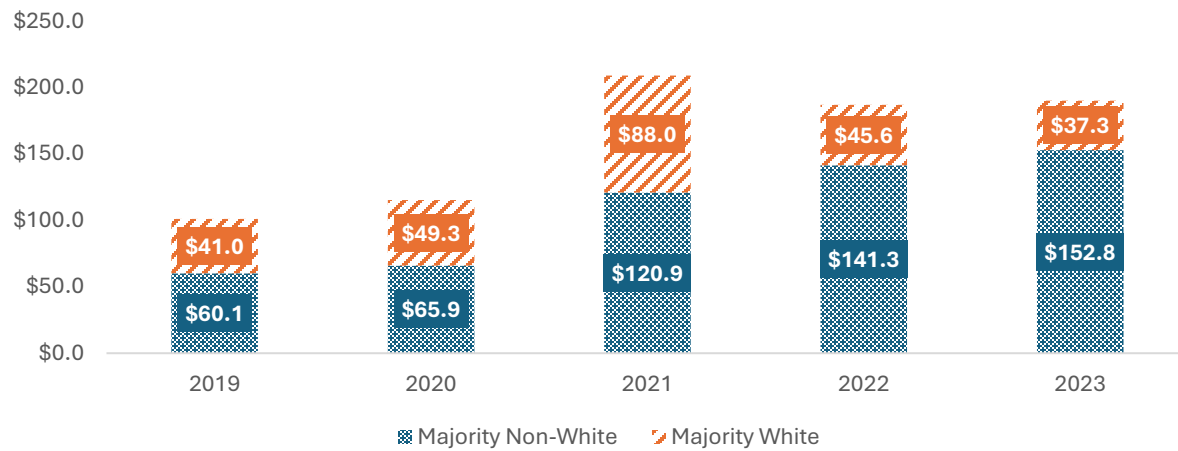
Figure 425: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Boston
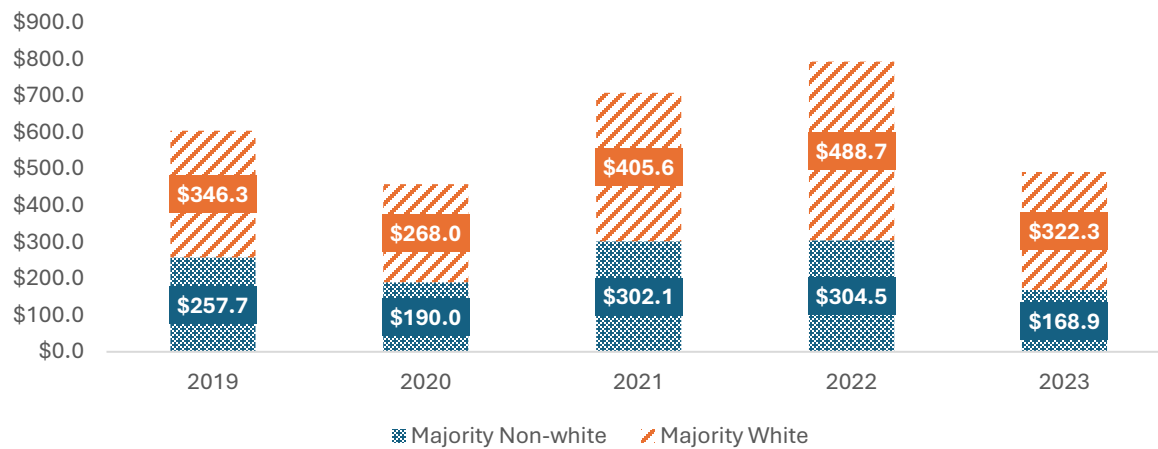
Figure 426: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Cleveland
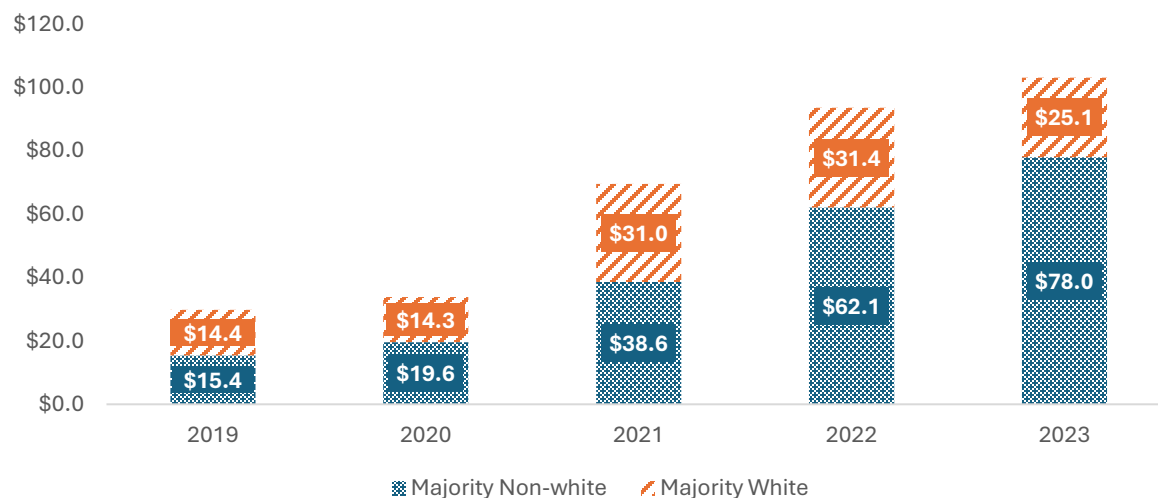
Figure 427: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Pittsburgh
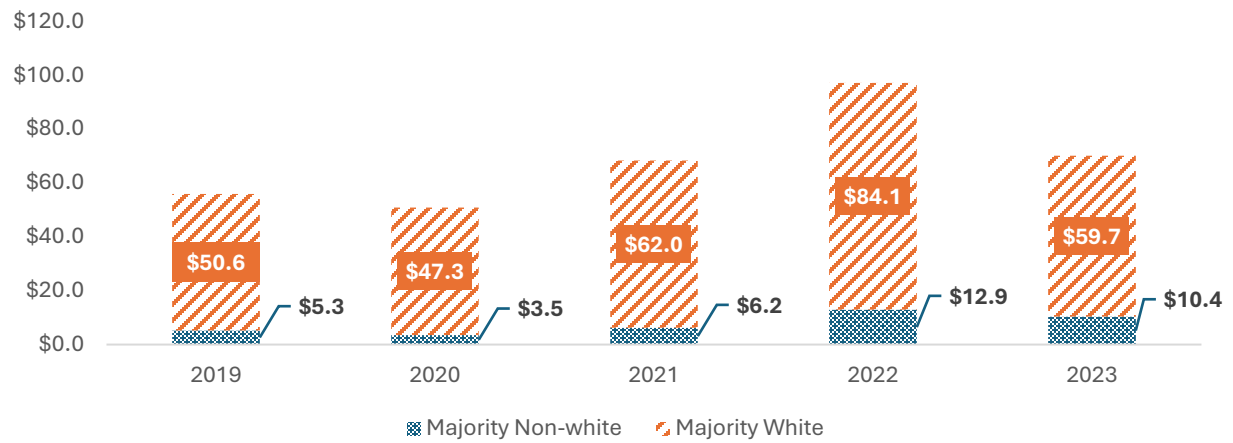
B.2.2.4. Gender

Figure 428: Application Count by Gender

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Female	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**	**Male**
2019	687	1,361	188	445	128	258	119	380	58	165
2020	587	1,200	216	594	83	172	110	457	49	155
2021	1,078	1,815	400	757	189	320	196	634	75	205
2022	934	1,700	392	610	181	324	220	780	91	201
2023	583	1,097	296	590	106	211	275	796	56	174

Figure 429: Application Count by Gender, Philadelphia
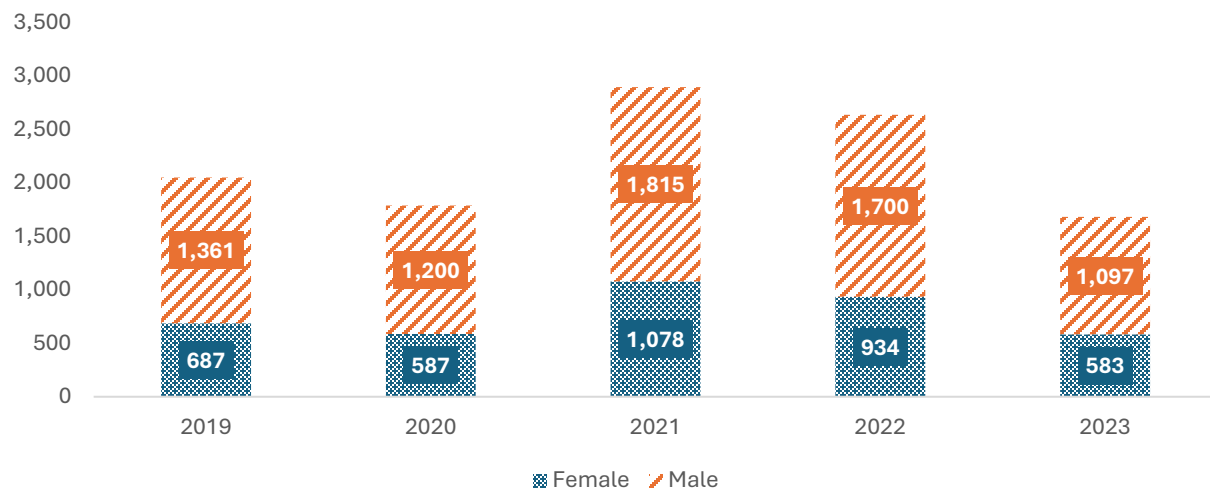
Figure 430: Application Count by Gender, Baltimore
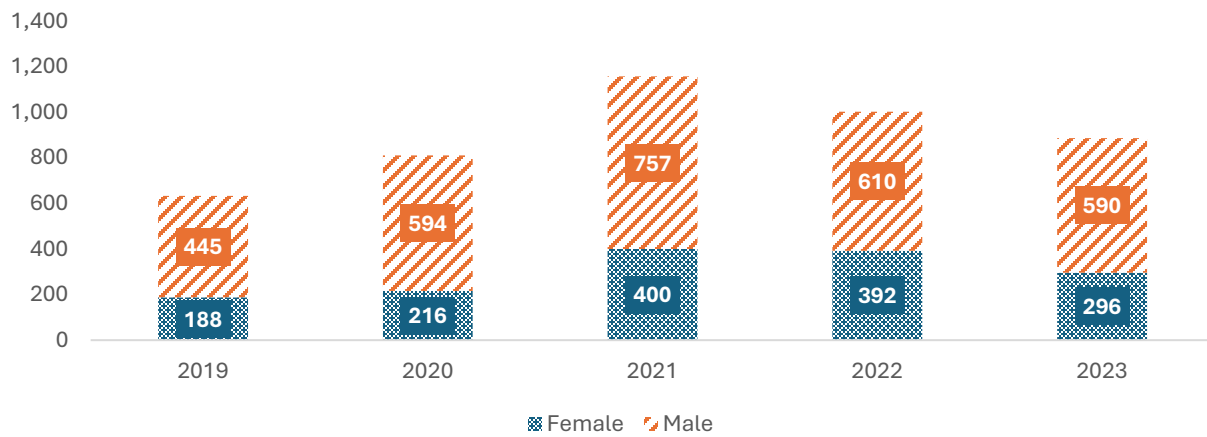
Figure 431: Application Count by Gender, Boston
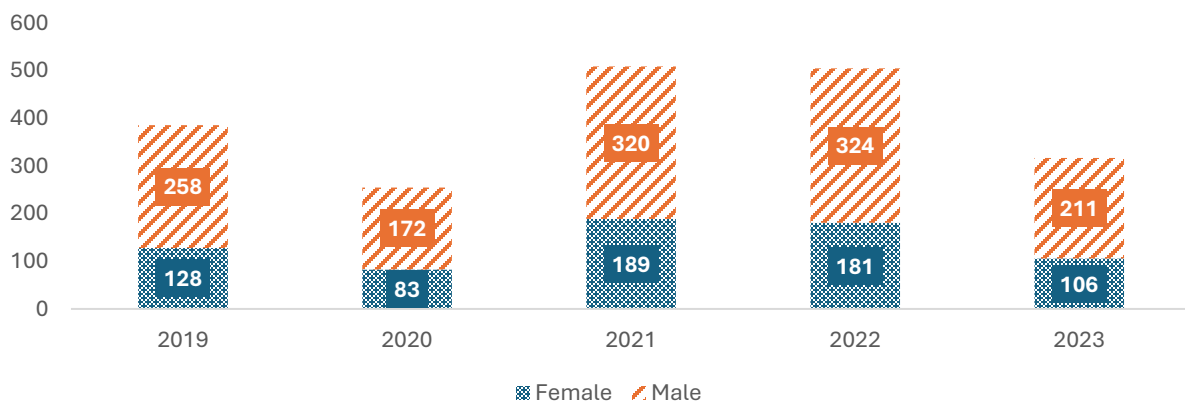
Figure 432: Application Count by Gender, Cleveland
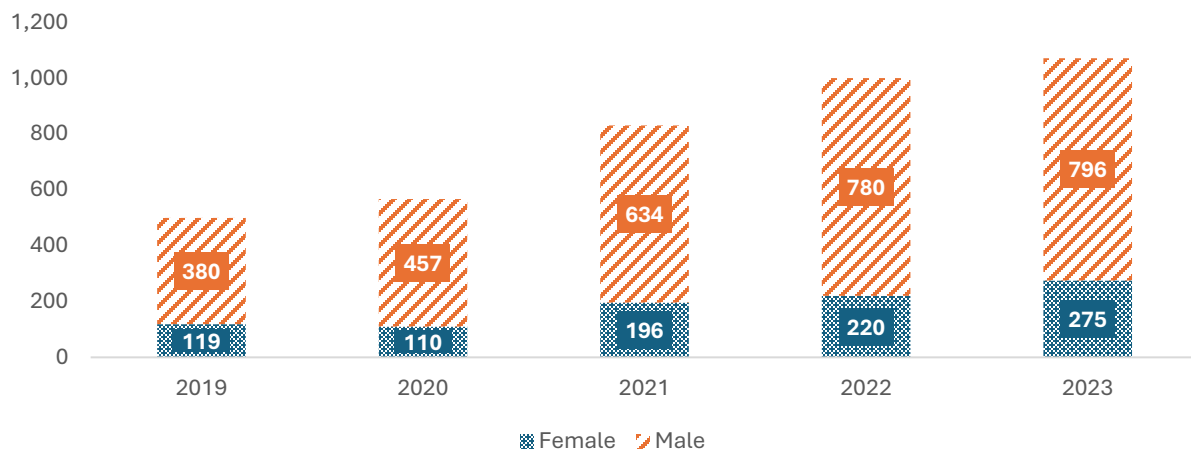
Figure 433: Application Count by Gender, Pittsburgh
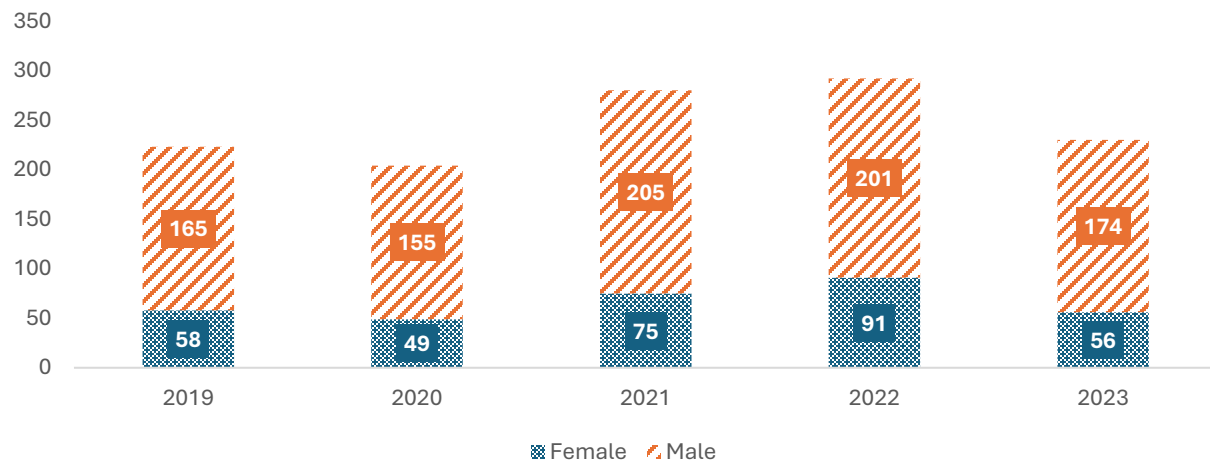
Figure 434: Origination Count by Gender

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Female	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**	**Male**
2019	512	940	109	255	88	218	80	220	37	110
2020	388	780	114	368	61	169	63	254	30	98
2021	803	1,276	241	458	134	255	104	378	43	131
2022	681	1,187	231	359	110	244	113	442	58	128
2023	410	742	176	327	66	172	140	456	40	97

Figure 435: Origination Count by Gender, Philadelphia
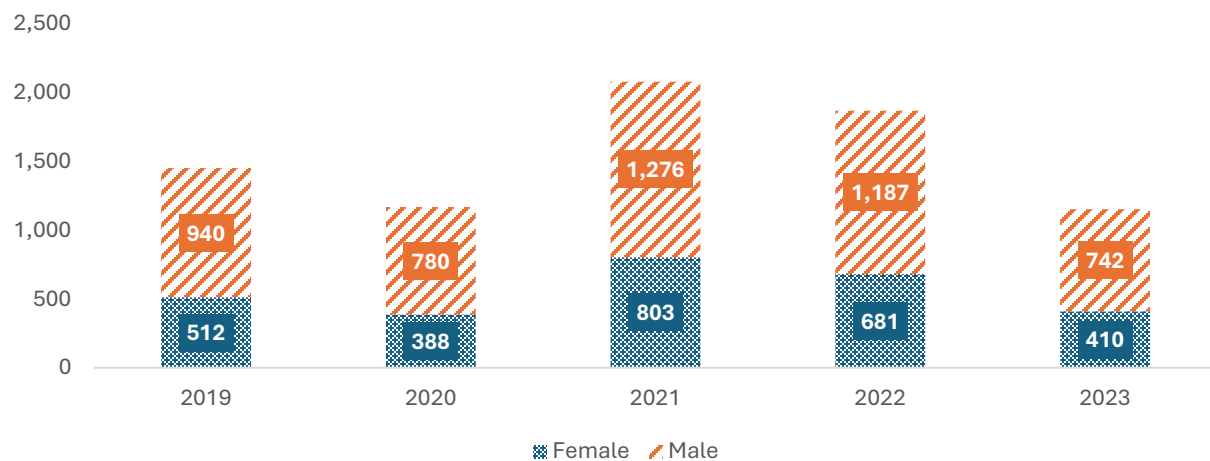
Figure 436: Origination Count by Gender, Baltimore
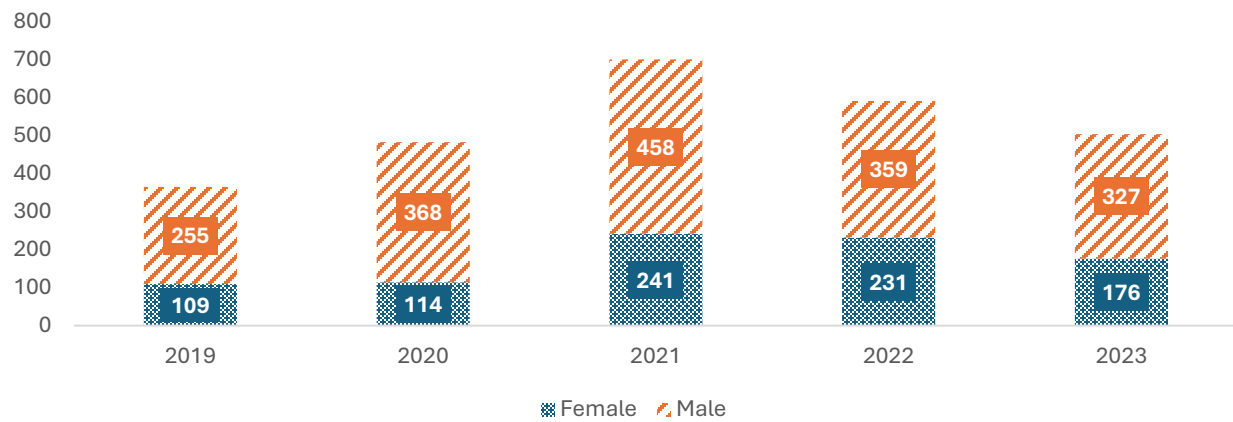
Figure 437: Origination Count by Gender, Boston
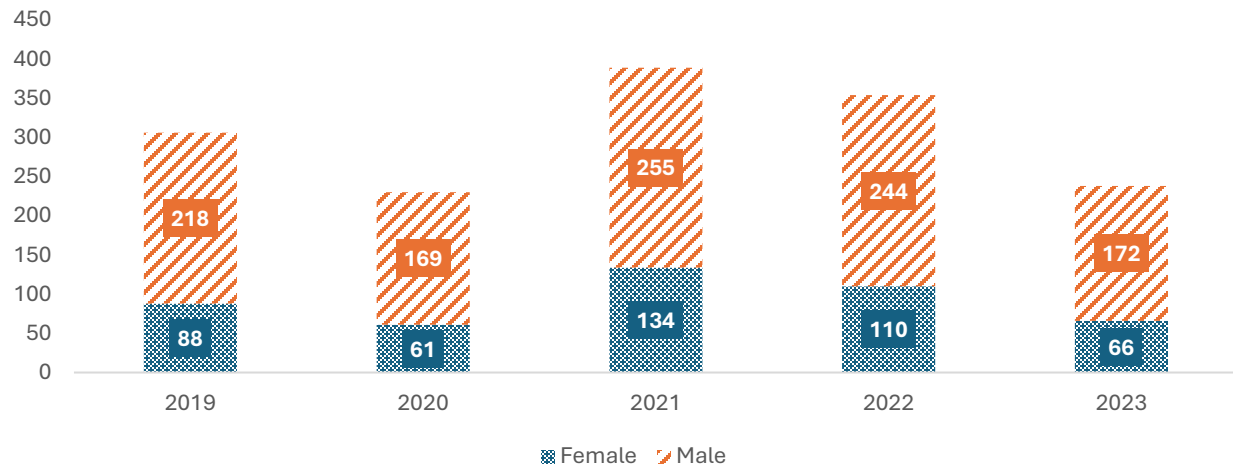
Figure 438: Origination Count by Gender, Cleveland
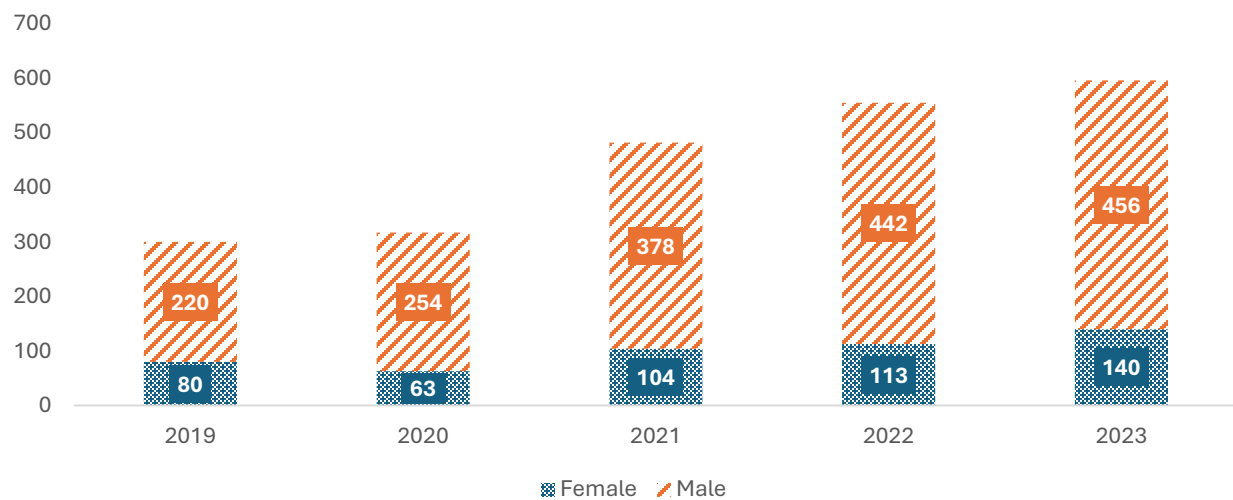
Figure 439: Origination Count by Gender, Pittsburgh
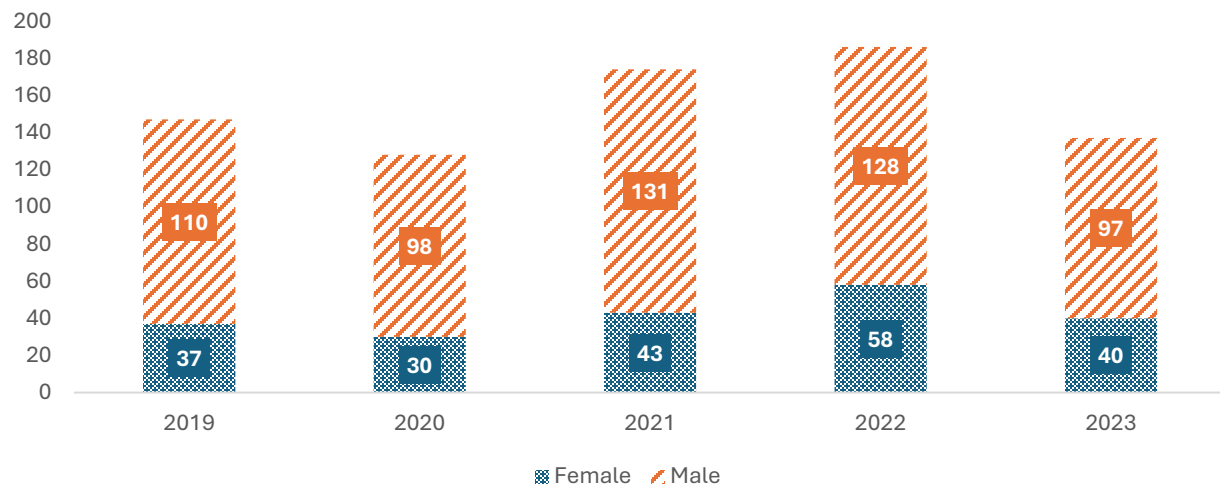
Figure 440: Withdrawal Count by Gender

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Female	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**	**Male**
2019	66	150	38	85	20	42	19	84	9	28
2020	91	170	53	106	8	32	34	117	15	25
2021	141	248	81	151	30	48	56	169	18	40
2022	116	243	96	128	38	79	74	208	19	33
2023	75	205	70	112	14	45	83	189	8	46

Figure 441: Withdrawal Count by Gender, Philadelphia
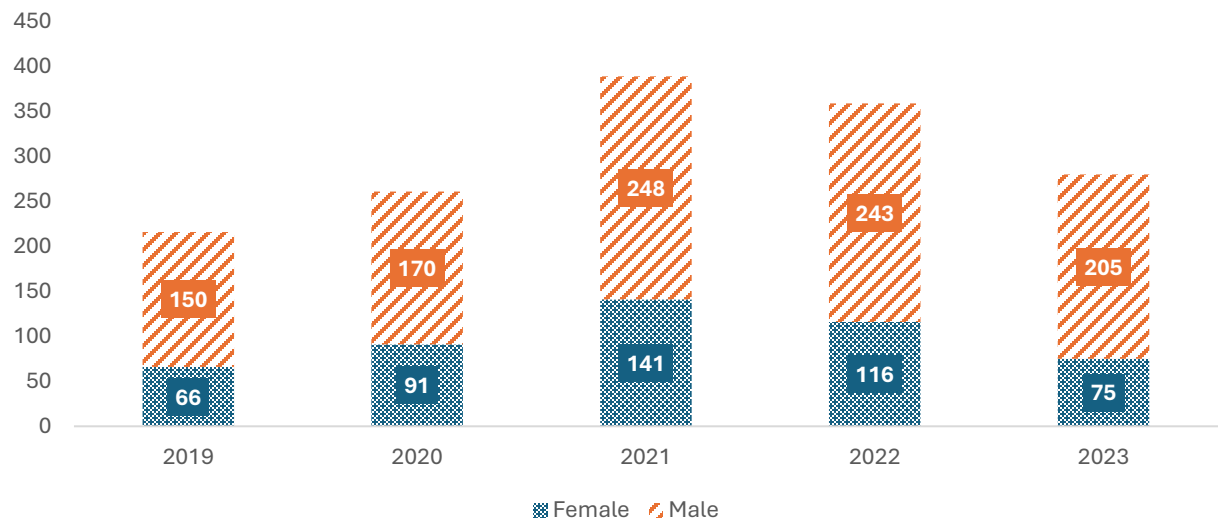
Figure 442: Withdrawal Count by Gender, Baltimore
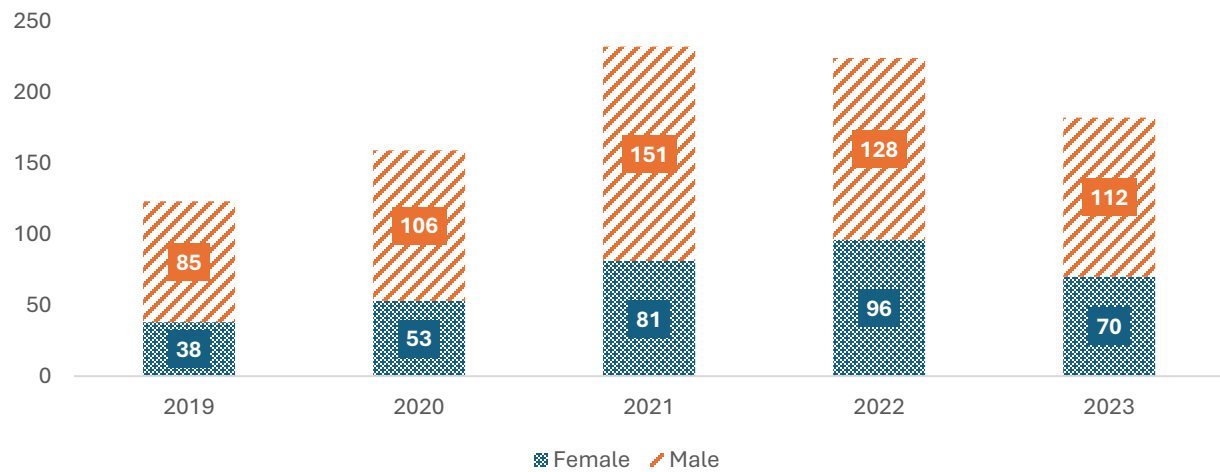
Figure 443: Withdrawal Count by Gender, Boston
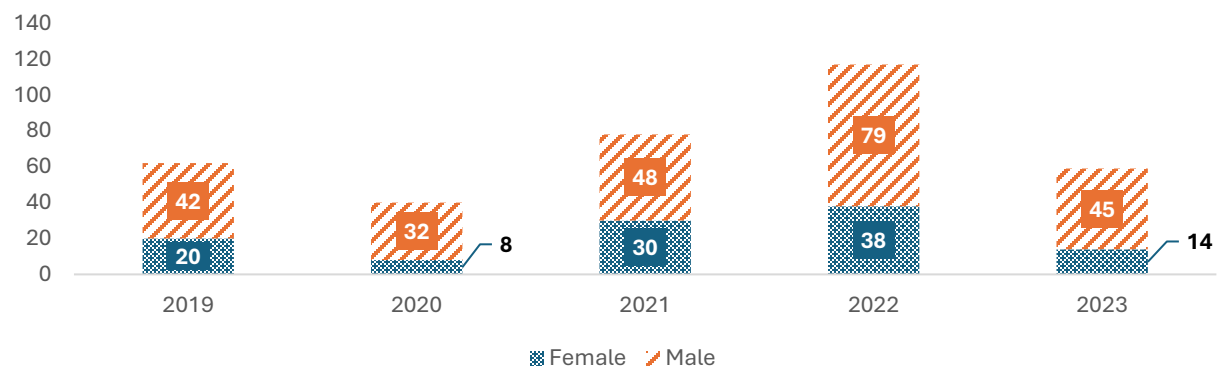
Figure 444: Withdrawal Count by Gender, Cleveland
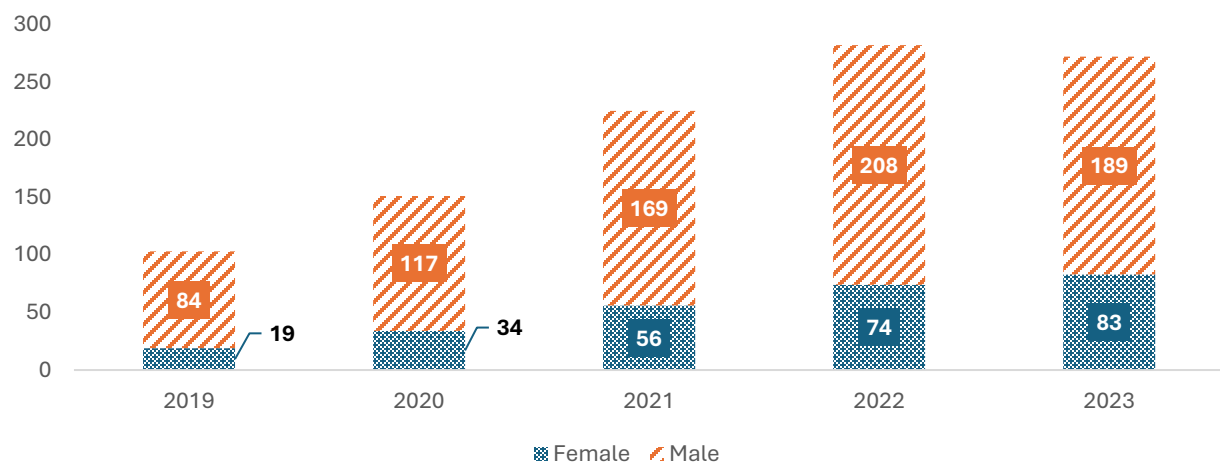
Figure 445: Withdrawal Count by Gender, Pittsburgh
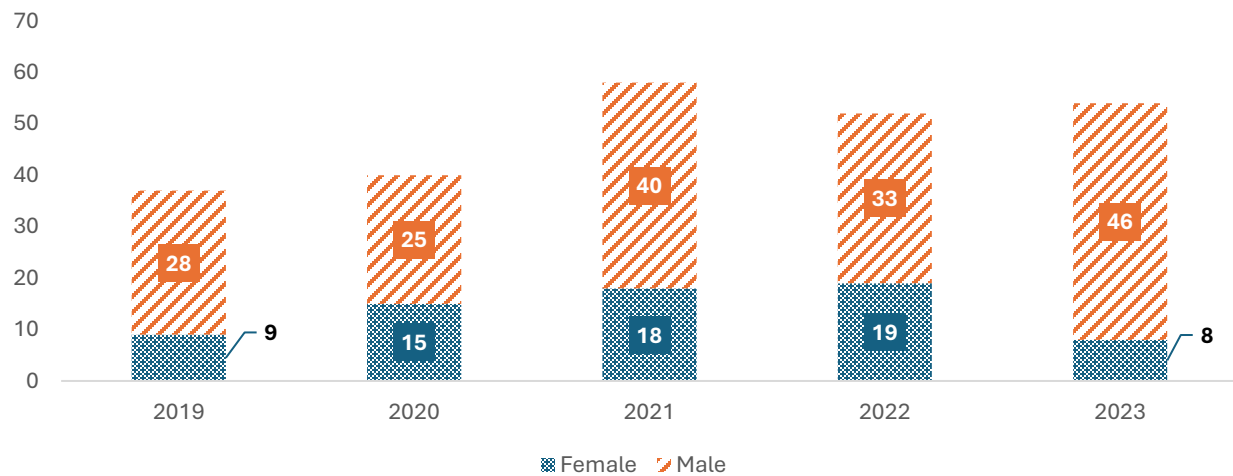
Figure 446: Denial Rate by Gender

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Female	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**	**Male**
2019	7.0%	9.0%	9.6%	12.6%	3.1%	9.9%	9.2%	9.2%	8.6%	8.5%
2020	9.4%	10.1%	12.5%	8.9%	9.6%	9.5%	5.5%	8.1%	2.0%	12.3%
2021	5.8%	6.7%	8.5%	9.2%	5.3%	5.2%	6.6%	6.8%	6.7%	8.8%
2022	7.7%	8.1%	9.9%	11.6%	12.7%	9.8%	6.8%	6.9%	5.5%	9.5%
2023	9.9%	8.1%	9.1%	13.9%	13.2%	13.7%	10.5%	10.6%	5.4%	8.6%

Figure 447: Denial Rate by Gender, Philadelphia
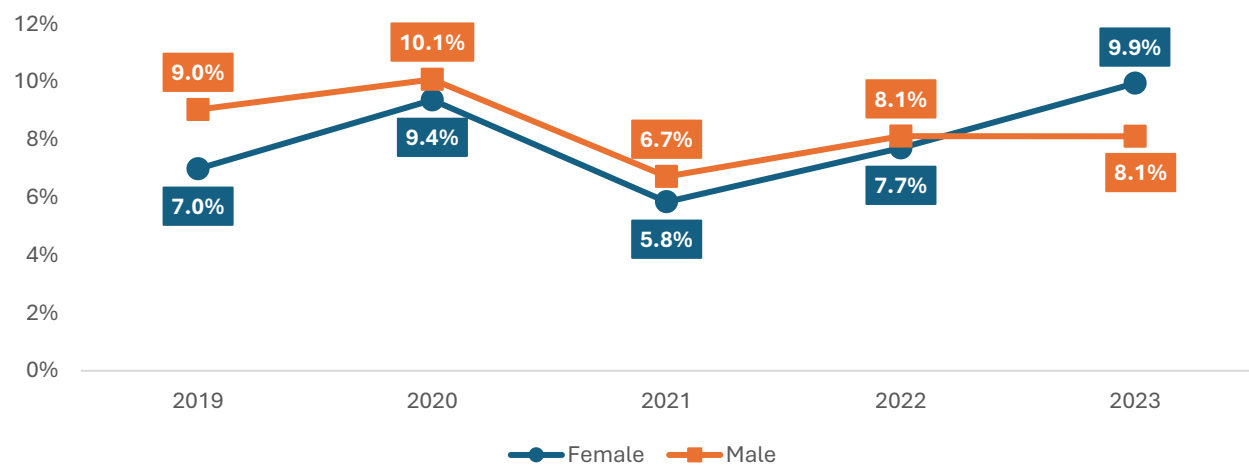
Figure 448: Denial Rate by Gender, Baltimore
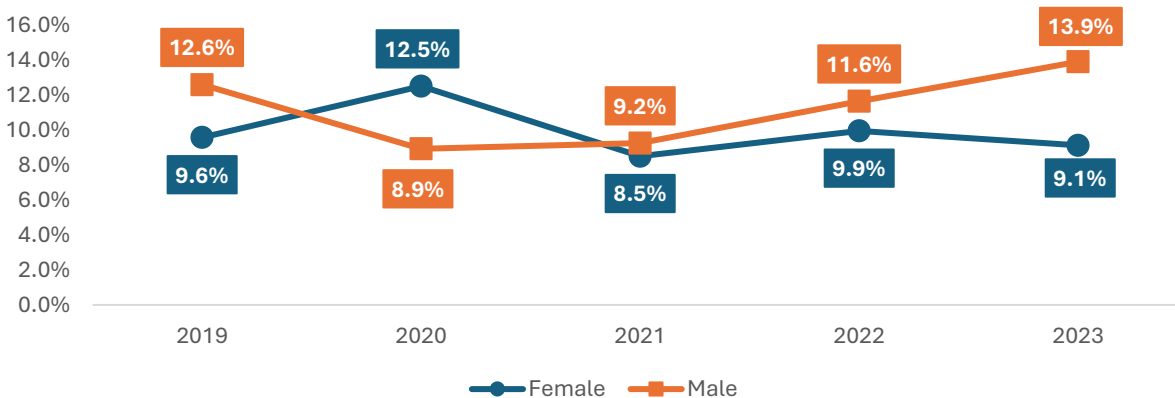
Figure 449: Denial Rate by Gender, Boston
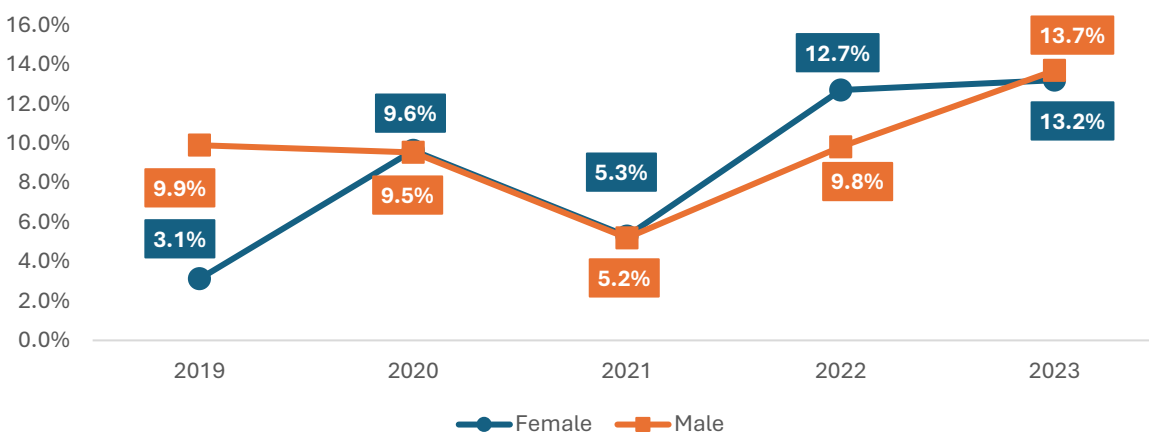
Figure 450: Denial Rate by Gender, Cleveland
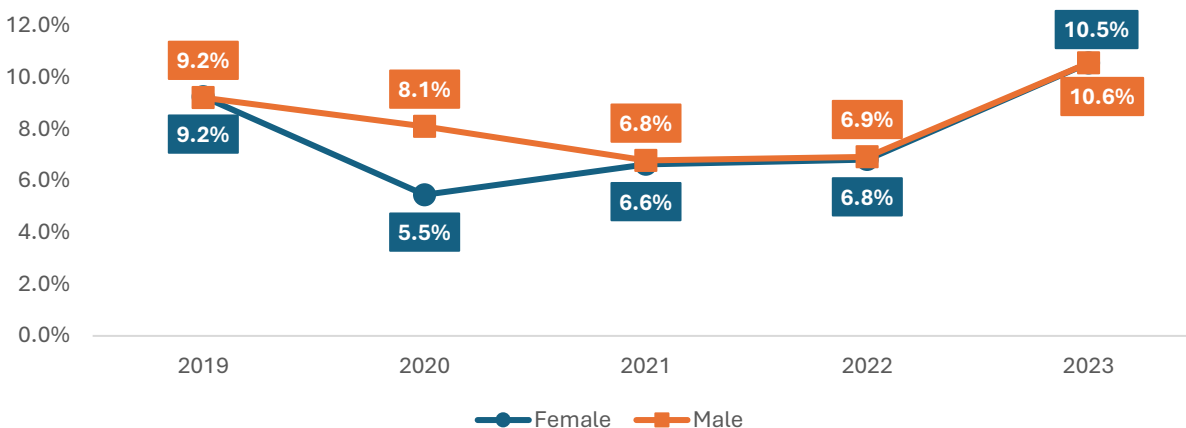
Figure 451: Denial Rate by Gender, Pittsburgh
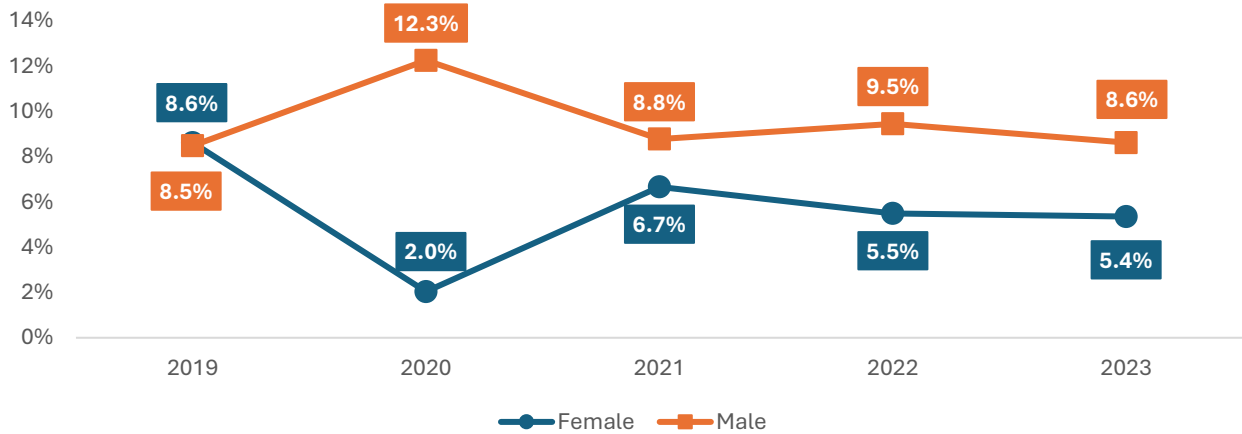
Figure 452: Total Dollars ($M) Originated by Gender

| | Philadelphia | | Baltimore | | Boston | | Cleveland | | Pittsburgh | |
	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male
2019	$81.7	$160.3	$11.5	$29.4	$37.4	$121.6	$5.7	$15.1	$5.1	$14.6
2020	$65.0	$142.1	$14.1	$45.2	$33.8	$97.2	$5.0	$17.3	$4.3	$14.6
2021	$142.1	$244.0	$34.3	$73.4	$71.5	$142.4	$9.0	$32.5	$7.3	$20.0
2022	$130.7	$240.8	$33.8	$54.2	$63.4	$180.1	$11.2	$45.8	$9.7	$21.3
2023	$75.6	$146.0	$30.1	$50.0	$38.6	$117.3	$12.4	$43.6	$7.4	$16.5

Figure 453: Total Dollars ($M) Originated by Gender, Philadelphia
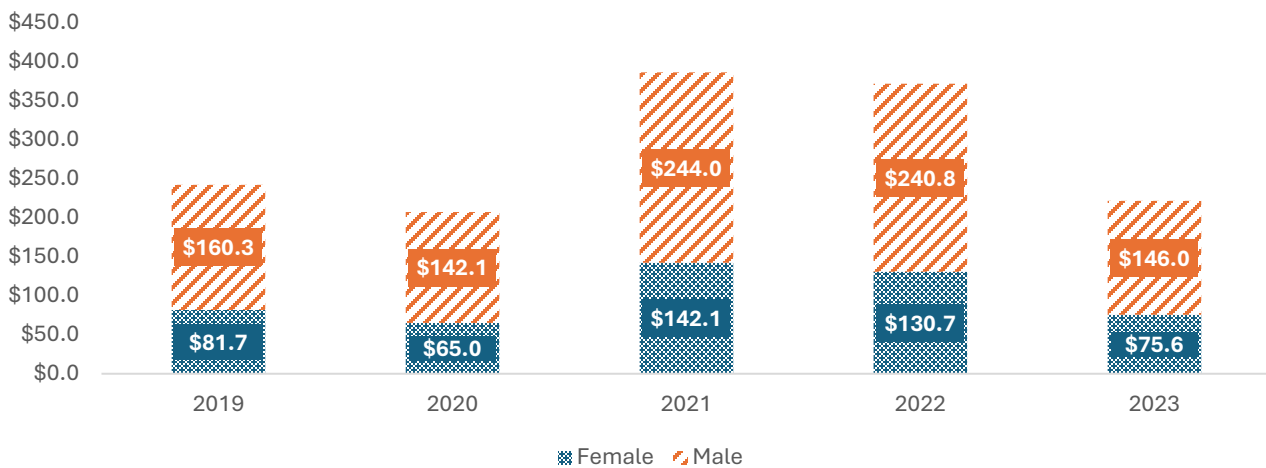
Figure 454: Total Dollars ($M) Originated by Gender, Baltimore
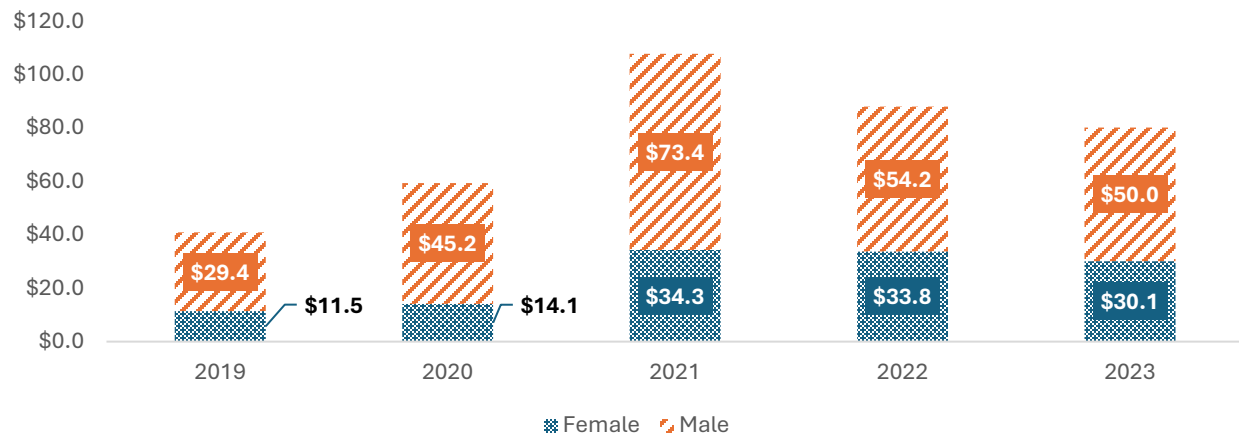
Figure 455: Total Dollars ($M) Originated by Gender, Boston
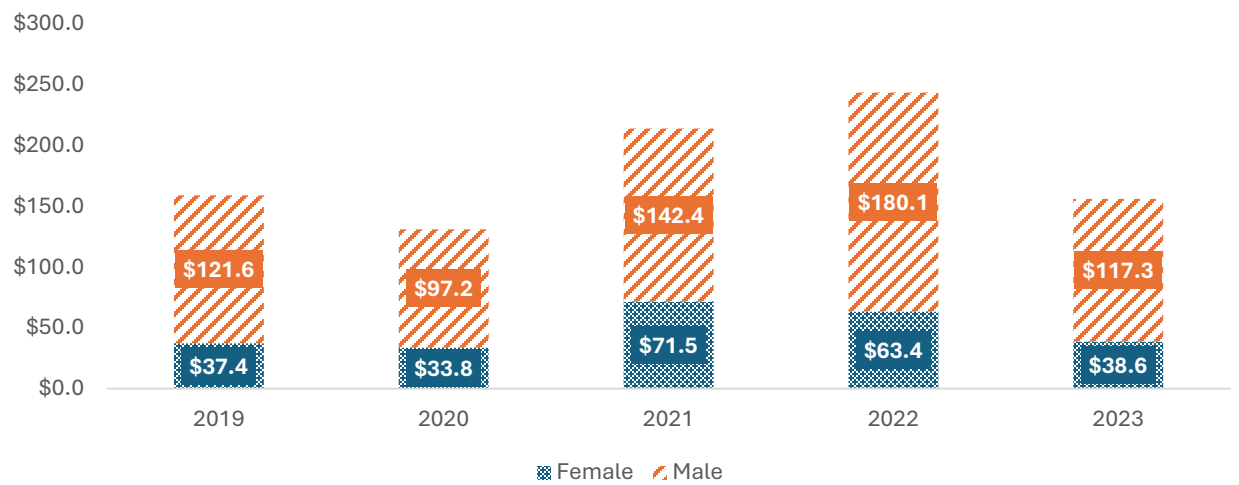
Figure 456: Total Dollars ($M) Originated by Gender, Cleveland
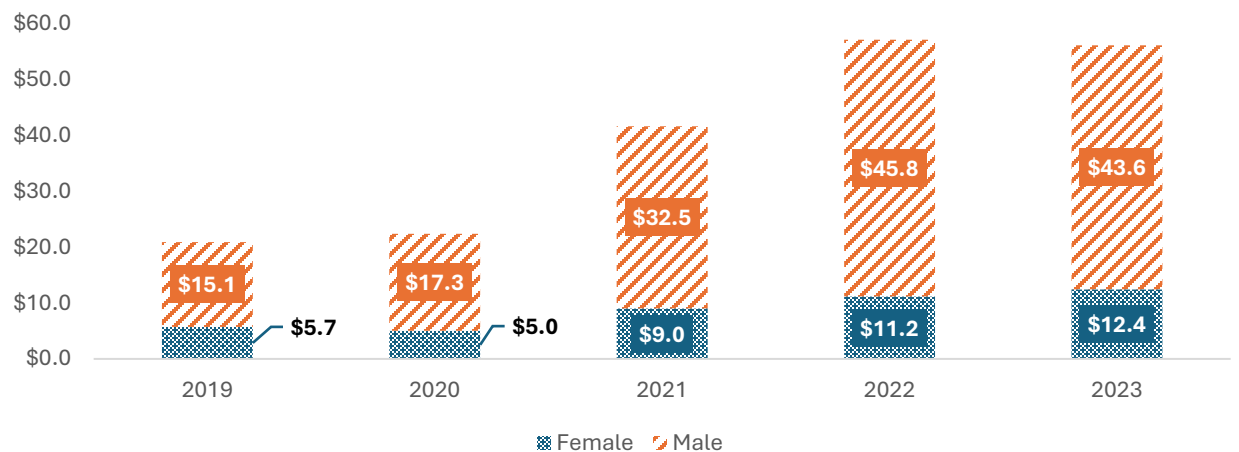
Figure 457: Total Dollars ($M) Originated by Gender, Pittsburgh
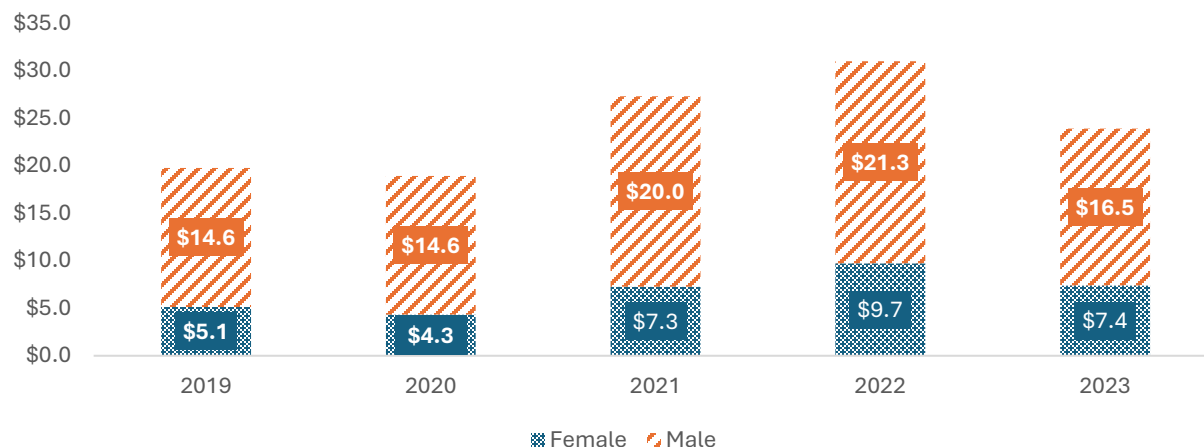
B.2.3. Home Refinance Lending, Philadelphia v. Peer Jurisdictions

As seen in earlier home refinance lending sections, this category of lending was particularly rate sensitive – heightening during the low-interest rate periods and decreasing as rates increased. Within that macro-environment, each respective market was subject to different pressures that would affect the home refinance lending market. Boston – which can generally be categorized by a higher-income population and higher-value home market – saw noticeably more refinance activity relative to Baltimore, Cleveland and Pittsburgh. Notably, each of these markets has lower home values where it may not be as worthwhile for homeowners to refinance (or perhaps, already have relatively favorable mortgage terms given the lower value of their homes). For those that did refinance, the refinance origination pool is similar to each respective market's homeownership market – with Baltimore and Philadelphia generally showing as the most diverse set of homeowners and home refinance lending pool.

Figure 458: Summary Stats, Home Refinance Lending, Philadelphia vs. Peer Jurisdictions

Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	21,932	9,815	3,197	24.2%	$1,914.2
2020	38,100	19,632	5,601	15.4%	$4,662.4
2021	39,547	19,680	5,512	17.4%	$4,365.4
2022	18,062	7,352	2,990	25.8%	$1,347.3
2023	9,644	3,686	1,466	31.0%	$499.4

Baltimore

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	6,612	2,558	1,320	22.8%	$552.8
2020	13,194	6,649	2,262	14.4%	$1,628.4
2021	15,638	7,636	2,605	15.1%	$1,688.0
2022	6,277	2,321	1,354	23.7%	$435.5
2023	2,787	937	594	27.8%	$149.6

Boston

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	9,233	5,057	1,079	13.7%	$2,260.9
2020	18,398	11,094	2,281	9.0%	$4,902.4
2021	16,337	9,503	1,850	10.2%	$4,264.5
2022	4,808	2,410	658	18.6%	$1,189.3
2023	2,719	760	259	18.5%	$327.3

Cleveland					_Pittsburgh_				
	Applications	**Originations**	**Withdrawals**	**Denial Rate**	**Total ($M) Originated**	**Applications**	**Originations**	**Withdrawals**	**Denial Rate**	**Total ($M) Originated**
2019	2,070	886	279	30.2%	$88.8	3,134	1,663	384	18.9%	$288.1
2020	3,066	1,533	382	22.0%	$186.4	5,624	3,244	661	13.3%	$700.1
2021	4,352	2,183	559	19.8%	$255.2	6,062	3,530	703	13.6%	$722.9
2022	2,543	1,090	371	28.7%	$119.3	2,846	1,496	378	24.6%	$273.1
2023	1,325	478	230	30.6%	$45.4	1,456	717	166	24.9%	$115.1

B.2.3.1. Race and Ethnicity

Figure 459: Application Count by Race and Ethnicity

Philadelphia					
	Asian	**Black**	**Hispanic**	**White**	**Other**
2019	1,057	5,117	1,305	9,301	341
2020	2,256	5,940	1,991	18,643	695
2021	2,259	8,315	2,605	16,016	650
2022	780	5,489	1,406	5,493	213
2023	339	3,131	871	2,861	107

Baltimore						_Boston_					
	Asian	**Black**	**Hispanic**	**White**	**Other**		**Asian**	**Black**	**Hispanic**	**White**	**Other**
2019	97	2,438	171	2,239	99	**2019**	404	1,266	604	4,653	202
2020	294	3,265	339	5,955	261	**2020**	1,031	1,946	964	9,645	437
2021	296	4,813	433	5,487	306	**2021**	917	2,353	1,085	7,215	374
2022	82	2,797	182	1,375	102	**2022**	224	967	413	1,924	122
2023	23	1,345	78	534	51	**2023**	80	439	177	715	44

Cleveland						_Pittsburgh_					
	Asian	**Black**	**Hispanic**	**White**	**Other**		**Asian**	**Black**	**Hispanic**	**White**	**Other**
2019	27	411	178	1,072	28	**2019**	44	312	42	2,106	51
2020	39	499	249	1,720	30	**2020**	163	304	69	3,988	102
2021	57	841	348	2,168	60	**2021**	179	460	85	3,987	128
2022	24	624	254	1,068	27	**2022**	53	374	41	1,789	49
2023	16	389	126	490	22	**2023**	21	225	19	894	14

Figure 460: Application Count by Race and Ethnicity, Philadelphia
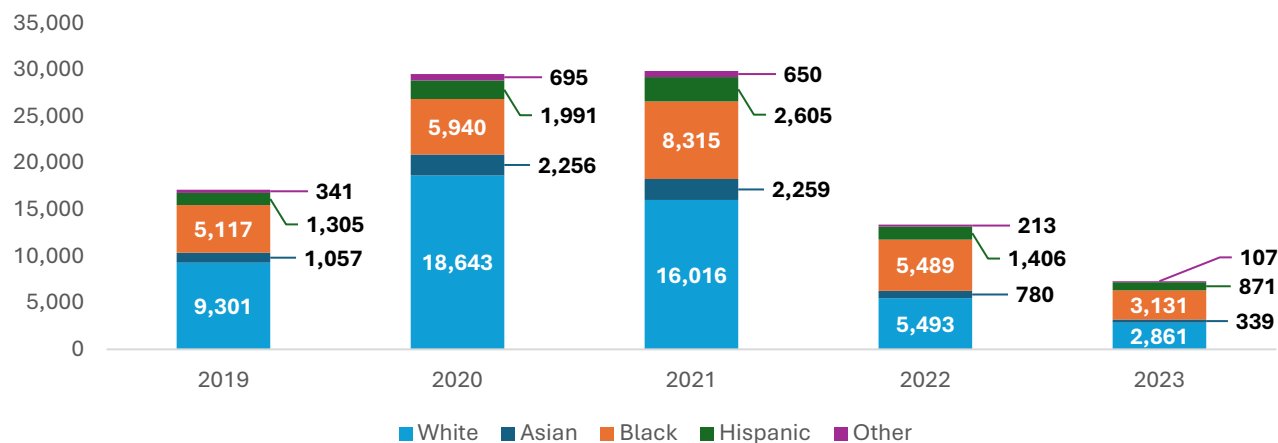
Figure 461: Application Count by Race and Ethnicity, Baltimore
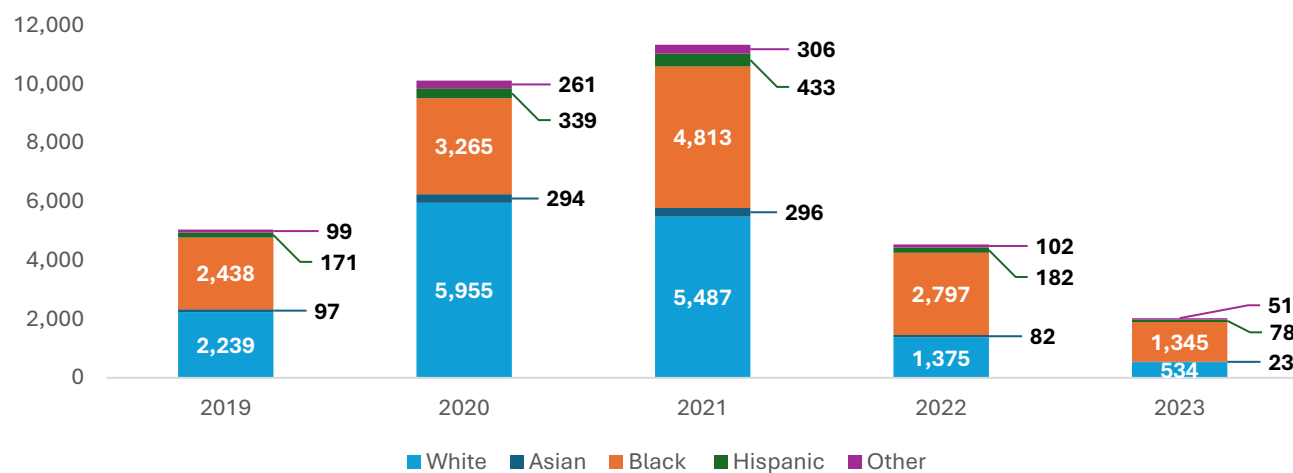
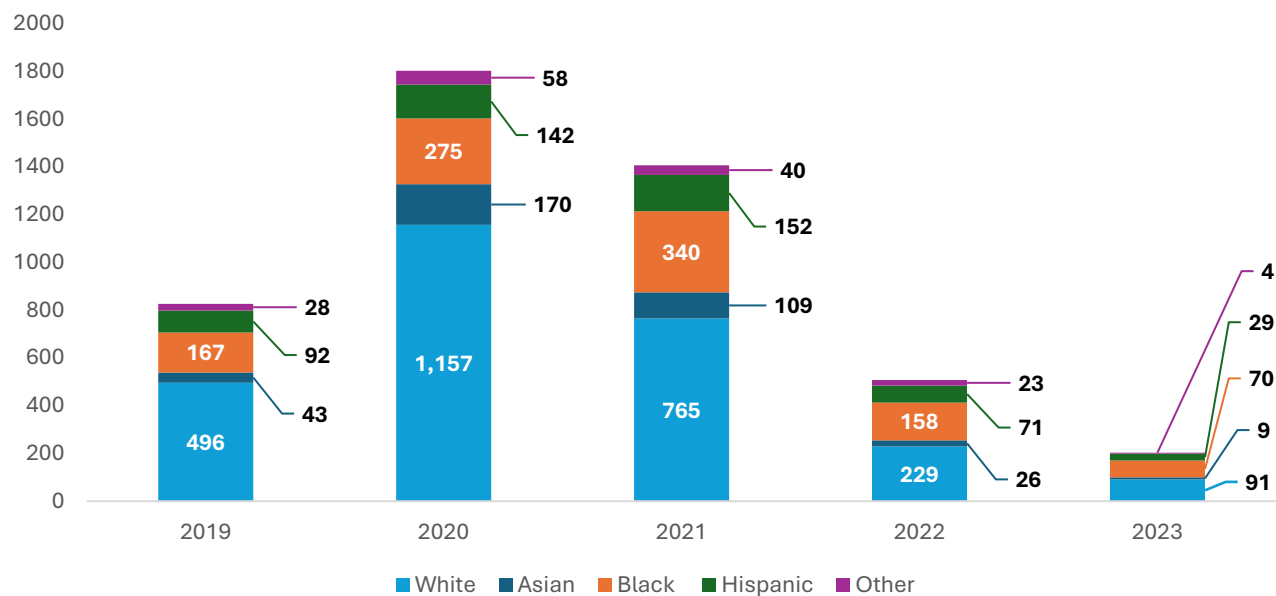Figure 462: Application Count by Race and Ethnicity, Boston
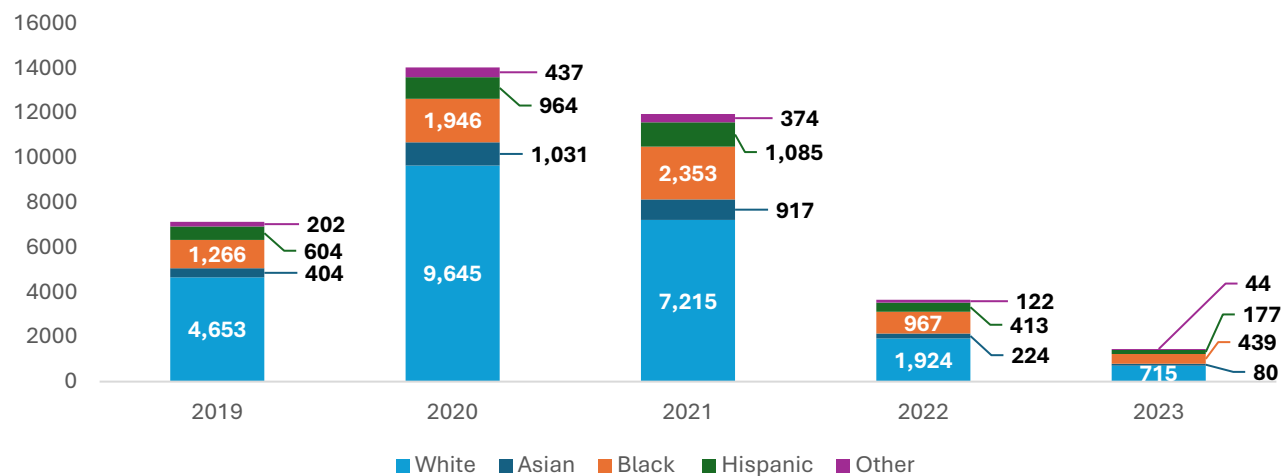
Figure 463: Application Count by Race and Ethnicity, Cleveland
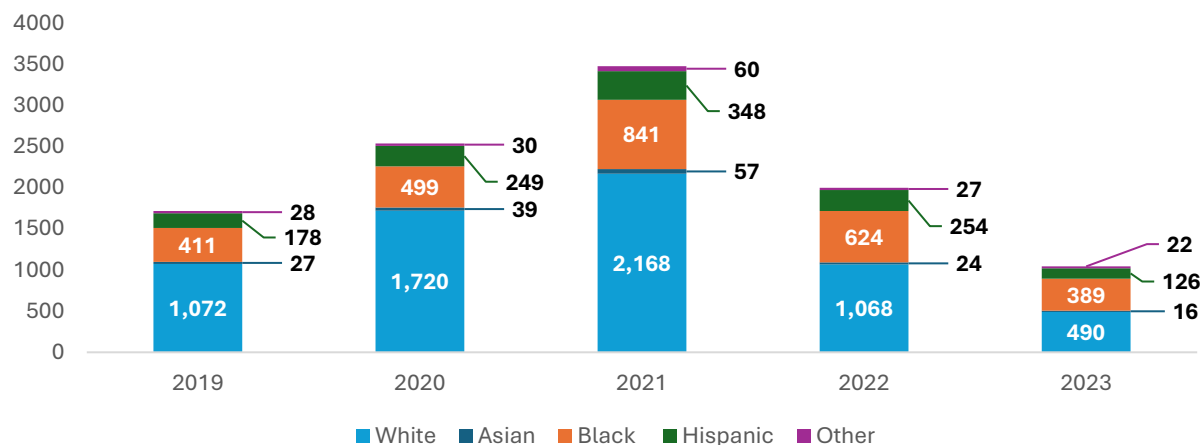
Figure 464: Application Count by Race and Ethnicity, Pittsburgh
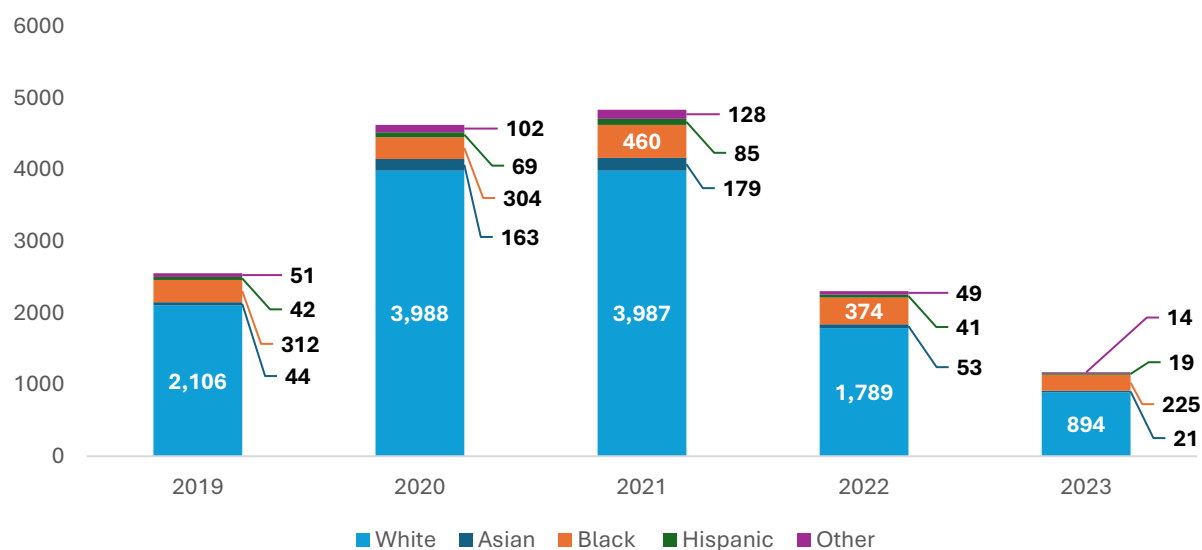
Figure 465: Origination Count by Race and Ethnicity

Philadelphia

	Asian	Black	Hispanic	White	Other
2019	480	1,875	518	5,156	156
2020	1,127	2,522	925	11,250	401
2021	1,166	3,603	1,200	9,672	346
2022	330	2,066	517	2,878	100
2023	131	1,081	297	1,419	36

Baltimore

	Asian	Black	Hispanic	White	Other
2019	39	753	56	1,250	38
2020	174	1,325	146	3,763	141
2021	158	2,104	213	3,476	177
2022	29	1,006	72	680	41
2023	10	452	23	243	19

Boston

	Asian	Black	Hispanic	White	Other
2019	236	594	298	3,004	113
2020	626	1,011	477	6,728	295
2021	573	1,201	595	5,115	255
2022	109	414	174	1,225	63
2023	28	135	62	380	16

Cleveland

	Asian	Black	Hispanic	White	Other
2019	10	123	64	563	17
2020	22	177	115	1,014	17
2021	31	335	158	1,320	36
2022	11	206	112	581	12
2023	4	117	41	234	6

Pittsburgh

	Asian	Black	Hispanic	White	Other
2019	22	132	19	1,234	28
2020	91	157	41	2,480	67
2021	103	221	50	2,589	82
2022	26	168	19	1,041	23
2023	6	93	9	501	6

Figure 466: Origination Count by Race and Ethnicity, Philadelphia
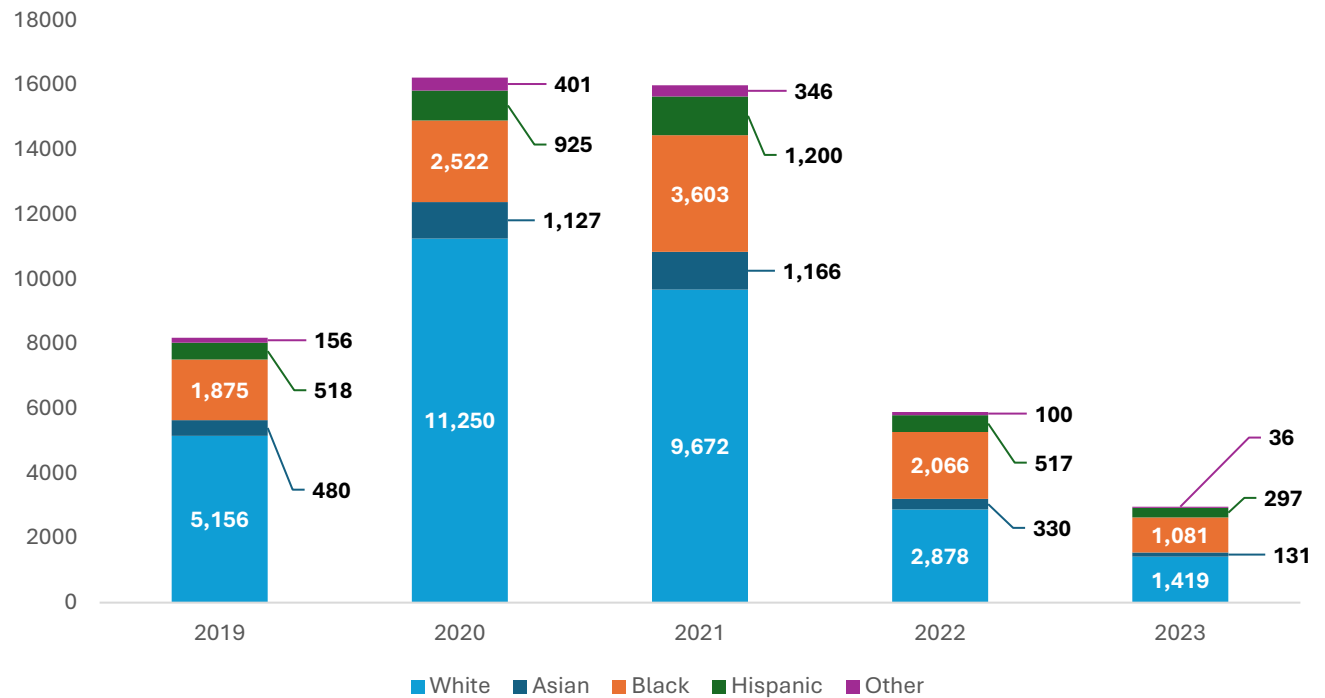
Figure 467: Origination Count by Race and Ethnicity, Baltimore
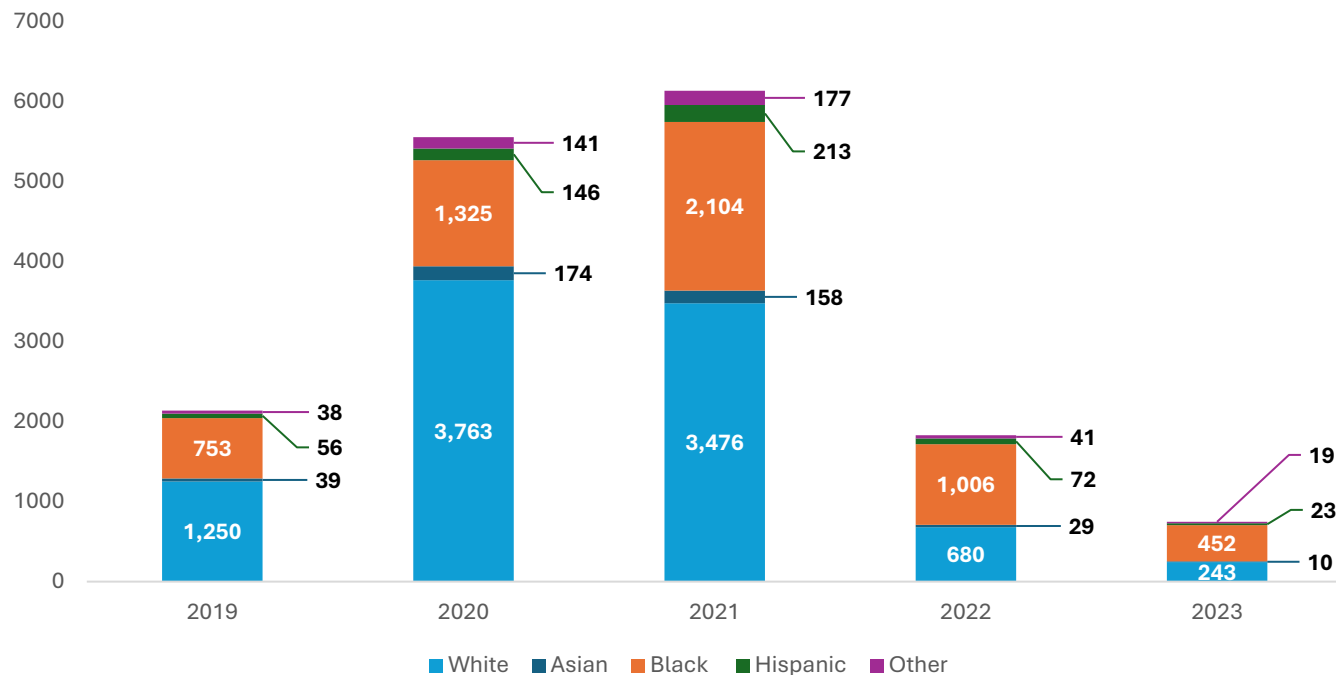
Figure 468: Origination Count by Race and Ethnicity, Boston
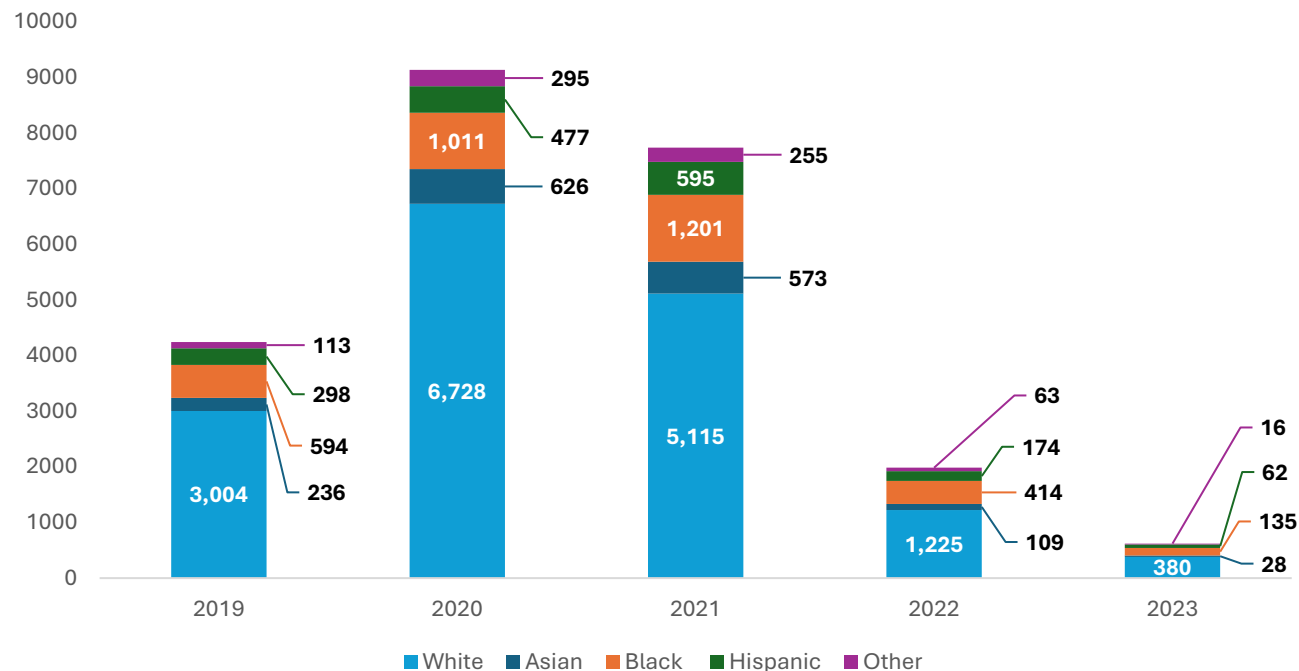
Figure 469: Origination Count by Race and Ethnicity, Cleveland

Legend: White, Asian, Black, Hispanic, Other
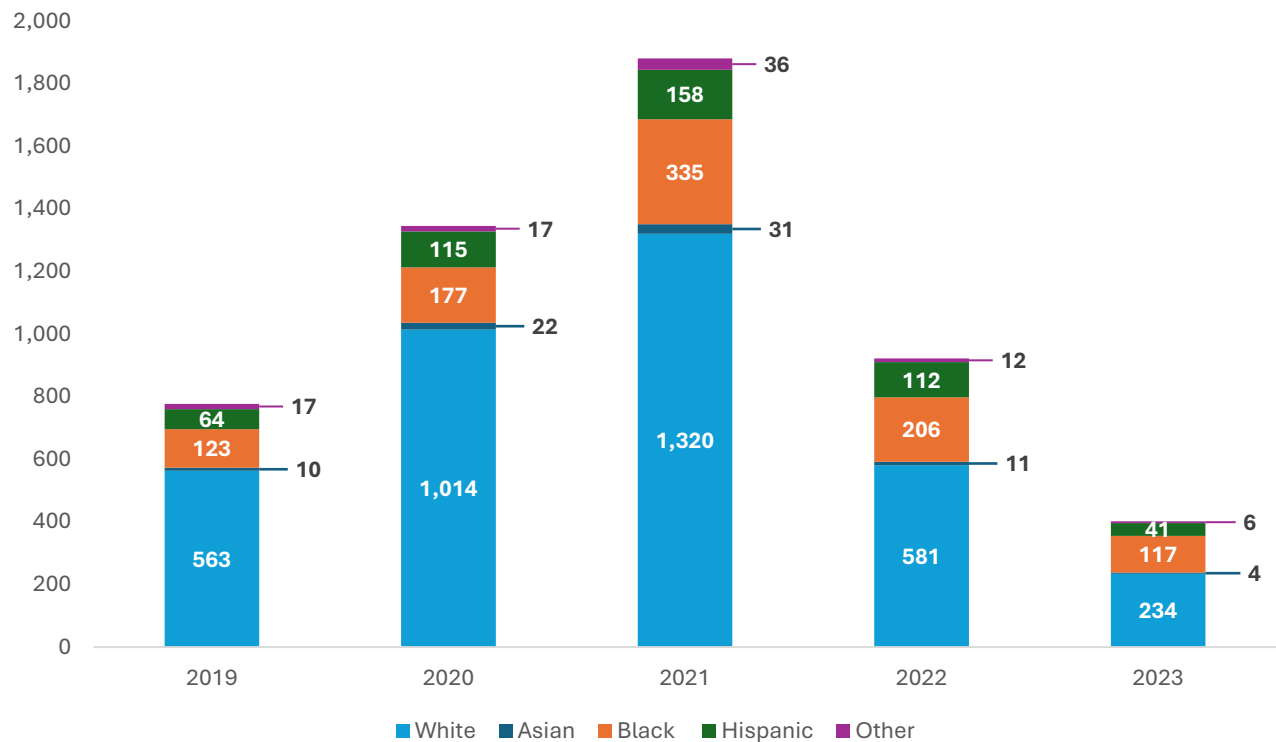
Figure 470: Origination Count by Race and Ethnicity, Pittsburgh

Legend: White, Asian, Black, Hispanic, Other
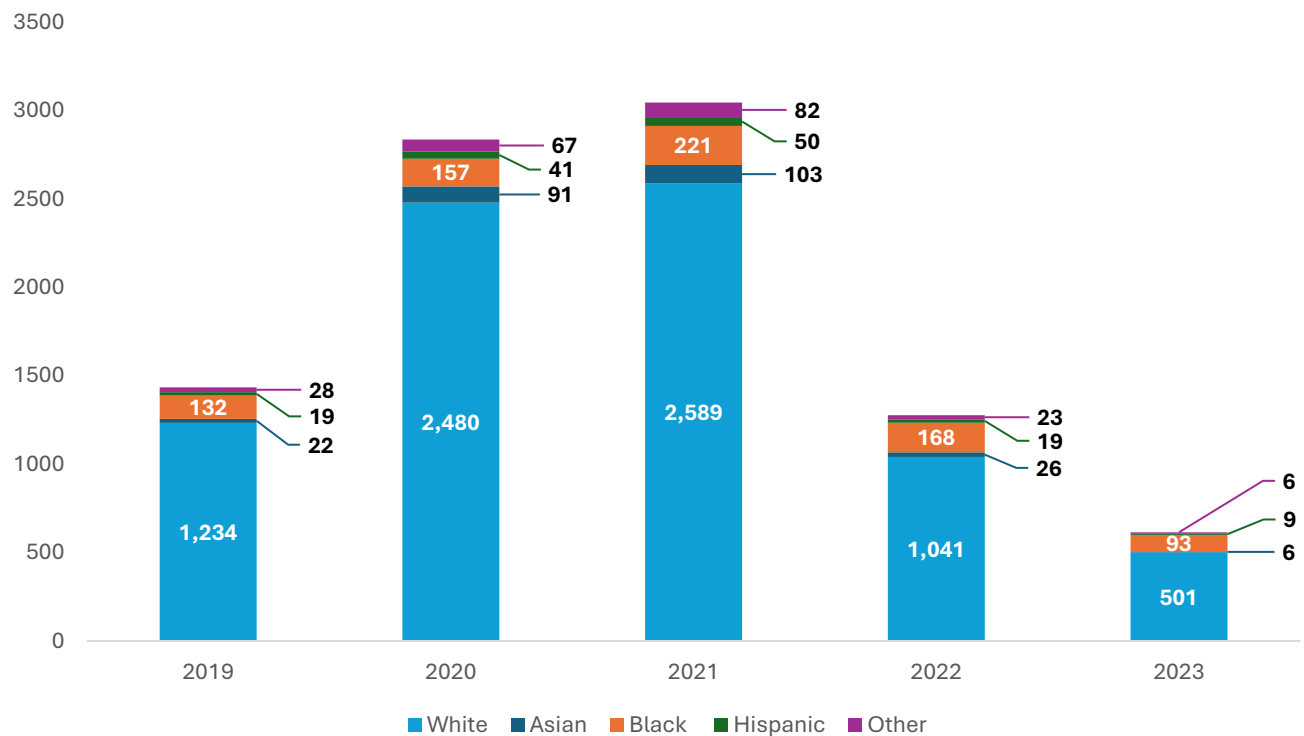
Figure 471: Withdrawal Count by Race and Ethnicity

Philadelphia

	Asian	Black	Hispanic	White	Other
2019	143	848	191	1,277	51
2020	404	924	313	2,655	119
2021	391	1,256	413	2,132	102
2022	125	943	253	896	31
2023	50	534	139	403	16

Baltimore

	Asian	Black	Hispanic	White	Other
2019	19	554	41	389	19
2020	50	626	81	948	61
2021	58	929	69	858	58
2022	20	630	41	282	22
2023	7	311	20	109	12

Boston

	Asian	Black	Hispanic	White	Other
2019	43	167	92	496	28
2020	170	275	142	1,157	58
2021	109	340	152	765	40
2022	26	158	71	229	23
2023	9	70	29	91	4

Cleveland

	Asian	Black	Hispanic	White	Other
2019	4	59	28	2	132
2020	4	70	30	1	194
2021	11	130	49	5	263
2022	2	104	35	5	128
2023	1	58	26	5	82

Pittsburgh

	Asian	Black	Hispanic	White	Other
2019	9	51	8	233	3
2020	24	36	9	468	11
2021	26	57	14	458	15
2022	3	47	5	245	4
2023	4	26	3	106	2

Figure 472: Withdrawal Count by Race and Ethnicity, Philadelphia
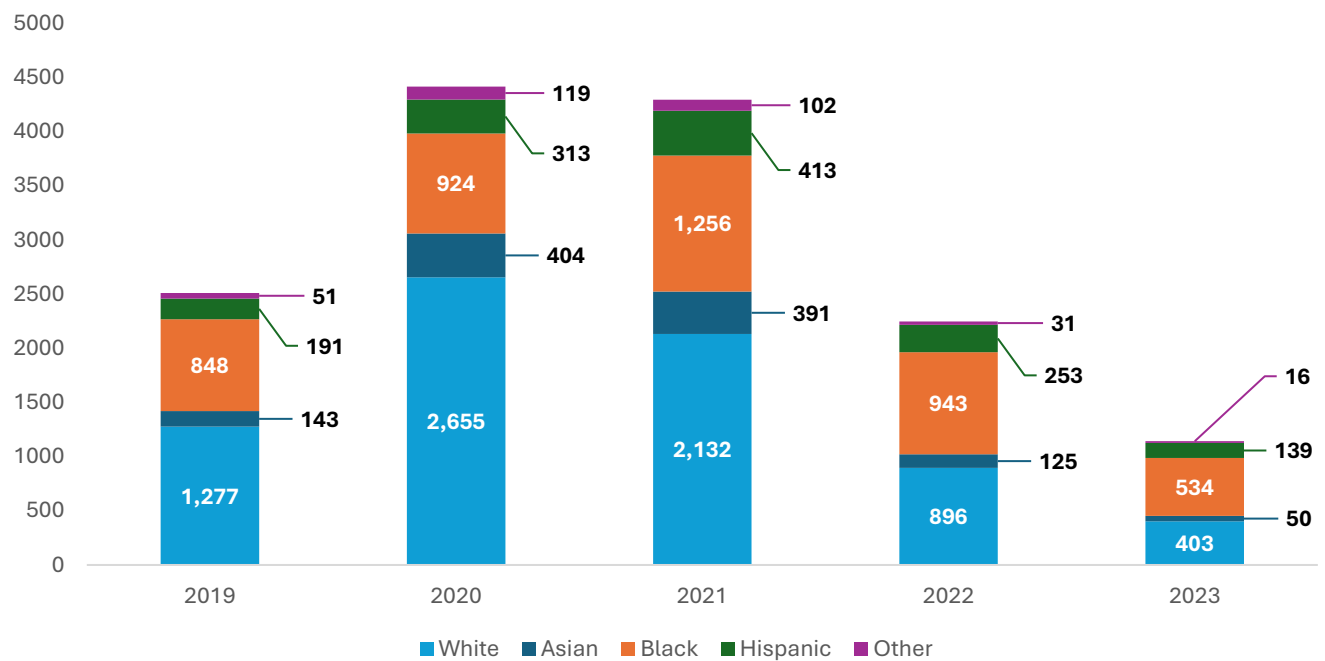
Figure 473: Withdrawal Count by Race and Ethnicity, Baltimore
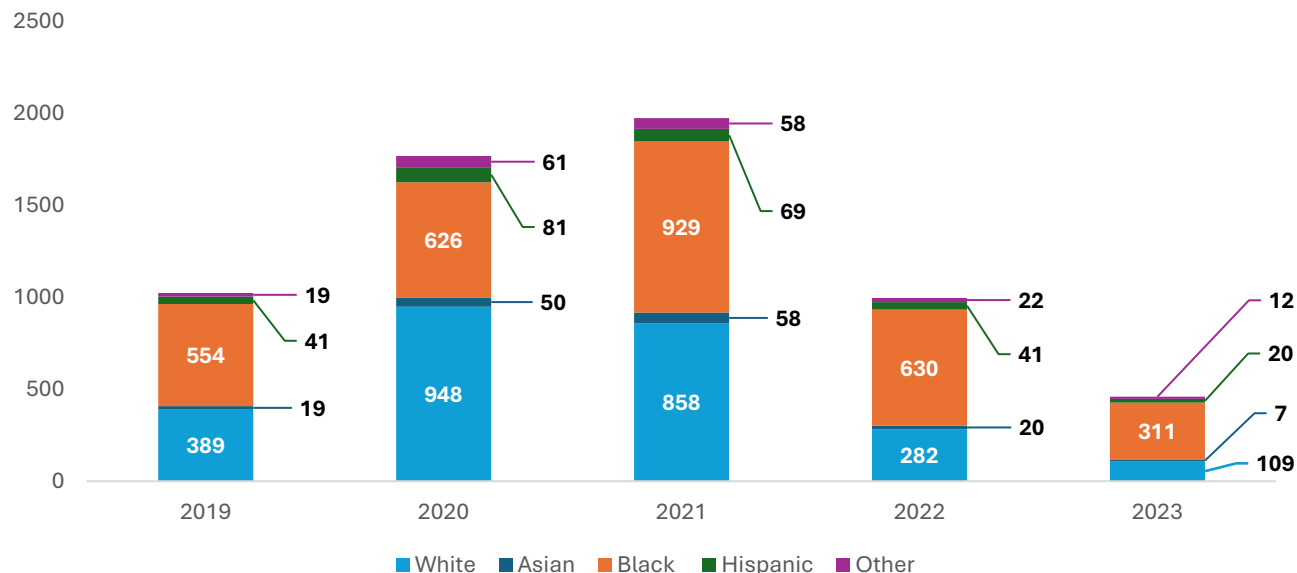
Figure 474: Withdrawal Count by Race and Ethnicity, Boston

Figure 475: Withdrawal Count by Race and Ethnicity, Cleveland
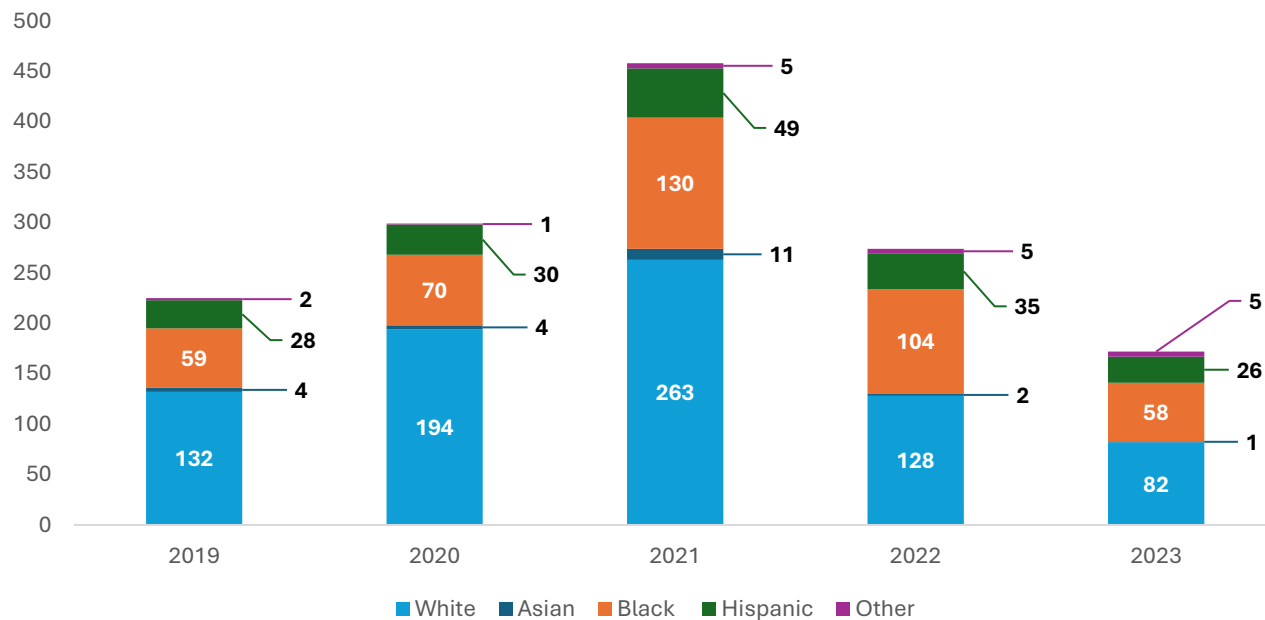
Figure 476: Withdrawal Count by Race and Ethnicity, Pittsburgh
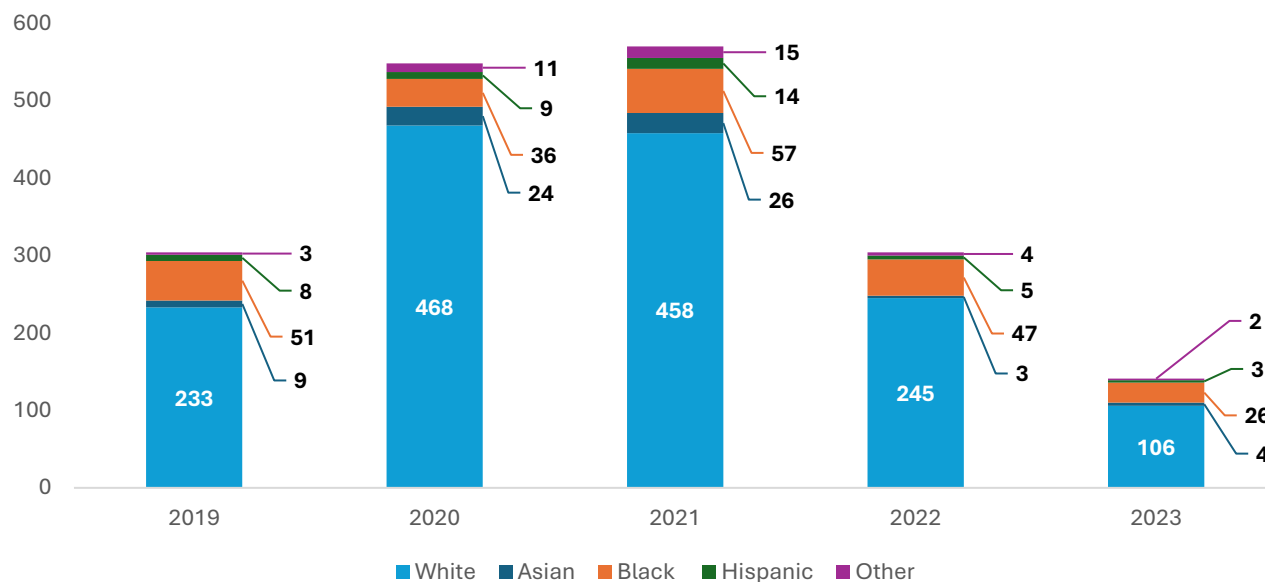
Figure 477: Denial Rate by Race and Ethnicity

Philadelphia

	Asian	Black	Hispanic	White	Other
2019	27.1%	34.4%	32.8%	17.8%	28.2%
2020	15.8%	26.5%	21.8%	11.3%	13.1%
2021	17.6%	25.9%	21.7%	12.8%	17.1%
2022	26.4%	31.5%	31.4%	18.9%	22.1%
2023	35.1%	35.8%	35.7%	24.8%	35.5%

Baltimore

	Asian	Black	Hispanic	White	Other
2019	27.8%	31.7%	26.9%	15.1%	27.3%
2020	9.2%	24.2%	16.2%	9.6%	10.3%
2021	13.5%	22.1%	18.0%	9.4%	12.7%
2022	25.6%	28.2%	24.2%	17.3%	26.5%
2023	13.0%	30.6%	26.9%	22.3%	25.5%

Boston

	Asian	Black	Hispanic	White	Other
2019	16.6%	26.2%	21.5%	10.0%	15.3%
2020	8.3%	19.8%	16.9%	6.5%	6.2%
2021	12.1%	18.7%	16.2%	6.9%	8.0%
2022	26.3%	29.2%	23.0%	12.1%	17.2%
2023	35.0%	37.8%	31.6%	21.0%	38.6%

Cleveland

	Asian	Black	Hispanic	White	Other
2019	40.7%	45.0%	39.3%	24.3%	21.4%
2020	20.5%	36.9%	29.7%	17.0%	23.3%
2021	19.3%	31.6%	27.9%	14.8%	18.3%
2022	29.2%	37.0%	33.1%	23.1%	14.8%
2023	25.0%	39.8%	34.9%	24.7%	50.0%

Pittsburgh

	Asian	Black	Hispanic	White	Other
2019	22.7%	27.6%	14.3%	18.6%	27.3%
2020	10.4%	24.0%	10.1%	12.9%	12.7%
2021	14.5%	28.7%	16.5%	12.3%	11.7%
2022	22.6%	31.6%	29.3%	17.4%	26.5%
2023	23.8%	35.1%	31.6%	21.4%	7.1%

Figure 478: Denial Rate by Race and Ethnicity, Philadelphia
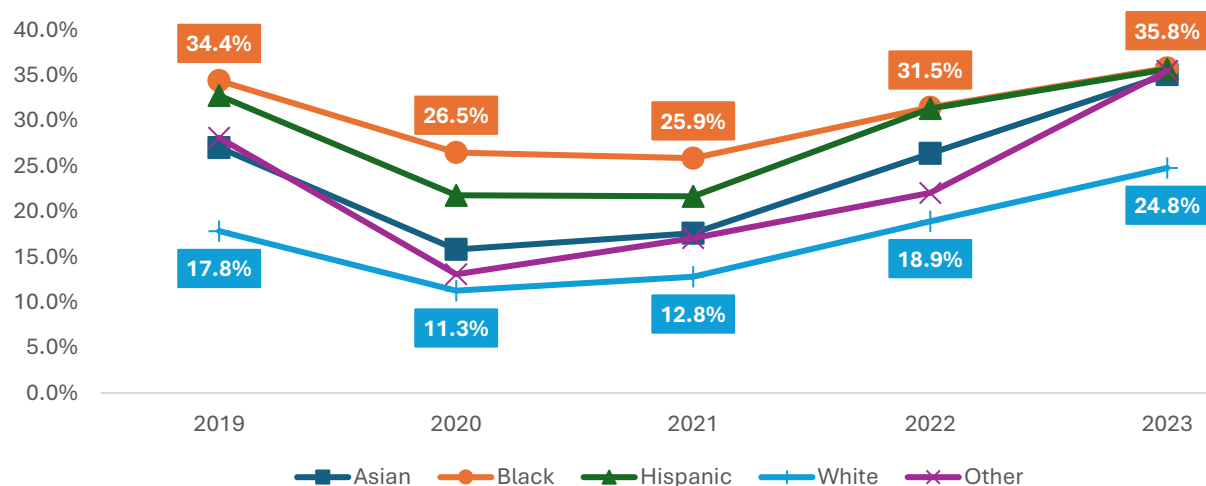
Figure 479: Denial Rate by Race and Ethnicity, Baltimore
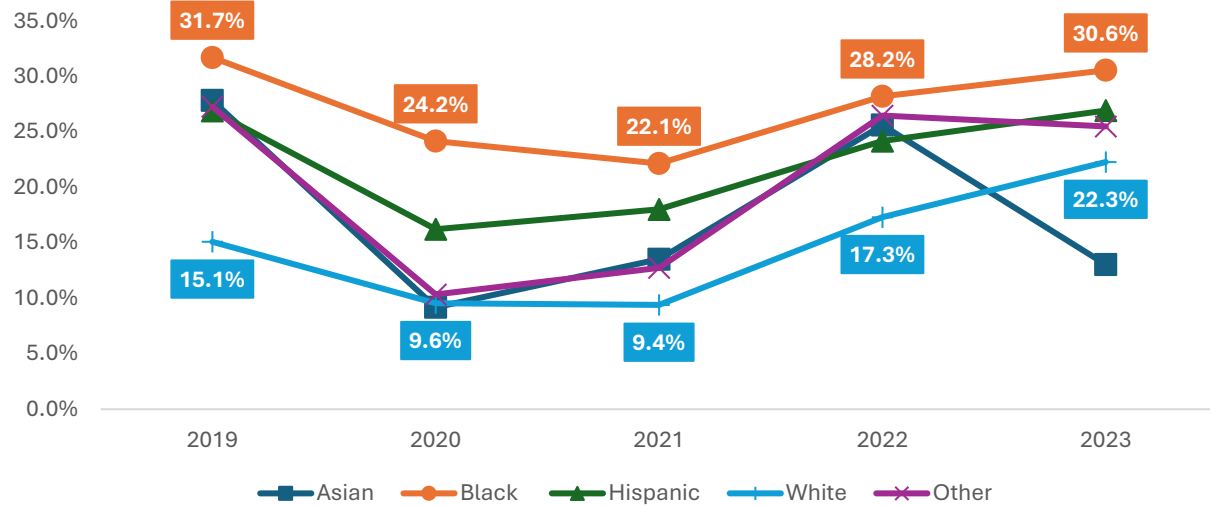
Figure 480: Denial Rate by Race and Ethnicity, Boston
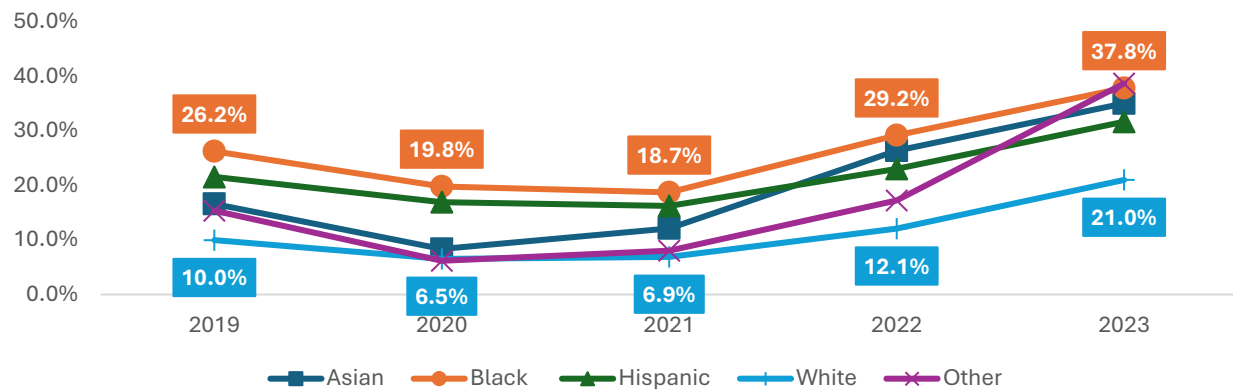
Figure 481: Denial Rate by Race and Ethnicity, Cleveland
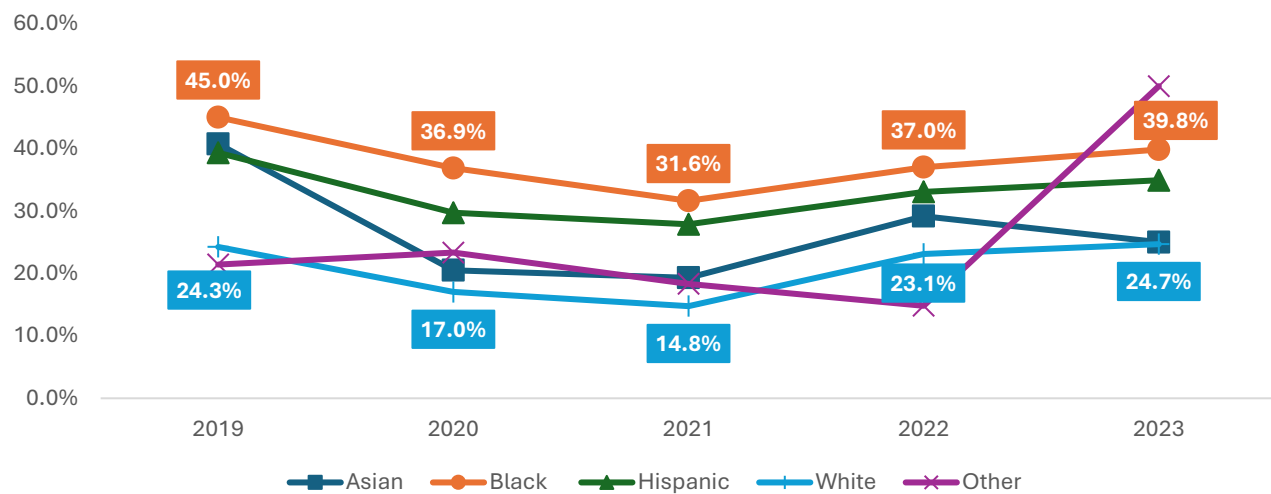
Figure 482: Denial Rate by Race and Ethnicity, Pittsburgh
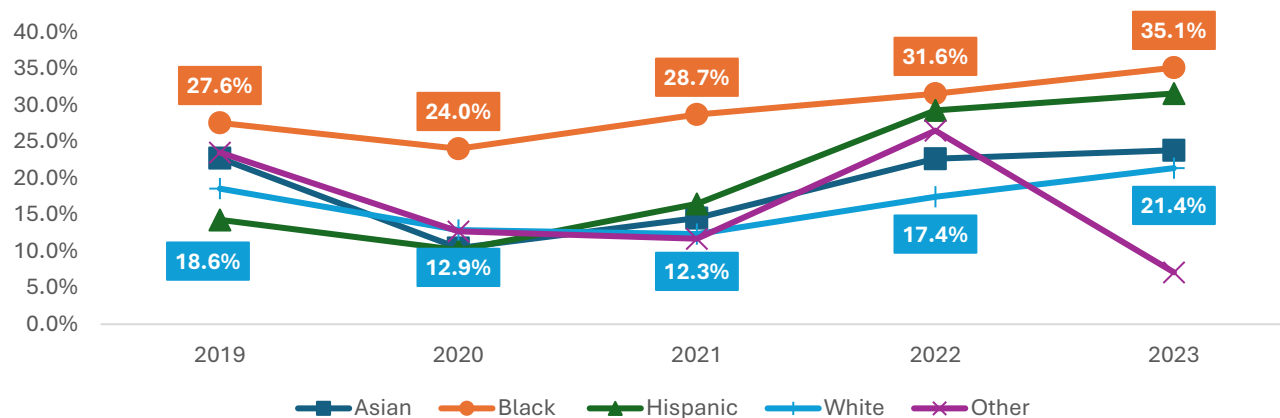
Figure 483: Total ($M) Originated by Race and Ethnicity

Philadelphia

	Asian	Black	Hispanic	White	Other
2019	$101.2	$235.2	$70.9	$1,139.2	$43.6
2020	$293.1	$391.0	$156.0	$2,890.6	$119.1
2021	$281.4	$554.6	$202.6	$2,408.8	$95.0
2022	$75.8	$282.4	$76.1	$611.4	$26.6
2023	$24.0	$132.5	$33.7	$204.1	$6.5

Baltimore

	Asian	Black	Hispanic	White	Other
2019	$10.3	$116.6	$10.8	$313.5	$8.5
2020	$46.5	$231.1	$33.2	$1,011.6	$38.2
2021	$42.0	$353.3	$43.2	$875.3	$46.9
2022	$7.4	$158.6	$12.5	$159.7	$8.3
2023	$1.6	$63.8	$3.3	$45.0	$4.4

Boston

	Asian	Black	Hispanic	White	Other
2019	$106.8	$197.6	$103.3	$1,432.0	$54.9
2020	$259.1	$370.9	$190.4	$3,039.5	$141.1
2021	$244.4	$426.0	$237.6	$2,427.9	$129.6
2022	$57.6	$142.7	$68.3	$666.1	$36.1
2023	$10.7	$42.3	$21.8	$178.4	$7.5

Cleveland

	Asian	Black	Hispanic	White	Other
2019	$1.7	$9.4	$4.9	$58.7	$1.5
2020	$3.0	$17.8	$10.8	$131.2	$2.0
2021	$5.2	$31.7	$13.7	$162.3	$5.7
2022	$1.0	$18.1	$9.5	$69.7	$2.2
2023	$0.4	$9.2	$4.1	$23.3	$0.4

Pittsburgh

	Asian	Black	Hispanic	White	Other
2019	$4.1	$15.1	$4.1	$212.9	$6.7
2020	$28.7	$21.0	$10.1	$533.4	$19.1
2021	$26.9	$31.0	$9.7	$530.2	$23.3
2022	$6.7	$21.8	$3.5	$192.7	$6.5
2023	$1.2	$11.0	$1.0	$81.2	$0.5

Figure 484: Total ($M) Originated by Race and Ethnicity, Philadelphia
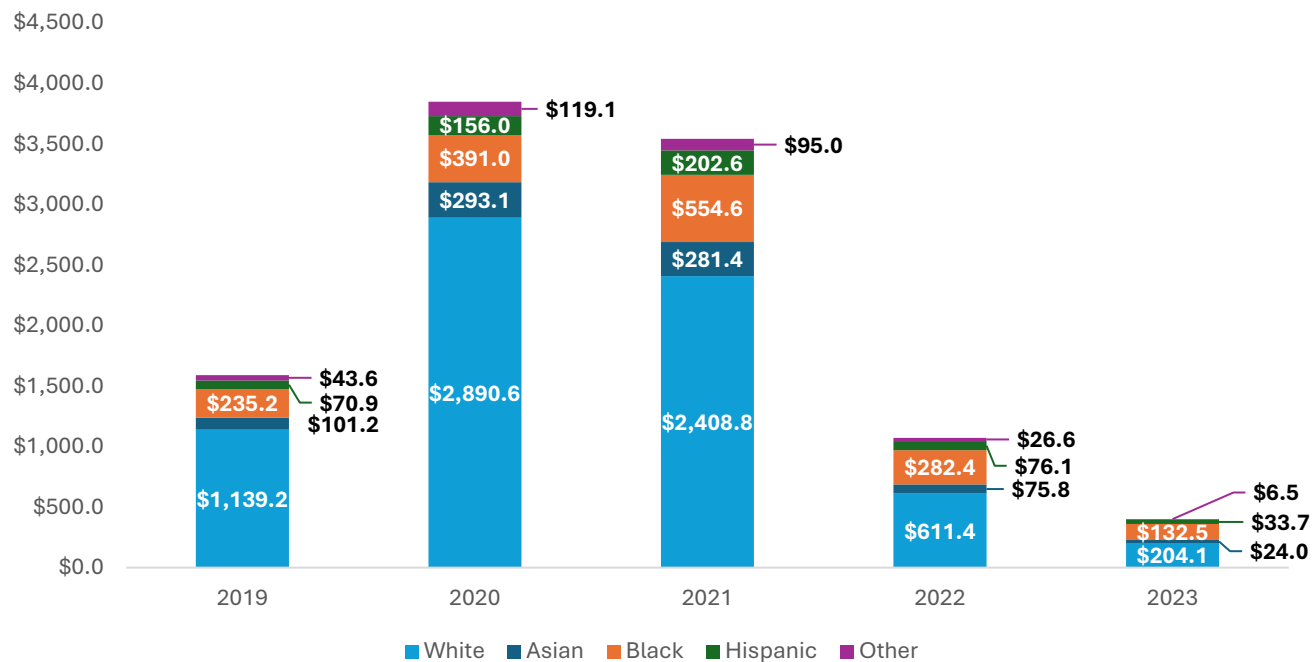
Figure 485: Total ($M) Originated by Race and Ethnicity, Baltimore
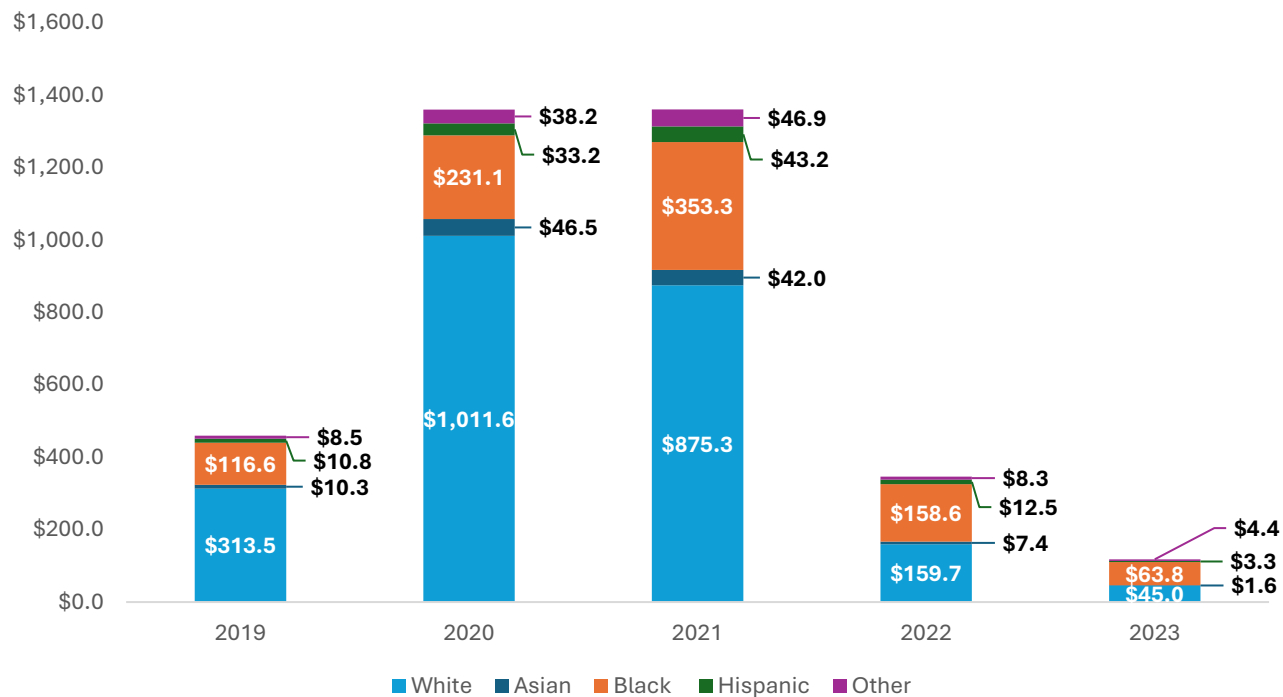
Figure 486: Total ($M) Originated by Race and Ethnicity, Boston

■ White ■ Asian ■ Black ■ Hispanic ■ Other
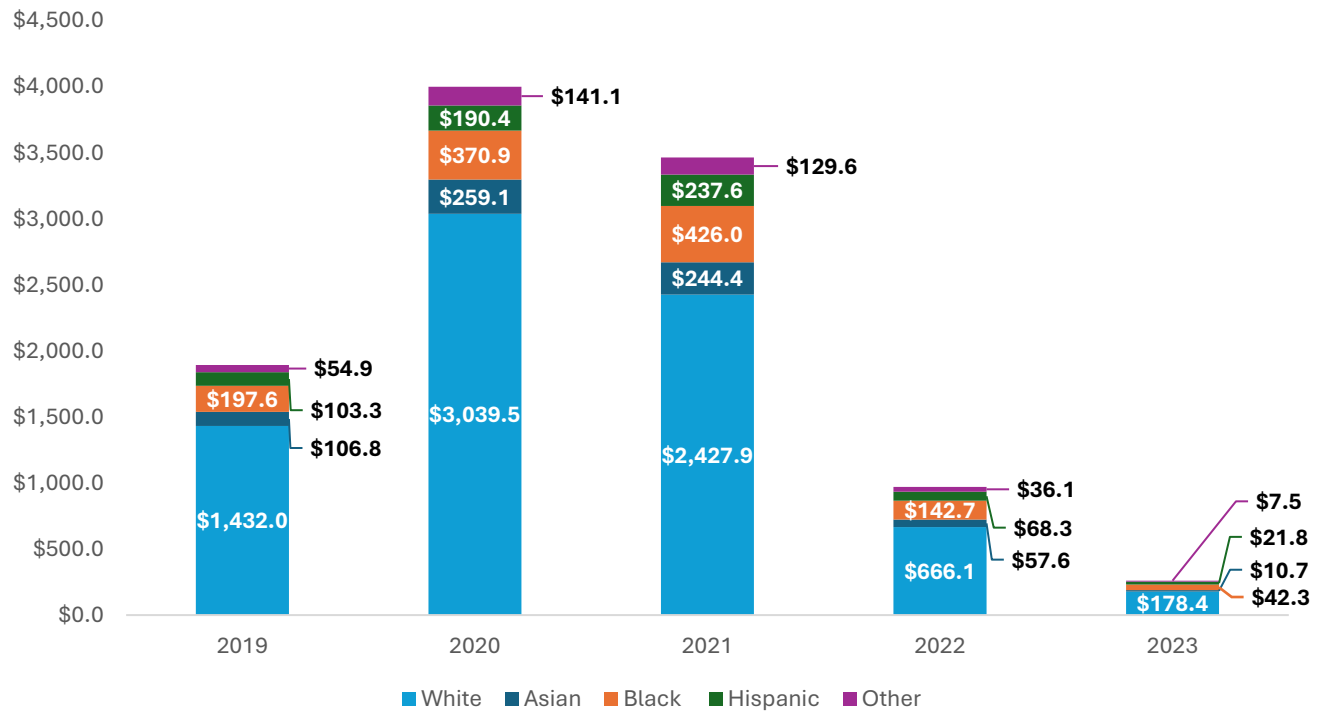
Figure 487: Total ($M) Originated by Race and Ethnicity, Cleveland

■ White ■ Asian ■ Black ■ Hispanic ■ Other
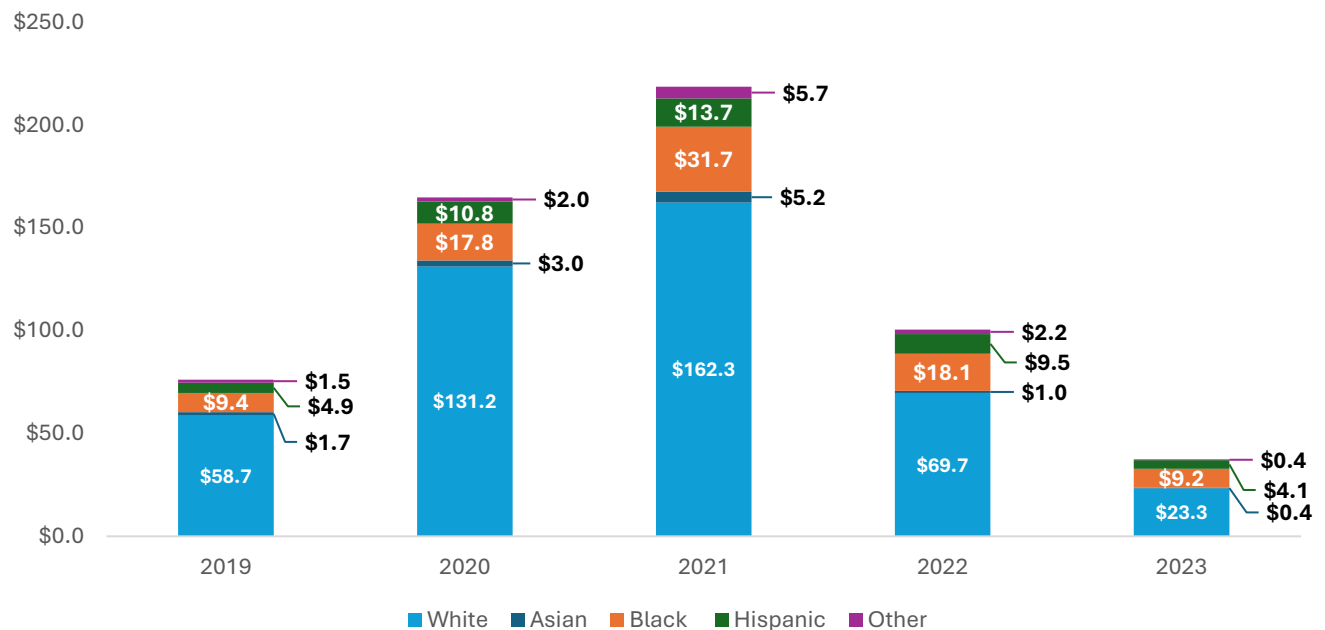
Figure 488: Total ($M) Originated by Race and Ethnicity, Pittsburgh
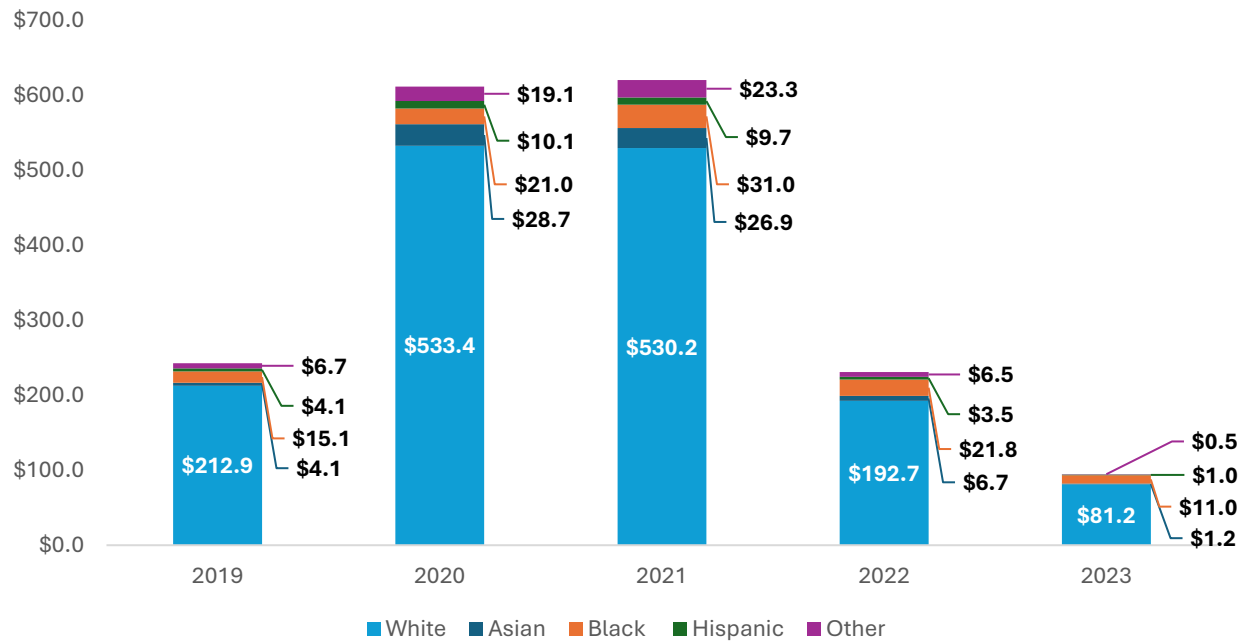
B.2.3.2. Applicant Income

Figure 489: Application Count by Applicant Income

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI
2019	5,199	14,717	1,661	3,702	1,259	7,270	431	1,452	1,054	1,865
2020	5,362	27,834	1,832	8,549	2,332	14,682	394	2,231	1,234	3,828
2021	8,515	25,910	2,952	9,618	3,213	11,597	661	3,193	1,817	3,649
2022	6,154	10,901	2,256	3,494	1,429	3,119	630	1,771	1,253	1,444
2023	3,400	5,883	978	1,648	566	1,224	373	879	707	692

Figure 490: Application Count by Applicant Income, Philadelphia
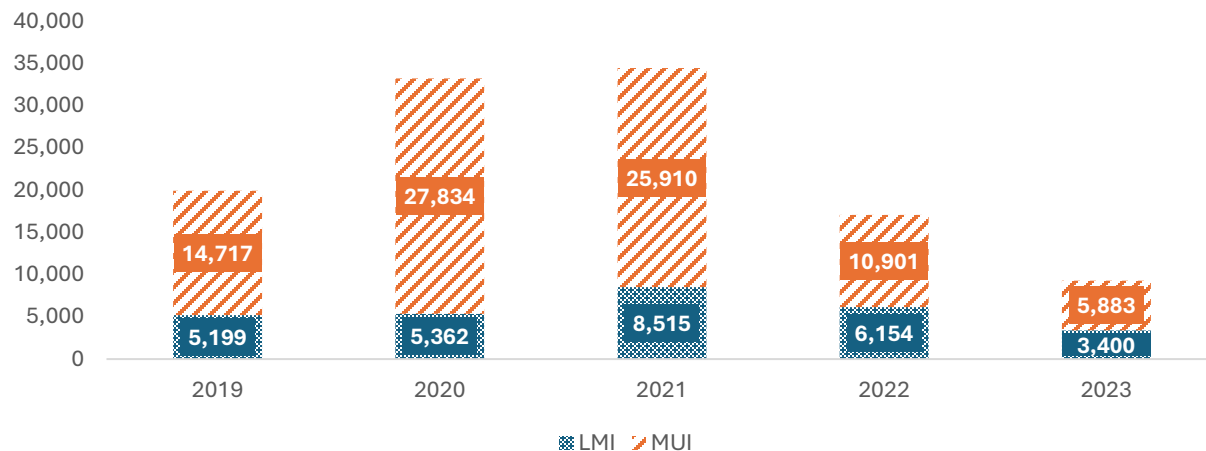
Figure 491: Application Count by Applicant Income, Baltimore
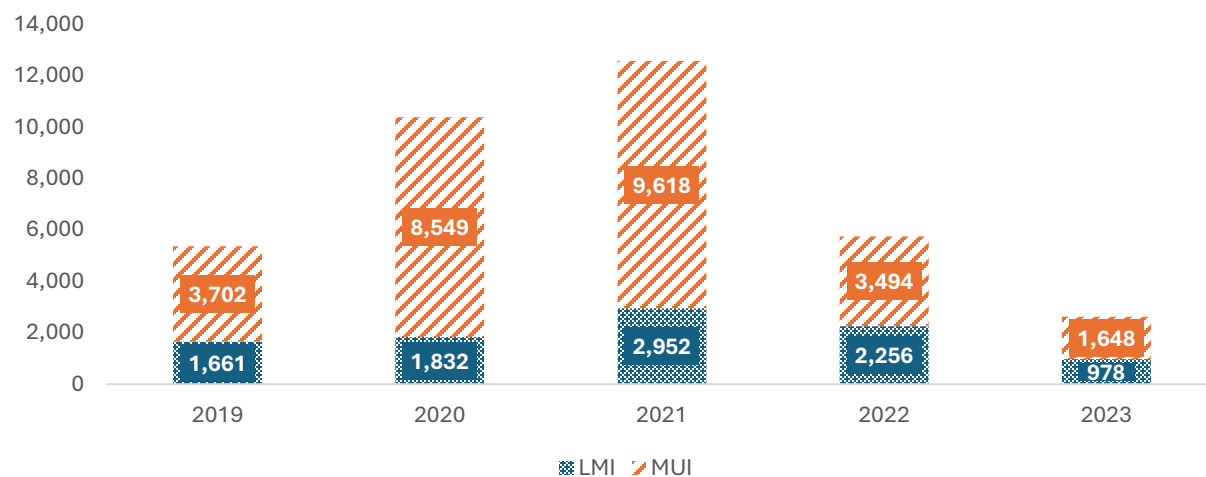
Figure 492: Application Count by Applicant Income, Boston
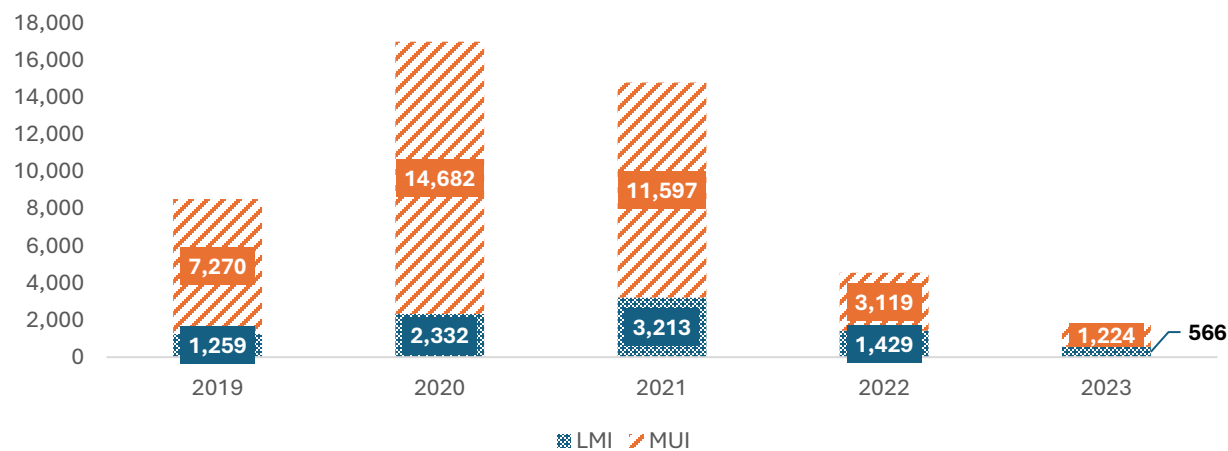
Figure 493: Application Count by Applicant Income, Cleveland
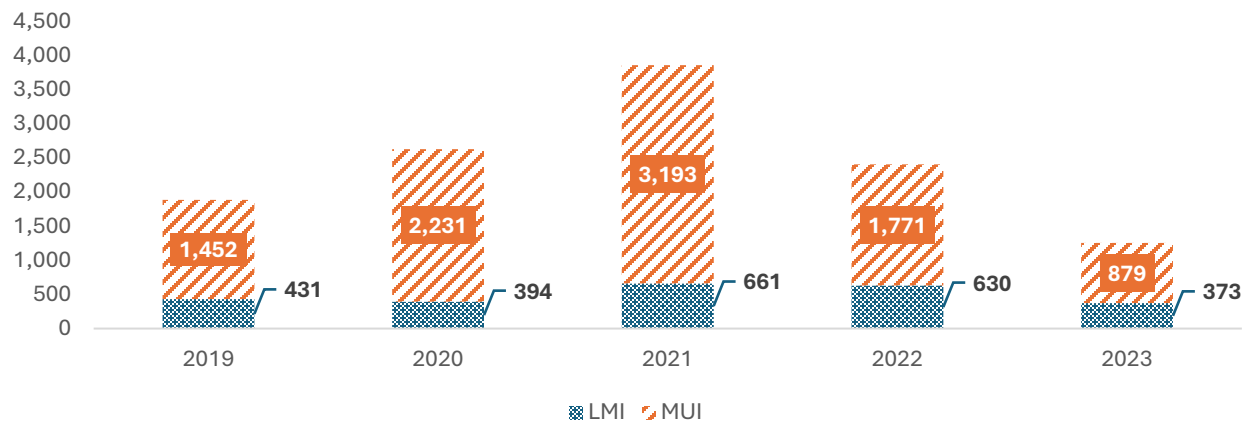
Figure 494: Application Count by Applicant Income, Pittsburgh
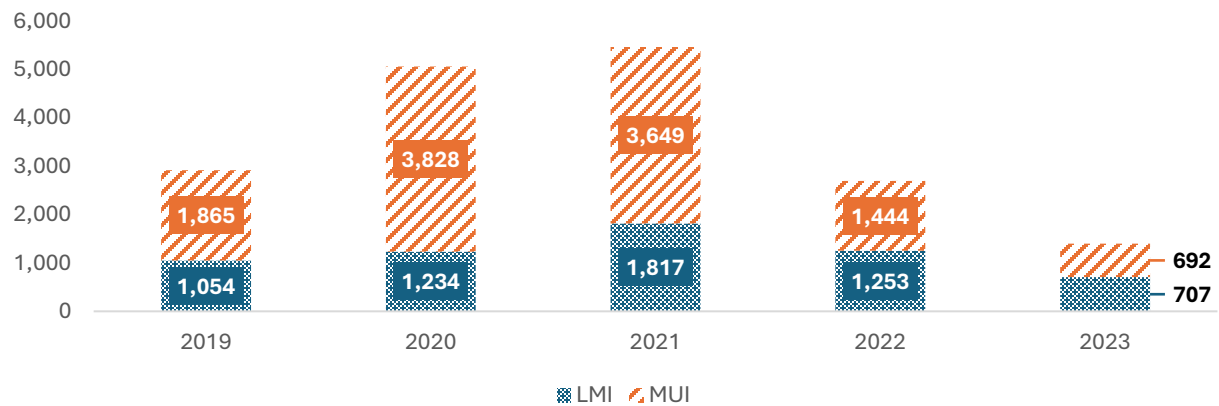
Figure 495: Origination Count by Applicant Income

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI
2019	1,750	7,460	487	1,626	506	4,380	120	683	460	1,130
2020	1,993	15,686	664	4,778	1,071	9,656	113	1,200	593	2,414
2021	3,300	14,605	1,085	5,348	1,488	7,727	227	1,741	934	2,371
2022	2,048	5,128	707	1,498	551	1,806	200	851	595	859
2023	1,020	2,644	281	631	166	589	115	348	307	398

Figure 496: Origination Count by Applicant Income, Philadelphia
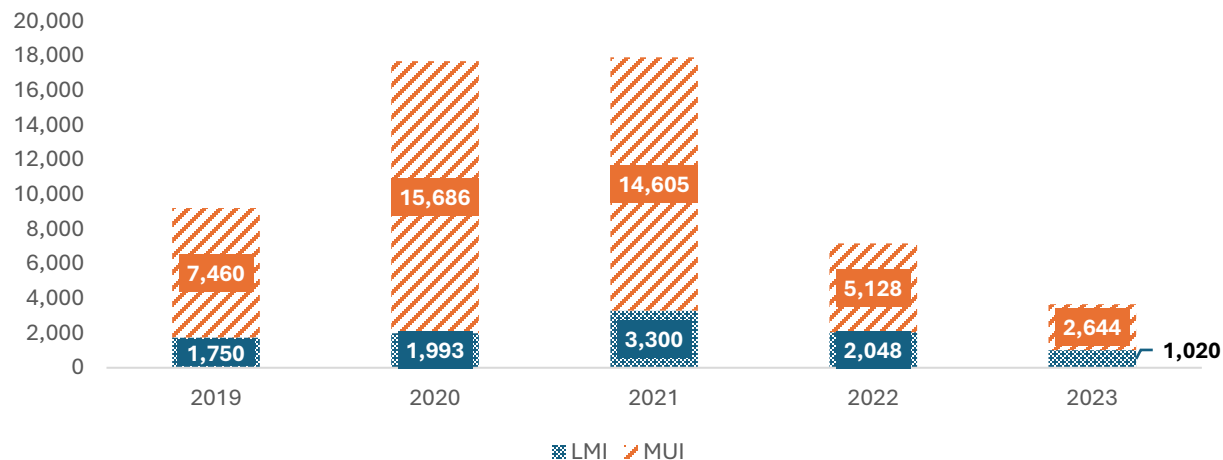
Figure 497: Origination Count by Applicant Income, Baltimore
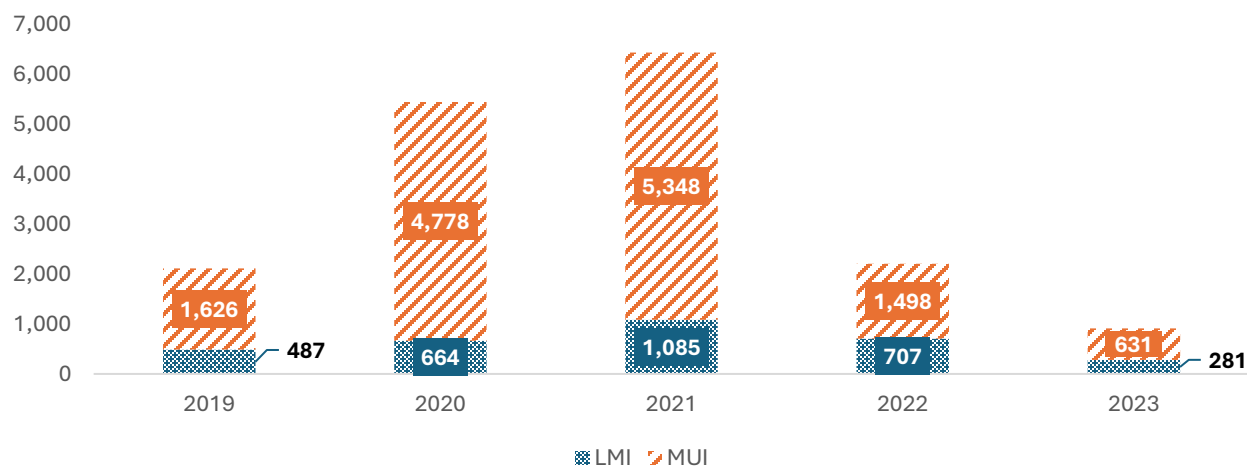
Figure 498: Origination Count by Applicant Income, Boston
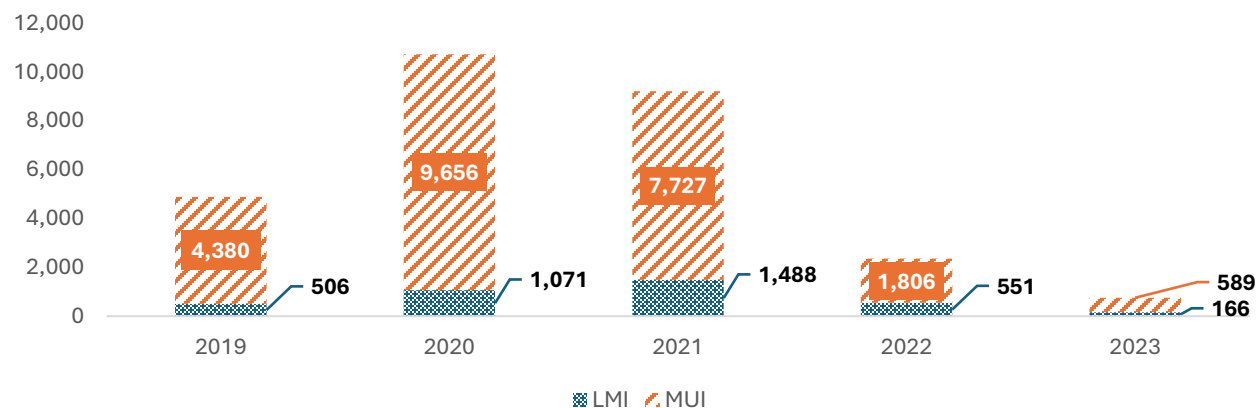
Figure 499: Origination Count by Applicant Income, Cleveland
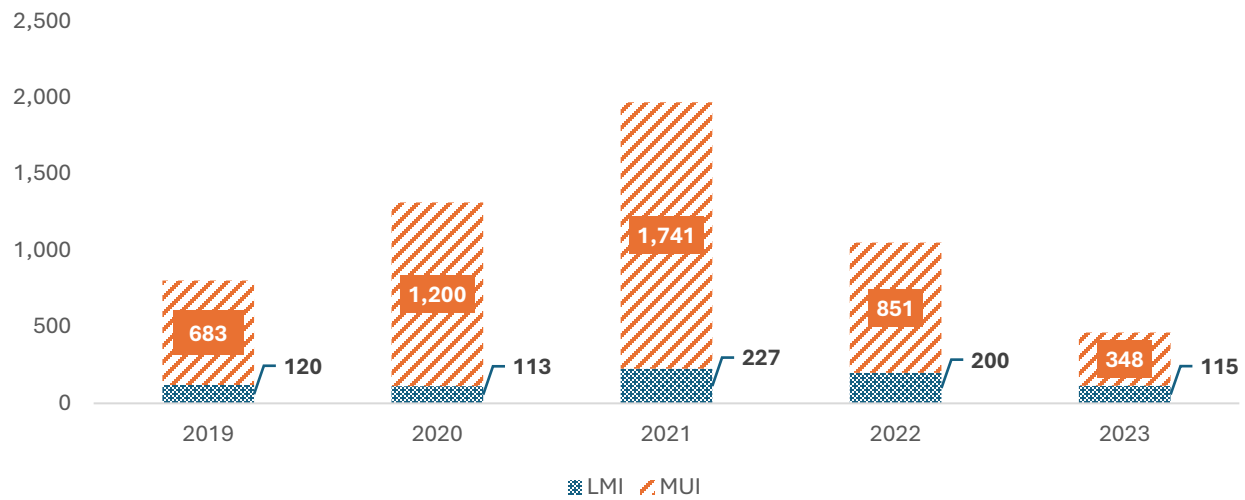
Figure 500: Origination Count by Applicant Income, Pittsburgh
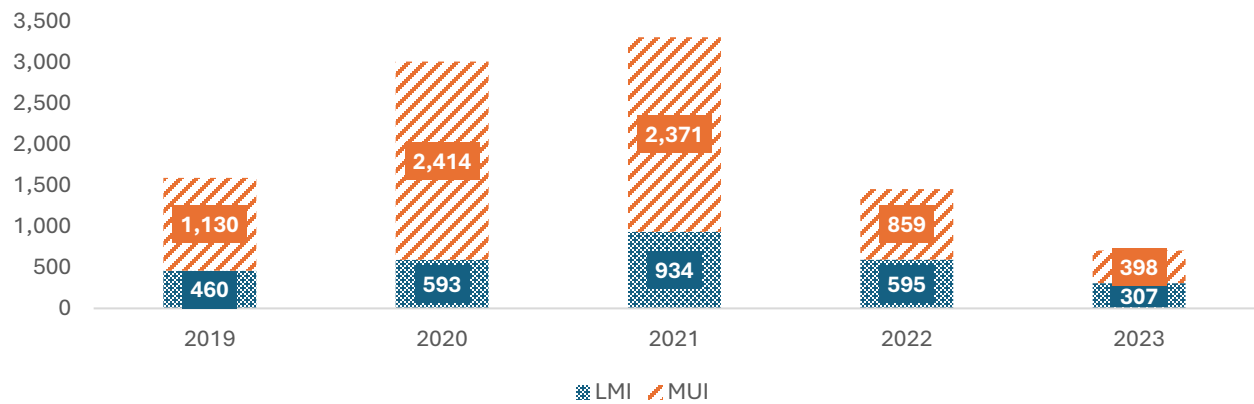
Figure 501: Withdrawal Count by Applicant Income

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI
2019	763	2,184	389	763	152	890	65	196	143	220
2020	777	4,183	369	1,514	307	1,889	42	273	170	433
2021	1,191	3,720	572	1,663	424	1,345	88	408	223	442
2022	996	1,908	569	736	204	448	100	261	198	175
2023	544	900	207	374	81	175	58	166	97	67

Figure 502: Withdrawal Count by Applicant Income, Philadelphia

	2019	2020	2021	2022	2023
MUI	2,184	4,183	3,720	1,908	900
LMI	763	777	1,191	996	544

◫ LMI ⟋ MUI
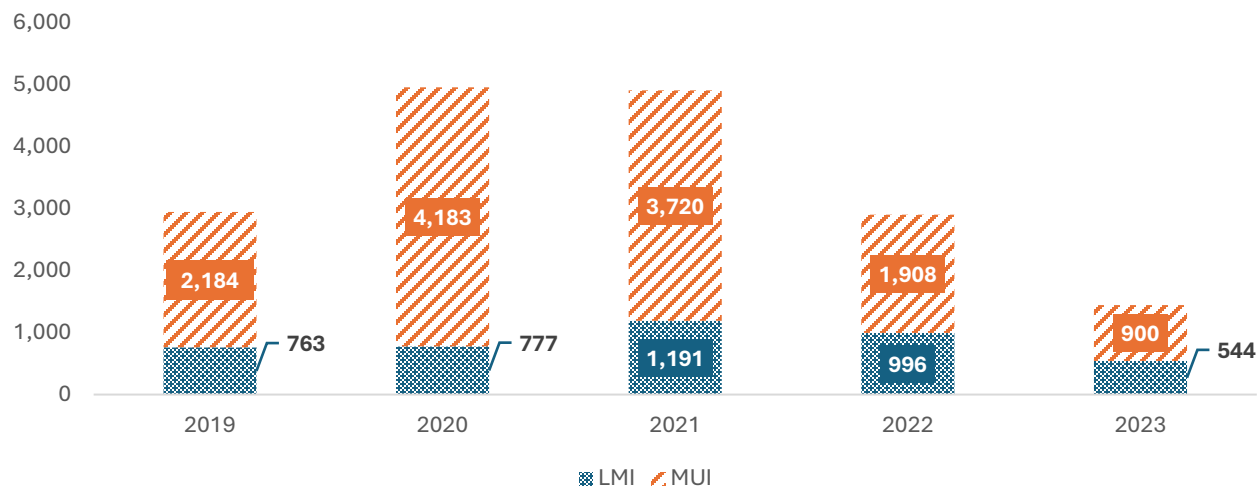
Figure 503: Withdrawal Count by Applicant Income, Baltimore

	2019	2020	2021	2022	2023
MUI	763	1,514	1,663	736	374
LMI	389	369	572	569	207

◫ LMI ⟋ MUI
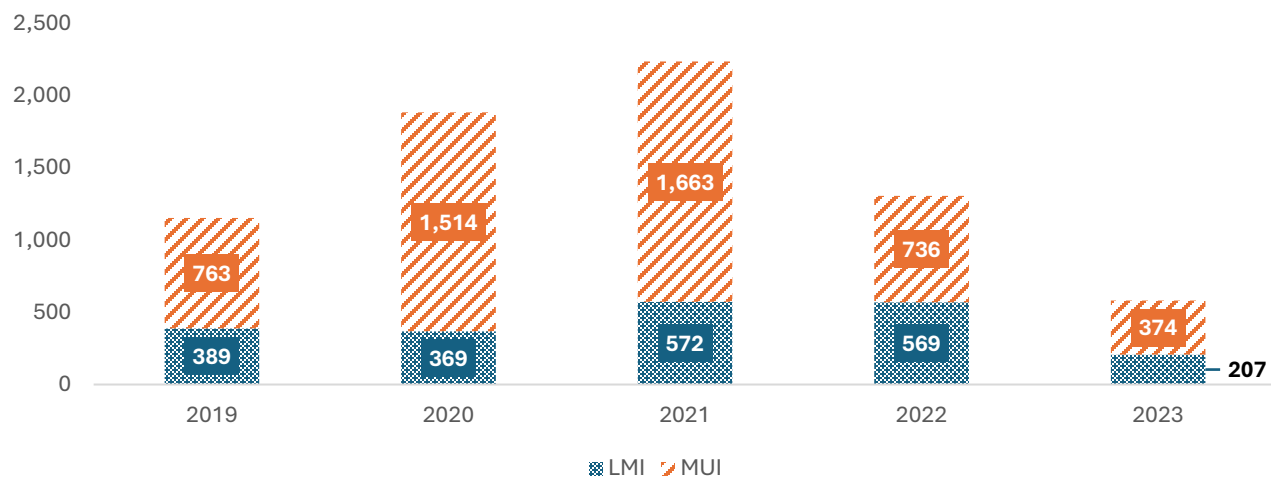
Figure 504: Withdrawal Count by Applicant Income, Boston

	2019	2020	2021	2022	2023
MUI	890	1,889	1,345	448	175
LMI	152	307	424	204	81
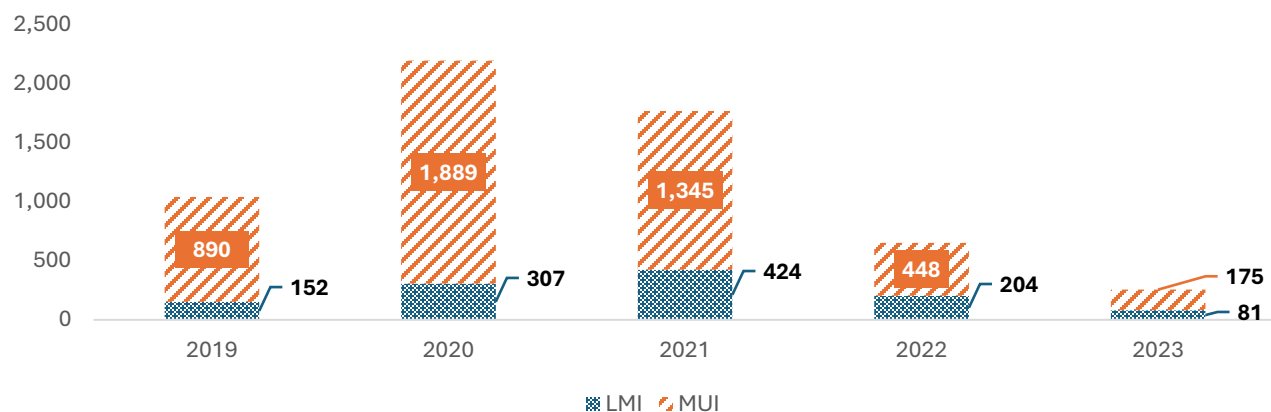
◫ LMI ⟋ MUI

Figure 505: Withdrawal Count by Applicant Income, Cleveland
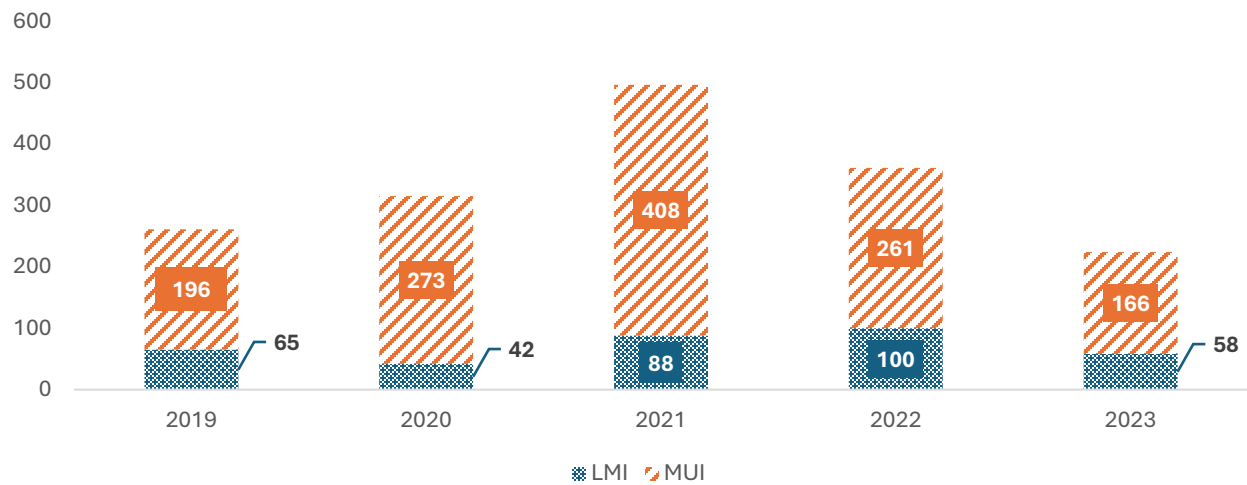
Figure 506: Withdrawal Count by Applicant, Pittsburgh
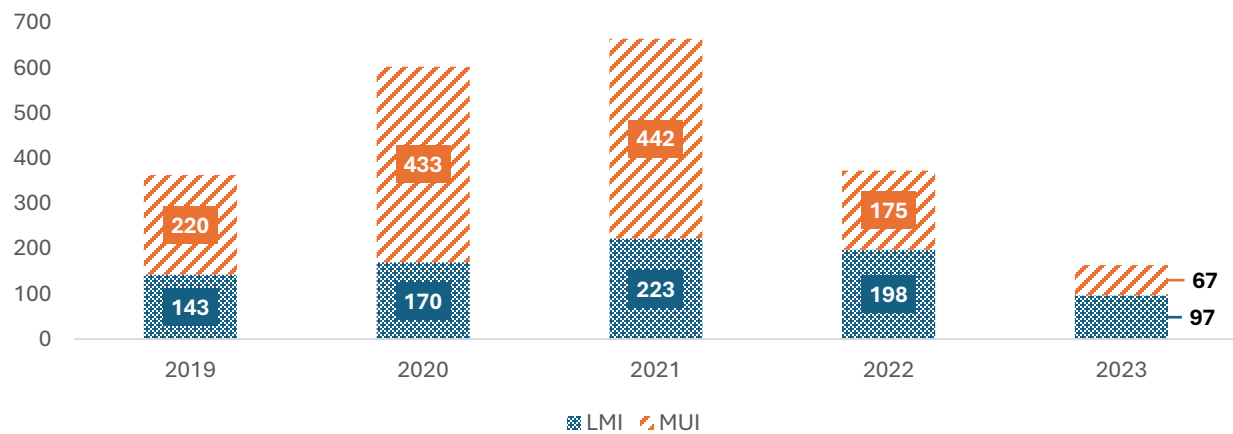
Figure 507: Denial Rate by Applicant Income

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI
2019	38.8%	20.7%	34.3%	21.0%	34.4%	11.1%	44.3%	28.9%	30.4%	13.9%
2020	32.9%	13.0%	26.9%	12.7%	24.1%	6.9%	44.2%	20.4%	23.7%	10.3%
2021	32.0%	14.3%	29.2%	13.0%	23.4%	7.4%	38.1%	17.9%	24.6%	9.5%
2022	36.9%	21.1%	31.0%	20.8%	32.6%	13.4%	42.1%	25.3%	25.1%	15.7%
2023	40.8%	26.5%	34.3%	25.0%	42.0%	20.8%	38.9%	28.0%	30.6%	20.1%

Figure 508: Denial Rate by Applicant Income, Philadelphia
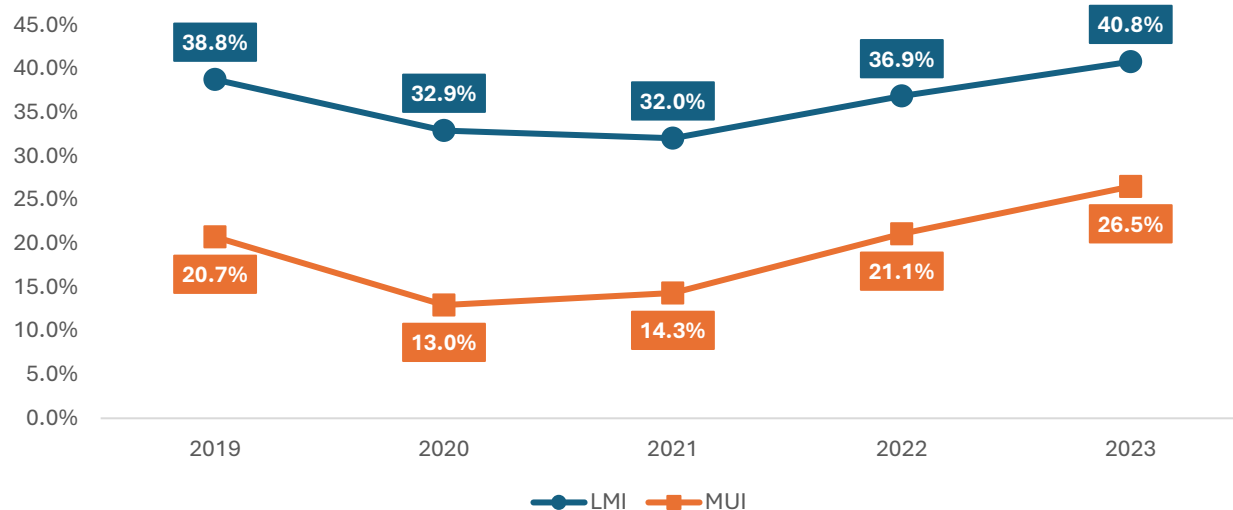
Figure 509: Denial Rate by Applicant Income, Baltimore
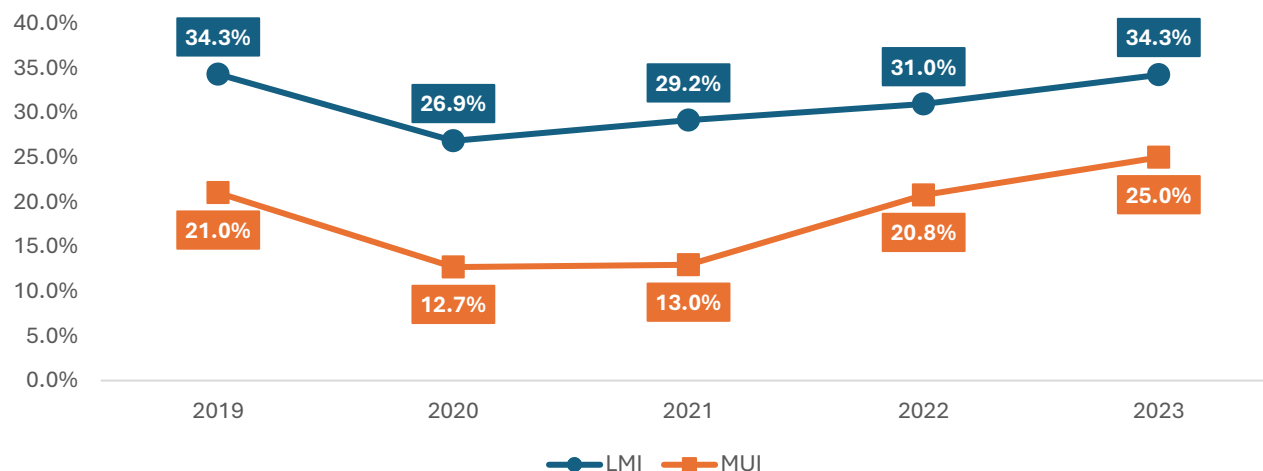
Figure 510: Denial Rate by Applicant Income, Boston
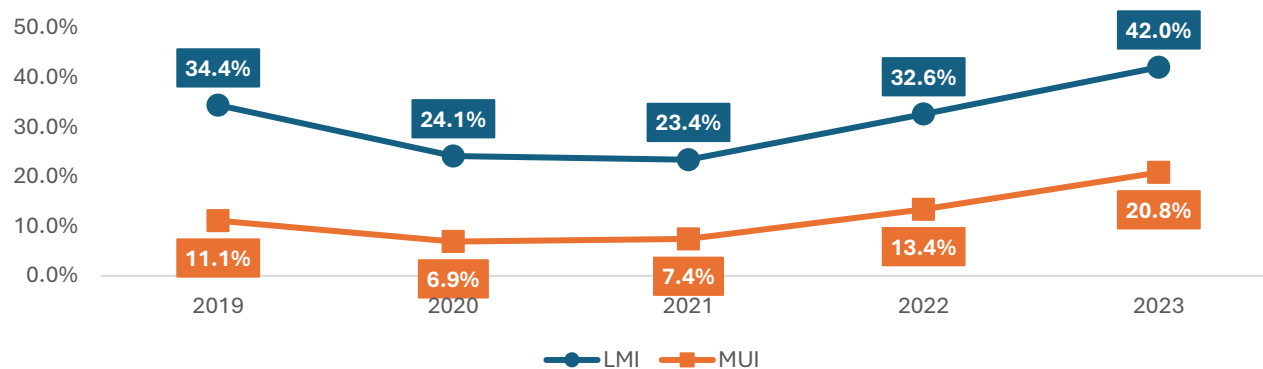
Figure 511: Denial Rate by Applicant Income, Cleveland
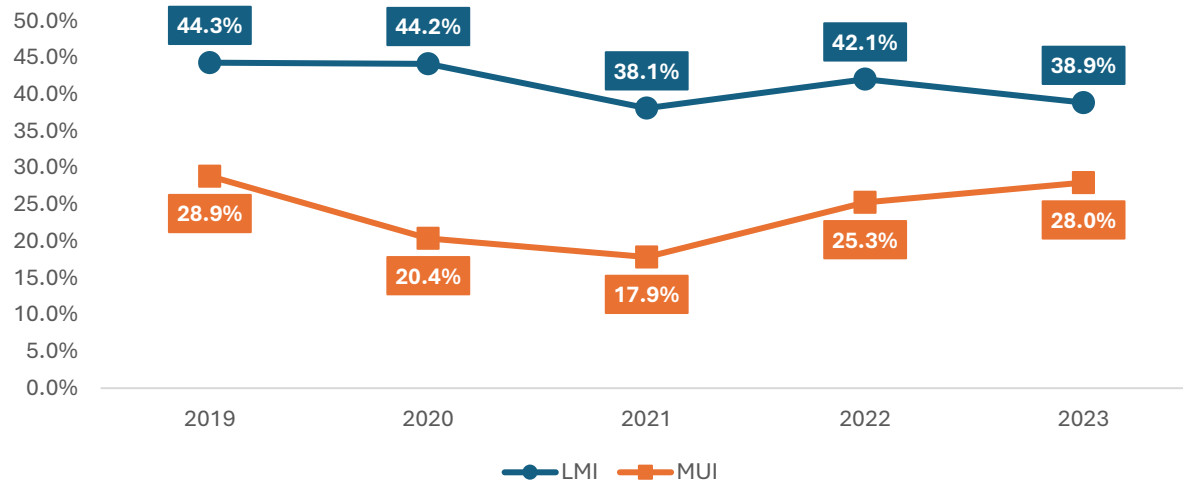
Figure 512: Denial Rate by Applicant Income, Pittsburgh
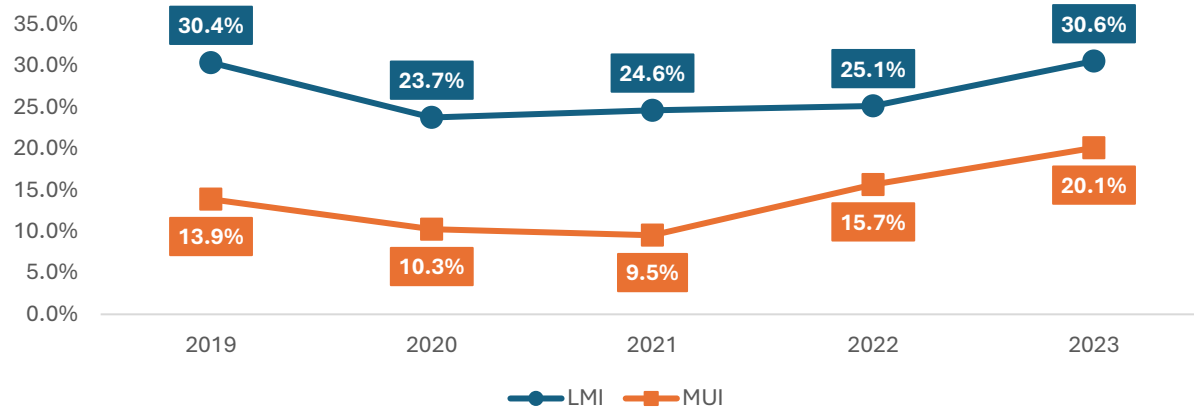
Figure 513: Total Dollars ($M) Originated by Applicant Income

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI
2019	$201.1	$1,589.3	$67.8	$382.1	$123.0	$2,043.7	$8.1	$71.3	$43.4	$231.3
2020	$274.7	$3,980.5	$103.7	$1,250.5	$301.0	$4,405.1	$8.2	$151.2	$66.0	$592.5
2021	$449.2	$3,559.3	$156.7	$1,282.1	$405.8	$3,705.9	$16.2	$212.5	$106.2	$577.6
2022	$249.6	$1,064.0	$90.3	$321.7	$141.2	$1,002.4	$14.8	$99.7	$67.3	$200.0
2023	$108.0	$387.7	$31.5	$111.4	$39.5	$283.3	$7.7	$36.4	$31.6	$80.6

Figure 514: Total Dollars ($M) Originated by Applicant Income, Philadelphia
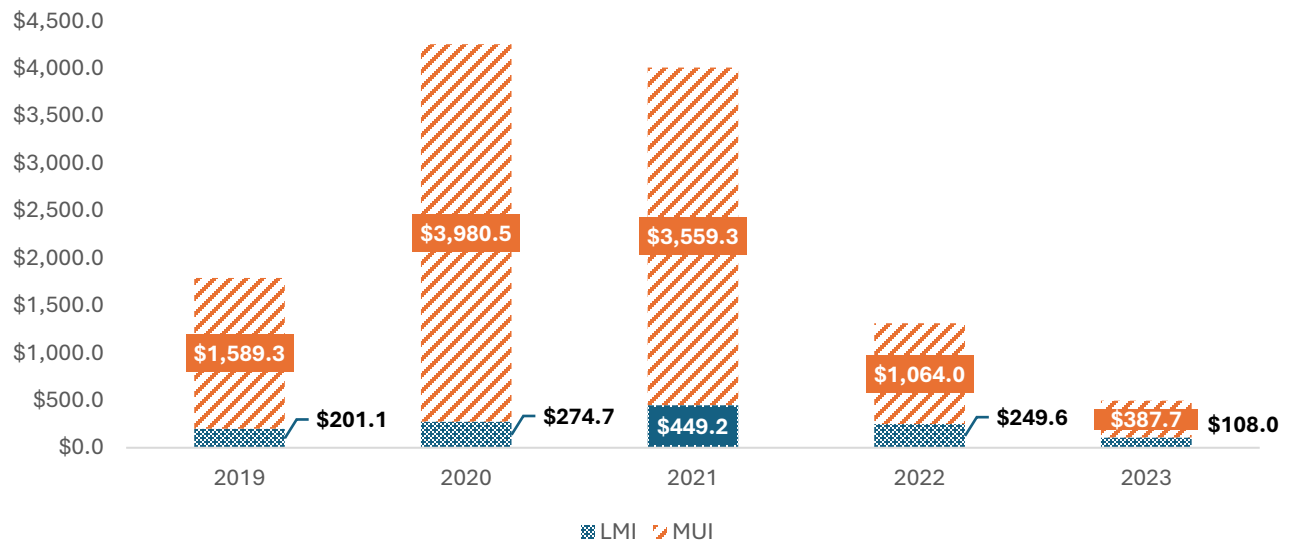
Figure 515: Total Dollars ($M) Originated by Applicant Income, Baltimore
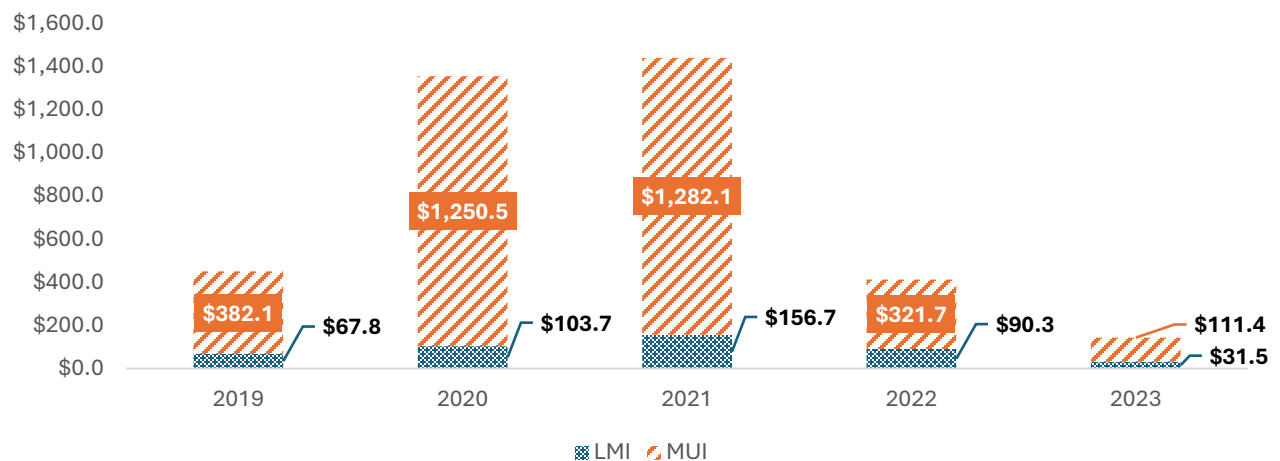
Figure 516: Total Dollars ($M) Originated by Applicant Income, Boston
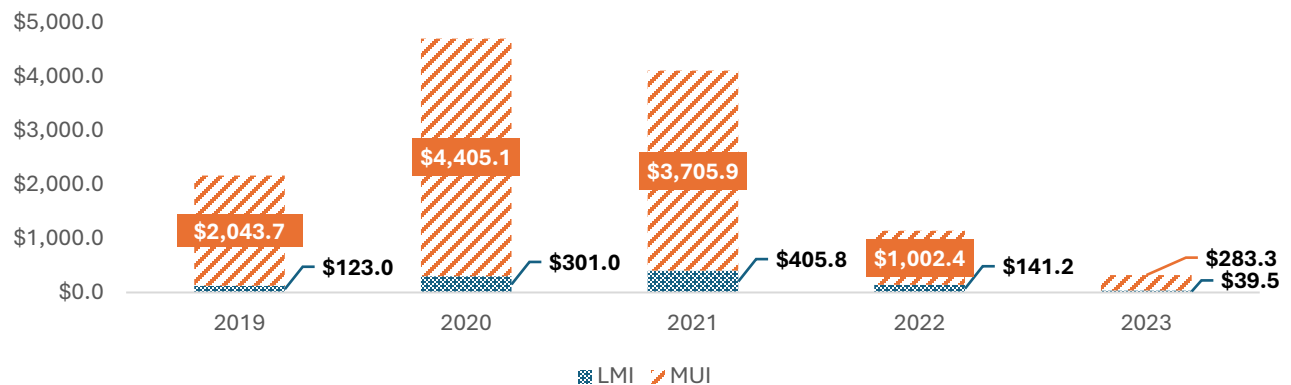
Figure 517: Total Dollars ($M) Originated by Applicant Income, Cleveland
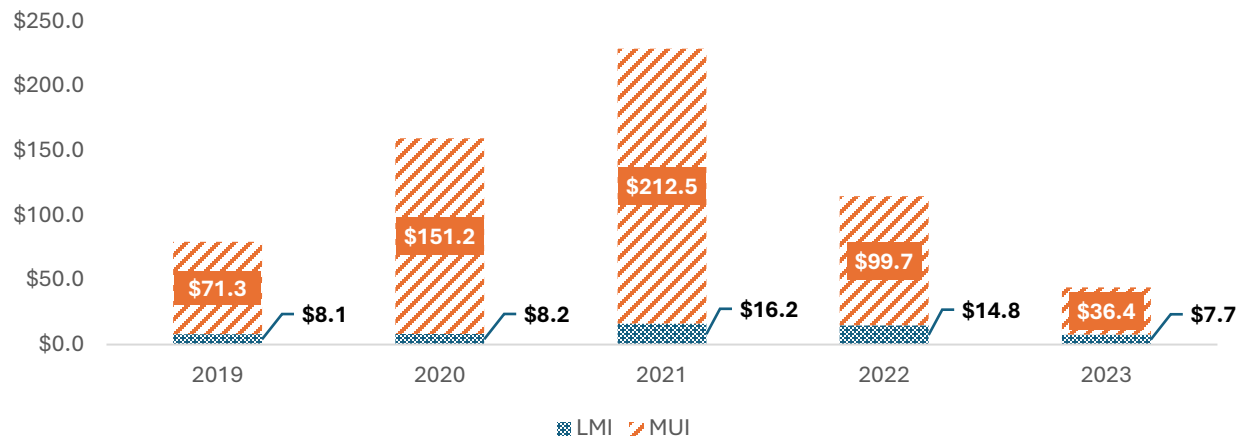
Figure 518: Total Dollars ($M) Originated by Applicant Income, Pittsburgh
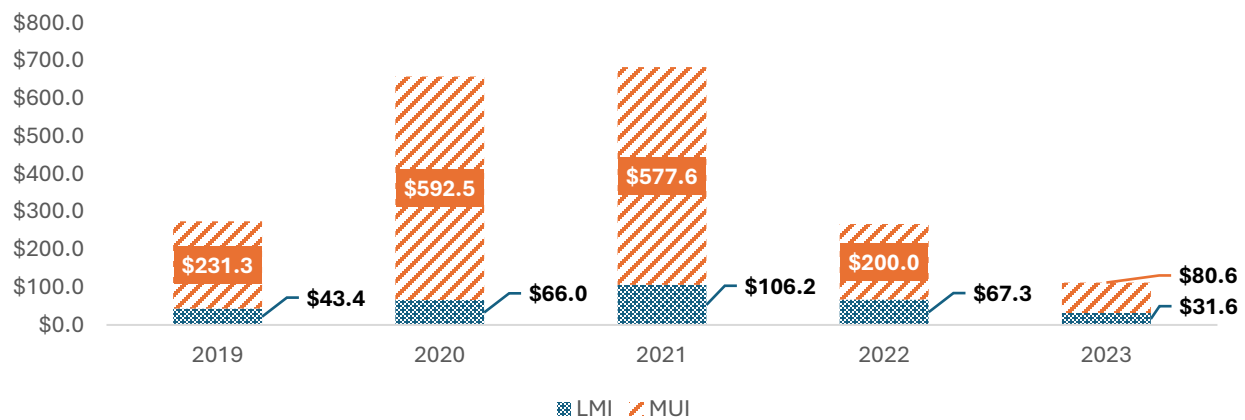
B.2.3.3. Census Tract Race and Ethnicity

Figure 519: Application Count by Census Tract Race and Ethnicity

| | Philadelphia | | Baltimore | | Boston | | Cleveland | | Pittsburgh | |
	Non-White	White	Non-White	White	Non-White	White	Non-White	White	Non-White	White
2019	10,020	11,912	4,106	2,506	4,866	4,367	838	1,232	405	2,729
2020	14,557	23,543	6,424	6,770	8,823	9,575	1,008	2,058	453	5,171
2021	17,694	21,853	9,134	6,504	8,812	7,525	1,645	2,707	602	5,460
2022	11,170	6,892	5,123	1,154	2,649	2,159	1,331	1,212	536	2,310
2023	6,127	3,517	2,384	403	1,474	1,245	776	549	340	1,116

Figure 520: Application Count by Census Tract Race and Ethnicity, Philadelphia

Legend: ▒ Majority Non-white   ╱ Majority White
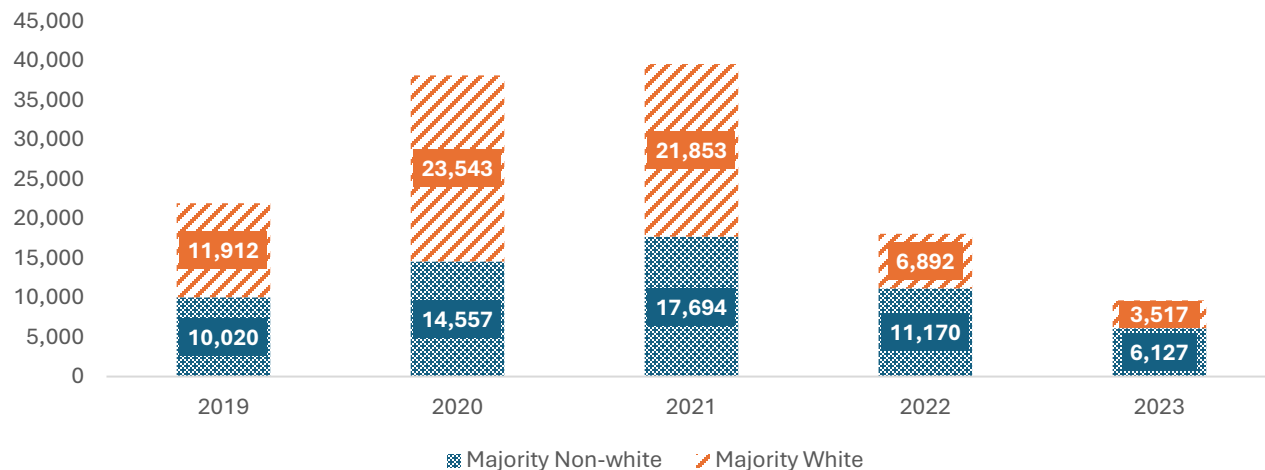
Figure 521: Application Count by Census Tract Race and Ethnicity, Baltimore

Legend: ▒ Majority Non-White   ╱ Majority White
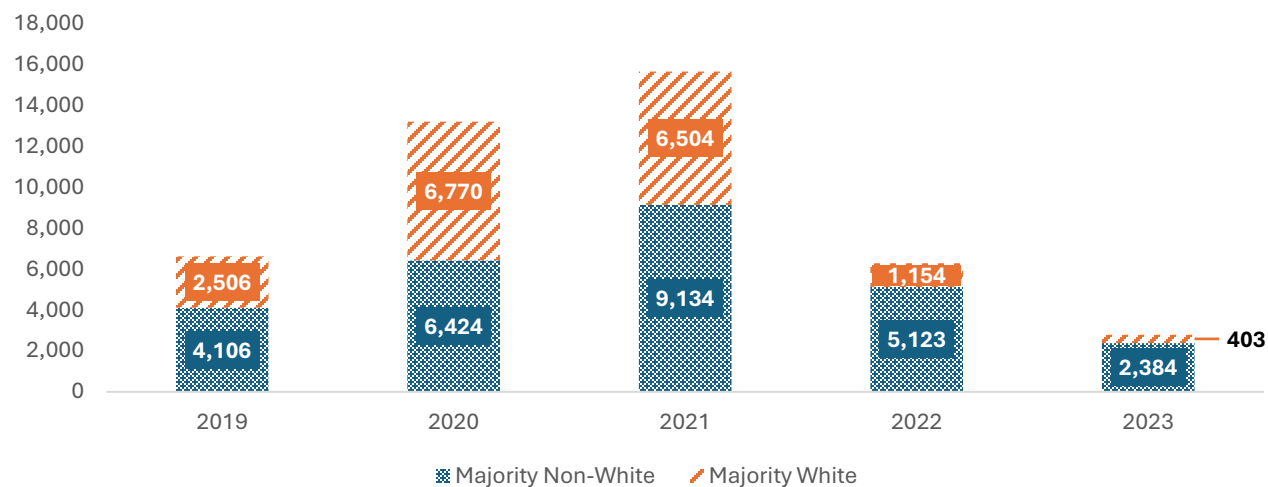
Figure 522: Application Count by Census Tract Race and Ethnicity, Boston

Legend: ▒ Majority Non-white   ╱ Majority White
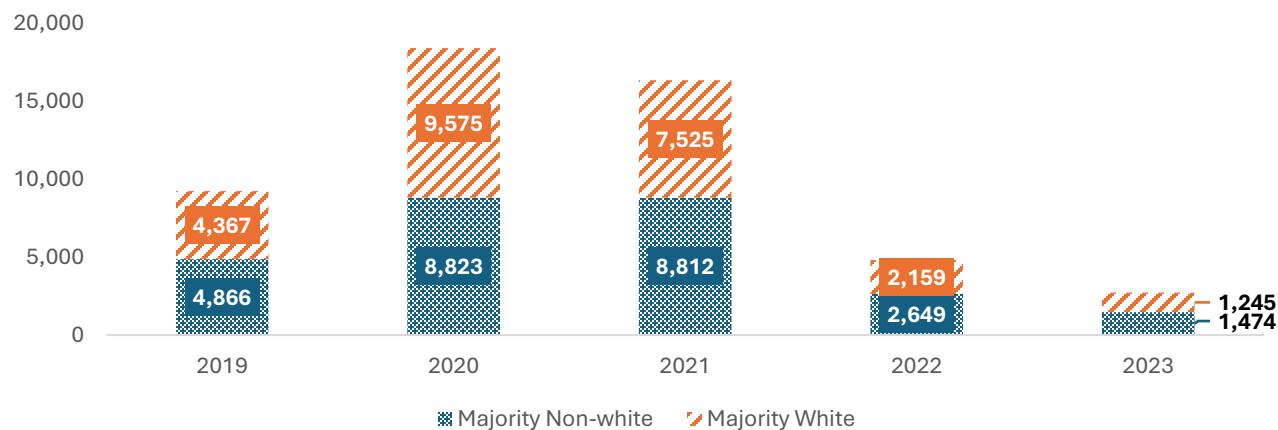
Figure 523: Application Count by Census Tract Race and Ethnicity, Cleveland
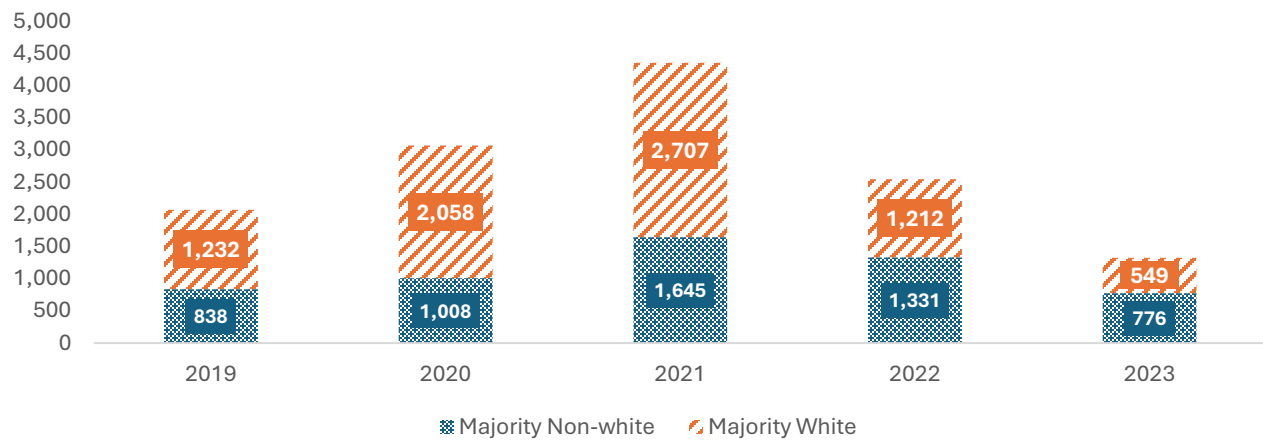
Figure 524: Application Count by Census Tract Race and Ethnicity, Pittsburgh
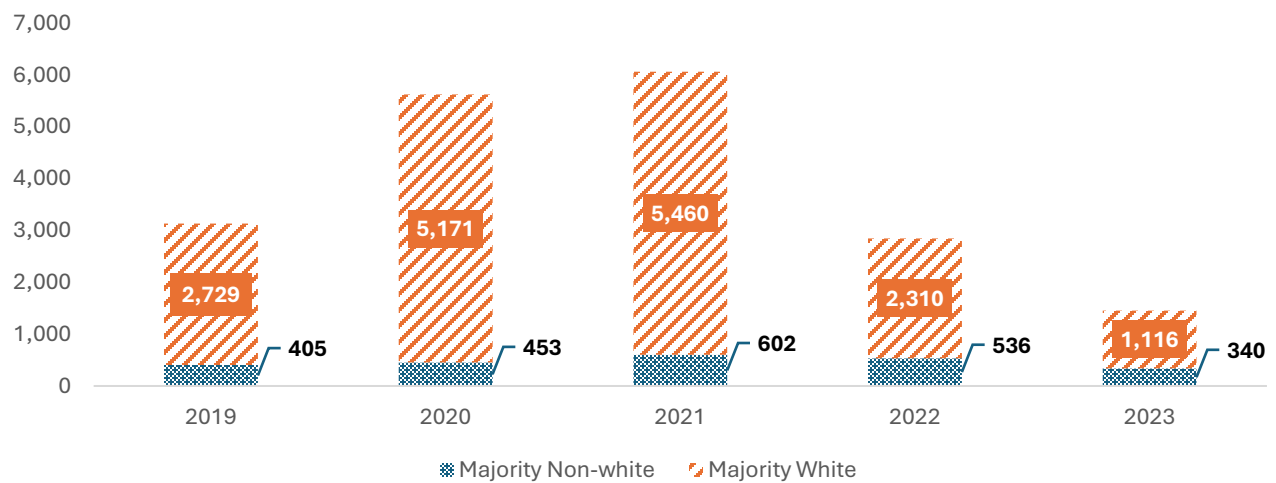
Figure 525: Origination Count by Census Tract Race and Ethnicity

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Non-White	White	Non-White	White	Non-White	White	Non-White	White	Non-White	White
2019	3,745	6,070	1,328	1,230	2,450	2,607	250	636	172	1,491
2020	6,544	13,088	2,757	3,892	4,933	6,161	394	1,139	218	3,026
2021	7,638	12,042	4,000	3,636	4,724	4,779	668	1,515	283	3,247
2022	4,027	3,325	1,767	554	1,154	1,256	457	633	226	1,270
2023	2,006	1,680	767	170	375	385	237	241	145	572

Figure 526: Origination Count by Census Tract Race and Ethnicity, Philadelphia

■ Majority Non-white   ▨ Majority White
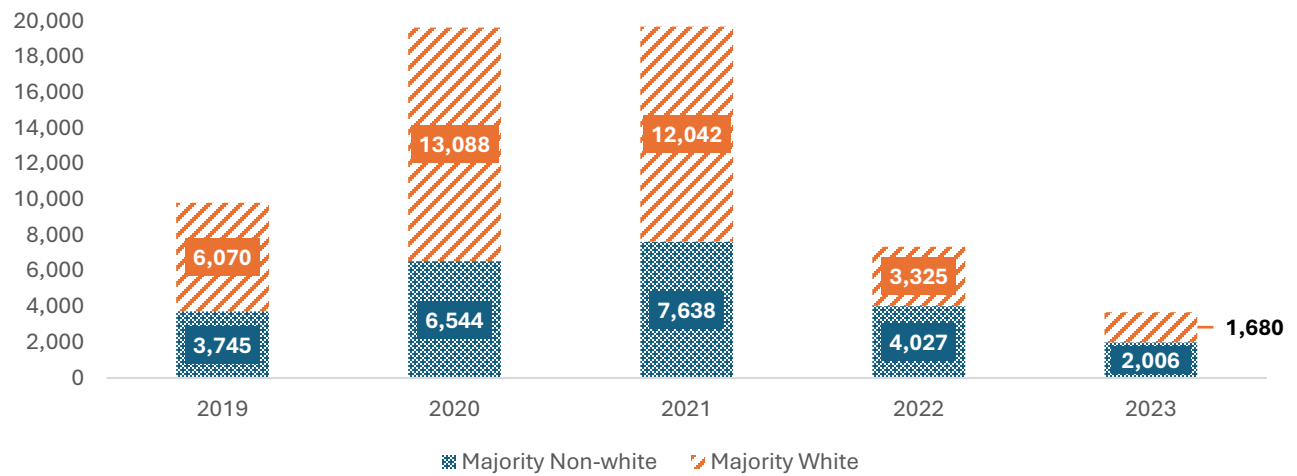
Figure 527: Origination Count by Census Tract Race and Ethnicity, Baltimore

■ Majority Non-White   ▨ Majority White
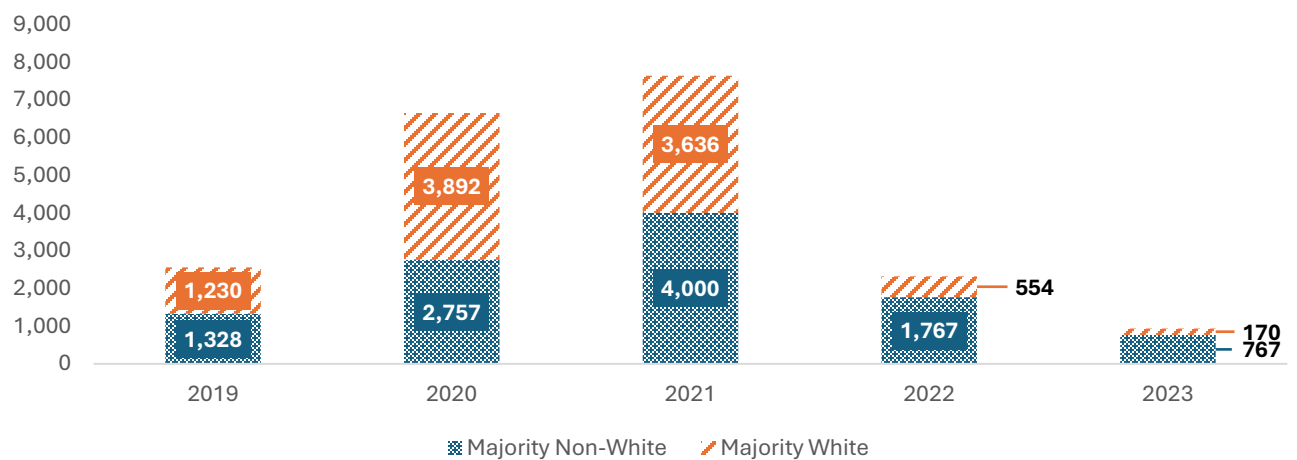
Figure 528: Origination Count by Census Tract Race and Ethnicity, Boston

■ Majority Non-white   ▨ Majority White
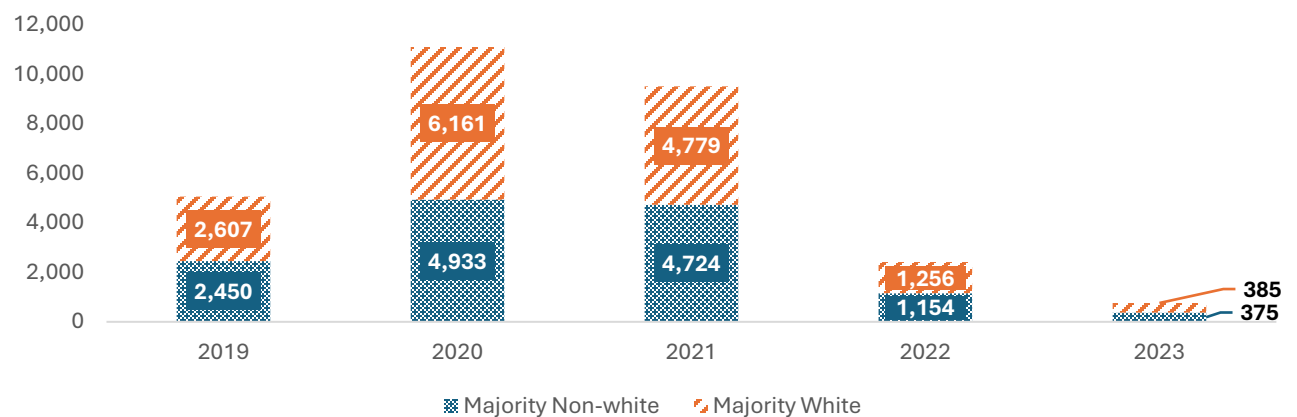
Figure 529: Origination Count by Census Tract Race and Ethnicity, Cleveland
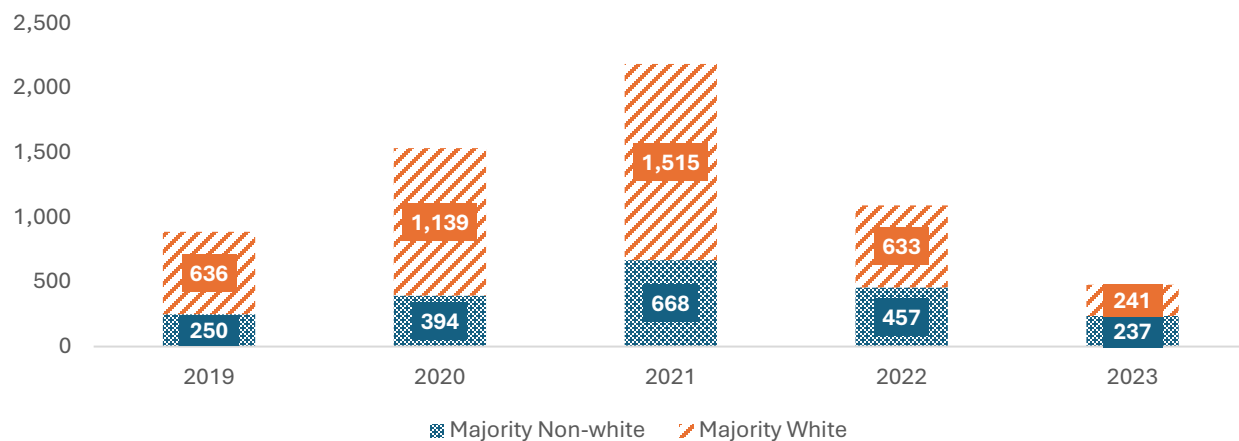
Figure 530: Origination Count by Census Tract Race and Ethnicity, Pittsburgh
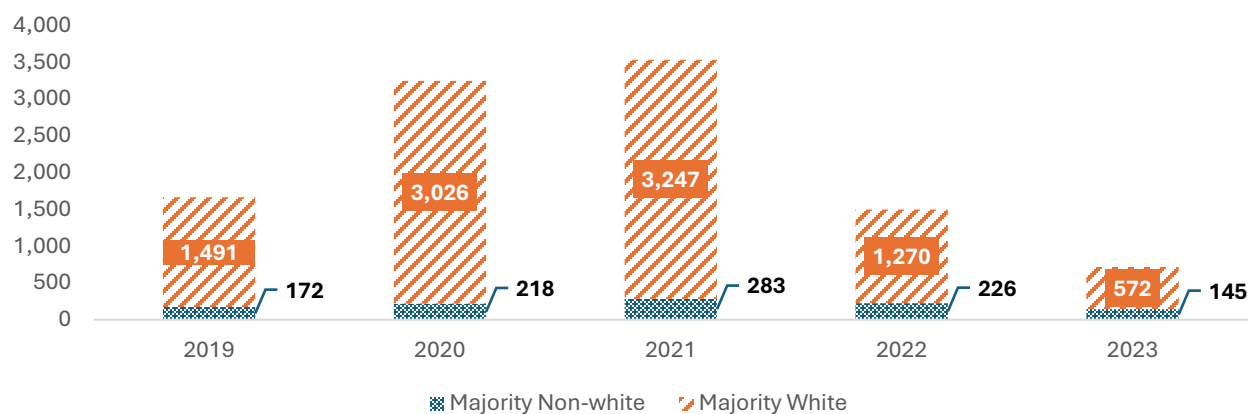
Figure 531: Withdrawal Count by Census Tract Race and Ethnicity

| | Philadelphia | | Baltimore | | Boston | | Cleveland | | Pittsburgh | |
	Non-White	White	Non-White	White	Non-White	White	Non-White	White	Non-White	White
2019	1,543	1,654	867	453	645	434	129	150	43	341
2020	2,248	3,353	1,178	1,084	1,159	1,122	130	252	51	610
2021	2,616	2,896	1,648	957	1,103	747	229	330	82	621
2022	1,861	1,129	1,140	214	413	245	200	171	90	288
2023	1,021	445	520	74	156	103	136	94	43	123

Figure 532: Withdrawal Count by Census Tract Race and Ethnicity, Philadelphia

Majority Non-white · Majority White
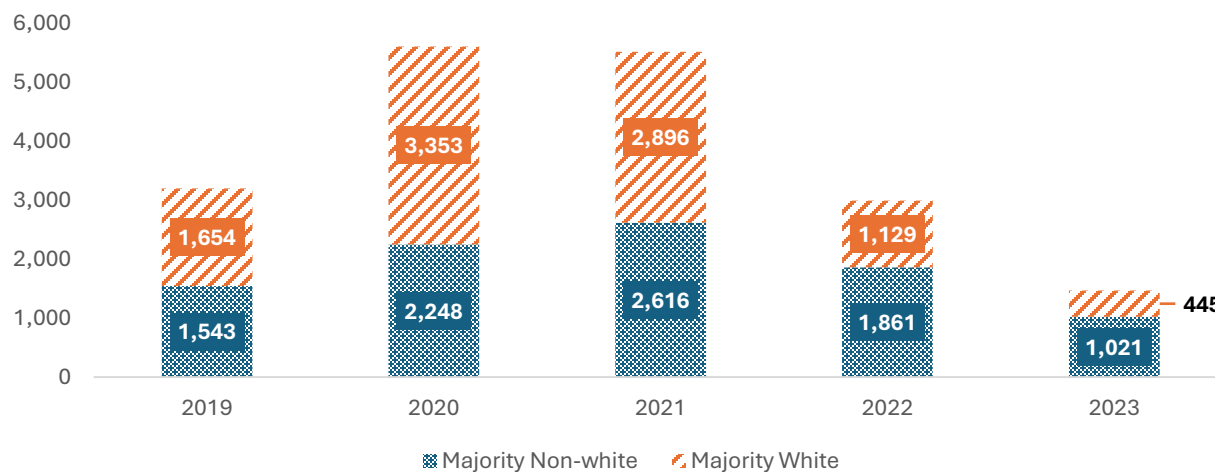
Figure 533: Withdrawal Count by Census Tract Race and Ethnicity, Baltimore

Majority Non-White · Majority White
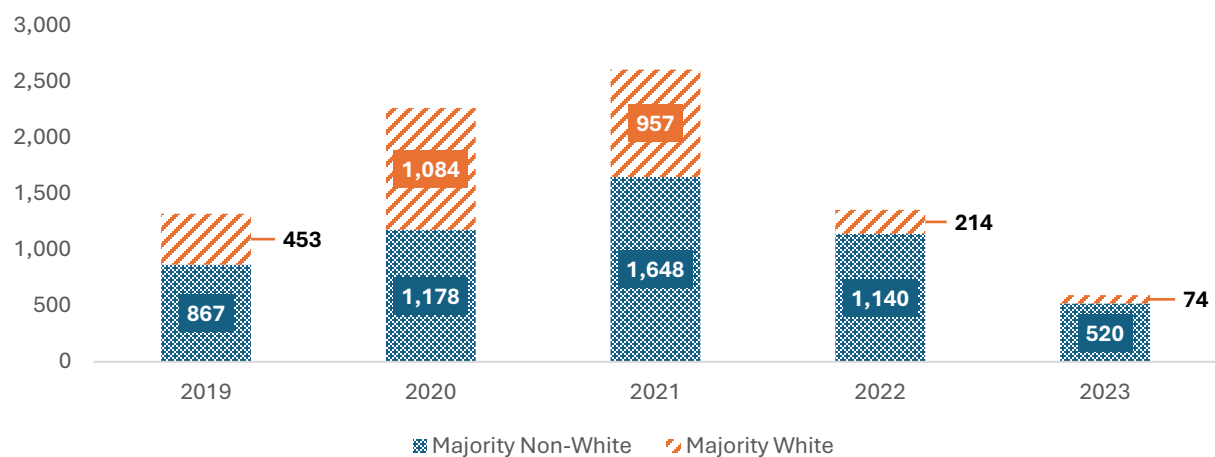
Figure 534: Withdrawal Count by Census Tract Race and Ethnicity, Boston

Majority Non-white · Majority White
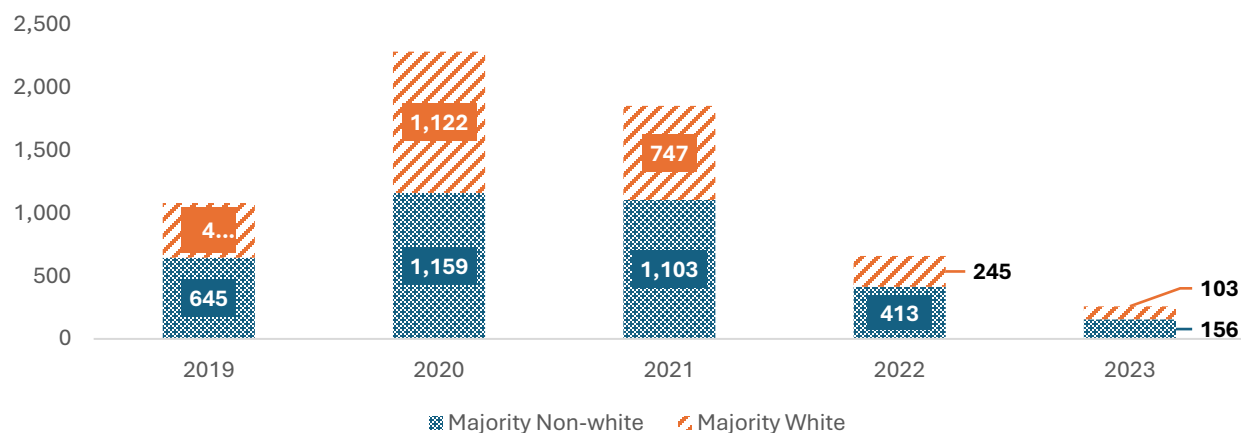
Figure 535: Withdrawal Count by Census Tract Race and Ethnicity, Cleveland
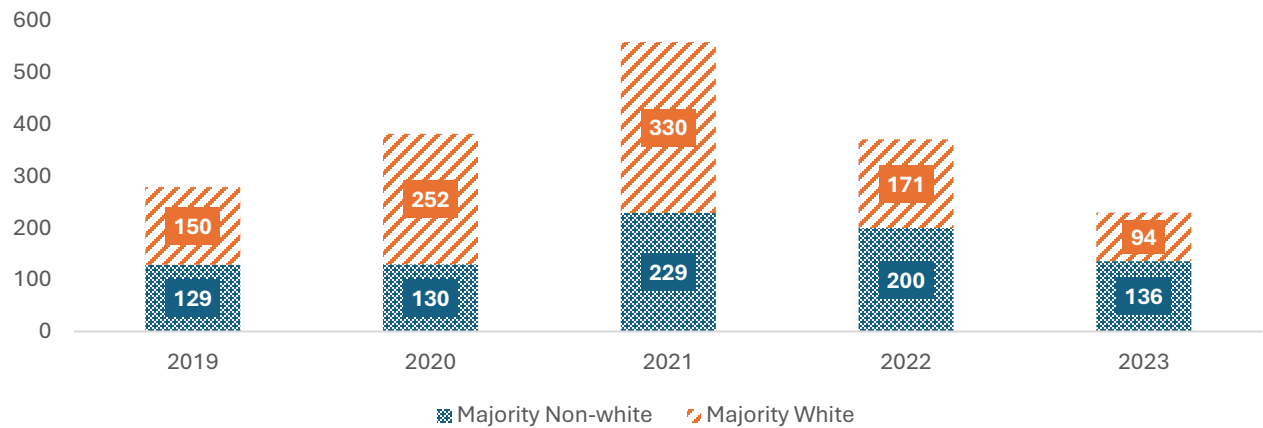
Figure 536: Withdrawal Count by Census Tract Race and Ethnicity, Pittsburgh
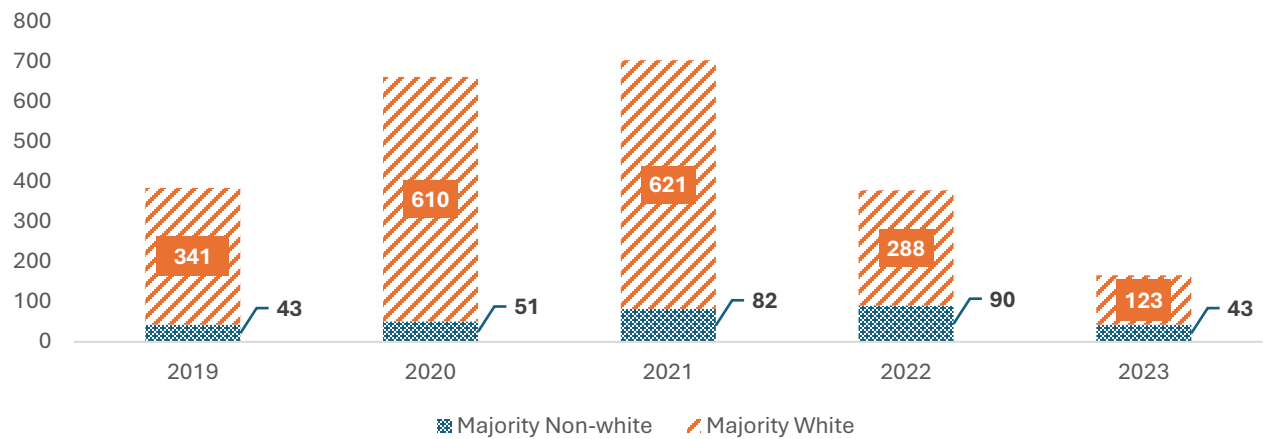
Figure 537: Denial Rate by Census Tract Race and Ethnicity

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Non-White	White	Non-White	White	Non-White	White	Non-White	White	Non-White	White
2019	31.2%	18.3%	28.3%	13.9%	16.9%	10.2%	41.5%	22.6%	28.9%	17.4%
2020	20.8%	12.1%	19.7%	9.5%	12.2%	6.1%	32.0%	17.1%	22.5%	12.5%
2021	22.6%	13.2%	19.0%	9.6%	13.2%	6.8%	27.6%	15.1%	22.8%	12.6%
2022	30.1%	18.6%	25.6%	15.3%	24.0%	12.0%	35.5%	21.1%	30.6%	23.2%
2023	34.2%	25.5%	28.5%	23.8%	22.7%	13.5%	34.5%	25.1%	30.6%	23.2%

Figure 538: Denial Rate by Census Tract Race and Ethnicity, Philadelphia

Year	Majority Non-white	Majority White
2019	31.2%	18.3%
2020	20.8%	12.1%
2021	22.6%	13.2%
2022	30.1%	18.6%
2023	34.2%	25.5%
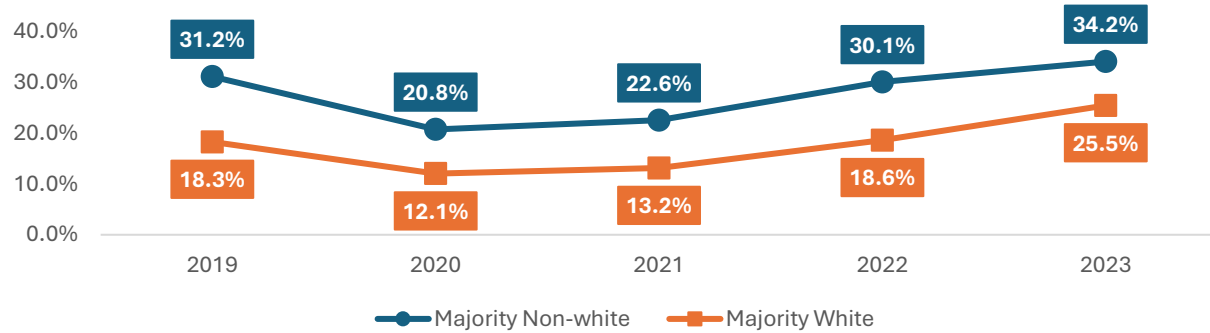
Figure 539: Denial Rate by Census Tract Race and Ethnicity, Baltimore

Year	Majority Non-White	Majority White
2019	28.3%	13.9%
2020	19.7%	9.5%
2021	19.0%	9.6%
2022	25.6%	15.3%
2023	28.5%	23.8%
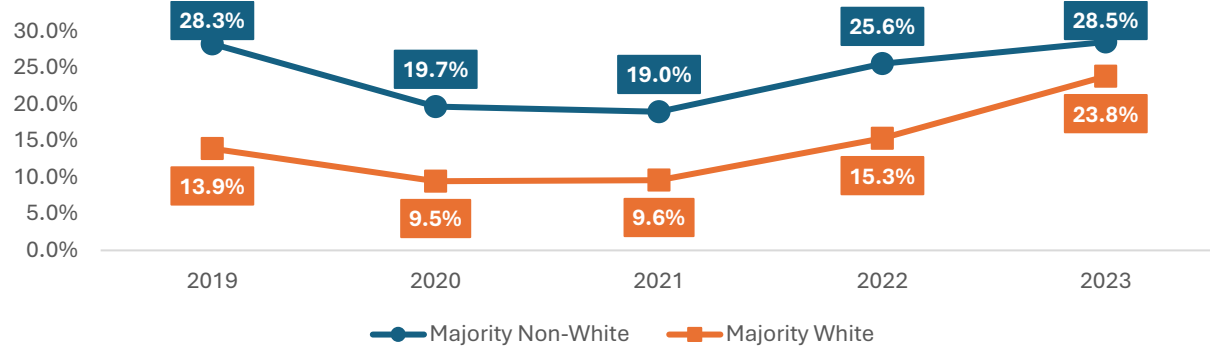
Figure 540: Denial Rate by Census Tract Race and Ethnicity, Boston

Year	Majority Non-white	Majority White
2019	16.9%	10.2%
2020	12.2%	6.1%
2021	13.2%	6.8%
2022	24.0%	12.0%
2023	22.7%	13.5%
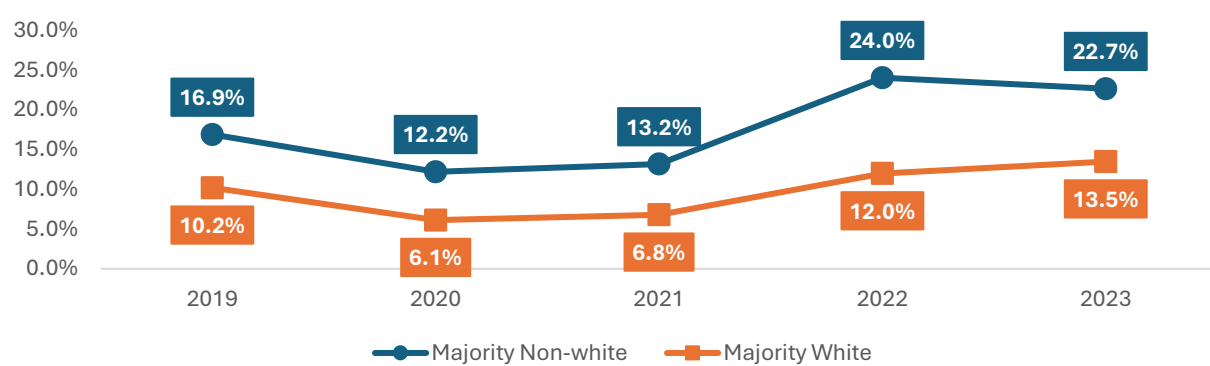
Figure 541: Denial Rate by Census Tract Race and Ethnicity, Cleveland

Year	Majority Non-white	Majority White
2019	41.5%	22.6%
2020	32.0%	17.1%
2021	27.6%	15.1%
2022	35.5%	21.1%
2023	34.5%	25.1%
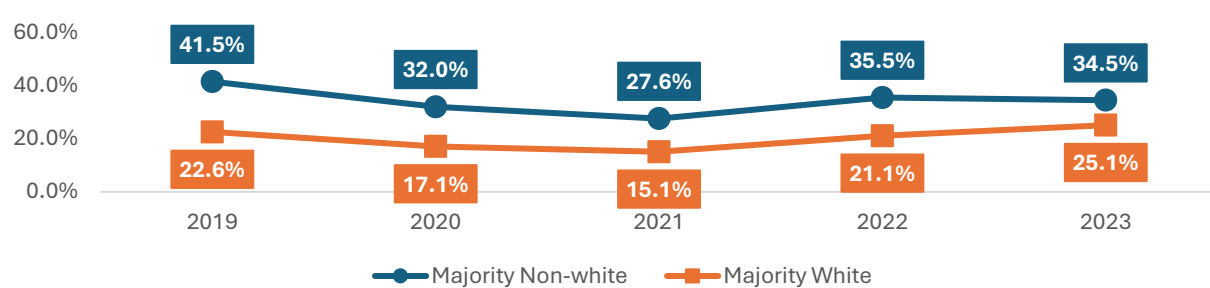
Figure 542: Denial Rate by Census Tract Race and Ethnicity, Pittsburgh
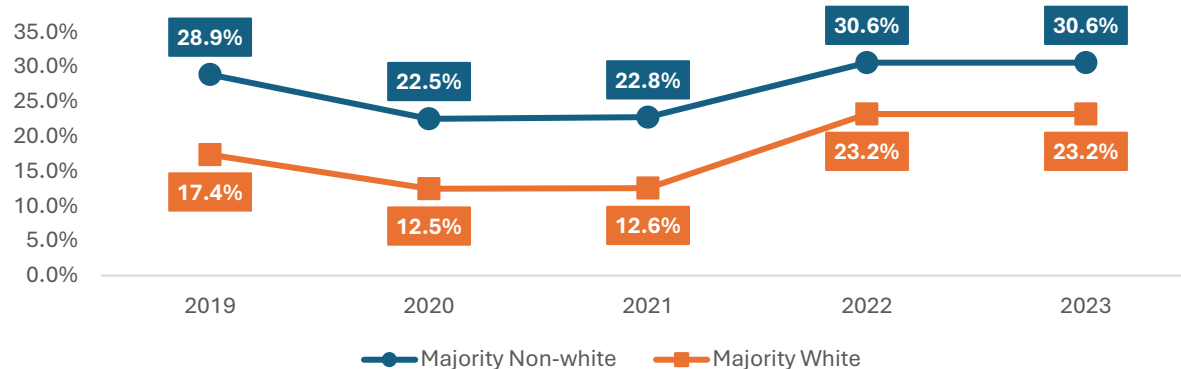
Figure 543: Total Dollars ($M) Originated by Census Tract Race and Ethnicity

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Non-White	**White**	**Non-White**	**White**	**Non-White**	**White**	**Non-White**	**White**	**Non-White**	**White**
2019	$573	$1,341	$216	$337	$913	$1,348	$19	$70	$19	$269
2020	$1,309	$3,353	$508	$1,121	$1,918	$2,984	$39	$147	$32	$668
2021	$1,352	$3,014	$700	$988	$1,832	$2,433	$64	$191	$43	$680
2022	$565	$782	$284	$151	$429	$760	$40	$79	$27	$246
2023	$243	$257	$113	$36	$131	$197	$19	$26	$15	$100

Figure 544: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Philadelphia
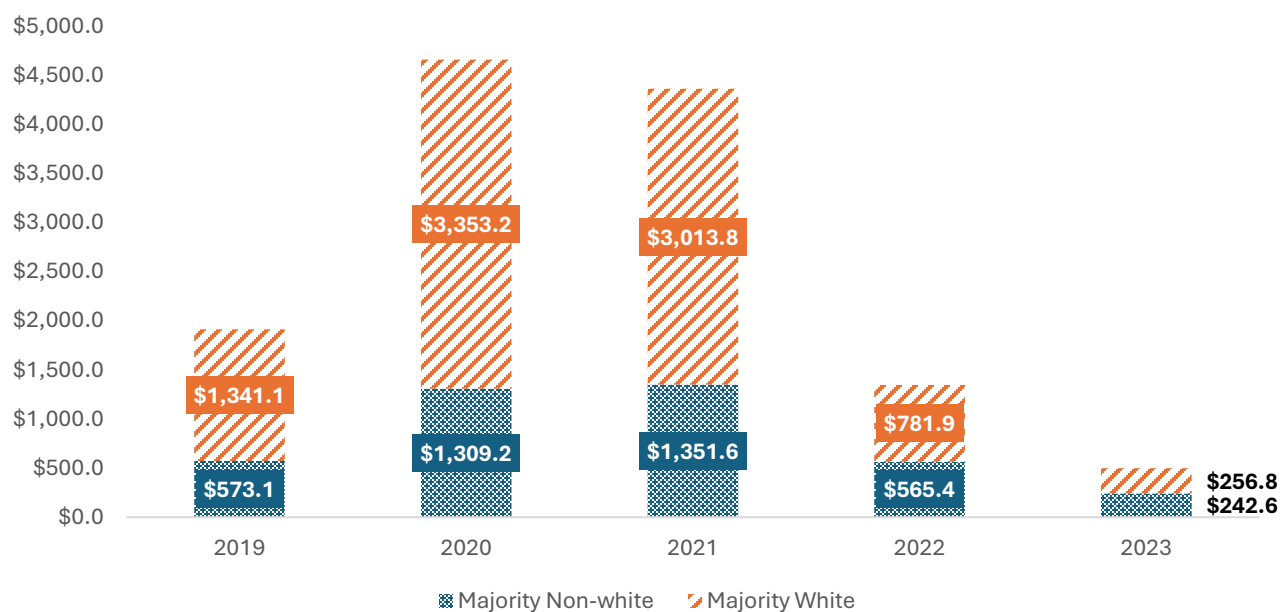
Figure 545: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Baltimore
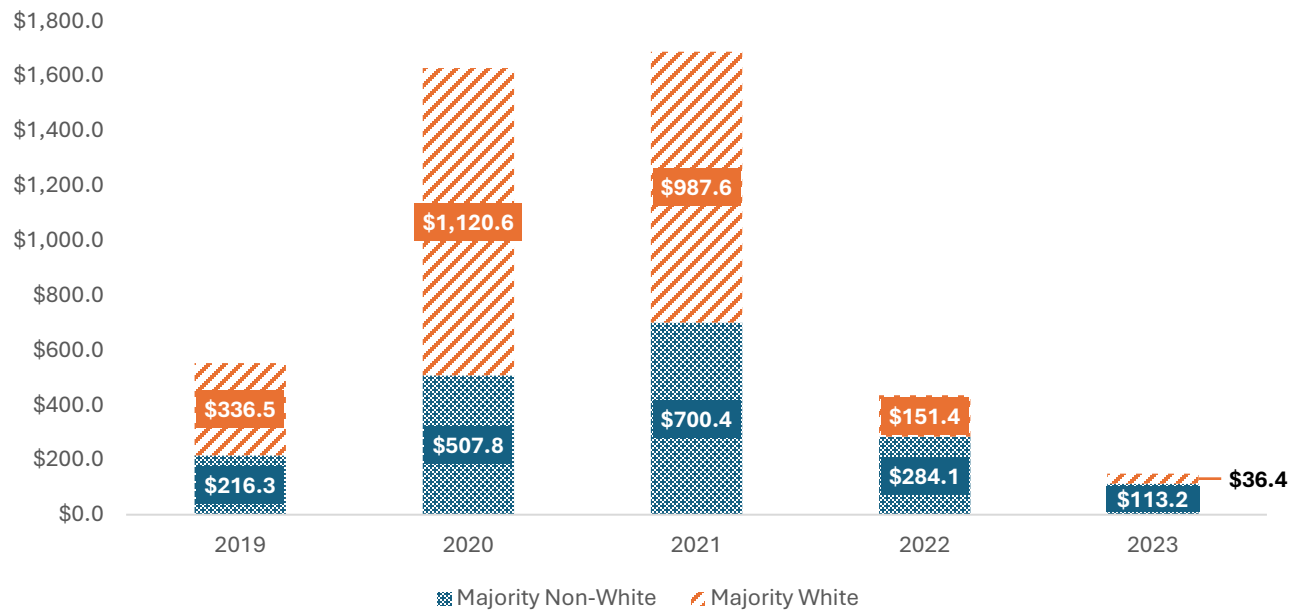
Figure 546: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Boston
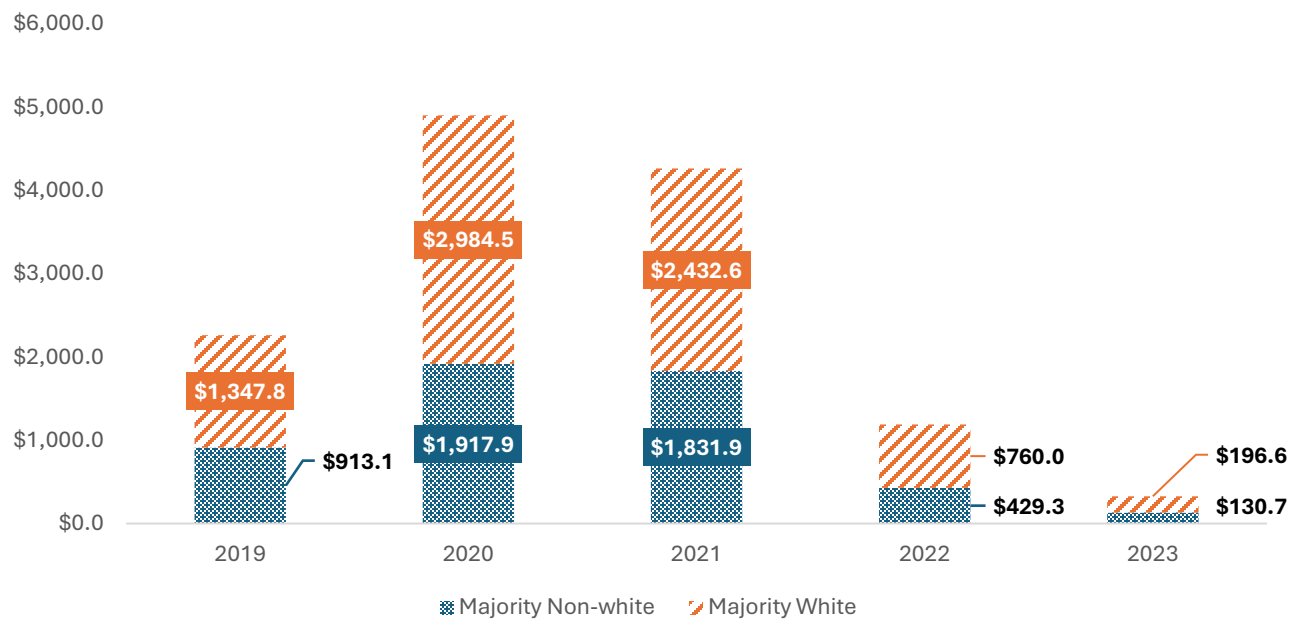
Figure 547: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Cleveland
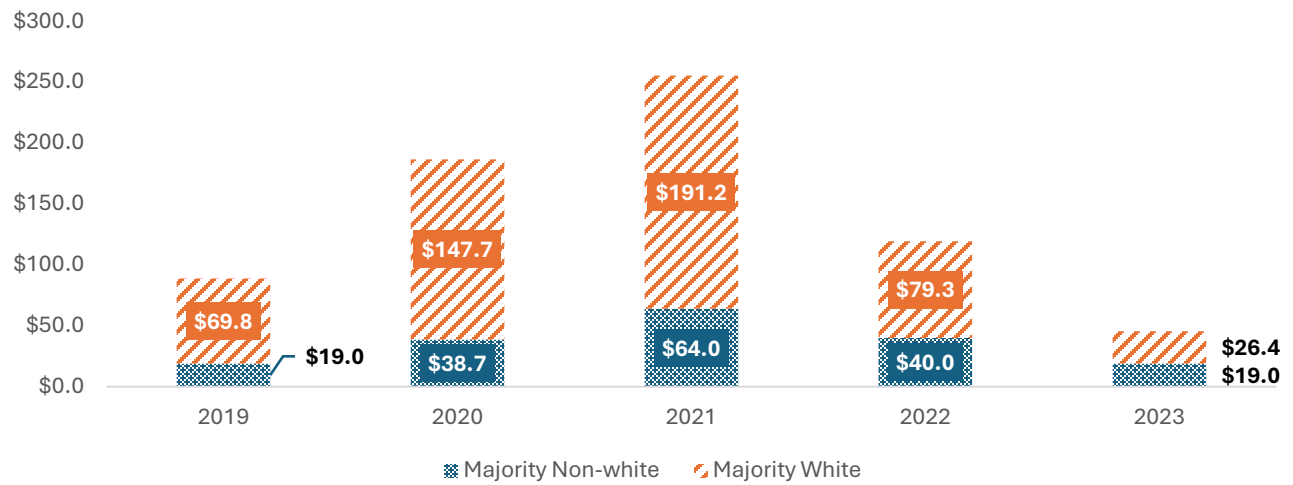
Figure 548: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Pittsburgh
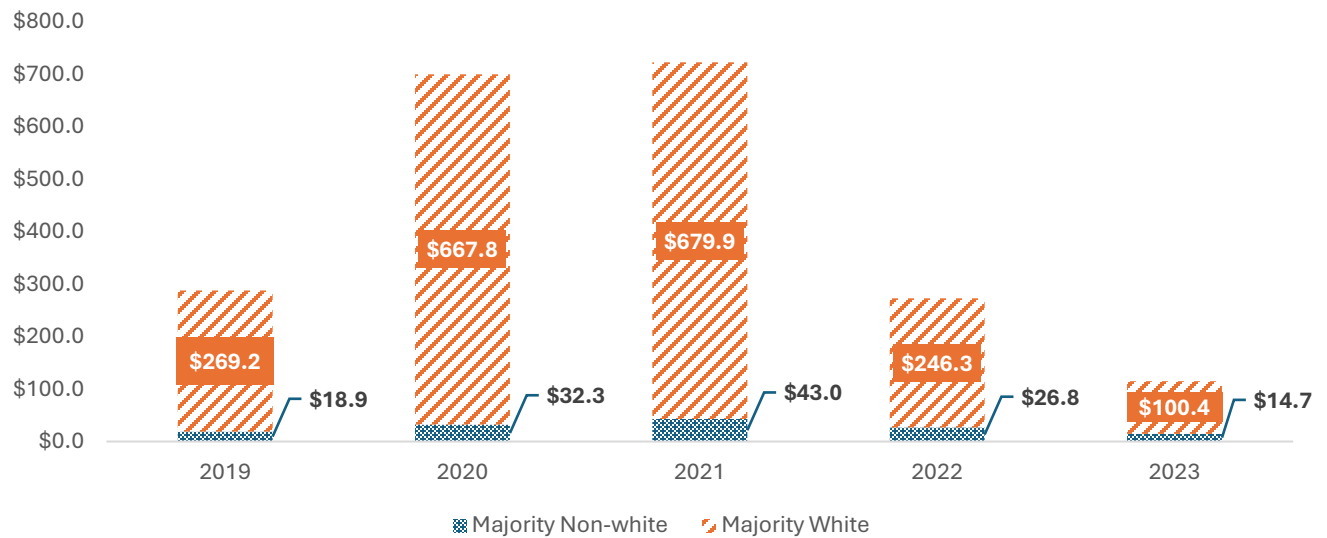
B.2.2.4. Gender

Figure 549: Application Count by Gender

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male
2019	6,843	7,160	2,107	2,310	2,368	2,828	670	781	812	1,065
2020	10,534	12,842	3,877	4,507	4,758	5,501	947	1,203	1,289	1,952
2021	12,058	12,892	5,054	4,902	4,416	4,715	1,424	1,601	1,522	2,009
2022	5,919	6,088	2,285	2,085	1,366	1,530	855	957	827	956
2023	3,359	3,153	1,036	922	580	591	464	522	470	465

Figure 550: Application Count by Gender, Philadelphia
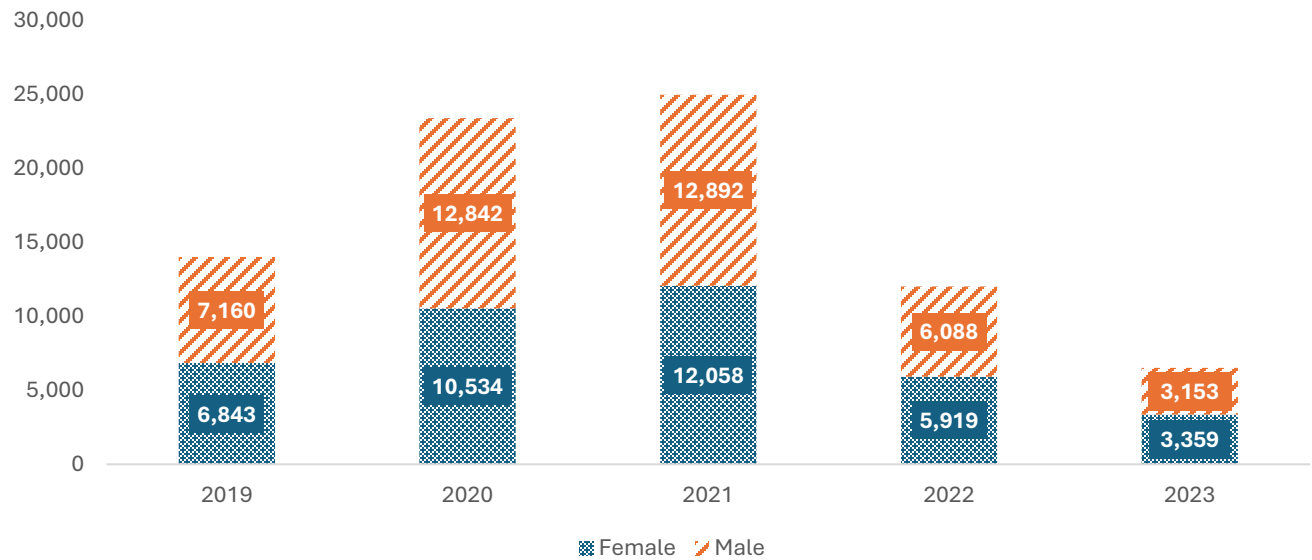
Figure 551: Application Count by Gender, Baltimore
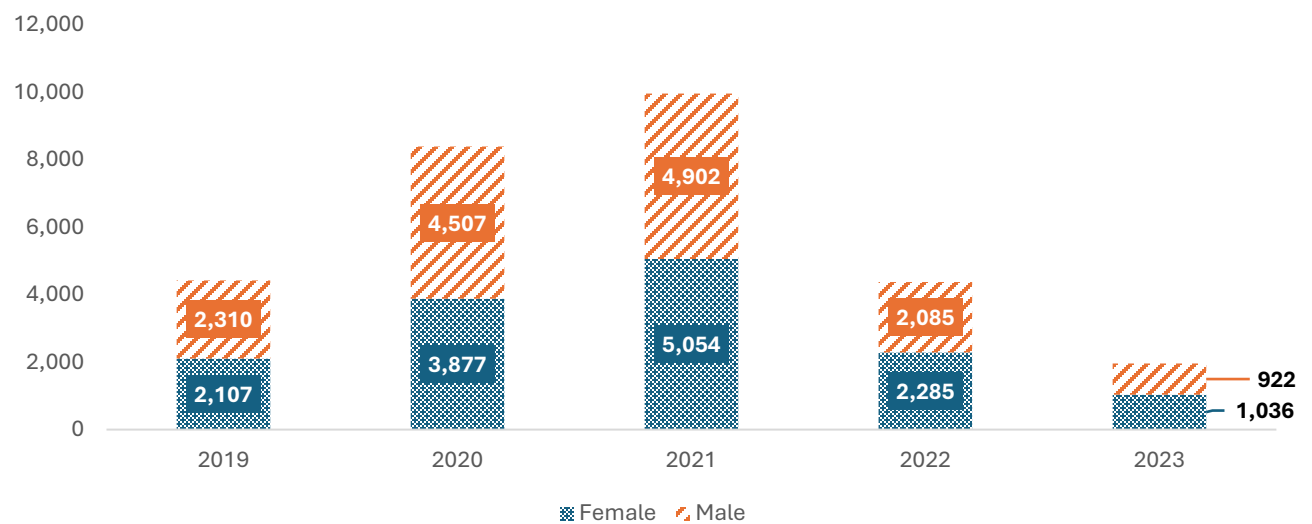
Figure 552: Application Count by Gender, Boston
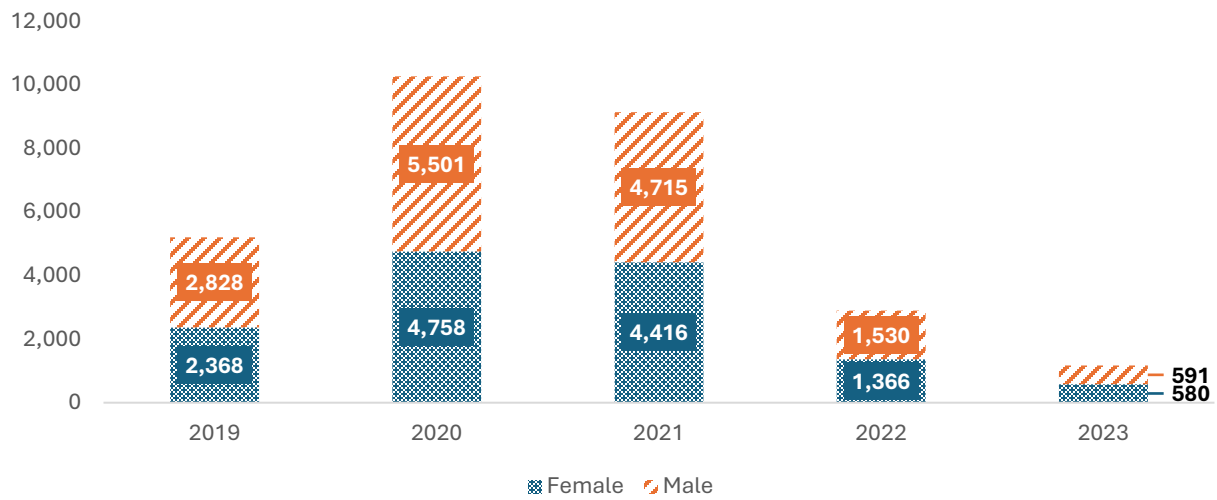
Legend: Female, Male

Figure 553: Application Count by Gender, Cleveland
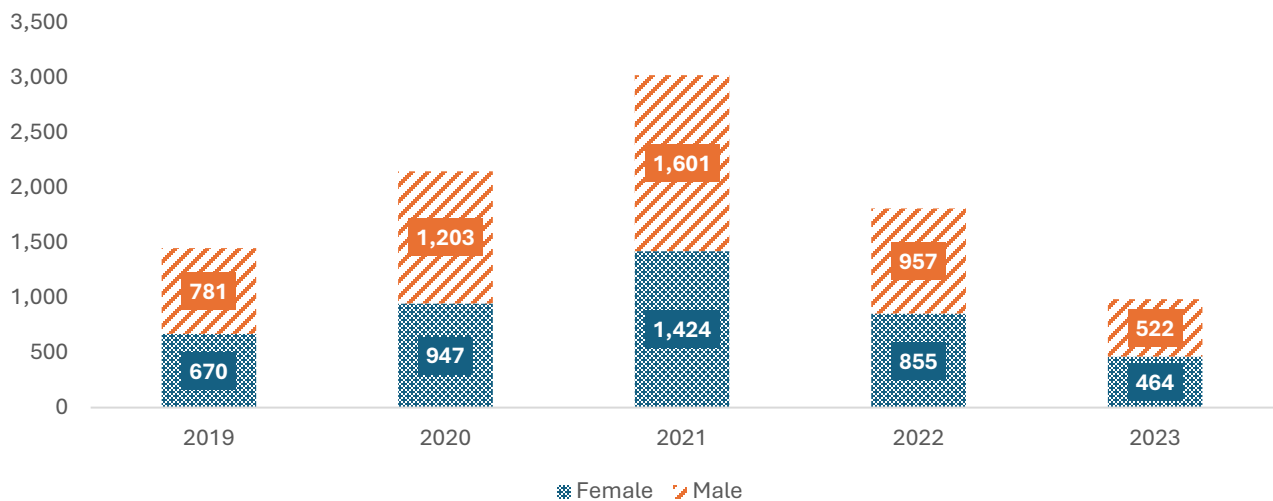
Legend: Female, Male

Figure 554: Application Count by Gender, Pittsburgh
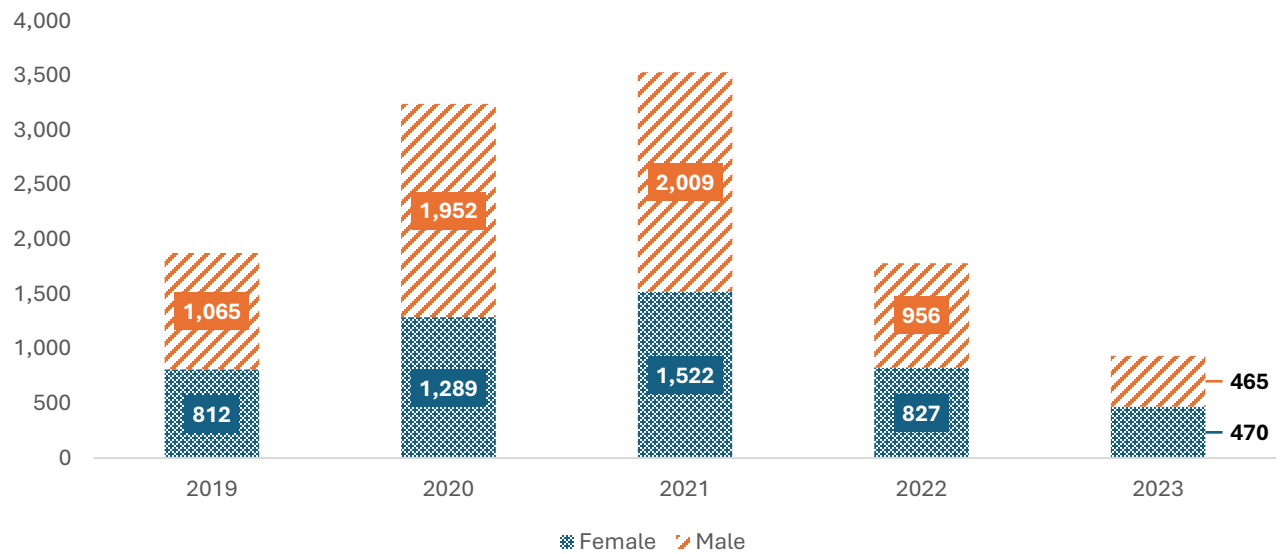
Figure 555: Origination Count by Gender

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male
2019	3,036	3,175	828	893	1,335	1,566	295	190	443	540
2020	5,510	6,631	1,983	2,301	3,029	3,408	472	600	753	1,142
2021	6,323	6,314	2,583	2,473	2,726	2,860	739	800	966	1,155
2022	2,523	2,363	935	724	707	730	392	404	435	496
2023	1,344	1,095	372	293	223	230	169	177	228	224

Figure 556: Origination Count by Gender, Philadelphia
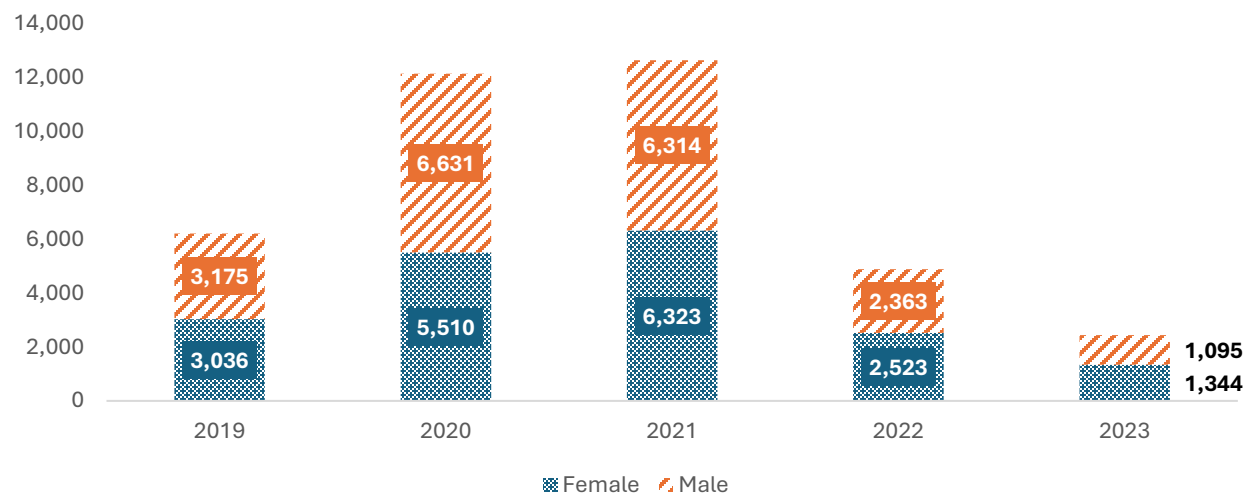
Figure 557: Origination Count by Gender, Baltimore
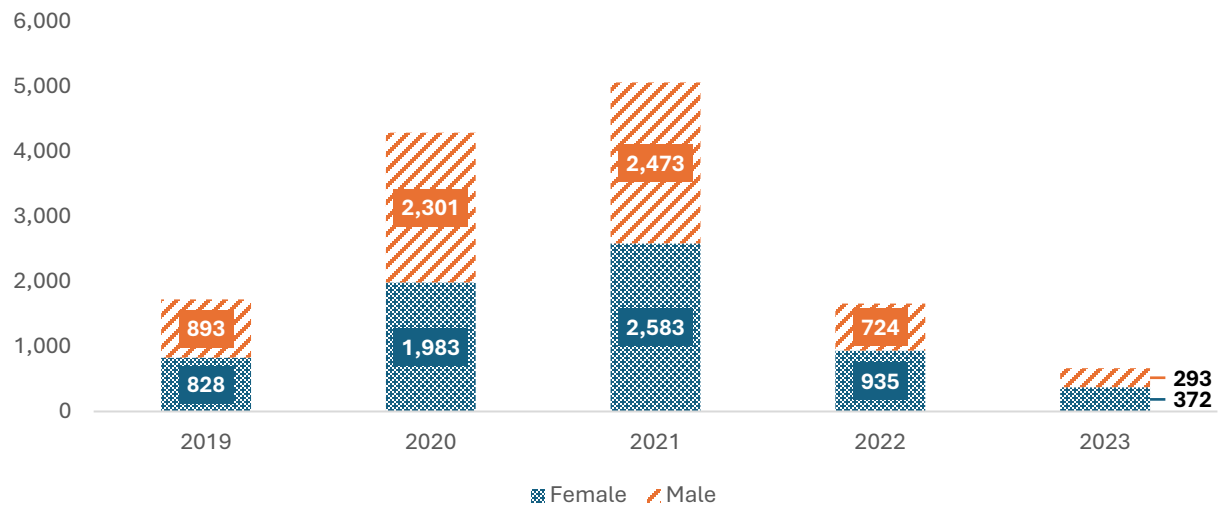
Figure 558: Origination Count by Gender, Boston
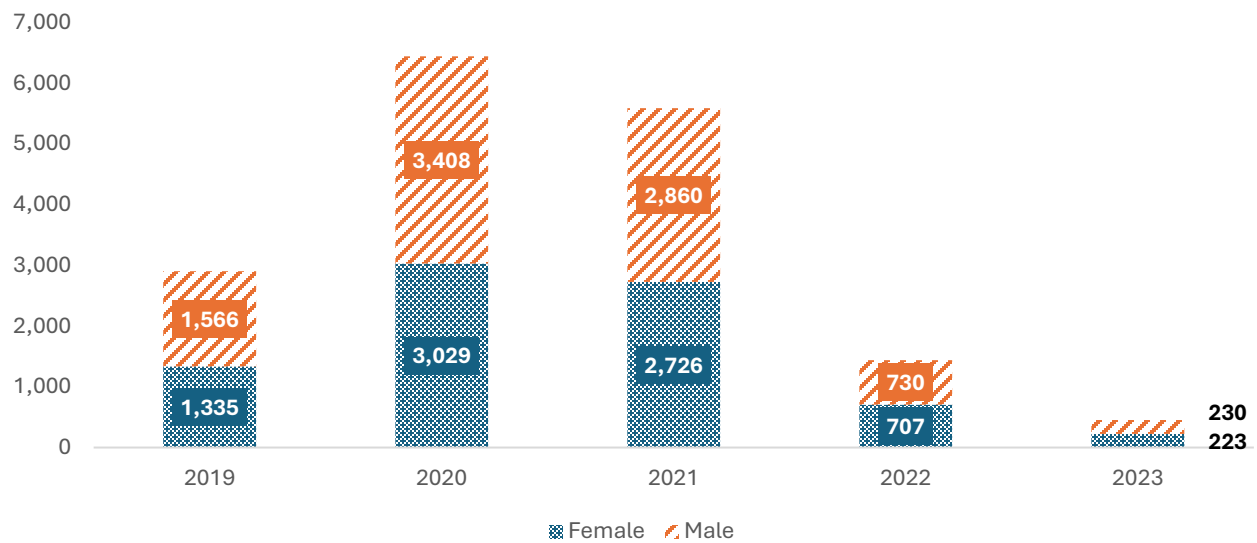
Figure 559: Origination Count by Gender, Cleveland
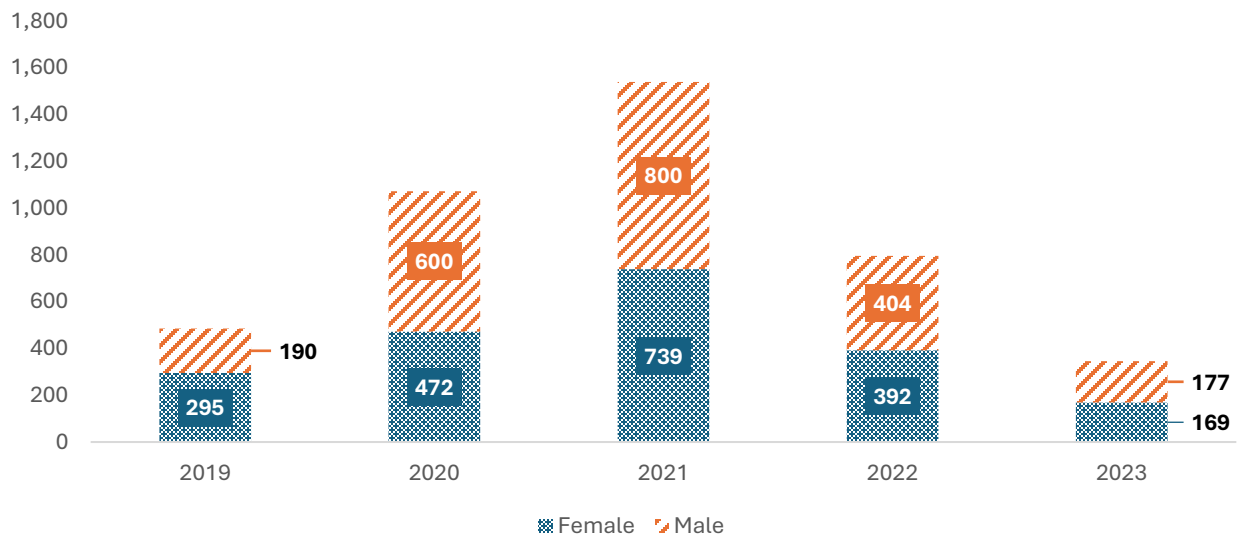
Figure 560: Origination Count by Gender, Pittsburgh
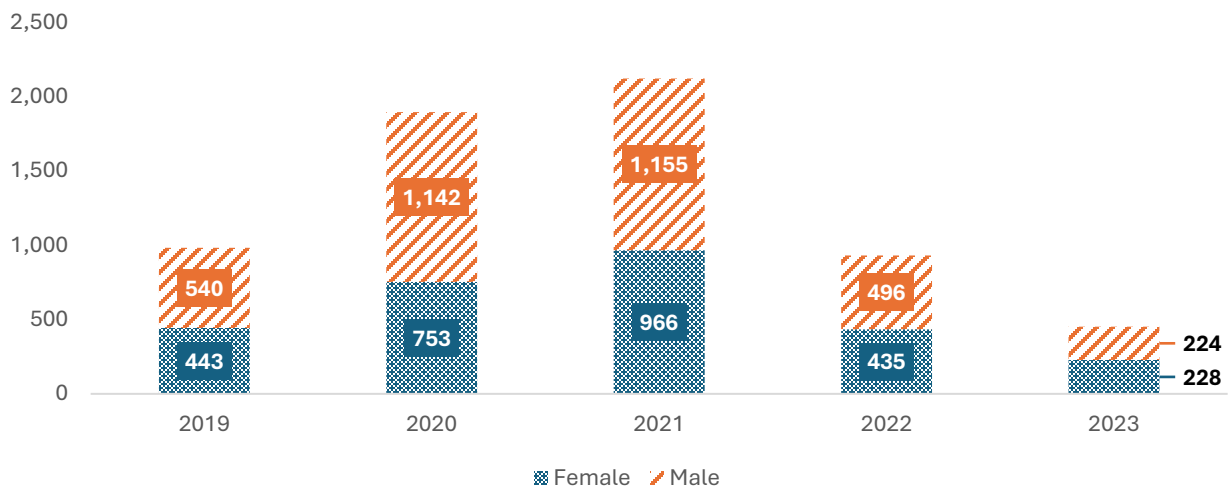
Figure 561: Withdrawal Count by Gender

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male
2019	1,006	1,159	448	496	276	379	85	119	99	156
2020	1,637	2,000	687	851	626	772	109	165	155	252
2021	1,683	2,041	898	869	534	622	179	231	158	270
2022	924	1,104	485	486	215	232	123	141	116	133
2023	531	518	235	211	98	76	76	105	52	67

Figure 562: Withdrawal Count by Gender, Philadelphia
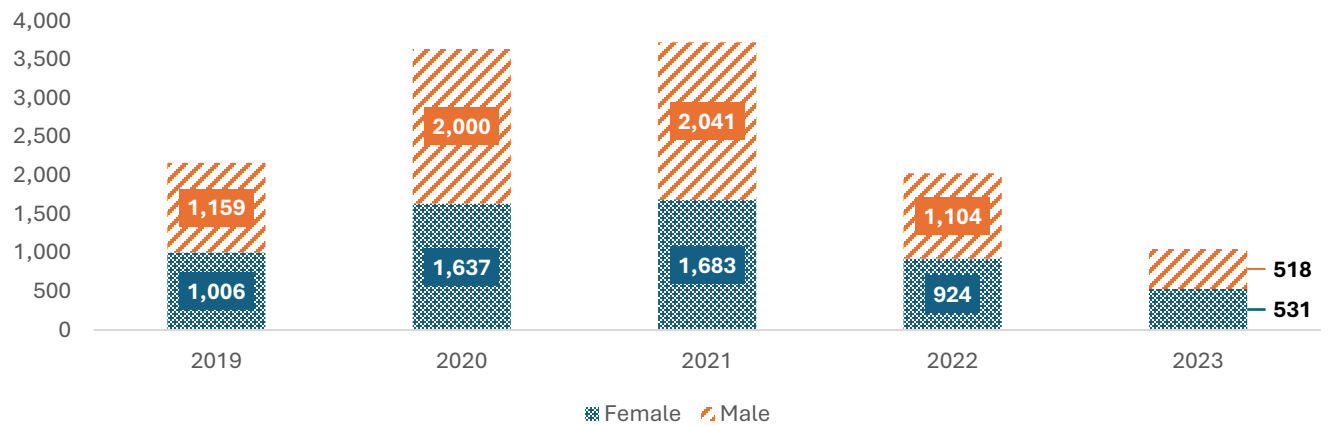
Figure 563: Withdrawal Count by Gender, Baltimore
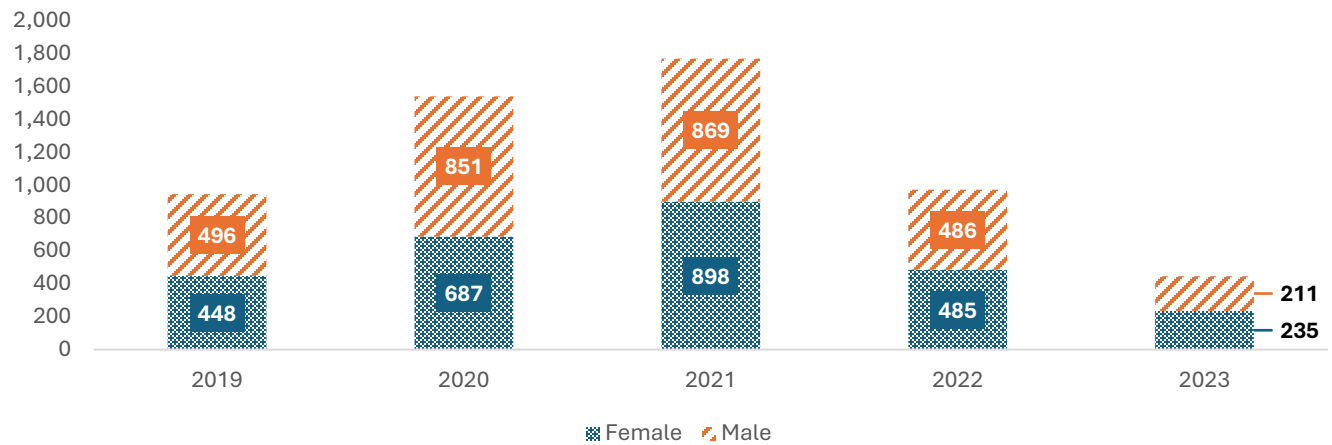
Figure 564: Withdrawal Count by Gender, Boston
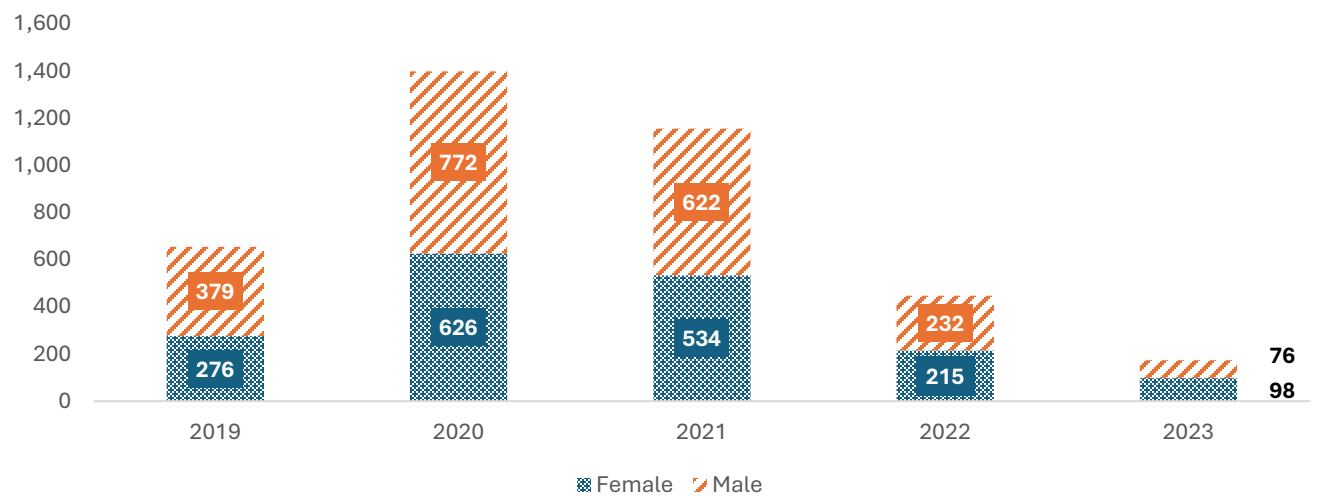
Figure 565: Withdrawal Count by Gender, Cleveland
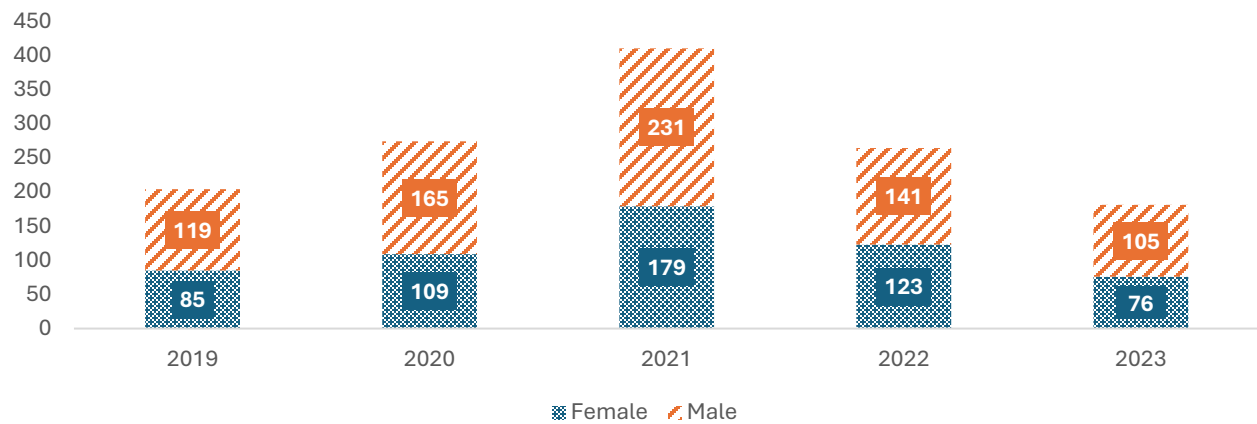
Figure 566: Withdrawal Count by Gender, Pittsburgh
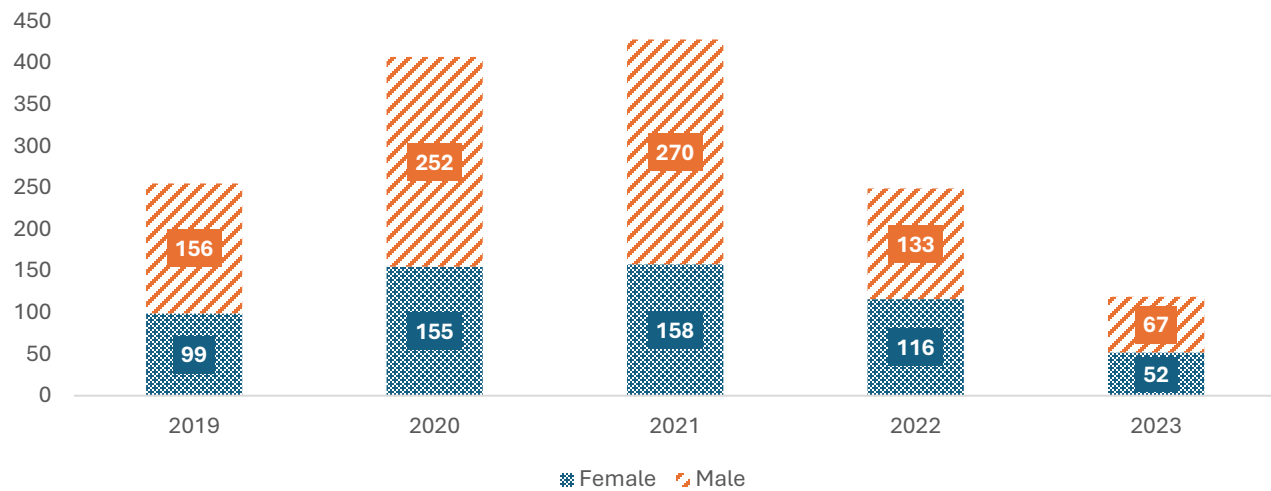
Figure 567: Denial Rate by Gender

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Female	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**	**Male**
2019	28.3%	25.4%	25.1%	25.5%	17.1%	15.5%	32.1%	26.6%	21.8%	20.9%
2020	17.5%	16.7%	17.8%	15.0%	10.8%	10.0%	25.3%	22.7%	16.0%	14.7%
2021	19.7%	18.7%	17.3%	17.1%	12.2%	11.7%	22.7%	20.9%	15.8%	15.5%
2022	27.9%	27.7%	24.2%	26.6%	20.6%	21.7%	29.0%	29.4%	20.3%	21.5%
2023	32.6%	33.9%	30.7%	27.5%	30.3%	31.0%	33.0%	31.4%	30.0%	25.2%

Figure 568: Denial Rate by Gender, Philadelphia
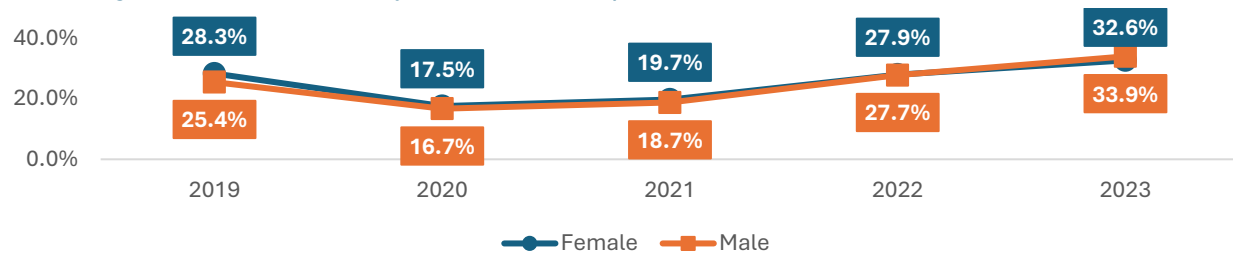
Figure 569: Denial Rate by Gender, Baltimore
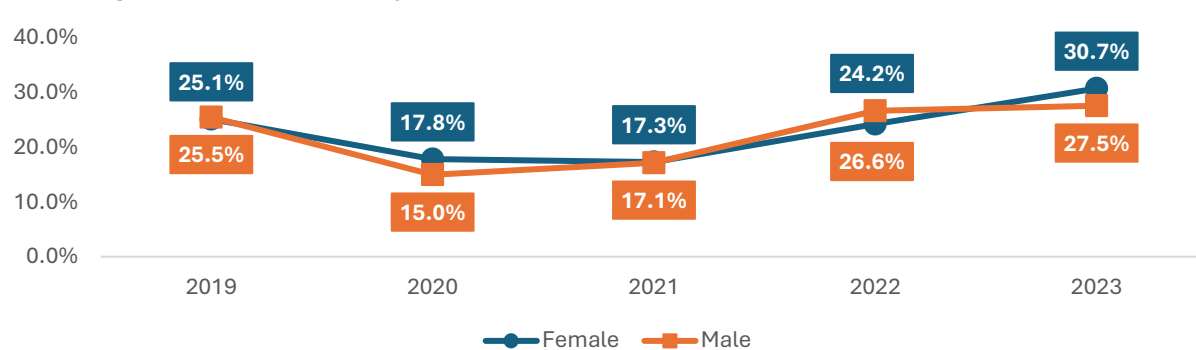
Figure 570: Denial Rate by Gender, Boston
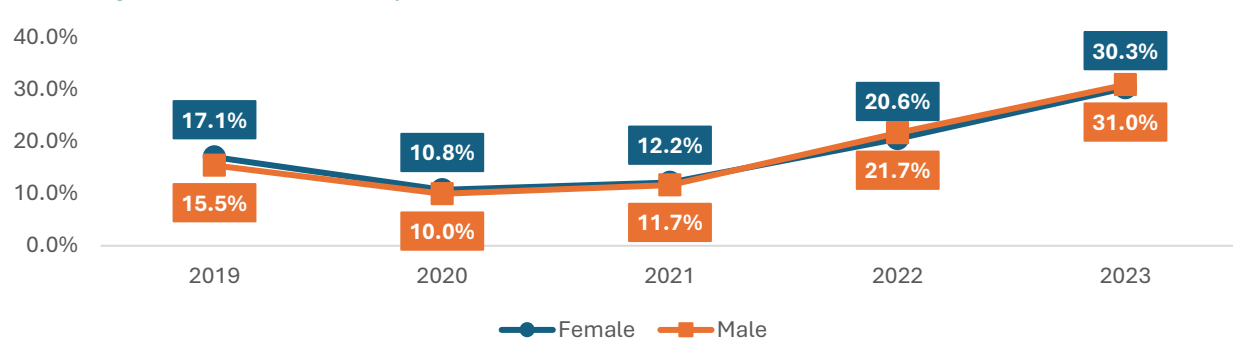
Figure 571: Denial Rate by Gender, Cleveland
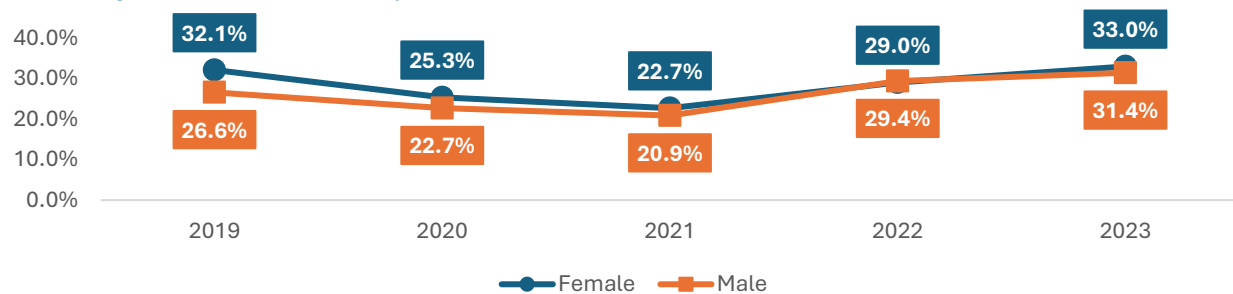
Figure 572: Denial Rate by Gender, Pittsburgh
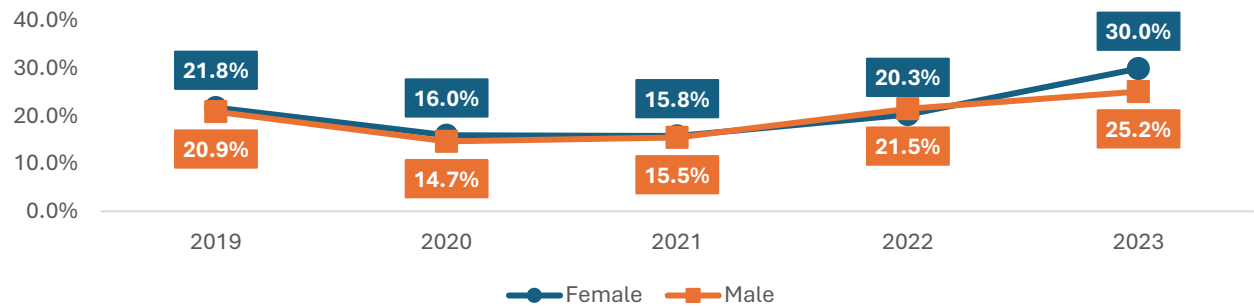
Figure 573: Total Dollars ($M) Originated

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male
2019	$486.2	$646.3	$144.4	$205.0	$483.7	$724.6	$24.8	$33.7	$59.5	$90.7
2020	$1,132.2	$1,569.1	$410.2	$569.0	$1,126.5	$1,533.9	$52.9	$73.7	$122.0	$240.4
2021	$1,193.0	$1,406.2	$481.3	$553.8	$993.0	$1,313.6	$72.8	$95.9	$158.2	$230.7
2022	$381.7	$441.8	$154.3	$143.6	$253.4	$388.2	$39.3	$45.7	$64.8	$88.4
2023	$164.3	$155.7	$52.4	$48.4	$64.7	$121.2	$14.1	$17.2	$28.3	$36.3

Figure 574: Total Dollars ($M) Originated, Philadelphia
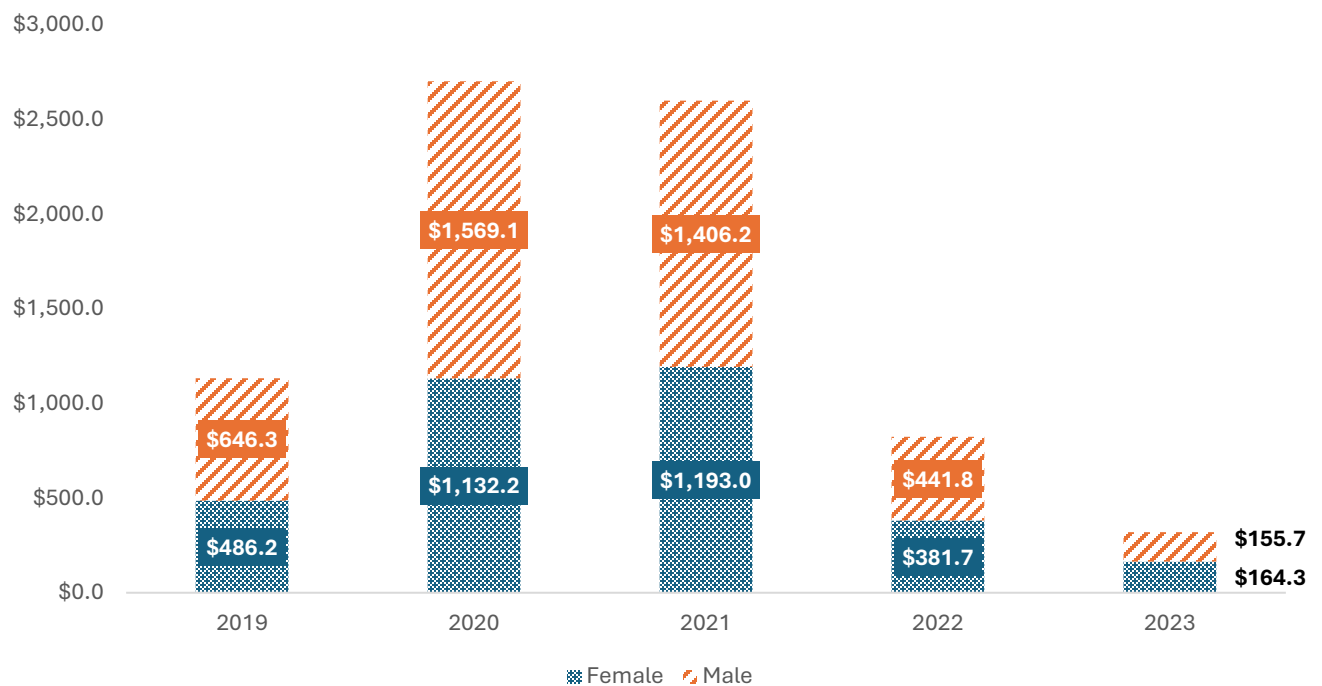
Figure 575: Total Dollars ($M) Originated, Baltimore
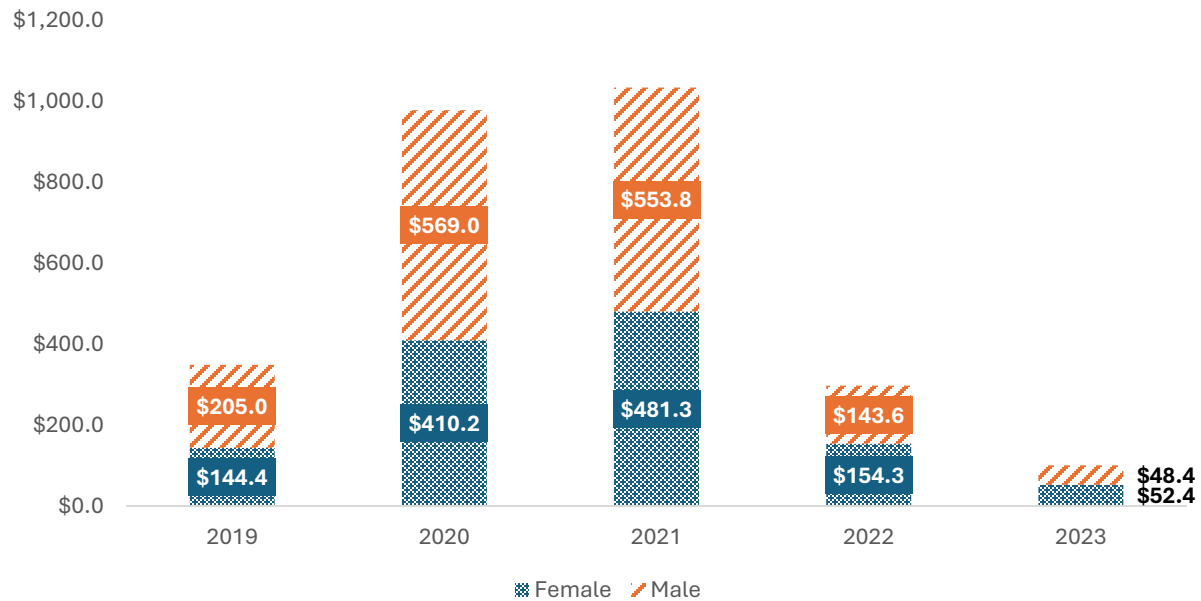
Figure 576: Total Dollars ($M) Originated, Boston
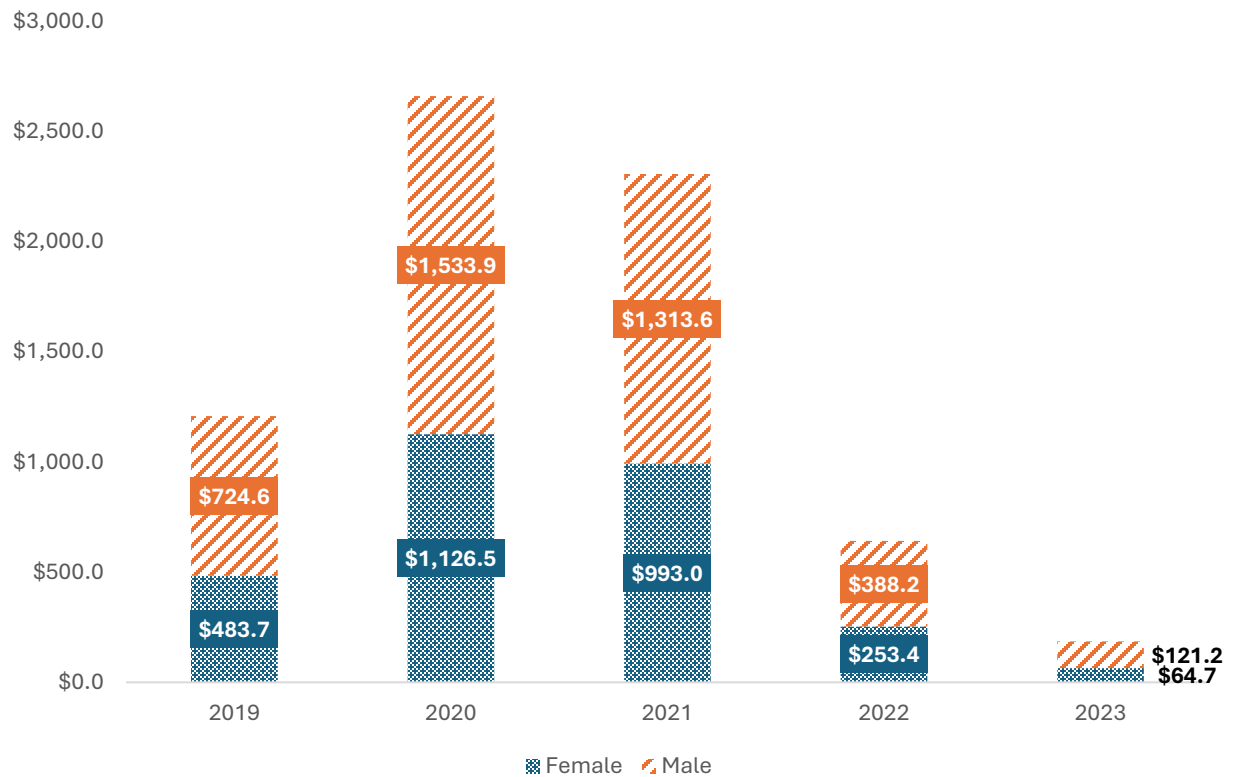
Figure 577: Total Dollars ($M) Originated, Cleveland

Figure 578: Total Dollars ($M) Originated, Cleveland
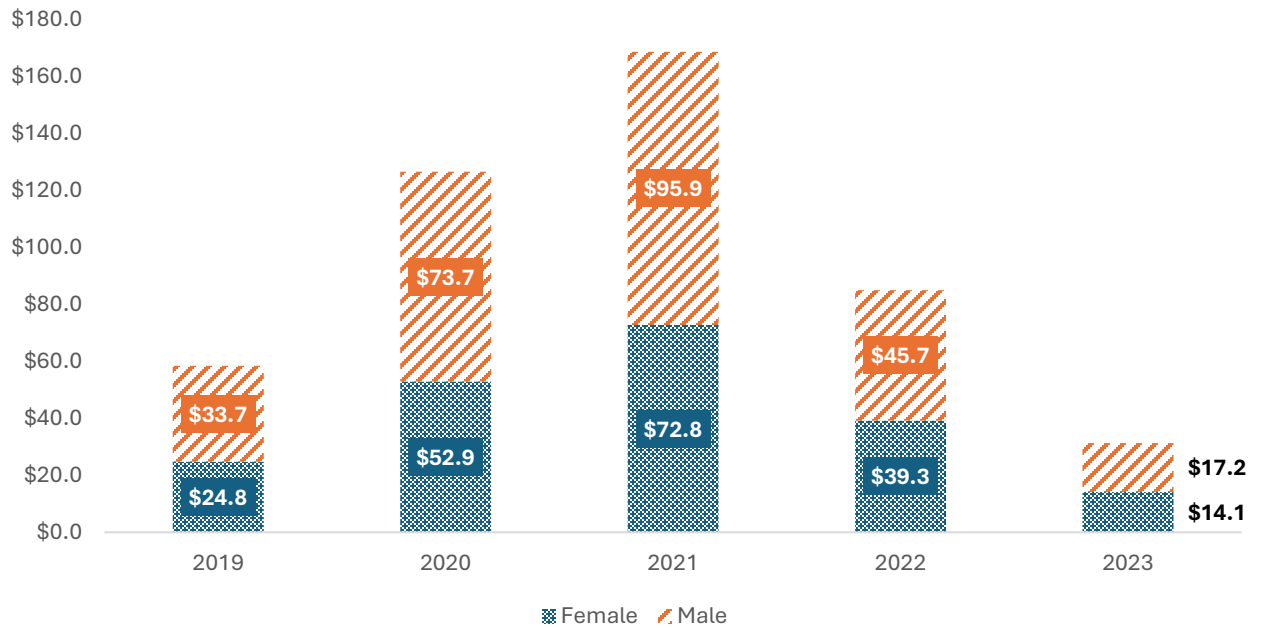
Figure 579: Total Dollars ($M), Originated, Pittsburgh
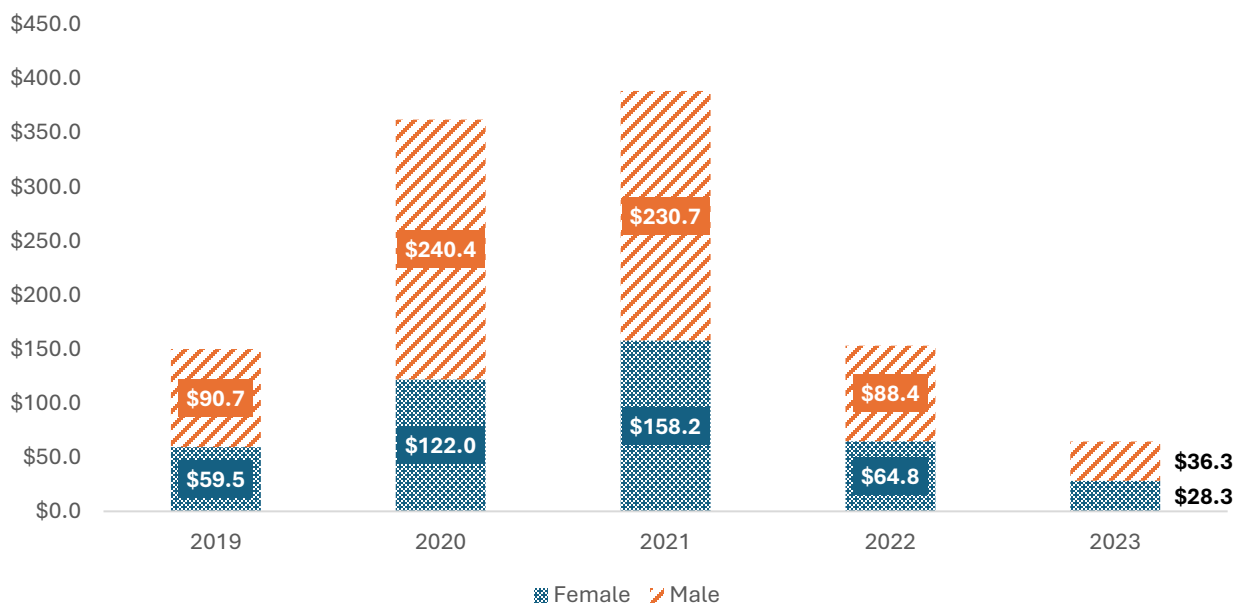
B.2.3. Home Improvement Lending, City of Philadelphia vs Peer Jurisdictions

As noted in earlier sections, despite a favorable interest rate environment during the COVID-19 pandemic, home improvement lending fell in many markets due to the limited ability of on-site construction and home improvement work during work from home restrictions. This was true in each peer jurisdiction, where 2020 saw the lowest levels of home improvement lending activity. Of the peer jurisdictions analyzed, Philadelphia and Baltimore had the most diverse origination pools – reflective of their higher rates of non-White homeownership relative to Boston, Cleveland and Pittsburgh. However, Pittsburgh saw the highest proportional share of lending to LMI borrowers – representing approximately a third of their annual originations over the study period.

Figure 580: Summary Stats, Home Improvement Lending, Philadelphia vs. Peer Jurisdictions

Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	7,612	2,655	687	50.2%	$198.1
2020	5,471	2,010	519	45.6%	$162.3
2021	6,578	2,354	508	46.2%	$192.9
2022	7,756	2,989	720	45.1%	$263.5
2023	6,552	2,378	535	47.4%	$186.5

Baltimore

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	1,374	345	80	61.0%	$29.0
2020	992	246	65	62.1%	$19.1
2021	1,124	287	68	60.4%	$27.5
2022	1,532	434	116	56.2%	$41.1
2023	1,342	346	101	56.5%	$27.8

Boston

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	1,827	764	100	47.2%	$113.3
2020	1,331	556	73	42.2%	$105.0
2021	1,639	681	106	42.1%	$131.0
2022	1,961	925	112	36.1%	$182.1
2023	1,403	552	66	42.1%	$106.7

Cleveland

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	1,015	335	65	54.0%	$16.5
2020	728	187	64	56.5%	$9.8
2021	1,073	338	86	52.3%	$19.6
2022	1,426	494	118	51.3%	$25.9
2023	1,436	440	116	53.9%	$21.9

Pittsburgh

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	1,377	699	100	34.9%	$54.9
2020	982	477	62	36.8%	$41.7
2021	1,040	550	65	33.0%	$54.8
2022	1,532	806	98	31.5%	$80.1
2023	1,140	563	78	35.2%	$54.6

B.2.3.1. Race and Ethnicity

Figure 581: Application Count by Race and Ethnicity

Philadelphia

	Asian	Black	Hispanic	White	Other
2019	511	2,695	583	2,633	146
2020	309	1,799	397	1,894	110
2021	426	2,398	578	1,934	120
2022	495	2,830	696	2,379	105
2023	359	2,521	670	1,787	143

Baltimore

	Asian	Black	Hispanic	White	Other
2019	32	610	62	457	29
2020	14	458	22	343	17
2021	22	501	37	375	29
2022	33	674	71	462	27
2023	38	660	60	325	33

Boston

	Asian	Black	Hispanic	White	Other
2019	92	431	210	778	71
2020	73	246	141	559	33
2021	68	400	186	638	56
2022	113	404	215	900	79
2023	66	319	150	541	47

Cleveland

	Asian	Black	Hispanic	White	Other
2019	18	349	88	442	17
2020	10	219	50	308	23
2021	11	349	108	427	19
2022	18	475	136	570	19
2023	16	503	145	544	35

Pittsburgh

	Asian	Black	Hispanic	White	Other
2019	29	178	18	947	35
2020	18	91	18	689	31
2021	27	141	21	667	19
2022	36	228	22	1,051	26
2023	20	197	29	712	31

Figure 582: Application Count by Race and Ethnicity, Philadelphia
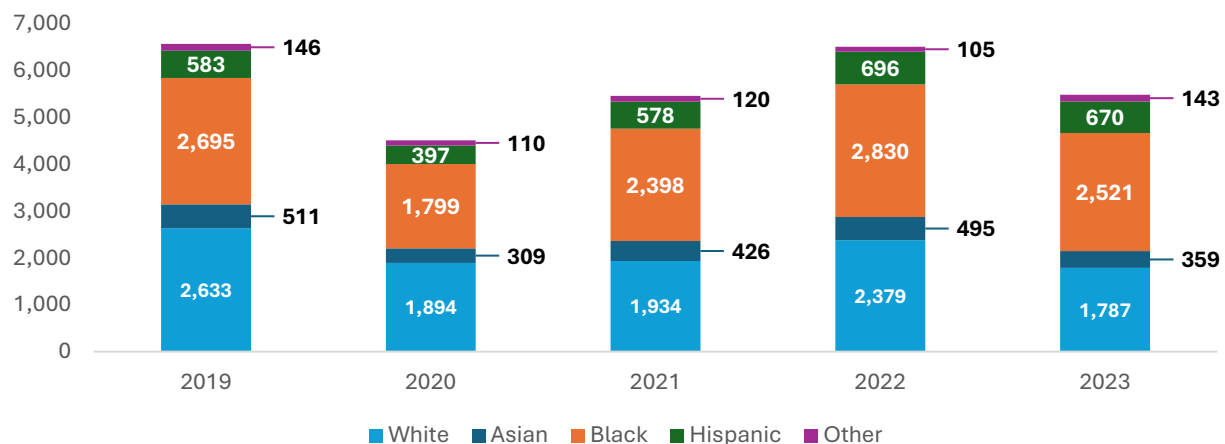
Figure 583: Application Count by Race and Ethnicity, Baltimore
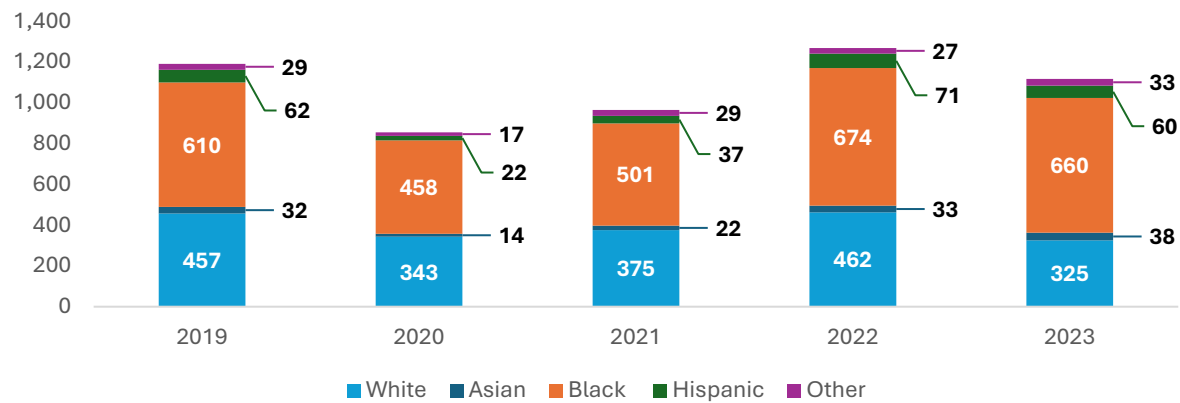
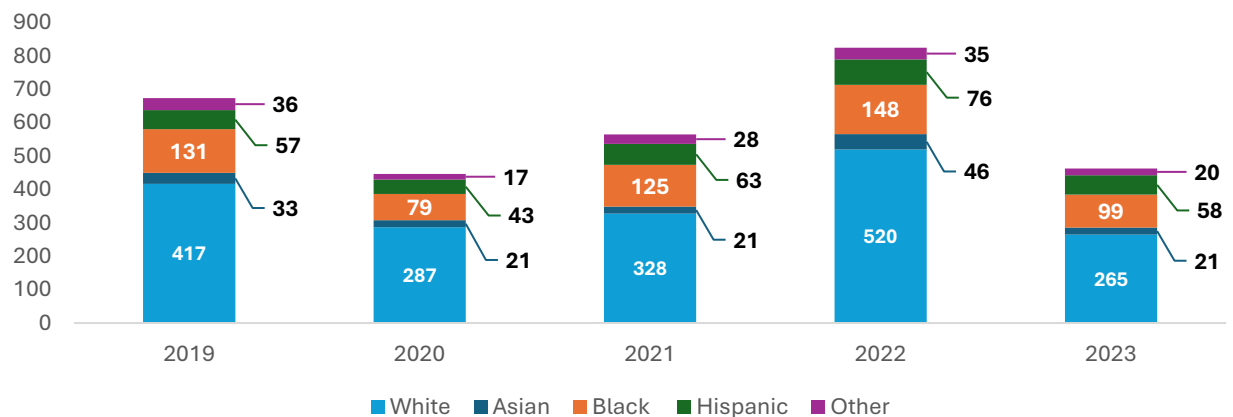*Figure 584: Application Count by Race and Ethnicity, Boston*
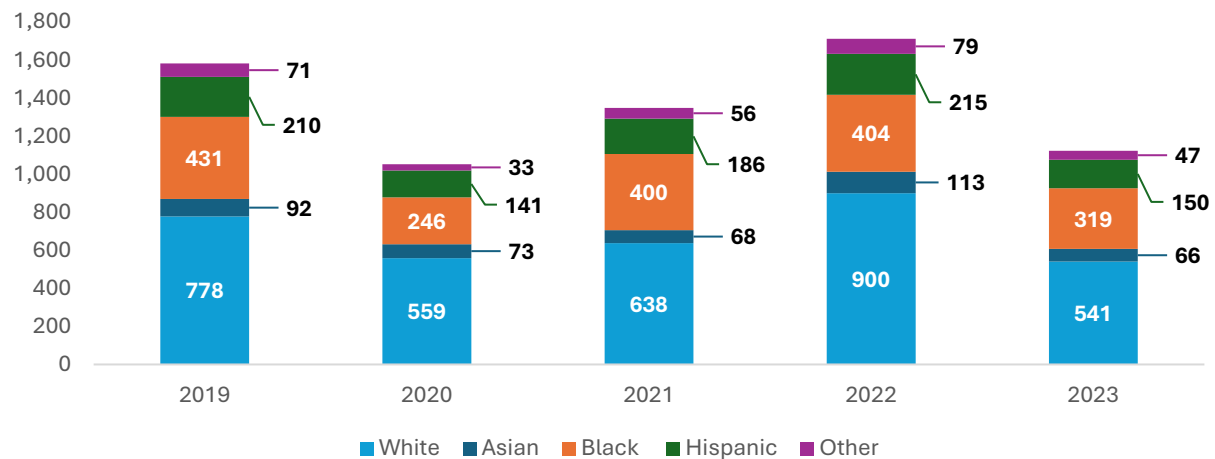
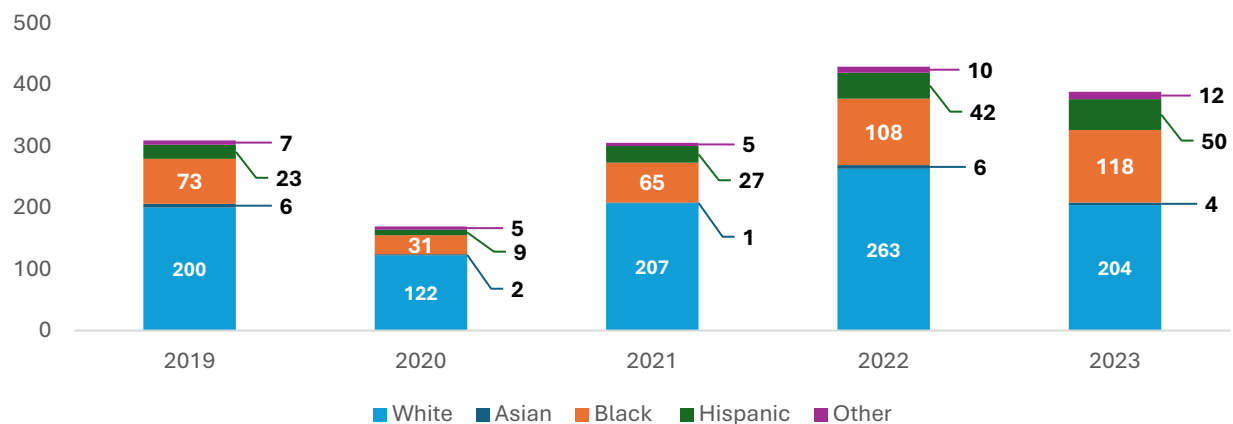*Figure 585: Application Count by Race and Ethnicity, Cleveland*
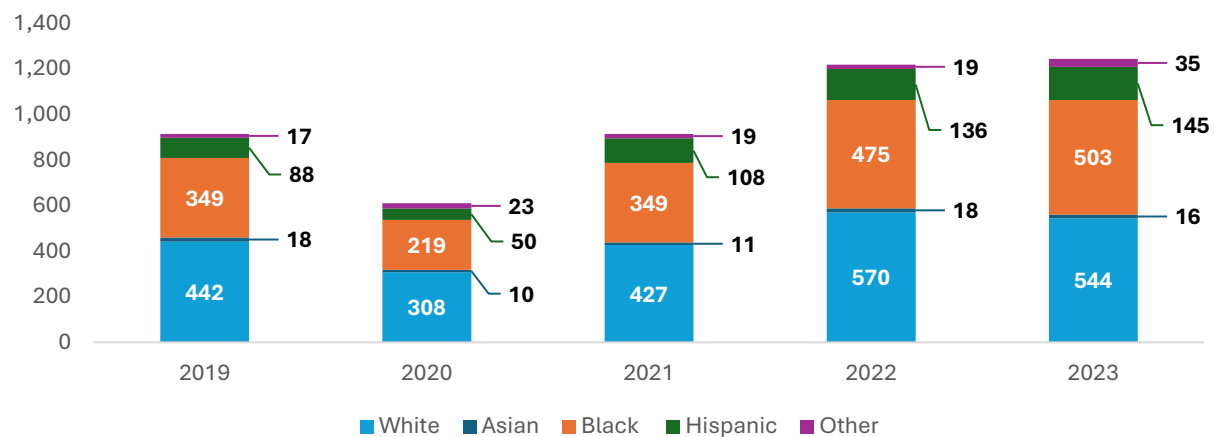
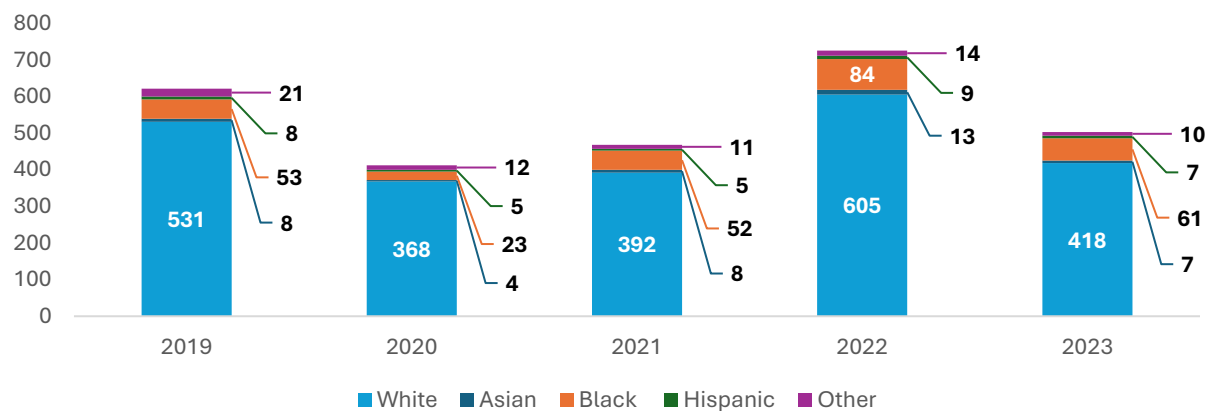Figure 586: Application Count by Race and Ethnicity, Pittsburgh
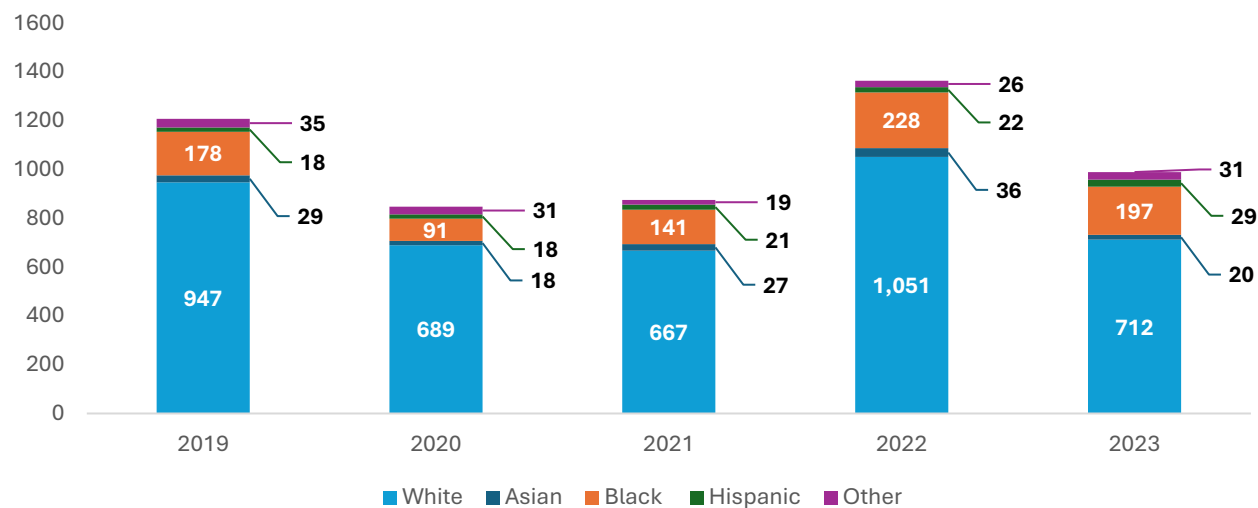
Figure 587: Origination Count by Race and Ethnicity

Philadelphia

	Asian	Black	Hispanic	White	Other
2019	162	727	119	1,264	52
2020	99	519	104	933	39
2021	145	673	160	969	50
2022	173	917	201	1,192	46
2023	114	764	196	868	38

Baltimore

	Asian	Black	Hispanic	White	Other
2019	10	92	9	189	4
2020	3	69	5	131	5
2021	5	88	3	150	8
2022	8	121	11	205	5
2023	13	135	9	118	11

Boston

	Asian	Black	Hispanic	White	Other
2019	33	131	57	417	36
2020	21	79	43	287	17
2021	21	125	63	328	28
2022	46	148	76	520	35
2023	21	99	58	265	20

Cleveland

	Asian	Black	Hispanic	White	Other
2019	6	73	23	200	7
2020	2	31	9	122	5
2021	1	65	27	207	5
2022	6	108	42	263	10
2023	4	118	50	204	12

Pittsburgh

	Asian	Black	Hispanic	White	Other
2019	8	53	8	531	21
2020	4	23	5	368	12
2021	8	52	5	392	11
2022	13	84	9	605	14
2023	7	61	7	418	10

Figure 588: Origination Count by Race and Ethnicity, Philadelphia
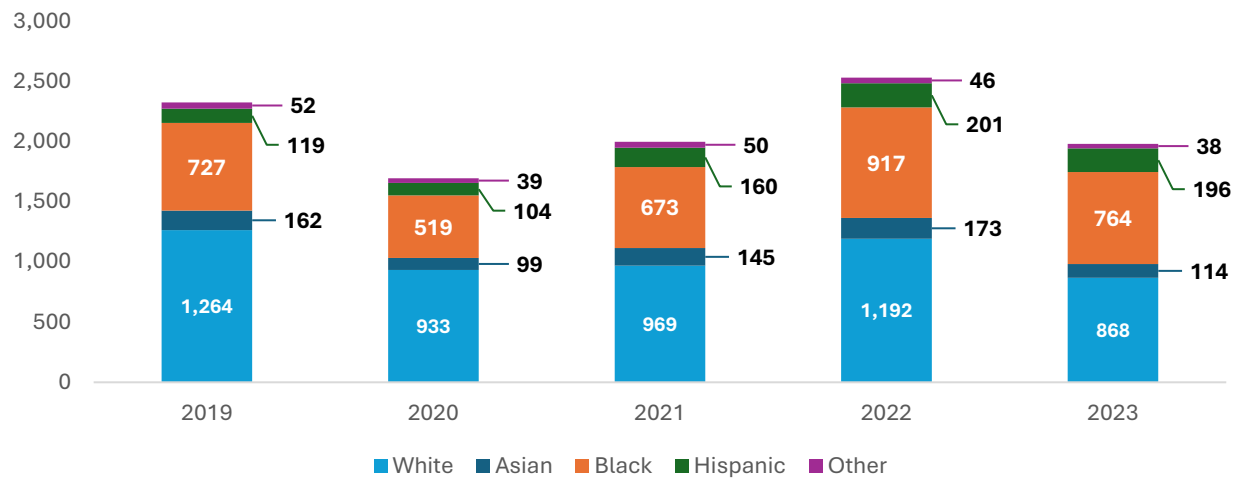
Figure 589: Origination Count by Race and Ethnicity, Baltimore
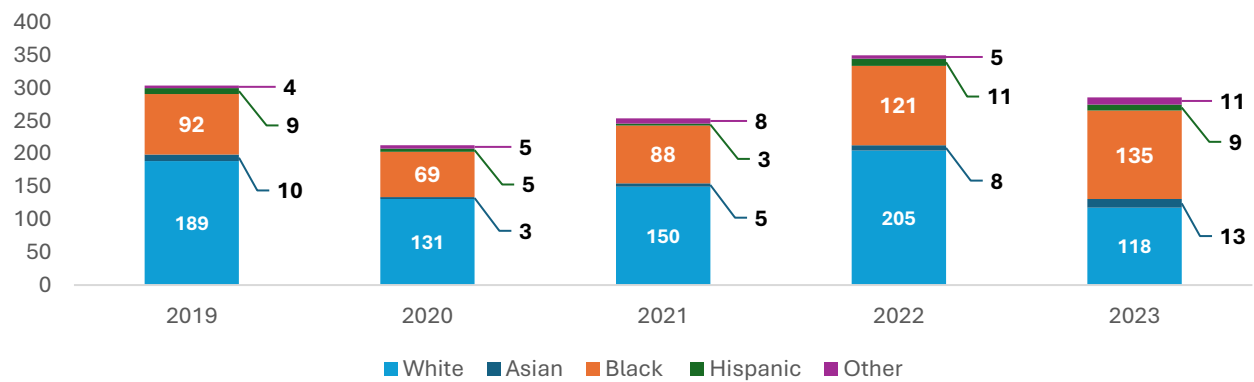
Figure 590: Origination Count by Race and Ethnicity, Boston

Figure 591: Origination Count by Race and Ethnicity, Cleveland

Figure 592: Origination Count by Race and Ethnicity, Pittsburgh

Figure 593: Withdrawal Count by Race and Ethnicity

Philadelphia

	Asian	Black	Hispanic	White	Other
2019	38	250	40	235	21
2020	28	210	27	165	10
2021	26	181	32	172	9
2022	34	264	51	234	7
2023	30	207	46	157	8

Baltimore

	Asian	Black	Hispanic	White	Other
2019	0	38	2	4	21
2020	2	28	1	23	0
2021	1	21	1	27	1
2022	3	40	6	35	1
2023	4	46	4	22	1

Boston

	Asian	Black	Hispanic	White	Other
2019	0	15	7	59	2
2020	6	5	7	42	2
2021	3	21	10	43	3
2022	2	16	11	51	7
2023	2	10	3	35	1

Cleveland						Pittsburgh					
	Asian	Black	Hispanic	White	Other		Asian	Black	Hispanic	White	Other
2019	1	21	2	27	2	2019	2	12	1	71	2
2020	1	9	2	35	0	2020	1	4	0	46	1
2021	2	24	10	33	2	2021	1	8	2	36	1
2022	2	35	5	54	1	2022	1	14	0	61	4
2023	1	35	7	48	3	2023	1	15	4	40	3

Figure 594: Withdrawal Count by Race and Ethnicity, Philadelphia
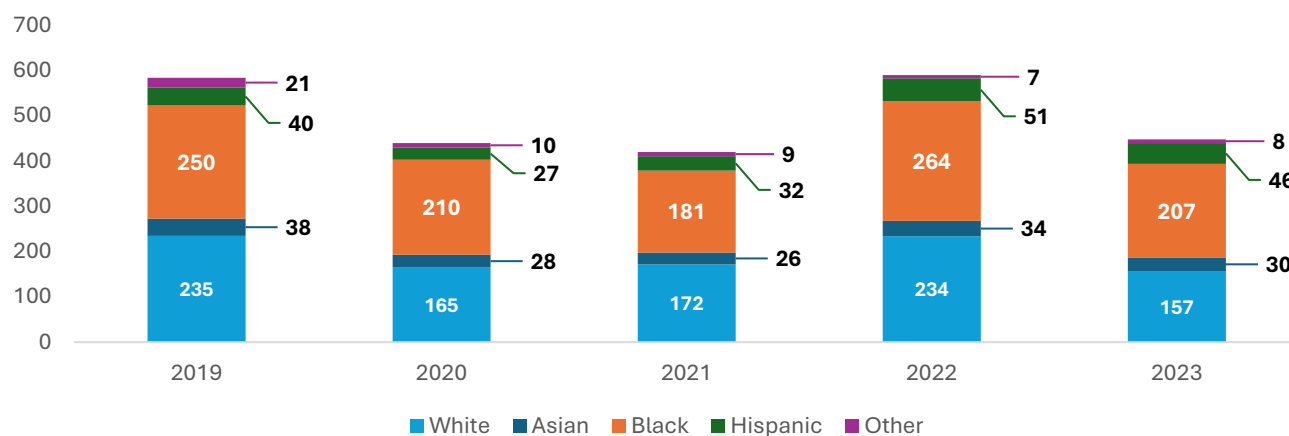
Figure 595: Withdrawal Count by Race and Ethnicity, Baltimore
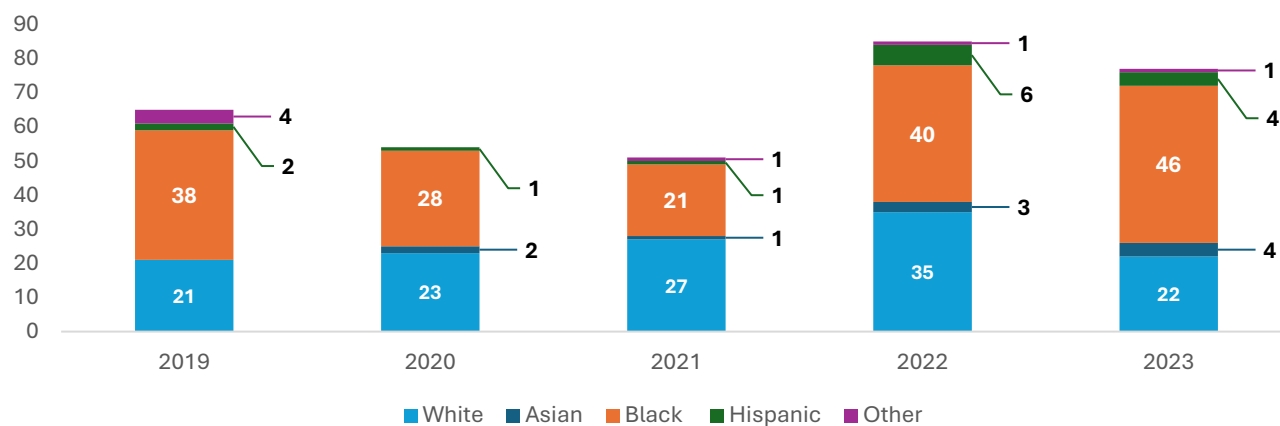
Figure 596: Withdrawal Count by Race and Ethnicity, Boston
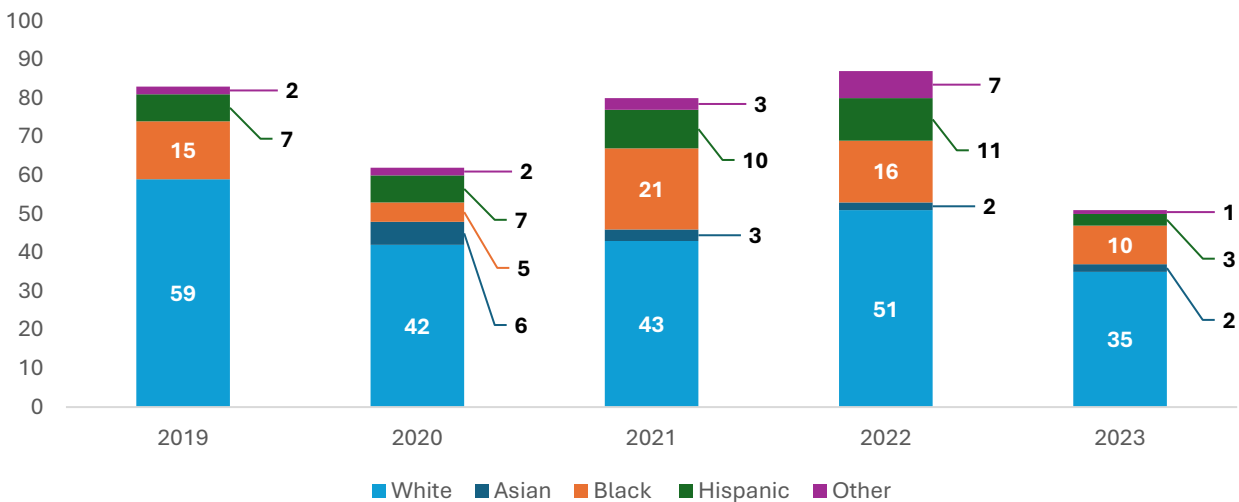
Figure 597: Withdrawal Count by Race and Ethnicity, Cleveland
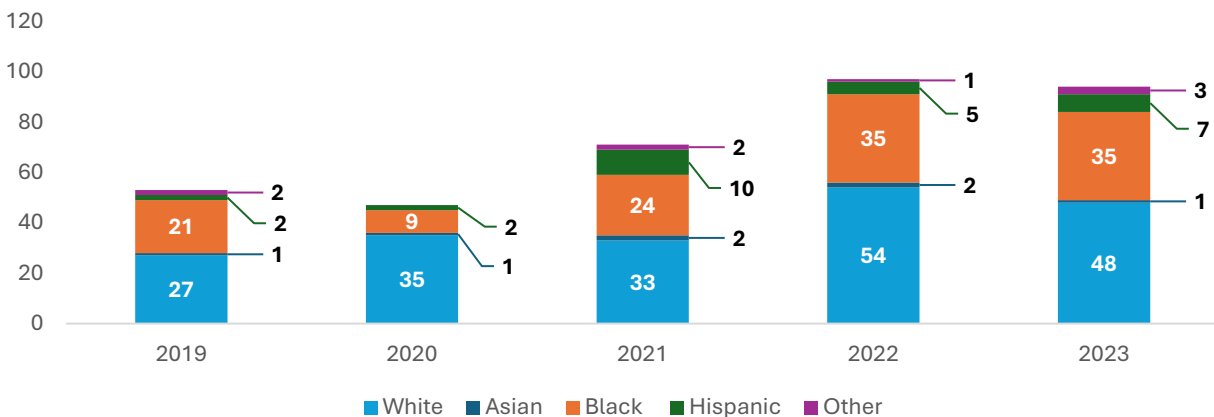
Figure 598: Withdrawal Count by Race and Ethnicity, Pittsburgh
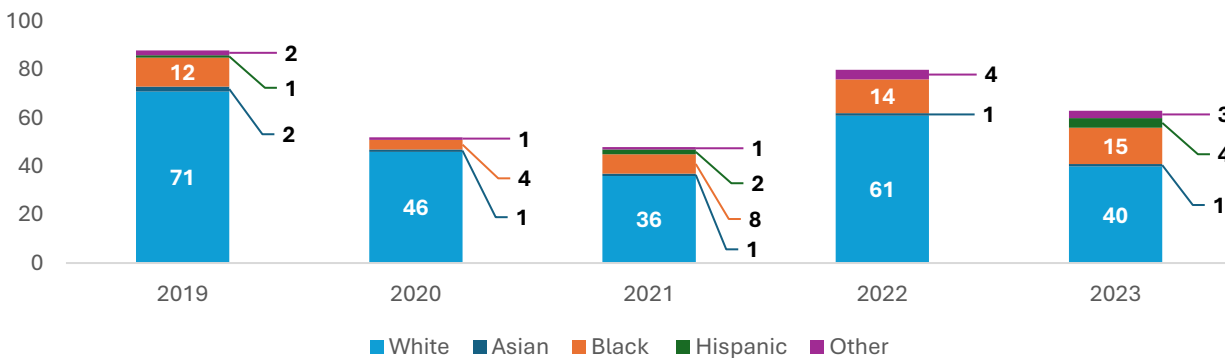
Figure 599: Denial Rate by Race and Ethnicity

Philadelphia

	Asian	Black	Hispanic	White	Other
2019	55.6%	58.6%	66.7%	37.0%	45.2%
2020	50.2%	52.6%	58.2%	33.6%	44.5%
2021	49.3%	52.7%	57.3%	32.2%	41.7%
2022	48.5%	52.8%	55.5%	32.9%	42.9%
2023	49.6%	54.3%	56.1%	35.6%	58.0%

Baltimore

	Asian	Black	Hispanic	White	Other
2019	62.5%	73.0%	72.6%	44.0%	69.0%
2020	50.0%	75.1%	72.7%	47.2%	58.8%
2021	72.7%	71.7%	81.1%	43.5%	69.0%
2022	63.6%	69.0%	73.2%	37.7%	59.3%
2023	44.7%	64.4%	71.7%	43.1%	60.6%

Boston

	Asian	Black	Hispanic	White	Other
2019	58.7%	62.6%	65.7%	32.5%	40.8%
2020	52.1%	54.1%	53.2%	31.8%	33.3%
2021	60.3%	54.3%	53.2%	31.0%	30.4%
2022	46.9%	51.0%	48.8%	25.3%	38.0%
2023	60.6%	55.5%	54.0%	32.2%	46.8%

Cleveland

	Asian	Black	Hispanic	White	Other
2019	27.8%	68.2%	67.0%	41.6%	47.1%
2020	40.0%	75.3%	74.0%	38.6%	78.3%
2021	54.5%	67.3%	58.3%	35.1%	57.9%
2022	55.6%	65.3%	60.3%	38.6%	36.8%
2023	43.8%	64.2%	52.4%	45.0%	54.3%

Pittsburgh

	Asian	Black	Hispanic	White	Other
2019	55.2%	55.6%	44.4%	29.6%	34.3%
2020	33.3%	64.8%	66.7%	32.4%	41.9%
2021	48.1%	50.4%	57.1%	28.5%	31.6%
2022	52.8%	47.4%	27.3%	27.9%	30.8%
2023	45.0%	54.3%	58.6%	28.2%	45.2%

Figure 600: Denial Rate by Race and Ethnicity, Philadelphia
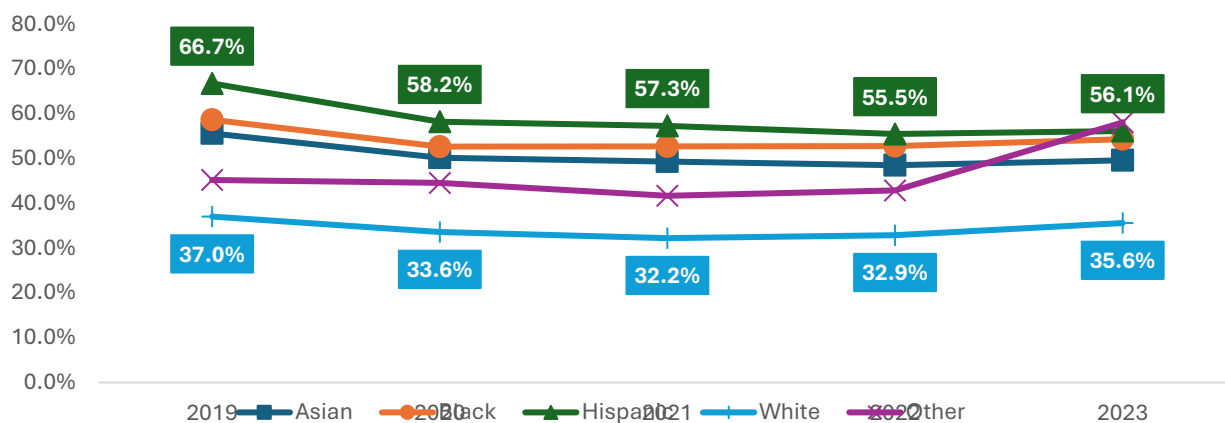
Figure 601: Denial Rate by Race and Ethnicity, Baltimore
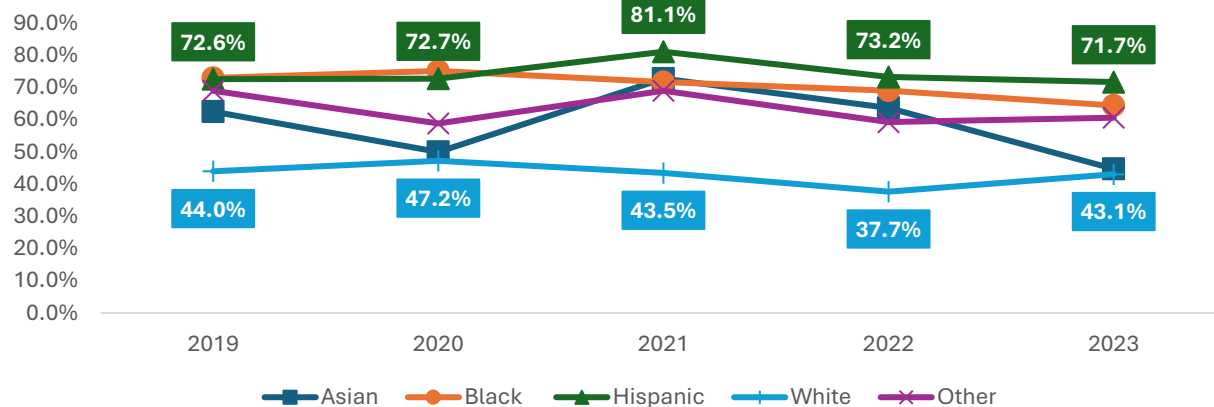
Figure 602: Denial Rate by Race and Ethnicity, Boston
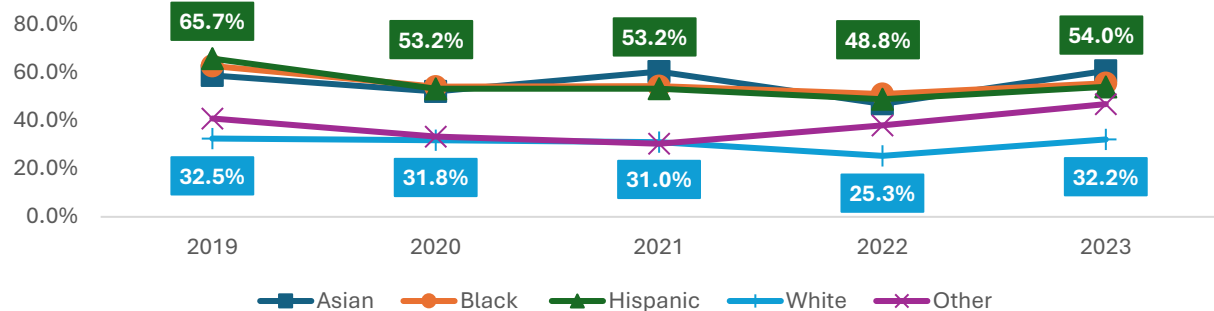
Figure 603: Denial Rate by Race and Ethnicity, Cleveland
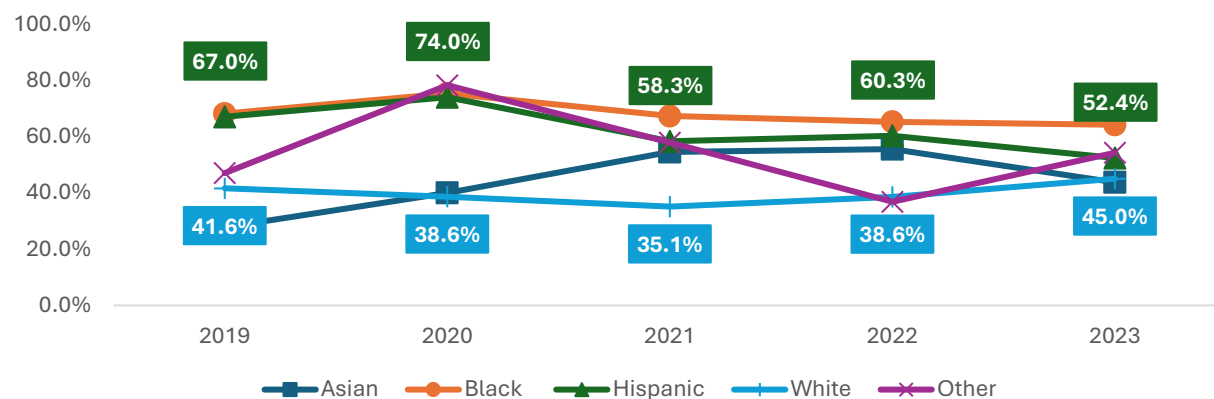
Figure 604: Denial Rate by Race and Ethnicity, Pittsburgh
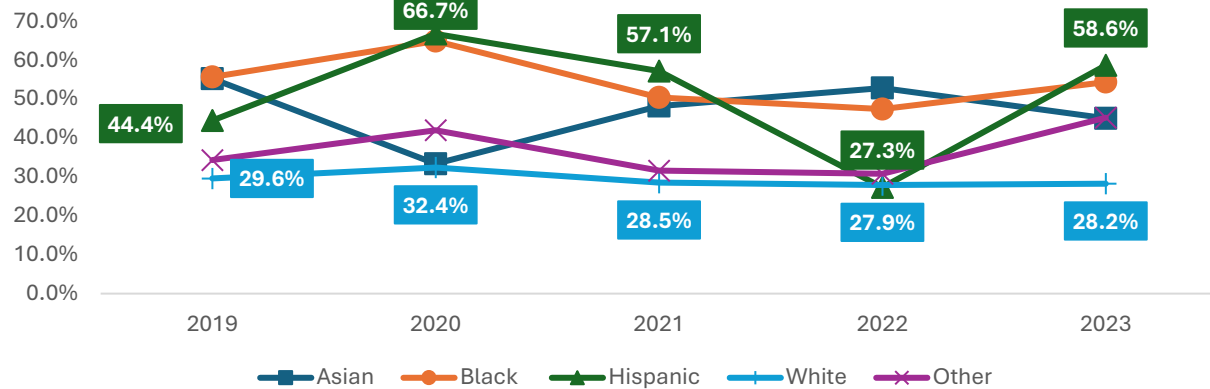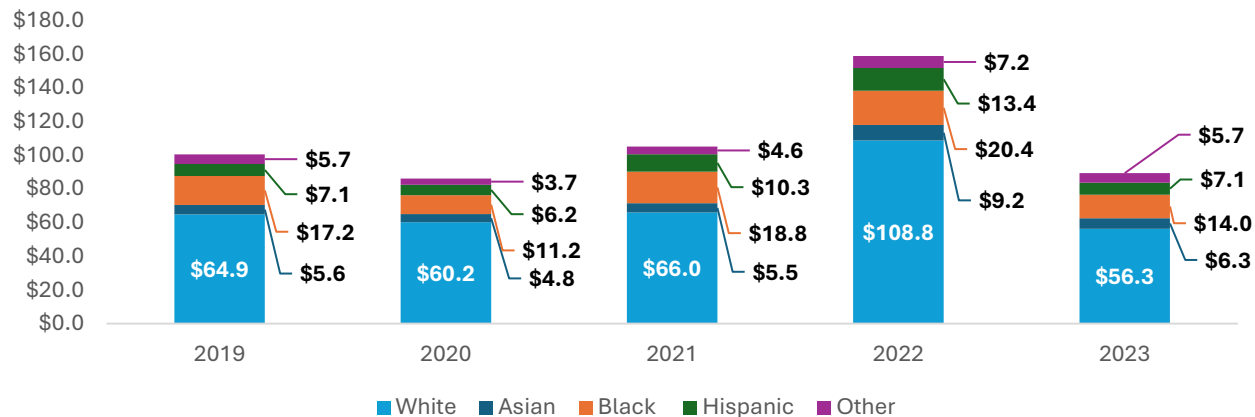

Figure 605: Total Dollars ($M) Originated by Race and Ethnicity

Philadelphia

	Asian	Black	Hispanic	White	Other
2019	$17.2	$39.5	$6.8	$102.8	$4.6
2020	$10.8	$28.6	$5.7	$83.2	$3.8
2021	$18.2	$39.6	$10.1	$92.2	$4.8
2022	$23.8	$61.4	$13.0	$119.1	$4.7
2023	$14.4	$47.5	$12.2	$78.0	$3.3

Baltimore

	Asian	Black	Hispanic	White	Other
2019	$0.6	$7.1	$0.6	$17.1	$0.2
2020	$0.2	$3.7	$0.9	$11.2	$0.3
2021	$0.5	$7.4	$0.1	$15.1	$0.9
2022	$0.7	$8.8	$1.2	$22.6	$0.4
2023	$1.3	$8.5	$0.5	$11.0	$0.6

Boston

	Asian	Black	Hispanic	White	Other
2019	$5.6	$17.2	$7.1	$64.9	$5.7
2020	$4.8	$11.2	$6.2	$60.2	$3.7
2021	$5.5	$18.8	$10.3	$66.0	$4.6
2022	$9.2	$20.4	$13.4	$108.8	$7.2
2023	$6.3	$14.0	$7.1	$56.3	$5.7

Cleveland

	Asian	Black	Hispanic	White	Other
2019	$0.3	$2.7	$0.7	$10.5	$0.4
2020	$0.2	$1.4	$0.6	$6.6	$0.1
2021	$0.1	$2.5	$1.3	$13.6	$0.3
2022	$0.7	$3.9	$2.0	$14.7	$0.8
2023	$0.2	$4.6	$2.0	$11.5	$0.6

Pittsburgh

	Asian	Black	Hispanic	White	Other
2019	$0.9	$3.0	$0.7	$41.9	$1.8
2020	$1.3	$1.6	$0.4	$30.4	$1.5
2021	$1.2	$2.5	$0.3	$40.4	$1.8
2022	$1.7	$5.9	$0.7	$59.8	$1.2
2023	$1.3	$4.2	$0.5	$39.8	$1.0

Figure 606: Total Dollars ($M) Originated by Race and Ethnicity, Philadelphia
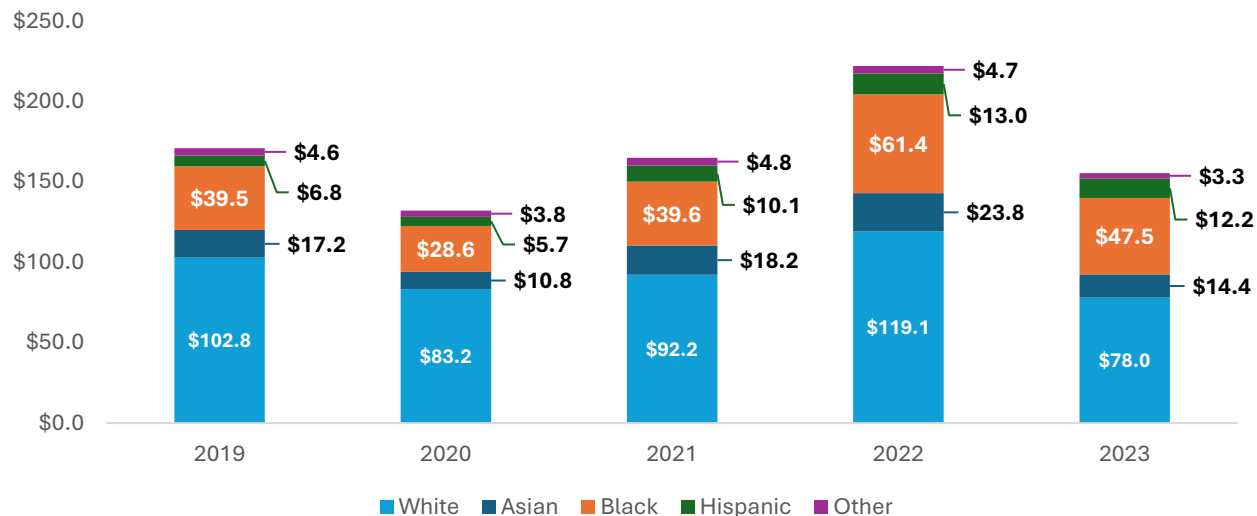
Figure 607: Total Dollars ($M) Originated by Race and Ethnicity, Baltimore
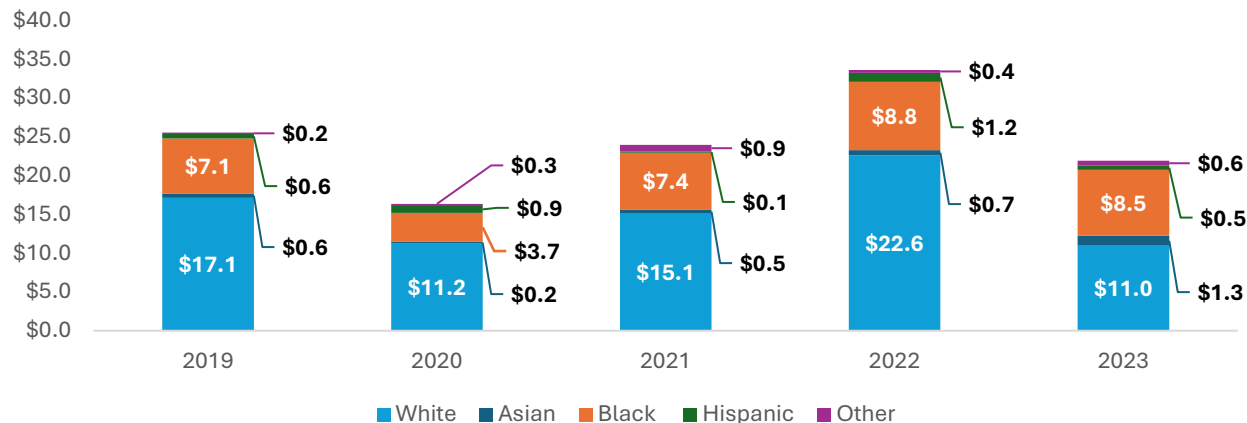
Figure 608: Total Dollars ($M) Originated by Race and Ethnicity, Boston

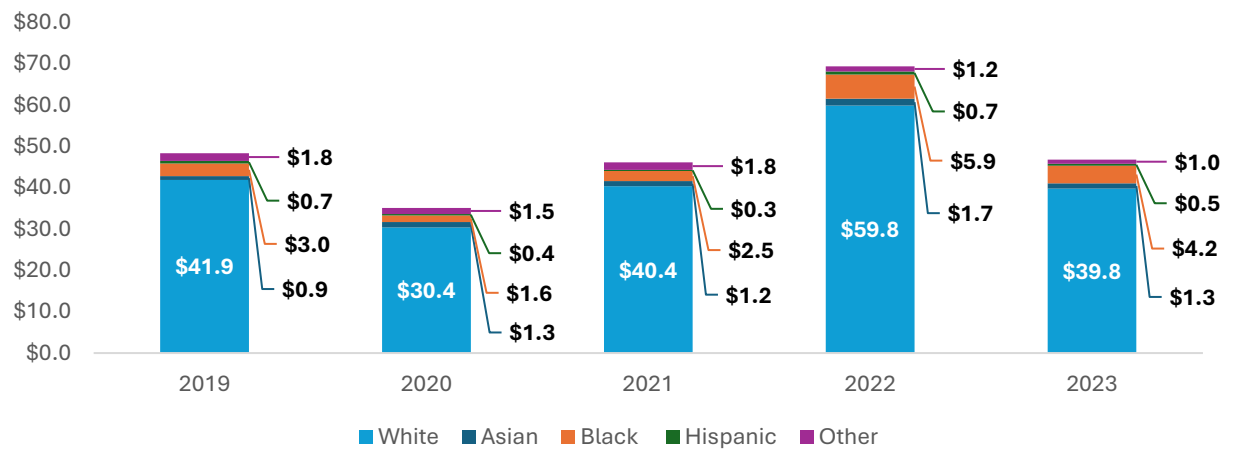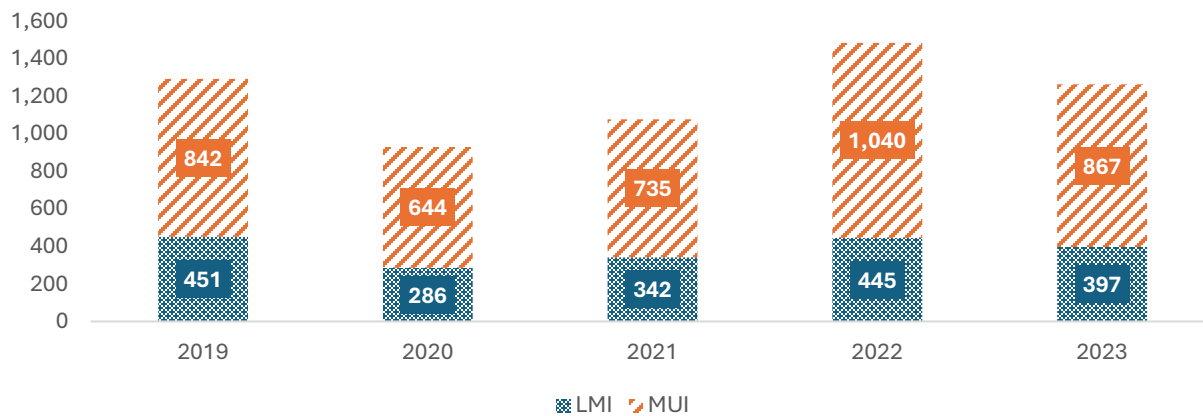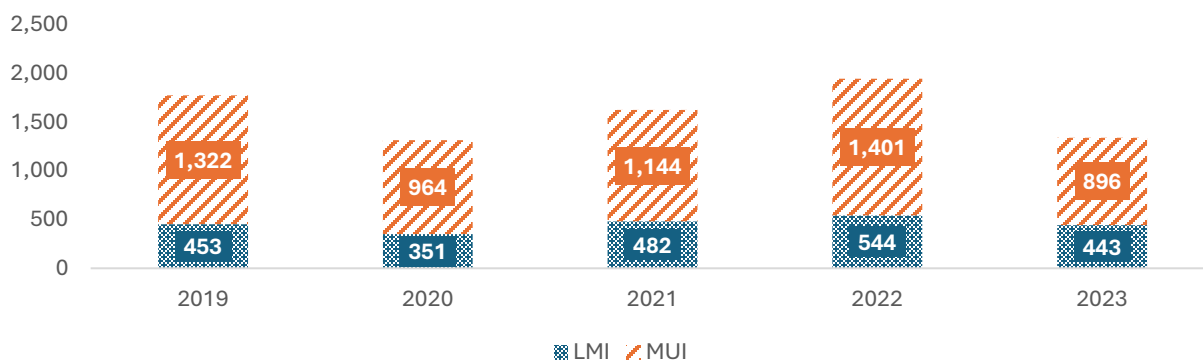Figure 609: Total Dollars ($M) Originated by Race and Ethnicity, Cleveland
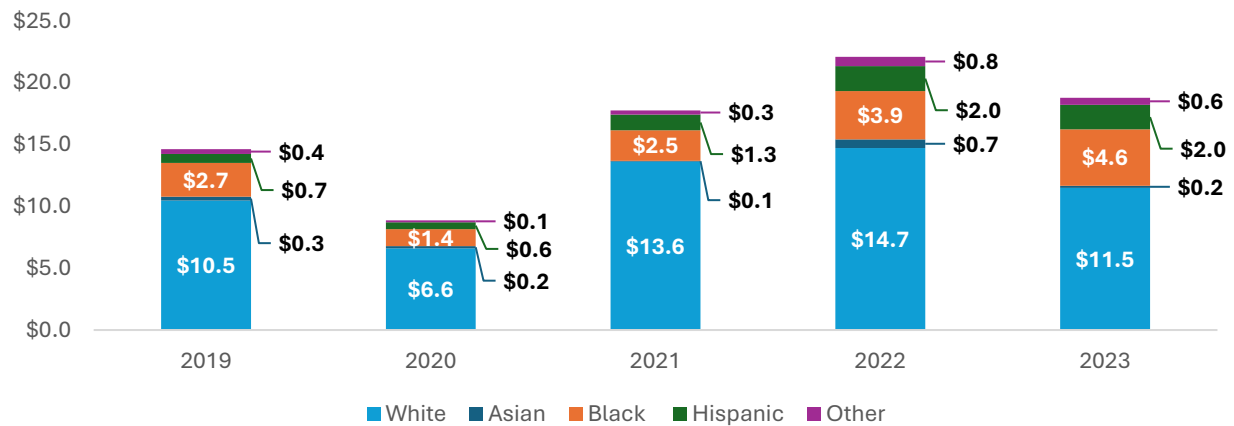
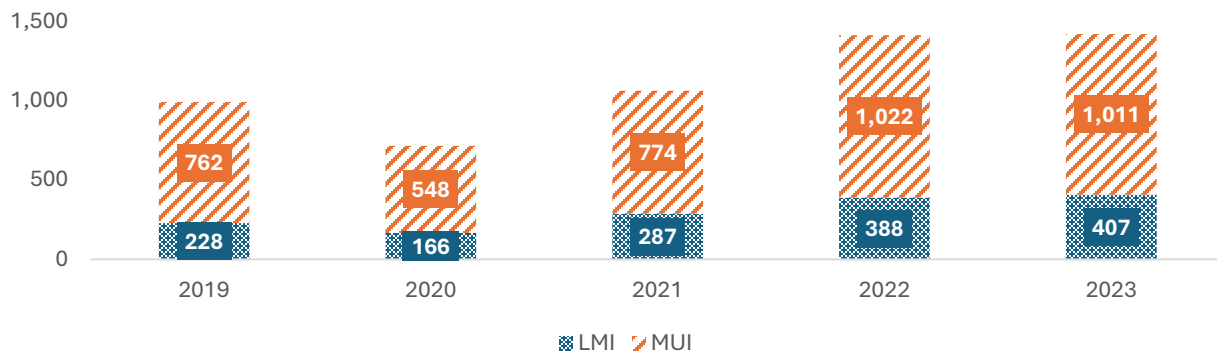Figure 610: Total Dollars ($M) Originated by Race and Ethnicity, Pittsburgh

B.2.3.2. Applicant Income

Figure 611: Application Count by Applicant Income

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI
2019	2,393	5,002	451	842	453	1,322	228	762	512	828
2020	1,640	3,742	286	644	351	964	166	548	323	626
2021	2,233	4,262	342	735	482	1,144	287	774	439	577
2022	2,710	4,954	445	1,040	544	1,401	388	1,022	592	924
2023	2,355	4,103	397	867	443	896	407	1,011	507	610

Figure 612: Application Count by Applicant Income, Philadelphia

	2019	2020	2021	2022	2023
MUI	5,002	3,742	4,262	4,954	4,103
LMI	2,393	1,640	2,233	2,710	2,355
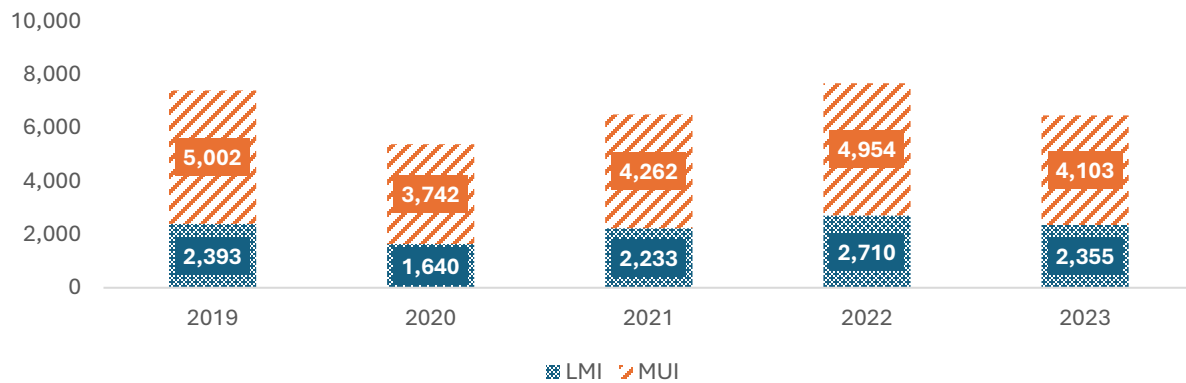
Figure 613: Application Count by Applicant Income, Baltimore

	2019	2020	2021	2022	2023
MUI	842	644	735	1,040	867
LMI	451	286	342	445	397

Figure 614: Application Count by Applicant Income, Boston

	2019	2020	2021	2022	2023
MUI	1,322	964	1,144	1,401	896
LMI	453	351	482	544	443

Figure 615: Application Count by Applicant Income, Cleveland

Figure 616: Application Count by Applicant Income, Pittsburgh
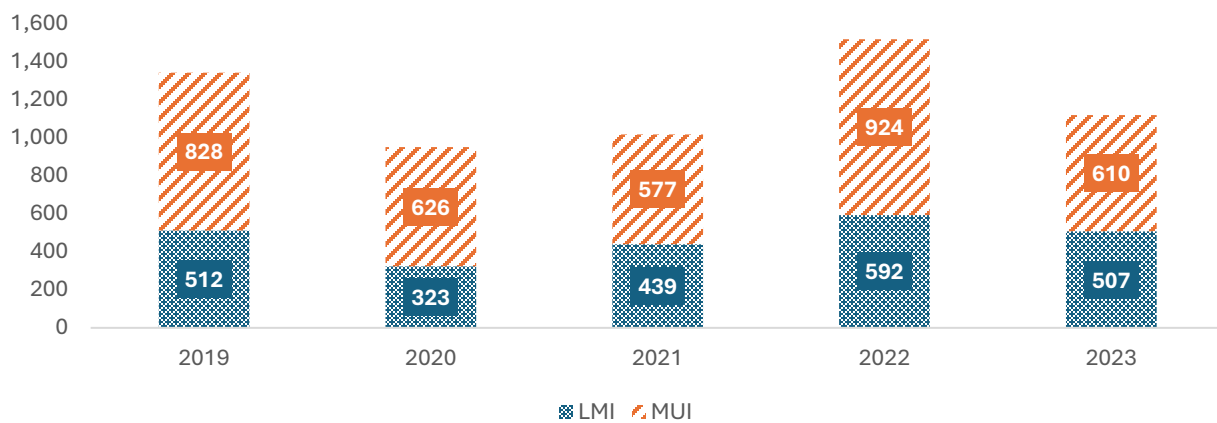
Figure 617: Origination Count by Applicant Income

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI
2019	542	2,089	71	273	105	648	35	290	205	477
2020	363	1,632	45	199	84	471	17	166	118	343
2021	524	1,820	53	232	109	571	57	272	188	346
2022	701	2,277	77	354	155	767	88	399	241	557
2023	596	1,775	69	277	120	430	75	356	212	341

Figure 618: Origination Count by Applicant Income, Philadelphia
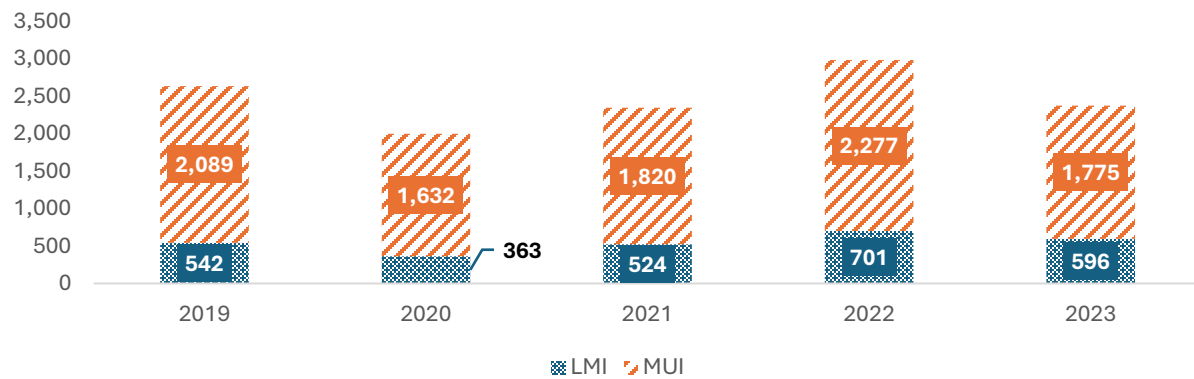
Figure 619: Origination Count by Applicant Income, Baltimore
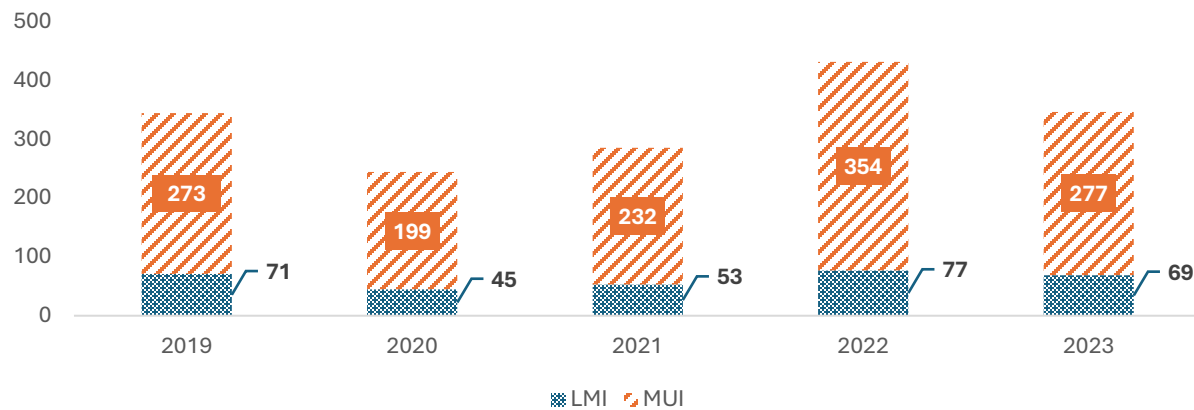
Figure 620: Origination Count by Applicant Income, Boston
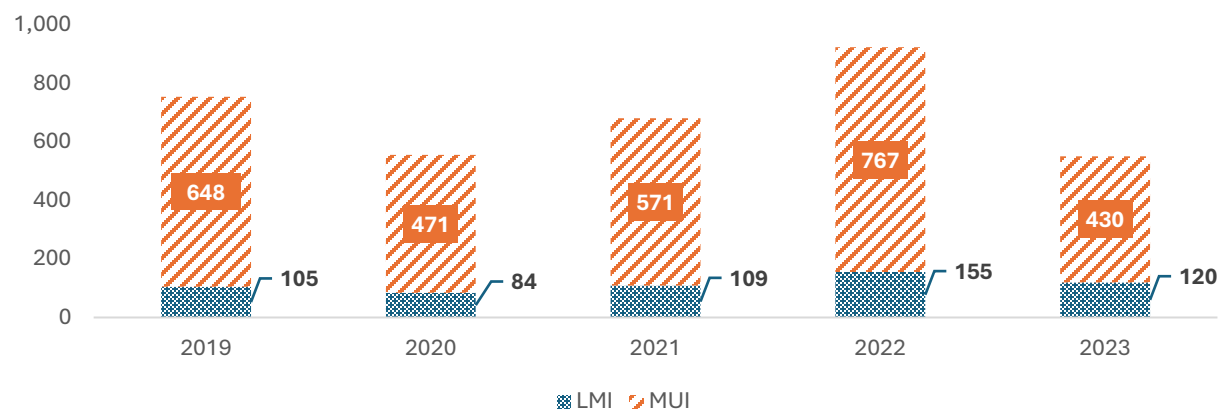
Figure 621: Origination Count by Applicant Income, Cleveland
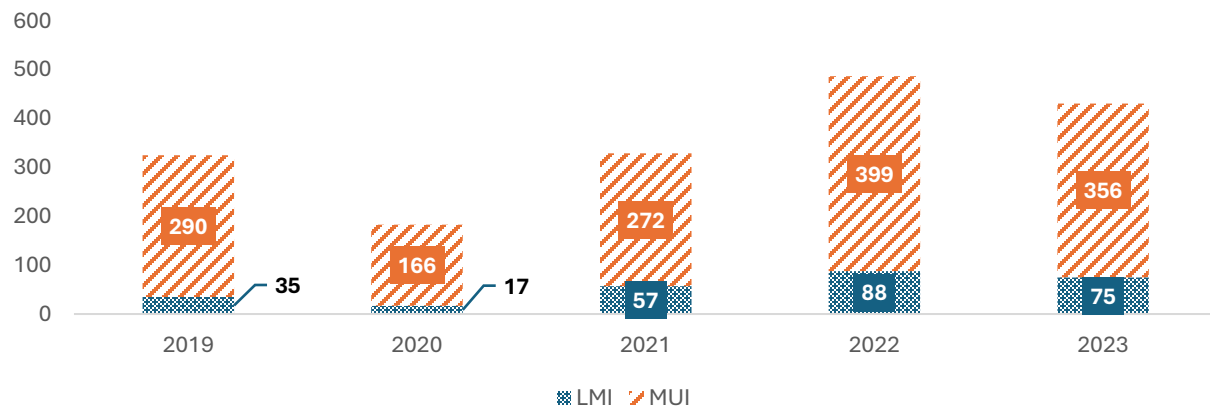
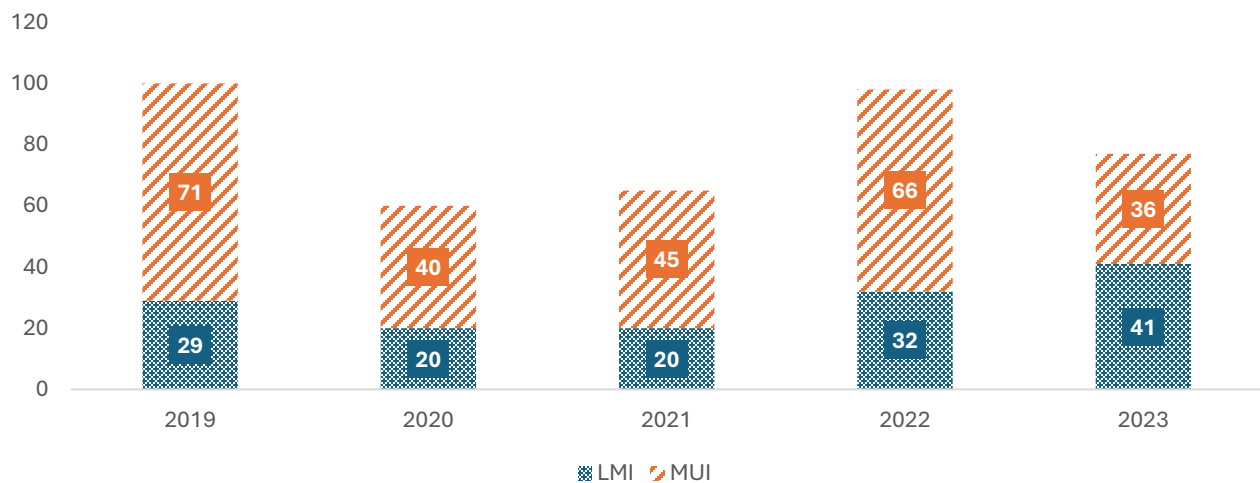Figure 622: Origination Count by Applicant Income, Pittsburgh
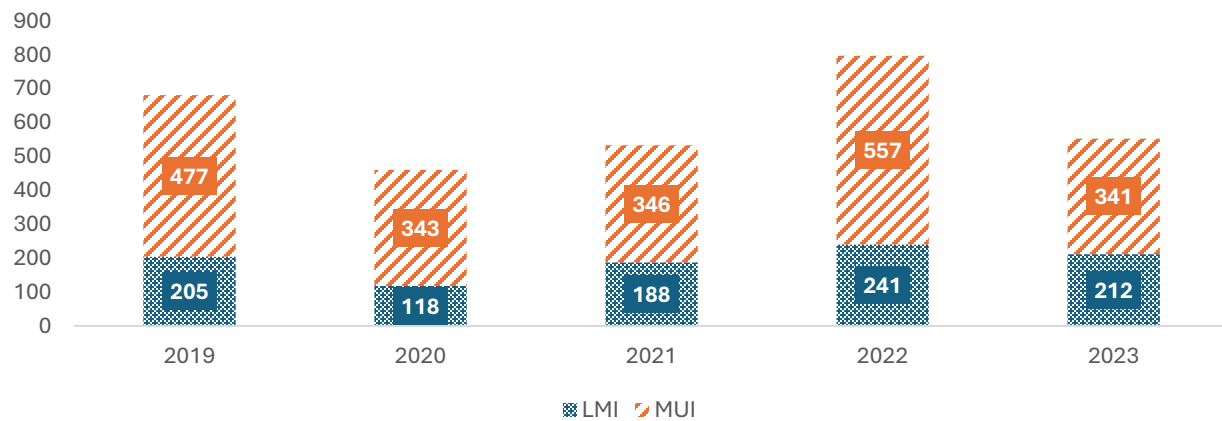
Figure 623: Withdrawal Count by Applicant Income

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI
2019	172	511	27	53	17	83	17	48	29	71
2020	157	361	18	47	9	64	16	47	20	40
2021	137	370	18	50	21	85	15	71	20	45
2022	228	490	36	80	22	90	37	79	32	66
2023	178	355	14	87	14	52	30	85	41	36

Figure 624: Withdrawal Count by Applicant Income, Philadelphia

Year	LMI	MUI
2019	172	511
2020	157	361
2021	137	370
2022	228	490
2023	178	355

■ LMI ⁄ MUI
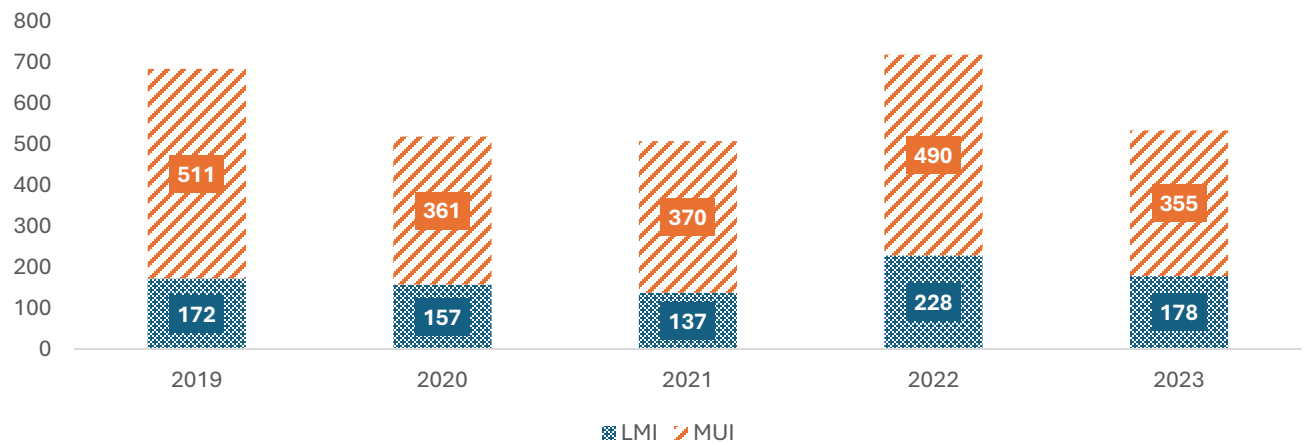
Figure 625: Withdrawal Count by Applicant Income, Baltimore

Year	LMI	MUI
2019	27	53
2020	18	47
2021	18	50
2022	36	80
2023	14	87

■ LMI ⁄ MUI
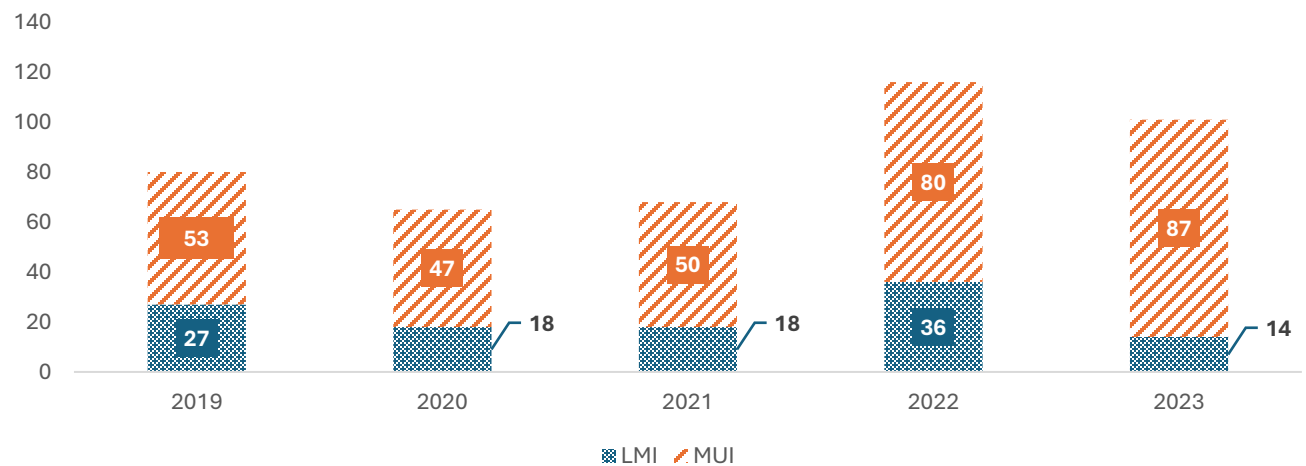
Figure 626: Withdrawal Count by Applicant Income, Boston

Year	LMI	MUI
2019	17	83
2020	9	64
2021	21	85
2022	22	90
2023	14	52
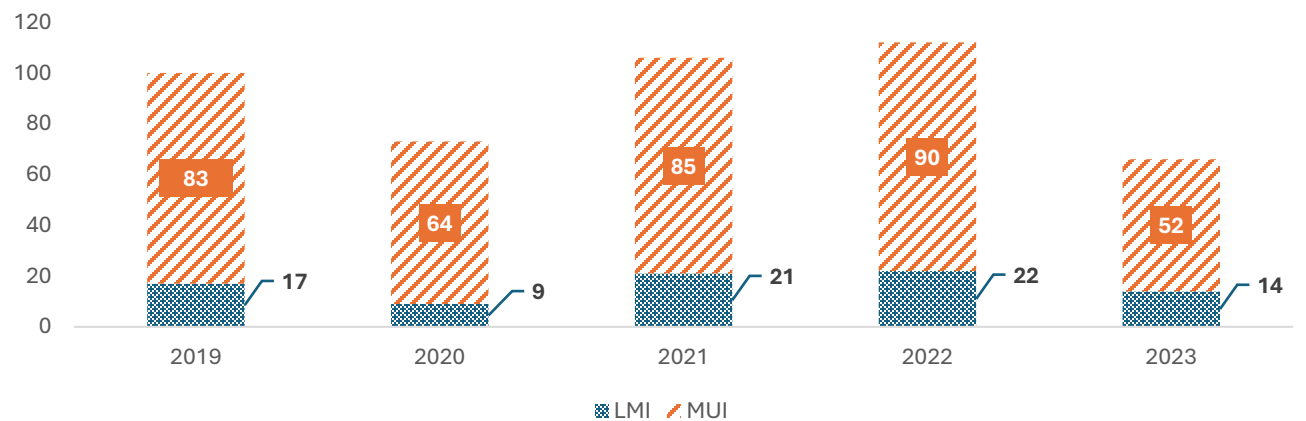
■ LMI ⁄ MUI

Figure 627: Withdrawal Count by Applicant Income, Cleveland
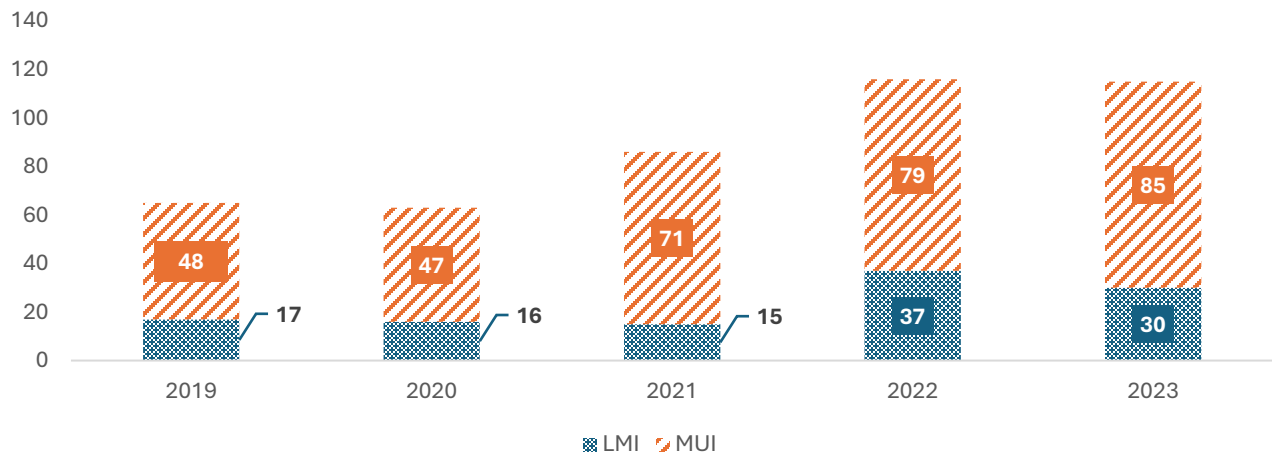
Figure 628: Withdrawal Count by Applicant Income, Pittsburgh

Figure 629: Denial Rate by Applicant Income

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI
2019	64.9%	42.0%	72.3%	51.7%	69.8%	39.0%	72.4%	48.3%	48.0%	26.1%
2020	61.2%	38.2%	74.1%	54.3%	64.1%	34.1%	72.9%	51.6%	48.6%	30.5%
2021	60.5%	38.3%	70.8%	54.0%	64.9%	32.3%	68.3%	46.9%	44.2%	25.1%
2022	59.7%	36.7%	67.4%	50.0%	56.1%	28.3%	63.9%	46.9%	44.4%	23.4%
2023	60.2%	39.7%	68.3%	47.6%	60.3%	35.7%	67.1%	49.1%	43.0%	29.3%

Figure 630: Denial Rate by Applicant Income, Philadelphia

	2019	2020	2021	2022	2023
LMI	64.9%	61.2%	60.5%	59.7%	60.2%
MUI	42.0%	38.2%	38.3%	36.7%	39.7%
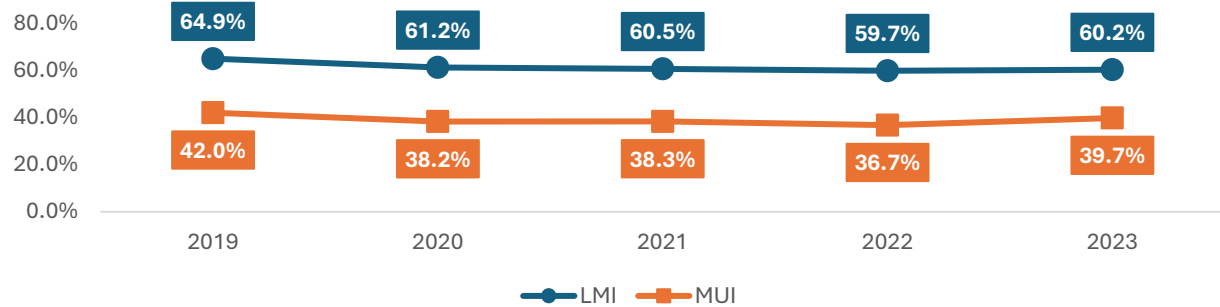
Figure 631: Denial Rate by Applicant Income, Baltimore

	2019	2020	2021	2022	2023
LMI	72.3%	74.1%	70.8%	67.4%	68.3%
MUI	51.7%	54.3%	54.0%	50.0%	47.6%
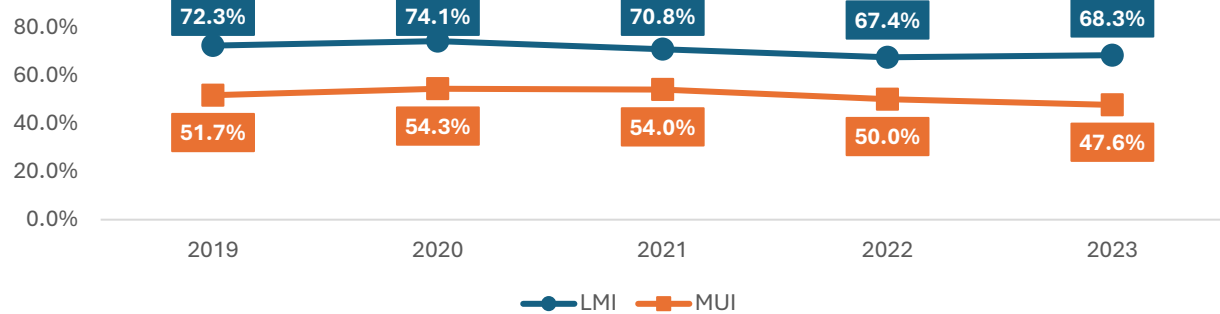
Figure 632: Denial Rate by Applicant Income, Boston

	2019	2020	2021	2022	2023
LMI	69.8%	64.1%	64.9%	56.1%	60.3%
MUI	39.0%	34.1%	32.3%	28.3%	35.7%
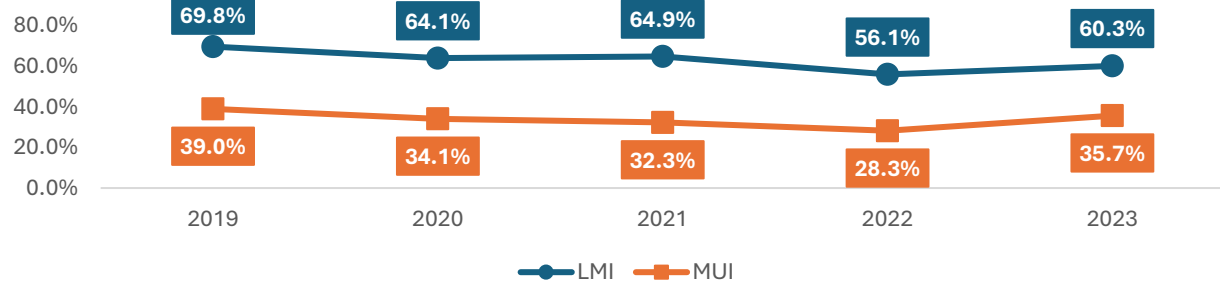
Figure 633: Denial Rate by Applicant Income, Cleveland

	2019	2020	2021	2022	2023
LMI	72.4%	72.9%	68.3%	63.9%	67.1%
MUI	48.3%	51.6%	46.9%	46.9%	49.1%
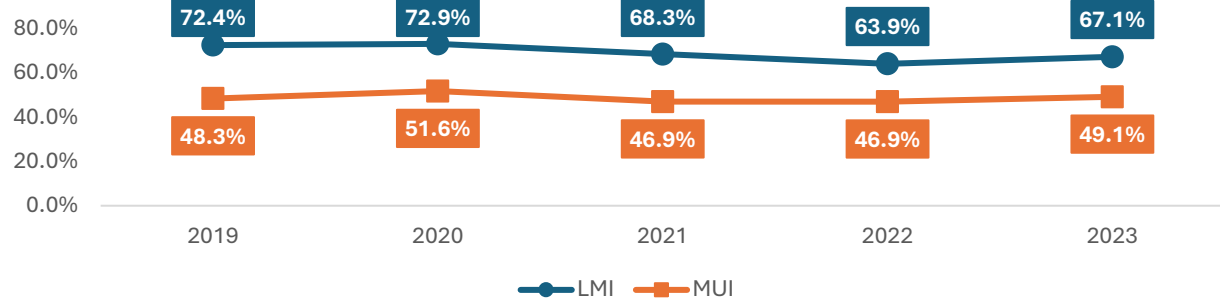
Figure 634: Denial Rate by Applicant Income, Pittsburgh
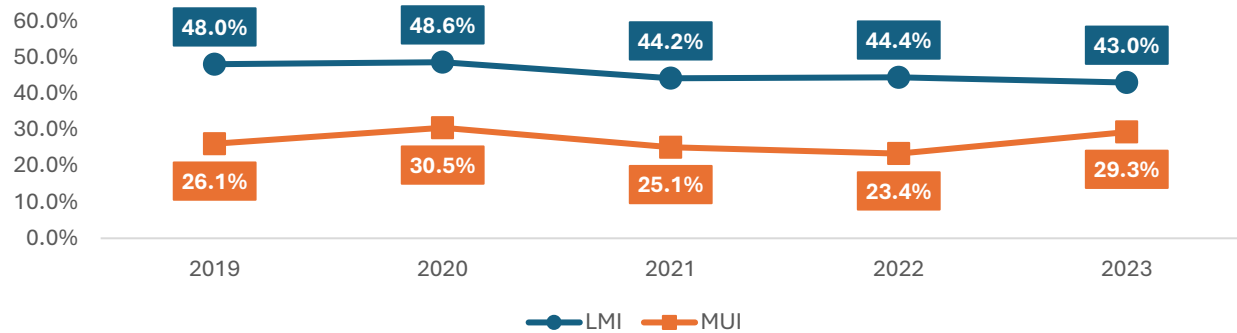
Figure 635: Total Dollars ($M) Originated by Applicant Income

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI
2019	$29.4	$167.1	$4.4	$24.5	$11.0	$100.4	$1.2	$14.7	$10.7	$42.8
2020	$20.2	$139.7	$2.2	$16.8	$11.1	$93.8	$0.7	$8.9	$6.1	$34.7
2021	$33.2	$158.8	$3.5	$23.4	$14.5	$116.4	$2.3	$16.8	$10.8	$42.9
2022	$44.8	$218.0	$4.8	$36.1	$18.9	$161.9	$3.2	$22.4	$14.4	$65.0
2023	$34.4	$151.5	$4.2	$23.6	$13.2	$92.8	$2.6	$18.8	$11.5	$42.5

Figure 636: Total Dollars ($M) Originated by Applicant Income, Philadelphia
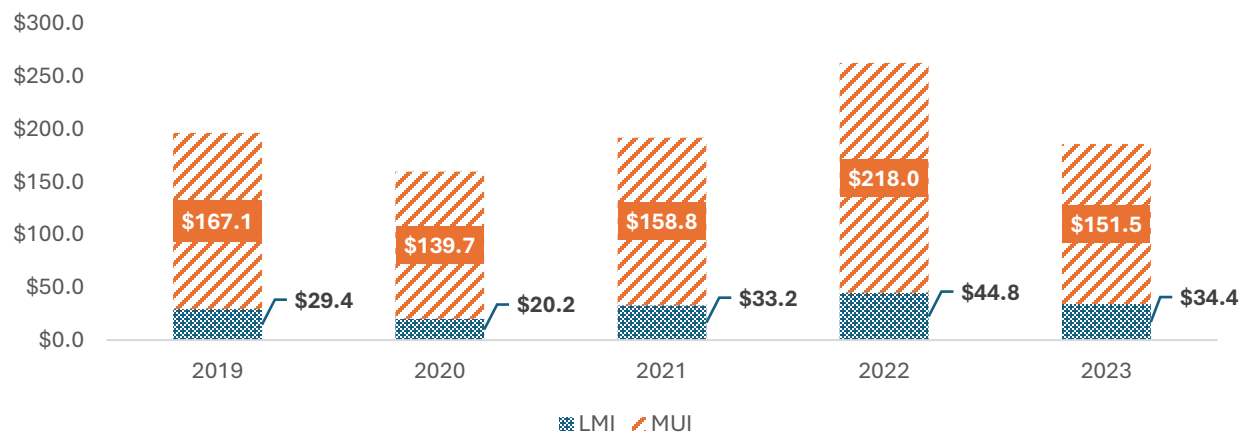
Figure 637: Total Dollars ($M) Originated by Applicant Income, Baltimore
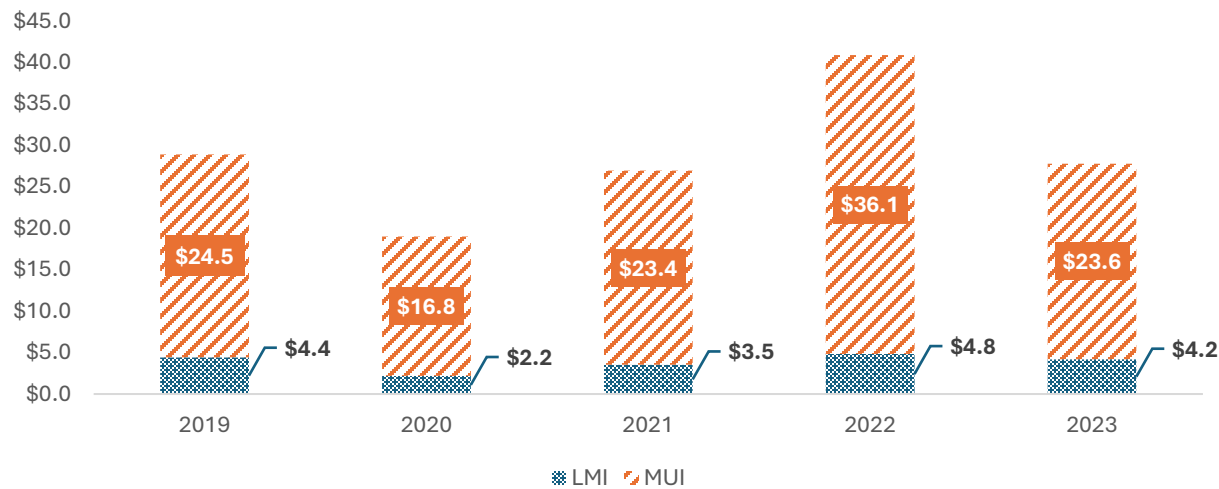
Figure 638: Total Dollars ($M) Originated by Applicant Income, Boston
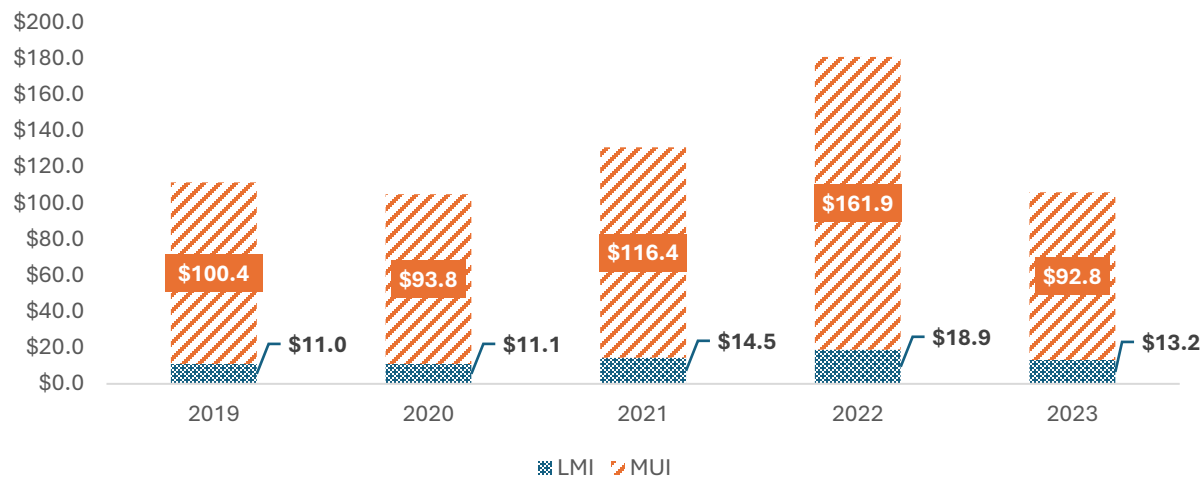
Figure 639: Total Dollars ($M) Originated by Applicant Income, Cleveland
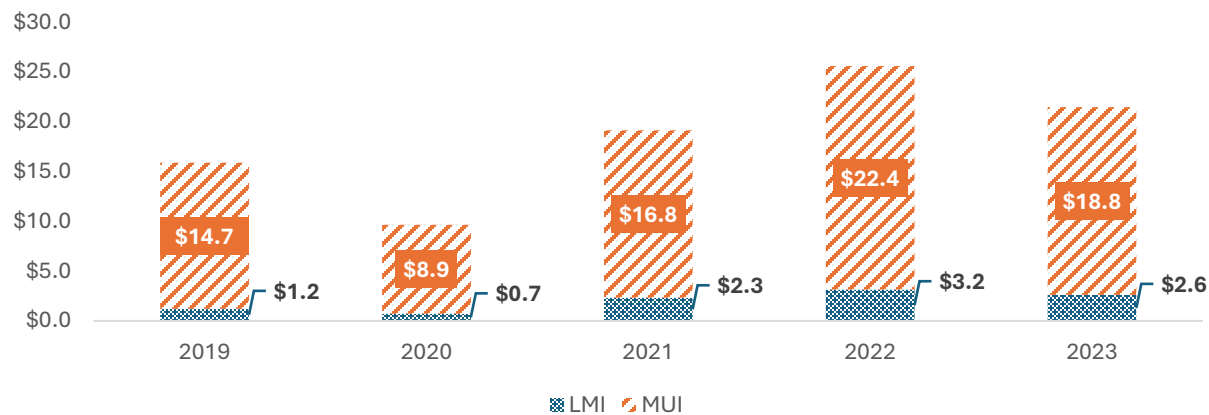
Figure 640: Total Dollars ($M) Originated by Applicant Income, Pittsburgh
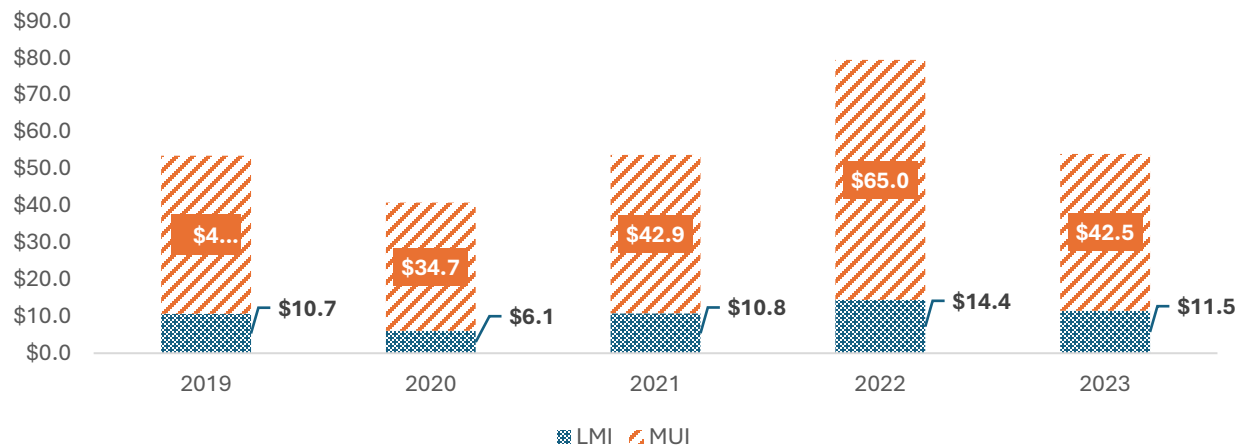
B.2.3.3. Census Tract Race and Ethnicity

Figure 641: Application Count by Census Tract Race and Ethnicity

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Non-White	White	Non-White	White	Non-White	White	Non-White	White	Non-White	White
2019	4,414	3,198	928	446	1,103	724	590	425	197	1,180
2020	3,159	2,312	661	331	758	573	400	328	147	835
2021	4,050	2,528	777	347	989	650	616	457	167	873
2022	4,999	2,757	1,136	396	1,001	960	873	553	336	1,196
2023	4,354	2,198	1,043	299	781	622	943	493	258	882

Figure 642: Application Count by Census Tract Race and Ethnicity, Philadelphia
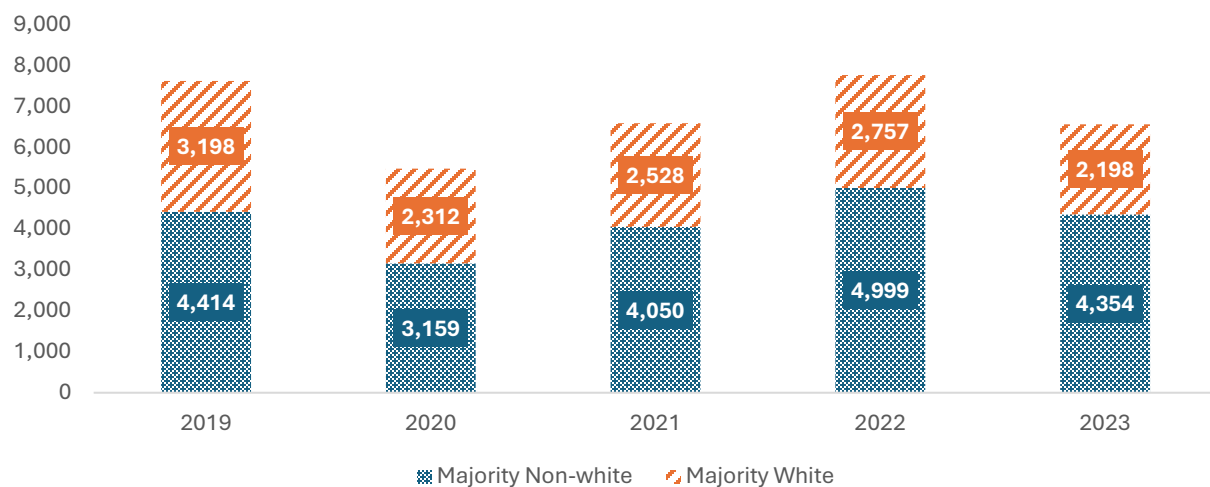
Figure 643: Application Count by Census Tract Race and Ethnicity, Baltimore
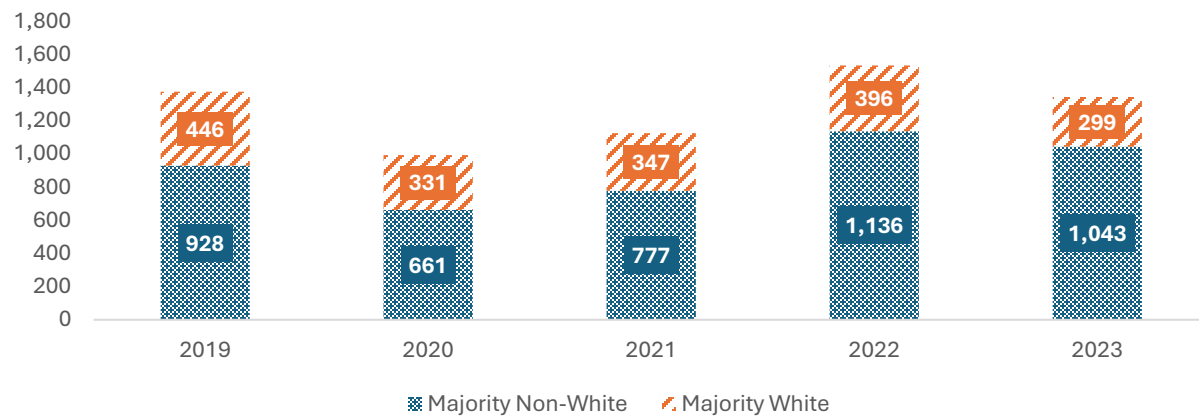
Figure 644: Application Count by Census Tract Race and Ethnicity, Boston
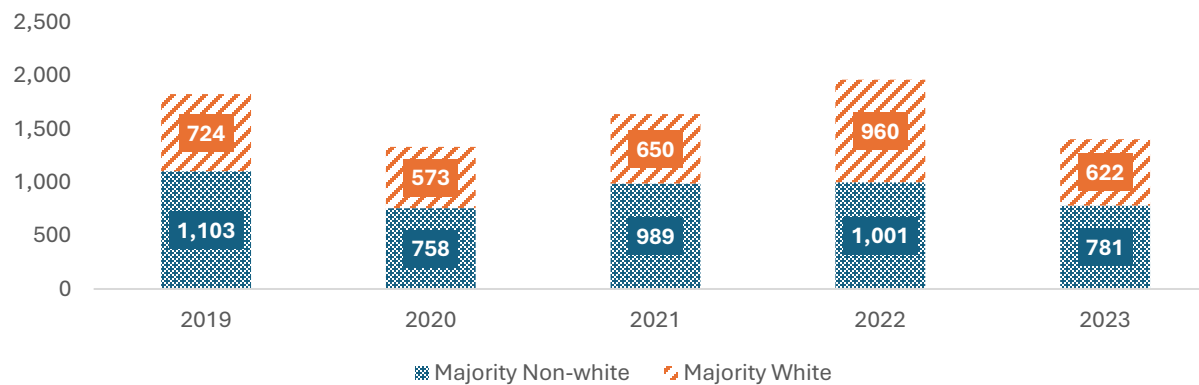
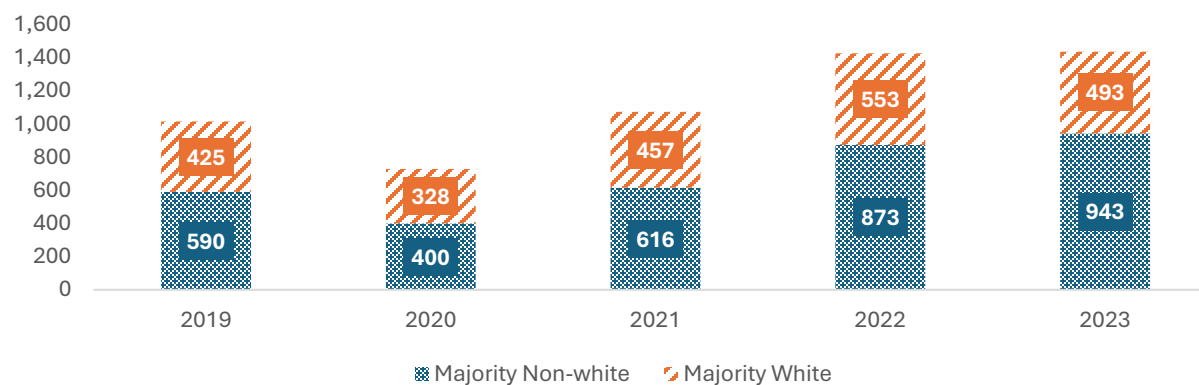*Figure 645: Application Count by Census Tract Race and Ethnicity, Cleveland*

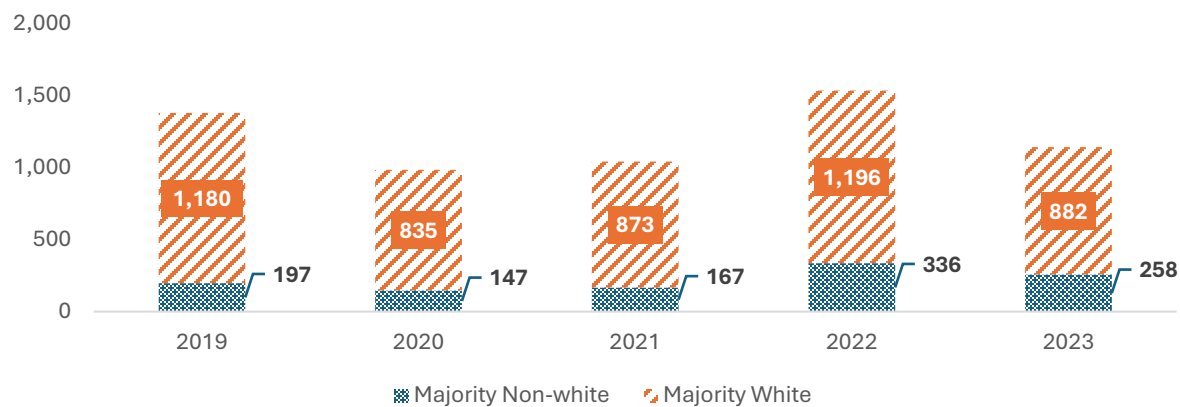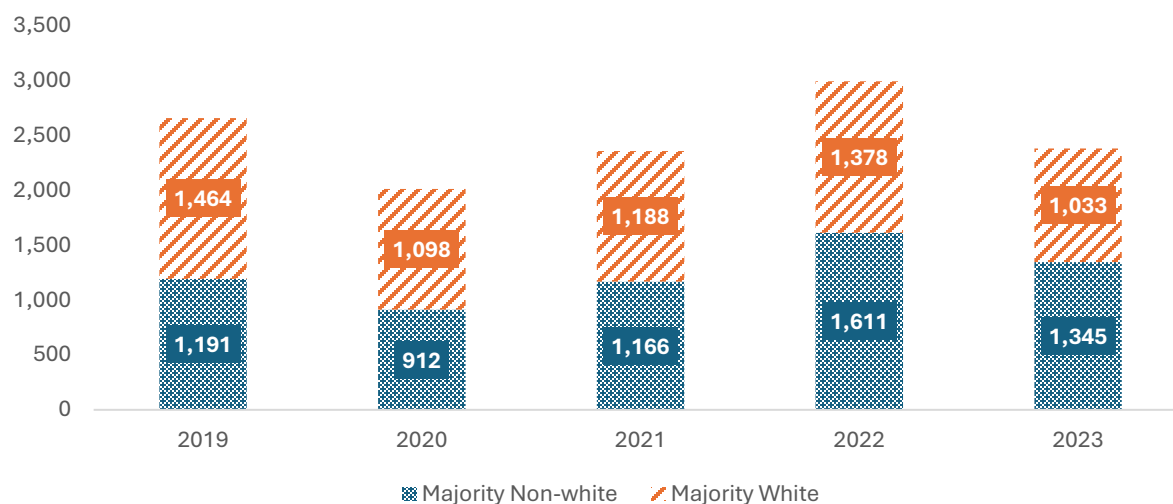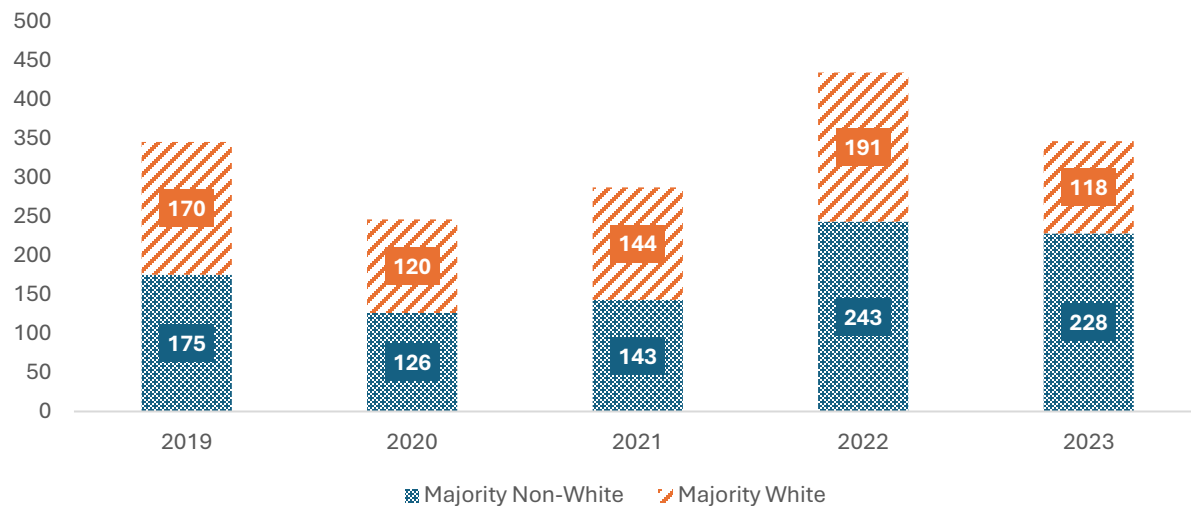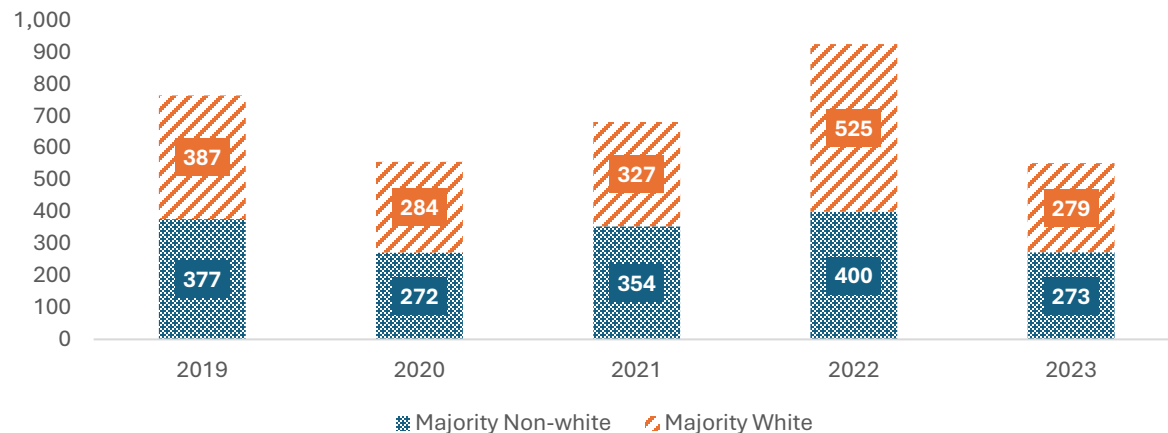Figure 646: Application Count by Census Tract Race and Ethnicity, Pittsburgh

Figure 647: Origination Count by Census Tract Race and Ethnicity

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Non-White	**White**	**Non-White**	**White**	**Non-White**	**White**	**Non-White**	**White**	**Non-White**	**White**
2019	1,191	1,464	175	170	377	387	132	203	60	639
2020	912	1,098	126	120	272	284	64	123	41	436
2021	1,166	1,188	143	144	354	327	142	196	75	475
2022	1,611	1,378	243	191	400	525	217	277	142	664
2023	1,345	1,033	228	118	273	279	235	205	94	469

Figure 648: Origination Count by Census Tract Race and Ethnicity, Philadelphia

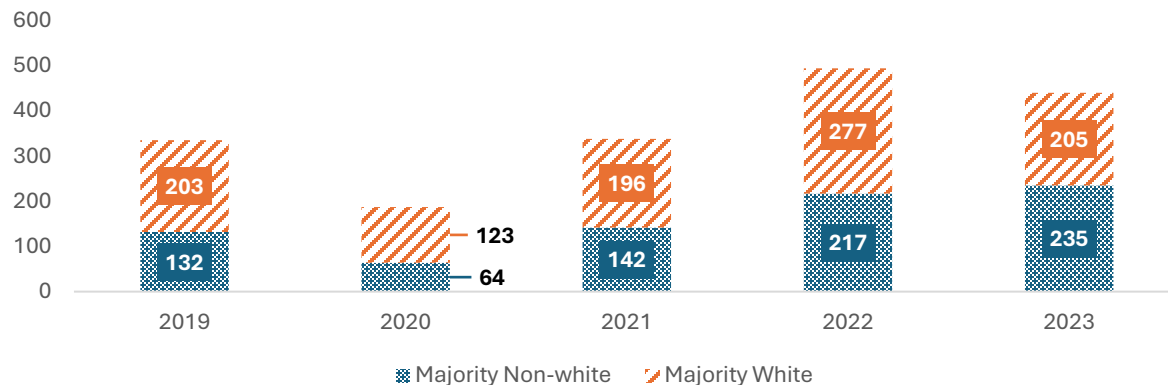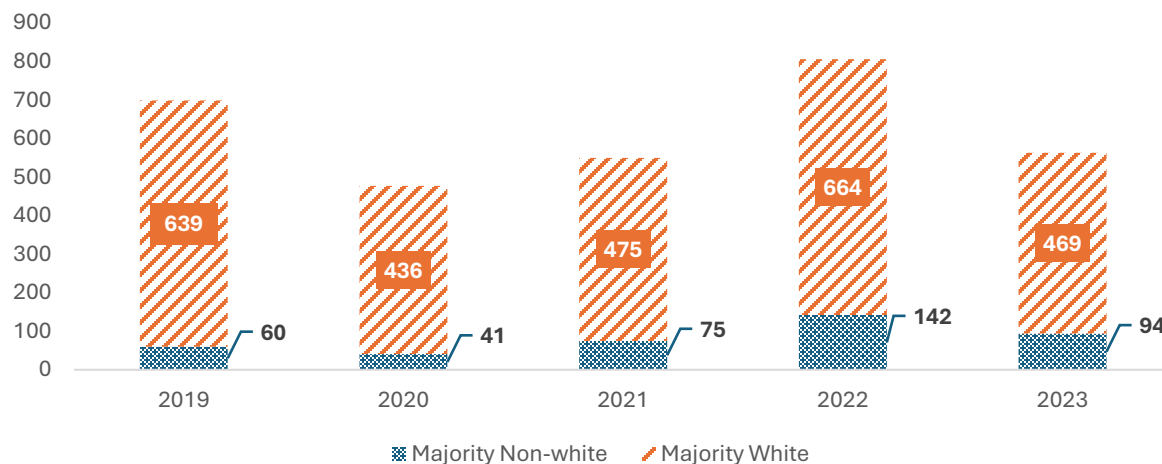Figure 649: Origination Count by Census Tract Race and Ethnicity, Baltimore

Year	Majority Non-White	Majority White
2019	175	170
2020	126	120
2021	143	144
2022	243	191
2023	228	118

Figure 650: Origination Count by Census Tract Race and Ethnicity, Boston

Year	Majority Non-white	Majority White
2019	377	387
2020	272	284
2021	354	327
2022	400	525
2023	273	279

Figure 651: Origination Count by Census Tract Race and Ethnicity, Cleveland

Year	Majority Non-white	Majority White
2019	132	203
2020	64	123
2021	142	196
2022	217	277
2023	235	205

Figure 652: Origination Count by Census Tract Race and Ethnicity, Pittsburgh

Figure 653: Withdrawal Count by Census Tract Race and Ethnicity

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Non-White	White	Non-White	White	Non-White	White	Non-White	White	Non-White	White
2019	379	308	62	18	55	45	43	22	11	89
2020	312	207	35	30	41	32	33	31	7	55
2021	291	217	45	23	51	55	48	38	8	57
2022	440	280	83	33	50	62	78	40	14	84
2023	357	178	73	28	34	32	76	40	15	63

Figure 654: Withdrawal Count by Census Tract Race and Ethnicity, Philadelphia
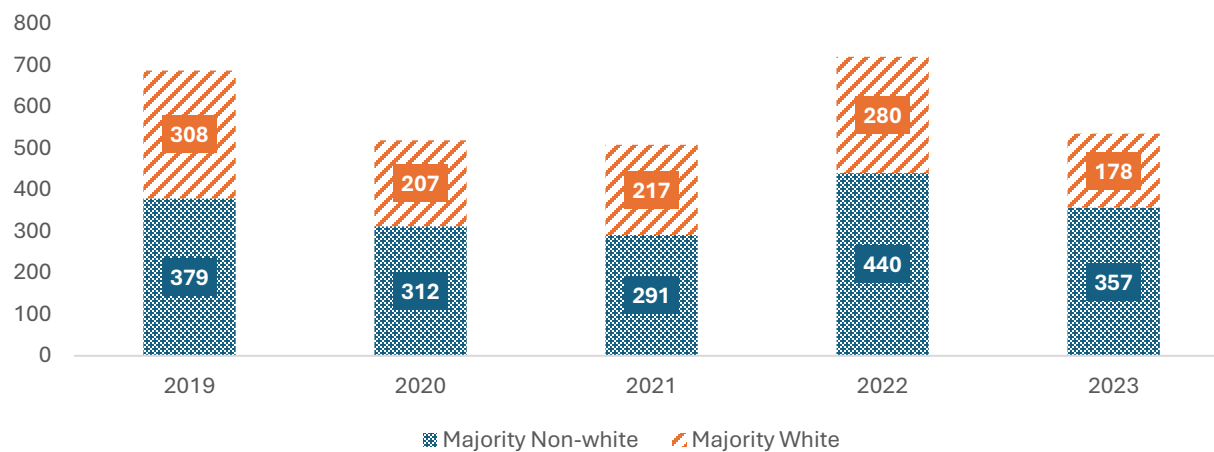
Figure 655: Withdrawal Count by Census Tract Race and Ethnicity, Baltimore
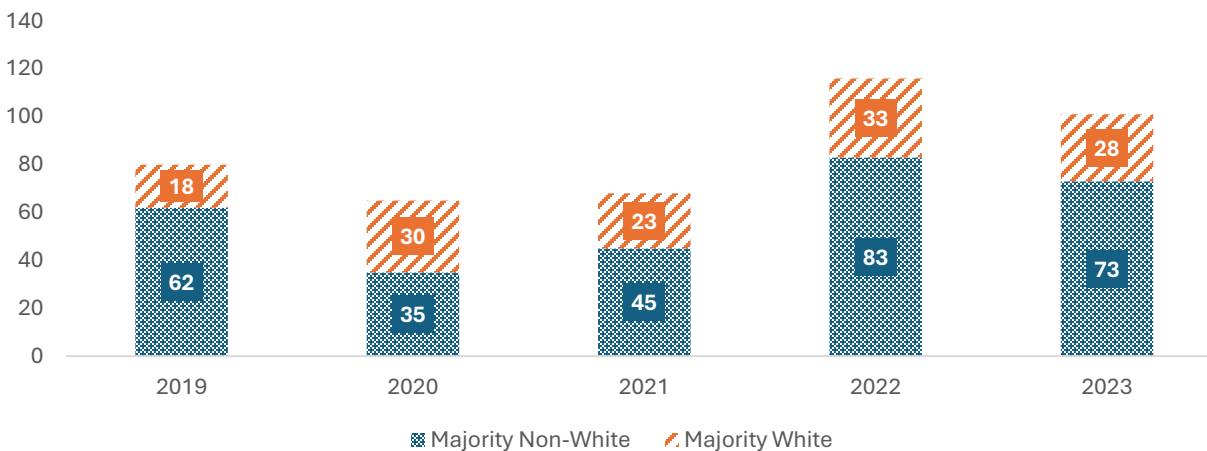
Figure 656: Withdrawal Count by Census Tract Race and Ethnicity, Boston
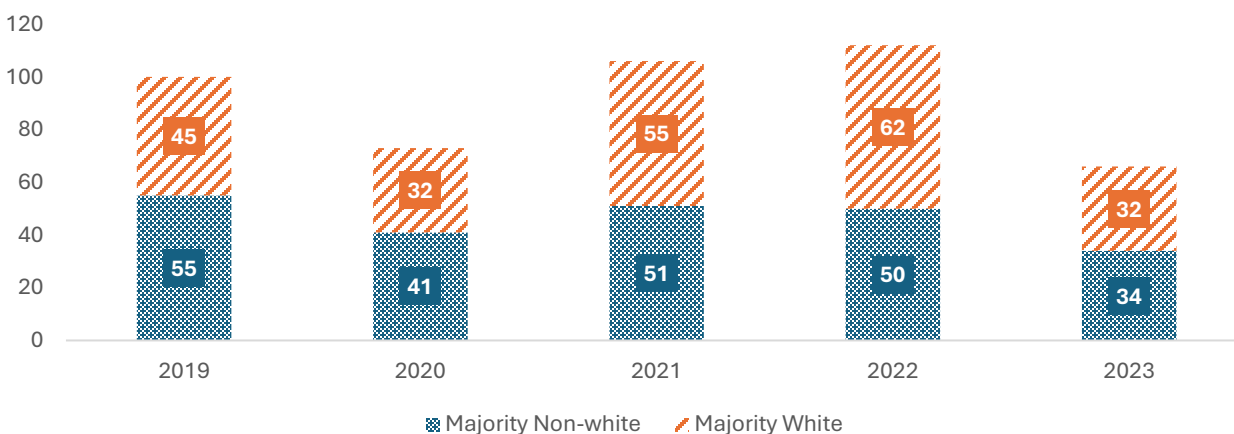
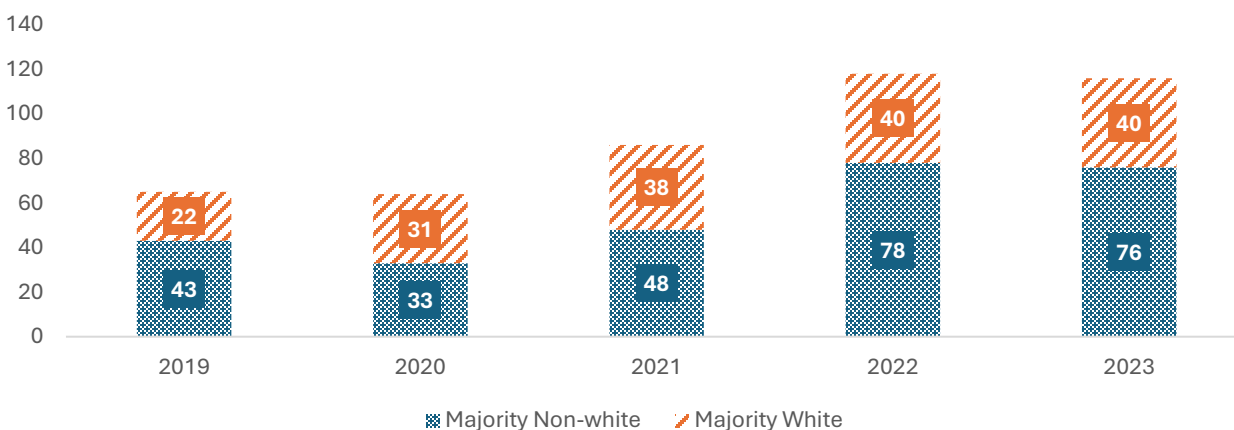*Figure 657: Withdrawal Count by Census Tract Race and Ethnicity, Cleveland*

Figure 658: Withdrawal Count by Census Tract Race and Ethnicity, Pittsburgh
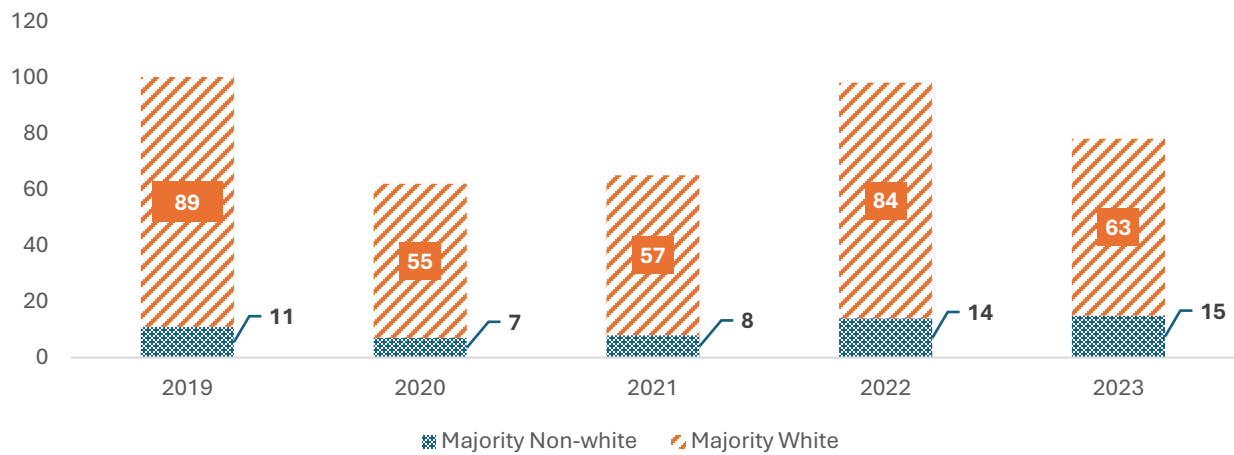

Figure 659: Denial Rate by Census Tract Race and Ethnicity

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Non-White	White	Non-White	White	Non-White	White	Non-White	White	Non-White	White
2019	59.2%	37.9%	67.7%	47.1%	56.3%	33.3%	64.2%	39.8%	58.4%	31.0%
2020	53.8%	34.4%	70.8%	44.7%	48.2%	34.4%	67.5%	43.0%	60.5%	32.6%
2021	53.1%	35.2%	68.2%	42.9%	49.1%	31.4%	60.7%	40.9%	42.5%	31.2%
2022	52.1%	32.5%	63.5%	35.4%	44.9%	27.0%	60.3%	37.1%	44.0%	27.9%
2023	53.0%	36.4%	61.8%	37.8%	50.3%	31.7%	59.8%	42.6%	50.4%	30.7%

Figure 660: Denial Rate by Census Tract Race and Ethnicity, Philadelphia
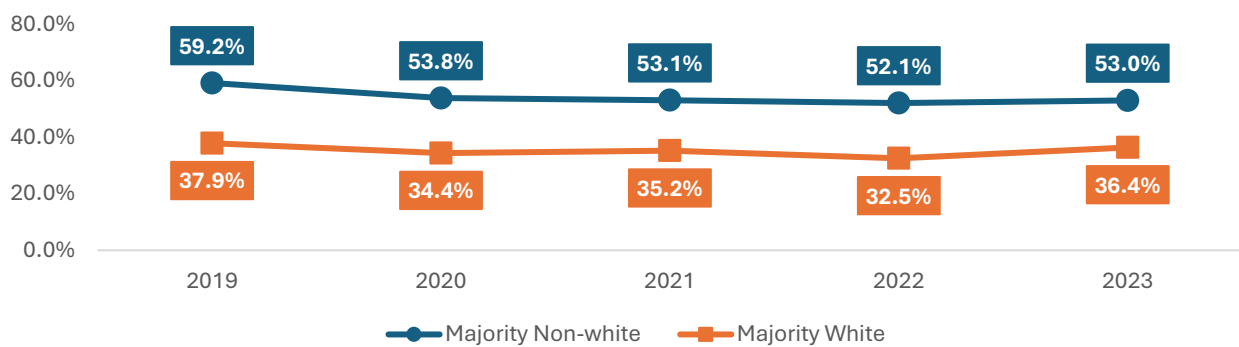
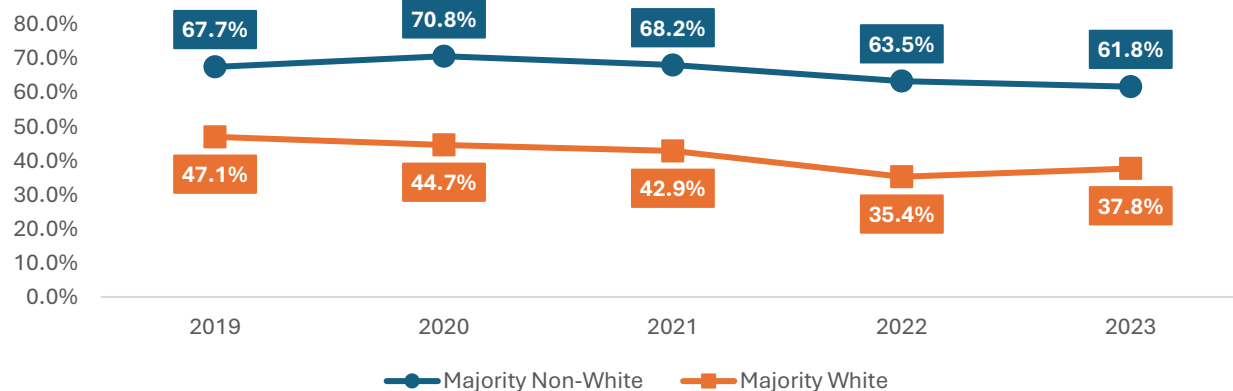*Figure 661: Denial Rate by Census Tract Race and Ethnicity, Baltimore*

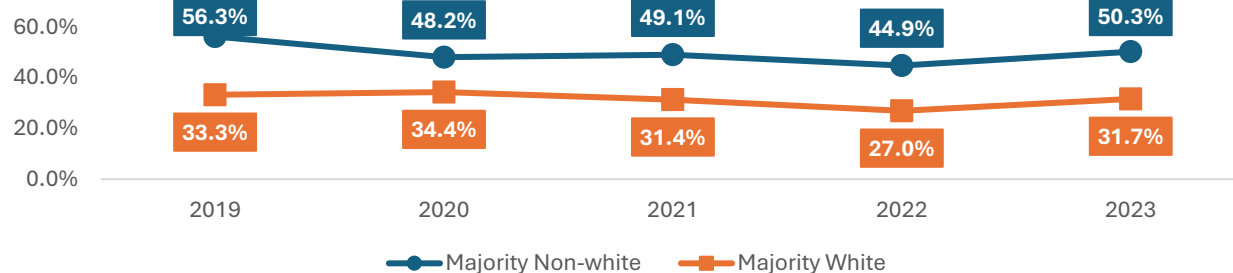*Figure 662: Denial Rate by Census Tract Race and Ethnicity, Boston*

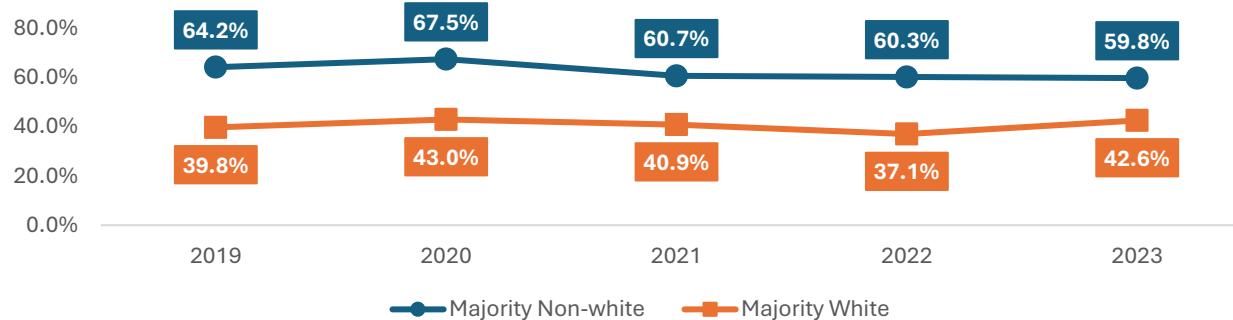*Figure 663: Denial Rate by Census Tract Race and Ethnicity, Cleveland*

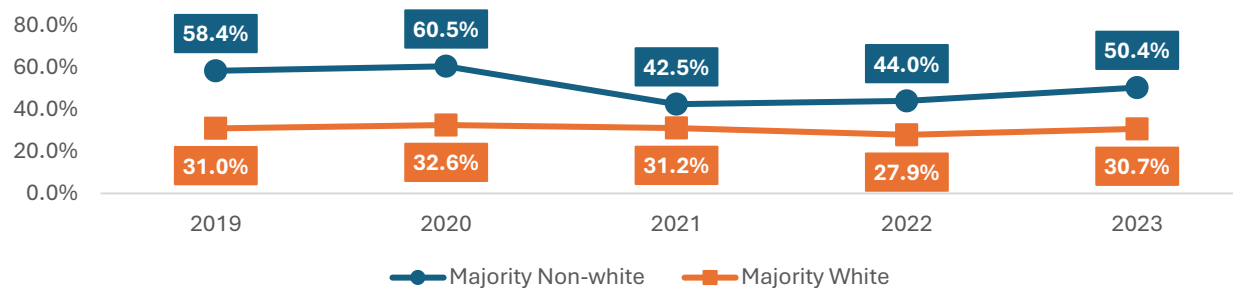*Figure 664: Denial Rate by Census Tract Race and Ethnicity, Pittsburgh*

Figure 665: Total Dollars ($M) Originated by Census Tract Race and Ethnicity

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Non-White	White	Non-White	White	Non-White	White	Non-White	White	Non-White	White
2019	$73	$126	$12	$17	$48	$65	$6	$11	$3	$51
2020	$57	$105	$8	$11	$44	$61	$3	$7	$3	$39
2021	$79	$114	$12	$16	$55	$76	$6	$13	$4	$50
2022	$115	$148	$18	$23	$60	$123	$10	$16	$9	$71
2023	$89	$97	$15	$13	$39	$67	$10	$12	$6	$48

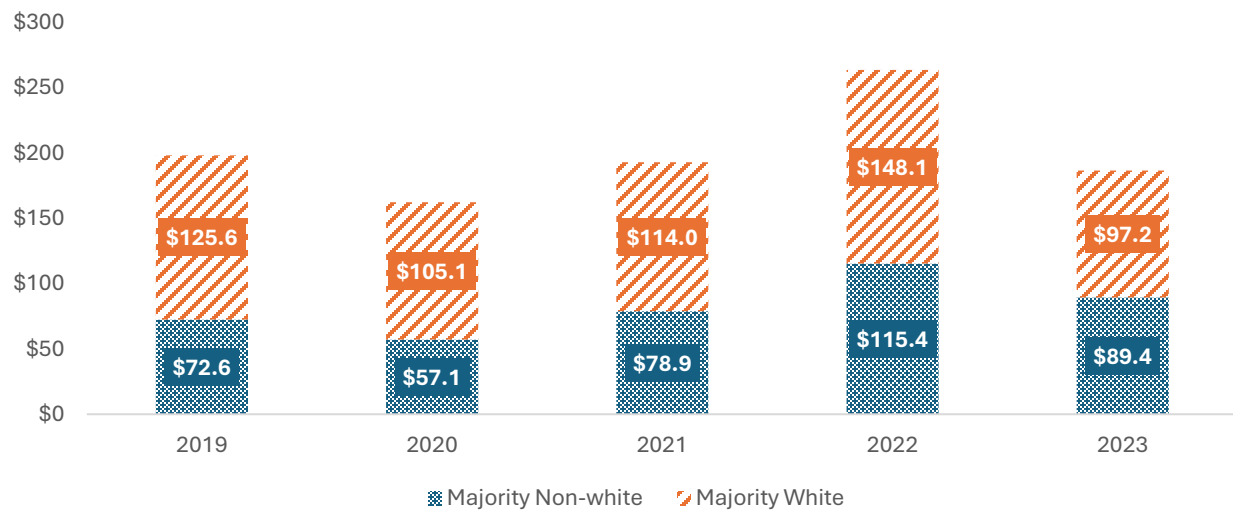*Figure 666: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Philadelphia*

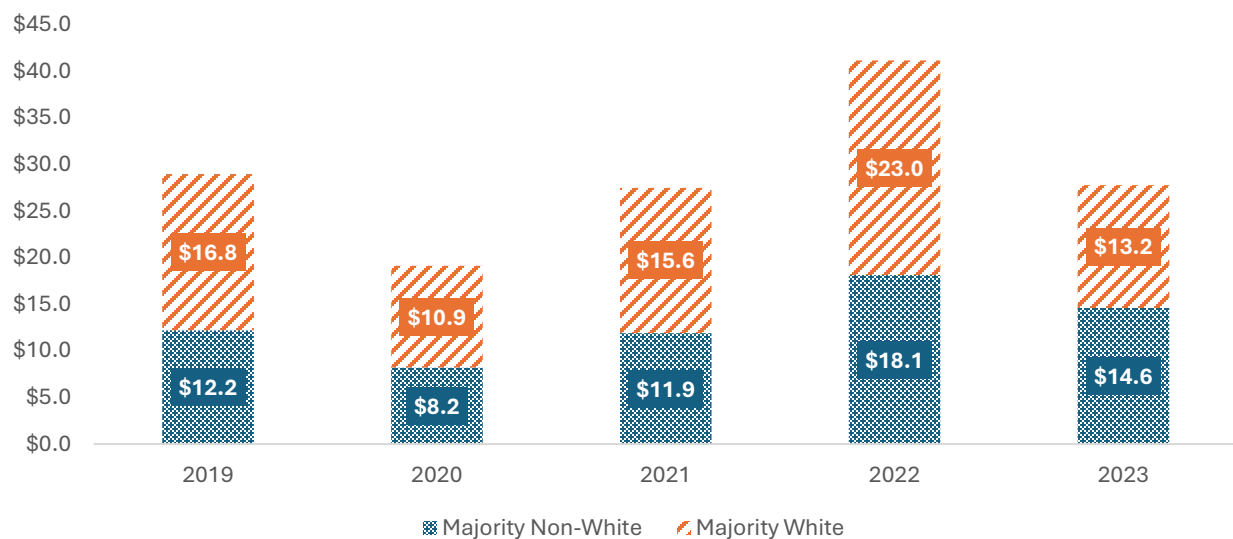*Figure 667: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Baltimore*

Figure 668: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Boston
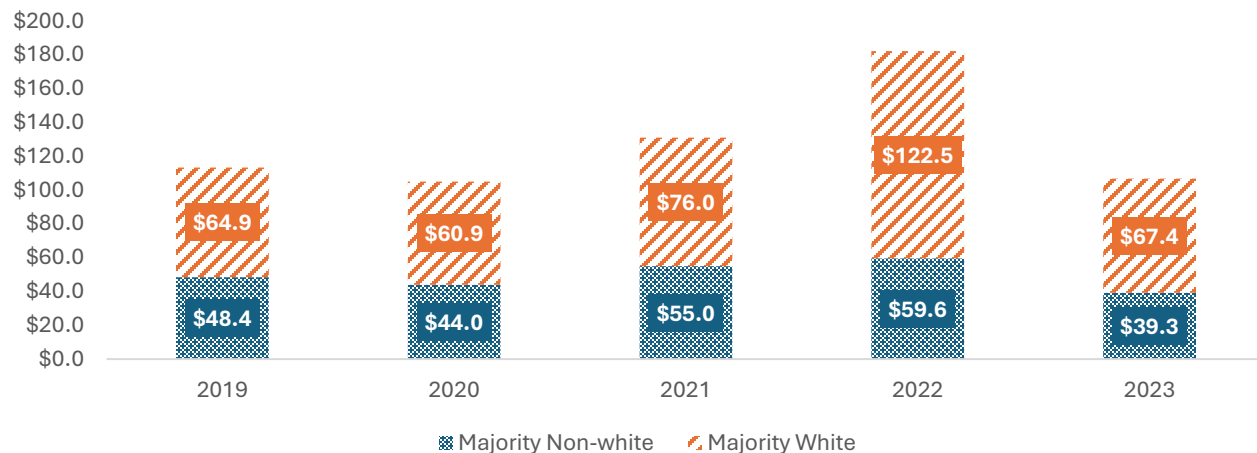

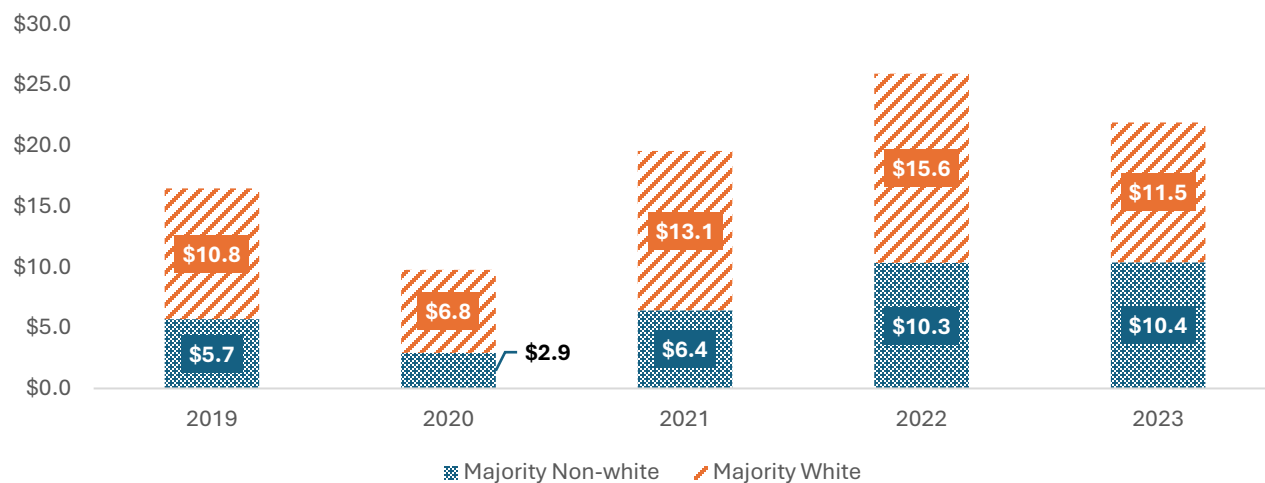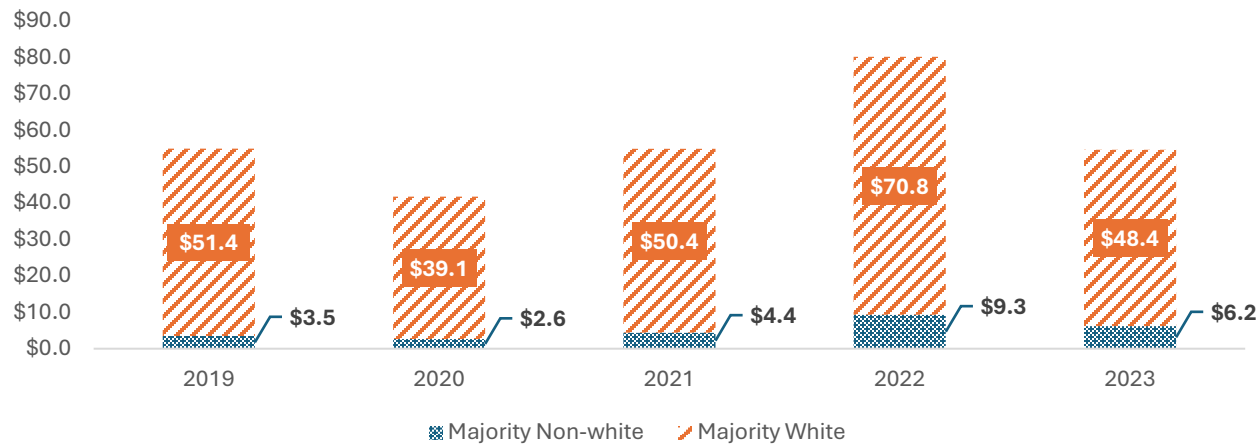Figure 669: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Cleveland

Figure 670: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Pittsburgh

B.2.3.4. Gender

Figure 671: Application Count by Gender

| | Philadelphia | | Baltimore | | Boston | | Cleveland | | Pittsburgh | |
	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male
2019	2,929	2,635	582	484	599	613	396	412	393	498
2020	2,069	1,767	381	349	375	441	262	294	299	303
2021	2,617	2,135	448	400	544	505	420	393	318	343
2022	3,062	2,690	580	581	679	675	582	532	455	582
2023	2,738	2,236	555	488	433	481	579	563	366	389

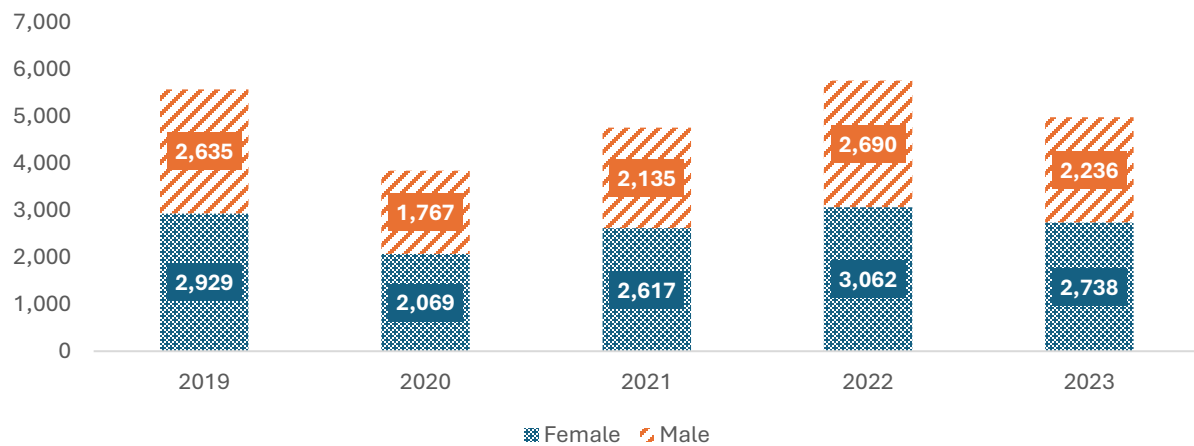### Figure 672: Application Count by Gender, Philadelphia

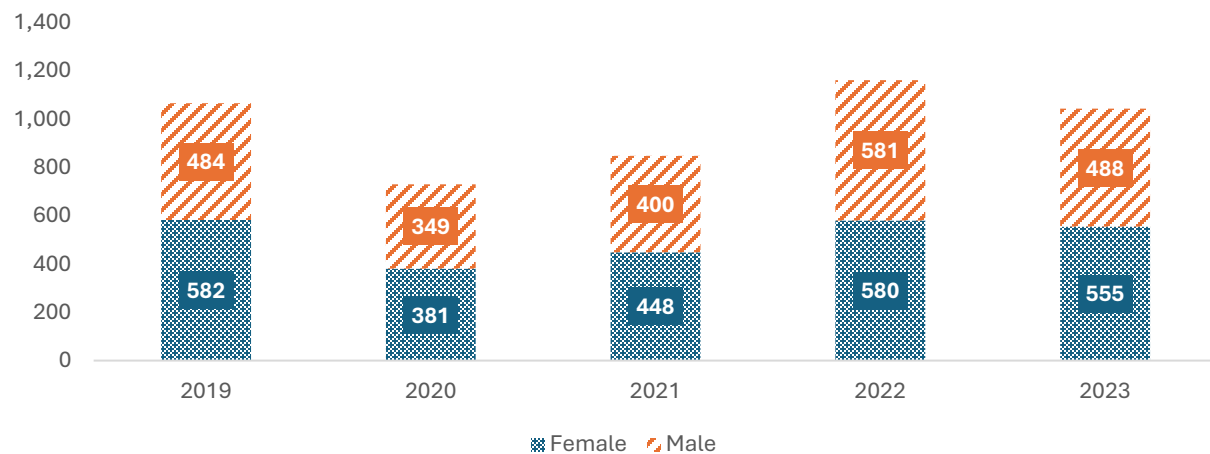### Figure 673: Application Count by Gender, Baltimore

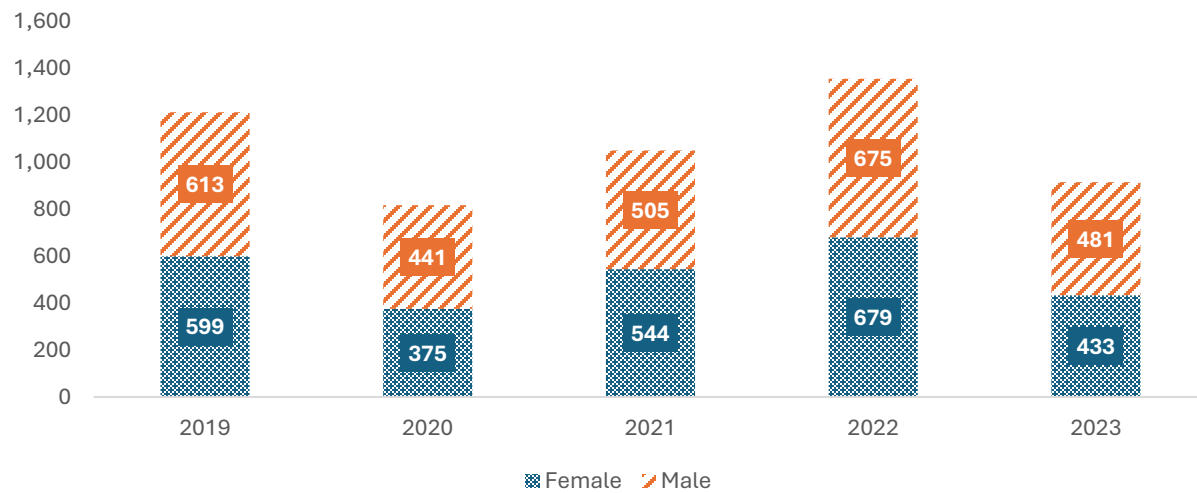*Figure 674: Application Count by Gender, Boston*

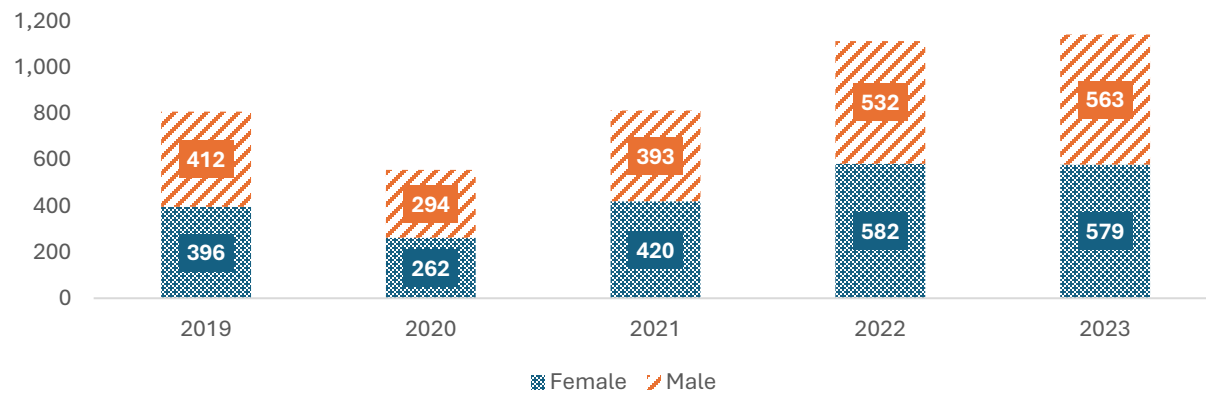*Figure 675: Application Count by Gender, Cleveland*

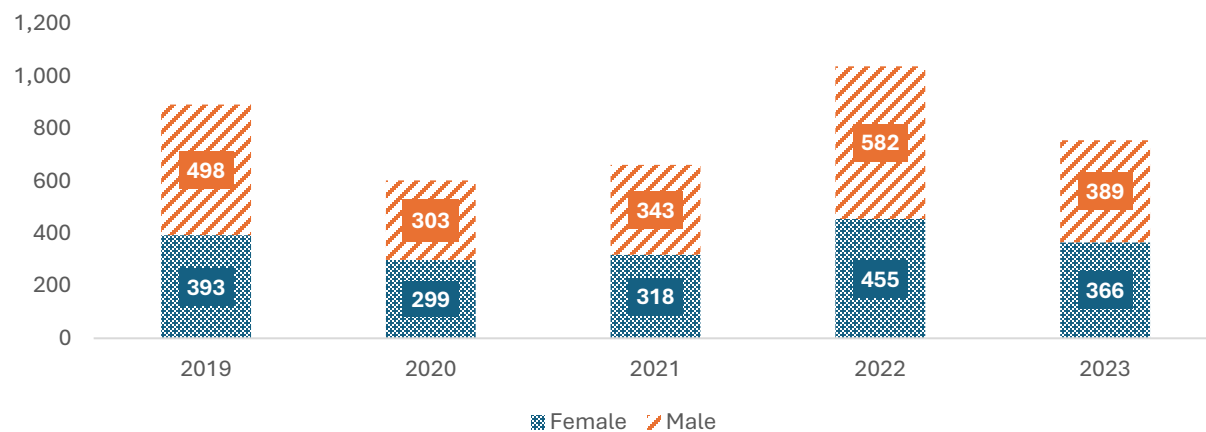*Figure 676: Application Count by Gender, Pittsburgh*

Figure 677: Origination Count by Gender

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Female	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**	**Male**
2019	950	837	123	117	224	216	125	122	183	227
2020	707	599	77	80	140	176	69	67	131	141
2021	844	726	95	87	197	203	125	115	157	168
2022	1,054	977	124	173	293	305	190	173	227	270
2023	952	756	134	120	160	185	168	149	175	167

Figure 678: Origination Count by Gender, Philadelphia
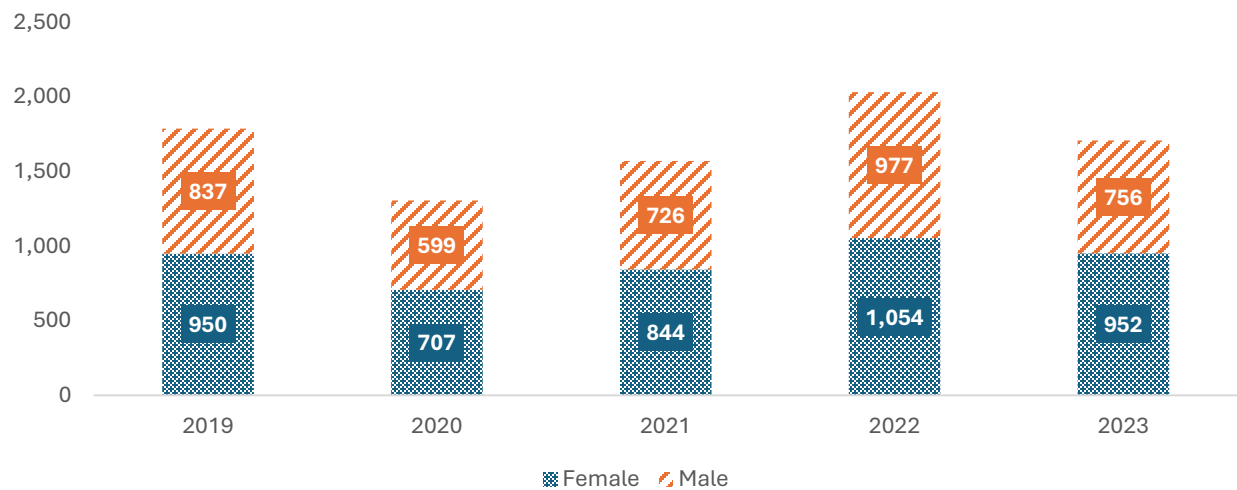

Figure 679: Origination Count by Gender, Baltimore
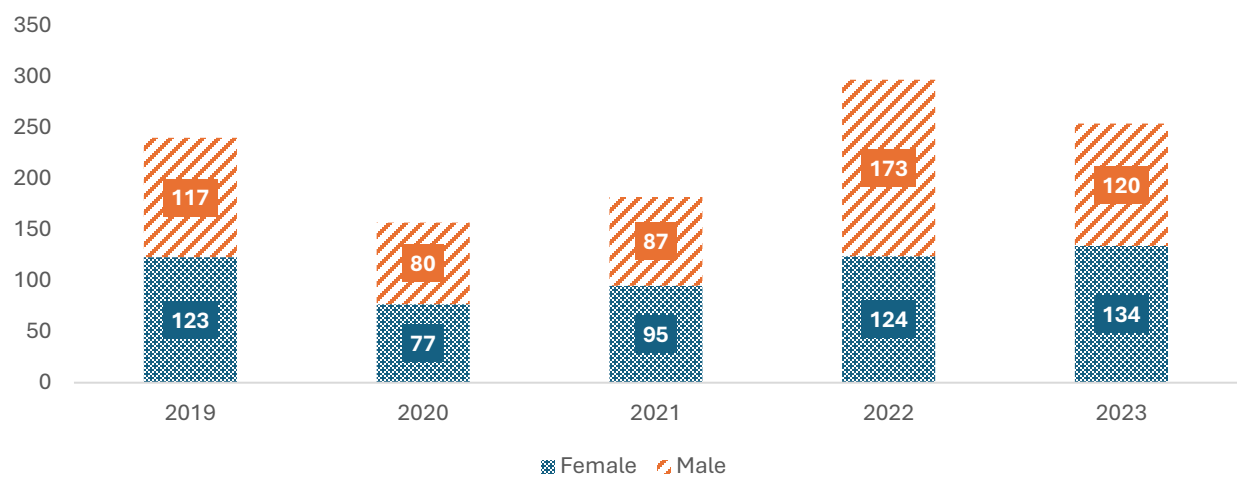
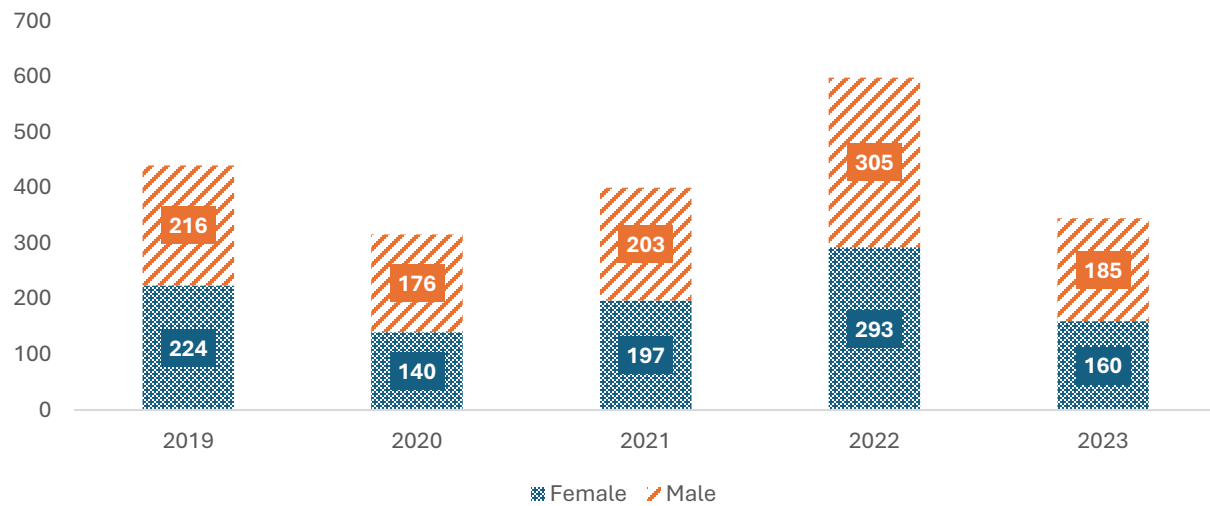*Figure 680: Origination Count by Gender, Boston*

Figure 681: Origination Count by Gender, Cleveland
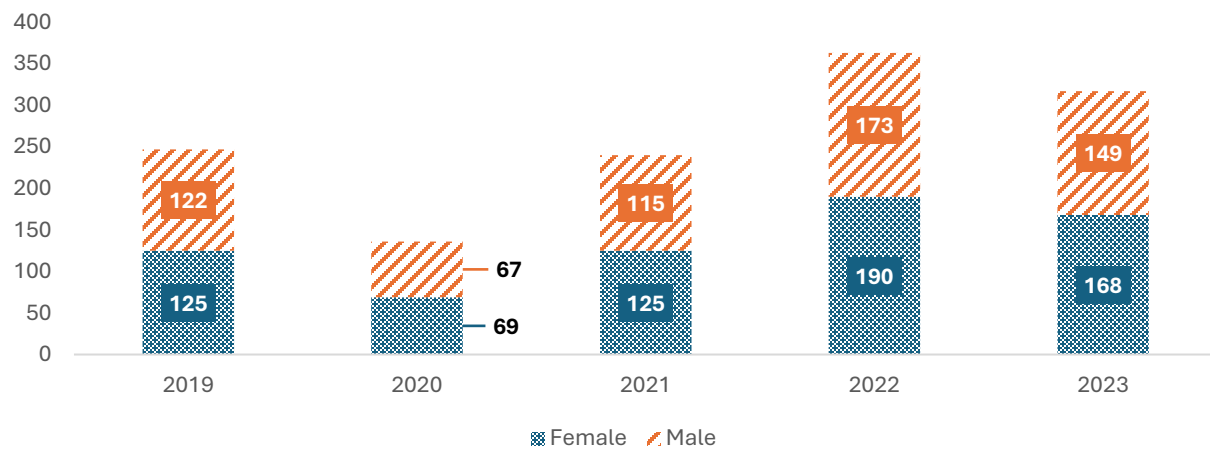
Figure 682: Origination Count by Gender, Pittsburgh
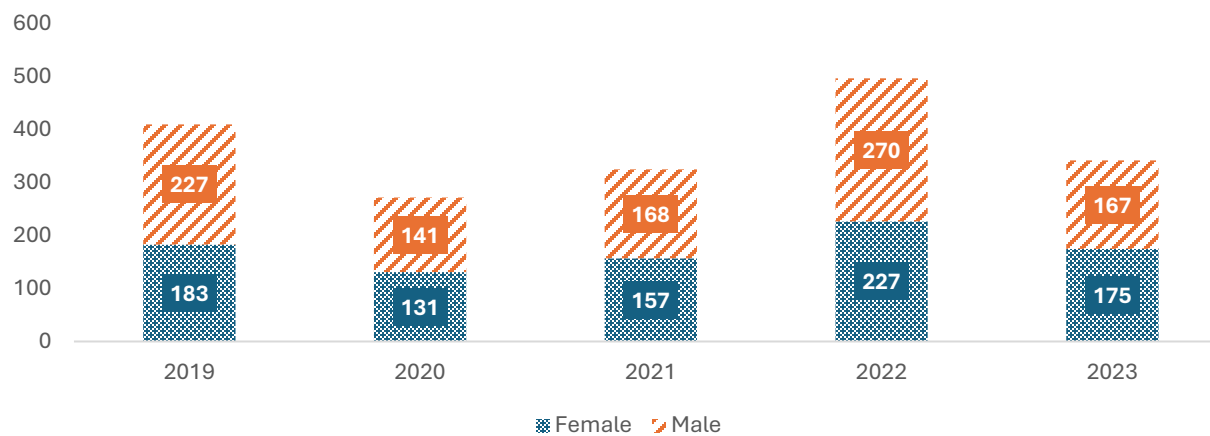
Figure 683: Withdrawal Count by Gender

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male
2019	250	242	36	26	32	39	24	26	31	39
2020	216	180	24	21	25	24	21	23	25	19
2021	205	158	20	25	34	32	31	30	16	19
2022	298	227	43	34	38	33	45	46	23	46
2023	217	193	41	30	261	311	45	49	31	25

Figure 684: Withdrawal Count by Gender, Philadelphia

Figure 685: Withdrawal Count by Gender, Baltimore

Figure 686: Withdrawal Count by Gender, Boston
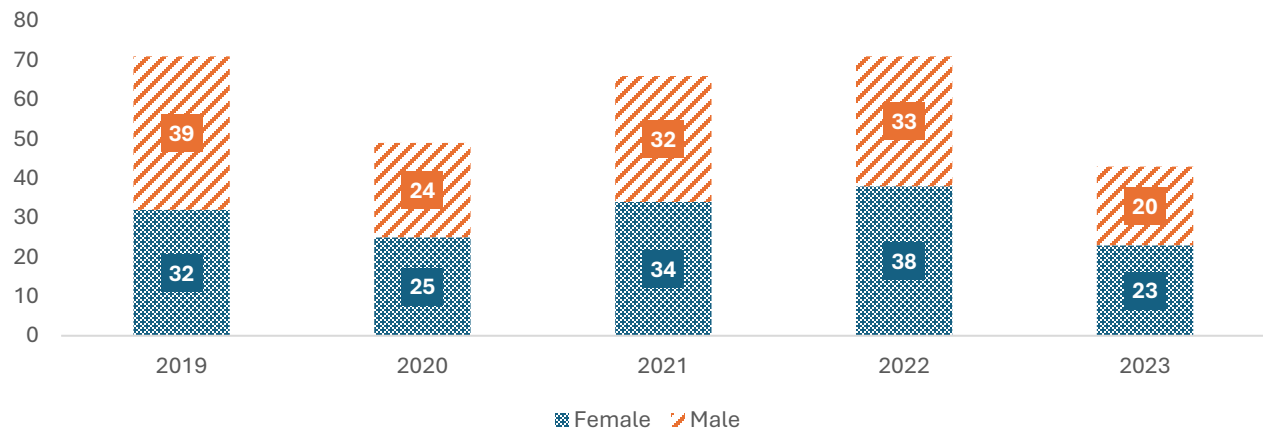
Figure 687: Withdrawal Count by Gender, Cleveland

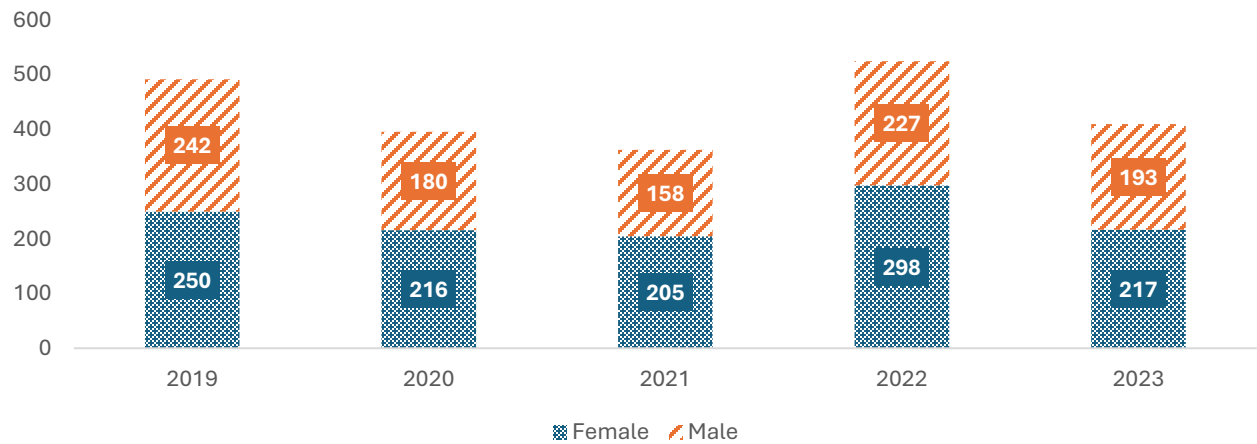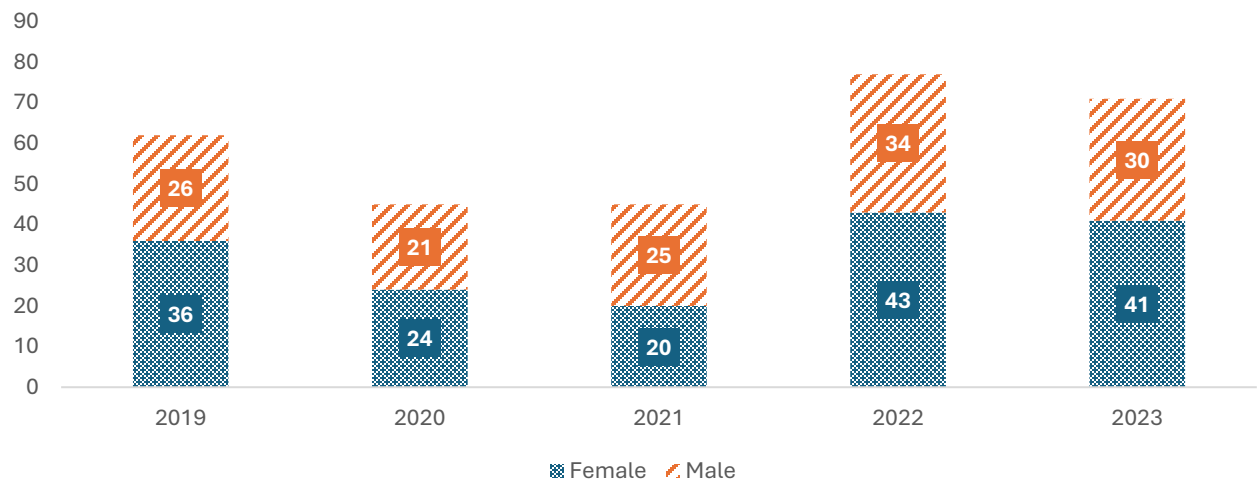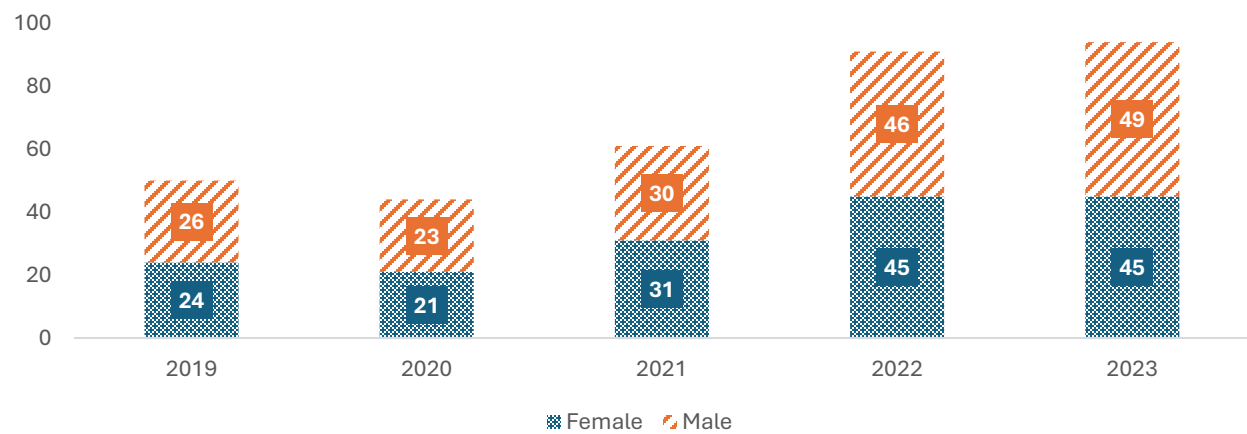*Figure 688: Withdrawal Count by Gender, Pittsburgh*
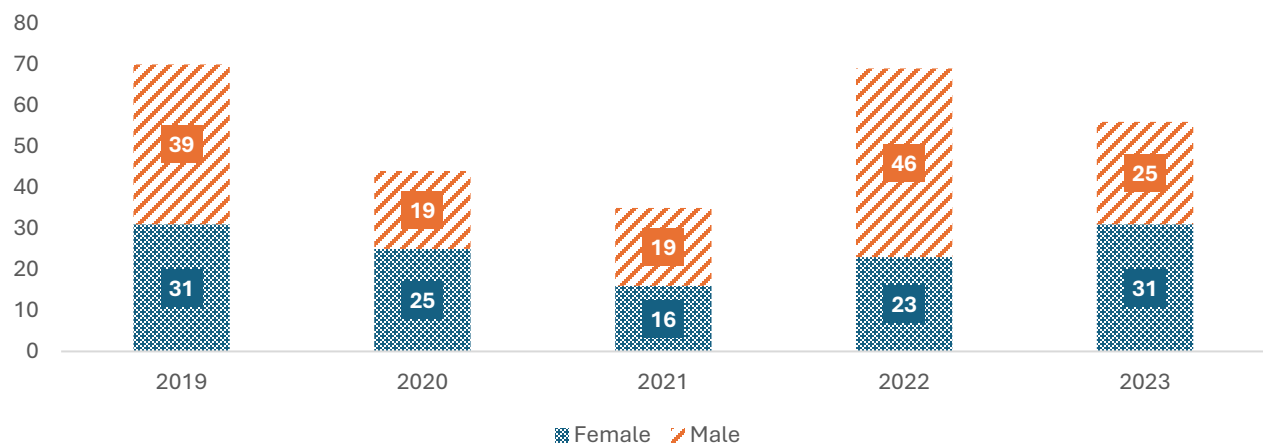
Figure 689: Denial Rate by Gender

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Female	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**	**Male**
2019	53.6%	52.9%	66.3%	62.4%	52.4%	52.4%	57.3%	55.6%	38.2%	39.4%
2020	48.2%	47.9%	68.2%	64.8%	44.8%	44.0%	56.5%	58.8%	38.8%	38.6%
2021	49.9%	47.1%	66.3%	63.5%	47.4%	42.0%	57.1%	53.2%	37.7%	38.2%
2022	49.6%	47.6%	64.3%	55.9%	41.2%	38.8%	53.6%	53.8%	37.4%	33.7%
2023	49.6%	49.5%	59.3%	59.0%	45.3%	48.9%	57.0%	56.3%	36.1%	41.6%

Figure 690: Denial Rate by Gender, Philadelphia
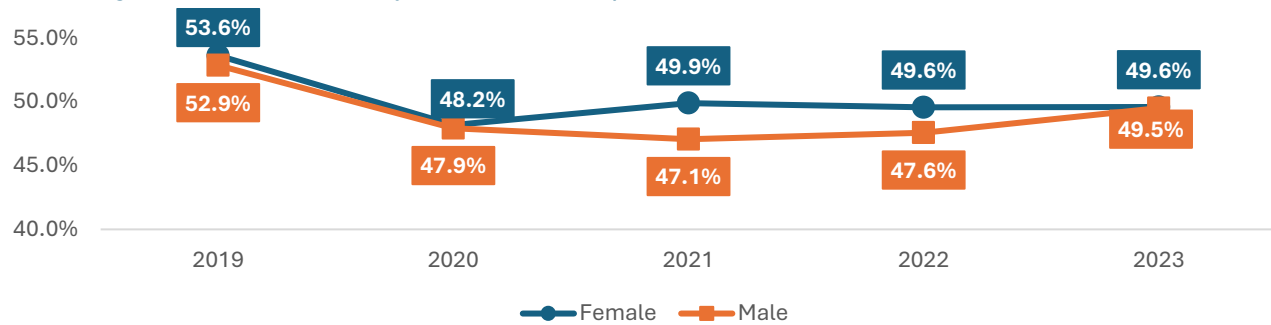
Figure 691: Denial Rate by Gender, Baltimore
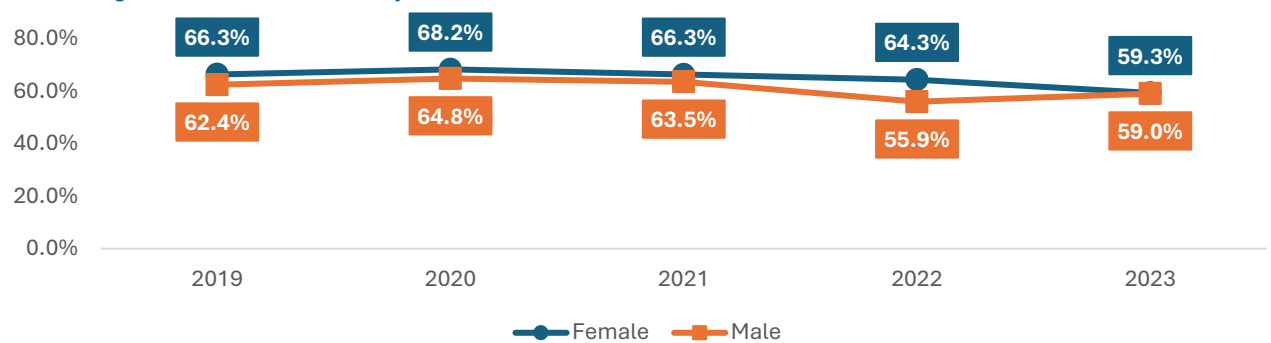
Figure 692: Denial Rate by Gender, Boston
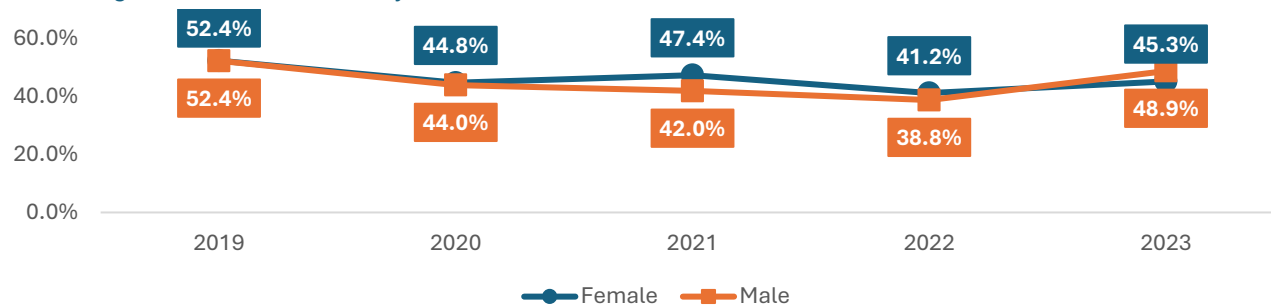
Figure 693: Denial Rate by Gender, Cleveland
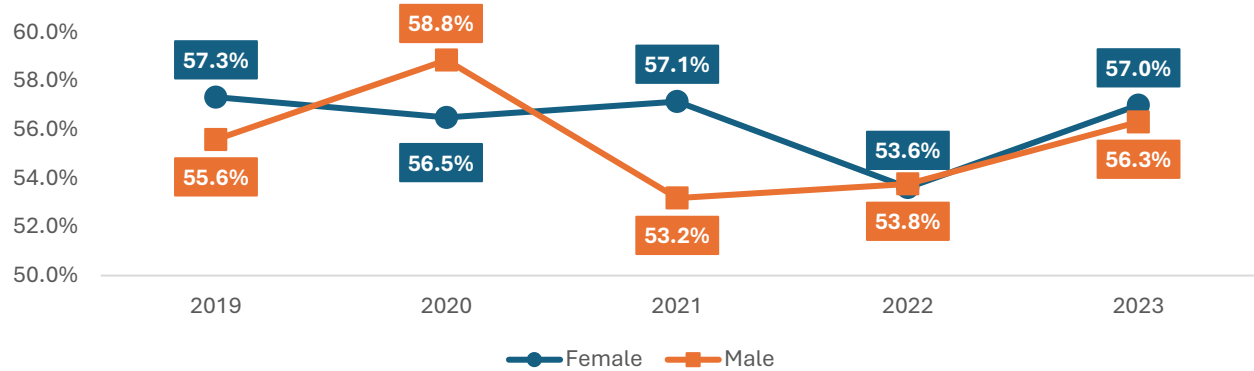
Figure 694: Denial Rate by Gender, Pittsburgh
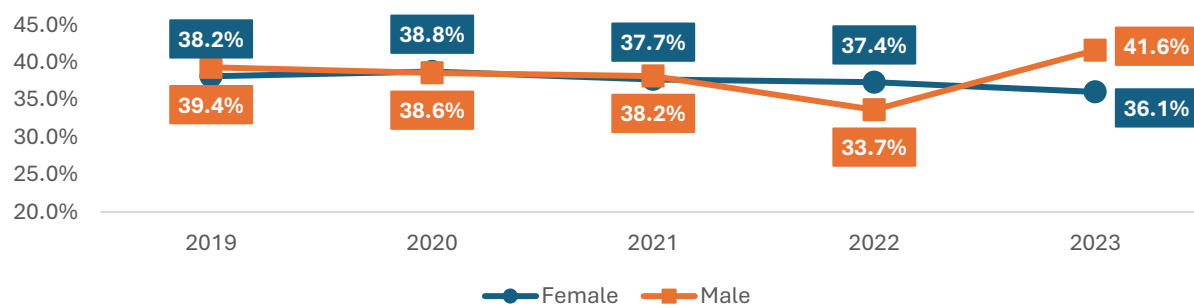
Figure 695: Total Dollars ($M) Originated by Gender

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male
2019	$55.7	$68.4	$10.5	$8.6	$26.9	$31.1	$5.0	$6.3	$11.2	$17.0
2020	$46.8	$48.0	$4.8	$5.8	$22.2	$37.5	$3.1	$4.3	$8.7	$10.6
2021	$58.7	$60.4	$8.3	$8.1	$33.3	$43.4	$6.4	$6.0	$11.2	$14.5
2022	$74.3	$86.6	$8.1	$15.6	$46.6	$60.3	$8.6	$8.5	$15.8	$23.6
2023	$64.8	$58.2	$7.4	$10.3	$24.1	$33.9	$6.7	$7.8	$12.7	$13.0

Figure 696: Total Dollars ($M) Originated by Gender, Philadelphia
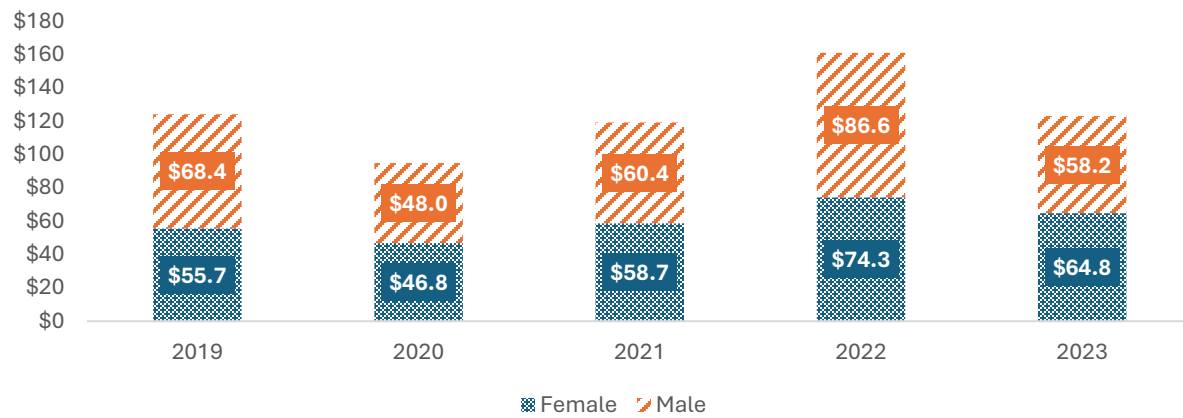
Figure 697: Total Dollars ($M) Originated by Gender, Baltimore
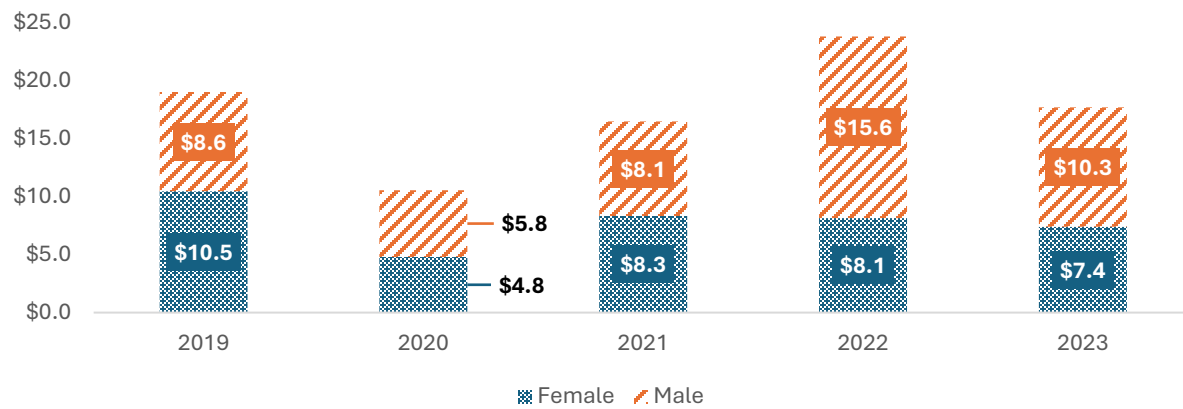
Figure 698: Total Dollars ($M) Originated by Gender, Boston
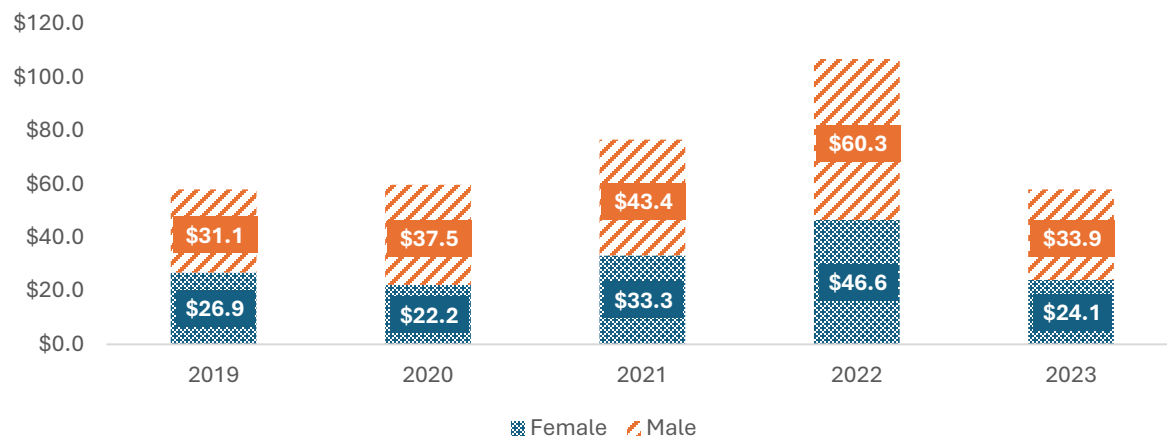
Figure 699: Total Dollars ($M) Originated by Gender, Cleveland
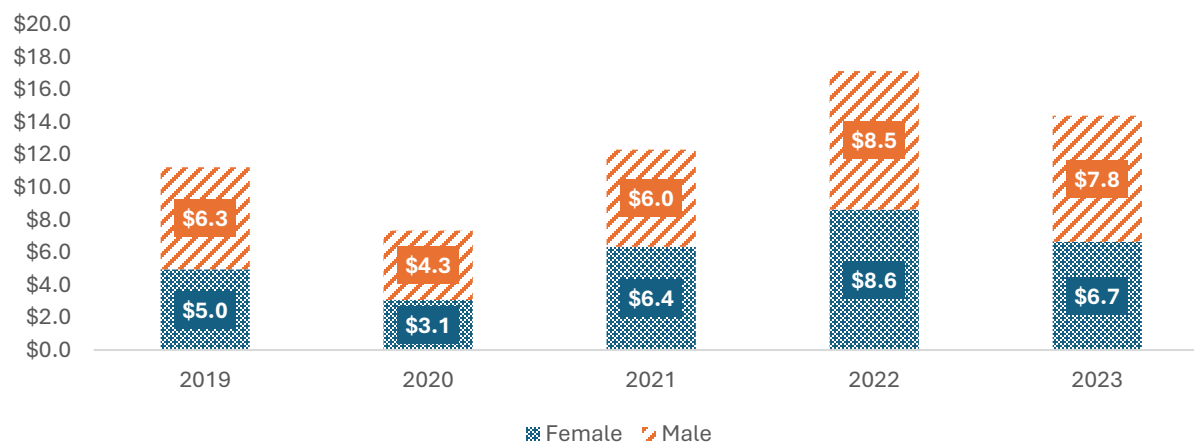
Figure 700: Total Dollars ($M) Originated by Gender, Pittsburgh
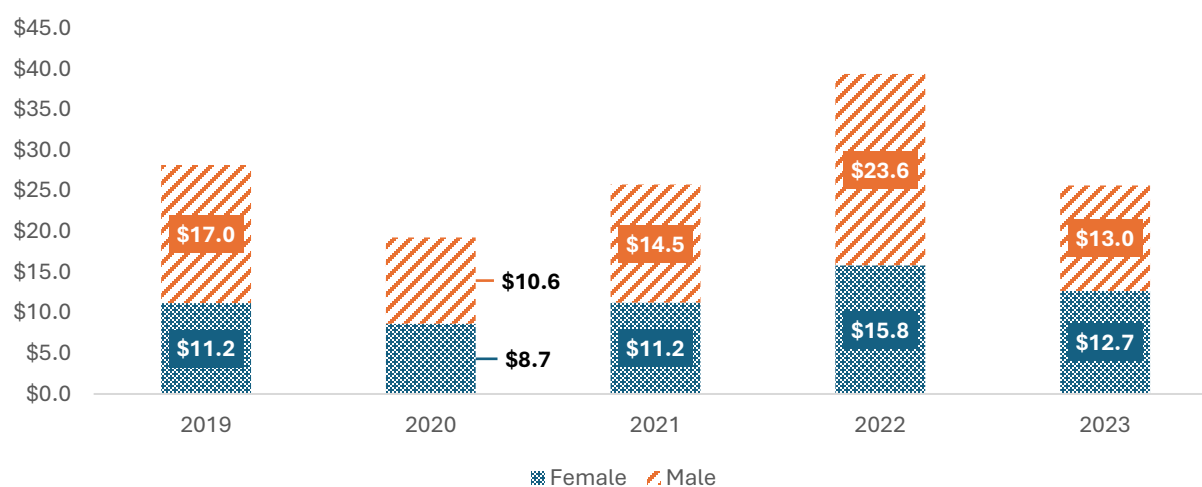
B.2.4. Other Home Lending, City of Philadelphia vs Peer Jurisdictions

Other home lending represents the smallest lending category in each jurisdiction – representing less than 10% of originated loans in each market. Notably, this category holds the highest denial rates compared to the primary home lending categories – reaching up to 40% or 50% in some years. Generally, this category – as a catch-all category of home lending – is held to similar lending criteria that is applied to personal loans, which often hold strict debt-to-income levels and high credit standards for applicants. Interestingly, Boston and Pittsburgh – which holds generally higher home values and higher median incomes – has both lower denial rates and lower rates of demographic diversity for the other category.

Figure 701: Summary Stats, All Other Home Lending, Philadelphia vs. Peer Jurisdictions

Philadelphia

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	5,069	1,312	364	39.5%	$129.0
2020	4,960	918	269	24.0%	$112.4
2021	3,511	863	251	37.2%	$123.9
2022	4,743	1,432	433	41.2%	$197.7
2023	4,170	1,242	441	45.1%	$127.9

Baltimore

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	1,189	310	109	60.6%	$26.7
2020	858	228	92	55.9%	$25.4
2021	998	257	129	55.0%	$22.5
2022	1,338	407	148	52.3%	$38.5
2023	1,302	367	149	54.0%	$31.5

Boston

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	1,930	315	110	37.4%	$28.5
2020	1,144	441	72	30.5%	$160.9
2021	907	461	56	30.8%	$216.2
2022	1,280	651	87	32.7%	$305.1
2023	1,717	425	70	21.9%	$144.0

Cleveland

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	1,055	302	76	40.0%	$16.1
2020	986	179	52	26.7%	$12.2
2021	846	233	63	39.2%	$14.3
2022	1,148	353	106	43.3%	$21.8
2023	1,098	367	117	45.0%	$22.7

Pittsburgh

	Applications	Originations	Withdrawals	Denial Rate	Total ($M) Originated
2019	775	298	71	36.5%	$27.0
2020	768	295	64	24.1%	$34.4
2021	693	275	60	32.0%	$38.9
2022	992	491	77	30.6%	$57.8
2023	904	384	83	36.0%	$57.8

B.2.4.1. Race and Ethnicity

Figure 702: Application Count by Race and Ethnicity

Philadelphia

	Asian	Black	Hispanic	White	Other
2019	358	1,010	315	1,544	87
2020	240	587	215	1,061	48
2021	265	642	260	970	64
2022	346	1,136	399	1,465	64
2023	286	1,134	447	1,271	61

Baltimore

	Asian	Black	Hispanic	White	Other
2019	23	572	30	347	27
2020	29	353	34	258	15
2021	20	460	38	289	19
2022	26	604	64	393	14
2023	34	656	52	326	22

Boston

	Asian	Black	Hispanic	White	Other
2019	79	205	113	579	19
2020	85	135	80	432	21
2021	51	98	57	449	14
2022	98	176	106	624	23
2023	68	137	102	479	27

Cleveland						Pittsburgh					
	Asian	Black	Hispanic	White	Other		Asian	Black	Hispanic	White	Other
2019	17	227	91	384	10	2019	19	93	15	458	17
2020	19	119	42	282	13	2020	21	55	10	420	7
2021	8	170	54	346	13	2021	16	48	9	435	12
2022	19	269	104	459	15	2022	19	120	32	634	18
2023	17	285	130	448	16	2023	27	101	31	578	18

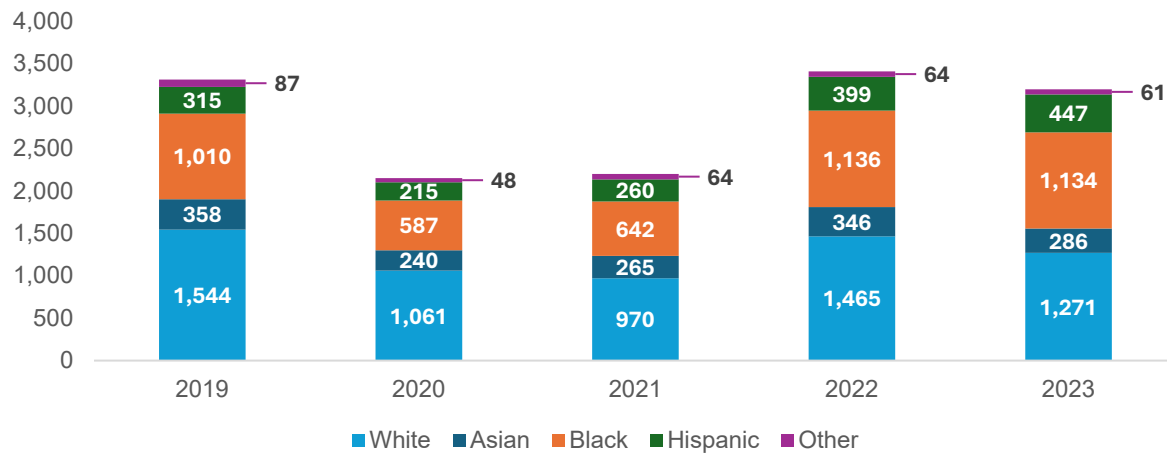Figure 703: Application Count by Race and Ethnicity, Philadelphia

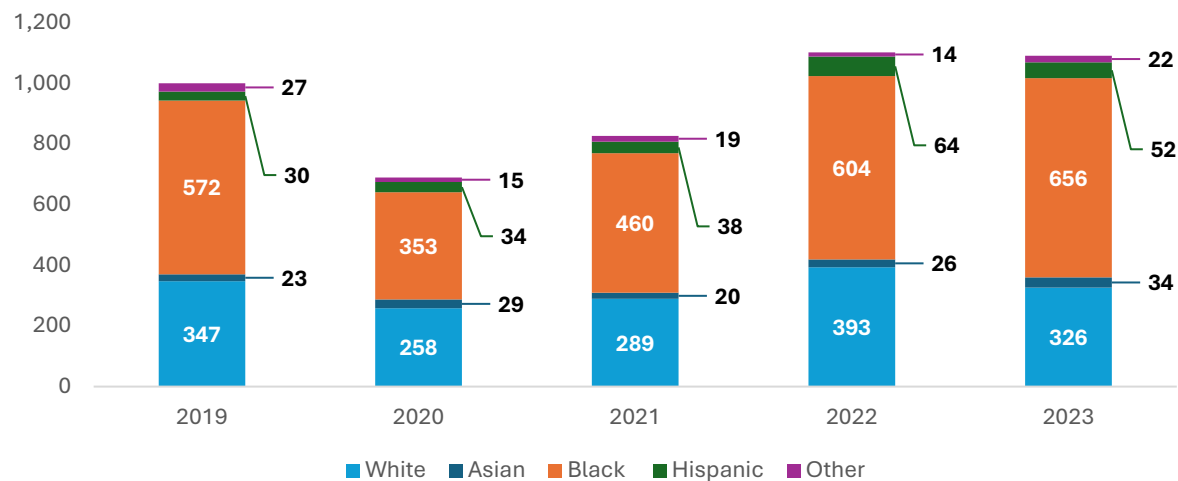Figure 704: Application Count by Race and Ethnicity, Baltimore

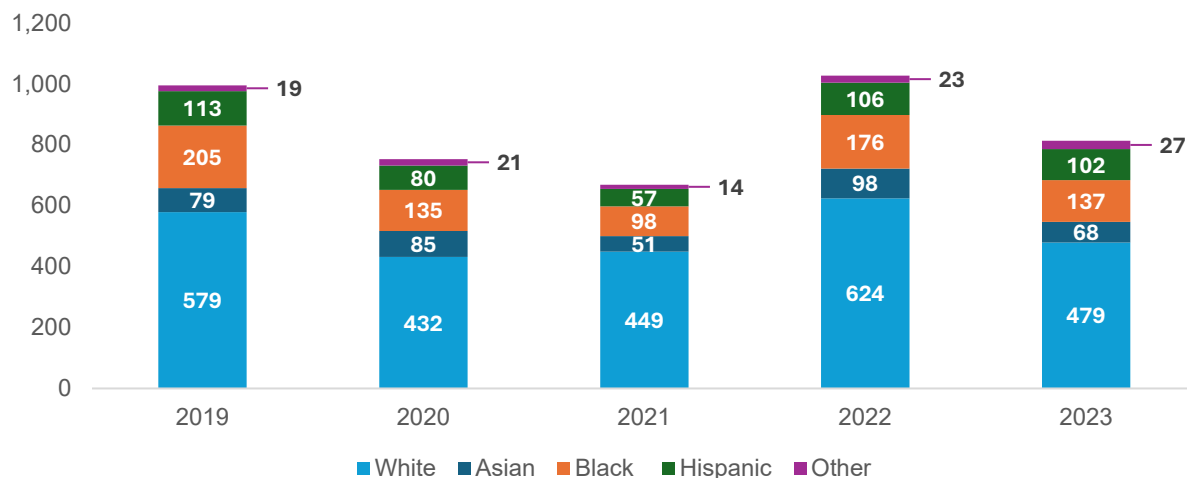*Figure 705: Application Count by Race and Ethnicity, Boston*

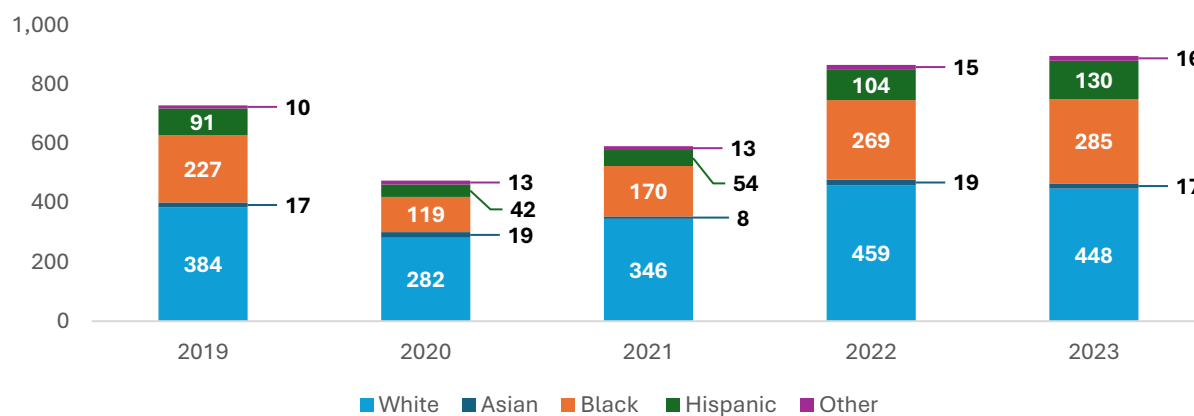*Figure 706: Application Count by Race and Ethnicity, Cleveland*

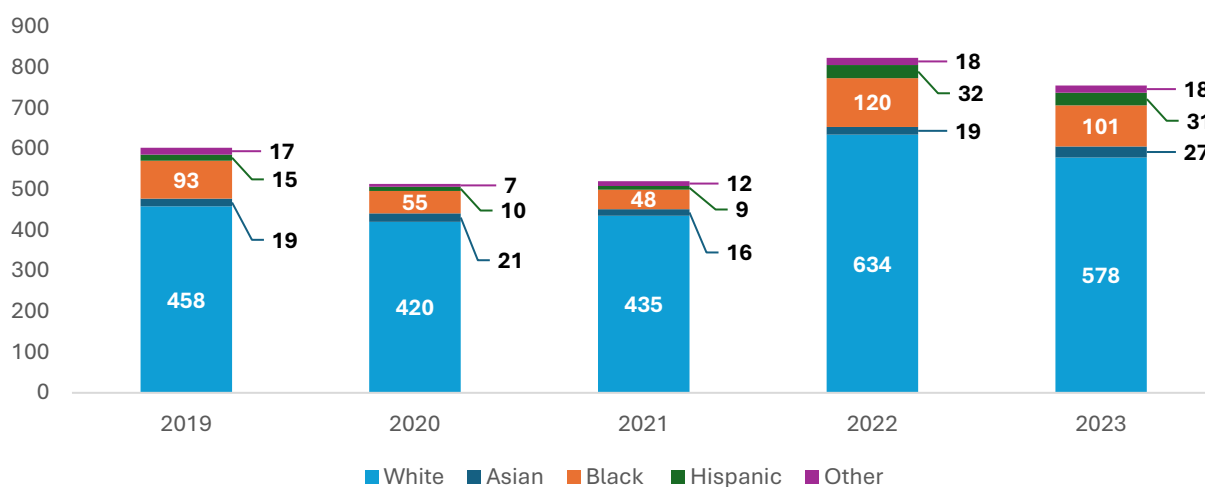*Figure 707: Application Count by Race and Ethnicity, Pittsburgh*

Figure 708: Origination Count by Race and Ethnicity

Philadelphia

	Asian	Black	Hispanic	White	Other
2019	122	292	70	646	24
2020	66	176	48	472	20
2021	78	175	52	409	13
2022	115	325	94	647	24
2023	76	302	100	523	17

Baltimore

	Asian	Black	Hispanic	White	Other
2019	4	107	4	144	8
2020	8	78	6	94	3
2021	5	87	4	118	2
2022	7	156	18	162	3
2023	9	159	10	124	4

Boston

	Asian	Black	Hispanic	White	Other
2019	27	64	36	317	7
2020	24	41	18	249	11
2021	22	35	19	268	7
2022	46	61	39	365	11
2023	27	41	23	257	11

Cleveland

	Asian	Black	Hispanic	White	Other
2019	6	42	23	188	3
2020	5	27	10	117	3
2021	2	36	17	142	3
2022	6	60	29	190	7
2023	7	76	37	194	3

Pittsburgh

	Asian	Black	Hispanic	White	Other
2019	3	30	2	223	5
2020	8	20	1	227	3
2021	4	14	3	214	3
2022	10	47	12	354	9
2023	5	37	9	287	4

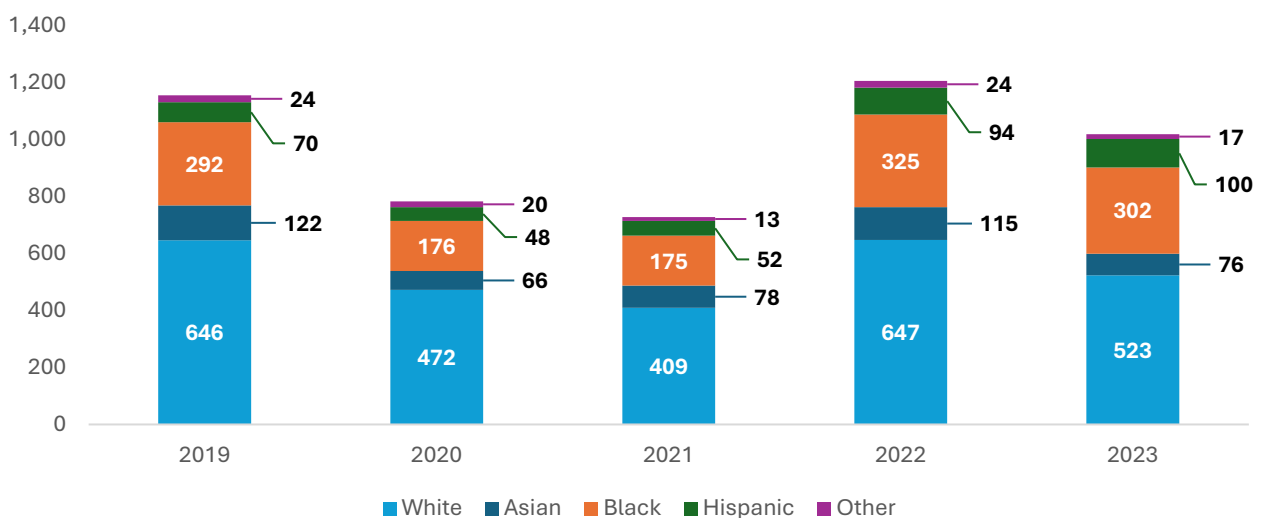*Figure 709: Origination Count by Race and Ethnicity, Philadelphia*

Figure 710: Origination Count by Race and Ethnicity, Baltimore
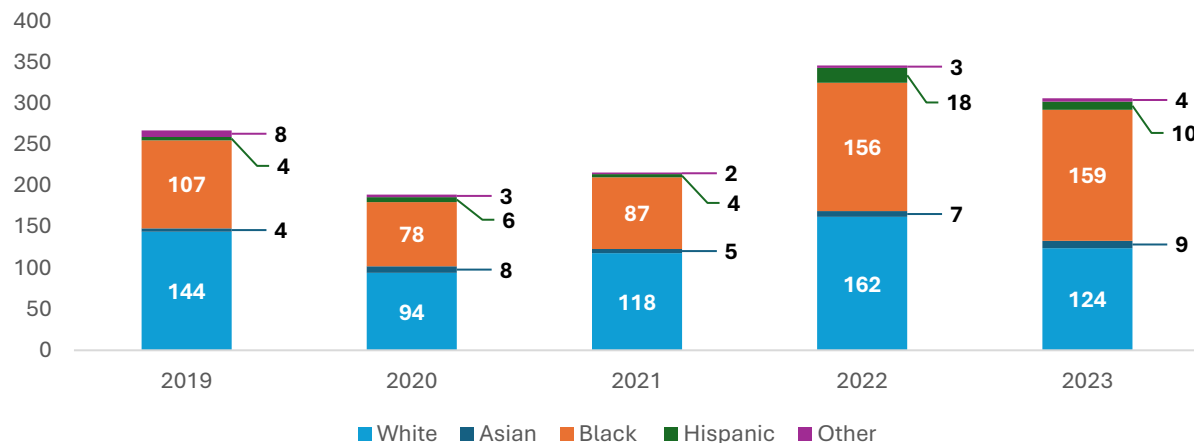

Figure 711: Origination Count by Race and Ethnicity, Boston
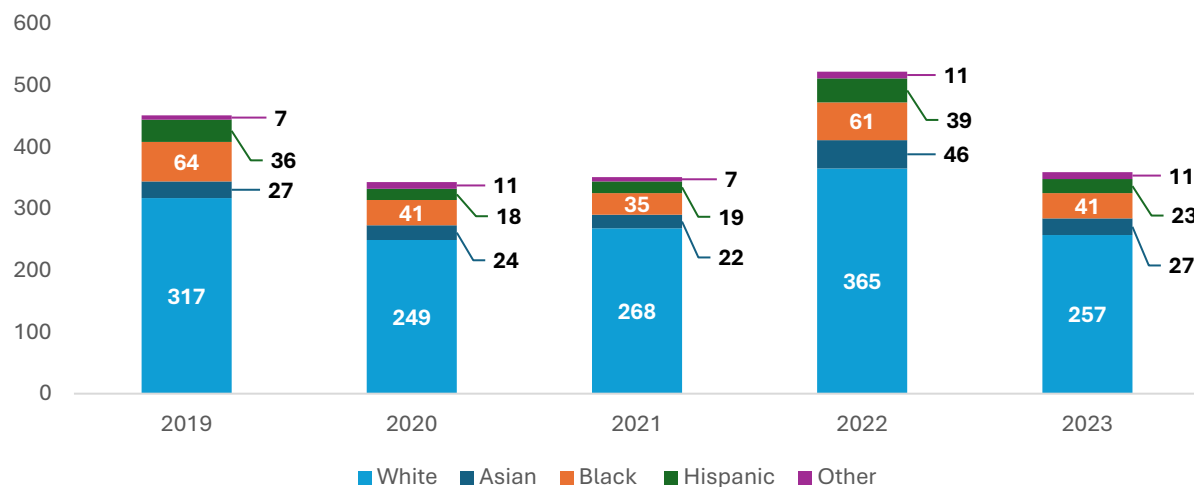

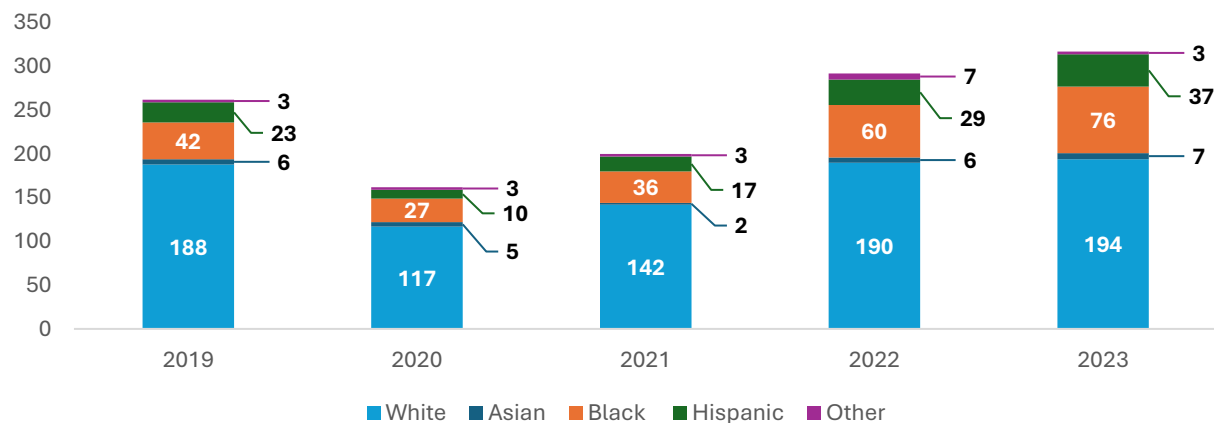*Figure 712: Origination Count by Race and Ethnicity, Cleveland*

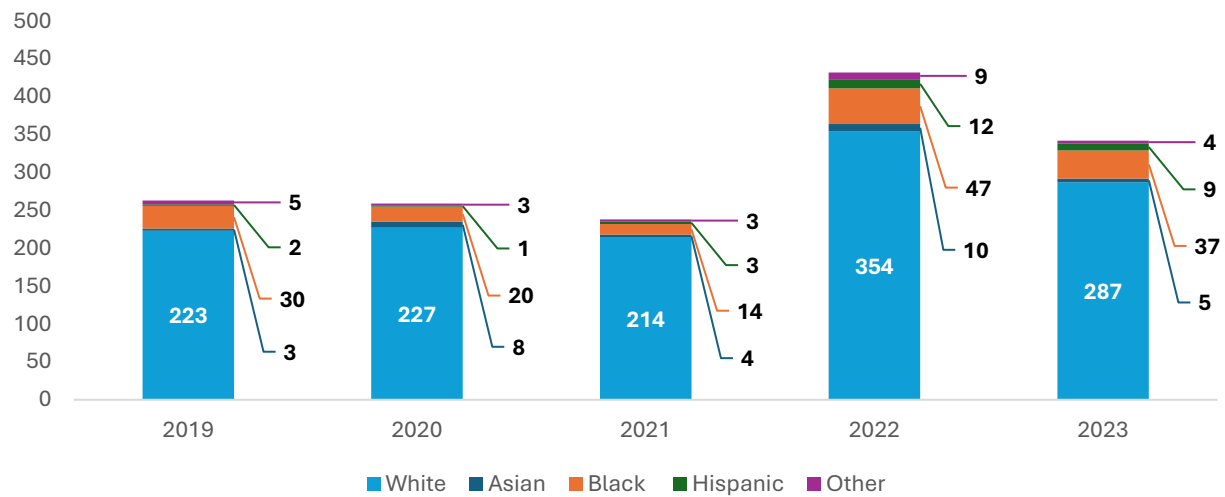Figure 713: Origination Count by Race and Ethnicity, Pittsburgh

Figure 714: Withdrawal Count by Race and Ethnicity

Philadelphia

	Asian	Black	Hispanic	White	Other
2019	25	95	25	146	6
2020	28	59	27	106	6
2021	16	44	32	96	5
2022	23	112	34	149	11
2023	34	127	51	118	7

Baltimore

	Asian	Black	Hispanic	White	Other
2019	1	52	3	37	4
2020	4	35	2	27	3
2021	2	52	4	35	3
2022	2	65	3	37	3
2023	7	61	5	40	1

Boston

	Asian	Black	Hispanic	White	Other
2019	4	13	4	43	0
2020	5	11	6	35	2
2021	3	8	3	30	1
2022	7	12	6	40	3
2023	1	12	5	33	2

Cleveland

	Asian	Black	Hispanic	White	Other
2019	2	24	6	36	0
2020	3	6	4	31	1
2021	1	12	6	37	0
2022	2	18	7	44	3
2023	4	36	11	39	1

Pittsburgh

	Asian	Black	Hispanic	White	Other
2019	1	4	1	52	1
2020	4	4	2	44	0
2021	3	4	2	33	2
2022	2	6	5	45	2
2023	1	7	2	52	3

Figure 715: Withdrawal Count by Race and Ethnicity, Philadelphia

Legend: White, Asian, Black, Hispanic, Other
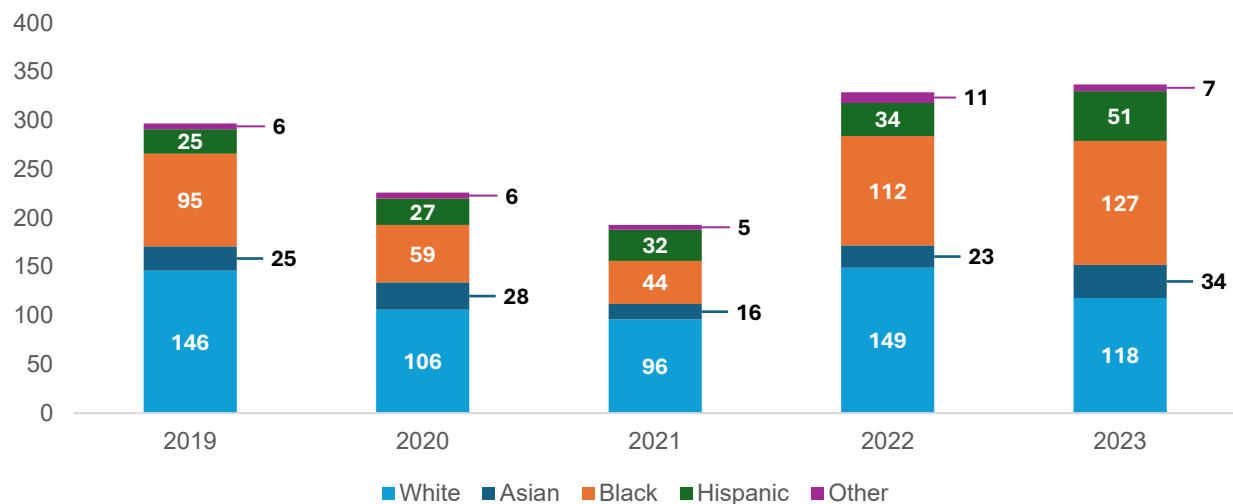
Figure 716: Withdrawal Count by Race and Ethnicity, Baltimore

Legend: White, Asian, Black, Hispanic, Other
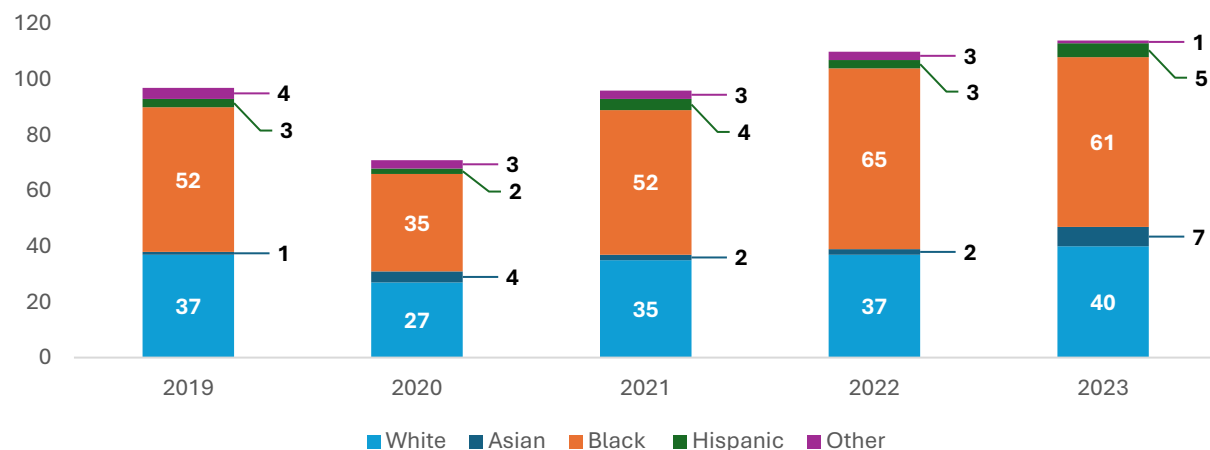
Figure 717: Withdrawal Count by Race and Ethnicity, Boston

Legend: White, Asian, Black, Hispanic, Other

Figure 718: Withdrawal Count by Race and Ethnicity, Cleveland

Figure 719: Withdrawal Count by Race and Ethnicity, Pittsburgh

Figure 720: Denial Rate by Race and Ethnicity

Philadelphia

	Asian	Black	Hispanic	White	Other
2019	55.0%	57.1%	67.0%	43.2%	62.1%
2020	53.3%	54.0%	59.1%	36.9%	35.4%
2021	49.1%	56.2%	56.2%	37.5%	57.8%
2022	51.4%	54.2%	58.1%	37.7%	40.6%
2023	49.0%	55.2%	58.6%	40.8%	57.4%

Baltimore

	Asian	Black	Hispanic	White	Other
2019	52.2%	69.1%	73.3%	44.4%	48.1%
2020	48.3%	64.9%	70.6%	45.0%	60.0%
2021	35.0%	67.4%	76.3%	37.7%	73.7%
2022	57.7%	58.6%	60.9%	42.5%	42.9%
2023	47.1%	61.7%	67.3%	43.6%	68.2%

Boston

	Asian	Black	Hispanic	White	Other
2019	50.6%	57.6%	60.2%	29.4%	52.6%
2020	49.4%	51.9%	62.5%	25.0%	28.6%
2021	37.3%	51.0%	56.1%	24.5%	42.9%
2022	36.7%	51.7%	49.1%	28.7%	30.4%
2023	47.1%	55.5%	59.8%	29.2%	44.4%

Cleveland

	Asian	Black	Hispanic	White	Other
2019	52.9%	66.5%	59.3%	35.4%	60.0%
2020	57.9%	63.9%	57.1%	40.4%	46.2%
2021	50.0%	60.6%	57.4%	39.9%	69.2%
2022	57.9%	61.3%	56.7%	39.2%	26.7%
2023	35.3%	56.8%	55.4%	39.3%	56.3%

Pittsburgh

	Asian	Black	Hispanic	White	Other
2019	63.2%	60.2%	6.7%	33.4%	64.7%
2020	33.3%	43.6%	60.0%	27.9%	28.6%
2021	50.0%	52.1%	33.3%	32.4%	50.0%
2022	31.6%	48.3%	34.4%	27.4%	38.9%
2023	70.4%	49.5%	54.8%	30.3%	55.6%

Figure 721: Denial Rate by Race and Ethnicity, Philadelphia

Figure 722: Denial Rate by Race and Ethnicity, Baltimore
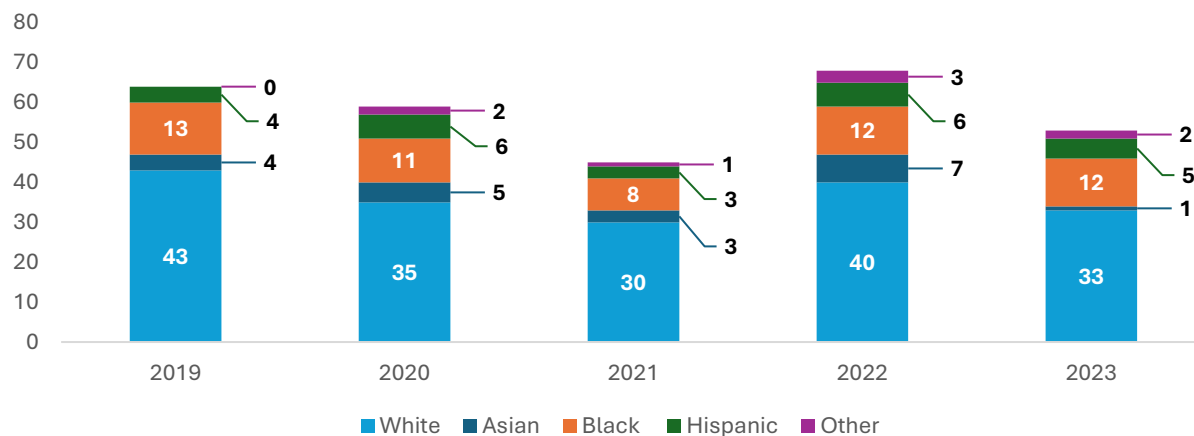
Figure 723: Denial Rate by Race and Ethnicity, Boston
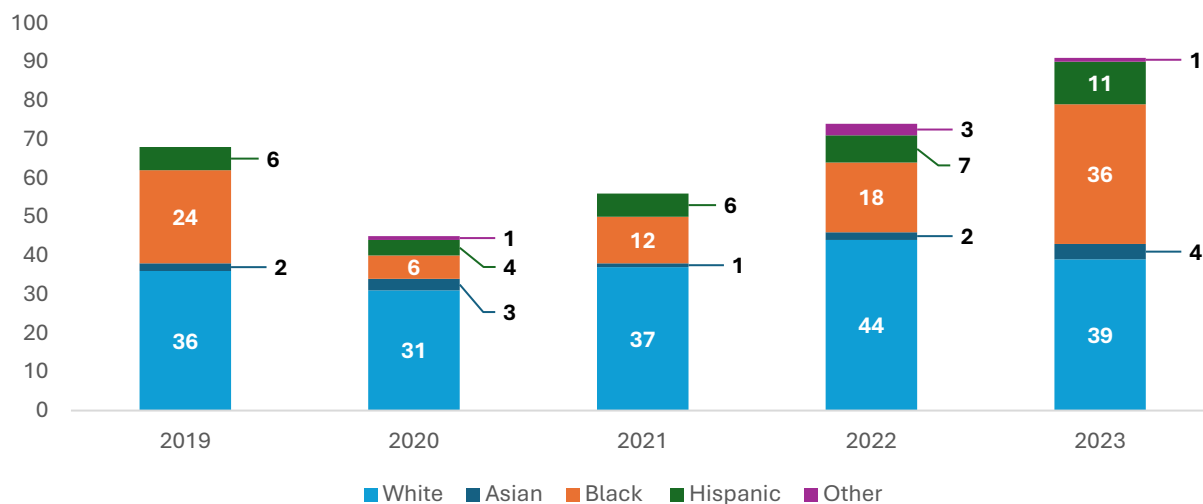
Figure 724: Denial Rate by Race and Ethnicity, Cleveland
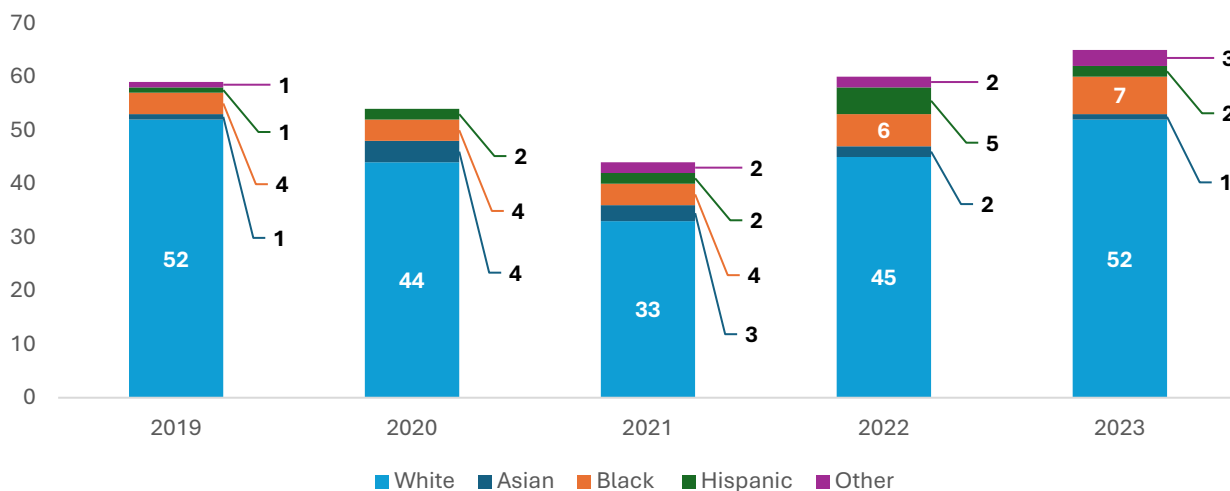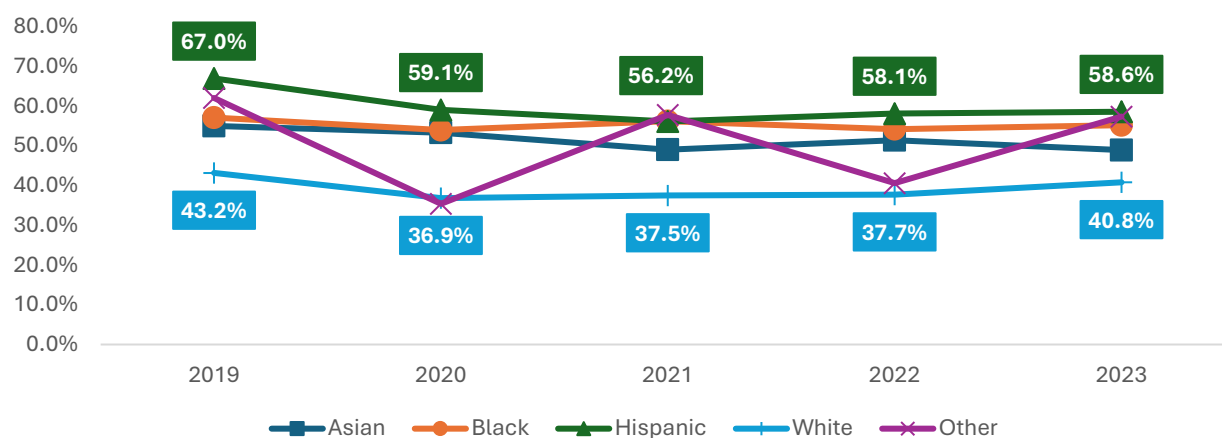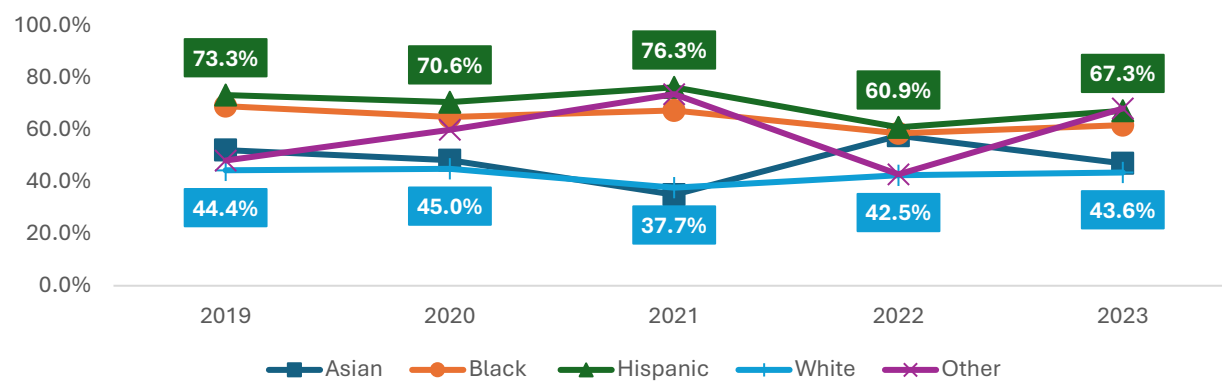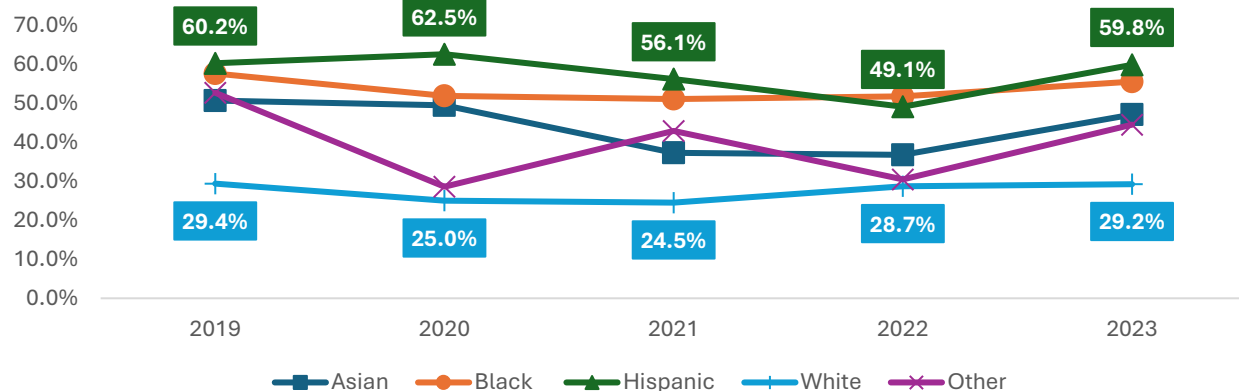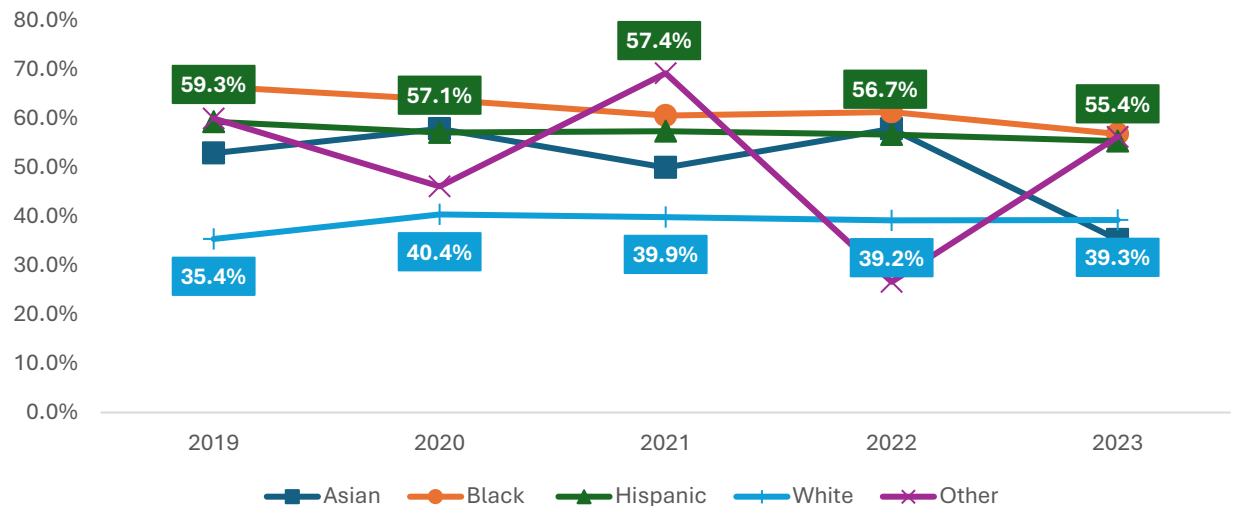
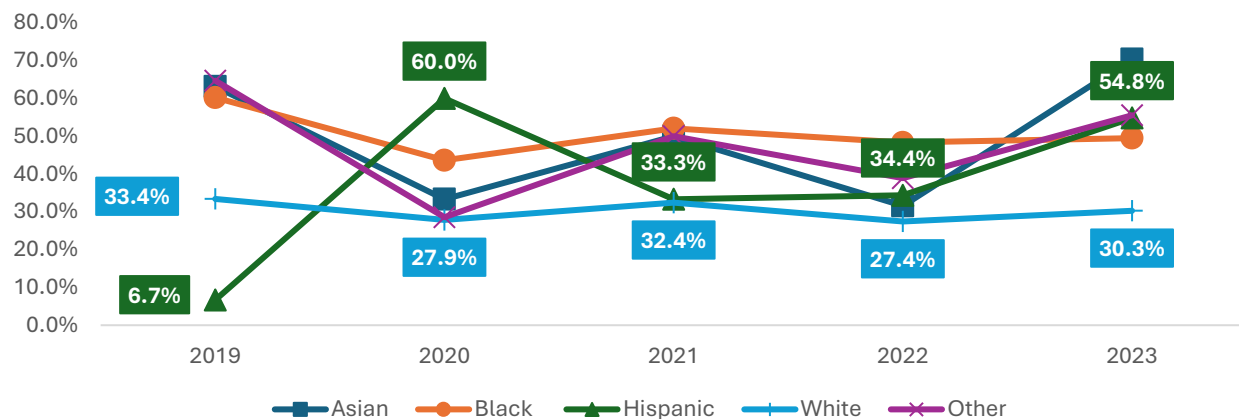Figure 725: Denial Rate by Race and Ethnicity, Pittsburgh

Figure 726: Total Dollars ($M) Originated by Race and Ethnicity

Philadelphia

	Asian	Black	Hispanic	White	Other
2019	$15.4	$17.2	$4.3	$70.9	$3.2
2020	$7.9	$10.6	$3.9	$70.0	$3.1
2021	$12.2	$13.3	$4.6	$65.0	$1.1
2022	$18.5	$30.6	$6.9	$98.2	$3.6
2023	$9.9	$19.5	$7.4	$64.0	$2.5

Baltimore

	Asian	Black	Hispanic	White	Other
2019	$0.7	$5.3	$0.3	$13.7	$0.5
2020	$2.1	$5.1	$0.8	$13.1	$1.4
2021	$1.0	$4.5	$0.4	$12.5	$0.0
2022	$1.0	$10.2	$1.7	$19.5	$0.1
2023	$2.1	$9.6	$0.6	$13.7	$0.3

Boston

	Asian	Black	Hispanic	White	Other
2019	$7.7	$9.2	$4.2	$108.2	$1.3
2020	$8.9	$6.3	$1.9	$84.8	$10.9
2021	$4.8	$5.9	$3.4	$138.9	$1.2
2022	$18.1	$8.4	$8.8	$191.1	$2.4
2023	$6.7	$4.9	$3.6	$88.0	$3.1

Cleveland

	Asian	Black	Hispanic	White	Other
2019	$0.3	$1.6	$0.8	$10.6	$0.1
2020	$0.5	$1.5	$0.5	$8.4	$0.1
2021	$0.4	$1.8	$0.8	$8.4	$0.1
2022	$0.3	$2.5	$1.2	$12.9	$0.7
2023	$0.4	$3.6	$1.6	$13.5	$0.2

Pittsburgh

	Asian	Black	Hispanic	White	Other
2019	$0.4	$2.1	$0.2	$19.9	$0.4
2020	$1.4	$1.2	$0.1	$25.9	$0.7
2021	$0.5	$1.2	$0.4	$29.5	$0.8
2022	$1.5	$3.7	$1.0	$43.5	$0.7
2023	$0.9	$3.2	$0.5	$27.3	$0.8

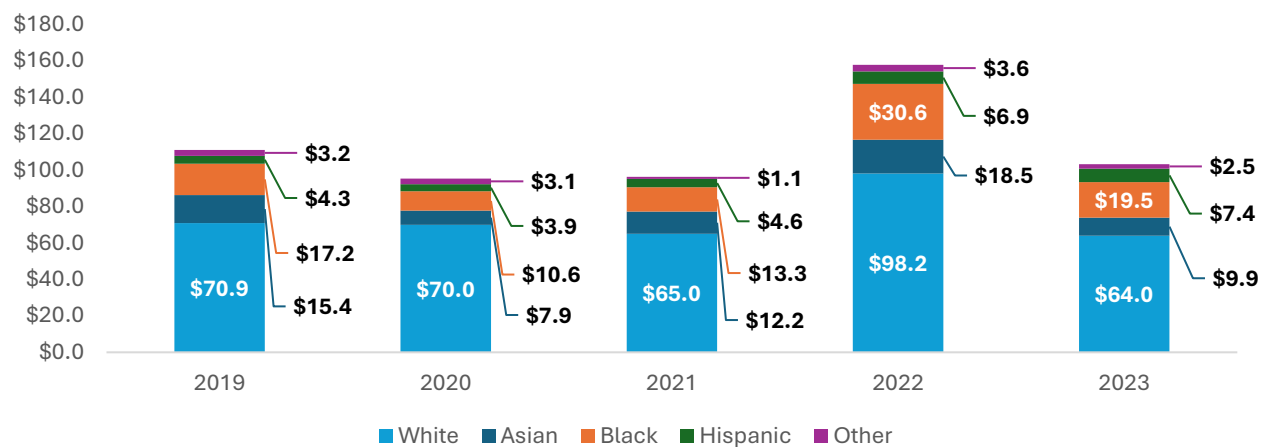*Figure 727: Total Dollars ($M) Originated by Race and Ethnicity, Philadelphia*

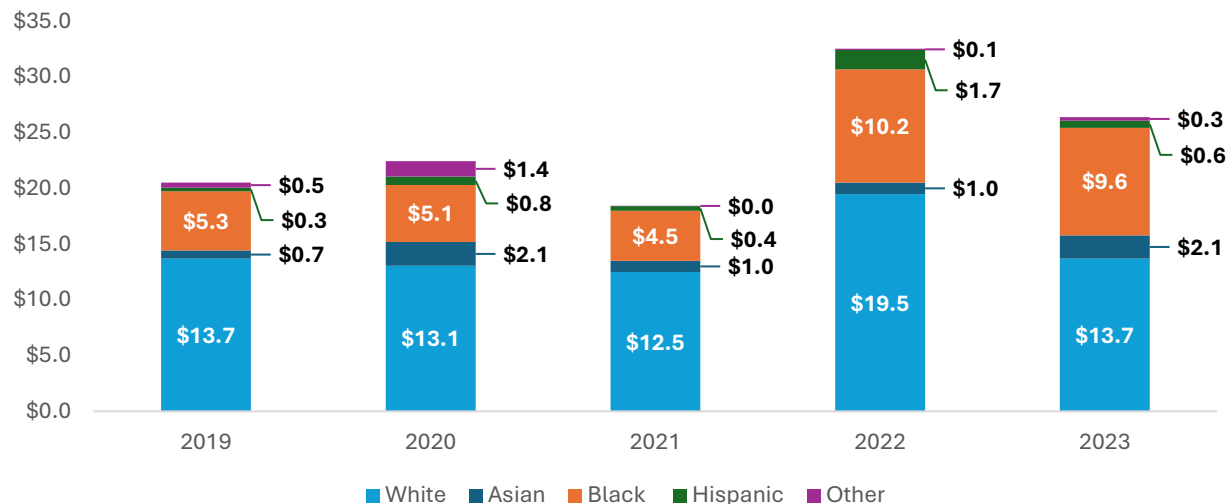*Figure 728: Total Dollars ($M) Originated by Race and Ethnicity, Baltimore*

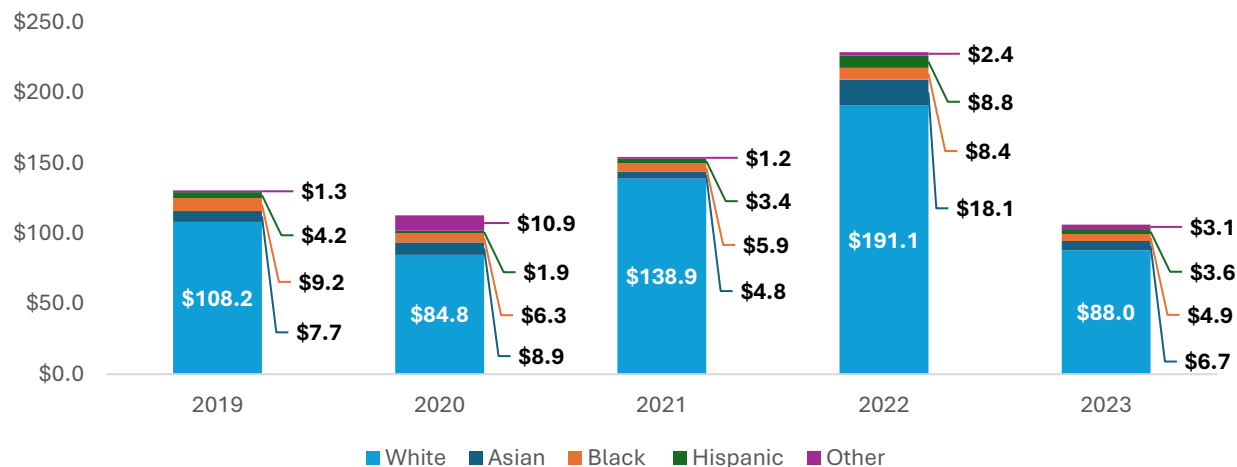*Figure 729: Total Dollars ($M) Originated by Race and Ethnicity, Boston*

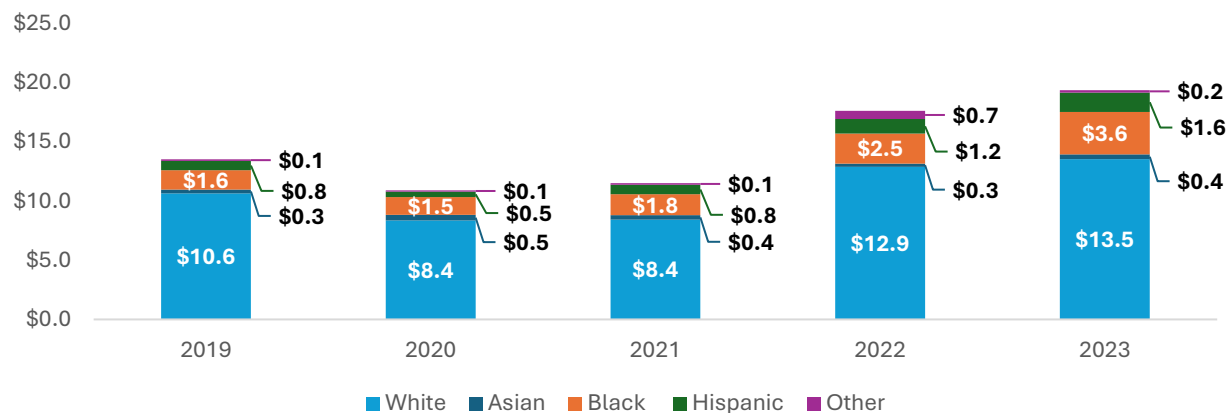*Figure 730: Total Dollars ($M) Originated by Race and Ethnicity, Cleveland*

Figure 731: Total Dollars ($M) Originated by Race and Ethnicity, Pittsburgh
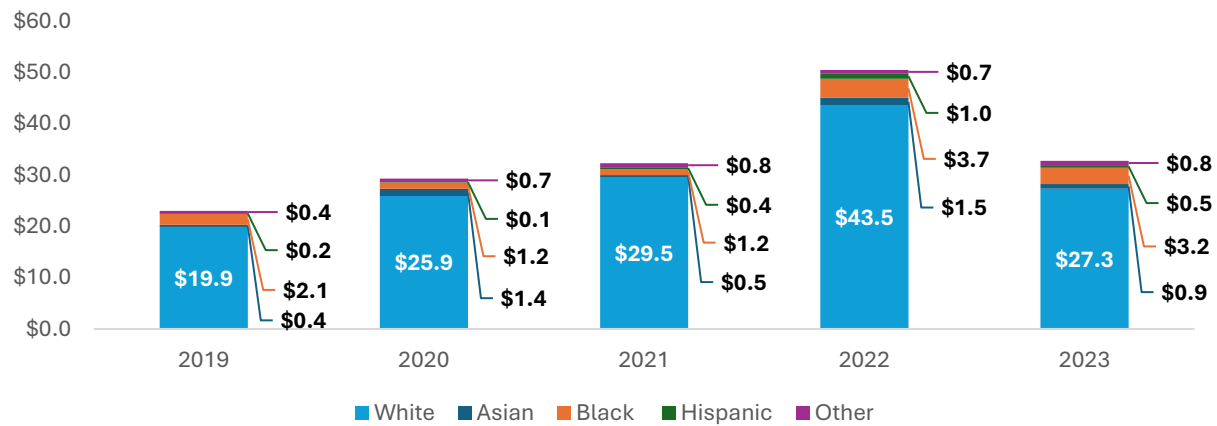
B.2.4.2. Applicant Income

Figure 732: Application Count by Applicant Income

| | Philadelphia | | Baltimore | | Boston | | Cleveland | | Pittsburgh | |
	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI
2019	1,172	2,554	394	758	292	899	207	624	281	396
2020	707	1,830	221	605	210	742	129	405	209	385
2021	853	1,834	283	694	197	662	166	512	257	358
2022	1,363	2,736	403	906	307	921	282	752	404	532
2023	1,354	2,491	369	842	258	709	263	777	421	442

Figure 733: Application Count by Applicant Income, Philadelphia

Figure 734: Application Count by Applicant Income, Baltimore
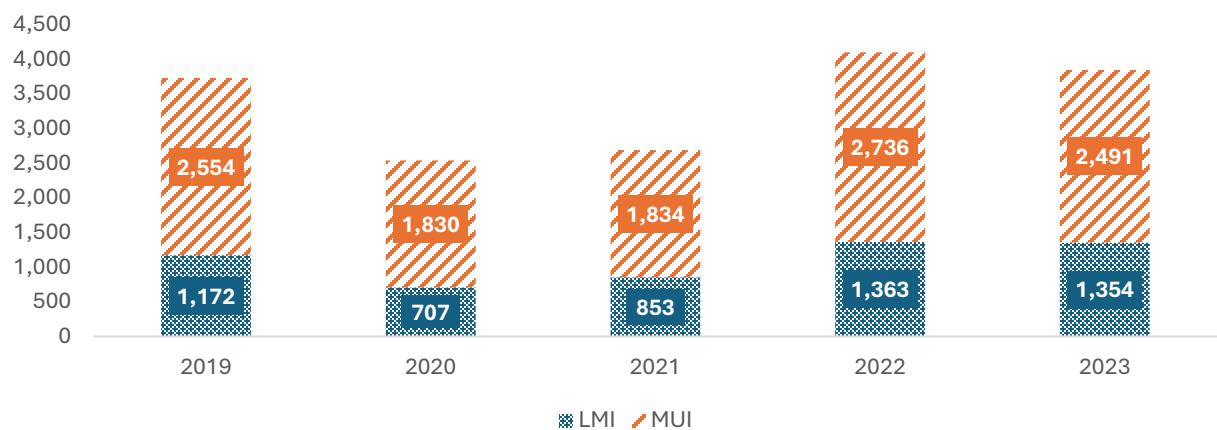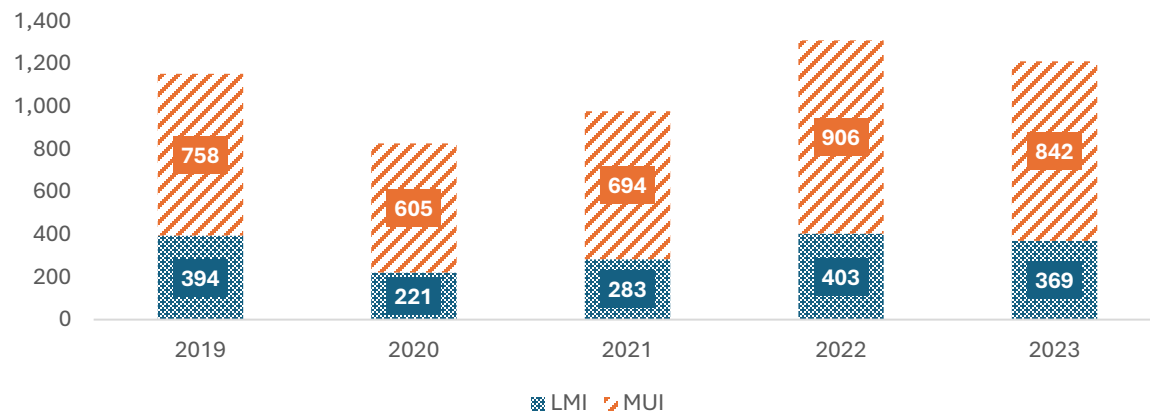

Figure 735: Application Count by Applicant Income, Boston

Figure 736: Application Count by Applicant Income, Cleveland

Figure 737: Application Count by Applicant Income, Pittsburgh
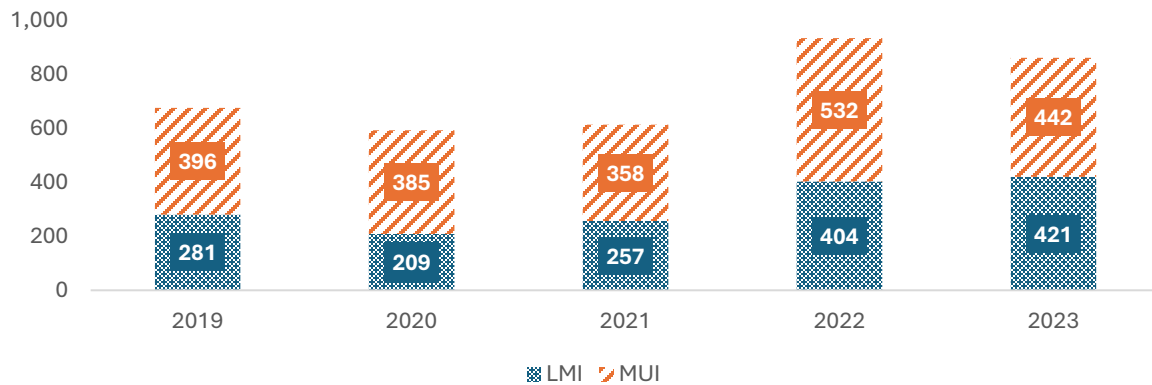
Figure 738: Origination Count by Applicant Income

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI
2019	252	1,010	64	233	75	453	44	247	87	204
2020	145	745	42	182	52	383	33	141	78	210
2021	181	665	60	193	64	391	36	187	76	192
2022	312	1,082	86	310	97	538	65	269	165	307
2023	291	913	78	280	78	340	60	294	146	228

Figure 739: Origination Count by Applicant Income, Philadelphia
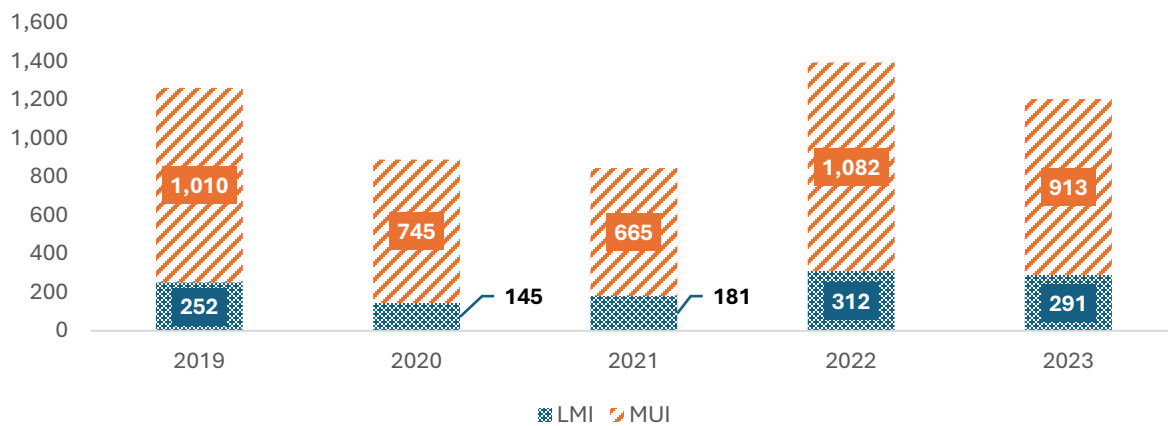
Figure 740: Origination Count by Applicant Income, Baltimore
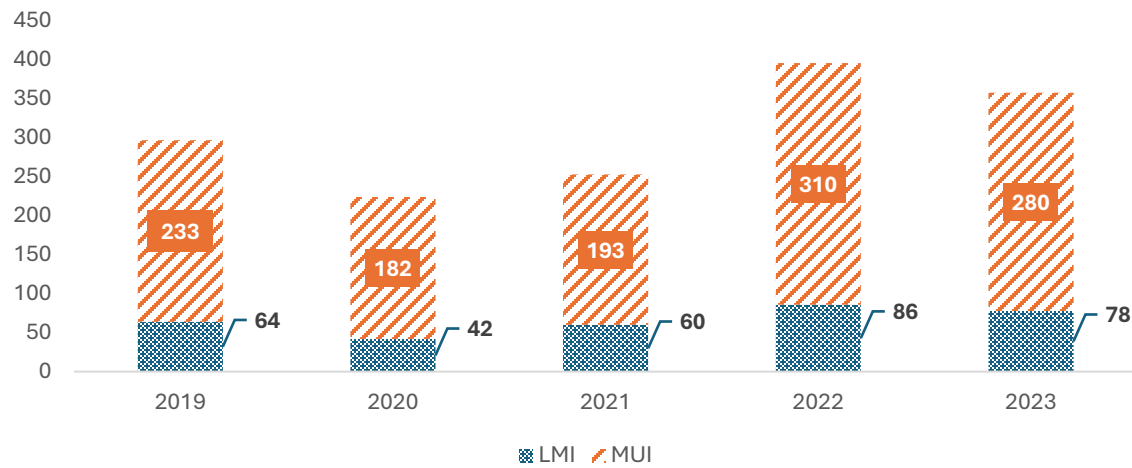
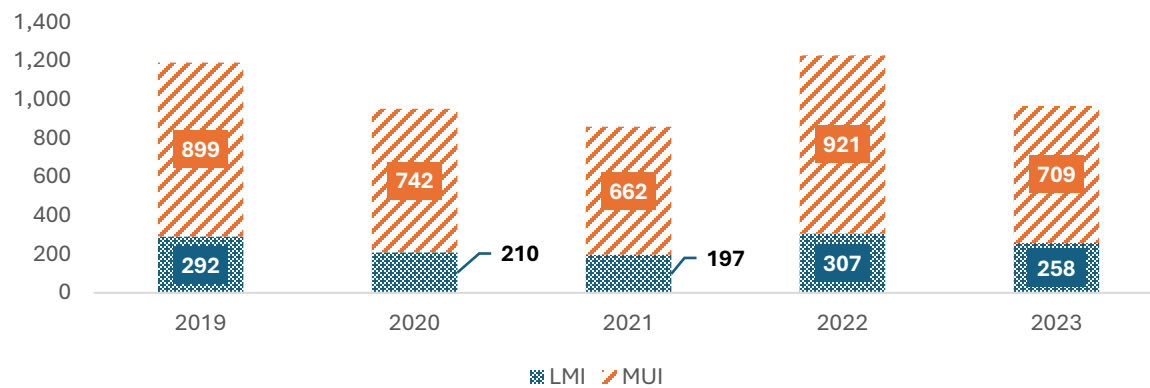*Figure 741: Origination Count by Applicant Income, Boston*

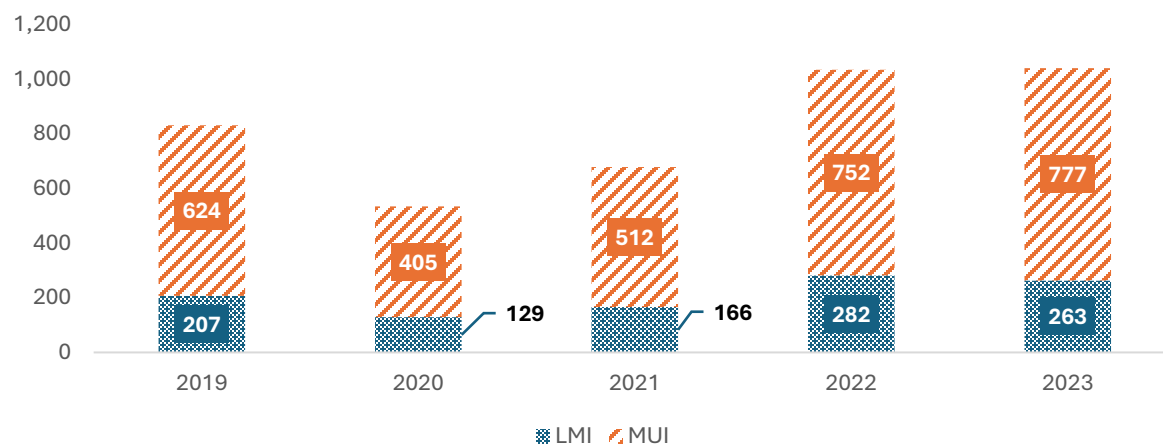*Figure 742: Origination Count by Applicant Income, Cleveland*

Figure 743: Origination Count by Applicant Income, Pittsburgh
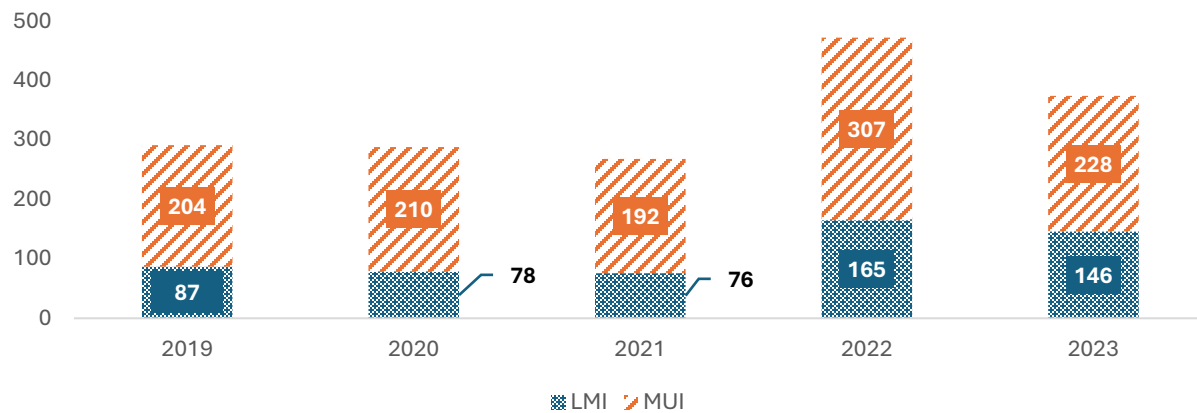
Figure 744: Withdrawal Count by Applicant Income

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	LMI	**MUI**	**LMI**	**MUI**	**LMI**	**MUI**	**LMI**	**MUI**	**LMI**	**MUI**
2019	112	245	34	75	20	69	19	57	33	36
2020	56	212	21	70	14	58	14	38	19	43
2021	78	172	30	97	14	41	15	47	28	30
2022	145	287	45	102	20	66	30	76	37	38
2023	159	279	54	94	16	53	36	80	40	41

Figure 745: Withdrawal Count by Applicant Income, Philadelphia
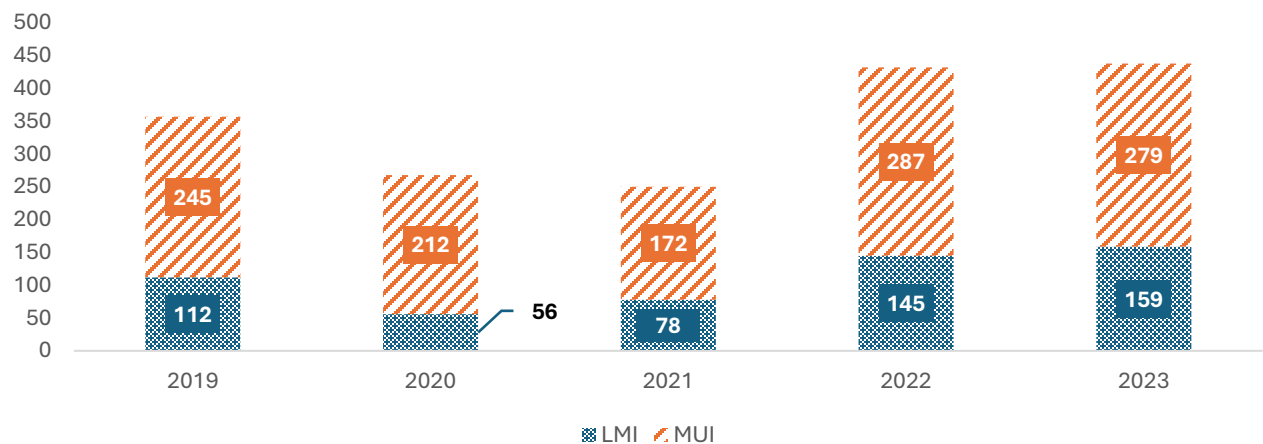
Figure 746: Withdrawal Count by Applicant Income, Baltimore
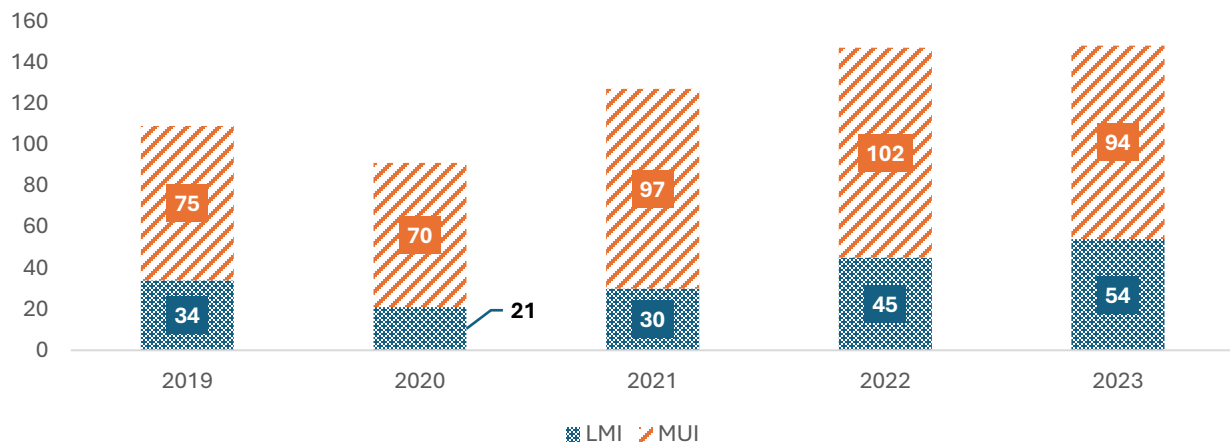
Figure 747: Withdrawal Count by Applicant Income, Boston
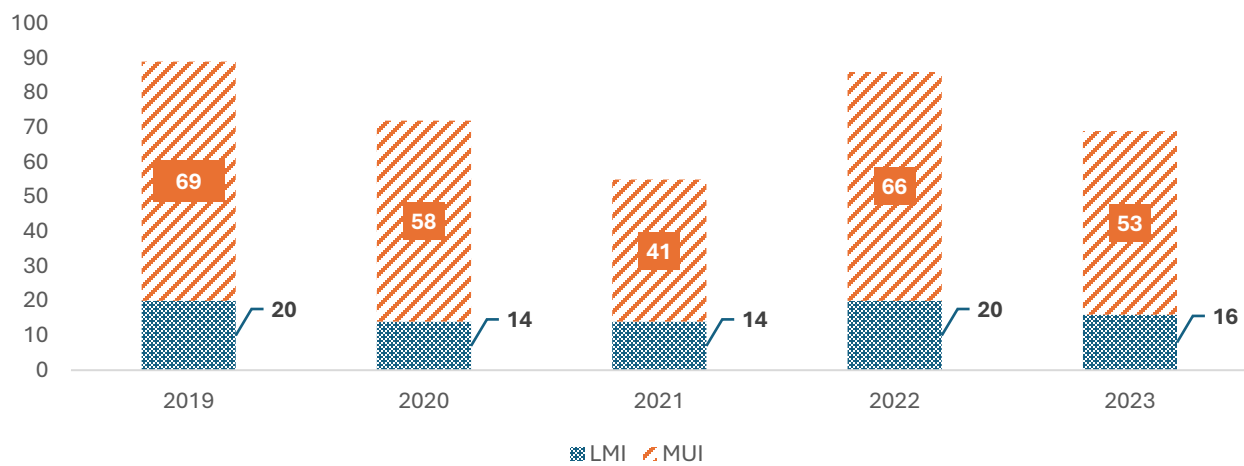
Figure 748: Withdrawal Count by Applicant Income, Cleveland

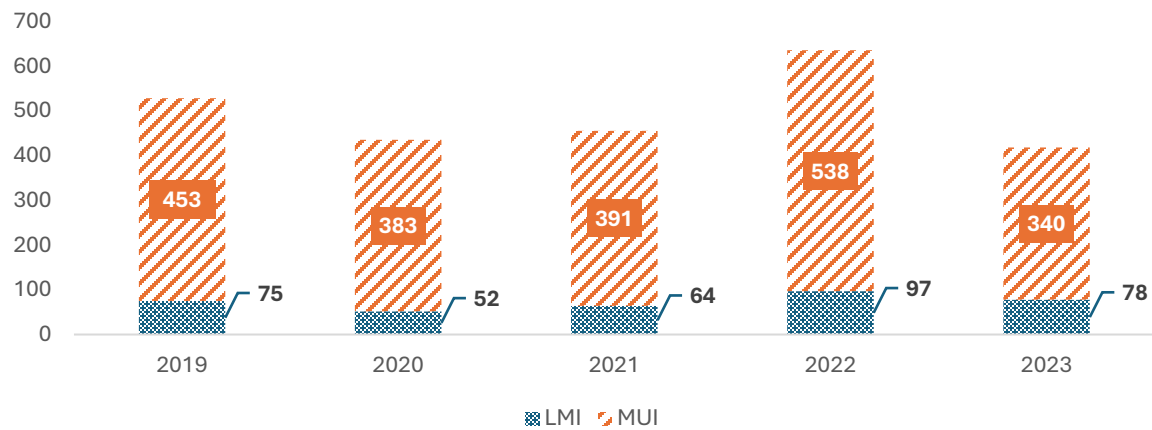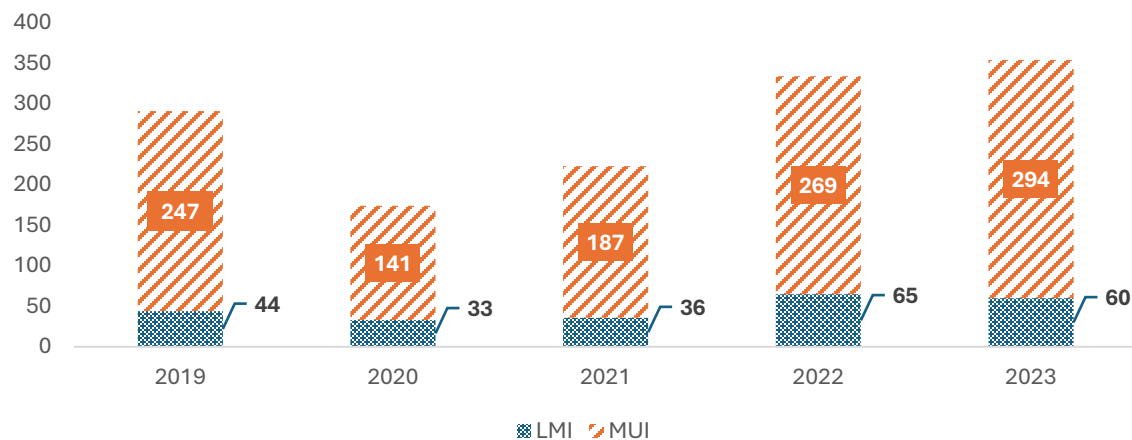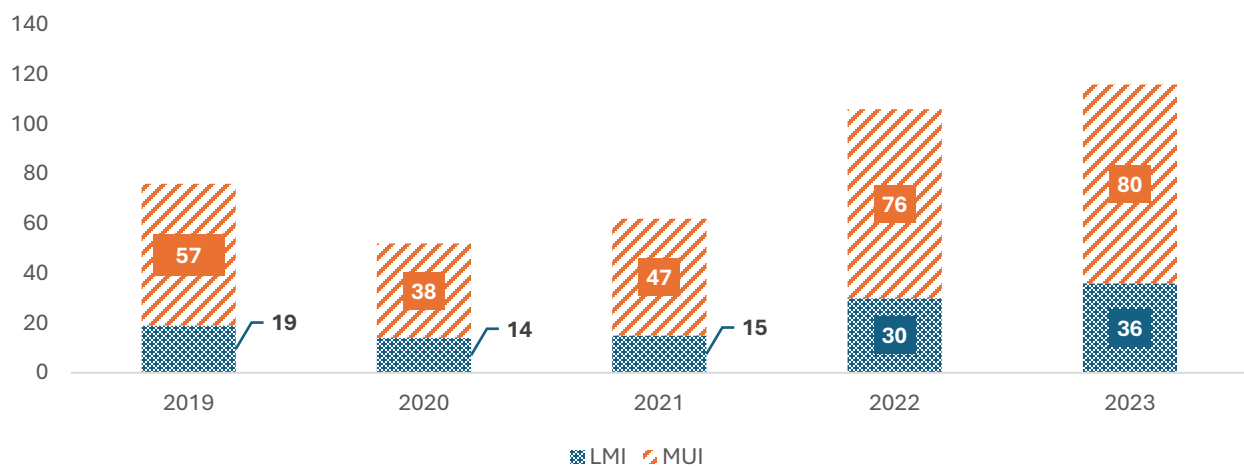Figure 749: Withdrawal Count by Applicant Income, Pittsburgh
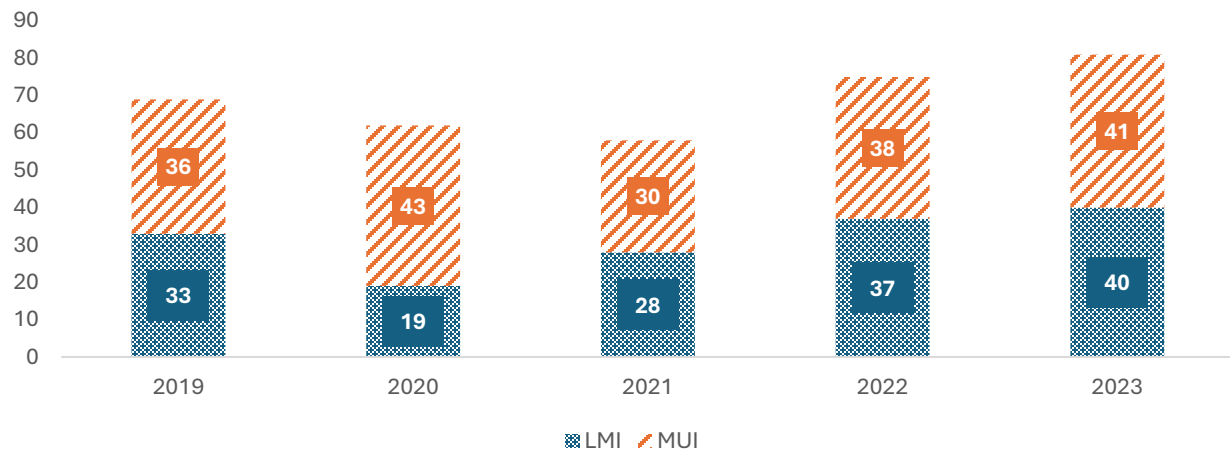
Figure 750: Denial Rate by Applicant Income

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI	LMI	MUI
2019	64.2%	45.3%	72.3%	54.7%	62.3%	33.6%	61.4%	45.4%	11.7%	31.1%
2020	60.5%	39.3%	67.9%	52.1%	61.9%	29.1%	55.0%	46.4%	44.0%	23.1%
2021	60.8%	42.2%	61.8%	52.6%	52.8%	26.4%	62.0%	44.5%	48.2%	26.5%
2022	57.7%	41.5%	60.8%	49.0%	52.8%	27.3%	58.2%	43.5%	42.1%	25.0%
2023	60.0%	41.5%	60.7%	48.7%	55.4%	32.6%	58.2%	42.7%	47.0%	28.1%

Figure 751: Denial Rate by Applicant Income, Philadelphia
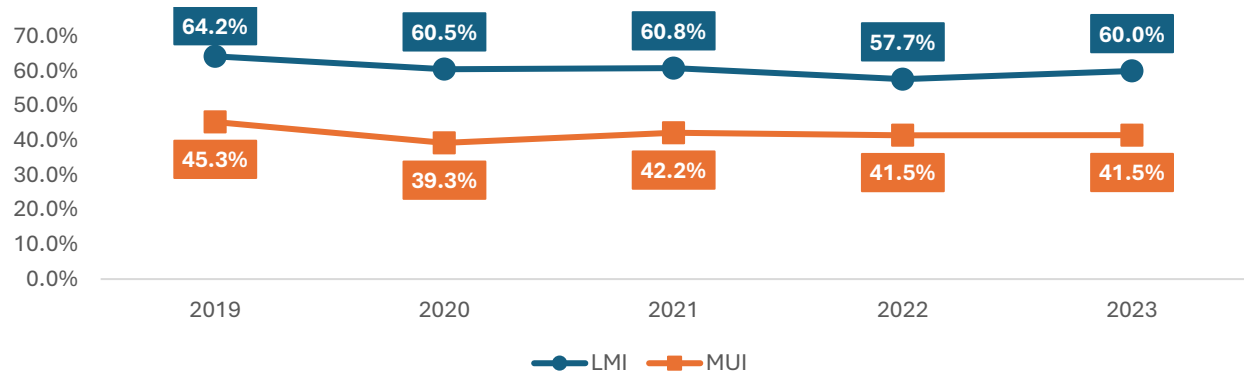
Figure 752: Denial Rate by Applicant Income, Baltimore

	2019	2020	2021	2022	2023
LMI	72.3%	67.9%	61.8%	60.8%	60.7%
MUI	54.7%	52.1%	52.6%	49.0%	48.7%
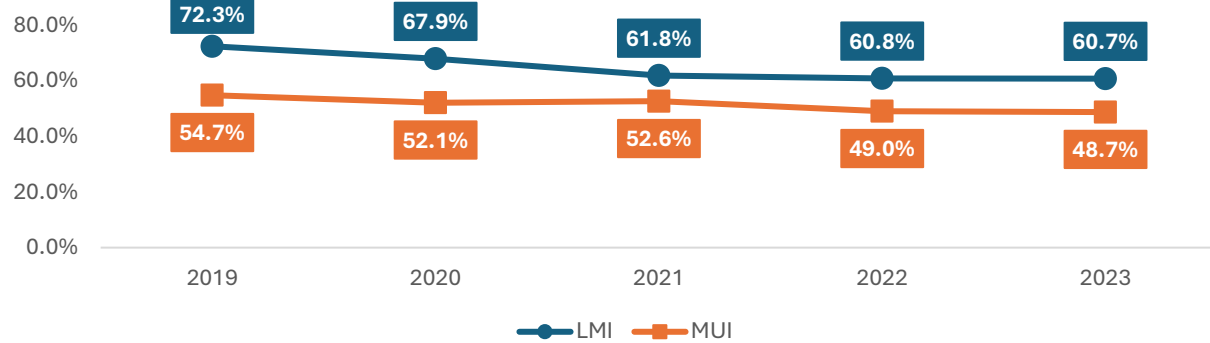
Figure 753: Denial Rate by Applicant Income, Boston

	2019	2020	2021	2022	2023
LMI	62.3%	61.9%	52.8%	52.8%	55.4%
MUI	33.6%	29.1%	26.4%	27.3%	32.6%
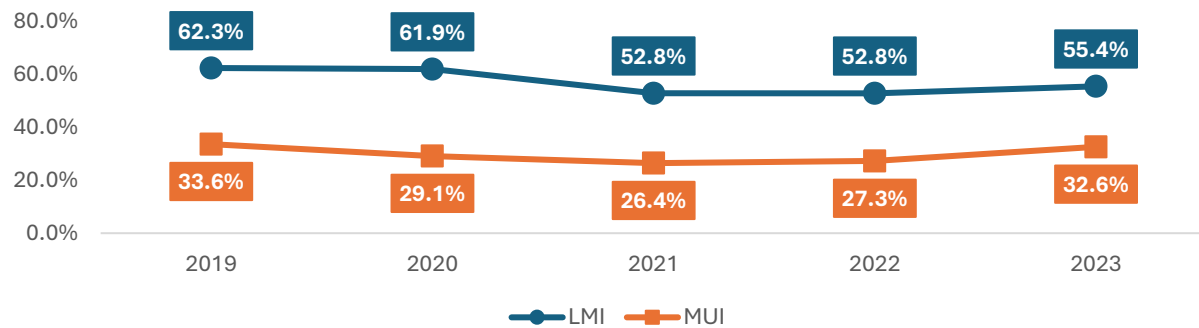
Figure 754: Denial Rate by Applicant Income, Cleveland

	2019	2020	2021	2022	2023
LMI	61.4%	55.0%	62.0%	58.2%	58.2%
MUI	45.4%	46.4%	44.5%	43.5%	42.7%
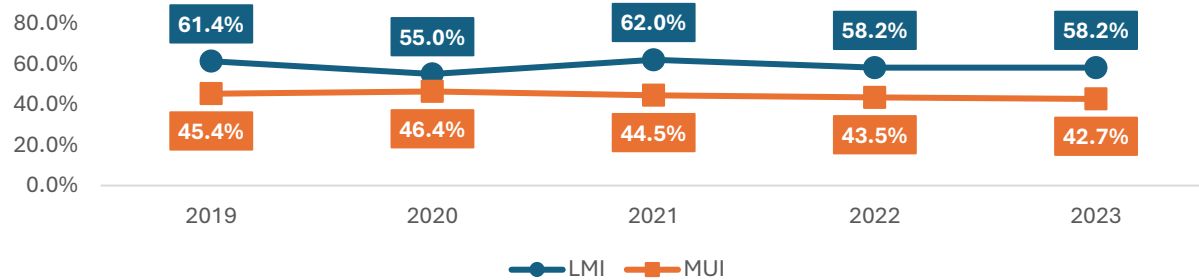
Figure 755: Denial Rate by Applicant Income, Pittsburgh

	2019	2020	2021	2022	2023
LMI	11.7%	44.0%	48.2%	42.1%	47.0%
MUI	31.1%	23.1%	26.5%	25.0%	28.1%
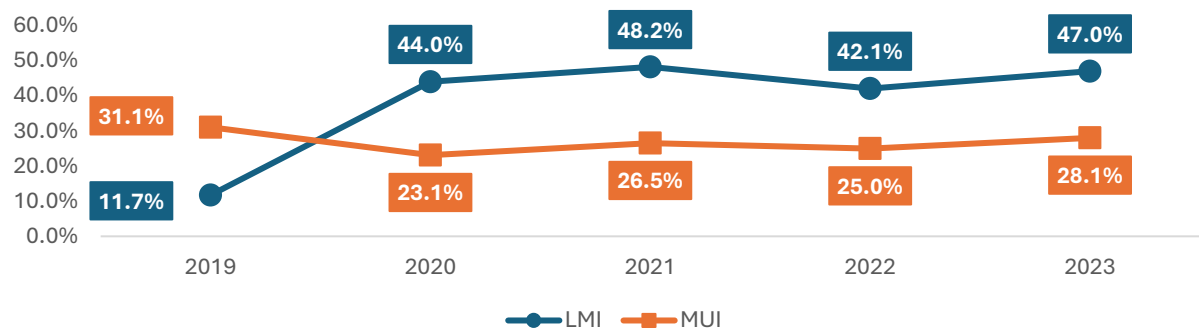
Figure 756: Total Dollars ($M) Originated by Applicant Income

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	LMI	**MUI**	**LMI**	**MUI**	**LMI**	**MUI**	**LMI**	**MUI**	**LMI**	**MUI**
2019	$16.6	$106.1	$4.8	$20.6	$10.9	$142.9	$1.7	$13.2	$3.9	$22.4
2020	$9.5	$100.6	$3.8	$21.2	$9.2	$130.9	$1.4	$10.6	$4.2	$29.7
2021	$15.5	$105.6	$4.0	$18.0	$19.7	$178.9	$1.7	$12.3	$5.0	$32.7
2022	$29.7	$158.0	$5.0	$31.6	$23.9	$260.2	$3.0	$18.1	$11.6	$44.8
2023	$21.1	$102.9	$4.6	$26.6	$13.9	$122.9	$2.6	$19.4	$8.6	$28.2

Figure 757: Total Dollars ($M) Originated by Applicant Income, Philadelphia
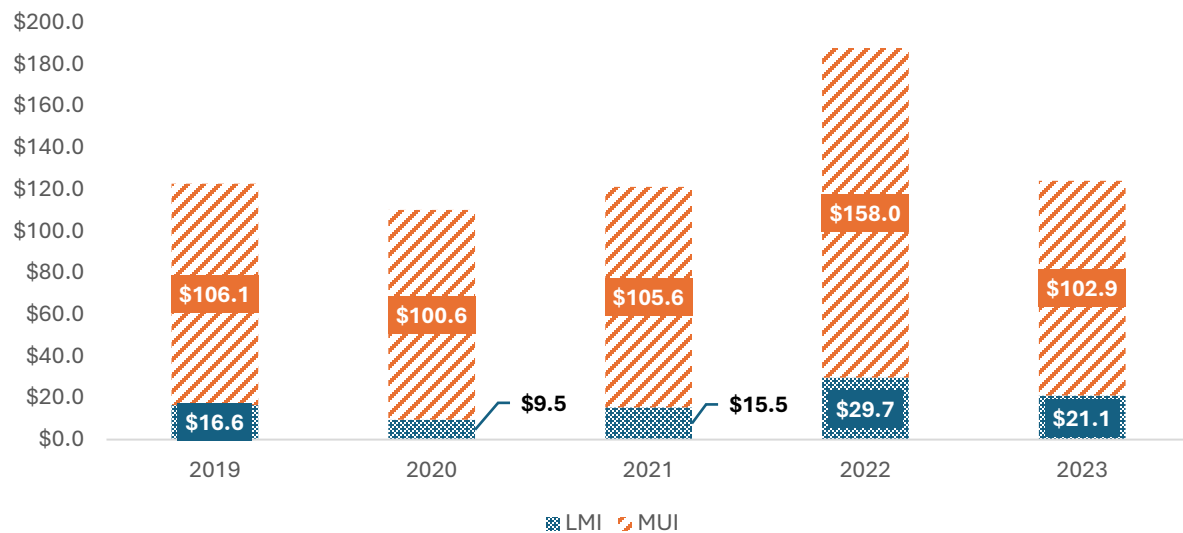
Figure 758: Total Dollars ($M) Originated by Applicant Income, Baltimore
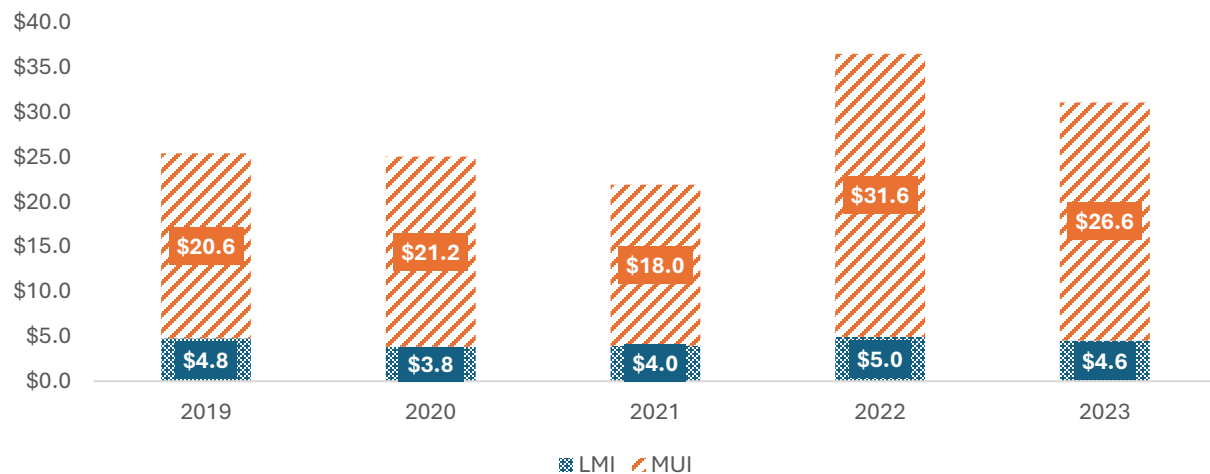
Figure 759: Total Dollars ($M) Originated by Applicant Income, Boston
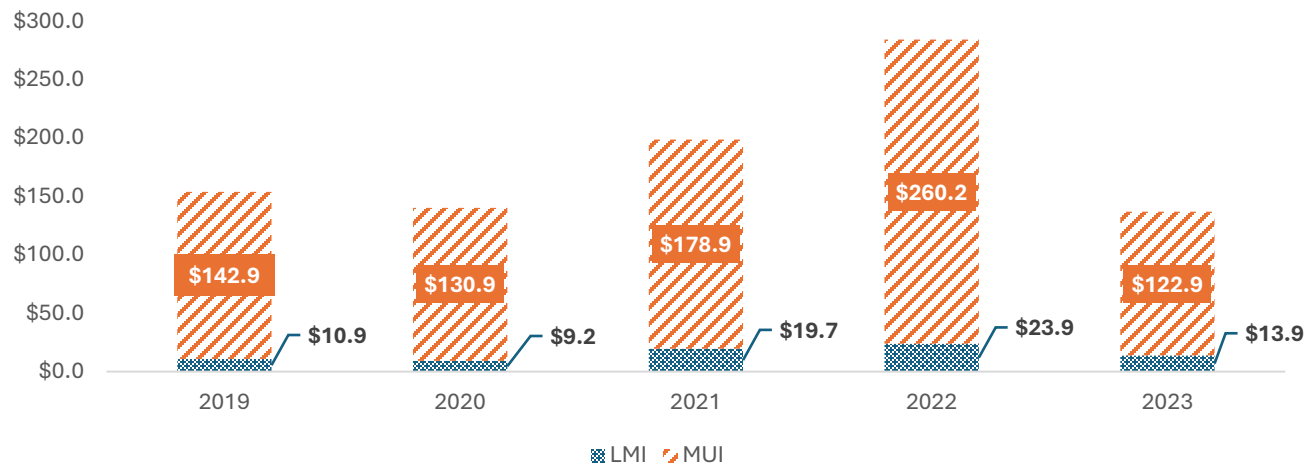
Figure 760: Total Dollars ($M) Originated by Applicant Income, Cleveland
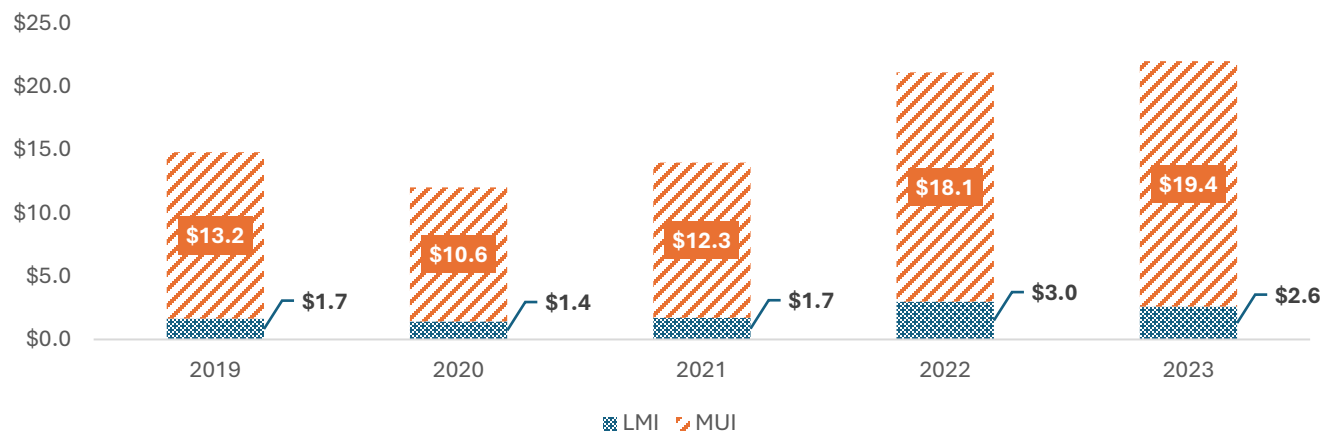
Figure 761: Total Dollars ($M) Originated by Applicant Income, Pittsburgh
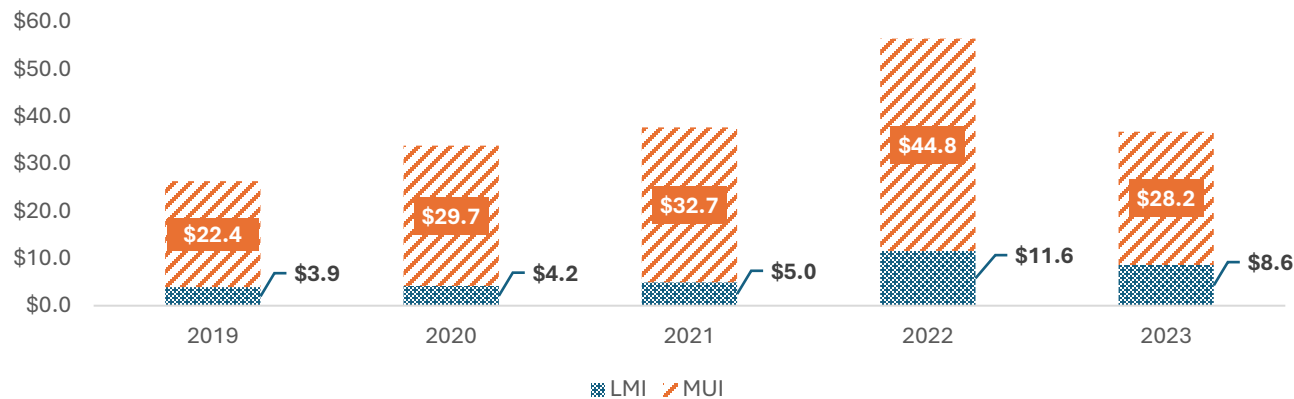
B.2.4.3. Census Tract Race and Ethnicity

Figure 762: Application Count by Census Tract Race and Ethnicity

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Non-White	**White**	**Non-White**	**White**	**Non-White**	**White**	**Non-White**	**White**	**Non-White**	**White**
2019	2,839	2,230	824	365	753	648	557	498	139	636
2020	2,815	2,145	571	287	569	575	498	488	90	678
2021	1,918	1,593	713	285	377	530	406	440	83	610
2022	2,826	1,917	1,039	299	556	724	669	479	205	787
2023	2,631	1,539	1,037	265	637	1,080	593	505	189	715

Figure 763: Application Count by Census Tract Race and Ethnicity, Philadelphia

Figure 764: Application Count by Census Tract Race and Ethnicity, Baltimore
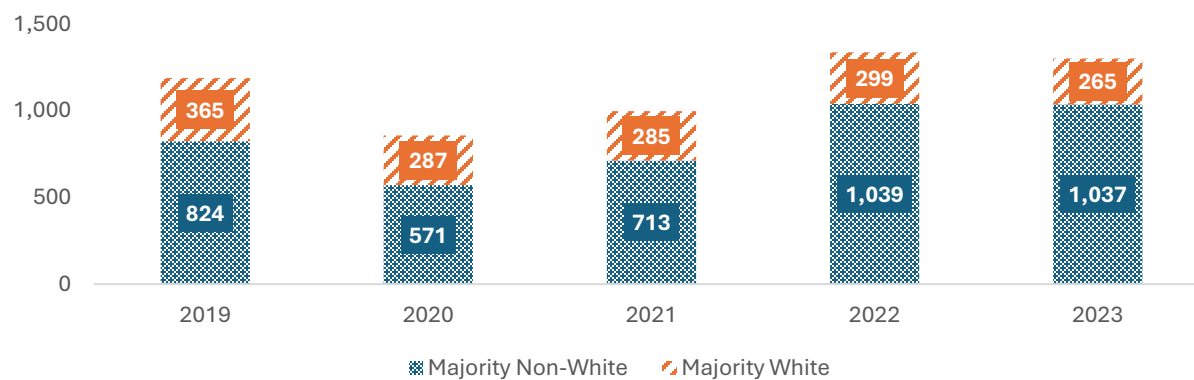
Figure 765: Application Count by Census Tract Race and Ethnicity, Boston
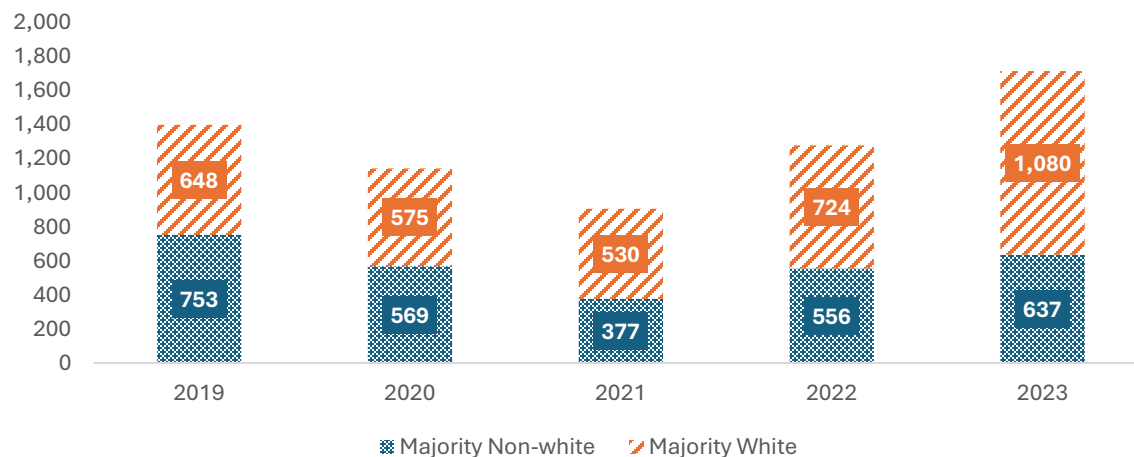
Figure 766: Application Count by Census Tract Race and Ethnicity, Cleveland
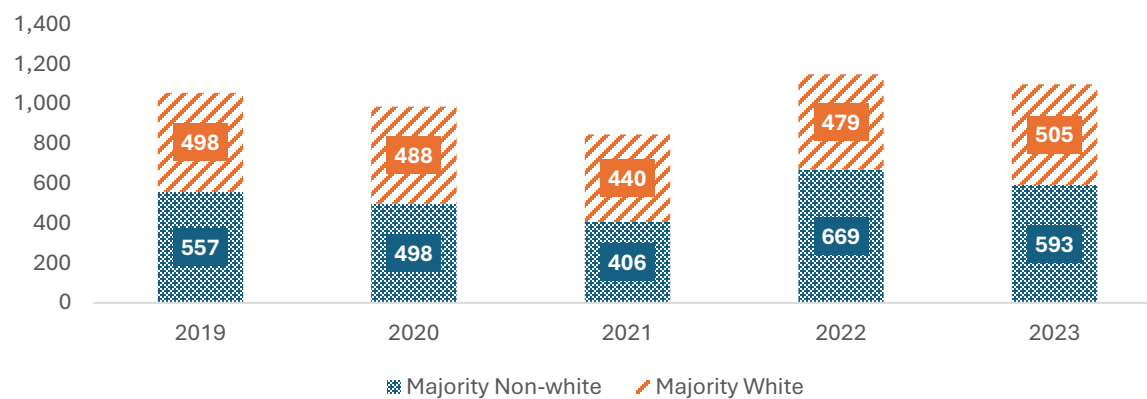
Figure 767: Application Count by Census Tract Race and Ethnicity, Pittsburgh
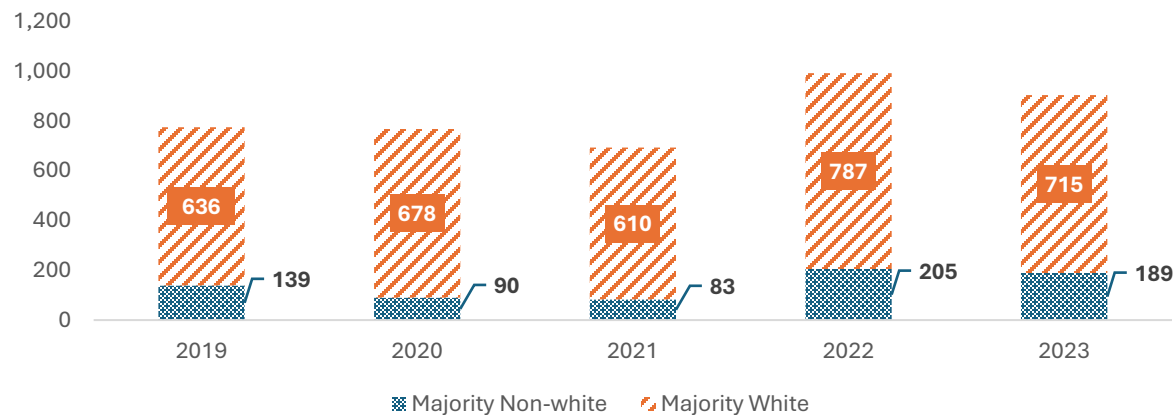
Figure 768: Origination Count by Census Tract Race and Ethnicity

| | Philadelphia | | Baltimore | | Boston | | Cleveland | | Pittsburgh | |
	Non-White	White	Non-White	White	Non-White	White	Non-White	White	Non-White	White
2019	2,839	2,230	824	365	753	648	557	498	139	636
2020	2,815	2,145	571	287	569	575	498	488	90	678
2021	1,918	1,593	713	285	377	530	406	440	83	610
2022	2,826	1,917	1,039	299	556	724	669	479	205	787
2023	2,631	1,539	1,037	265	637	1,080	593	505	189	715

Figure 769: Origination Count by Census Tract Race and Ethnicity, Philadelphia

Majority Non-white: 2019: 564, 2020: 360, 2021: 342, 2022: 695, 2023: 646
Majority White: 2019: 748, 2020: 558, 2021: 521, 2022: 737, 2023: 596
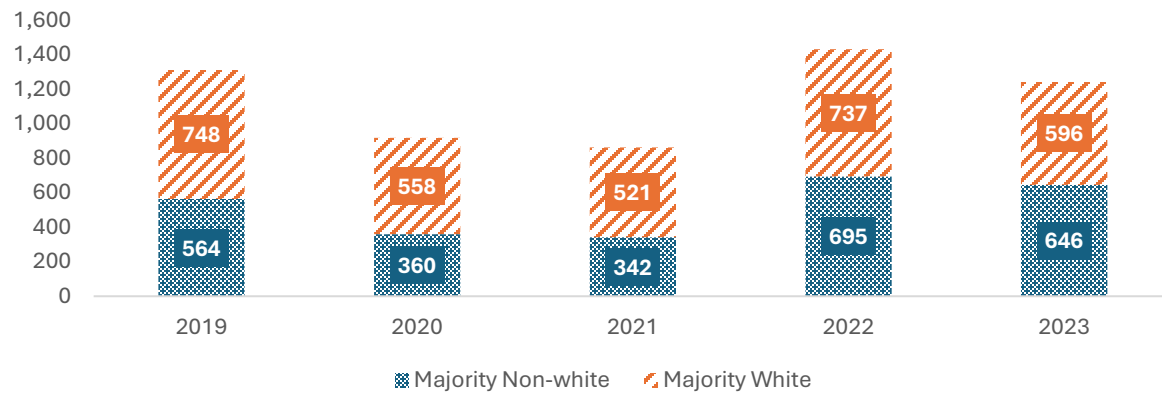
Figure 770: Origination Count by Census Tract Race and Ethnicity, Baltimore

Majority Non-White: 2019: 165, 2020: 129, 2021: 150, 2022: 277, 2023: 269
Majority White: 2019: 145, 2020: 99, 2021: 107, 2022: 130, 2023: 98
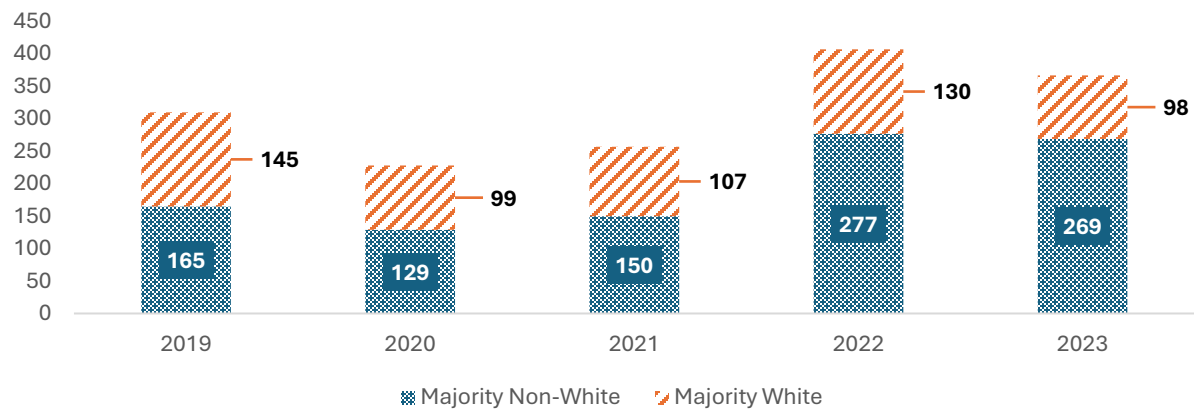
Figure 771: Origination Count by Census Tract Race and Ethnicity, Boston

Majority Non-white   Majority White
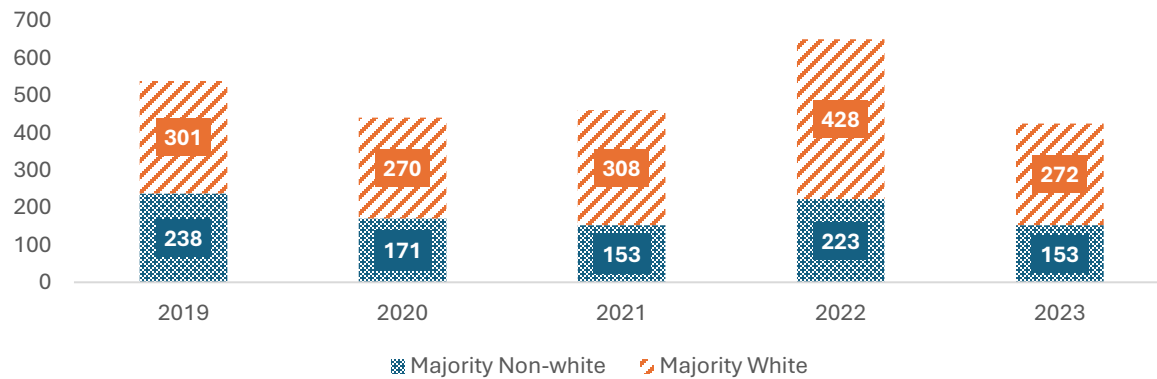
Figure 772: Origination Count by Census Tract Race and Ethnicity, Cleveland

Majority Non-white   Majority White
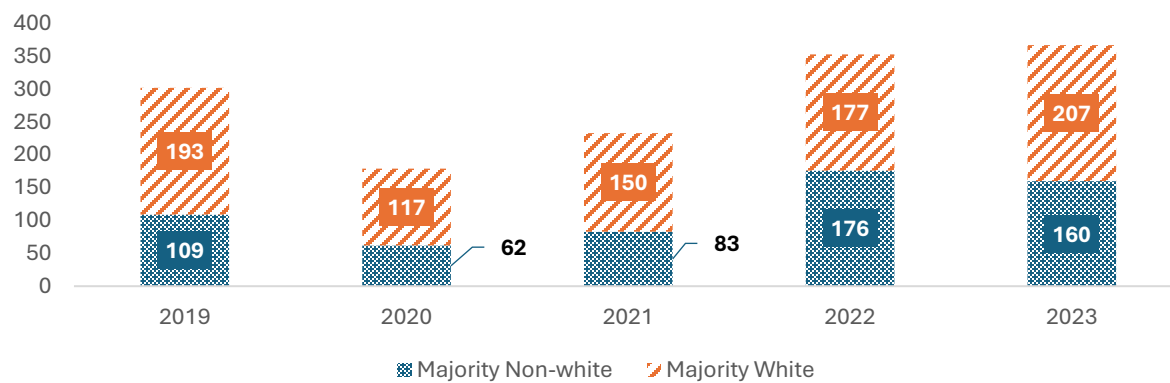
Figure 773: Origination Count by Census Tract Race and Ethnicity, Pittsburgh

Majority Non-white   Majority White
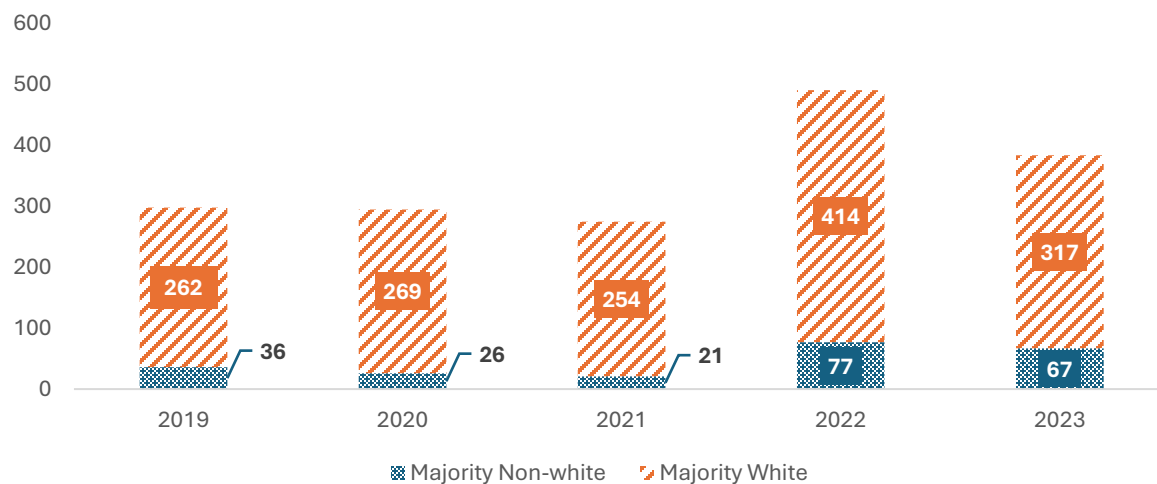
Figure 774: Withdrawal Count by Census Tract Race and Ethnicity

| | Philadelphia | | Baltimore | | Boston | | Cleveland | | Pittsburgh | |
	Non-White	White	Non-White	White	Non-White	White	Non-White	White	Non-White	White
2019	194	170	76	33	48	41	40	36	14	57
2020	133	136	63	29	34	38	25	27	5	59
2021	134	117	95	34	26	30	26	37	8	52
2022	269	164	117	31	33	54	55	51	22	55
2023	298	143	122	27	32	38	72	45	19	64

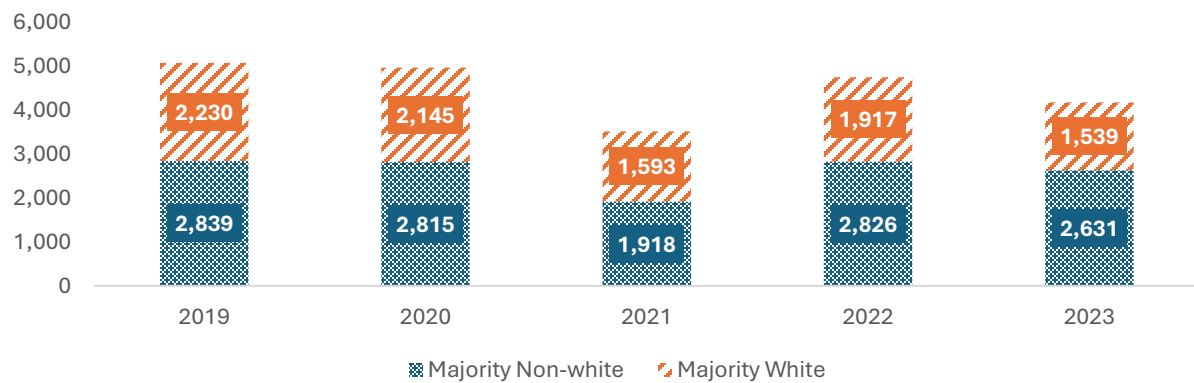*Figure 775: Withdrawal Count by Census Tract Race and Ethnicity, Philadelphia*
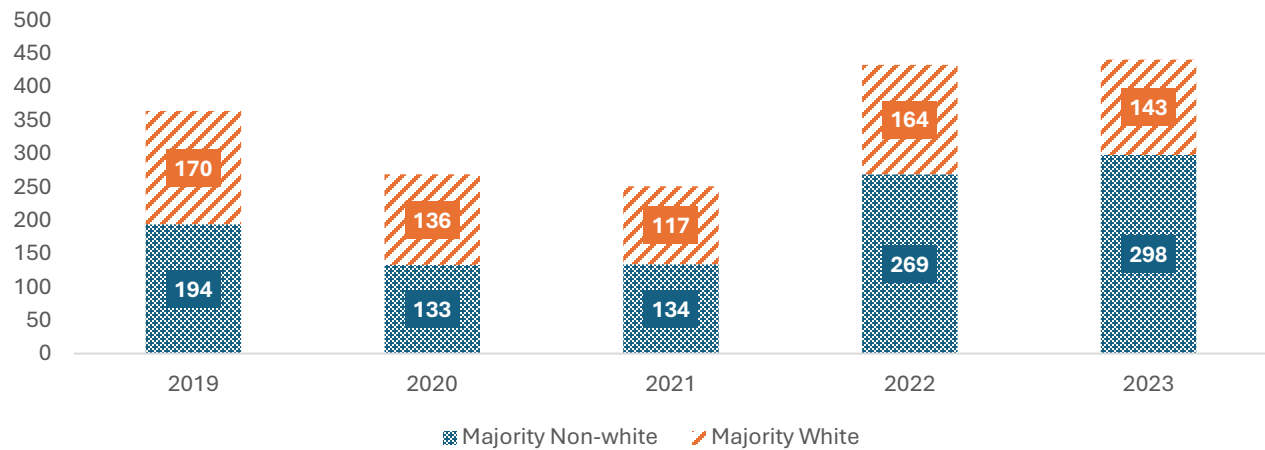
*Figure 776: Withdrawal Count by Census Tract Race and Ethnicity, Baltimore*
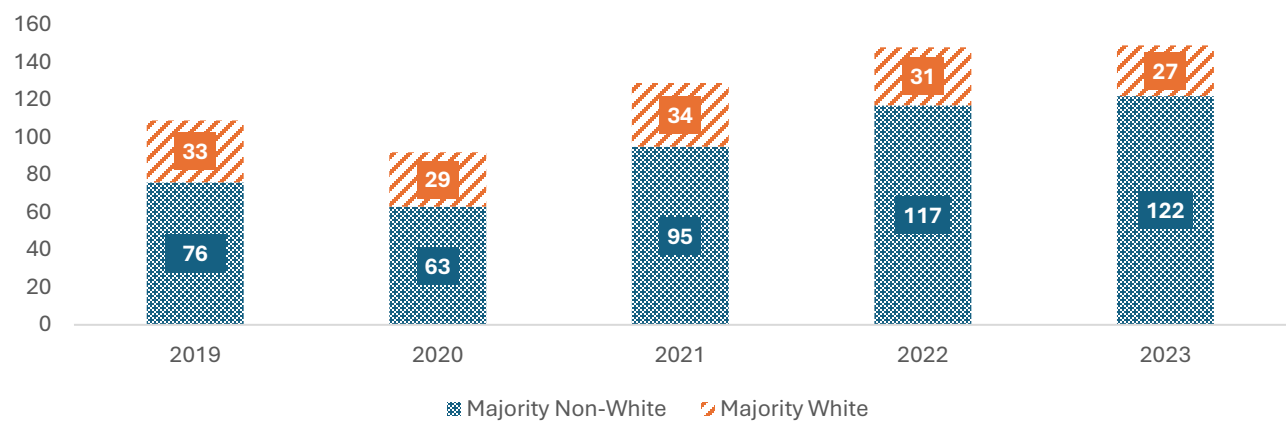
*Figure 777: Withdrawal Count by Census Tract Race and Ethnicity, Boston*

Majority Non-white   Majority White
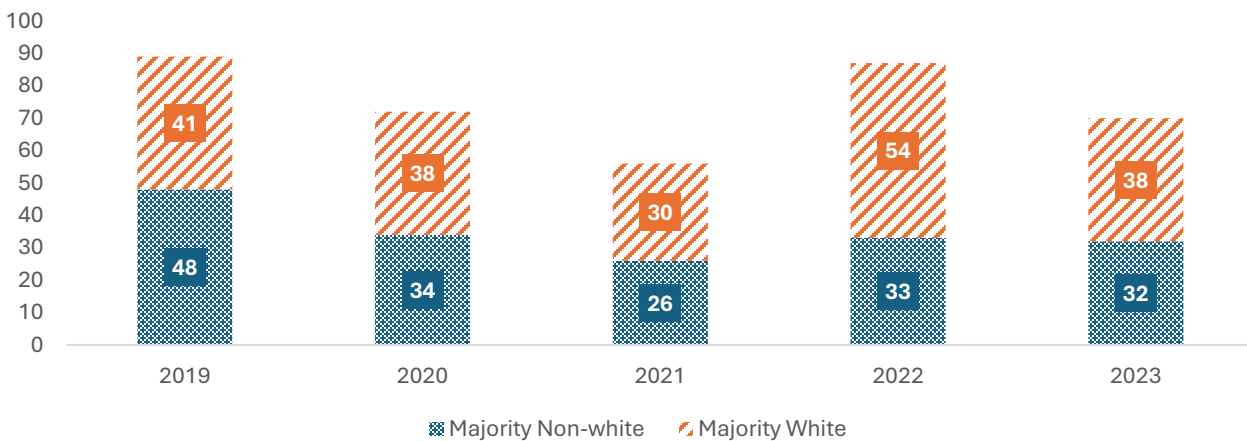
Figure 778: Withdrawal Count by Census Tract Race and Ethnicity, Cleveland

Majority Non-white   Majority White
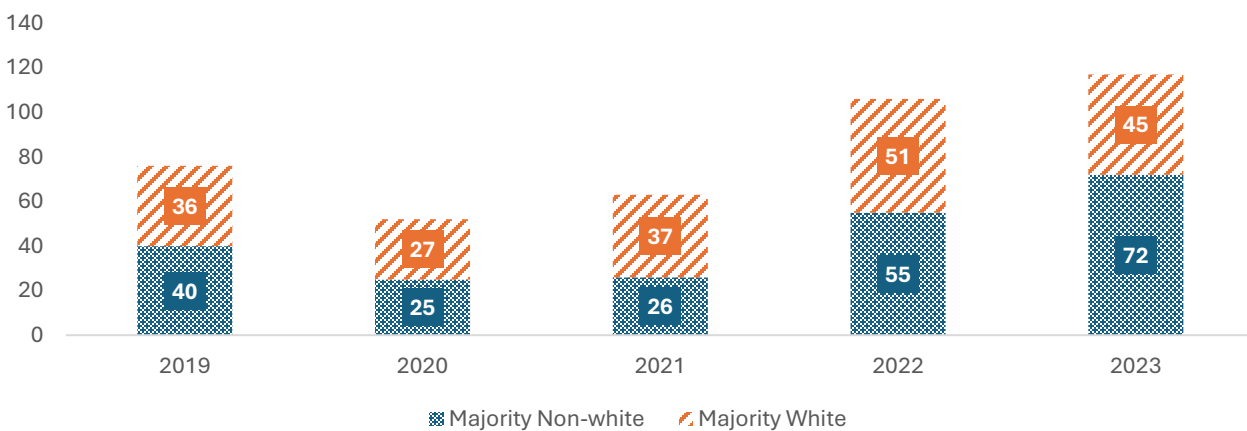
Figure 779: Withdrawal Count by Census Tract Race and Ethnicity, Pittsburgh

Majority Non-white   Majority White
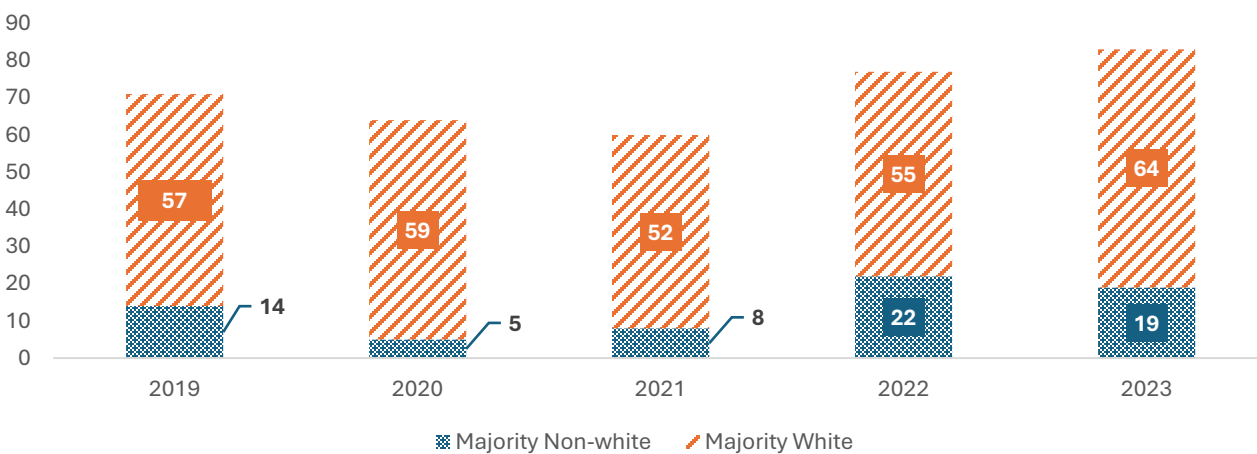
Figure 780: Denial Rate by Census Tract Race and Ethnicity

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Non-White	**White**	**Non-White**	**White**	**Non-White**	**White**	**Non-White**	**White**	**Non-White**	**White**
2019	40.3%	38.5%	67.0%	46.3%	43.4%	26.4%	48.3%	30.7%	50.4%	33.5%
2020	23.5%	24.7%	60.4%	47.0%	35.7%	25.4%	29.7%	23.6%	30.0%	23.3%
2021	37.9%	36.4%	61.4%	38.9%	36.6%	26.6%	46.8%	32.3%	41.0%	30.8%
2022	43.8%	37.4%	56.0%	39.5%	43.3%	24.4%	48.3%	36.3%	39.0%	28.5%
2023	48.7%	39.0%	56.7%	43.4%	34.5%	14.4%	50.9%	38.0%	41.8%	34.4%

Figure 781: Denial Rate by Census Tract Race and Ethnicity, Philadelphia
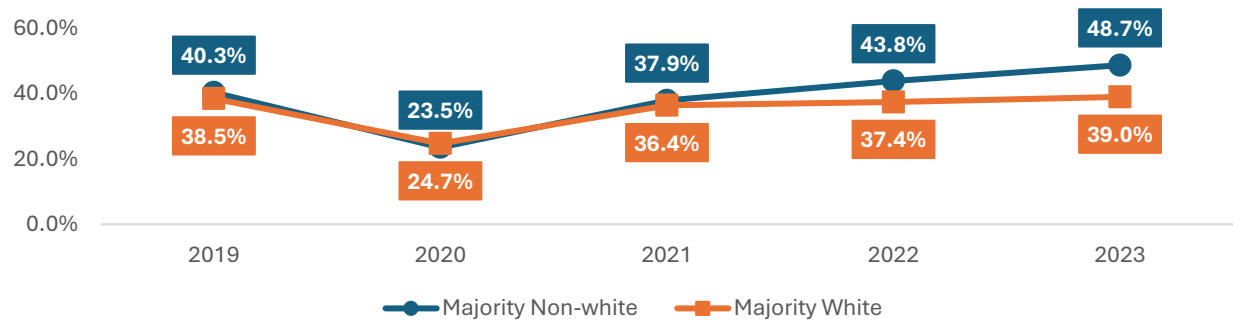
Figure 782: Denial Rate by Census Tract Race and Ethnicity, Baltimore
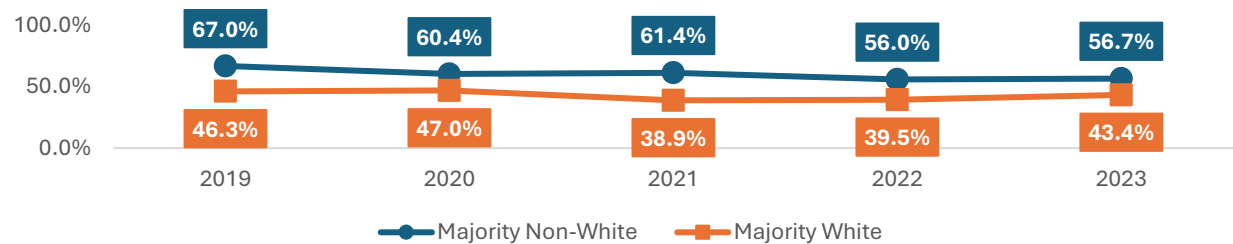
Figure 783: Denial Rate by Census Tract Race and Ethnicity, Boston
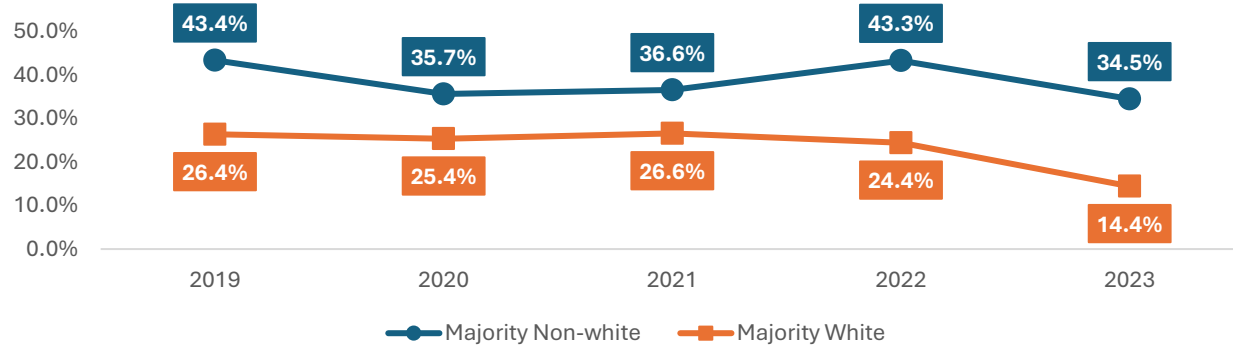
Figure 784: Denial Rate by Census Tract Race and Ethnicity, Cleveland
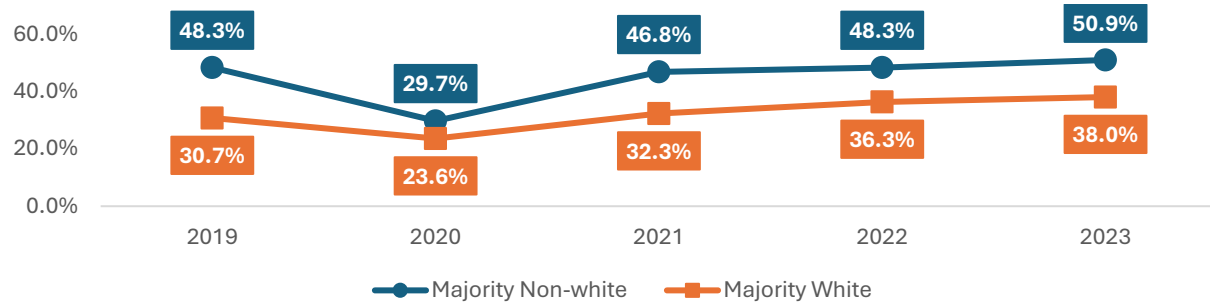
Figure 785: Denial Rate by Census Tract Race and Ethnicity, Pittsburgh
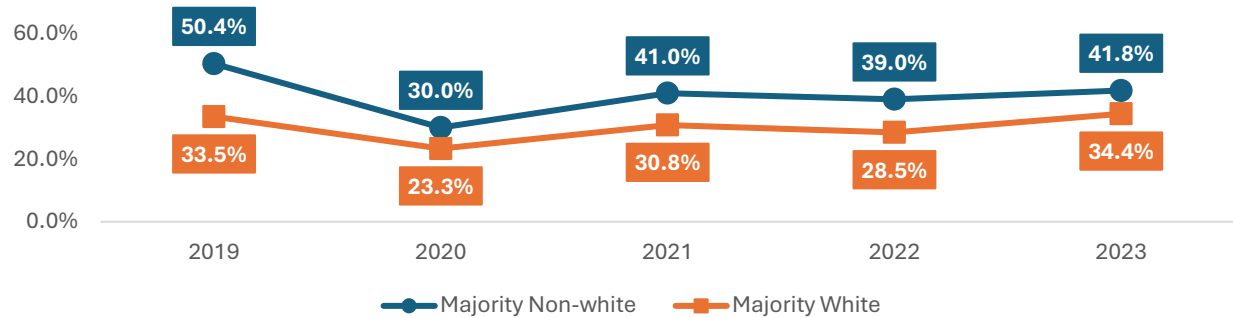
Figure 786: Total Dollars ($M) Originated by Census Tract Race and Ethnicity

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Non-White	**White**	**Non-White**	**White**	**Non-White**	**White**	**Non-White**	**White**	**Non-White**	**White**
2019	$40	$89	$9	$18	$34	$134	$5	$11	$2	$25
2020	$30	$82	$10	$15	$31	$130	$3	$9	$2	$33
2021	$33	$91	$8	$14	$35	$181	$4	$10	$2	$37
2022	$59	$139	$21	$18	$43	$262	$10	$12	$6	$52
2023	$48	$80	$17	$14	$23	$121	$8	$15	$6	$52

Figure 787: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Philadelphia
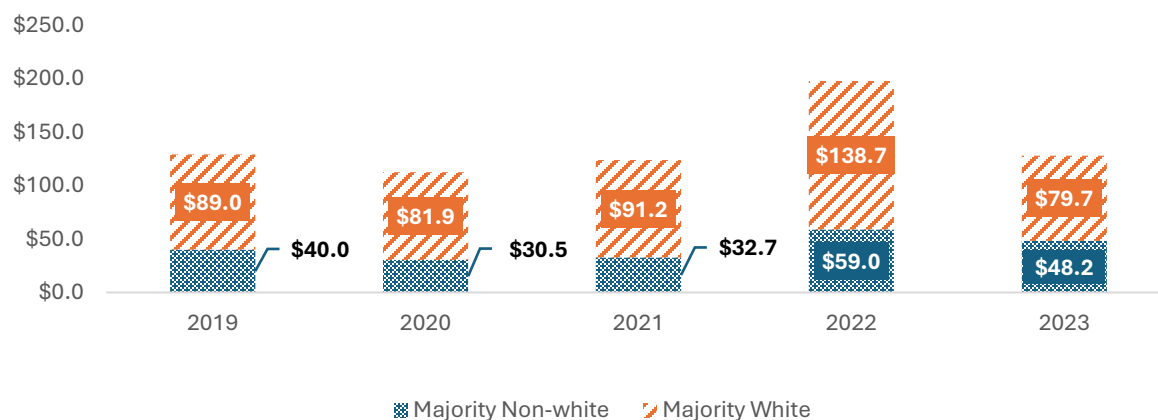
Figure 788: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Baltimore
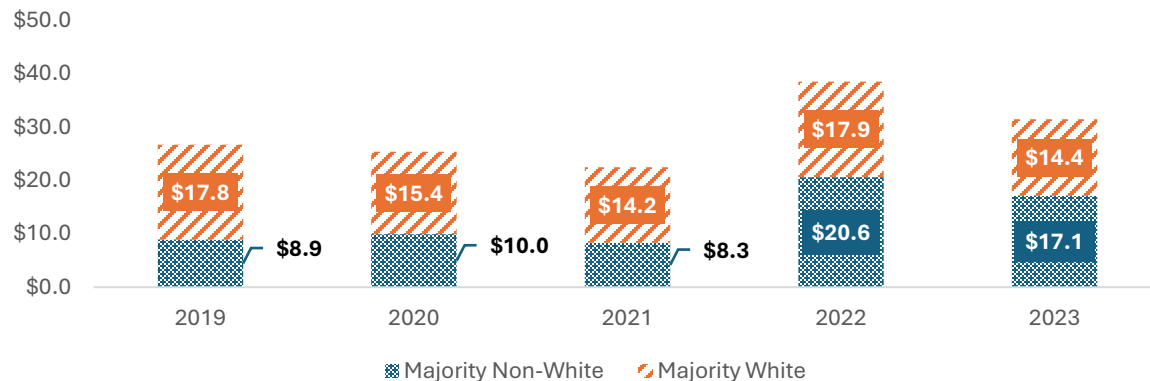
Figure 789: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Boston
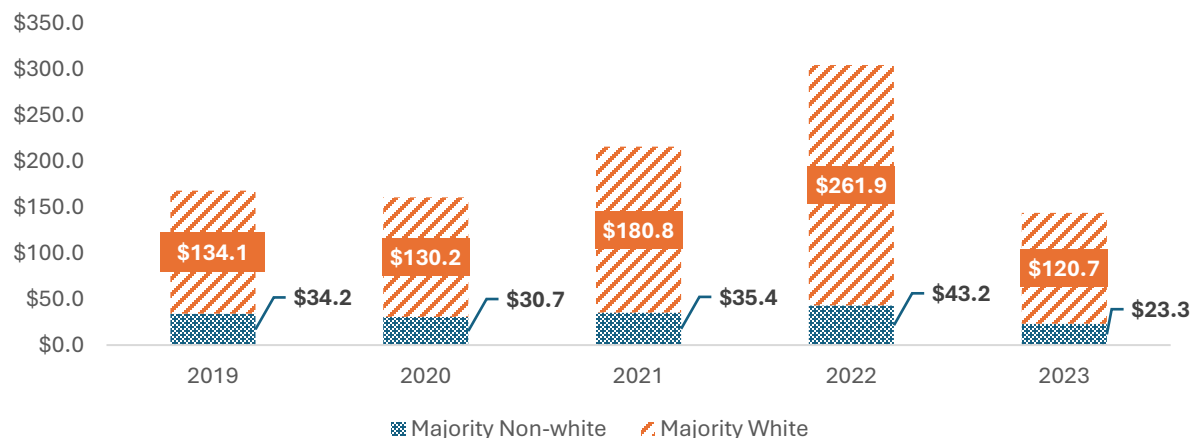
Figure 790: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Cleveland
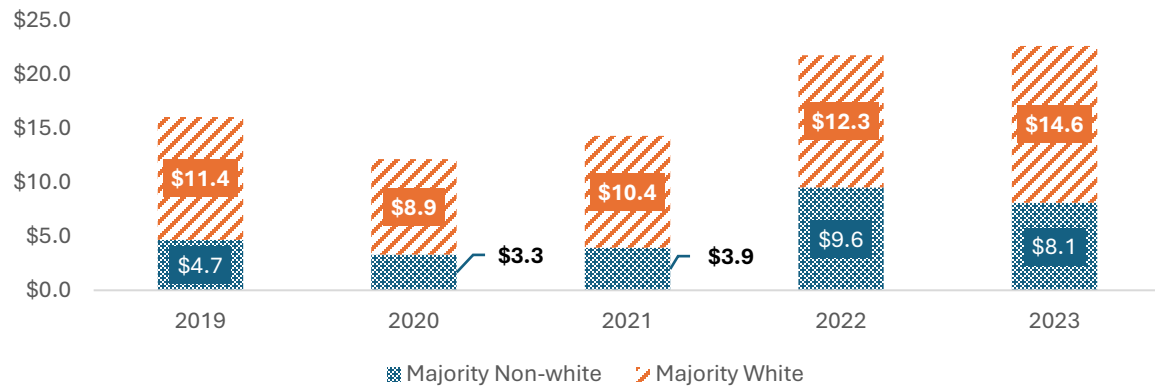
Figure 791: Total Dollars ($M) Originated by Census Tract Race and Ethnicity, Pittsburgh
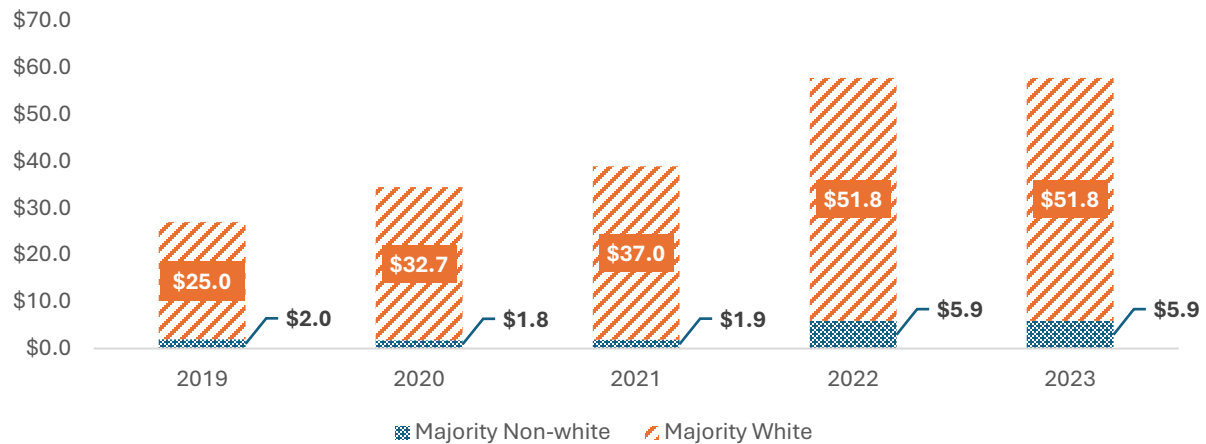
B.2.4.4. Gender

Figure 792: Application Count by Gender

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male
2019	1,333	1,444	490	410	343	434	286	357	220	241
2020	825	996	276	332	258	328	185	218	152	221
2021	892	1,042	397	333	217	284	229	298	155	251
2022	1,486	1,603	510	519	342	456	349	456	285	363
2023	1,496	1,548	529	525	281	372	396	427	264	359

Figure 793: Application Count by Gender, Philadelphia
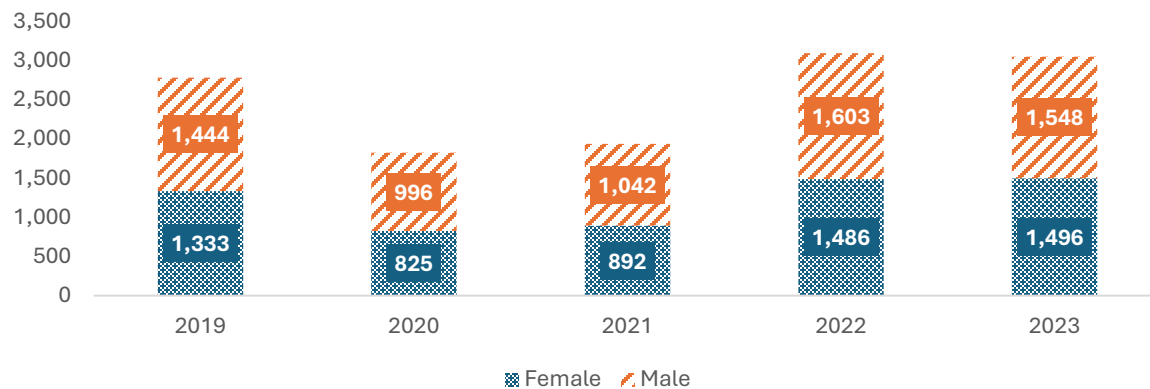
Figure 794: Application Count by Gender, Baltimore
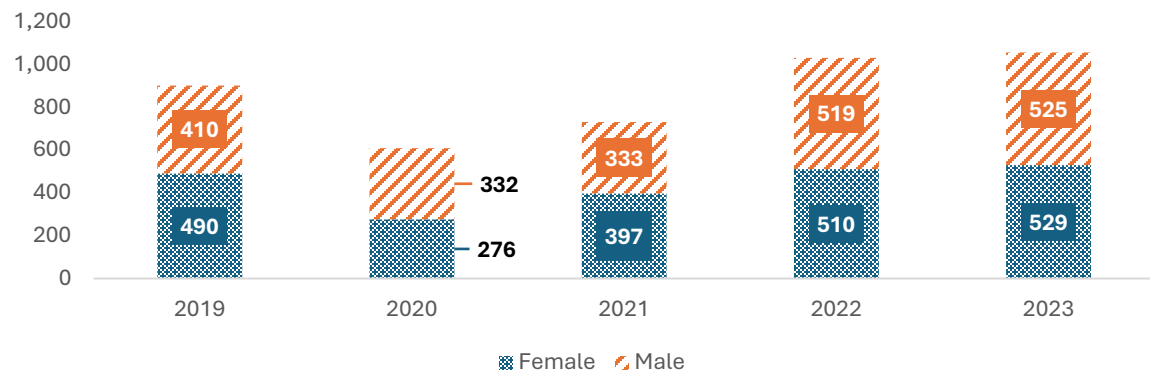
Figure 795: Application Count by Gender, Boston
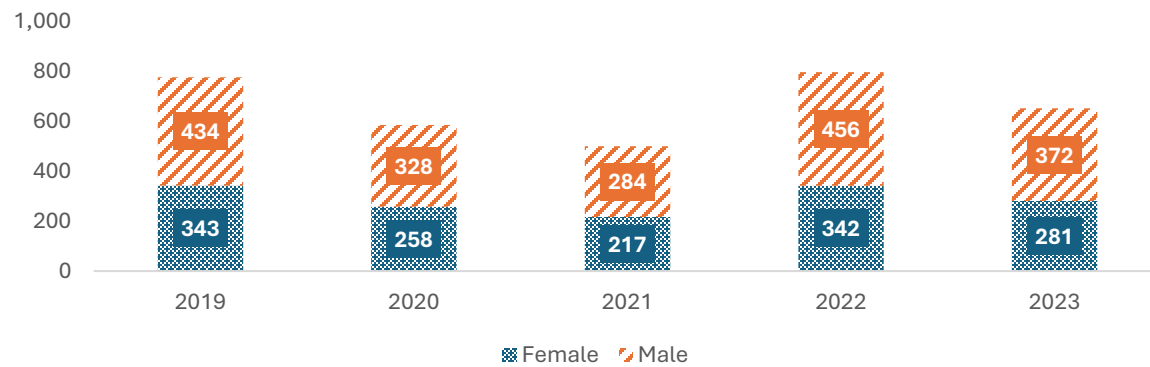
Figure 796: Application Count by Gender, Cleveland
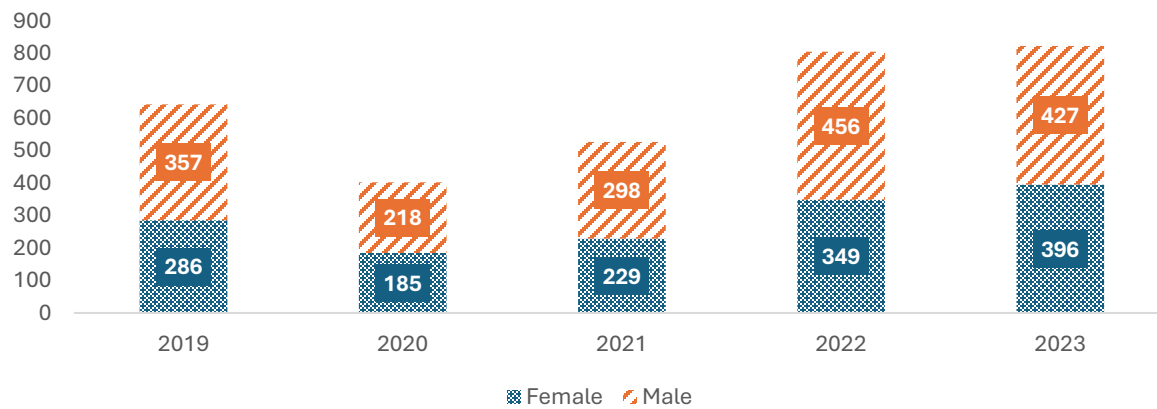
Figure 797: Application Count by Gender, Pittsburgh
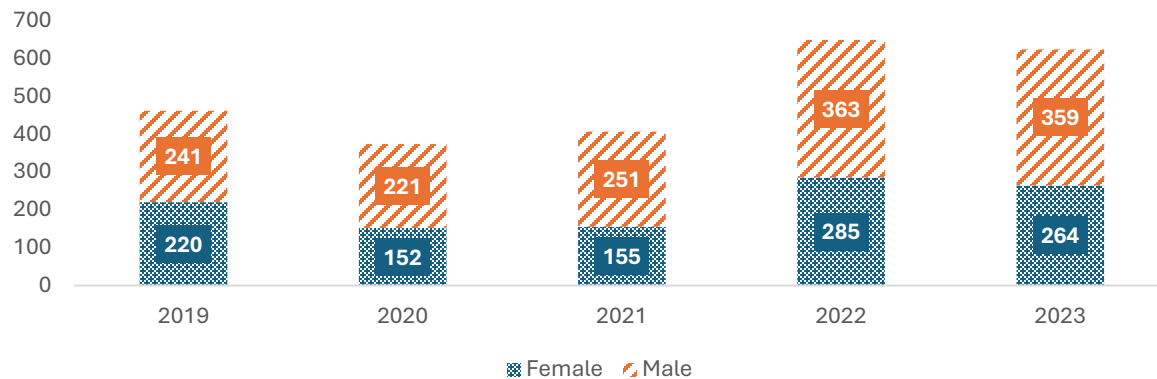
Figure 798: Origination Count by Gender

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male
2019	456	418	123	99	137	180	93	123	88	88
2020	298	277	66	86	110	132	60	73	78	98
2021	270	308	93	75	97	134	69	98	62	106
2022	480	500	150	145	146	214	111	140	137	174
2023	450	451	147	133	108	151	128	145	115	153

Figure 799: Origination Count by Gender, Philadelphia
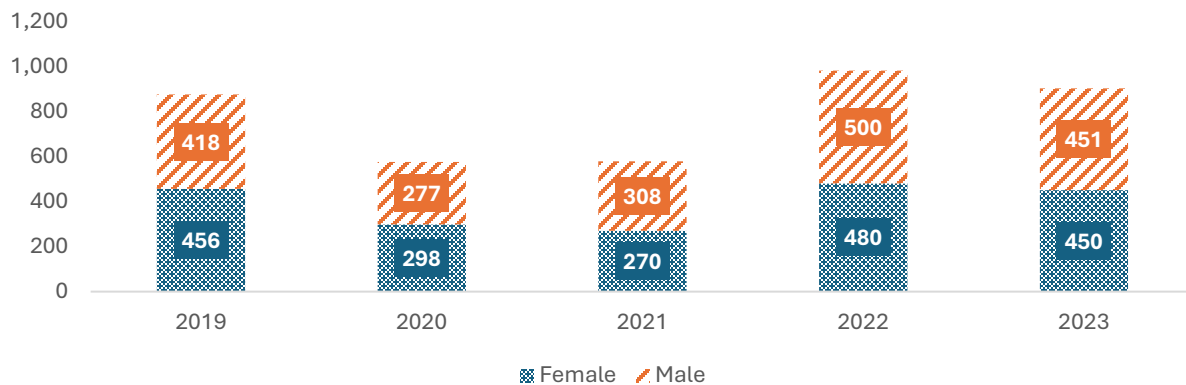
Figure 800: Origination Count by Gender, Baltimore
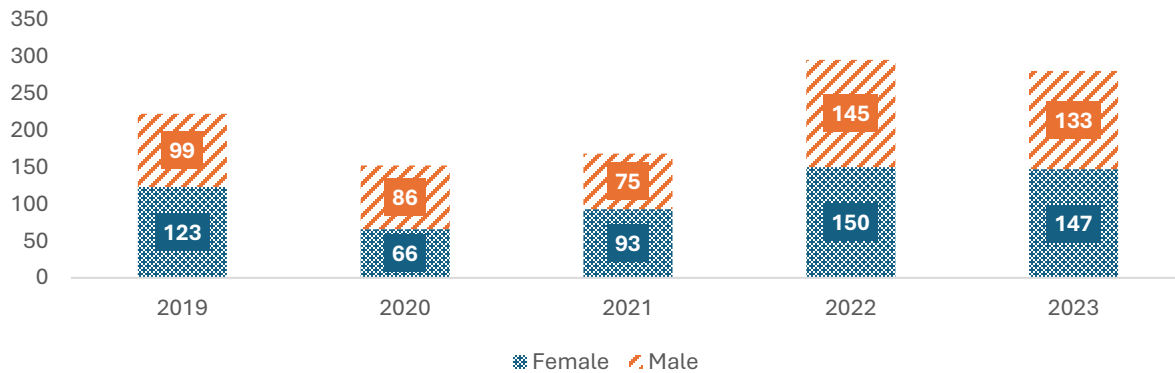
Figure 801: Origination Count by Gender, Boston
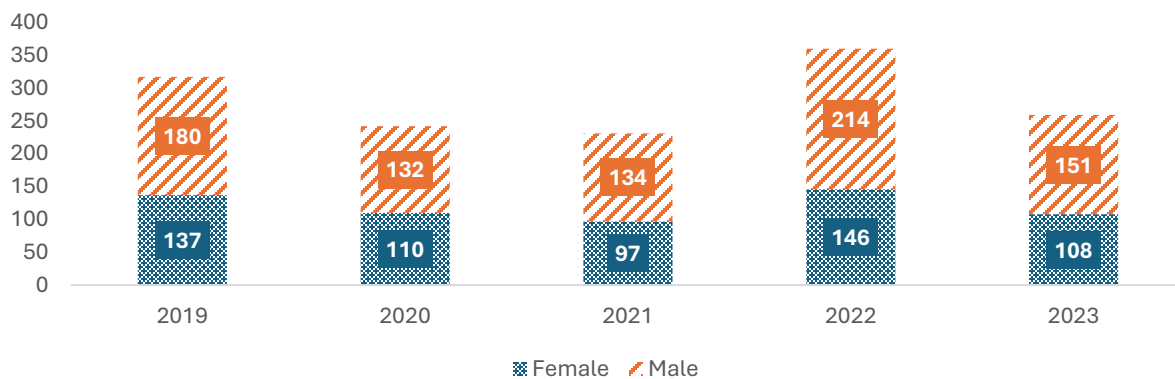
Figure 802: Origination Count by Gender, Cleveland
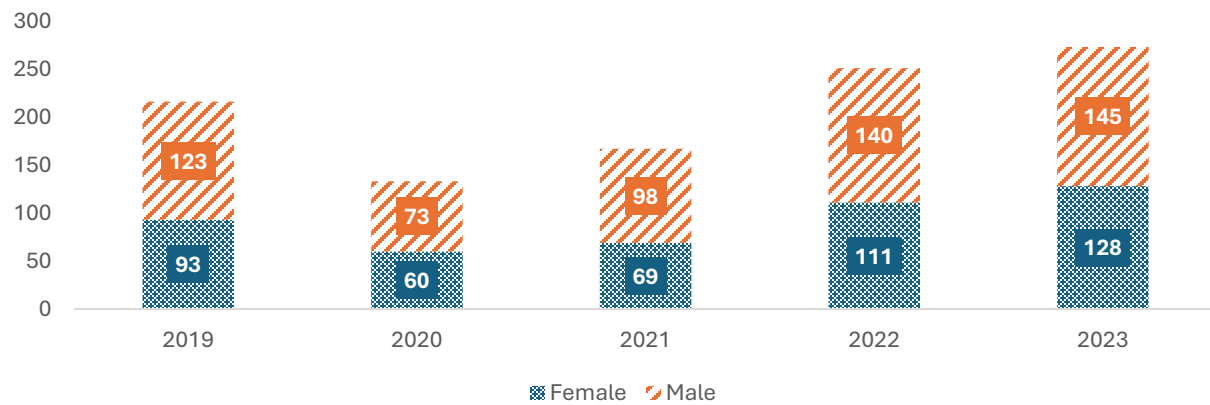
Figure 803: Origination Count by Gender, Pittsburgh
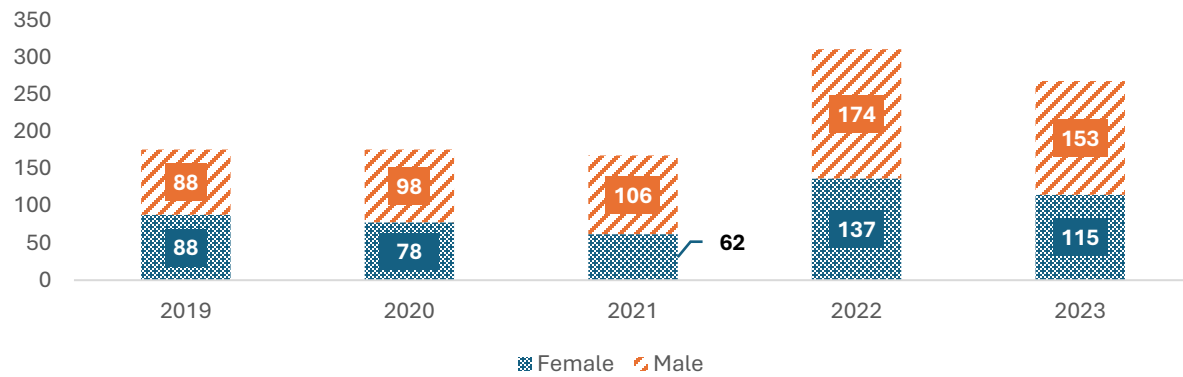
Figure 804: Withdrawal Count by Gender

| | Philadelphia | | Baltimore | | Boston | | Cleveland | | Pittsburgh | |
	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male
2019	456	418	123	99	137	180	93	123	88	88
2020	298	277	66	86	110	132	60	73	78	98
2021	270	308	93	75	97	134	69	98	62	106
2022	480	500	150	145	146	214	111	140	137	174
2023	450	451	147	133	108	151	128	145	115	153

Figure 805: Withdrawal Count by Gender, Philadelphia
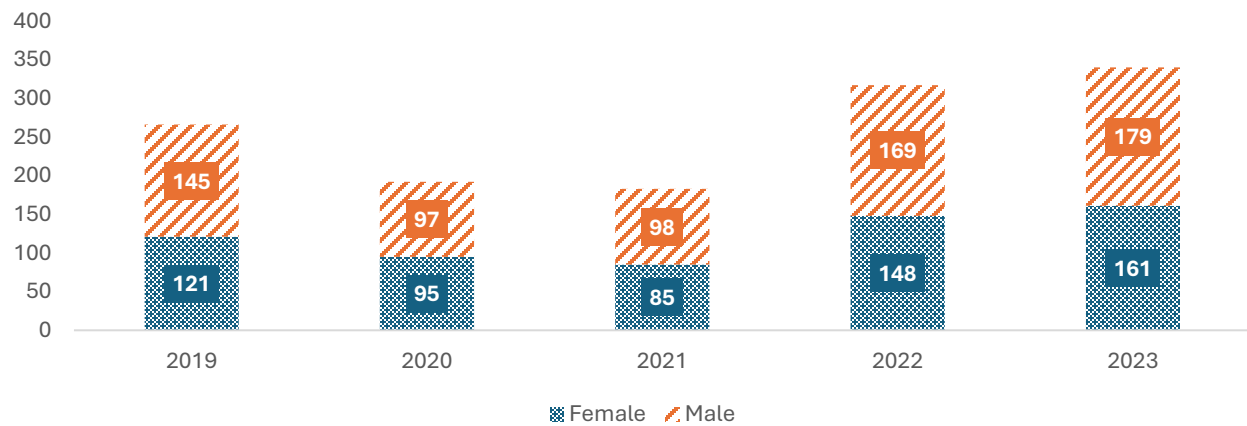
Figure 806: Withdrawal Count by Gender, Baltimore
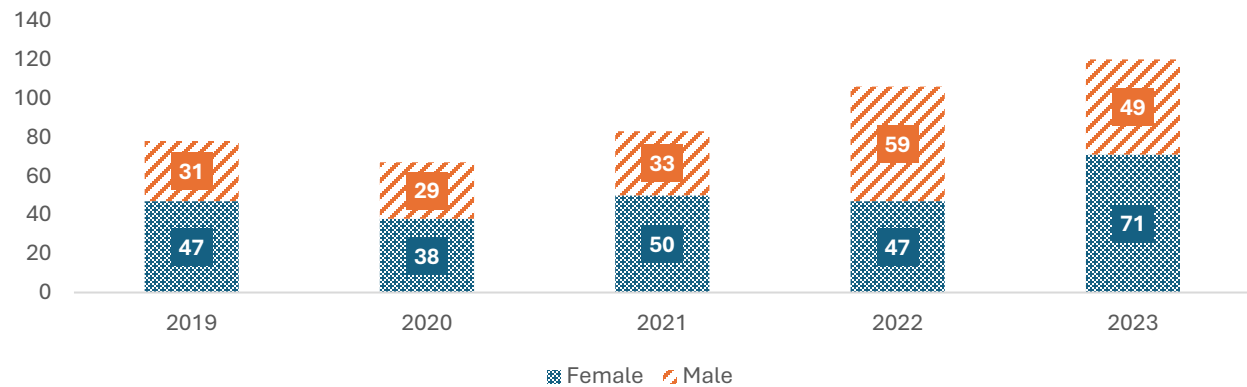
Figure 807: Withdrawal Count by Gender, Boston
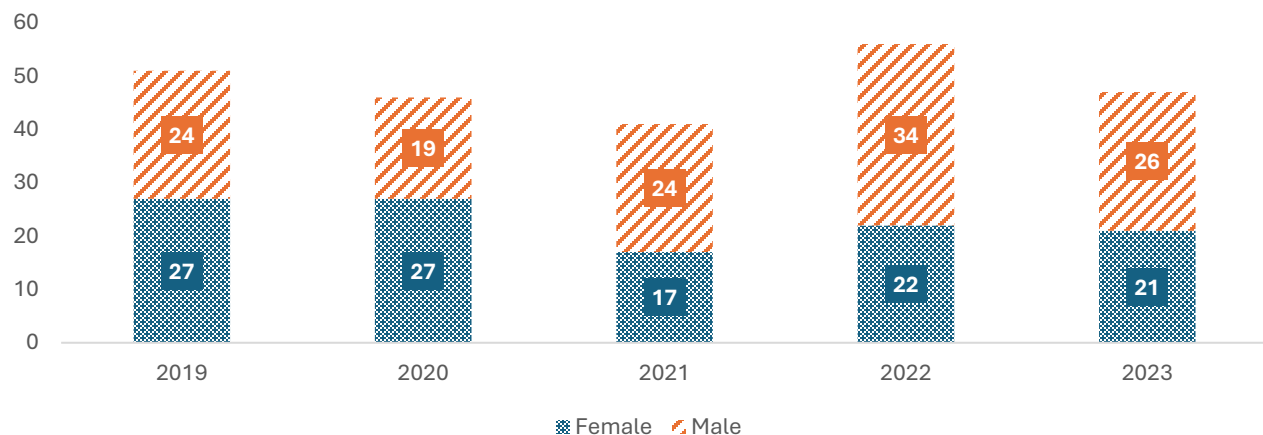
Figure 808: Withdrawal Count by Gender, Cleveland
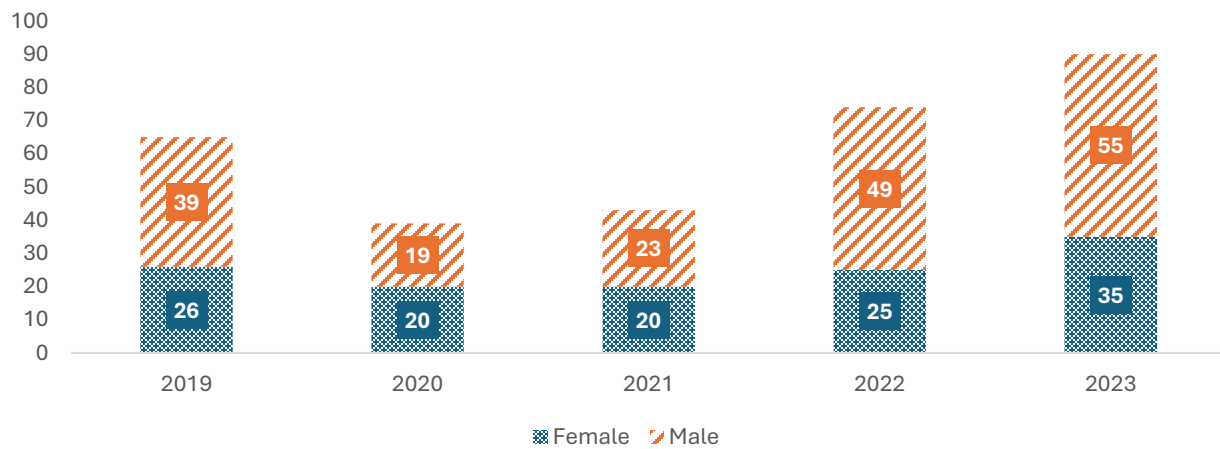
Figure 809: Withdrawal Count by Gender, Pittsburgh
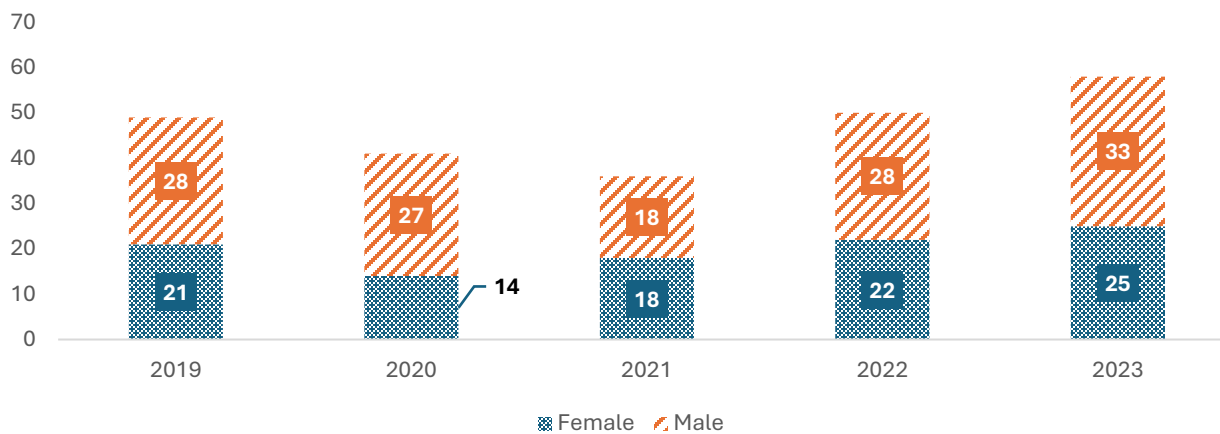
Figure 810: Denial Rate by Gender

	Philadelphia		Baltimore		Boston		Cleveland		Pittsburgh	
	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male
2019	53.4%	54.6%	62.9%	63.4%	45.5%	45.2%	54.9%	47.1%	45.9%	44.0%
2020	47.0%	52.9%	57.2%	59.6%	37.2%	40.5%	48.6%	48.6%	30.3%	34.4%
2021	49.3%	48.8%	58.4%	61.9%	38.2%	35.9%	51.5%	51.7%	38.7%	37.8%
2022	49.5%	49.3%	56.1%	53.9%	43.3%	38.2%	51.3%	48.0%	35.8%	35.0%
2023	51.3%	49.3%	55.8%	57.9%	41.3%	43.8%	52.3%	45.0%	36.4%	37.3%

Figure 811: Denial Rate by Gender, Philadelphia
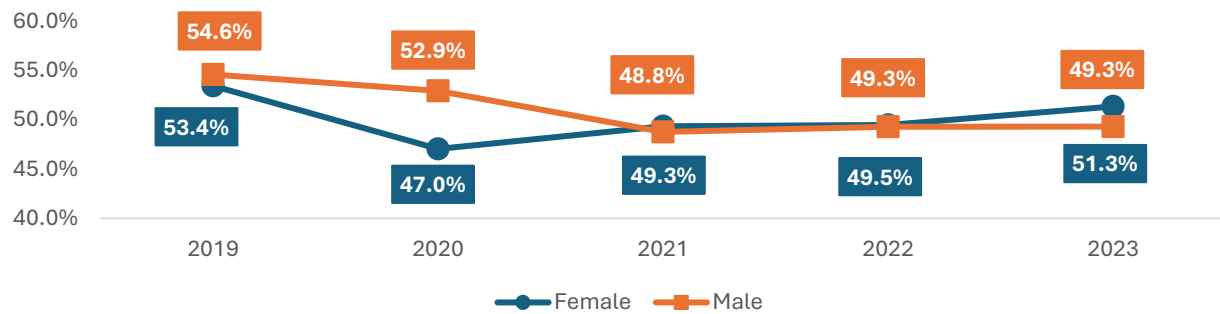
Figure 812: Denial Rate by Gender, Baltimore
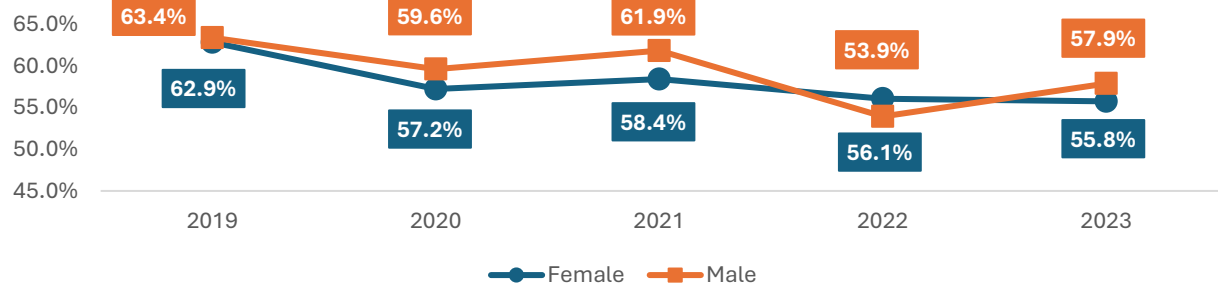
Figure 813: Denial Rate by Gender, Boston
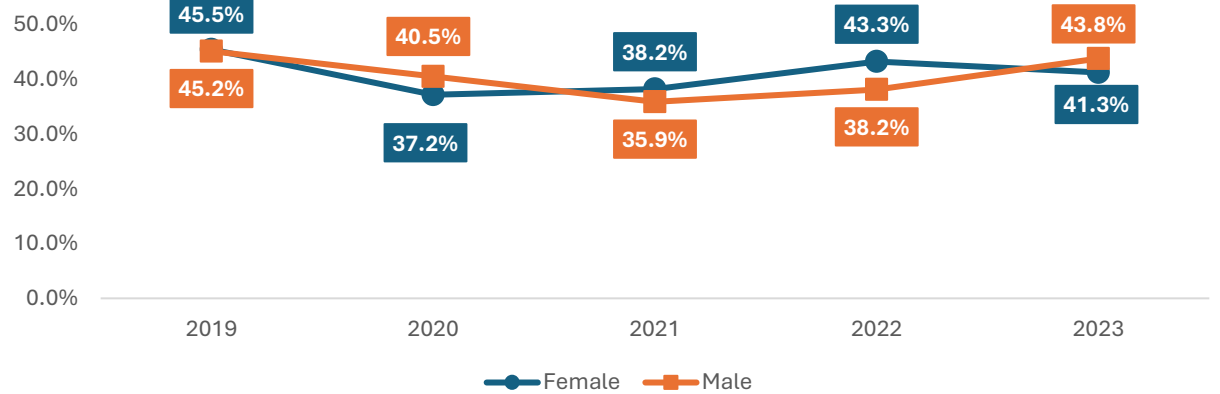
Figure 814: Denial Rate by Gender, Cleveland
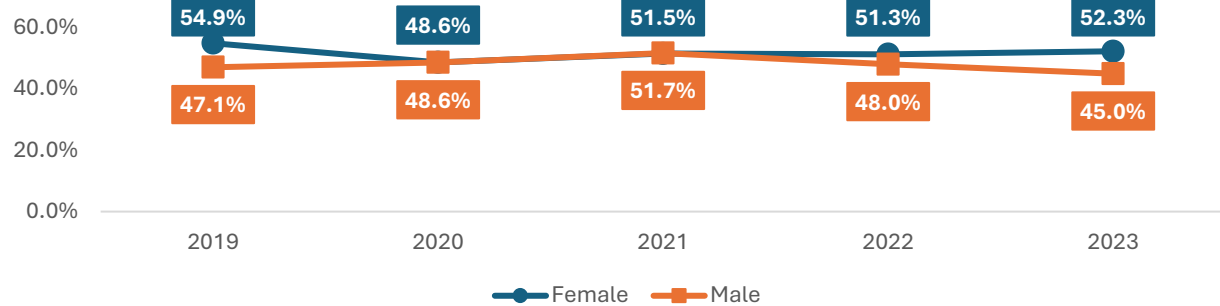
Figure 815: Denial Rate by Gender, Pittsburgh
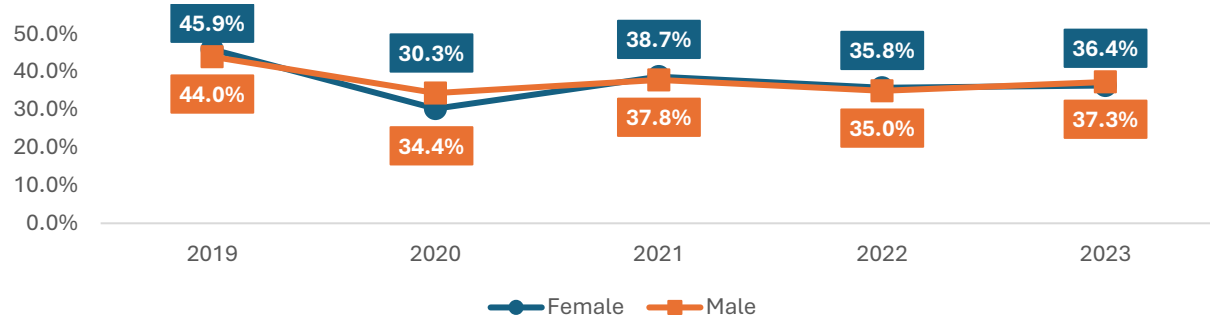
Figure 816: Total Dollars ($M) Originated by Gender

| | Philadelphia | | Baltimore | | Boston | | Cleveland | | Pittsburgh | |
	Female	Male	Female	Male	Female	Male	Female	Male	Female	Male
2019	$35.0	$43.4	$8.2	$8.4	$30.0	$58.3	$4.1	$6.7	$5.1	$8.3
2020	$25.5	$38.8	$5.5	$9.8	$21.8	$45.7	$2.8	$6.3	$5.9	$9.8
2021	$28.6	$38.8	$6.4	$5.6	$30.0	$43.2	$3.7	$5.5	$7.3	$13.4
2022	$45.3	$71.0	$10.2	$13.0	$31.0	$108.7	$5.3	$8.9	$12.7	$20.8
2023	$34.6	$48.5	$8.8	$12.3	$20.5	$53.5	$6.6	$8.3	$10.7	$12.5

Figure 817: Total Dollars ($M) Originated by Gender, Philadelphia
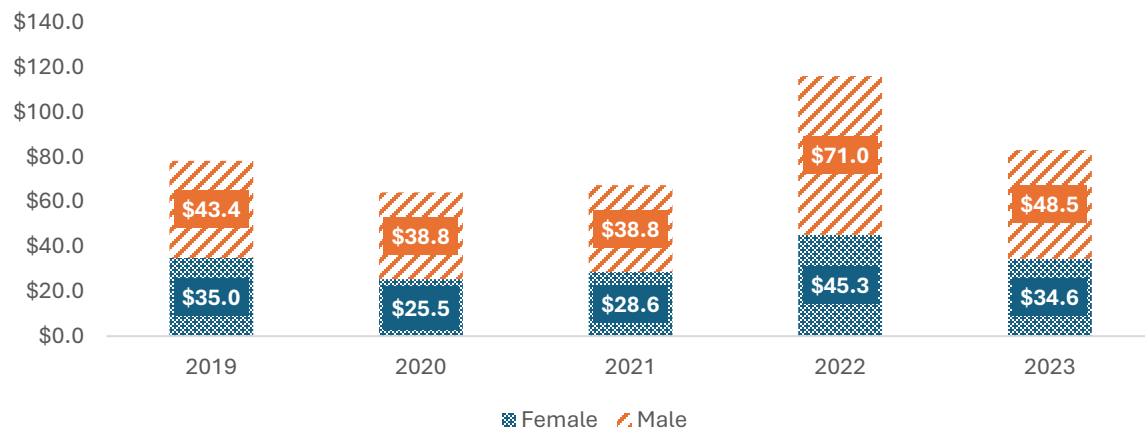
Figure 818: Total Dollars ($M) Originated by Gender, Baltimore
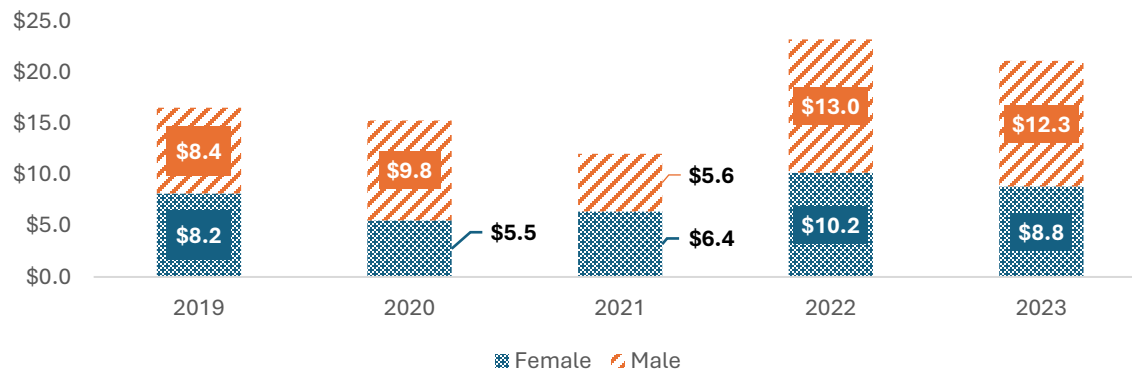
Figure 819: Total Dollars ($M) Originated by Gender, Boston
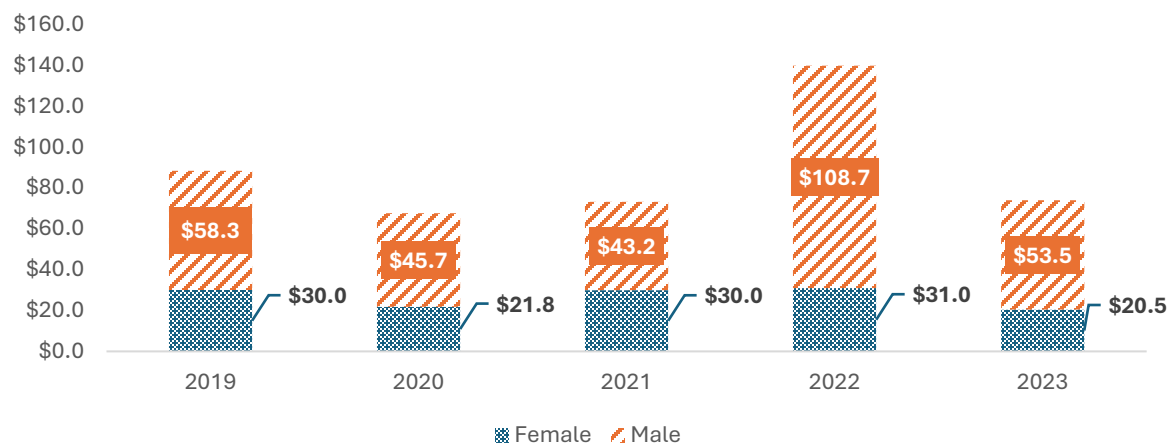
Figure 820: Total Dollars ($M) Originated by Gender, Cleveland
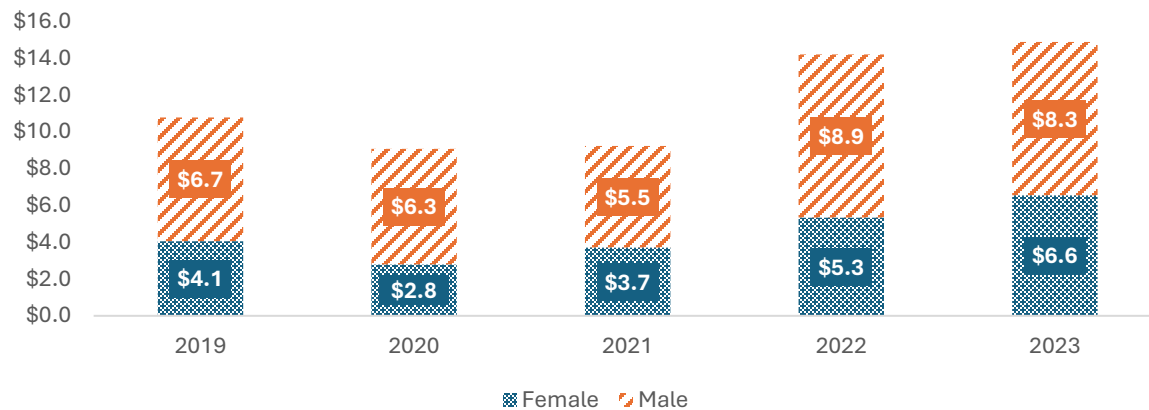
Figure 821: Total Dollars ($M) Originated by Gender, Pittsburgh
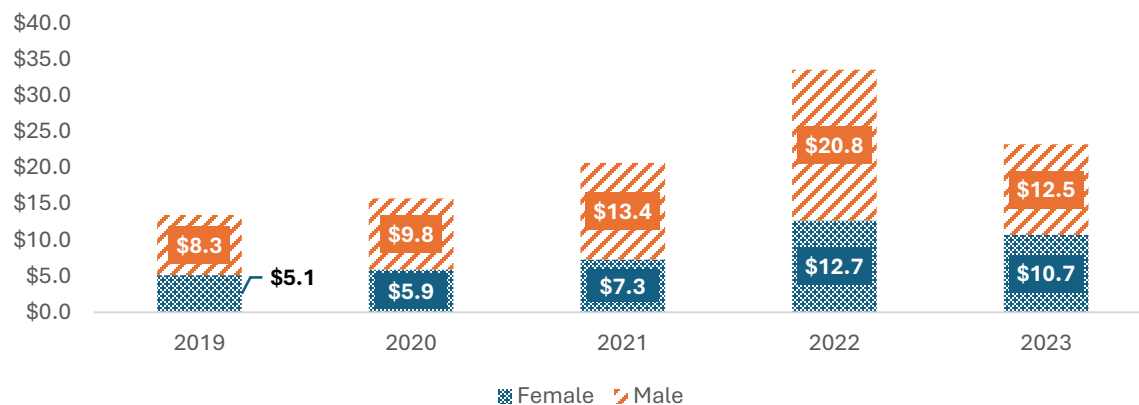
Figure 822: All Loans by Borrower Race and Ethnicity in Philadelphia

Group	Prime Loans	Subprime Loans	Total Loans	Pct. of All Prime Loans	Pct. of All Subprime Loans	Pct. of All Loans	Households	Pct. of All Households	Prime Share to Household Share Ratio	Subprime Share to Household Share Ratio
White	6,648	774	7,422	45.1%	39.2%	44.4%	256,280	38.3%	1.18	1.02
Black	3,994	727	4,721	27.1%	36.8%	28.3%	265,557	39.7%	0.68	0.93
Asian	1,847	191	2,038	12.5%	9.7%	12.2%	46,053	6.9%	1.82	1.41
Hispanic	1,840	246	2,086	12.5%	12.5%	12.5%	78,600	11.7%	1.06	1.06
Other	398	36	434	2.7%	1.8%	2.6%	22,732	3.4%	0.80	0.54
Total	**14,727**	**1,974**	**16,701**	**100.0%**	**100.0%**	**100.0%**	**669,222**	**100.0%**	**1.11**	**0.99**

Group	Prime Loans	Subprime Loans	Total Loans	Pct. Prime Loans	Pct. Subprime Loans	Group Share to White Share Ratio - Prime	Group Share to White Share Ratio - Subprime
White	6,648	774	7,422	89.6%	10.4%	1.00	1.00
Black	3,994	727	4,721	84.6%	15.4%	0.94	1.48
Asian	1,847	191	2,038	90.6%	9.4%	1.01	0.90
Hispanic	1,840	246	2,086	88.2%	11.8%	0.98	1.13
Other	398	36	434	91.7%	8.3%	1.02	0.80
Total	**14,727**	**1,974**	**16,701**	**88.2%**	**11.8%**	**0.99**	**1.08**

Group	Loan Applications	Application Denials	Denial Rate	Group to White Denial Ratio
White	12,410	2,347	18.9%	1.00
Black	11,441	3,995	34.9%	1.85
Asian	3,406	654	19.2%	1.02
Hispanic	4,325	1,280	29.6%	1.56
Other	817	207	25.3%	1.34
Total	**32,399**	**8,483**	**26.2%**	**1.44**

Figure 823: All Loans by Borrower Income in Philadelphia

Group	Prime Loans	Subprime Loans	Total Loans	Pct. of All Prime Loans	Pct. of All Subprime Loans	Pct. of All Loans	Households	Pct. of All Households	Prime Share to Household Share Ratio	Subprime Share to Household Share Ratio
Low	1,152	248	1,400	6.7%	10.8%	7.2%	217,293	32.5%	0.21	0.33
Moderate	2,914	375	3,289	16.9%	16.4%	16.8%	100,071	15.0%	1.13	1.10
Middle	4,452	563	5,015	25.8%	24.6%	25.6%	109,085	16.3%	1.58	1.51
Upper	8,766	1,102	9,868	50.7%	48.2%	50.4%	242,774	36.3%	1.40	1.33
Total	**17,284**	**2,288**	**19,572**	**100.0%**	**100.0%**	**100.0%**	**669,223**	**100.0%**	**1.08**	**1.07**

Group	Prime Loans	Subprime Loans	Total Loans	Pct. Prime Loans	Pct. Subprime Loans	Group Share to Upper Income Share Ratio - Prime	Group Share to Upper Income Share Ratio - Subprime
Low	1,152	248	1,400	82.3%	17.7%	0.93	1.59
Moderate	2,914	375	3,289	88.6%	11.4%	1.00	1.02
Middle	4,452	563	5,015	88.8%	11.2%	1.00	1.01
Upper	8,766	1,102	9,868	88.8%	11.2%	1.00	1.00
Total	**17,284**	**2,288**	**19,572**	**88.3%**	**11.7%**	**0.97**	**1.20**

Group	Loan Applications	Application Denials	Denial Rate	Group to Upper Income Denial Ratio
Low	4,621	2,213	47.9%	2.59
Moderate	7,297	2,333	32.0%	1.73
Middle	9,843	2,458	25.0%	1.35
Upper	17,472	3,227	18.5%	1.00
Total	**39,233**	**10,231**	**26.1%**	**1.89**

Figure 824: All Loans by Race and Ethnicity in Baltimore

Group	Prime Loans	Subprime Loans	Total Loans	Pct. of All Prime Loans	Pct. of All Subprime Loans	Pct. of All Loans	Households	Pct. of All Households	Prime Share to Household Share Ratio	Subprime Share to Household Share Ratio
White	2,242	229	2,471	38.3%	28.2%	37.1%	74,917	29.9%	1.28	0.94
Black	2,658	465	3,123	45.5%	57.3%	46.9%	147,328	58.8%	0.77	0.98
Asian	298	16	314	5.1%	2.0%	4.7%	6,636	2.6%	1.92	0.75
Hispanic	442	81	523	7.6%	10.0%	7.9%	13,397	5.3%	1.41	1.87
Other	207	20	227	3.5%	2.5%	3.4%	8,330	3.3%	1.07	0.74
Total	**5,847**	**811**	**6,658**	**100.0%**	**100.0%**	**100.0%**	**250,608**	**100.0%**	**1.29**	**1.06**

Group	Prime Loans	Subprime Loans	Total Loans	Pct. Prime Loans	Pct. Subprime Loans	Group Share to White Share Ratio - Prime	Group Share to White Share Ratio - Subprime
White	2,242	229	2,471	90.7%	9.3%	1.00	1.00
Black	2,658	465	3,123	85.1%	14.9%	0.94	1.61
Asian	298	16	314	94.9%	5.1%	1.05	0.55
Hispanic	442	81	523	84.5%	15.5%	0.93	1.67
Other	207	20	227	91.2%	8.8%	1.01	0.95
Total	**5,847**	**811**	**6,658**	**87.8%**	**12.2%**	**0.98**	**1.19**

Group	Loan Applications	Application Denials	Denial Rate	Group to White Denial Ratio
White	4,068	563	13.8%	1.00
Black	7,134	1,846	25.9%	1.87
Asian	550	81	14.7%	1.06
Hispanic	1,007	201	20.0%	1.44
Other	405	74	18.3%	1.32
Total	**13,164**	**2,765**	**21.0%**	**1.42**

Figure 825: All Loans by Borrower Income in Baltimore

Group	Prime Loans	Subprime Loans	Total Loans	Pct. of All Prime Loans	Pct. of All Subprime Loans	Pct. of All Loans	Households	Pct. of All Households	Prime Share to Household Share Ratio	Subprime Share to Household Share Ratio
Low	413	58	471	6.0%	6.0%	6.0%	82,426	32.9%	0.18	0.18
Moderate	1,074	168	1,242	15.5%	17.4%	15.8%	40,042	16.0%	0.97	1.09
Middle	1,873	295	2,168	27.1%	30.6%	27.5%	41,867	16.7%	1.62	1.83
Upper	3,562	442	4,004	51.5%	45.9%	50.8%	86,273	34.4%	1.49	1.33
Total	**6,922**	**963**	**7,885**	**100.0%**	**100.0%**	**100.0%**	**250,608**	**100.0%**	**1.07**	**1.11**

Group	Prime Loans	Subprime Loans	Total Loans	Pct. Prime Loans	Pct. Subprime Loans	Group Share to Upper Income Share Ratio - Prime	Group Share to Upper Income Share Ratio - Subprime
Low	413	58	471	87.7%	12.3%	0.99	1.12
Moderate	1,074	168	1,242	86.5%	13.5%	0.97	1.23
Middle	1,873	295	2,168	86.4%	13.6%	0.97	1.23
Upper	3,562	442	4,004	89.0%	11.0%	1.00	1.00
Total	**6,922**	**963**	**7,885**	**87.8%**	**12.2%**	**0.98**	**1.19**

Group	Loan Applications	Application Denials	Denial Rate	Group to Upper Income Denial Ratio
Low	1,419	581	40.9%	2.59
Moderate	2,876	674	23.4%	1.48
Middle	4,431	832	18.8%	1.19
Upper	7,430	1,176	15.8%	1.00
Total	**16,156**	**3,263**	**20.2%**	**1.75**

Figure 826: All Loans by Borrower Race in Boston

Group	Prime Loans	Subprime Loans	Total Loans	Pct. of All Prime Loans	Pct. of All Subprime Loans	Pct. of All Loans	Households	Pct. of All Households	Prime Share to Household Share Ratio	Subprime Share to Household Share Ratio
White	2,971	308	3,279	62.4%	58.6%	62.0%	141,035	50.5%	1.23	1.23
Black	528	107	635	11.1%	20.3%	12.0%	54,752	19.6%	0.57	0.61
Asian	693	39	732	14.5%	7.4%	13.8%	28,009	10.0%	1.45	1.38
Hispanic	374	44	418	7.9%	8.4%	7.9%	44,232	15.8%	0.50	0.50
Other	198	28	226	4.2%	5.3%	4.3%	11,188	4.0%	1.04	1.07
Total	**4,764**	**526**	**5,290**	**100.0%**	**100.0%**	**100.0%**	**279,216**	**100.0%**	**0.96**	**0.96**

Group	Prime Loans	Subprime Loans	Total Loans	Pct. Prime Loans	Pct. Subprime Loans	Group Share to White Share Ratio - Prime	Group Share to White Share Ratio - Subprime
White	2,971	308	3,279	90.6%	9.4%	1.00	1.00
Black	528	107	635	83.1%	16.9%	0.92	1.79
Asian	693	39	732	94.7%	5.3%	1.04	0.57
Hispanic	374	44	418	89.5%	10.5%	0.99	1.12
Other	198	28	226	87.6%	12.4%	0.97	1.32
Total	**4,764**	**526**	**5,290**	**90.1%**	**9.9%**	**0.98**	**1.20**

Group	Loan Applications	Application Denials	Denial Rate	Group to White Denial Ratio
White	5,163	711	13.8%	1.00
Black	1,544	550	35.6%	2.59
Asian	1,280	210	16.4%	1.19
Hispanic	881	265	30.1%	2.18
Other	401	75	18.7%	1.36
Total	**9,269**	**1,811**	**19.5%**	**1.83**

Figure 827: All Loans by Borrower Income in Boston

Group	Prime Loans	Subprime Loans	Total Loans	Pct. of All Prime Loans	Pct. of All Subprime Loans	Pct. of All Loans	Households	Pct. of All Households	Prime Share to Household Share Ratio	Subprime Share to Household Share Ratio
Low	163	31	194	3.0%	5.2%	3.2%	96,180	34.4%	0.09	0.15
Moderate	598	75	673	10.8%	12.5%	11.0%	39,311	14.1%	0.77	0.89
Middle	1,061	135	1,196	19.2%	22.5%	19.5%	41,662	14.9%	1.29	1.51
Upper	3,697	360	4,057	67.0%	59.9%	66.3%	102,063	36.6%	1.83	1.64
Total	**5,519**	**601**	**6,120**	**100.0%**	**100.0%**	**100.0%**	**279,216**	**100.0%**	**0.99**	**1.05**

Group	Prime Loans	Subprime Loans	Total Loans	Pct. Prime Loans	Pct. Subprime Loans	Group Share to Upper Income Share Ratio - Prime	Group Share to Upper Income Share Ratio - Subprime
Low	163	31	194	84.0%	16.0%	0.92	1.80
Moderate	598	75	673	88.9%	11.1%	0.98	1.26
Middle	1,061	135	1,196	88.7%	11.3%	0.97	1.27
Upper	3,697	360	4,057	91.1%	8.9%	1.00	1.00
Total	**5,519**	**601**	**6,120**	**90.2%**	**9.8%**	**0.96**	**1.44**

Group	Loan Applications	Application Denials	Denial Rate	Group to Upper Income Denial Ratio
Low	745	417	56.0%	4.43
Moderate	1,421	428	30.1%	2.38
Middle	2,241	452	20.2%	1.60
Upper	6,712	848	12.6%	1.00
Total	**11,119**	**2,145**	**19.3%**	**2.80**

Figure 828: All Loans by Borrower Race in Cleveland

Group	Prime Loans	Subprime Loans	Total Loans	Pct. of All Prime Loans	Pct. of All Subprime Loans	Pct. of All Loans	Households	Pct. of All Households	Prime Share to Household Share Ratio	Subprime Share to Household Share Ratio
White	1,786	276	2,062	57.9%	46.9%	56.1%	63,342	37.6%	1.54	1.25
Black	653	193	846	21.2%	32.8%	23.0%	79,120	46.9%	0.45	0.70
Asian	147	20	167	4.8%	3.4%	4.5%	3,505	2.1%	2.29	1.64
Hispanic	419	84	503	13.6%	14.3%	13.7%	16,833	10.0%	1.36	1.43
Other	81	15	96	2.6%	2.6%	2.6%	5,852	3.5%	0.76	0.74
Total	3,086	588	3,674	100.0%	100.0%	100.0%	168,652	100.0%	1.28	1.15

Group	Prime Loans	Subprime Loans	Total Loans	Pct. Prime Loans	Pct. Subprime Loans	Group Share to White Share Ratio - Prime	Group Share to White Share Ratio - Subprime
White	1,786	276	2,062	0.87	0.13	1.00	1.00
Black	653	193	846	0.77	0.23	0.89	1.70
Asian	147	20	167	0.88	0.12	1.02	0.89
Hispanic	419	84	503	0.83	0.17	0.96	1.25
Other	81	15	96	0.84	0.16	0.97	1.17
Total	3,086	588	3,674	84.0%	16.0%	0.96	1.25

Group	Loan Applications	Application Denials	Denial Rate	Group to White Denial Ratio
White	3,646	713	19.6%	1.00
Black	2,222	842	37.9%	1.94
Asian	314	42	13.4%	0.68
Hispanic	1,033	271	26.2%	1.34
Other	187	48	25.7%	1.31
Total	7,402	1,916	25.9%	1.32

Figure 829: All Loans by Borrower Income in Cleveland

Group	Prime Loans	Subprime Loans	Total Loans	Pct. of All Prime Loans	Pct. of All Subprime Loans	Pct. of All Loans	Households	Pct. of All Households	Prime Share to Household Share Ratio	Subprime Share to Household Share Ratio
Low	188	48	236	5.3%	7.1%	5.6%	57,375	34.0%	0.16	0.21
Moderate	372	96	468	10.5%	14.3%	11.1%	25,801	15.3%	0.69	0.93
Middle	705	176	881	19.9%	26.2%	20.9%	26,755	15.9%	1.26	1.65
Upper	2,274	352	2,626	64.3%	52.4%	62.4%	58,721	34.8%	1.85	1.50
Total	**3,539**	**672**	**4,211**	**100.0%**	**100.0%**	**100.0%**	**168,652**	**100.0%**	**0.99**	**1.07**

Group	Prime Loans	Subprime Loans	Total Loans	Pct. Prime Loans	Pct. Subprime Loans	Group Share to Upper Income Share Ratio - Prime	Group Share to Upper Income Share Ratio - Subprime
Low	188	48	236	79.7%	20.3%	0.92	1.52
Moderate	372	96	468	79.5%	20.5%	0.92	1.53
Middle	705	176	881	80.0%	20.0%	0.92	1.49
Upper	2,274	352	2,626	86.6%	13.4%	1.00	1.00
Total	**3,539**	**672**	**4,211**	**84.0%**	**16.0%**	**0.92**	**1.51**

Group	Loan Applications	Application Denials	Denial Rate	Group to Upper Income Denial Ratio
Low	759	343	45.2%	2.34
Moderate	1,144	405	35.4%	1.84
Middle	1,863	503	27.0%	1.40
Upper	4,955	955	19.3%	1.00
Total	**8,721**	**2,206**	**25.3%**	**1.86**

Figure 830: All Loans by Borrower Race in Pittsburgh

Group	Prime Loans	Subprime Loans	Total Loans	Pct. of All Prime Loans	Pct. of All Subprime Loans	Pct. of All Loans	Households	Pct. of All Households	Prime Share to Household Share Ratio	Subprime Share to Household Share Ratio
White	2,360	371	2,731	77.1%	77.3%	77.1%	91,578	66.6%	1.16	1.16
Black	343	68	411	11.2%	14.2%	11.6%	27,911	20.3%	0.55	0.70
Asian	172	20	192	5.6%	4.2%	5.4%	7,703	5.6%	1.00	0.74
Hispanic	83	14	97	2.7%	2.9%	2.7%	5,143	3.7%	0.73	0.78
Other	103	7	110	3.4%	1.5%	3.1%	5,258	3.8%	0.88	0.38
Total	**3,061**	**480**	**3,541**	**100.0%**	**100.0%**	**100.0%**	**137,593**	**100.0%**	**0.86**	**0.75**

Group	Prime Loans	Subprime Loans	Total Loans	Pct. Prime Loans	Pct. Subprime Loans	Group Share to White Share Ratio - Prime	Group Share to White Share Ratio - Subprime
White	2,360	371	2,731	86.4%	13.6%	1.00	1.00
Black	343	68	411	83.5%	16.5%	0.97	1.22
Asian	172	20	192	89.6%	10.4%	1.04	0.77
Hispanic	83	14	97	85.6%	14.4%	0.99	1.06
Other	103	7	110	93.6%	6.4%	1.08	0.47
Total	**3,061**	**480**	**3,541**	**86.4%**	**13.6%**	**1.02**	**0.88**

Group	Loan Applications	Application Denials	Denial Rate	Group to White Denial Ratio
White	4,307	708	16.4%	1.00
Black	883	283	32.0%	1.95
Asian	349	58	16.6%	1.01
Hispanic	208	64	30.8%	1.87
Other	186	31	16.7%	1.01
Total	**5,933**	**1,144**	**19.3%**	**1.46**

Figure 831: All Loans by Borrower Income in Pittsburgh

Group	Prime Loans	Subprime Loans	Total Loans	Pct. of All Prime Loans	Pct. of All Subprime Loans	Pct. of All Loans	Households	Pct. of All Households	Prime Share to Household Share Ratio	Subprime Share to Household Share Ratio
Low	376	90	466	10.9%	16.9%	11.7%	50,253	36.5%	0.30	0.46
Moderate	789	139	928	22.8%	26.2%	23.3%	24,905	18.1%	1.26	1.45
Middle	748	113	861	21.7%	21.3%	21.6%	21,926	15.9%	1.36	1.34
Upper	1,540	189	1,729	44.6%	35.6%	43.4%	40,509	29.4%	1.51	1.21
Total	**3,453**	**531**	**3,984**	**100.0%**	**100.0%**	**100.0%**	**137,593**	**100.0%**	**1.11**	**1.11**

Group	Prime Loans	Subprime Loans	Total Loans	Pct. Prime Loans	Pct. Subprime Loans	Group Share to Upper Income Share Ratio - Prime	Group Share to Upper Income Share Ratio - Subprime
Low	376	90	466	80.7%	19.3%	0.91	1.77
Moderate	789	139	928	85.0%	15.0%	0.95	1.37
Middle	748	113	861	86.9%	13.1%	0.98	1.20
Upper	1,540	189	1,729	89.1%	10.9%	1.00	1.00
Total	**3,453**	**531**	**3,984**	**86.7%**	**13.3%**	**0.95**	**1.45**

Group	Loan Applications	Application Denials	Denial Rate	Group to Upper Income Denial Ratio
Low	1,143	411	36.0%	2.66
Moderate	1,584	331	20.9%	1.55
Middle	1,411	248	17.6%	1.30
Upper	2,753	372	13.5%	1.00
Total	**6,891**	**1,362**	**19.8%**	**1.84**