

A TALE OF THREE CITIES:
THE DISTRIBUTION OF HOUSING CREDIT
FROM REGULATED FINANCIAL INSTITUTIONS
IN THE CHICAGO SMSA FROM 1980-1983

BY
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I. INTRODUCTION

I. INTRODUCTION

The lovely lakefront at Chicago's eastern perimeter has never disguised the grit and density of this major urban area. Massive bridges span the Chicago River, highways move in every direction, and grids of asphalt make way for the multitude of apartments and houses which are home for Chicago residents. Chicago's physical environment is not one built by nature but with human initiative, imagination, sweat, upfront cash, public subsidy and debt. Building and maintaining Chicago's housing, its neighborhoods and its suburbs has depended on housing credit to enable the development of new structures, ownership transfers and continual maintenance and refurbishment.

This report, "A Tale of Three Cities," is about the performance of regulated financial institutions in extending housing credit to the neighborhoods contained within the Chicago SMSA from 1980-1983. "A Tale of Three Cities" documents the pattern of housing credit flows from regulated financial institutions across Chicago and suburban census tracts. It is part of a larger project conducted by the Woodstock Institute which systematically examines the residential lending activities of commercial banks, savings and loan associations, and mortgage bankers throughout the Chicago SMSA from 1980-1983.

This report examines the four major types of housing loans provided by the regulated financial services industry -- conventional and FHA/VA single-family mortgages, home improvement loans and multifamily loans. Based on data mandated by the Home Mortgage Disclosure Act of 1975, this report shows the distribution of housing credit from the over 500 regulated financial institutions within the Chicago SMSA.

The first part of this report describes the design of this study and the data on which this report is based. The second part examines the distribution of each type of loan among three major parts of the Chicago SMSA in each year under investigation -- among census tracts located in the suburbs, within Chicago's north lakefront Community Areas and in the remainder of the city. The third part of this report shows the variation in housing credit flows received by each of Chicago's 77 Community Areas. As will be clear, this report is a tale of three cities whose boundaries are not defined by municipal political criteria, but by distinctively different flows of credit.

II. DESIGN AND DATA BASE

II. DESIGN AND DATA BASE

This study utilizes census tract level information for all census tracts contained within the six county region of the Chicago SMSA.¹ Lending distribution patterns are examined at two geographic levels. The first level is the census tract.² Chicago SMSA census tracts were grouped into three subregions. These subregions are Chicago's suburbs, north side areas located adjacent to Lake Michigan, including the Loop, and the remainder of Chicago. The lending in these three subregions is examined at the census tract level relative to the housing stock in place in 1980. These lending patterns are shown over time, for each year from 1980-1983.

The second geographic level is the Chicago Community Area. Larger than a "neighborhood", Chicago Community Areas are aggregations of census tracts. These areas have been used by planners, politicians, researchers and community organizations alike for planning, allocating resources and general public policy purposes. With boundaries well known to local residents, Chicago Community Areas are relevant units for displaying housing credit flows. Residential loans are shown for each Community Area for all four years combined, from 1980-1983.

The HMDA Data Base

Home Mortgage Disclosure Act (HMDA) data consist of commercial banks' and savings and loan associations' reports of residential lending at the census tract level. Each year lenders are required to report by census tract the total number of loans and total dollar amount of lending for the most common types of residential lending: conventional single-family loans (one to four units), FHA and VA single-family mortgages (one to four units), multifamily loans and home improvement loans. HMDA data has been reported for every SMSA in the United States by all regulated institutions

with assets of over \$10 million (essentially all regulated lenders) since 1975.

Since 1980, the Federal Reserve Board has annually processed HMDA data for the entire country into computerized form. Previously, most studies of lending depended on analyses of paper copy HMDA reports from single lenders or from a small subset of SMSA lenders. Today, computerized lending data permit the examination of all regulated lenders in every metropolitan area over several years. For the first time, assessments of housing credit distributions can be comprehensive and precise.

This paper utilizes computerized 1980, 1981, 1982, and 1983 HMDA data for the Chicago SMSA and 1980 U.S. Census tract level housing and population data for the same area. These data permit analysis of the distribution of lending from approximately 500 regulated financial institutions over four years for 855 census tracts contained within the City of Chicago and for 516 census tracts located in suburban communities within the SMSA.

The years 1980-1983 were chosen for two reasons. First, they are the most recent years for which computerized HMDA data are available. Second, more than one year of HMDA data allows the examination of trends in lending as opposed to potentially idiosyncratic lending patterns particular to any single year. Because of variations in interest rates and the volatility of local housing markets, a longer time period can show real lending patterns, not random blips.

The availability of four years of lending data is particularly important given the high interest rates in 1981 and 1982. Because increased interest rates raise the level of disposable income necessary to cover monthly housing payments, the consumer market for housing loans was

smaller during this period. In 1980 and 1983, interest rates were lower, demand was higher and more loans were made. Hence, examining lending from 1980 through 1983 permits an assessment of lending distributions both when high and volatile interest rates influenced the lending market and when the market was comparatively stable.

Redefinition of Census Tract Boundaries

Combining four years of lending data required some redefinitions of census tract boundaries. Lenders reported their 1980 loans at the 1970 census tract level and reported later information at the 1980 census tract level. Because census tract boundaries are defined in terms of population size (average population is 4,000 persons), census tracts which grew from 1970 to 1980 were redefined for the purpose of the 1980 census and were sometimes split from one census tract in 1970 to two or more census tracts in 1980. For the purpose of this study, 1980 tracts which were split-offs from 1970 tracts were added together to form boundaries comparable with the original 1970 tract boundaries. For the split 1980 tracts, the associated lending data were aggregated to include the same area as in 1970. Hence, although in 1980 the Chicago SMSA contained 1,516 census tracts, the number of tracts in the data base for this study is smaller (1,371) due to the aggregation of redefined census tracts. In all, the modification of 145 census tracts permitted the inclusion of 1980 HMDA data for analysis in this study.

Although these redefined census tracts tend to be larger in population and housing than others, this is not a source of bias in examining lending patterns because lending volume per census tract is systematically examined relative to the housing stock in place in 1980.

The final data base used in this report contains the lending reports by regulated lenders for 1,371 census tracts within the Chicago SMSA from 1980-1983. This includes the reports of 529 metropolitan lenders³ in 1980, 503 lenders in 1981, 508 lenders in 1982 and 481 lenders in 1983.

Table 1 (page 7) shows the types of financial institutions included in this study by their location (Chicago versus the suburbs). Chicago's suburbs contain many more financial institutions (both commercial banks and savings and loan associations) than Chicago. However, suburban financial institutions tended to be smaller. In 1983, the twelve largest Chicago-based financial institutions each had assets of over one billion dollars. In fact, the majority of Chicago lenders' had 1983 assets of over \$100 million. The majority of suburban located lenders had 1983 assets of less than \$100 million. The suburbs contained more financial institutions than the City of Chicago, but they did not necessarily contain more financial resources for making loans.

TABLE 1
NUMBER OF CHICAGO SMSA FINANCIAL INSTITUTIONS
BY LOCATION AND INSTITUTION TYPE

	Number of Institutions			
	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>
City of Chicago				
Commercial Banks	95	90	85	83
Savings and Loans	64	54	51	50
Credit Unions	1	1	0	0
Suburbs				
Commercial Banks	268	263	280	258
Savings and Loans	100	93	92	89
Credit Unions	<u>1</u>	<u>1</u>	<u>0</u>	<u>1</u>
Total Institutions	529	502	508	481

III. THE DISTRIBUTION OF LENDING IN THE
CHICAGO SMSA FROM 1980-1983

III. THE DISTRIBUTION OF LENDING IN THE CHICAGO SMSA FROM 1980-1983

The analyses which follow show the distribution of all housing credit provided by regulated lenders within census tracts contained within the three regions which make up the Chicago SMSA -- the North Lakefront⁴ (census tracts contained within the Loop and north side lakefront Community Areas), the Neighborhoods (the remainder of the City of Chicago), and the Suburbs. The strength of these analyses rest on both the disparities in lending among these three areas and on the differences in social make-up and housing within these regions. Table 2 (pages 11-12) compares the housing and population characteristics of census tracts contained in the North Lakefront, the Neighborhoods, and the Suburbs. Shown are the means and standard deviations associated with each housing and population characteristic within each stratum.⁵

Subregion Population Characteristics

The North Lakefront shared many characteristics with its sister Chicago Neighborhoods in 1980. The average tracts located in either the North Lakefront or the Neighborhoods were comparable in population size and both contained less people than the average Suburban tract (in part, because more Suburban census tracts were aggregated to form comparable boundaries over time). The average Chicago tract, whether near the lake or not, declined in population from 1970 to 1980, while the average Suburban tract increased in population size over this decade.

Yet both the North Lakefront and the Neighborhoods shared different characteristics with the Suburbs. Like the Suburbs, the Neighborhoods contained more married couples, more owner-occupied homes and had lower mobility rates. By contrast, the average North Lakefront tract contained

more single people and rental housing and had extremely high mobility rates.

Like the Suburbs, the North Lakefront contained relatively few black residents, although the proportion of Hispanics within the North Lakefront was comparable to the Neighborhoods. However, the North Lakefront's average median family income was not much higher than Neighborhood income levels (North Lakefront and Neighborhood average incomes were \$19,757.55 and \$17,188.60, respectively). Suburban average incomes were dramatically higher than either subregion of the city. The Suburbs' average income was \$28,011.11. Nonetheless, the standard deviations relative to these means show that North Lakefront census tracts contained families with a wider range of incomes than either the Suburbs or the Neighborhoods. Lakefront income levels varied more widely compared to the more uniform income levels of the Suburbs or the Neighborhoods.

Unlike either the Suburbs or the North Lakefront, the Neighborhoods contained far more black residents. The average tract in the Neighborhoods was 43% black, although the large standard deviation shows that blacks and whites were highly segregated and tended to live in separate census tracts. The average North Lakefront tract was only 15% black. The average Suburban tract's percentage of black residents was even lower at 8%.

Although the Loop, which had little housing in 1980, is included in the North Lakefront, the average Lakefront census tract contained more housing, more new housing, more condominiums and smaller units than the average Neighborhood tract. North Lakefront owner-occupied housing was very expensive. The average Lakefront census tract's owner-occupied housing was of higher value than even the Suburbs, although the large standard deviation associated with the mean shows that the range in Lakefront

TABLE 2

**THE DISTRIBUTION OF 1980
HOUSING AND POPULATION CHARACTERISTICS
IN CHICAGO NEIGHBORHOOD, NORTH LAKEFRONT AND SUBURBAN CENSUS TRACTS**

		THE CHICAGO SMSA		
		THE NEIGHBORHOODS (N=746)	THE NORTH LAKEFRONT (N=109)	THE SUBURBS (N=516)
TOTAL POPULATION 1980	MEAN STANDARD DEVIATION	2535.92	2681.27	6426.34
CHANGE IN TOTAL POPULATION 1970 1980	MEAN STANDARD DEVIATION	-423.41	-438.82	946.74
PERCENT BLACK 1980	MEAN STANDARD DEVIATION	913.03	743.47	3729.35
PERCENT HISPANIC 1980	MEAN STANDARD DEVIATION	42.88	14.93	7.73
PERCENT MARRIED 1980	MEAN STANDARD DEVIATION	45.83	22.69	18.44
IN 1980, % LIVING IN DIF. HOUSE IN 1975	MEAN STANDARD DEVIATION	15.83	15.33	4.29
MEDIAN FAMILY INCOME 1980	MEAN STANDARD DEVIATION	23.80	12.78	6.30
TOTAL NUMBER HOUSING UNITS IN 1980	MEAN STANDARD DEVIATION	42.70	34.09	59.15
	MEAN STANDARD DEVIATION	14.02	11.62	9.50
	MEAN STANDARD DEVIATION	39.45	56.98	43.28
	MEAN STANDARD DEVIATION	14.83	17.61	12.08
	MEAN STANDARD DEVIATION	17188.60	19757.55	28011.11
	MEAN STANDARD DEVIATION	6914.07	10596.08	8023.76
	MEAN STANDARD DEVIATION	1264.38	2112.87	2832.83
	MEAN STANDARD DEVIATION	948.68	1763.65	2291.50

(CONTINUED)

TABLE 2, cont.

**THE DISTRIBUTION OF 1980
HOUSING AND POPULATION CHARACTERISTICS
IN CHICAGO NEIGHBORHOOD, NORTH LAKEFRONT AND SUBURBAN CENSUS TRACTS**

		THE CHICAGO SMSA		
		THE NEIGHBORHOODS (N=746)	THE NORTH LAKEFRONT (N=109)	THE SUBURBS (N=516)
MED VALUE OWNER OCCUPIED HSNG UNITS 1980	MEAN STANDARD DEVIATION	20930.86	56149.74	30537.51
MEDIAN GROSS RENT 1980	MEAN STANDARD DEVIATION	217.85	252.36	305.86
MED NUMBER ROOMS PER UNIT 1980	MEAN STANDARD DEVIATION	60.47	91.99	74.39
PERCENT CONDOMINIUMS 1980	MEAN STANDARD DEVIATION	3.03	1.89	3.07
% OWNER-OCC HSNG 1980	MEAN STANDARD DEVIATION	0.86	0.89	0.50
PERCENT UNITS BUILT BEFORE 1940	MEAN STANDARD DEVIATION	1.12	9.96	4.13
PERCENT UNITS BUILT 1975-1980	MEAN STANDARD DEVIATION	4.83	16.84	6.80
	MEAN STANDARD DEVIATION	38.67	18.88	68.38
	MEAN STANDARD DEVIATION	25.05	14.60	19.10
	MEAN STANDARD DEVIATION	54.98	56.91	24.86
	MEAN STANDARD DEVIATION	24.51	24.64	23.64
	MEAN STANDARD DEVIATION	1.50	4.79	9.01
	MEAN STANDARD DEVIATION	4.68	11.54	11.00
	MEAN STANDARD DEVIATION	0.52	1.04	1.01
	MEAN STANDARD DEVIATION	2.06	1.23	1.16

housing values was very large; suburban housing values were more uniform. Rent levels for the generally smaller Lakefront units were higher than in the rest of Chicago, although lower than in the Suburbs. The housing costs associated with living closer to Lake Michigan, were close to if not more than those in the Suburbs.

The higher housing costs in the North Lakefront cannot be explained solely by the age of its housing. The average Lakefront tract contained slightly more older housing than tracts in the remainder of the city, although in both areas, more than 50% of the average tract's housing was built before 1940. The Suburbs had far less older housing and much more newer housing than either part of Chicago. The Neighborhoods had very little new housing development (mean = 1.5%), while almost 5% of the average North Lakefront census tract's housing was built between 1975 and 1980.

Clearly, these three parts of the Chicago metropolis represent distinctive areas. In 1980, the North Lakefront shared the racial composition and housing price characteristics of the Suburbs, but differed in its housing type and size. The North Lakefront shared with the neighborhoods a comparable number of older housing units, but contained more newer housing than areas on the south and west sides of the city. And the Neighborhoods and the Suburbs represented polar opposites in terms of housing composition and costs, population composition and income levels. These areas coexist in the same metropolitan area but may be seen as three distinct lending markets.

Measuring Lending

To examine the distribution of loans among census tracts contained within each of the three regions, lending was measured relative to the census tract housing stock in place in 1980. For each type of loan, two measures are presented. The first measures the number of loans distributed among census tracts. The second measures the dollar volume of lending distributed among census tracts.

Lending volume (both numbers and dollars of loans) is standardized by number of housing units in order to account for the variation in the number of housing units, the potential objects for lending. Obviously, census tract areas with little housing would be expected to receive less lending than census tracts with more housing. Therefore, the lending measures in this report are specified according to the number of dollars of loans per 1,000 housing units which are of the type of housing appropriate to the type of loan.⁶ Home improvement loans and conventional and FHA/VA single-family mortgages are only made on structures containing one, two, three or four units and on condominium units. Multifamily loans are made only on structures which contain more than four units. Therefore, home improvement loans and conventional and FHA/VA single-family mortgages are standardized relative to the number of housing units per census tract in one-, two-, three- and four-unit structures, including the number of condominium units. Multifamily lending is standardized relative to the number of units contained in structures with more than four units.⁷

For each type of lending and for each year under investigation, three different aspects of the lending patterns within regions are shown. First shown are the number of census tracts within each stratum which received no loans. This measure shows if lending was concentrated or relatively

dispersed and provides a clue concerning the skewedness of the distribution of lending among census tracts. Second shown are the mean numbers and dollar amounts of lending per 1,000 housing units.⁸ This measure summarizes the distribution of lending among census tracts. Third shown are the standard deviations associated with each mean lending volume measure. This shows the amount of dispersion around the central tendency and indicates the variation in lending volume among census tracts within each stratum.

To show the varying distributions of lending among the North Lakefront, the Neighborhoods and the Suburbs, this report proceeds as follows. Table 3 (page 16) shows the total volume of each type of lending (number and dollars of loans) for the entire four years under investigation. Tables 4-8 break down these overall volume and look specifically at the distribution of loans among census tracts over time. Table 4 (page 20) shows the distribution of conventional single-family lending. Table 7 (page 28) shows the distribution of FHA/VA single-family lending. Table 8 (page 30) shows the distribution of home improvement lending. Table 9 (page 33) shows the distribution of multifamily lending. Table 10 (page 36) shows the distribution of all types of housing loans by the regulated financial institutions.

Four Year Housing Loan Volumes

Table 3 shows the number and dollar volume of conventional and FHA/VA single-family mortgages, home improvement loans, multifamily loans, and the total volume of housing loans received by Neighborhood, North Lakefront and Suburban areas from 1980-1983. In parentheses are the percent of the SMSA's total volume of each type of lending received by each stratum. The

TABLE 3

LENDING VOLUMES BY COMMERCIAL BANKS AND SAVINGS & LOANS IN CHICAGO NEIGHBORHOOD,
NORTH LAKEFRONT AND SUBURBAN CENSUS TRACTS FROM 1980-1983*

	<u>The Neighborhoods</u> (N = 746)	<u>The North Lakefront</u> (N = 109)	<u>The Suburbs</u> (N = 516)	<u>The SMSA</u> (N = 1371)
<u>Conventional Single Family</u>				
Number of Loans	30,706 (19%)	14,712 (9%)	116,197 (72%)	161,615 (100%)
Dollars of Loans (\$,000)	\$1,155,653 (13%)	\$934,965 (11%)	\$6,638,786 (76%)	\$8,729,404 (100%)
<u>FHA/VA</u>				
Number of Loans	825 (16%)	212 (4%)	4,132 (80%)	5,169 (100%)
Dollars of Loans (\$,000)	\$27,763 (10%)	\$7,266 (3%)	\$229,236 (87%)	\$264,265 (100%)
<u>Home Improvement</u>				
Number of Loans	29,841 (37%)	2,272 (3%)	47,580 (60%)	79,693 (100%)
Dollars of Loans (\$,000)	\$181,577 (28%)	\$25,425 (4%)	\$436,806 (68%)	\$643,808 (100%)
<u>Multifamily</u>				
Number of Loans	1,900 (41%)	554 (12%)	2,197 (47%)	4,651 (100%)
Dollars of Loans (\$,000)	\$127,016 (17%)	\$97,908 (13%)	\$512,100 (70%)	\$737,024 (100%)
<u>All Loans</u>				
Number of Loans	63,272 (25%)	17,750 (7%)	170,106 (68%)	251,128 (100%)
Dollars of Loans (\$,000)	\$1,492,009 (14%)	\$1,065,564 (10%)	\$7,816,929 (76%)	\$10,374,502 (100%)

* Percent of the SMSA's volume of lending for each type of loan and for each location shown in parentheses.

purpose of this analysis is to provide a base of comparison for under-standing aggregate residential credit flows within the SMSA from 1980-1983.

City/Suburb Comparisons

For each type of loan, the Suburbs received substantially more housing finance from regulated lenders than Chicago. Comparing the Suburbs to the entire City of Chicago shows that the Suburbs received over 2.5 conventional single-family mortgages for every conventional single-family mortgage in Chicago and three times as many conventional single-family dollars -- a difference of over 70,000 loans and over \$4.5 billion. The Suburbs received about 1.5 times more home improvement loans and over twice as many home improvement dollars -- a difference of 15,500 loans and \$2.3 million. And of the small number of regulated lenders' FHA/VA mortgages (5,169), the Suburbs received 80% of the loans and 87% of the FHA/VA dollars.⁹

While part of this vast disparity might be explained by the numbers of housing units available for these types of loans within Chicago and its Suburbs, the City/Suburb gap is too large to be explained by the amount of housing units alone. In 1980, Chicago contained 38% of the SMSA's total number of housing units on which conventional single-family, FHA/VA or home improvement loans could be made. Yet Chicago's share of conventional single-family mortgages was much less than this; Chicago received only 28% of all conventional single-family mortgages and 24% of all conventional mortgage dollars. Only the volume of home improvement loans roughly approximated City and Suburban respective shares of the housing units.

The Suburbs also disproportionately received much more multifamily finance than Chicago. Although Chicago contains 65% of all multifamily units in the SMSA, it received 53% of the number of multifamily loans made

during this period and only 32% of the entire volume of multifamily loan dollars. The Suburbs received fewer multifamily loans than the City, but received \$2.87 million more in multifamily loan dollars.

In all, the City/Suburb loan disparity from 1980-1983 was large. The Suburbs received 68% of all housing loans and 76% of all housing finance dollars, which constituted a four-year differential of 89,084 loans and \$5.26 billion. The majority of the gap was due to the vast disparity in conventional single-family lending between Chicago and its suburbs.

Subregion Comparisons: The North Lakefront and the Neighborhoods

These City/Suburb loan disparities mask a large disparity within the City itself. The Neighborhoods contain 88% of all single-family housing units, yet they received only 68% of Chicago's conventional single-family mortgages and 55% of its conventional mortgage dollars.

Relative to their share of Chicago's housing, the Neighborhoods received proportionately comparable numbers and dollars of both home improvement and FHA/VA lending. The Neighborhoods received 80% of the City's FHA/VA mortgages from regulated financial institutions and 93% of the entire volume of Chicago's home improvement loans.

During the four years studied, the Neighborhoods received 77% of all loans made by regulated lenders within the city. Yet almost half of these loans (47%) were home improvement loans, which are generally quite small. In dollars of loans, the Neighborhoods received only 55% of the loans made in Chicago. The North Lakefront, a very small part of the city, received almost half of all housing finance dollars from commercial banks and savings and loan associations.

The Distribution of Conventional Single-Family Lending

Conventional single-family mortgages comprised 84% of the entire volume of housing loan dollars and 65% of all housing loans distributed throughout the Chicago SMSA by regulated financial institutions from 1980-1983.

Therefore, showing where these types of loans were made or not made distinguishes those areas which received funds from regulated lenders from those which were generally bereft of funds from commercial banks and savings and loan associations. Table 4 (page 20) shows the differences in conventional single-family lending distributions among Neighborhood, North Lakefront and Suburban census tracts from 1980-1983.

The North Lakefront Lending Gap

In any single year under investigation, the average North Lakefront census tract received hundreds more loans and millions more dollars per 1,000 housing units than either the Neighborhoods or the Suburbs. In 1980, for every 1,000 units, the average North Lakefront census tract received 1,826 loans for \$94.2 million, while the average Neighborhood tract received 20.90 loans for \$761,150 and the average Suburban tract received 29.14 loans for \$1,480.90. The average difference between the North Lakefront and the Neighborhoods in 1980 was \$93.4 million per 1,000 housing units. The average Lakefront/Suburb difference for that same year was \$92.7 million per 1,000 housing units. Although the gap between the Lakefront and the two other parts of the metropolis declined after 1980, it remained extremely high and never went below \$6 million per 1,000 units. The North Lakefront, relative to the size of its housing stock, received a substantial concentration of lending.

TABLE 4

**THE DISTRIBUTION OF CONVENTIONAL SINGLE-FAMILY LENDING IN
CHICAGO NEIGHBORHOOD, NORTH LAKEFRONT, AND SUBURBAN CENSUS TRACTS FROM 1980-1983**

	<u>The Neighborhoods</u> (N = 746)	<u>The North Lakefront</u> (N = 109)	<u>The Suburbs</u> (N = 516)
<u>Number of Tracts With No Loans</u>			
1980	94	8	1
1981	140	10	1
1982	175	9	7
1983	107	3	1
1980-83	29	3	0
<u>Number of Loans Per 1000 Units in 1-4 Unit Structures and Condominiums</u>			
1980			
Mean	20.90	1,826.45	29.14
Standard Deviation	(43.60)	(16,160.98)	(17.64)
1981			
Mean	8.58	414.29	18.61
Standard Deviation	(10.30)	(2,558.89)	(20.39)
1982			
Mean	6.27	117.19	11.79
Standard Deviation	(8.39)	(873.10)	(10.52)
1983			
Mean	12.99	246.32	31.27
Standard Deviation	(14.70)	(1,258.40)	(22.61)
1980-83			
Mean	48.74	2,604.25	90.82
Standard Deviation	(62.41)	(19,325.79)	(54.99)
<u>Dollars of Loans Per 1,000 Units in 1-4 Unit Structures and Condominiums (\$,000)</u>			
1980			
Mean	\$761.15	\$94,177.67	\$1,480.90
Standard Deviation	(1,982.52)	(832,545.79)	(1,138.87)
1981			
Mean	\$325.65	\$22,906.59	\$1,001.59
Standard Deviation	(519.98)	(138,837.39)	(978.79)
1982			
Mean	\$229.31	\$6,686.37	\$707.20
Standard Deviation	(400.91)	(48,749.54)	(859.52)
1983			
Mean	\$601.01	\$16,325.36	\$2,023.56
Standard Deviation	(936.18)	(81,415.17)	(1,878.77)
1980-83			
Mean	\$1,917.12	\$140,095.99	\$5,213.25
Standard Deviation	(3,096.23)	(1,008,305.30)	(4,304.97)

The large standard deviations associated with the North Lakefront average lending volume in every year, however, show that the dispersion around these central tendencies is very great, meaning that some Lakefront census tracts received vast amounts of conventional single-family lending relative to their number of housing units while others did not. That is, some North Lakefront census tracts were "lending outliers", receiving (disproportionate to their housing stock) more loans and dollars of loans than others.

To determine if the large gap between the Lakefront and the rest of the metropolitan region constituted a real pattern and did not solely reflect the presence of extremes, separate analyses were conducted excluding two North Lakefront census tracts which received large amounts of conventional single-family housing finance but contained only one housing unit according to the 1980 Census.¹⁰ Shown in Table 5 on page 22, these results confirm more strongly that the North Lakefront received much more conventional single-family finance relative to its housing stock than any other part of the SMSA.

Again, this analysis showed that the North Lakefront far surpassed the Neighborhoods and the Suburbs in conventional single-family lending. In any single year, the average North Lakefront tract received two to four times as many loans and loan dollars as average Suburban census tract. Compared to the average Neighborhood tract, the gap was even greater. The average North Lakefront tract received three to ten times as many loans as the average Neighborhood tract and five to fourteen times as many loan dollars. Over the entire four years, the average Lakefront/Suburb gap was

TABLE 5

**CONVENTIONAL SINGLE-FAMILY LENDING DISTRIBUTIONS IN CHICAGO NEIGHBORHOOD,
NORTH LAKEFRONT AND SUBURBAN CENSUS TRACTS FROM 1980-1983
EXCLUDING TWO NORTH LAKEFRONT LENDING OUTLIERS**

	<u>The Neighborhoods</u> (N=746)	<u>The North Lakefront</u> (N=107)	<u>The Suburbs</u> (N=516)
<u>Number of Loans Per 1,000 Units</u>			
Mean 1980	20.90	70.76	29.14
Mean 1981	8.58	69.80	18.61
Mean 1982	6.27	24.18	11.79
Mean 1983	12.99	136.73	31.27
Mean 1980-1983	48.74	301.48	90.82
<u>Dollars of Loans Per 1,000 Units</u> (in thousands)			
Mean 1980	\$761.15	\$4,009.63	\$1,480.90
Mean 1981	\$325.65	\$4,438.14	\$1,001.59
Mean 1982	\$229.31	\$1,680.39	\$707.20
Mean 1983	\$601.01	\$8,541.08	\$2,023.56
Mean 1980-1983	\$1,917.12	\$18,669.24	\$5,213.25

210 loans and \$13.5 million per 1,000 units. For the same period, the average Lakefront/Neighborhood gap was even greater -- 253 loans and \$16.8 million per 1,000 units.

While excluding the two extreme North Lakefront census tracts from these analyses reduces the size of the average gap from many hundreds of loans and millions of dollars to only tens of loans and several million dollars, the analysis indicates that the two census tracts which appear to be "outliers" are not so extreme. The typical North Lakefront census tract received vast amounts of conventional single-family financing compared to the average Neighborhood or Suburban tract.

The Suburb/Neighborhood Lending Gap

The overwhelmingly large lending gap between The North Lakefront and all other parts of the Chicago SMSA does not disguise the difference between the amount of conventional single-family lending in the Suburbs and the Neighborhoods. The average Suburban tract systematically received more conventional single-family loans and loan dollars than the average Neighborhood tract. Beginning in 1980, the difference was 8.24 loans and \$719,750 per 1,000 units and in 1981, the difference was 10 loans and \$675,940 per 1,000 units. For one year, 1982, the difference diminished -- to 5.5 loans and \$477,890 per 1,000 units. But in 1983, it increased to a four-year high of 18.28 loans and \$1,422,550. In the entire four years studied, the average Suburban tract received a total of 42.08 loans and \$3,296,130 more per 1,000 units than the average Neighborhood tract. In 1983, the average Neighborhood census tract was thousands of dollars behind the average Suburban tract. The number of housing units cannot account for this vast disparity in conventional mortgage lending.

Changes in Lending Volume Over Time

In 1981 and 1982, interest rates reached record highs with rates for conventional single-family mortgages varying between 14% and 20%. The entire SMSA felt the impact of the dramatic change in the cost of housing finance and each part of the SMSA experienced a decline in average lending volume. Table 6 shows the percent change in average yearly lending volume for each year from 1980-1983.

TABLE 6

**PERCENT CHANGE IN AVERAGE ANNUAL CONVENTIONAL SINGLE-FAMILY LENDING VOLUME
FOR CHICAGO NEIGHBORHOOD, NORTH LAKEFRONT AND SUBURBAN CENSUS TRACTS FROM 1980-1983**

	<u>The Neigh- borhoods</u>	<u>The North Lakefront</u>	<u>The North Lakefront Minus Two Outliers</u>	<u>The Suburbs</u>
<u>Numbers of Loans</u>				
Percent Change 1980-81	-57%	-76%	- 1%	-32%
Percent Change 1981-82	-30%	-71%	-65%	-29%
Percent Change 1982-83	+162%	+144%	+465%	+186%
<u>Dollars of Loans</u>				
Percent Change 1980-81	-59%	-77%	+10%	-36%
Percent Change 1981-82	-27%	-72%	-62%	-36%
Percent Change 1982-83	+107%	+110%	+408%	+165%

The average North Lakefront tract lost proportionately more conventional single-family financing when interest rates were highest than either the average Suburban or Neighborhood tract. From 1980-1981, the average loss per North Lakefront tract in dollars of loans was 77% compared to the Neighborhood tract's average loss of 59% and the Suburban tract's average loss of 36%. Although the North Lakefront began this period with far more lending than other parts of the SMSA, it would appear that the North Lakefront areas felt the impact of changes in the lending market far more than other regions.

When the two North Lakefront outliers are excluded, the analysis shows that, on average, the North Lakefront's conventional single-family loan losses were not so large. From 1980-1981, the average North Lakefront tract received a 10% increase in lending while in all other parts of the metropolis, lending volume declined. Only in 1982 when interest rates peaked, did the average Lakefront census tract experience a decrease in

conventional single-family loan dollars. But despite this loss, the Lakefront remained far ahead of all other parts of the SMSA in volume of lending per housing unit. Market changes did not affect North Lakefront lending the way they affected the Suburbs and particularly, the Neighborhoods.

Both the Neighborhoods and the Suburbs felt the impact of lending market changes between 1980 and 1983, but comparable Neighborhood and Suburban percentage changes over this period cannot hide that the Neighborhoods hurt the most from high interest rates. The average Neighborhood census tract began this period with far less (under \$1 million in mortgages per 1,000 units) and lost proportionately more. In 1982 when lending was at an all-time low, the average Neighborhood tract received only \$229,310 in mortgages per 1,000 units (about \$229 per unit), essentially no lending at all.

In 1983, when interest rates declined, all three parts of the SMSA received substantially more conventional single-family lending than the previous year. Excluding the two lending outliers, the Lakefront's gains were most dramatic -- an increase of 465% in numbers of loans and 408% in dollars of loans. The Lakefront's average lending volume in 1983 was more than double what they received in 1980. The average Suburban tract's lending also increased substantially, by 186%. The average Suburban tract's lending volume in 1983 surpassed the 1980 amount by \$542,660 per 1,000 units. Clearly, these two areas' lending losses were temporary.

In 1983, lending in the average Neighborhood census tract increased but by less, only 162%. A low lending volume coupled with serious decreases did not mean a dramatic comeback in 1983 for the Neighborhoods.

Although lending increased, the average Neighborhood tract received about 8 loans and \$160,000 per 1,000 units less in 1983 than it did in 1980.

The stark difference in lending between the Neighborhoods and all other parts of the SMSA is seen most clearly in the number of census tracts within each stratum which received no conventional single-family mortgages in any year. Almost every Suburban census tract received at least one conventional single-family loan in each year and over the four-year period, no Suburban census tracts went without this type of loan. Few North Lakefront census tracts were devoid of conventional single-family financing and after four years, only three tracts did not get a single loan.

A different pattern is true for the Neighborhoods. In 1980, 94 Neighborhood tracts received no conventional single-family mortgages. By 1981, the number of Neighborhood tracts with no loans increased by 49%, to 140 census tracts. In 1982, the number of Neighborhood tracts with no loans increased again -- by 25% to 175 census tracts. In this year, almost one-fourth of all Neighborhood tracts did not receive any conventional single-family finance. And in 1983, when the rest of the SMSA was recovering from the 1981 and 1982 drops in lending, the number of Neighborhood census tracts with no loans was still high at 107. Twenty-nine Neighborhood census tracts did not receive one conventional single-family mortgage loan in the four years studied.

This examination of the distribution of conventional single-family lending and the changes in lending volume from 1980-1983 shows that inequalities abound across the Chicago SMSA where commercial banks and savings and loan associations made their primary form of housing loans, single-family mortgages. The Suburbs had a sustained lending volume which was well distributed among all areas. The North Lakefront received massive

and extensive investment in mortgages, far more financing relative to its housing stock than anywhere else in the metropolis. The Neighborhoods were the big losers. Beginning this period with far fewer loans and far less loan dollars than the rest of the metropolis, the Neighborhoods most harshly felt the effects of the decrease in mortgage lending. During the four years studied, the Neighborhoods received a total average lending volume which was less than what other regions received in a single year.

The Distribution of FHA/VA Lending

Table 7 (page 28) shows the distribution of FHA/VA lending among Chicago Neighborhood, North Lakefront and Suburban census tracts from 1980-1983. These analyses show the distribution of government-insured single-family mortgages originated by commercial banks and savings and loan associations.¹¹ Much of the FHA/VA loans made in Chicago are originated by mortgage bankers and not by regulated financial institutions. Regulated lenders made only 5,169 FHA/VA loans over the four years studied in the Chicago SMSA. The following analyses focus only on the distribution of this portion of the SMSA's FHA/VA lending.¹²

The average amounts of lending per tract are deflated because of the large number of census tracts which received no FHA/VA lending at any single point in time. Yet these percentages of "no FHA/VA" tracts varied by location. In 1980, 67% of all Neighborhood tracts and 85% of all North Lakefront tracts received no FHA/VA loans from regulated lenders. Yet this was true for only 33% of the Suburban tracts in 1980. When interest rates increased, the proportion of tracts which received no FHA/VA loans increased. Yet even in 1983, the number of North Lakefront and Neighborhood tracts which received no FHA/VA loans remained high while in the Suburbs, 100 additional Suburban tracts gained some FHA/VA lending.

TABLE 7

**THE DISTRIBUTION OF FHA/VA LENDING IN
CHICAGO NEIGHBORHOOD, NORTH LAKEFRONT, AND SUBURBAN CENSUS TRACTS FROM 1980-1983**

	<u>The Neighborhoods</u> (N = 746)	<u>The North Lakefront</u> (N = 109)	<u>The Suburbs</u> (N = 516)
<u>Number of Tracts With No Loans</u>			
1980	498	93	168
1981	710	99	366
1982	703	99	392
1983	683	101	282
1980-83	425	74	78
<u>Number of Loans Per 1,000 Units in 1-4 Unit Structures and Condominiums</u>			
1980			
Mean	.96	.75	1.34
Standard Deviation	(2.96)	(6.09)	(1.90)
1981			
Mean	.06	.11	.49
Standard Deviation	(.36)	(.44)	(4.46)
1982			
Mean	.15	.46	.38
Standard Deviation	(1.24)	(1.88)	(1.27)
1983			
Mean	.26	.08	1.01
Standard Deviation	(2.27)	(.33)	(2.06)
1980-83			
Mean	1.42	1.40	3.22
Standard Deviation	(4.19)	(6.44)	(5.75)
<u>Dollars of Loans Per 1,000 Units in 1-4 Unit Structures and Condominiums</u>			
1980			
Mean	\$26.77	\$23.98	\$64.18
Standard Deviation	(100.78)	(198.81)	(92.45)
1981			
Mean	\$1.90	\$3.38	\$20.79
Standard Deviation	(16.56)	(17.93)	(222.11)
1982			
Mean	\$8.22	\$15.72	\$25.07
Standard Deviation	(87.77)	(64.22)	(94.88)
1983			
Mean	\$17.34	\$5.04	\$64.78
Standard Deviation	(187.10)	(20.09)	(139.24)
1980-1983			
Mean	\$54.23	\$48.12	\$174.82
Standard Deviation	(253.45)	(212.77)	(317.78)

Clearly, FHA/VA lending by regulated lenders was more present in the Suburbs than in any part of the central city.¹³

For every year of this study, regulated lenders' FHA/VA loans were concentrated more in the Suburbs than in either part of the city. For four years combined, both the North Lakefront and the Neighborhoods each received an average of about 1.5 loans for about \$55,000 per 1,000 housing units. The average Suburban tract received over 3.11 loans for \$174,820 per 1,000 units.

Unlike conventional single-family lending, the FHA/VA lending disparity was not between the North Lakefront, the Suburbs and the rest of Chicago. It was between the Suburbs and the entire city. The vast majority of Suburban tracts received some FHA/VA lending over the four years under investigation and the average Suburban tract received about \$120,000 more per 1,000 units than the average tract in either part of Chicago. Obviously, FHA/VA lending by regulated lenders did not make up for the low amount of conventional single-family finance in the Neighborhoods. Nor did it add to the extraordinarily high volume of conventional single-family mortgages received by the North Lakefront. It simply added to the already high volume of conventional single-family lending received by the Suburbs from 1980-1983.

The Distribution of Home Improvement Lending

Table 8 (page 30) shows the distribution of home improvement loans among Chicago Neighborhood, North Lakefront and Suburban census tracts from 1980-1983. Although in any single year, a range of 53 to 87 Neighborhood tracts did not receive any home improvement loans (more "no loan" tracts than in any other part of the SMSA), all Neighborhood areas received at least one home improvement loan over this four-year period.

TABLE 8

**THE DISTRIBUTION OF HOME IMPROVEMENT LENDING IN
CHICAGO NEIGHBORHOOD, NORTH LAKEFRONT, AND SUBURBAN CENSUS TRACTS FROM 1980-1983**

	<u>The Neighborhoods</u> (N = 746)	<u>The North Lakefront</u> (N = 109)	<u>The Suburbs</u> (N = 516)
<u>Number of Tracts With No Loans</u>			
1980	53	13	2
1981	66	15	4
1982	87	14	5
1983	61	13	4
1980-83	0	0	0
<u>Number of Loans Per 1,000 Units in 1-4 Unit Structures and Condominiums</u>			
1980			
Mean	16.91	33.12	13.53
Standard Deviation	(15.10)	(192.75)	(10.32)
1981			
Mean	11.49	28.67	12.65
Standard Deviation	(12.23)	(193.45)	(20.70)
1982			
Mean	8.79	34.90	8.82
Standard Deviation	(9.68)	(215.11)	(8.46)
1983			
Mean	13.08	64.12	9.42
Standard Deviation	(19.66)	(579.49)	(8.34)
1980-83			
Mean	50.28	160.80	44.42
Standard Deviation	(39.59)	(904.39)	(37.84)
<u>Dollars of Loans Per 1,000 Units in 1-4 Unit Structures and Condominiums</u>			
1980			
Mean	\$97.44	\$179.08	\$136.50
Standard Deviation	(99.40)	(401.85)	(130.29)
1981			
Mean	\$67.91	\$208.83	\$108.40
Standard Deviation	(108.58)	(1,067.12)	(191.61)
1982			
Mean	\$51.35	\$263.37	\$68.90
Standard Deviation	(58.72)	(1,470.17)	(76.00)
1983			
Mean	\$87.24	\$332.24	\$83.27
Standard Deviation	(168.55)	(2,413.20)	(62.22)
1980-1983			
Mean	\$303.94	\$983.52	\$397.07
Standard Deviation	(281.60)	(4,127.25)	(301.25)

The distribution of home improvement loans shows a pattern similar to the one found for conventional single-family mortgage lending. North Lakefront census tracts were the biggest recipients of home improvement lending. In 1980, the average North Lakefront tract received \$42,580 per 1,000 units more than the average Suburban tract and \$81,610 per 1,000 units more than the average Neighborhood tract.

This home improvement lending gap between the North Lakefront and all other SMSA areas increased over time. By 1983, the average North Lakefront tract received \$248,970 per 1,000 units more than the average Suburban tract and \$245,000 per 1,000 units more than the average Neighborhood tract. Over the four years combined, the average North Lakefront tract received 160.80 home improvement loans per 1,000 units compared to the average Neighborhood's and Suburb's net of only 50.28 and 44.42 loans per 1,000 units, respectively. In dollars, the four-year gap between the average North Lakefront tract and the average Suburban tract was \$586,450 per 1,000 units. The gap was \$679,580 per 1,000 units between the average North Lakefront and Neighborhood tract.

The average Neighborhood and Suburban tract home improvement lending volumes were more equal. Over four years, the average Neighborhood tract received \$303,940 per 1,000 units and the average Suburban tract received \$397,070 per 1,000 units, a gap of \$93,130 per 1,000 units. The North Lakefront, the locale of much housing rehabilitation and gentrification, received many more loans and thousands more home improvement dollars per unit of housing than anywhere else in the SMSA.

Note the differences in the distributions of lending by type of loan. In conventional single-family mortgages, the North Lakefront ranked first, followed by the Suburbs, with the Neighborhoods far behind. In FHA/VA lending, the Suburbs received the most lending while the Neighborhoods and the North Lakefront received comparable FHA/VA lending volumes. For home improvement lending, the North Lakefront (as with conventional single-family mortgages) was again a clear winner while the Suburbs and the Neighborhoods were at parity after four years.

The Distribution of Multifamily Lending

In the Chicago SMSA, 30.8% of all housing units are in buildings with five or more units. However, loans for these buildings accounted for only 1.9% of all loans made and 7.1% of all dollars loaned by regulated lenders. Between 1980 and 1983, banks and savings and loan associations made 4,651 multifamily loans totalling only \$737 million in the Chicago SMSA.

Table 9 (page 33) shows the distribution of multifamily lending from 1980-1983. Note that because multifamily loans are only made on structures which contain more than four units, the lending measures are standardized by the number of apartments per census tract. Multifamily lending is standardized by the number of units in structures which contained more than four units in 1980.

The pattern revealed in these analyses is a familiar one. In each year under investigation, the Neighborhoods contained the highest proportion of census tracts which did not receive a single multifamily loan. Two hundred ninety-four Neighborhood tracts (39%) did not receive any multifamily loans in these four years compared to only 14 (17%) North Lakefront tracts and 118 (22%) Suburban tracts.

TABLE 9
**THE DISTRIBUTION OF MULTIFAMILY LENDING IN
 CHICAGO NEIGHBORHOOD, NORTH LAKEFRONT, AND SUBURBAN CENSUS TRACTS FROM 1980-1983**

	<u>The Neighborhoods</u> (N = 746)	<u>The North Lakefront</u> (N = 109)	<u>The Suburbs</u> (N = 516)
<u>Number of Tracts With No Loans</u>			
1980	415	37	244
1981	589	55	342
1982	583	58	394
1983	534	39	302
1980-83	294	14	118
<u>Number of Loans Per 1,000 Units in 5 Plus Unit Structures</u>			
1980			
Mean	10.18	15.07	28.19
Standard Deviation	(44.75)	(24.09)	(75.75)
1981			
Mean	2.65	5.22	15.73
Standard Deviation	(10.70)	(8.36)	(46.34)
1982			
Mean	2.49	4.63	9.63
Standard Deviation	(8.98)	(8.35)	(61.92)
1983			
Mean	4.74	10.44	13.91
Standard Deviation	(20.43)	(14.64)	(41.09)
1980-83			
Mean	20.06	35.36	67.47
Standard Deviation	(63.07)	(41.48)	(139.98)
<u>Dollars of Loans Per 1,000 Units in 5 Plus Unit Structures</u>			
1980			
Mean	\$663.17	\$3,325.80	\$4,288.76
Standard Deviation	(3,676.52)	(10,435.96)	(13,660.07)
1981			
Mean	\$210.57	\$960.21	\$3,012.26
Standard Deviation	(1,040.15)	(2,661.21)	(14,479.67)
1982			
Mean	\$197.53	\$1,163.20	\$1,924.32
Standard Deviation	(914.37)	(3,128.45)	(14,418.47)
1983			
Mean	\$471.00	\$2,588.84	\$4,098.90
Standard Deviation	(2,200.18)	(6,533.18)	(22,506.53)
1980-1983			
Mean	\$1,542.27	\$8,038.06	\$13,324.24
Standard Deviation	(5,368.41)	(15,933.25)	(37,961.81)

Although in 1980, Chicago Suburbs overall were dominated by low density, single-family land use, they received substantial multifamily lending. The average Suburban tract received \$13.3 million per 1,000 units in multifamily loans in the four years studied. Chicago's North Lakefront also received a sizable portion of multifamily lending; from 1980-1983, the average North Lakefront tract received \$8.03 million per 1,000 units. Chicago's Neighborhoods received many thousands of dollars **less** of this type of lending -- an average of \$6.5 million per 1,000 units less than North Lakefront tracts and an average of \$11.8 million per 1,000 units less than the average Suburban tract.

In any year, the average Suburban tract never received less than \$1,924,320 per 1,000 apartment units (about \$1,924 per unit) and in two different years, the average Suburban tract received over \$4,000,000 per 1,000 apartment units (about \$4,000 per unit). The North Lakefront multifamily lending varied over four years, but even during this area's worst year (1981), the average tract received \$960,210 per 1,000 apartment units. By comparison, Neighborhood multifamily lending in any single year was extraordinarily low and during the year when the Neighborhoods received the highest volume of multifamily finance (1980), this averaged only \$663,170 per 1,000 apartment units (about \$663 per unit). **In four years, the Neighborhoods received an average of \$1,542,270 per 1,000 apartment units — a four-year average that is lower than most single years of lending for either the North Lakefront or the Suburbs.**

As with loans for one- to four-unit structures, multifamily lending was sharply curtailed in 1981 and 1982 and increased in 1983. Again, each area experienced the decline in multifamily lending differently. The average North Lakefront tract had the most precipitous drop in multifamily

lending from 1980 to 1981 (average 1980-1981 North Lakefront decline was \$2.4 million per 1,000 units), but the average North Lakefront tract also quickly recovered and dramatically increased in 1983. Suburban multifamily lending did not substantially decline until 1982 and like the North Lakefront, experienced large increases in multifamily lending in 1983.

The average Neighborhood census tract received far less multifamily lending in 1980 than those in the North Lakefront or the Suburbs (the Neighborhood mean was only \$663,170 per 1,000 units). Yet even this small amount of loan dollars declined over the four years studied. In 1982, the average Neighborhood tract received a mere \$197,530 per 1,000 units. In 1983, average multifamily loan volume increased to \$471,000 per 1,000 units, but this could not compare to either the Suburban 1983 average of over \$4 million per 1,000 units or the North Lakefront 1983 average of \$2.5 million per 1,000 units.

The Distribution of All Housing Loans

Table 10 (page 36) shows the distribution of all housing loans made by regulated financial institutions from 1980-1983. Lending is standardized relative to the total number of housing units per tract. These analyses summarize the previous ones by showing which areas overall received more or less total residential lending from regulated financial institutions. They show the distribution of regulated lenders' housing credit flows over almost half a decade among Suburban, North Lakefront and Neighborhood census tracts.

Almost every census tract in the Chicago SMSA received at least one housing loan over four years from regulated lenders. Indeed, most tracts received at least one loan in each year.

TABLE 10

**THE DISTRIBUTION OF ALL HOUSING LOANS IN
CHICAGO NEIGHBORHOOD, NORTH LAKEFRONT, AND SUBURBAN CENSUS TRACTS FROM 1980-1983**

	<u>The Neighborhoods</u> (N = 746)	<u>The North Lakfront</u> (N = 109)	<u>The Suburbs</u> (N = 516)
<u>Number of Tracts With No Loans</u>			
1980	23	5	1
1981	38	6	1
1982	55	5	2
1983	28	2	0
1980-83	3	1	0
<u>Number of Loans Per 1,000 Housing Units</u>			
1980			
Mean	26.59	52.82	37.26
Standard Deviation	(23.23)	(209.99)	(18.02)
1981			
Mean	14.17	31.35	26.74
Standard Deviation	(12.88)	(158.02)	(34.95)
1982			
Mean	10.92	19.68	17.81
Standard Deviation	(8.39)	(95.96)	(11.48)
1983			
Mean	18.41	25.33	35.08
Standard Deviation	(16.33)	(60.62)	(19.32)
1980-83			
Mean	70.09	129.17	116.89
Standard Deviation	(47.23)	(521.28)	(67.98)
<u>Dollars of Loans Per 1,000 Housing Units</u>			
1980			
Mean	\$600.18	\$2,563.19	\$1,498.61
Standard Deviation	(809.51)	(9,704.73)	(1,051.63)
1981			
Mean	\$286.63	\$1,575.37	\$1,019.22
Standard Deviation	(394.92)	(7,418.80)	(1,144.19)
1982			
Mean	\$213.50	\$2,755.05	\$716.98
Standard Deviation	(285.46)	(22,075.74)	(835.07)
1983			
Mean	\$502.85	\$1,884.82	\$1,922.18
Standard Deviation	(682.03)	(5,159.37)	(1,779.55)
1980-1983			
Mean	\$1603.16	\$8,778.44	\$5,156.99
Standard Deviation	(1,813.94)	(44,003.46)	(4,211.62)

Nonetheless, many more Neighborhood tracts were devoid of housing loans than Suburban or North Lakefront tracts. In 1980, 23 Neighborhood census tracts received no housing loans. When lending decreased in 1981 and 1982, the number of Neighborhood tracts receiving no loans was 38 and 55, respectively. In contrast to this 139% change, the number of either North Lakefront or Suburban census tracts receiving no housing loans barely changed each year. Again, one major point is clear. Neighborhood tracts were more severely impacted than either the Suburbs or the Lakefront by the high interest rates of the early 1980's.

In each year, the average volume of housing loan dollars per Neighborhood tract was dramatically lower than that of either the Lakefront or the Suburbs. Over the four years studied, the average Neighborhood tract received a total of only \$1.6 million per 1,000 housing units compared to a total of \$5.1 million per 1,000 housing units in the average Suburban tract and \$8.7 million per 1,000 housing units in the average North Lakefront census tract.

The difference between the distribution of housing credit flows among the Neighborhoods and other parts of the Chicago metropolitan area is important. In any year, even years with high interest rates, the average dollars of loans per Lakefront or Suburban census tract never dropped below one million dollars per 1,000 units. In the Neighborhoods, the average dollars per tract never exceeded one million dollars per 1,000 units. In 1980, the best year for lending in the Neighborhoods, the average number of dollars received was \$600,180 per 1,000 units, not even three quarters of a million dollars. In 1981, Neighborhood lending dropped to an average of \$286,630 per 1,000 units, and in 1982, the volume of lending declined another \$73,130 per 1,000 units.

Although Neighborhood lending increased in 1983, it remained at extremely low levels relative to the North Lakefront or the Suburbs. The average Neighborhood tract in 1983 received \$502,850 per 1,000 units while the average North Lakefront tract received \$1.8 million per 1,000 units and the average Suburban tract received \$1.9 million per 1,000 units. During the entire four years studied, the average Neighborhood tract received a total of only \$1.6 million per 1,000 units. This is \$7.2 million less than the average North Lakefront tract and \$3.6 million per 1,000 units less than the average Suburban tract.

Clearly the North Lakefront, relative to its housing stock, received far more lending in most years than the Suburbs, and both the Suburbs and the North Lakefront always received more lending than the Neighborhoods. In 1980 alone, North Lakefront tracts received an average of 52.82 loans and \$2.56 million per 1,000 housing units against the average Suburban tract's 37.26 loans and \$1.49 million per 1,000 units and the average Neighborhood tract's 25.59 loans and \$0.6 million per 1,000 housing units. Thus, the average North Lakefront tract received 4.27 times more lending dollars from regulated lenders than the average Neighborhood tract and 1.71 times more lending dollars than the average Suburban tract in 1980.

Although North Lakefront lending decreased from 1980 to 1981, the relative gap between the Neighborhoods and the North Lakefront, increased while the relative gap between the Suburbs and the North Lakefront slightly decreased. In 1981, the average North Lakefront tract received 5.49 times more lending dollars per housing unit than the average Neighborhood tract and 1.51 times more lending dollars than the average Suburban tract.

But when North Lakefront lending increased in 1982, the North Lakefront/ Neighborhood gap widened. The average North Lakefront tract

received 12.90 times more lending dollars per housing unit than the average Neighborhood tract in 1982. The North Lakefront/Suburb difference also increased slightly in 1982 to 3.84 times the lending dollars received by the average Suburban tract. This gap was reversed when interest rates stabilized in 1983 and the average Suburban tract overtook the average North Lakefront tract by \$37,000 per 1,000 housing units. The Neighborhoods continued to trail far behind these lending winners. The average dollar lending levels for both North Lakefront and Suburban tracts were about 13 times the lending dollars received by the average Neighborhood tract in 1983.

The end of this part of the story of the unequal lending distributions between the Neighborhoods, the North Lakefront and the Suburbs requires serious attention. Over this period, the average North Lakefront census tract received 129.17 loans for \$8.78 million per 1,000 units; the average Suburban tract received 116.89 loans and \$5.15 million per 1,000 units, but the Neighborhoods trailed far behind with only 70.09 loans and \$1.6 million per 1,000 housing units.

In all forms of housing finance activities by commercial banks and savings and loan associations, the Neighborhoods, home for many Chicago families, white, black and Hispanic, received the least amount of lending relative to their housing stock than any other region within the Chicago metropolitan area.

IV. THE DISTRIBUTION OF LENDING
AMONG CHICAGO COMMUNITY AREAS

IV. THE DISTRIBUTION OF LENDING AMONG CHICAGO COMMUNITY AREAS

This part of the report focuses more concretely on the lending volume flowing to Chicago's Community Areas,¹⁴ those 77 parts of the city familiar to residents, planners and policy makers as well as lenders. Earlier sections of this report have shown that inequities abound when standardized measures of lending are computed and when comparable spatial areas are examined. Now we turn to assessing the lending in those Community Areas varying in size and housing but which are meaningful to us all. The analyses presented in this part of the report do not account for numbers of housing units but simply present total volume of lending directed at each Community Area.

This discussion focuses solely on the total volume of loans made by regulated financial institutions over the entire four years to each Community Area. Appendix B (pages 59-75) ranks each Community Area by the total volume of each type of loan (conventional single-family, FHA/VA, home improvement and multifamily) received over the four years studied. Appendix C (pages 77-97) provides yearly breakdowns of Community Area Lending volume and shows Community Areas' total volume of housing loans for each year from 1980-1983.

The lending volume in each Community Area from 1980-1983 is shown in several ways. Table 11 (pages 45-48) shows the total number of housing loans and total dollar amount of lending received by each Community Area and ranks each Community Area in order of those that received the most to the least dollars of housing lending. Tables 12 and 13 graphically show the variation in lending among each Community Area. Table 12 (pages 49-50) is a bar graph of the **number** of housing loans in each Community Area. Table 13 (pages 51-52) is a bar graph which shows the **dollar amount** of

housing credit in each Community Area. A map of Chicago's Community Areas shows the spatial distribution of four years of housing finance (page 53).

Table 14 (page 54) breaks down the lending volume of each Community Area into five categories. Shown are those Community Areas which over four years received a) less than \$10 million (Very Low Lending), b) \$10 million or more but less than \$20 million (Low Lending), c) \$20 million or more but less than \$40 million (Medium Lending), d) \$40 million or more but less than \$60 million (High Lending), and e) greater than \$60 million (Very High Lending).¹⁵

Differences Among Community Areas

The range in the amount of lending over four years among Community Areas is enormous. The Near North Side -- the clear leader in housing credit, received 4,452 loans and \$325,526,000. Lincoln Park ranked second with 4,122 loans and \$277,378,000. Lakeview ranked third, receiving 3,950 loans and \$211,697,000. **Together these three areas received \$814,601,000, which is 32% of the total volume of housing credit dollars from regulated lenders to the City of Chicago during 1980-1983. The number of loans in these three neighborhoods totaled 12,524, which represents 15.5% of the total number of housing loans made in the city during the same four years.**

The lending gap between these three Community Areas and all others, even those which received substantial amounts of lending, is vast. Ranking fourth on the list is Edgewater, which received \$75,719,000 and 1,723 loans, a difference of over \$135 million and 2,227 loans from third ranked Lakeview. Number five is Hyde Park (\$68,175,000) and number six is Uptown (\$66,486,000). Most Community Areas (42 out of 77) received well under \$20 million dollars.

Nineteen Community Areas received under \$10 million in housing finance and nine of these communities received under \$5 million. Those nine Community Areas together received \$22.28 million from regulated financial institutions, which represented only 0.88% of the entire volume of housing loans in the City.

Of these "very low lending" Community Areas, some are very poor and contain large amounts of public housing which eliminates some of the market for housing finance, such as Grand Boulevard, which contains the Robert Taylor Homes. Others contain primarily rental housing, for example, Douglas, the Near South Side and Armour Square.

Some of these Community Areas, however, house primarily middle-income families and contain large amounts of owner-occupied housing. West Elsdon (total lending = \$9.9 million) is a southwest side, middle-income white community whose housing is 80% owner occupied and is almost entirely residential. Archer Heights, another white south side community, (total lending = \$7.4 million) is also dominated by owner-occupied homes and is middle income. McKinley Park (total lending = \$5.5 million) is again a white south side community with 45% owner-occupied housing with moderate-income households.

Pullman and Avalon Park are both black middle-income Community Areas. Pullman is about half owner-occupied homes (total lending = \$3.2 million) and Avalon Park (total lending = \$6.6 million) is 71% owner occupied. Clearly, these five communities are not poor, have the types of homes which need residential lending and contain middle- and moderate-income residents.

Of the forty-two Community Areas that had a four-year lending volume less than \$20 million, all but four (Edison Park, North Park, Montclare and Hermosa) are located on the south and west sides of Chicago. Nineteen

Community Areas received \$40 million or more in these same four years and all but three of these are located on the north and northwest sides of Chicago. Sixteen Community Areas received between \$20 and \$40 million in lending and of these, nine are located on Chicago's south side and seven are located on Chicago's north and northwest sides. The map of these distributions displays the strength of these patterns. Clearly the bulk of housing lending by commercial banks and savings and loan associations has been directed towards the north and northwest parts of the city.

The two major south side exceptions to this pattern are notable. South Shore, a black middle-income community, received 1,685 loans and \$41,428,000. Hyde Park, home for the University of Chicago, received 1,608 loans and \$68,175,000.

The single west side area in the high lending category is Austin (total lending = \$52.3 million). Austin is Chicago's largest Community Area both in terms of population size and number of housing units.

These lending patterns show that although Chicago is a large city, its lending market has been defined narrowly by commercial banks and savings and loan institutions. Sixty-four percent of the entire volume of housing credit dollars over four years went to only nineteen Community Areas of which all but three are on the north and northwest sides of Chicago. The remaining 36% of the housing loan dollars were spread among fifty-eight Community Areas of which all but eleven are on the south and west sides of Chicago.

TABLE 11

RANKS OF CHICAGO COMMUNITY AREAS BY TOTAL VOLUME OF LENDING
BY COMMERCIAL BANKS AND SAVINGS AND LOANS
1980-83

CHICAGO COMMUNITY AREAS	RANK	NUMBER OF LOANS 1980-83	DOLLARS OF LOANS (\$1000) 1980-83
8 NEAR N SIDE	1.00	4452.00	325526.00
7 LINCOLN PARK	2.00	4122.00	277378.00
6 LAKEVIEW	3.00	3950.00	211697.00
77 EDGEWATER	4.00	1723.00	75719.00
41 HYDE PARK	5.00	1608.00	68175.00
3 UPTOWN	6.00	1420.00	66486.50
15 PORTAGE PARK	7.00	1880.00	65057.00
2 WEST RIDGE	8.00	1485.00	63209.00
1 ROGERS PARK	9.00	1295.00	60951.50
16 IRVING PARK	10.00	1653.00	53415.50
19 BELMONT CRAG	11.00	1695.00	52900.00
25 AUSTIN	12.00	2987.50	52331.50
32 LOOP	13.00	788.00	47805.00
22 LOGAN SQUARE	14.00	1853.00	47685.00
17 DUNNING	15.00	1436.00	46471.50
10 NORWOOD PARK	16.00	1177.00	43030.50
24 WESTTOWN	17.00	2205.00	42916.00
76 OHARE	18.00	862.00	41934.00
43 SOUTH SHORE	19.00	1685.00	41428.00
30 S. LAWDALE	20.00	1851.00	38402.50
14 ALBANY PARK	21.00	1024.00	38200.50
4 LINCOLN SQ.	22.00	865.00	34555.00

(CONTINUED)

TABLE 11, cont.

RANKS OF CHICAGO COMMUNITY AREAS BY TOTAL VOLUME OF LENDING
BY COMMERCIAL BANKS AND SAVINGS AND LOANS
1980-83

CHICAGO COMMUNITY AREAS	RANK	NUMBER OF LOANS 1980-83	DOLLARS OF LOANS (\$1000) 1980-83
66 CHICAGO LAWN	23.00	1532.00	32913.00
5 NORTH CENTER	24.00	982.00	31801.00
12 FOREST GLEN	25.00	717.00	31755.00
21 AVONDALE	26.00	1027.00	29893.00
70 ASHBURN	27.00	1254.00	28098.00
11 JEFFERSON PK.	28.00	735.00	28040.50
72 BEVERLY	29.00	888.00	27959.00
23 HUMBOLDT PARK	30.00	1694.00	27824.00
56 GARFIELD RIDGE	31.00	999.00	23399.50
39 KENWOOD	32.00	523.00	21504.50
65 WEST LAWN	33.00	807.00	20881.00
61 NEW CITY	34.00	1331.00	20692.50
49 ROSELAND	35.00	1824.00	19858.50
52 EAST SIDE	36.00	958.00	19260.50
71 ASHBURN GRESH	37.00	1751.00	19160.50
13 NORTH PARK	38.00	413.00	18926.00
64 CLEARING	39.00	767.00	18519.00
20 HERMOSA	40.00	678.00	18168.00
63 GAGE PARK	41.00	838.00	17780.00
75 MORGAN PARK	42.00	830.00	16348.00
58 BRIGHTON PARK	43.00	779.00	16327.00
60 BRIDGEPORT	44.00	805.50	16234.50

(CONTINUED)

TABLE 11, cont.

RANKS OF CHICAGO COMMUNITY AREAS BY TOTAL VOLUME OF LENDING
BY COMMERCIAL BANKS AND SAVINGS AND LOANS
1980-83

CHICAGO COMMUNITY AREAS	RANK	NUMBER OF LOANS 1980-83	DOLLARS OF LOANS (\$1000) 1980-83
44 CHATHAM	45.00	1062.00	15665.50
46 SOUTH CHICAGO	46.00	973.00	15397.00
9 EDISON PARK	47.00	407.00	15037.00
28 NEAR W. SIDE	48.00	449.00	14146.00
74 MT. GREENWOOD	49.00	537.00	13045.00
69 GRAND CROSS.	50.00	1063.00	12415.50
67 W. ENGLEWOOD	51.00	1378.00	12322.00
73 WASHINGTON HT	52.00	1160.00	12212.50
55 HEGEWISCH	53.00	753.00	12129.00
31 LOWER W. SIDE	54.00	720.00	11851.00
48 CALUMET HGTS	55.00	765.00	11817.00
18 MONTCLARE	56.00	343.00	11677.50
53 WEST PULLMAN	57.00	1017.00	11393.50
62 WEST ELSDON	58.00	366.00	9868.00
57 ARCHER HGTS.	59.00	271.00	7440.00
29 N. LAWDALE	60.00	667.00	7298.50
68 ENGLEWOOD	61.00	1002.00	7152.50
45 AVALON PARK	62.00	512.00	6584.00
51 SOUTH DEERING	63.00	542.00	6579.50
59 MCKINLEY PARK	64.00	308.00	5498.00
35 DOUGLAS	65.00	208.00	5390.00
33 NEAR S. SIDE	66.00	89.00	5120.00

(CONTINUED)

TABLE 11, cont.

RANKS OF CHICAGO COMMUNITY AREAS BY TOTAL VOLUME OF LENDING
BY COMMERCIAL BANKS AND SAVINGS AND LOANS
1980-83

CHICAGO COMMUNITY AREAS	RANK	NUMBER OF LOANS 1980-83	DOLLARS OF LOANS (\$1000) 1980-83
42 WOODLAWN	67.00	432.00	4702.00
34 ARMOUR SQUARE	68.00	130.00	4041.00
38 GRAND BLVD.	69.00	350.00	3455.00
26 W. GARFIELD	70.00	355.00	3411.00
50 PULLMAN	71.00	242.00	3180.00
27 E. GARFIELD	72.00	288.00	2687.00
40 WASHINGTON PK	73.00	142.00	1363.00
47 BURNSIDE	74.00	105.00	1272.00
37 FULLER PARK	75.00	116.00	1079.00
54 RIVERSIDE	76.00	71.00	871.50
36 OAKLAND	77.00	50.00	854.50

TABLE 12

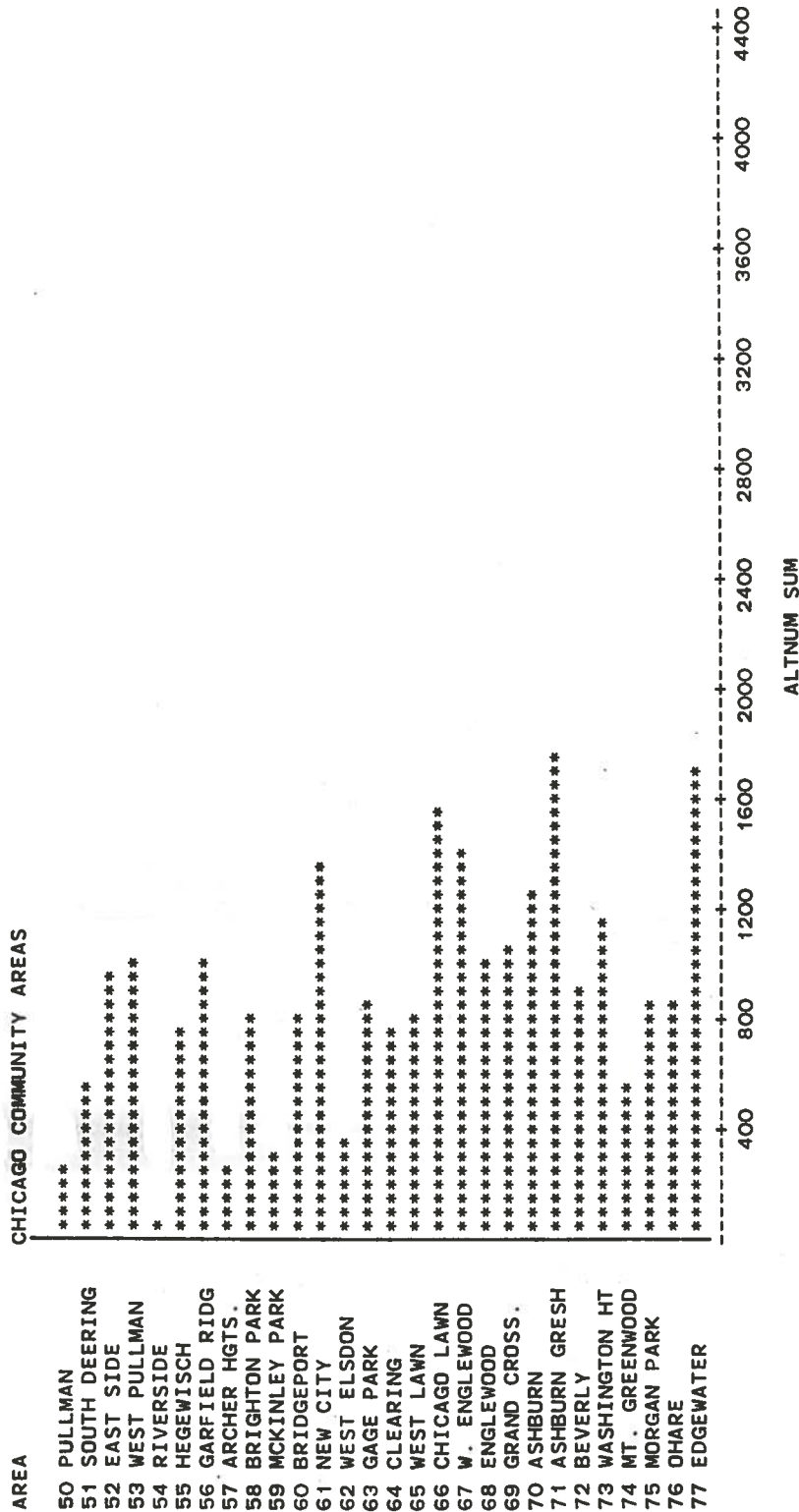
THE NUMBER OF LOANS FROM SAVINGS AND LOANS AND COMMERCIAL BANKS
FLOWING TO CHICAGO COMMUNITY AREAS FROM 1980-1983

BAR CHART OF SUMS

AREA	CHICAGO COMMUNITY AREAS
1 ROGERS PARK	*****
2 WEST RIDGE	*****
3 UPTOWN	*****
4 LINCOLN SQ.	*****
5 NORTH CENTER	*****
6 LAKEVIEW	*****
7 LINCOLN PARK	*****
8 NEAR N SIDE	*****
9 EDISON PARK	*****
10 NORWOOD PARK	*****
11 JEFFERSON PK.	*****
12 FOREST GLEN	*****
13 NORTH PARK	*****
14 ALBANY PARK	*****
15 PORTAGE PARK	*****
16 IRVING PARK	*****
17 DUNNING	*****
18 MONTCLARE	*****
19 BELMONT CRAG	*****
20 HERMOSA	*****
21 AVONDALE	*****
22 LOGAN SQUARE	*****
23 HUMBOLDT PARK	*****
24 WESTTOWN	*****
25 AUSTIN	*****
26 W. GARFIELD	*****
27 E. GARFIELD	*****
28 NEAR W. SIDE	*****
29 N. LAWDALE	*****
30 S. LAWDALE	*****
31 LOWER W. SIDE	*****
32 LOOP	*****
33 NEAR S. SIDE	*****
34 ARMOUR SQUARE	*****
35 DOUGLAS	*****
36 OAKLAND	*****
37 FULLER PARK	*****
38 GRAND BLVD.	*****
39 KENWOOD	*****
40 WASHINGTON PK	*****
41 HYDE PARK	*****
42 WOODLAWN	*****
43 SOUTH SHORE	*****
44 CHATHAM	*****
45 AVALON PARK	*****
46 SOUTH CHICAGO	*****
47 BURNSIDE	*****
48 CALUMET HGTS	*****
49 ROSELAND	*****

TABLE 12, cont.
THE NUMBER OF LOANS FROM SAVINGS AND LOANS AND COMMERCIAL BANKS
FLOWING TO CHICAGO COMMUNITY AREAS FROM 1980-1983

BAR CHART OF SUMS

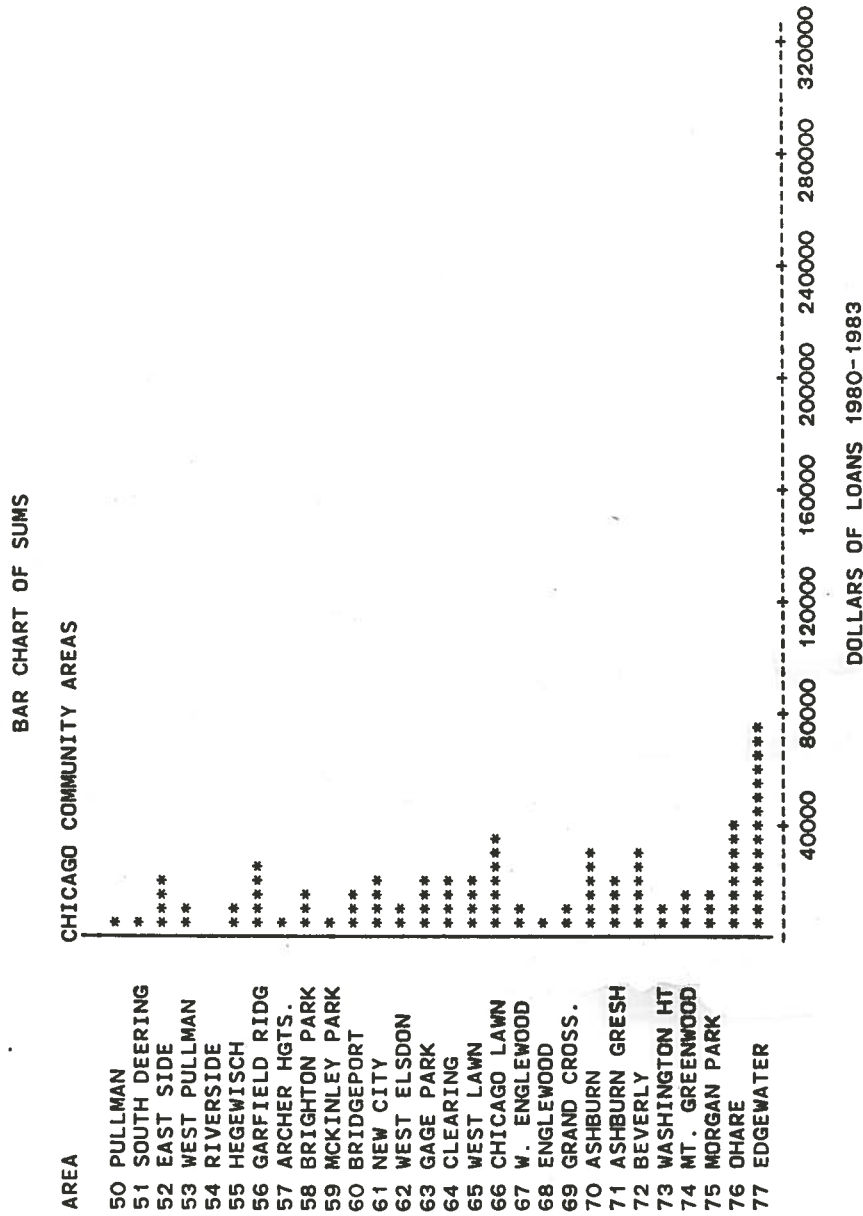


THE AMOUNT OF MONEY FROM SAVINGS AND LOANS AND COMMERCIAL BANKS FLOWING TO CHICAGO COMMUNITY AREAS FROM 1980-1983

CHICAGO COMMUNITY AREAS

AREA	CHICAGO COMMUNITY AREAS
1 ROGERS PARK	*****
2 WEST RIDGE	*****
3 UPTOWN	*****
4 LINCOLN SQ.	*****
5 NORTH CENTER	*****
6 LAKEVIEW	*****
7 LINCOLN PARK	*****
8 NEAR N SIDE	*****
9 EDISON PARK	*****
10 NORWOOD PARK	*****
11 JEFFERSON PK	*****
12 FOREST GLEN	*****
13 NORTH PARK	*****
14 ALBANY PARK	*****
15 PORTAGE PARK	*****
16 IRVING PARK	*****
17 DUNNING	*****
18 MONTCLARE	*****
19 BELMONT CRAG	*****
20 HERMOSA	*****
21 AVONDALE	*****
22 LOGAN SQUARE	*****
23 HUMBOLDT PARK	*****
24 WESTTOWN	*****
25 AUSTIN	*****
26 W. GARFIELD	*
27 E. GARFIELD	*
28 NEAR W. SIDE	**
29 N. LAWNDALE	*
30 S. LAWNDALE	*****
31 LOWER W. SIDE	**
32 LOOP	*****
33 NEAR S. SIDE	*
34 ARMOUR SQUARE	*
35 DOUGLAS	*
36 OAKLAND	
37 FULLER PARK	
38 GRAND BLVD.	*
39 KENWOOD	****
40 WASHINGTON PK	
41 HYDE PARK	*****
42 WOODLAWN	*
43 SOUTH SHORE	*****
44 CHATHAM	***
45 AVALON PARK	*
46 SOUTH CHICAGO	***
47 BURNSIDE	
48 CALUMET HGTS	**
49 ROSELAND	****

TABLE 13, cont.
THE AMOUNT OF MONEY FROM SAVINGS AND LOANS AND COMMERCIAL BANKS
FLOWING TO CHICAGO COMMUNITY AREAS FROM 1980-1983



VARIATIONS IN LENDING VOLUME BY REGULATED LENDERS AMONG CHICAGO COMMUNITY AREAS 1980-1983

CITY OF CHICAGO



HAROLD WASHINGTON
Mayor

DEPARTMENT OF PLANNING
ELIZABETH L. HOLLANDER
Commissioner

COMMUNITY AREAS (AS OF 1980 CENSUS)

- | | |
|---------------------|---------------------|
| 1 ROGERS PARK | 39 KENWOOD |
| 2 WEST RIDGE | 40 WASHINGTON PARK |
| 3 UPTOWN | 41 HYDE PARK |
| 4 LINCOLN SQUARE | 42 WOODLAWN |
| 5 NORTH CENTER | 43 SOUTH SHORE |
| 6 LAKEVIEW | 44 CHATHAM |
| 7 LINCOLN PARK | 45 AVALON PARK |
| 8 NEAR NORTH SIDE | 46 SOUTH CHICAGO |
| 9 EDISON PARK | 47 BURNSIDE |
| 10 NORWOOD PARK | 48 CALUMET HEIGHTS |
| 11 JEFFERSON PARK | 49 ROSELAND |
| 12 FOREST GLEN | 50 PULLMAN |
| 13 NORTH PARK | 51 SOUTH DEERING |
| 14 ALBANY PARK | 52 EAST SIDE |
| 15 PORTAGE PARK | 53 WEST PULLMAN |
| 16 IRVING PARK | 54 RIVERDALE |
| 17 DUNNING | 55 HEGEWISCH |
| 18 MONTCLARE | 56 GARFIELD RIDGE |
| 19 BELMONT CRAGIN | 57 ARCHER HEIGHTS |
| 20 HERMOSA | 58 BRIGHTON PARK |
| 21 AVONDALE | 59 MCKINLEY PARK |
| 22 LOGAN SQUARE | 60 BRIDGEPORT |
| 23 HUMBOLDT PARK | 61 NEW CITY |
| 24 WEST TOWN | 62 WEST ELSDON |
| 25 AUSTIN | 63 GAGE PARK |
| 26 WEST GARFIELD PK | 64 CLEARING |
| 27 EAST GARFIELD PK | 65 WESTLAWN |
| 28 NEAR WEST SIDE | 66 CHICAGO LAWN |
| 29 NORTH LAWNDALE | 67 WEST ENGLEWOOD |
| 30 SOUTH LAWNDALE | 68 ENGLEWOOD |
| 31 LOWER WEST SIDE | 69 GREATER GRAND CR |
| 32 LOOP | 70 ASHBURN |
| 33 NEAR SOUTH SIDE | 71 AUBURN GRESHAM |
| 34 ARMOUR SQUARE | 72 BEVERLY |
| 35 DOUGLAS | 73 WASHINGTON HGTS |
| 36 OAKLAND | 74 MOUNT GREENWOOD |
| 37 FULLER PARK | 75 MORGAN PARK |
| 38 GRAND BLVD | 76 O'HARE |
| | 77 EDGEWATER |

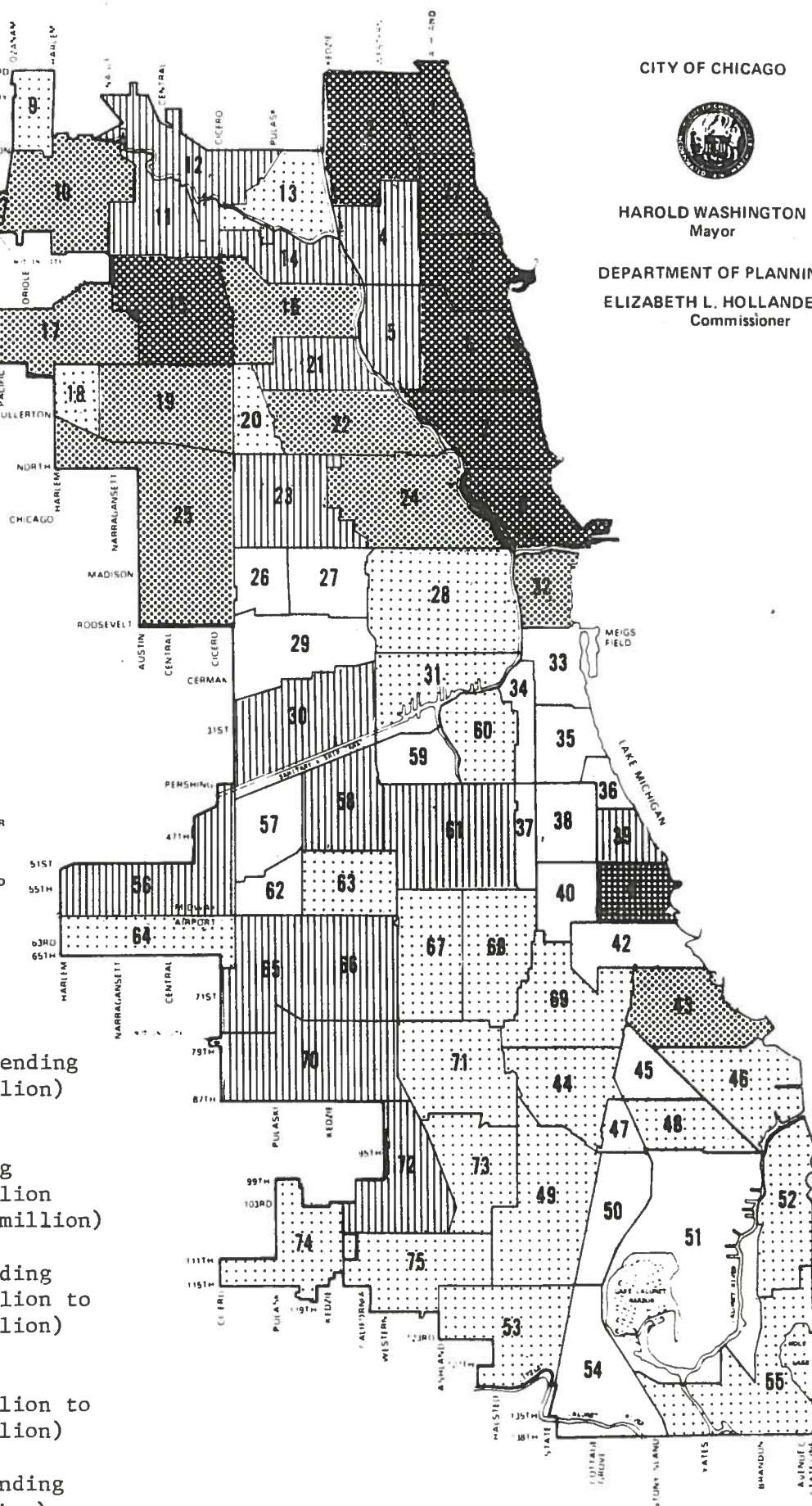
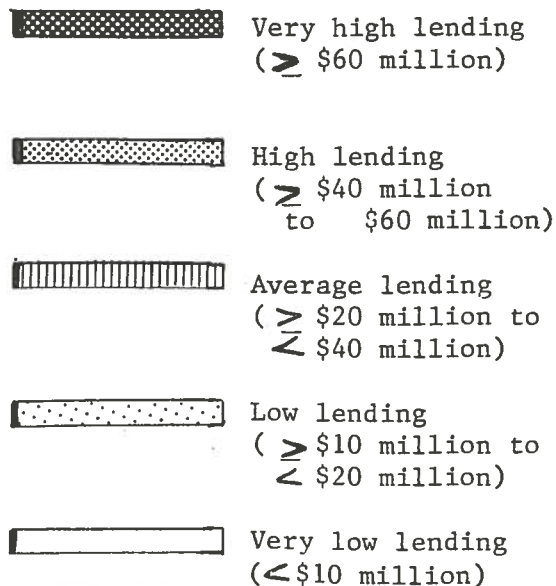


TABLE 14

VARIATIONS IN LENDING VOLUME AMONG CHICAGO COMMUNITY AREAS 1980-1983

<u>Very Low Lending</u> (<u><</u> \$10 million)	<u>Low Lending</u> (<u>></u> \$10 million and <u><</u> \$20 million)	<u>Average Lending</u> (<u>></u> \$20 million and <u><</u> \$40 million)	<u>High Lending</u> (<u>></u> \$40 million and <u><</u> \$60 million)	<u>Very High Lending</u> (<u>></u> \$60 million)
West Garfield Park	Edison Park	Lincoln Square	Norwood Park	Rogers Park (\$60,952)
East Garfield Park	North Park	North Center	Irving Park	West Ridge (\$63,209)
North Lawndale	Montclare	Jefferson Pk.	Dunning	Uptown (\$66,486)
Near South Side	Hermosa	Forest Glen	Belmont Cragin	Lakeview (\$211,697)
Armour Square	Near West Side	Albany Park	Logan Square	Lincoln Park (\$277,378)
Douglas	Lower West Side	Avondale	Westtown	Near N. Side (\$325,526)
Oakland	Chatham	Humboldt Park	Austin	Portage Park (\$65,057)
Fuller Park	South Chicago	S. Lawndale	Loop	Hyde Park (\$68,175)
Grand Blvd.	Calumet Heights	Kenwood	South Shore	Edgewater (\$75,719)
Washington Park	Roseland	Garfield Ridge	O'Hare	
Woodlawn	East Side	Brighton Park		
Avalon Park	West Pullman	New City		
Burnside	Hegewisch	West Lawn		
Pullman	Bridgeport	Ashburn		
South Deering	Gage Park	Beverly		
Riverdale	Clearing	Chicago Lawn		
Archer Heights	West Englewood			
McKinley Park	Grand Crossing			
West Elsdon	Auburn Gresham			
	Washington Heights			
	Englewood			
	Mt. Greenwood			
	Morgan Park			

V. CONCLUSION

V. CONCLUSION

This report documents the flow of housing credit to Chicago metropolitan communities from every local commercial bank and savings and loan association from 1980-1983. The evidence shows the presence of three distinct lending markets. The first is the Chicago Suburbs, which house just over half of the metropolitan area's population. They are predominantly residential, with many middle-and high-income households. The Suburbs received consistently high and fairly stable rates of housing finance. The second is the North Lakefront, home for many single people of varying income levels. The North Lakefront has a large number of condominiums, a high proportion of rental housing, and includes Chicago's Loop, an area dominated by business land use, but experiencing large-scale residential development. The North Lakefront received astronomically high rates of housing finance and was barely affected by interest rate fluctuations. The third city is Chicago's Neighborhoods, which house 87% of the city's population, black, white and Hispanic. The Neighborhoods contain many owner-occupied single-family homes as well as multifamily structures. The Neighborhoods systematically received a low volume of housing finance, were sharply affected by high interest rates, and did not recover like other parts of the region when interest rates decreased.

The Suburbs received sustained and steady residential finance, enabling the maintenance of a strong housing market and a quality residential environment. The small North Lakefront area received enormous amounts of credit, which both reflected and proliferated booming local real estate market with high and rapidly increasing housing prices. The Neighborhoods were essentially starved of credit for single-family homes and multifamily buildings.

The future described here predicts the prosperity of only two narrow parts of the Chicago metropolitan region -- its Suburbs and North Lakefront communities. A third and important part of the city -- its neighborhoods, are suffering from varying degrees of deterioration and decline because of the absence of credit in sufficient amount to sustain the local economies. The impact of these unequal lending patterns demands the immediate attention of financial institutions, regulators, policy makers and community organizations.

APPENDIX A
DATA QUALITY

APPENDIX A

Data Quality

Since the implementation of the Federal Reserve Board's aggregation procedures, the accuracy of HMDA data has been greatly improved. Local regulators and the Federal Reserve Board examine each lender's HMDA report for errors and discrepancies and generally attempt to resolve mistakes directly with each lender.

Nonetheless, not all mistakes can be rectified and the computerized lending data for the Chicago SMSA from 1980-1983 contained some errors. Three types of errors were possible. First, some lenders reported loans for nonexistent census tracts. Second, some lenders reported loans which did not approximate conventional standards (i.e., the average loan amount in that census tract was too large or too small). Third, some reports contained missing information, either the loan amount or the loan number.

These errors were flagged by the Federal Reserve Board for each data record. Loan amounts which did not approximate conventional standards were termed "quality errors." Errors due to missing information were termed "validity errors." The distribution of these errors for the Chicago SMSA for each year is shown in Table A-1 (page 58). Clearly HMDA data provided by the Federal Reserve Board contained a small margin of error.*

* See Shlay, Anne B. "Using HMDA: Evaluating the Quality of Disclosure Data from 1980 to 1982," Woodstock Institute, 1985.

TABLE A-1

ERRORS IN THE CHICAGO SMSA HMDA DATA BASE FROM 1980-1983

	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>
Total Number of Reports	27,291	23,247	19,808	26,489
Invalid Census Tracts				
Number	1,496	194	115	731
(% of total reports)	(5.48%)	(0.83%)	(0.58%)	(2.76%)
Total Quality Errors				
Number	361	200	154	111
(% of total reports)	(1.32%)	(0.86%)	(0.78%)	(0.42%)
Total Validity Errors				
Number	1,191	0	1	15
(% of total reports)	(4.36%)	(0.00%)	(0.01%)	(0.06%)

When possible, these errors were rectified by comparing discrepancies from the HMDA computer files with the hard copy HMDA reports provided by each lender. Some errors were corrected through this process. When errors could not be rectified, these data items were deleted from the data base.

APPENDIX B

RANKS OF CHICAGO COMMUNITY AREAS BY
TOTAL VOLUME OF LOANS FOR EACH TYPE
OF LENDING BY REGULATED FINANCIAL
INSTITUTIONS FROM 1980-1983

APPENDIX B**Ranks of Chicago Community Areas by Total Volume of Loans For
Each Type of Lending by Regulated Financial Institutions
From 1980-1983**

Appendix B shows the total volume of each type of lending received by each Chicago Community Area from 1980-1983. Each table ranks Community Areas, from those which received the highest volume of lending to those which received the lowest volume of lending. These tables permit an assessment of the dominant forms of lending received by each Community Area and a comparison of how Community Areas ranked in different types of lending. For example, Humboldt Park ranked number 30 in overall loans received by commercial banks and savings and loan associations (total lending = \$27.8 million). Seventy-three percent of this lending was conventional single-family finance (conventional single-family rank = 30), 2.5% was FHA/VA single-family finance (FHA/VA rank = 13), 19% was for home improvements (home improvement rank = 8) and 5.5% was multifamily finance (multifamily rank = 31).

Table B-1 (pages 60-63) ranks Community Areas by their total volume of conventional single family-lending. Table B-2 (pages 64-67) ranks Community Areas by their total volume of FHA/VA lending. Table B-3 (pages 68-71) ranks Community Areas by their total volume of home improvement lending. Table B-4 (pages 72-75) ranks Community Areas by their total volume of multifamily lending.

TABLE B-1
RANKS OF CHICAGO COMMUNITY AREAS BY TOTAL VOLUME OF
CONVENTIONAL SINGLE FAMILY LENDING BY COMMERCIAL BANKS AND
SAVINGS AND LOANS 1980-83

CHICAGO COMMUNITY AREAS	RANK	NUMBER OF LOANS 1980-83	DOLLARS OF LOANS (\$1000) 1980-83
8 NEAR N SIDE	1.00	4205.00	303993.00
7 LINCOLN PARK	2.00	3159.00	249918.00
6 LAKEVIEW	3.00	3147.00	179400.00
77 EDGEWATER	4.00	1391.00	61964.00
41 HYDE PARK	5.00	1360.00	56218.00
15 PORTAGE PARK	6.00	1205.00	54156.00
2 WEST RIDGE	7.00	1046.00	54055.00
3 UPTOWN	8.00	1116.00	53444.00
19 BELMONT CRAG	9.00	1127.00	46278.00
32 LOOP	10.00	728.00	44798.00
16 IRVING PARK	11.00	988.00	43400.00
1 ROGERS PARK	12.00	966.00	41448.00
17 DUNNING	13.00	970.00	41063.00
10 NORWOOD PARK	14.00	829.00	37565.00
25 AUSTIN	15.00	1048.00	36604.00
22 LOGAN SQUARE	16.00	1061.00	34165.00
76 OHARE	17.00	703.00	33798.00
30 S. LAWDALE	18.00	1064.00	30636.00
14 ALBANY PARK	19.00	636.00	29899.00
12 FOREST GLEN	20.00	509.00	28985.00
24 WESTTOWN	21.00	1139.00	27964.00
66 CHICAGO LAWN	22.00	784.00	26624.00

(CONTINUED)

TABLE B-1, cont.

RANKS OF CHICAGO COMMUNITY AREAS BY TOTAL VOLUME OF
CONVENTIONAL SINGLE FAMILY LENDING BY COMMERCIAL BANKS AND
SAVINGS AND LOANS 1980-83

CHICAGO COMMUNITY AREAS	RANK	NUMBER OF LOANS 1980-83	DOLLARS OF LOANS (\$1000) 1980-83
5 NORTH CENTER	23.00	590.00	25167.00
4 LINCOLN SQ.	24.00	527.00	24822.00
21 AVONDALE	25.00	687.00	24668.00
11 JEFFERSON PK.	26.00	517.00	24634.00
70 ASHBURN	27.00	621.00	23792.00
72 BEVERLY	28.00	470.00	23626.00
43 SOUTH SHORE	29.00	671.00	22042.00
23 HUMBOLDT PARK	30.00	794.00	20260.00
39 KENWOOD	31.00	394.00	19535.00
56 GARFIELD RIDGE	32.00	508.00	19287.00
52 EAST SIDE	33.00	718.00	17825.00
65 WEST LAWN	34.00	457.00	17816.00
61 NEW CITY	35.00	722.00	15990.00
64 CLEARING	36.00	400.00	15769.00
63 GAGE PARK	37.00	467.00	15486.00
13 NORTH PARK	38.00	267.00	15171.00
20 HERMOSA	39.00	420.00	15136.00
58 BRIGHTON PARK	40.00	448.00	14087.00
9 EDISON PARK	41.00	282.00	13363.00
60 BRIDGEPORT	42.00	365.50	13143.00
75 MORGAN PARK	43.00	308.00	12498.00
28 NEAR W. SIDE	44.00	199.00	11655.00

(CONTINUED)

TABLE B-1, cont.

RANKS OF CHICAGO COMMUNITY AREAS BY TOTAL VOLUME OF
CONVENTIONAL SINGLE FAMILY LENDING BY COMMERCIAL BANKS AND
SAVINGS AND LOANS 1980-83

CHICAGO COMMUNITY AREAS	RANK	NUMBER OF LOANS 1980-83	DOLLARS OF LOANS (\$1000) 1980-83
55 HEGEWISCH	45.00	667.00	11491.00
74 MT. GREENWOOD	46.00	281.00	11263.00
49 ROSELAND	47.00	327.00	10411.00
18 MONTCLARE	48.00	236.00	10203.00
71 ASHBURN GRESH	49.00	311.00	10176.00
46 SOUTH CHICAGO	50.00	299.00	9519.00
44 CHATHAM	51.00	291.00	8907.00
62 WEST ELSDON	52.00	229.00	8509.00
48 CALUMET HGTS	53.00	204.00	8096.00
31 LOWER W. SIDE	54.00	282.00	7531.00
57 ARCHER HGTS.	55.00	164.00	6697.00
73 WASHINGTON HT	56.00	199.00	6413.00
53 WEST PULLMAN	57.00	195.00	6034.00
69 GRAND CROSS.	58.00	220.00	5973.00
67 W. ENGLEWOOD	59.00	219.00	5250.00
51 SOUTH DEERING	60.00	181.00	4613.00
35 DOUGLAS	61.00	77.00	4603.00
33 NEAR S. SIDE	62.00	75.00	4526.00
45 AVALON PARK	63.00	125.00	4145.00
59 MCKINLEY PARK	64.00	142.00	4038.00
29 N. LAWDALE	65.00	120.00	3730.00
34 ARMOUR SQUARE	66.00	64.00	3240.00

(CONTINUED)

TABLE B-1, cont.

RANKS OF CHICAGO COMMUNITY AREAS BY TOTAL VOLUME OF
CONVENTIONAL SINGLE FAMILY LENDING BY COMMERCIAL BANKS AND
SAVINGS AND LOANS 1980-83

CHICAGO COMMUNITY AREAS	RANK	NUMBER OF LOANS 1980-83	DOLLARS OF LOANS (\$1000) 1980-83
68 ENGLEWOOD	67.00	107.00	2361.00
50 PULLMAN	68.00	76.00	2101.00
42 WOODLAWN	69.00	75.00	1901.00
38 GRAND BLVD.	70.00	61.00	1431.00
27 E. GARFIELD	71.00	39.00	1062.00
26 W. GARFIELD	72.00	40.00	1045.00
47 BURNSIOE	73.00	30.00	806.00
36 OAKLAND	74.00	9.00	699.00
37 FULLER PARK	75.00	20.00	638.00
54 RIVERSIDE	76.00	18.00	537.00
40 WASHINGTON PK	77.00	21.00	522.00

Woodstock Institute, 53 West Jackson, Chicago, IL 60604, (312) 427-8070

TABLE B-2

**RANKS OF CHICAGO COMMUNITY AREAS BY TOTAL VOLUME OF
FHA/VA LENDING BY COMMERCIAL BANKS AND
SAVINGS AND LOANS 1980-83**

CHICAGO COMMUNITY AREAS	RANK	NUMBER OF LOANS 1980-83	DOLLARS OF LOANS (\$1000) 1980-83
7 LINCOLN PARK	1.00	149.00	4850.00
30 S. LAWNDALE	2.00	139.00	2924.00
49 ROSELAND	3.00	58.00	1559.00
31 LOWER W. SIDE	4.00	48.00	1166.00
25 AUSTIN	5.00	25.00	1120.00
2 WEST RIDGE	6.00	19.00	1039.00
66 CHICAGO LAWN	7.00	28.00	1027.00
4 LINCOLN SQ.	8.00	21.00	911.00
11 JEFFERSON PK.	9.00	16.00	871.00
43 SOUTH SHORE	10.00	16.00	771.00
1 ROGERS PARK	11.00	21.00	756.00
5 NORTH CENTER	12.00	17.00	754.00
23 HUMBOLDT PARK	13.00	22.00	700.00
22 LOGAN SQUARE	14.00	16.00	644.00
53 WEST PULLMAN	15.00	20.00	598.00
61 NEW CITY	16.00	27.00	590.00
71 ASHBURN GRESH	17.00	23.00	577.00
77 EDGEWATER	18.00	13.00	555.00
15 PORTAGE PARK	19.00	11.00	531.00
12 FOREST GLEN	20.00	8.00	496.00
56 GARFIELD RIDGE	21.00	11.00	495.00
70 ASHBURN	22.00	12.00	492.00

(CONTINUED)

TABLE B-2, cont.

**RANKS OF CHICAGO COMMUNITY AREAS BY TOTAL VOLUME OF
FHA/VA LENDING BY COMMERCIAL BANKS AND
SAVINGS AND LOANS 1980-83**

CHICAGO COMMUNITY AREAS	RANK	NUMBER OF LOANS 1980-83	DOLLARS OF LOANS (\$1000) 1980-83
10 NORWOOD PARK	23.00	9.00	488.00
59 MCKINLEY PARK	24.00	16.00	473.00
19 BELMONT CRAG	25.00	8.00	468.00
17 DUNNING	26.00	7.00	419.00
3 UPTOWN	27.00	12.00	404.00
16 IRVING PARK	28.00	7.00	379.00
24 WESTTOWN	29.00	14.00	364.00
6 LAKEVIEW	30.00	12.00	357.00
65 WEST LAWN	31.00	9.00	354.00
18 MONTCLARE	32.00	7.00	331.00
44 CHATHAM	33.00	10.00	331.00
72 BEVERLY	34.00	10.00	329.00
46 SOUTH CHICAGO	35.00	7.00	320.00
58 BRIGHTON PARK	36.00	10.00	320.00
67 W. ENGLEWOOD	37.00	12.00	308.00
74 MT. GREENWOOD	38.00	10.00	306.00
8 NEAR N SIDE	39.00	4.00	302.00
51 SOUTH DEERING	40.00	10.00	298.00
9 EDISON PARK	41.00	6.00	294.00
69 GRAND CROSS.	42.00	7.00	276.00
63 GAGE PARK	43.00	7.00	264.00
64 CLEARING	44.00	5.00	249.00

(CONTINUED)

TABLE B-2, cont.

**RANKS OF CHICAGO COMMUNITY AREAS BY TOTAL VOLUME OF
FHA/VA LENDING BY COMMERCIAL BANKS AND
SAVINGS AND LOANS 1980-83**

CHICAGO COMMUNITY AREAS	RANK	NUMBER OF LOANS 1980-83	DOLLARS OF LOANS (\$1000) 1980-83
75 MORGAN PARK	45.00	8.00	242.00
41 HYDE PARK	46.00	5.00	233.00
45 AVALON PARK	47.00	6.00	233.00
73 WASHINGTON HT	48.00	19.00	232.00
62 WEST ELSDON	49.00	5.00	220.00
26 W. GARFIELD	50.00	5.00	217.00
68 ENGLEWOOD	51.00	8.00	213.00
48 CALUMET HGTS	52.00	5.00	207.00
76 DHARE	53.00	4.00	195.00
13 NORTH PARK	54.00	3.00	191.00
60 BRIDGEPORT	55.00	6.00	170.00
14 ALBANY PARK	56.00	3.00	168.00
29 N. LAWDALE	57.00	8.00	158.00
35 DOUGLAS	58.00	2.00	143.00
28 NEAR W. SIDE	59.00	4.00	128.00
42 WOODLAWN	60.00	4.00	112.00
40 WASHINGTON PK	61.00	4.00	98.00
20 HERMOSA	62.00	2.00	94.00
21 AVONDALE	63.00	2.00	91.00
50 PULLMAN	64.00	3.00	89.00
33 NEAR S. SIDE	65.00	1.00	87.00
57 ARCHER HGTS.	66.00	2.00	87.00

(CONTINUED)

TABLE B-2, cont.

**RANKS OF CHICAGO COMMUNITY AREAS BY TOTAL VOLUME OF
FHA/VA LENDING BY COMMERCIAL BANKS AND
SAVINGS AND LOANS 1980-83**

CHICAGO COMMUNITY AREAS	RANK	NUMBER OF LOANS 1980-83	DOLLARS OF LOANS (\$1000) 1980-83
38 GRAND BLVD.	67.00	1.00	85.00
55 HEGEWISCH	68.00	2.00	65.00
47 BURNSIDE	69.00	1.00	46.00
32 LOOP	70.00	1.00	42.00
54 RIVERSIDE	71.00	1.00	40.00
27 E. GARFIELD	72.00	1.00	31.00
52 EAST SIDE	73.00	1.00	27.00
39 KENWOOD	74.00	1.00	25.00
34 ARMOUR SQUARE	75.00	0.00	0.00
36 OAKLAND	76.00	0.00	0.00
37 FULLER PARK	77.00	0.00	0.00

TABLE B-3
RANKS OF CHICAGO COMMUNITY AREAS BY TOTAL VOLUME OF
HOME IMPROVEMENT LENDING BY COMMERCIAL BANKS AND SAVINGS AND LOANS
1980-83

CHICAGO COMMUNITY AREAS	RANK	NUMBER OF LOANS 1980-83	DOLLARS OF LOANS (\$1000) 1980-83
25 AUSTIN	1.00	1852.50	11409.50
7 LINCOLN PARK	2.00	701.00	7703.50
49 ROSELAND	3.00	1426.00	7509.50
6 LAKEVIEW	4.00	642.00	7318.00
43 SOUTH SHORE	5.00	817.00	6806.00
71 ASHBURN GRESH	6.00	1369.00	6395.50
67 W. ENGLEWOOD	7.00	1129.00	5566.00
23 HUMBOLDT PARK	8.00	826.00	5336.00
24 WESTTOWN	9.00	715.00	4990.00
22 LOGAN SQUARE	10.00	681.00	4868.00
73 WASHINGTON HT	11.00	928.00	4720.50
53 WEST PULLMAN	12.00	798.00	4683.50
68 ENGLEWOOD	13.00	883.00	4431.50
69 GRAND CROSS	14.00	802.00	4170.50
16 IRVING PARK	15.00	598.00	4079.50
15 PORTAGE PARK	16.00	609.00	3953.00
44 CHATHAM	17.00	721.00	3923.50
46 SOUTH CHICAGO	18.00	634.00	3631.00
17 DUNNING	19.00	442.00	3351.50
19 BELMONT CRAG	20.00	517.00	3341.00
70 ASHBURN	21.00	617.00	3325.00
2 WEST RIDGE	22.00	386.00	3288.00

(CONTINUED)

TABLE B-3, cont.
RANKS OF CHICAGO COMMUNITY AREAS BY TOTAL VOLUME OF
HOME IMPROVEMENT BY COMMERCIAL BANKS AND SAVINGS AND LOANS
1980-83

CHICAGO COMMUNITY AREAS	RANK	NUMBER OF LOANS 1980-83	DOLLARS OF LOANS (\$1000) 1980-83
48 CALUMET HGTS	23.00	549.00	3231.00
75 MORGAN PARK	24.00	510.00	3123.00
61 NEW CITY	25.00	558.00	3078.50
29 N. LAWDALE	26.00	529.00	3060.50
66 CHICAGO LAWN	27.00	696.00	3042.00
10 NORWOOD PARK	28.00	321.00	2958.50
72 BEVERLY	29.00	397.00	2948.00
30 S. LAWDALE	30.00	558.00	2868.00
8 NEAR N SIDE	31.00	183.00	2679.00
4 LINCOLN SQ.	32.00	256.00	2666.00
77 EDGEWATER	33.00	256.00	2629.00
56 GARFIELD RIDGE	34.00	476.00	2562.50
60 BRIDGEPORT	35.00	421.00	2561.50
3 UPTOWN	36.00	201.00	2485.50
5 NORTH CENTER	37.00	335.00	2484.00
41 HYDE PARK	38.00	176.00	2435.00
31 LOWER W. SIDE	39.00	343.00	2187.00
14 ALBANY PARK	40.00	327.00	2173.50
1 ROGERS PARK	41.00	234.00	2138.50
20 HERMOSA	42.00	238.00	2064.00
65 WEST LAWN	43.00	334.00	1936.00
26 W. GARFIELD	44.00	302.00	1929.00

(CONTINUED)

TABLE B-3, cont.
RANKS OF CHICAGO COMMUNITY AREAS BY TOTAL VOLUME OF
HOME IMPROVEMENT BY COMMERCIAL BANKS AND SAVINGS AND LOANS
1980-83

CHICAGO COMMUNITY AREAS	RANK	NUMBER OF LOANS 1980-83	DOLLARS OF LOANS (\$1000) 1980-83
21 AVONDALE	45.00	301.00	1910.00
12 FOREST GLEN	46.00	196.00	1904.00
42 WOODLAWN	47.00	319.00	1892.00
45 AVALON PARK	48.00	373.00	1855.00
64 CLEARING	49.00	356.00	1821.00
58 BRIGHTON PARK	50.00	316.00	1728.00
11 JEFFERSON PK.	51.00	195.00	1727.50
51 SOUTH DEERING	52.00	348.00	1578.50
63 GAGE PARK	53.00	358.00	1569.00
38 GRAND BLVD.	54.00	275.00	1525.00
27 E. GARFIELD	55.00	240.00	1513.00
28 NEAR W. SIDE	56.00	222.00	1446.00
74 MT. GREENWOOD	57.00	244.00	1399.00
76 OHARE	58.00	140.00	1277.00
52 EAST SIDE	59.00	235.00	1228.50
13 NORTH PARK	60.00	134.00	1093.00
9 EDISON PARK	61.00	115.00	1015.00
39 KENWOOD	62.00	114.00	852.50
50 PULLMAN	63.00	158.00	822.00
59 MCKINLEY PARK	64.00	146.00	786.00
62 WEST ELSDON	65.00	130.00	784.00
18 MONTCLARE	66.00	92.00	705.50

(CONTINUED)

TABLE B-3, cont.

RANKS OF CHICAGO COMMUNITY AREAS BY TOTAL VOLUME OF
HOME IMPROVEMENT BY COMMERCIAL BANKS AND SAVINGS AND LOANS
1980-83

CHICAGO COMMUNITY AREAS	RANK	NUMBER OF LOANS 1980-83	DOLLARS OF LOANS (\$1000) 1980-83
40 WASHINGTON PK	67.00	112.00	627.00
35 DOUGLAS	68.00	125.00	584.00
55 HEGEWISCH	69.00	84.00	573.00
57 ARCHER HGTS.	70.00	104.00	527.00
32 LOOP	71.00	55.00	471.00
37 FULLER PARK	72.00	96.00	441.00
47 BURNSIDE	73.00	74.00	420.00
34 ARMOUR SQUARE	74.00	61.00	398.00
54 RIVERSIDE	75.00	52.00	294.50
36 OAKLAND	76.00	40.00	140.50
33 NEAR S. SIDE	77.00	10.00	53.00

TABLE B-4

RANKS OF CHICAGO COMMUNITY AREAS BY TOTAL VOLUME OF
MULTIFAMILY LENDING BY COMMERCIAL BANKS AND
SAVINGS AND LOANS 1980-83

CHICAGO COMMUNITY AREAS	RANK	NUMBER OF LOANS 1980-83	DOLLARS OF LOANS (\$1000) 1980-83
6 LAKEVIEW	1.00	149.00	24622.00
8 NEAR N SIDE	2.00	60.00	18552.00
1 ROGERS PARK	3.00	74.00	16609.00
7 LINCOLN PARK	4.00	113.00	14906.50
43 SOUTH SHORE	5.00	181.00	11809.00
77 EDGEWATER	6.00	63.00	10571.00
3 UPTOWN	7.00	91.00	10153.00
24 WESTTOWN	8.00	337.00	9598.00
41 HYDE PARK	9.00	67.00	9289.00
22 LOGAN SQUARE	10.00	95.00	8008.00
76 OHARE	11.00	15.00	6664.00
15 PORTAGE PARK	12.00	55.00	6417.00
4 LINCOLN SQ.	13.00	61.00	6156.00
14 ALBANY PARK	14.00	58.00	5960.00
16 IRVING PARK	15.00	60.00	5557.00
2 WEST RIDGE	16.00	34.00	4827.00
5 NORTH CENTER	17.00	40.00	3396.00
21 AVONDALE	18.00	37.00	3224.00
25 AUSTIN	19.00	62.00	3198.00
19 BELMONT CRAG	20.00	43.00	2813.00
44 CHATHAM	21.00	40.00	2504.00
32 LOOP	22.00	4.00	2494.00

(CONTINUED)

TABLE B-4, cont.
RANKS OF CHICAGO COMMUNITY AREAS BY TOTAL VOLUME OF
MULTIFAMILY LENDING BY COMMERCIAL BANKS AND
SAVINGS AND LOANS 1980-83

CHICAGO COMMUNITY AREAS	RANK	NUMBER OF LOANS 1980-83	DOLLARS OF LOANS (\$1000) 1980-83
13 NORTH PARK	23.00	9.00	2471.00
66 CHICAGO LAWN	24.00	24.00	2220.00
10 NORWOOD PARK	25.00	18.00	2019.00
71 ASHBURN GRESH	26.00	48.00	2012.00
69 GRAND CROSS.	27.00	34.00	1996.00
30 S. LAWDALE	28.00	90.00	1974.50
46 SOUTH CHICAGO	29.00	33.00	1927.00
17 DUNNING	30.00	17.00	1638.00
23 HUMBOLDT PARK	31.00	52.00	1528.00
67 W. ENGLEWOOD	32.00	18.00	1198.00
39 KENWOOD	33.00	14.00	1092.00
72 BEVERLY	34.00	11.00	1056.00
56 GARFIELD RIDGE	35.00	4.00	1055.00
61 NEW CITY	36.00	24.00	1034.00
31 LOWER W. SIDE	37.00	47.00	967.00
28 NEAR W. SIDE	38.00	24.00	917.00
20 HERMOSA	39.00	18.00	874.00
73 WASHINGTON HT	40.00	14.00	847.00
11 JEFFERSON PK.	41.00	7.00	808.00
42 WOODLAWN	42.00	34.00	797.00
65 WEST LAWN	43.00	7.00	775.00
64 CLEARING	44.00	6.00	680.00

(CONTINUED)

TABLE B-4, cont.

RANKS OF CHICAGO COMMUNITY AREAS BY TOTAL VOLUME OF
MULTIFAMILY LENDING BY COMMERCIAL BANKS AND
SAVINGS AND LOANS 1980-83

CHICAGO COMMUNITY AREAS	RANK	NUMBER OF LOANS 1980-83	DOLLARS OF LOANS (\$1000) 1980-83
70 ASHBURN	45.00	4.00	489.00
75 MORGAN PARK	46.00	4.00	485.00
63 GAGE PARK	47.00	6.00	461.00
33 NEAR S. SIDE	48.00	3.00	454.00
18 MONTCLARE	49.00	8.00	438.00
38 GRAND BLVD.	50.00	13.00	414.00
34 ARMOUR SQUARE	51.00	5.00	403.00
49 ROSELAND	52.00	13.00	379.00
12 FOREST GLEN	53.00	4.00	370.00
9 EDISON PARK	54.00	4.00	365.00
60 BRIDGEPORT	55.00	13.00	360.00
62 WEST ELSDON	56.00	2.00	355.00
45 AVALON PARK	57.00	8.00	351.00
29 N. LAWDALE	58.00	10.00	350.00
48 CALUMET HGTS	59.00	7.00	283.00
26 W. GARFIELD	60.00	8.00	220.00
59 MCKINLEY PARK	61.00	4.00	201.00
58 BRIGHTON PARK	62.00	5.00	192.00
52 EAST SIDE	63.00	4.00	180.00
50 PULLMAN	64.00	5.00	168.00
68 ENGLEWOOD	65.00	4.00	147.00
57 ARCHER HGTS.	66.00	1.00	129.00

(CONTINUED)

TABLE B-4, cont.
RANKS OF CHICAGO COMMUNITY AREAS BY TOTAL VOLUME OF
MULTIFAMILY LENDING BY COMMERCIAL BANKS AND
SAVINGS AND LOANS 1980-83

CHICAGO COMMUNITY AREAS	RANK	NUMBER OF LOANS 1980-83	DOLLARS OF LOANS (\$1000) 1980-83
40 WASHINGTON PK	67.00	5.00	116.00
51 SOUTH DEERING	68.00	3.00	90.00
27 E. GARFIELD	69.00	8.00	81.00
53 WEST PULLMAN	70.00	4.00	78.00
74 MT. GREENWOOD	71.00	2.00	77.00
35 DOUGLAS	72.00	4.00	60.00
36 OAKLAND	73.00	1.00	15.00
37 FULLER PARK	74.00	0.00	0.00
47 BURNSIDE	75.00	0.00	0.00
54 RIVERSIDE	76.00	0.00	0.00
55 HEGEWISCH	77.00	0.00	0.00

APPENDIX C

ANNUAL LENDING VOLUME FOR EACH CHICAGO
COMMUNITY AREA FROM 1980-1983

APPENDIX C**Annual Lending Volume For Each Chicago Community Area From 1980-1983**

Appendix C provides an annual breakdown of the total volume of lending received by each Chicago Community Area from regulated financial institutions from 1980-1983. These tables permit a comparison of Community Area lending over this four-year period and an assessment of which areas received a sustained volume of lending and which did not. Each table presents Community Areas in the same order -- by Community Area number.

Table C-1 (pages 78-81) shows the 1980 lending volume of Chicago Community Areas. Table C-2 (pages 82-85) shows the 1981 lending volume, Table C-3 (pages 84-87) shows 1982 lending volume and Table C-4 (pages 90-93) shows Community Areas' 1983 lending volume. Table C-5 (pages 94-97) may serve as a four-year base line comparison because it displays the lending volume in total from 1980-1983 in all Community Areas.

TABLE C-1
TOTAL VOLUME OF LENDING BY COMMERCIAL BANKS AND SAVINGS LOANS
FOR CHICAGO COMMUNITY AREAS
1980

	NUMBER OF LOANS 1980		DOLLARS OF LOANS (\$1000) 1980	
	TOTAL LENDING		TOTAL LENDING	
CHICAGO COMMUNITY AREAS				
1 ROGERS PARK	580.00		25065.50	
2 WEST RIDGE	604.00		25379.00	
3 UPTOWN	659.00		29941.50	
4 LINCOLN SQ.	308.00		11492.00	
5 NORTH CENTER	300.00		8440.00	
6 LAKEVIEW	1677.00		85781.00	
7 LINCOLN PARK	1528.00		82593.00	
8 NEAR N SIDE	2590.00		171633.00	
9 EDISON PARK	129.00		4532.00	
10 NORWOOD PARK	379.00		13429.50	
11 JEFFERSON PK.	221.00		8416.50	
12 FOREST GLEN	235.00		9625.00	
13 NORTH PARK	149.00		5884.00	
14 ALBANY PARK	352.00		13096.50	
15 PORTAGE PARK	569.00		20015.00	
16 IRVING PARK	548.00		17111.50	
17 DUNNING	446.00		14106.50	
18 MONTCLARE	113.00		3579.50	
19 BELMONT CRAG	526.00		15647.00	
20 HERMOSA	218.00		5523.00	
21 AVONDALE	288.00		7336.00	

(CONTINUED)

TABLE C-1, cont.
TOTAL VOLUME OF LENDING BY COMMERCIAL BANKS AND SAVINGS LOANS
FOR CHICAGO COMMUNITY AREAS
1980

CHICAGO COMMUNITY AREAS	NUMBER OF LOANS 1980		DOLLARS OF LOANS (\$1000) 1980	
	TOTAL LENDING		TOTAL LENDING	
22 LOGAN SQUARE	636.00		16361.00	
23 HUMBOLDT PARK	609.00		10162.00	
24 WESTTOWN	649.00		12174.00	
25 AUSTIN	1163.50		19647.50	
26 W. GARFIELD	131.00		941.00	
27 E. GARFIELD	123.00		919.00	
28 NEAR W. SIDE	160.00		4059.00	
29 N. LAWDALE	271.00		2031.50	
30 S. LAWDALE	800.00		15765.50	
31 LOWER W. SIDE	287.00		4366.00	
32 LOOP	316.00		18247.00	
33 NEAR S. SIDE	64.00		3917.00	
34 ARMOUR SQUARE	46.00		1629.00	
35 DOUGLAS	69.00		1515.00	
36 OAKLAND	19.00		126.50	
37 FULLER PARK	35.00		193.00	
38 GRAND BLVD.	154.00		1343.00	
39 KENWOOD	320.00		12231.50	
40 WASHINGTON PK	51.00		512.00	
41 HYDE PARK	1098.00		43382.00	
42 WOODLAWN	172.00		1579.00	

(CONTINUED)

TABLE C-1, cont.
TOTAL VOLUME OF LENDING BY COMMERCIAL BANKS AND SAVINGS LOANS
FOR CHICAGO COMMUNITY AREAS
1980

CHICAGO COMMUNITY AREAS	NUMBER OF LOANS 1980		DOLLARS OF LOANS (\$1000) 1980	
	TOTAL LENDING		TOTAL LENDING	
43 SOUTH SHORE	811.00		20647.00	
44 CHATHAM	377.00		5998.50	
45 AVALON PARK	188.00		2962.00	
46 SOUTH CHICAGO	352.00		5611.00	
47 BURNSIDE	38.00		483.00	
48 CALUMET HGTS	308.00		5146.00	
49 ROSELAND	658.00		9137.50	
50 PULLMAN	82.00		1319.00	
51 SOUTH OERER	207.00		2807.50	
52 EAST SIDE	595.00		11816.50	
53 WEST PULLMAN	368.00		5070.50	
54 RIVERSIDE	19.00		301.50	
55 HEGEWISCH	571.00		8640.00	
56 GARFIELD RIDGE	316.00		7284.50	
57 ARCHER HGTS.	74.00		1866.00	
58 BRIGHTON PARK	266.00		5112.00	
59 MCKINLEY PARK	119.00		2169.00	
60 BRIDGEPORT	298.50		6480.50	
61 NEW CITY	539.00		8513.50	
62 WEST ELSDON	121.00		2891.00	
63 GAGE PARK	312.00		6093.00	

(CONTINUED)

TABLE C-1, cont.
TOTAL VOLUME OF LENDING BY COMMERCIAL BANKS AND SAVINGS LOANS
FOR CHICAGO COMMUNITY AREAS
1980

	NUMBER OF LOANS 1980		DOLLARS OF LOANS (\$1000) 1980	
	TOTAL LENDING		TOTAL LENDING	
CHICAGO COMMUNITY AREAS				
64 CLEARING	251.00		5812.00	
65 WEST LAWN	272.00		6453.00	
66 CHICAGO LAWN	610.00		13439.00	
67 W. ENGLEWOOD	528.00		5018.00	
68 ENGLEWOOD	405.00		2813.50	
69 GRAND CROSS.	412.00		5184.50	
70 ASHBURN	417.00		8965.00	
71 ASHBURN GRESH	645.00		8452.50	
72 BEVERLY	320.00		8993.00	
73 WASHINGTON HT	422.00		5642.50	
74 MT. GREENWOOD	189.00		4512.00	
75 MORGAN PARK	262.00		5454.00	
76 OHARE	360.00		17169.00	
77 EDGEWATER	843.00		31958.00	

TABLE C-2, cont.
TOTAL VOLUME OF LENDING BY COMMERCIAL BANKS AND SAVINGS LOANS
FOR CHICAGO COMMUNITY AREAS
1981

CHICAGO COMMUNITY AREAS	NUMBER OF LOANS 1981		DOLLARS OF LOANS (\$1000) 1981	
	TOTAL LENDING		TOTAL LENDING	
1 ROGERS PARK	247.00		8314.00	
2 WEST RIOGE	246.00		8434.00	
3 UPTOWN	281.00		9983.00	
4 LINCOLN SQ.	151.00		3328.00	
5 NORTH CENTER	168.00		4796.00	
6 LAKEVIEW	678.00		26992.00	
7 LINCOLN PARK	970.00		55939.00	
8 NEAR N SIDE	856.00		60473.00	
9 EDISON PARK	83.00		2497.00	
10 NORWOOD PARK	245.00		7372.00	
11 JEFFERSON PK.	134.00		3996.00	
12 FOREST GLEN	146.00		5422.00	
13 NORTH PARK	84.00		3076.00	
14 ALBANY PARK	207.00		5708.00	
15 PORTAGE PARK	429.00		11348.00	
16 IRVING PARK	350.00		8687.00	
17 DUNNING	290.00		7601.00	
18 MONTCLARE	49.00		1605.00	
19 BELMONT CRAG	389.00		10155.00	
20 HERMOSA	132.00		3194.00	
21 AVONDALE	238.00		5523.00	

(CONTINUED)

TABLE C-2, cont.
TOTAL VOLUME OF LENDING BY COMMERCIAL BANKS AND SAVINGS LOANS
FOR CHICAGO COMMUNITY AREAS
1981

CHICAGO COMMUNITY AREAS	NUMBER OF LOANS 1981	DOLLARS OF LOANS (\$1000) 1981
	TOTAL LENDING	TOTAL LENDING
22 LOGAN SQUARE	382.00	7708.00
23 HUMBOLDT PARK	361.00	5481.00
24 WESTTOWN	599.00	7929.00
25 AUSTIN	568.00	8994.00
26 W. GARFIELD	81.00	506.00
27 E. GARFIELD	46.00	334.00
28 NEAR W. SIDE	96.00	3835.00
29 N. LAWNOALE	130.00	1093.00
30 S. LAWNOALE	296.00	6009.00
31 LOWER W. SIDE	105.00	1418.00
32 LOOP	266.00	14882.00
33 NEAR S. SIDE	11.00	283.00
34 ARMOUR SQUARE	30.00	970.00
35 DOUGLAS	54.00	987.00
36 OAKLAND	14.00	58.00
37 FULLER PARK	27.00	187.00
38 GRAND BLVD.	98.00	770.00
39 KENWOOD	69.00	2388.00
40 WASHINGTON PK	32.00	202.00
41 HYDE PARK	166.00	6481.00
42 WOODLAWN	95.00	1033.00

(CONTINUED)

TABLE C-2, cont.
TOTAL VOLUME OF LENDING BY COMMERCIAL BANKS AND SAVINGS LOANS
FOR CHICAGO COMMUNITY AREAS
1981

CHICAGO COMMUNITY AREAS	NUMBER OF LOANS 1981		DOLLARS OF LOANS (\$1000) 1981	
	TOTAL LENDING		TOTAL LENDING	
43 SOUTH SHORE	395.00		6011.00	
44 CHATHAM	235.00		2915.00	
45 AVALON PARK	110.00		1359.00	
46 SOUTH CHICAGO	217.00		3298.00	
47 BURNSIDE	18.00		174.00	
48 CALUMET HGTS	175.00		2543.00	
49 ROSELAND	433.00		4442.00	
50 PULLMAN	57.00		605.00	
51 SOUTH DEERING	99.00		787.00	
52 EAST SIDE	103.00		2027.00	
53 WEST PULLMAN	220.00		2448.00	
54 RIVERSIDE	11.00		104.00	
55 HEGEWISCH	46.00		765.00	
56 GARFIELD RIDGE	207.00		3304.00	
57 ARCHER HGTS.	46.00		1287.00	
58 BRIGHTON PARK	129.00		2335.00	
59 MCKINLEY PARK	60.00		805.00	
60 BRIDGEPORT	141.00		2185.00	
61 NEW CITY	296.00		4670.00	
62 WEST ELSDON	59.00		1286.00	
63 GAGE PARK	163.00		2818.00	

(CONTINUED)

TABLE C-2, cont.
TOTAL VOLUME OF LENDING BY COMMERCIAL BANKS AND SAVINGS LOANS
FOR CHICAGO COMMUNITY AREAS
1981

	NUMBER OF LOANS 1981	DOLLARS OF LOANS (\$1000) 1981	TOTAL LENDING	TOTAL LENDING
CHICAGO COMMUNITY AREAS				
64 CLEARING	149.00	2854.00		
65 WEST LAWN	152.00	3511.00		
66 CHICAGO LAWN	308.00	5602.00		
67 W. ENGLEWOOD	309.00	2675.00		
68 ENGLEWOOD	195.00	1380.00		
69 GRAND CROSS.	248.00	2244.00		
70 ASHBURN	286.00	5314.00		
71 ASHBURN GRESH	383.00	3664.00		
72 BEVERLY	166.00	4736.00		
73 WASHINGTON HT	266.00	2420.00		
74 MT. GREENWOOD	98.00	1593.00		
75 MORGAN PARK	180.00	3013.00		
76 OHARE	202.00	7212.00		
77 EDGEWATER	268.00	10316.00		

TABLE C-3
TOTAL VOLUME OF LENDING BY COMMERCIAL BANKS AND SAVINGS LOANS
FOR CHICAGO COMMUNITY AREAS
1982

CHICAGO COMMUNITY AREAS	NUMBER OF LOANS 1982		DOLLARS OF LOANS (\$1000) 1982	
	TOTAL LENDING		TOTAL LENDING	
1 ROGERS PARK	193.00		9937.00	
2 WEST RIDGE	181.00		6968.00	
3 UPTOWN	151.00		7665.00	
4 LINCOLN SQ.	114.00		4135.00	
5 NORTH CENTER	155.00		4243.00	
6 LAKEVIEW	520.00		27305.00	
7 LINCOLN PARK	555.00		41153.00	
8 NEAR N SIDE	326.00		25263.00	
9 EDISON PARK	45.00		1671.00	
10 NORWOOD PARK	147.00		4711.00	
11 JEFFERSON PK.	120.00		4097.00	
12 FOREST GLEN	107.00		3722.00	
13 NORTH PARK	67.00		2253.00	
14 ALBANY PARK	158.00		5670.00	
15 PORTAGE PARK	300.00		8665.00	
16 IRVING PARK	287.00		8481.00	
17 OUNNING	203.00		6385.00	
18 MONTCLARE	59.00		1498.00	
19 BELMONT CRAG	239.00		6515.00	
20 HERMOSA	137.00		3696.00	
21 AVONDALE	179.00		4860.00	

(CONTINUED)

TABLE C-3, cont.
TOTAL VOLUME OF LENDING BY COMMERCIAL BANKS AND SAVINGS LOANS
FOR CHICAGO COMMUNITY AREAS
1982

CHICAGO COMMUNITY AREAS	NUMBER OF LOANS 1982		DOLLARS OF LOANS (\$1000) 1982	
	TOTAL LENDING		TOTAL LENDING	
22 LOGAN SQUARE	350.00		7313.00	
23 HUMBOLOT PARK	275.00		4190.00	
24 WESTTOWN	540.00		10730.00	
25 AUSTIN	484.00		8214.00	
26 W. GARFIELD	51.00		427.00	
27 E. GARFIELD	46.00		431.00	
28 NEAR W. SIDE	74.00		2076.00	
29 N. LAWDALE	99.00		2066.00	
30 S. LAWDALE	324.00		5767.00	
31 LOWER W. SIDE	133.00		1940.00	
32 LOOP	104.00		8063.00	
33 NEAR S. SIDE	2.00		8.00	
34 ARMOUR SQUARE	20.00		289.00	
35 DOUGLAS	32.00		718.00	
36 OAKLAND	9.00		339.00	
37 FULLER PARK	25.00		219.00	
38 GRAND BLVD.	37.00		490.00	
39 KENWOOD	44.00		2239.00	
40 WASHINGTON PK	29.00		172.00	
41 HYDE PARK	70.00		2722.00	
42 WOODLAWN	65.00		772.00	

(CONTINUED)

TABLE C-3, cont.
TOTAL VOLUME OF LENDING BY COMMERCIAL BANKS AND SAVINGS LOANS
FOR CHICAGO COMMUNITY AREAS
1982

CHICAGO COMMUNITY AREAS	NUMBER OF LOANS 1982		DOLLARS OF LOANS (\$1000) 1982	
	TOTAL LENDING		TOTAL LENDING	
43 SOUTH SHORE	169.00		2804.00	
44 CHATHAM	192.00		2455.00	
45 AVALON PARK	79.00		623.00	
46 SOUTH CHICAGO	161.00		2181.00	
47 BURNSIDE	21.00		195.00	
48 CALUMET HGTS	108.00		1163.00	
49 ROSELAND	325.00		2755.00	
50 PULLMAN	32.00		290.00	
51 SOUTH DEERING	97.00		1464.00	
52 EAST SIDE	109.00		1841.00	
53 WEST PULLMAN	183.00		1594.00	
54 RIVERSIDE	19.00		202.00	
55 HEGEWISCH	52.00		785.00	
56 GARFIELD RIOGE	162.00		3620.00	
57 ARCHER HGTS.	53.00		1190.00	
58 BRIGHTON PARK	163.00		3014.00	
59 MCKINLEY PARK	56.00		807.00	
60 BRIDGEPORT	128.00		1655.00	
61 NEW CITY	202.00		2661.00	
62 WEST ELSDON	63.00		1430.00	
63 GAGE PARK	119.00		2403.00	

(CONTINUED)

TABLE C-3, cont.
TOTAL VOLUME OF LENDING BY COMMERCIAL BANKS AND SAVINGS LOANS
FOR CHICAGO COMMUNITY AREAS
1982

CHICAGO COMMUNITY AREAS	NUMBER OF LOANS 1982		DOLLARS OF LOANS (\$1000) 1982	
	TOTAL LENDING		TOTAL LENDING	
64 CLEARING	127.00		2617.00	
65 WEST LAWN	136.00		3279.00	
66 CHICAGO LAWN	226.00		4403.00	
67 W. ENGLEWOOD	219.00		1743.00	
68 ENGLEWOOD	171.00		1195.00	
69 GRAND CROSS.	162.00		1725.00	
70 ASHBURN	191.00		3537.00	
71 ASHBURN GRESH	300.00		2356.00	
72 BEVERLY	138.00		3257.00	
73 WASHINGTON HT	195.00		1451.00	
74 MT. GREENWOOD	106.00		1913.00	
75 MORGAN PARK	153.00		2438.00	
76 OHARE	70.00		2825.00	
77 EDGEWATER	169.00		9442.00	

TABLE C-4
TOTAL VOLUME OF LENDING BY COMMERCIAL BANKS AND SAVINGS LOANS
FOR CHICAGO COMMUNITY AREAS
1983

CHICAGO COMMUNITY AREAS	NUMBER OF LOANS 1983		DOLLARS OF LOANS (\$1000) 1983	
	TOTAL LENDING		TOTAL LENDING	
1 ROGERS PARK	275.00		15075.00	
2 WEST RIDGE	454.00		22124.00	
3 UPTOWN	329.00		17637.00	
4 LINCOLN SQ.	292.00		14006.00	
5 NORTH CENTER	359.00		14047.00	
6 LAKEVIEW	1075.00		69328.00	
7 LINCOLN PARK	1069.00		96702.00	
8 NEAR N SIDE	680.00		65157.00	
9 EOISON PARK	150.00		6337.00	
10 NORWOOD PARK	406.00		17176.00	
11 JEFFERSON PK.	260.00		11531.00	
12 FOREST GLEN	229.00		12986.00	
13 NORTH PARK	113.00		7410.00	
14 ALBANY PARK	307.00		12429.00	
15 PORTAGE PARK	582.00		24361.00	
16 IRVING PARK	468.00		17733.00	
17 DUNNING	497.00		18222.00	
18 MONTCLARE	122.00		4862.00	
19 BELMONT CRAG	541.00		20105.00	
20 HERMOSA	191.00		5418.00	
21 AVONDALE	322.00		11777.00	

(CONTINUED)

TABLE C-4, cont.
TOTAL VOLUME OF LENDING BY COMMERCIAL BANKS AND SAVINGS LOANS
FOR CHICAGO COMMUNITY AREAS
1983

CHICAGO COMMUNITY AREAS	NUMBER OF LOANS 1983		DOLLARS OF LOANS (\$1000) 1983	
	TOTAL LENDING		TOTAL LENDING	
22 LOGAN SQUARE	485.00		14896.00	
23 HUMBOLDT PARK	449.00		7707.00	
24 WESTTOWN	417.00		9628.00	
25 AUSTIN	772.00		14937.00	
26 W. GARFIELD	92.00		1537.00	
27 E. GARFIELD	73.00		998.00	
28 NEAR W. SIDE	119.00		4068.00	
29 N. LAWDALE	167.00		1959.00	
30 S. LAWDALE	431.00		10676.00	
31 LOWER W. SIDE	195.00		4108.00	
32 LOOP	102.00		6613.00	
33 NEAR S. SIDE	12.00		912.00	
34 ARMOUR SQUARE	34.00		982.00	
35 DOUGLAS	53.00		2170.00	
36 OAKLAND	8.00		331.00	
37 FULLER PARK	29.00		480.00	
38 GRAND BLVD.	61.00		809.00	
39 KENWOOD	90.00		4646.00	
40 WASHINGTON PK	30.00		441.00	
41 HYDE PARK	274.00		15213.00	
42 WOODLAWN	100.00		1246.00	

(CONTINUED)

TABLE C-4, cont.
TOTAL VOLUME OF LENDING BY COMMERCIAL BANKS AND SAVINGS LOANS
FOR CHICAGO COMMUNITY AREAS
1983

CHICAGO COMMUNITY AREAS	NUMBER OF LOANS 1983		DOLLARS OF LOANS (\$1000) 1983	
	TOTAL LENDING		TOTAL LENDING	
43 SOUTH SHORE	310.00		8051.00	
44 CHATHAM	258.00		4276.00	
45 AVALON PARK	135.00		1576.00	
46 SOUTH CHICAGO	243.00		3669.00	
47 BURNSIDE	28.00		420.00	
48 CALUMET HGTS	174.00		2965.00	
49 ROSELAND	408.00		3524.00	
50 PULLMAN	71.00		966.00	
51 SOUTH DEERING	139.00		1521.00	
52 EAST SIDE	151.00		3552.00	
53 WEST PULLMAN	246.00		2281.00	
54 RIVERSIDE	22.00		264.00	
55 HEGEWISCH	84.00		1939.00	
56 GARFIELD RIOGE	314.00		9191.00	
57 ARCHER HGTS.	98.00		2969.00	
58 BRIGHTON PARK	221.00		5866.00	
59 MCKINLEY PARK	73.00		1717.00	
60 BRIDGEPORT	238.00		5879.00	
61 NEW CITY	294.00		4713.00	
62 WEST ELSDON	123.00		3908.00	
63 GAGE PARK	244.00		6466.00	

(CONTINUED)

TABLE C-4, cont.
TOTAL VOLUME OF LENDING BY COMMERCIAL BANKS AND SAVINGS LOANS
FOR CHICAGO COMMUNITY AREAS
1983

	NUMBER OF LOANS 1983		DOLLARS OF LOANS (\$1000) 1983	
	TOTAL	LENDING	TOTAL	LENDING
CHICAGO COMMUNITY AREAS				
64 CLEARING		240.00		6992.00
65 WEST LAWN		247.00		7607.00
66 CHICAGO LAWN		388.00		9270.00
67 W. ENGLEWOOD		322.00		2647.00
68 ENGLEWOOD		231.00		1764.00
69 GRAND CROSS.		241.00		3198.00
70 ASHBURN		360.00		10282.00
71 ASHBURN GRESH		423.00		4580.00
72 BEVERLY		264.00		10973.00
73 WASHINGTON HT		277.00		2699.00
74 MT. GREENWOOD		144.00		5027.00
75 MORGAN PARK		235.00		5443.00
76 OHARE		230.00		11328.00
77 EDGEWATER		443.00		23293.00

TABLE C-5
TOTAL VOLUME OF LENDING BY COMMERCIAL BANKS AND SAVINGS LOANS
FOR CHICAGO COMMUNITY AREAS
1980-1983

CHICAGO COMMUNITY AREAS	NUMBER OF LOANS 1980-1983		DOLLARS OF LOANS (\$1000) 1980-1983	
	TOTAL LENDING		TOTAL LENDING	
1 ROGERS PARK	1295.00		60951.50	
2 WEST RIDGE	1485.00		63209.00	
3 UPTOWN	1420.00		66486.50	
4 LINCOLN SQ.	865.00		34555.00	
5 NORTH CENTER	982.00		31801.00	
6 LAKEVIEW	3950.00		211697.00	
7 LINCOLN PARK	4122.00		277378.00	
8 NEAR N SIDE	4452.00		325526.00	
9 EOlSON PARK	407.00		15037.00	
10 NORWOOD PARK	1177.00		43030.50	
11 JEFFERSON PK.	735.00		28040.50	
12 FOREST GLEN	717.00		31755.00	
13 NORTH PARK	413.00		18926.00	
14 ALBANY PARK	1024.00		38200.50	
15 PORTAGE PARK	1880.00		65057.00	
16 IRVING PARK	1653.00		53415.50	
17 DUNNING	1436.00		46471.50	
18 MONTCLARE	343.00		11677.50	
19 BELMONT CRAG	1695.00		52900.00	
20 HERMOSA	678.00		18168.00	
21 AVONDALE	1027.00		29893.00	

(CONTINUED)

TABLE C-5, cont.
TOTAL VOLUME OF LENDING BY COMMERCIAL BANKS AND SAVINGS LOANS
FOR CHICAGO COMMUNITY AREAS
1980-1983

CHICAGO COMMUNITY AREAS	NUMBER OF LOANS 1980-1983		DOLLARS OF LOANS (\$1000) 1980-1983	
	TOTAL LENDING		TOTAL LENDING	
22 LOGAN SQUARE	1853.00		47685.00	
23 HUMBOLDT PARK	1694.00		27824.00	
24 WESTTOWN	2205.00		42916.00	
25 AUSTIN	2987.50		52331.50	
26 W. GARFIELD	355.00		3411.00	
27 E. GARFIELD	288.00		2687.00	
28 NEAR W. SIDE	449.00		14146.00	
29 N. LAWDALE	667.00		7298.50	
30 S. LAWDALE	1851.00		38402.50	
31 LOWER W. SIDE	720.00		11851.00	
32 LOOP	788.00		47805.00	
33 NEAR S. SIDE	89.00		5120.00	
34 ARMOUR SQUARE	130.00		4041.00	
35 DOUGLAS	208.00		5390.00	
36 OAKLAND	50.00		854.50	
37 FULLER PARK	116.00		1079.00	
38 GRAND BLVD.	350.00		3455.00	
39 KENWOOD	523.00		21504.50	
40 WASHINGTON PK	142.00		1363.00	
41 HYDE PARK	1608.00		68175.00	
42 WOODLAWN	432.00		4702.00	

(CONTINUED)

TABLE C-5, cont.
TOTAL VOLUME OF LENDING BY COMMERCIAL BANKS AND SAVINGS LOANS
FOR CHICAGO COMMUNITY AREAS
1980-1983

CHICAGO COMMUNITY AREAS	NUMBER OF LOANS 1980-1983	DOLLARS OF LOANS (\$1000) 1980-1983
	TOTAL LENDING	TOTAL LENDING
43 SOUTH SHORE	1685.00	41428.00
44 CHATHAM	1062.00	15665.50
45 AVALON PARK	512.00	6584.00
46 SOUTH CHICAGO	973.00	15397.00
47 BURNSIDE	105.00	1272.00
48 CALUMET HGTS	765.00	11817.00
49 ROSELAND	1824.00	19858.50
50 PULLMAN	242.00	3180.00
51 SOUTH DEERING	542.00	6579.50
52 EAST SIDE	958.00	19260.50
53 WEST PULLMAN	1017.00	11393.50
54 RIVERSIDE	71.00	871.50
55 HEGEWISCH	753.00	12129.00
56 GARFIELD RIDGE	999.00	23399.50
57 ARCHER HGTS.	271.00	7440.00
58 BRIGHTON PARK	779.00	16327.00
59 MCKINLEY PARK	308.00	5498.00
60 BRIDGEPORT	805.50	16234.50
61 NEW CITY	1331.00	20692.50
62 WEST ELSDON	366.00	9868.00
63 GAGE PARK	838.00	17780.00

(CONTINUED)

TABLE C-5, cont.
TOTAL VOLUME OF LENDING BY COMMERCIAL BANKS AND SAVINGS LOANS
FOR CHICAGO COMMUNITY AREAS
1980-1983

CHICAGO COMMUNITY AREAS	NUMBER OF LOANS 1980-1983		DOLLARS OF LOANS (\$1000) 1980-1983	
	TOTAL LENDING		TOTAL LENDING	
64 CLEARING	767.00		18519.00	
65 WEST LAWN	807.00		20881.00	
66 CHICAGO LAWN	1532.00		32913.00	
67 W. ENGLEWOOD	1378.00		12322.00	
68 ENGLEWOOD	1002.00		7152.50	
69 GRAND CROSS.	1063.00		12415.50	
70 ASHBURN	1254.00		28098.00	
71 ASHBURN GRESH	1751.00		19160.50	
72 BEVERLY	888.00		27959.00	
73 WASHINGTON HT	1160.00		12212.50	
74 MT. GREENWOOD	537.00		13045.00	
75 MORGAN PARK	830.00		16348.00	
76 OHARE	862.00		41934.00	
77 EDGEWATER	1723.00		75719.00	

FOOTNOTES

1. An SMSA (Standard Metropolitan Statistical Area) is defined by the U.S. Census Bureau as a central city containing a population of 50,000 or more plus contiguous counties which are deemed urban. In the 1980-1983 period, the Chicago SMSA consisted of Cook, DuPage, Lake, McHenry, Kane, and Will counties.
2. A census tract is an enumeration district defined by the U.S. Census Bureau in concert with local political organizations and community groups. Designed in order to approximate a neighborhood according to population size, census tracts are the primary units for which small area data are collected. The average census tract contains approximately 4,000 people.
3. Until 1982, Illinois law restricted commercial banks to two limited-service branches within one mile of their home office. As a result, Illinois has a much larger number of commercial banks than other states.
4. The Community Areas contained within the North Lakefront stratum are Rogers Park, Uptown, Lakeview, Lincoln Park, Near North Side, and the Loop. Edgewater, which was part of the Uptown community area in 1970 and was designated as a separate community area in 1980, is also included. These are grouped together and set aside from the remainder of the city because of the extremely high housing values. These Community Areas, all adjacent to Lake Michigan, have median single-family housing values over \$50,000. The median value for the city is only \$47,000.
5. A standard deviation is a measure of dispersion around a measure of central tendency such as a mean. A large standard deviation relative to the mean indicates that the distribution of values is very large. A low standard deviation indicates that most data values are tightly concentrated around the mean. For most distributions, values generally fall within one or two standard deviations from the mean.
6. Standardized lending measures are computed as follows:
$$S_{ti} = (L_{ti}/H_{ti}) * 1,000$$
where:
 S_{ti} is the standardized lending measure for loan type t (e.g., FHA/VA) for census tract i .
 L_{ti} is the number or dollar amount of loans for type t in census tract i .
 H_{ti} is the number of housing units available for loan type t in census tract i .

7. Lending is standardized relative to housing units rather than housing structures because no data were available on the number of housing structures at the census tract level.
8. In the discussion of single-family mortgage and home improvement loans, housing units refers to single-family homes or apartments in one- to four-unit buildings. In the discussion of multifamily lending, housing units refers to the number of apartments in buildings with more than four units.
9. Note that these FHA/VA lending volumes do not constitute the total volume of FHA/VA mortgages made in the Chicago metropolitan area. Mortgage bankers made the vast majority of these types of loans. See Shlay and Freedman, "Islands of Opportunities: Mortgage Banker Residential Lending Within the Chicago SMSA From 1980 to 1983," Woodstock Institute, 1986.
10. These census tracts are 3202 (a Loop census tract) and 815 (a Near North Side census tract). In 1980, tract 3202 received \$1 million and tract 815 received \$8.6 million. The U.S. Census of Housing only reported one housing unit in a one- to four-unit structure per tract in 1980. Obviously, these census tracts were the site for either extensive condominium conversions or new construction.
11. FHA/VA single-family mortgages are available for the same types of structures as conventional single-family mortgages -- one- to four-unit structures and condominiums.
12. For the purpose of this discussion, "FHA/VA lending" refers only to FHA/VA lending originated by commercial banks and savings and loans. For an examination of mortgage bankers distribution of FHA loans, see Shlay and Freedman, "Islands of Opportunities: Mortgage Banker Residential Lending Within the Chicago SMSA from 1980 to 1983," Woodstock Institute, 1986.
13. Both regulated financial institutions and mortgage bankers tended to disproportionately concentrate FHA/VA loans in the Suburbs and not in the central city. FHA/VA lending in general, from 1980-1983, was much more of a Suburban phenomenon than an urban phenomenon. The FHA/VA lending decisions by regulated financial institutions are not anomalous but represent a trend within the financial services industry to make more FHA/VA loans in the Chicago Suburbs.
14. Chicago's Community Areas are aggregations of entire census tracts, which are defined by the U.S. Census and are readily identifiable to local residents. Although Chicago's Community Areas may be considered too large to constitute neighborhoods per se, they are well known as meaningful area identifiers for both residents and local policy makers and have been used for over 50 years for compiling information and examining change within the city. To be sure, Chicago's Community Areas vary in size and population; a few Community Areas comprise as few as three census tracts while some comprise as many as twenty census tracts. But the goal of these analyses is purely descriptive to show which local areas receive more lending than others.

15. Note that these categories are used to more easily show the lending disparity among Community Areas. Obviously, given the large number of Community Areas which received less than \$20 million dollars and the small number which received over \$60 million, the average lending volume per Community Area is very low.