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Metrics and Evaluating Performance

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Community Reinvestment Act**
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CRA Lending by Banks; Components and Order of Magnitude

Lending Type	Total Number of loans	\$ Value of Loans (in billions)	Share that counts towards CRA (# of Loans)	Amount that counts toward CRA (# of loans)	Share that counts toward CRA (\$ volume)	Amount that Counts toward CRA (\$ volume in billions)	Avg. Loan Size
Single-Family	3,490,000	\$914	20.7%	723,822	11.9%	\$108	\$261,891
Multi-Family	34,656	\$114	37.4%	12,971	29.3%	\$33	\$3,289,474
Small Business	7,476,495	\$256	37.0%	2,762,600	67.1%	\$172	\$34,303
Small Farm	177,949	\$13	60.8%	108,255	77.7%	\$10	\$75,375
Community Development	26,397	\$96	Close to 100%	26,397	Close to 100%	\$96	\$3,649,258

Source: Urban Institute calculations from 2016 HMDA and 2016 Federal Financial Institutions Examination Council Community Reinvestment Act disclosure reports.

Top 10 Lending Banks for Small Business Lending

Bank	Loans	\$ Value of Loans (in billions)	LMI share (# of loans)	LMI share (\$ volume)	Share in AA (# of loans)	Share in AA (\$ volume)	Average loan size
Wells Fargo	437,000	\$21.17	20.7%	22.7%	93.8%	93.0%	\$48,407
Citi	1.54 million	\$19.84	15.6%	12.6%	40.5%	41.2%	\$12,878
American Express	1.39 million	\$17.14	19.8%	20.8%	0.6%	0.7%	\$12,310
JPMorgan Chase	654,000	\$14.03	18.9%	22.7%	5.8%	48.4%	\$21,447
Bank of America	490,000	\$12.71	23.8%	24.6%	90.9%	93.3%	\$25,920
PNC	127,000	\$8.46	24.4%	23.8%	97.3%	96.7%	\$66,592
U.S. Bank	360,000	\$7.23	21.4%	23.6%	64.6%	79.8%	\$20,040
BB&T	96,000	\$6.12	21.7%	23.3%	79.6%	93.9%	\$63,677
Capital One	500,000	\$5.36	23.1%	21.2%	2.6%	24.3%	\$10,709
Lake Forest Bank and Trust	201,000	\$3.99	28.1%	27.9%	0.5%	1.7%	\$19,820
Top 10 total	5.80 million	\$116.06	-	-	-	-	\$20,007
Top 10 percent of national	77.6%	45.3%	-	-	-	-	-
National total	7.48 million	\$256.47	20.8%	23.5%	37.0%	67.1%	\$34,303

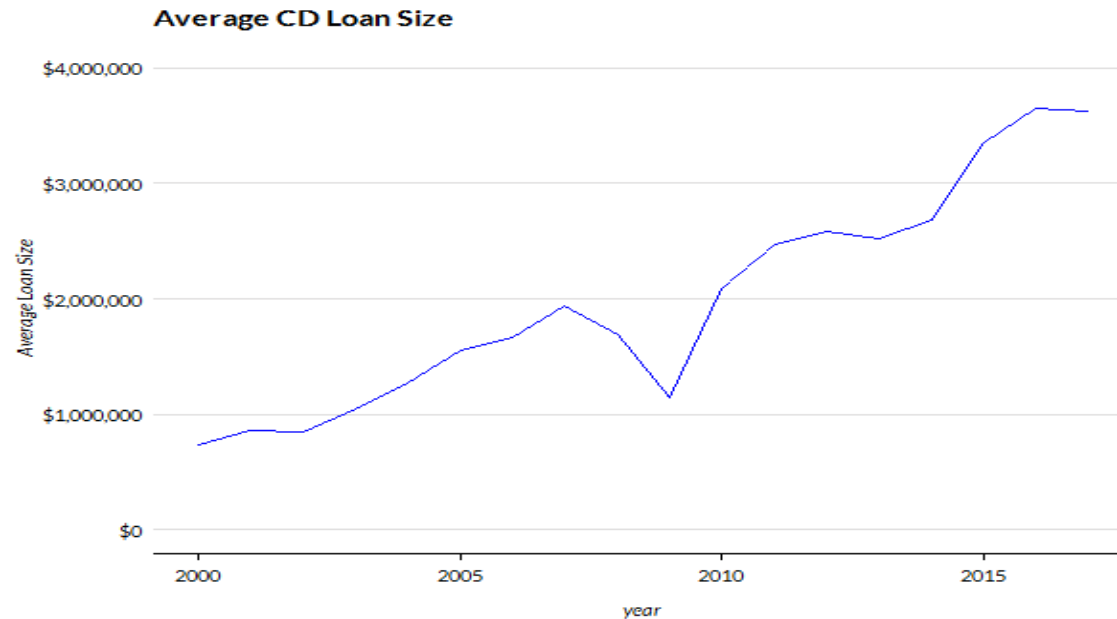
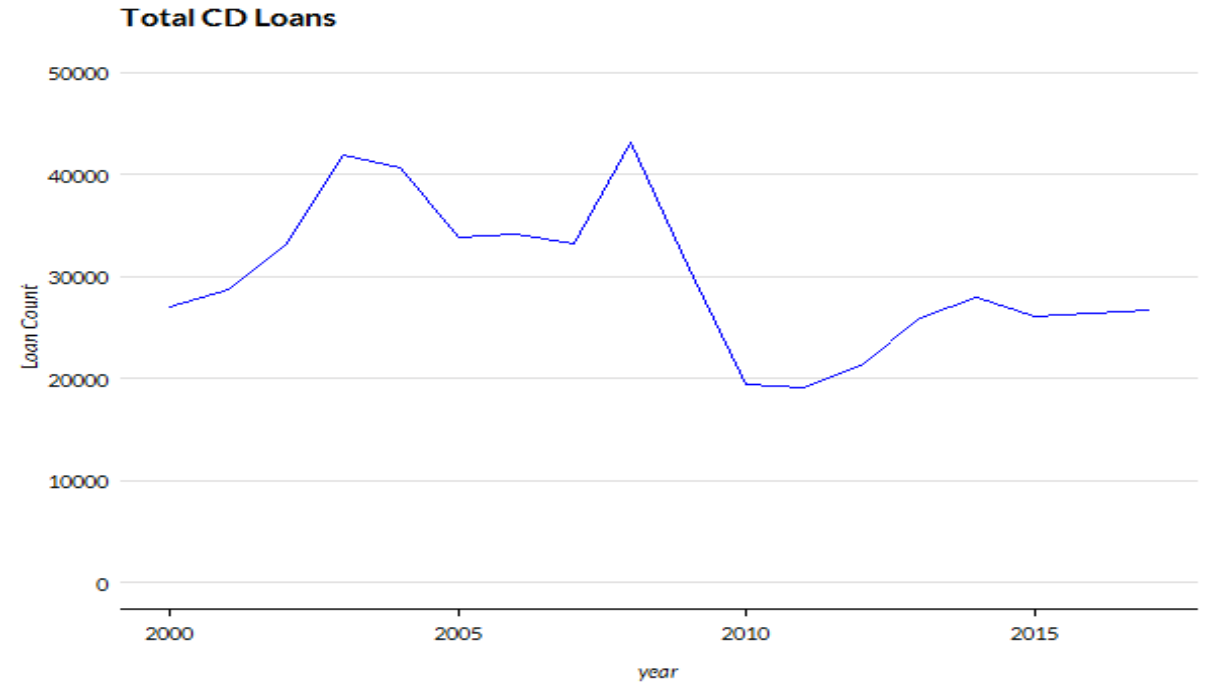
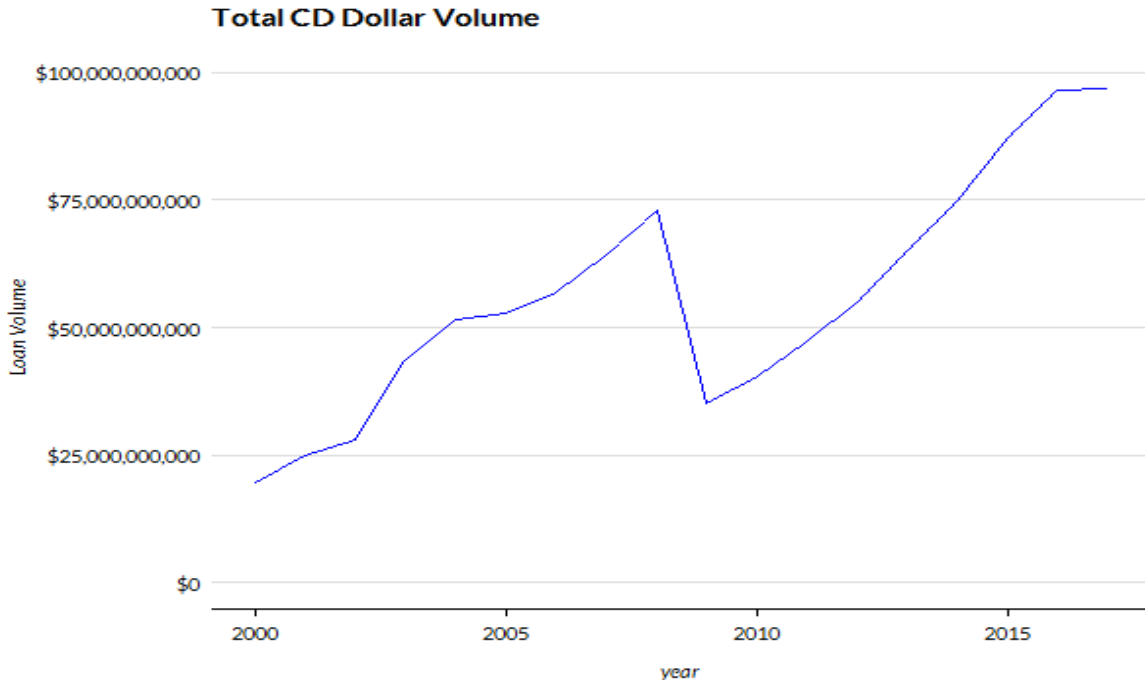
Source: Urban Institute calculations from 2016 Federal Financial Institutions Examination Council Community Reinvestment Act disclosure reports.

Top 10 Lending Banks for Community Development Loans

Bank	Loans	\$ Value of Loans (in billions)	Average loan size (in millions)
Capital One	613	\$7.18	\$11.72
Citi	405	\$5.99	\$14.79
Wells Fargo	957	\$5.42	\$5.67
JPMorgan Chase	1,416	\$5.29	\$3.74
Bank of America	317	\$2.91	\$9.19
New York Community Bank	333	\$2.40	\$7.22
Fifth Third Bank	424	\$2.37	\$5.59
SunTrust Banks	247	\$2.36	\$9.57
BB&T	496	\$2.00	\$4.04
Signature Bank	381	\$1.84	\$4.83
Top 10 total	5,589	\$37.78	\$6.76
Top 10 percent of national	21.2%	39.2%	-
National total	26,397	\$96.33	\$3.65

Source: Urban Institute calculations from 2016 Federal Financial Institutions Examination Council Community Reinvestment Act disclosure reports.

Community Development Lending (2000-2017)



Source: Urban Institute calculations from 2016 Federal Financial Institutions Examination Council Community Reinvestment Act disclosure reports.

LMI Lending for Banks vs. Non-Banks

	Single Family (1-4) Lending			Multifamily Lending		
Overall Lending	National	Bank	Non-Bank	National	Bank	Non-Bank
# of loans	8.34 million	3.49 million	4.85 million	40,106	34,656	5,450
\$ of lending (in billions)	\$2,024	\$ 914	\$1,110	\$157	\$114	\$42
Lending share (by loan count, bank vs non-bank)	-	41.9%	58.1%	-	86.4%	13.6%
Lending share (by \$ volume, bank vs non-bank)	-	45.2%	54.8%	-	72.9%	27.1%
LMI Lending						
LMI lending (by loan count)	2.50 million	984,668	1.51 million	18,306	16,207	2,099
LMI lending (by dollar volume in billions)	\$396	\$145	\$250	\$56.3	\$44.0	\$12.4
LMI share of total lending (by loan count)	30.0%	28.2%	31.2%	45.6%	46.8%	38.5%
LMI share of total lending (by \$ volume)	19.6%	15.9%	22.6%	35.9%	38.4%	29.1%
Lending share (by loan count, bank versus non-bank)	-	39.4%	60.6%	-	88.5%	11.5%
Lending share (by \$ volume, bank versus non-bank)	-	36.7%	63.3%	-	78.1%	21.9%
Loan Size Comparison						
Average loan size	\$243,000	\$262,000	\$229,000	\$3.92 million	\$3.31 million	\$7.80 million
Average LMI loan size	\$159,000	\$148,000	\$166,000	\$3.08 million	\$2.72 million	\$5.89 million

Source: Urban Institute calculations from 2016 Home Mortgage Disclosure Act data.

LMI Single-Family Mortgage Lending, Bank versus Nonbank, by Channel

	National	Bank	Nonbank
Overall lending			
Loans	8.34 million	3.49 million	4.85 million
Lending share (by loan count)	-	41.9%	58.1%
Average loan size	\$243,000	\$262,000	\$229,000
Average LMI loan size	\$159,000	\$148,000	\$166,000
FHA lending			
Lending share	15.9%	7.2%	22.1%
LMI share (by loan count)	42.7%	46.2%	41.8%
LMI share (by dollar volume)	34.8%	37.9%	34.1%
Average loan size	\$196,000	\$180,000	\$200,000
Average LMI loan size	\$160,000	\$163,000	\$148,000
VA lending			
Lending share	9.7%	6.2%	12.2%
LMI share (by loan count)	22.8%	23.4%	21.1%
LMI share (by dollar volume)	17.4%	15.8%	18.0%
Average loan size	\$256,000	\$257,000	\$256,000
Average LMI loan size	\$195,000	\$197,000	\$191,000
Conventional lending			
Lending share	73.1%	85.4%	64.2%
LMI share (by loan count)	27.7%	26.8%	28.5%
LMI share (by dollar volume)	17.0%	14.5%	19.8%
Average loan size	\$253,000	\$271,000	\$236,000
Average LMI loan size	\$156,000	\$164,000	\$146,000

Source: Urban Institute calculations from 2016 Home Mortgage Disclosure Act data.

Single-Family & Multi-family Lending: Inside and Outside Assessment Areas

	Single family, all banks	Multifamily, all banks
Total lending		
Loan count	1.91 million	20,290
\$ of lending	\$570 billion	\$81.9 billion
CRA share (by loan count)	19.5%	38.1%
CRA share (by dollar volume)	10.4%	29.0%
LMI share (by loan count)	26.5%	47.6%
LMI share (by dollar volume)	13.9%	38.2%
Average loan size	\$298,000	\$4.04 million
Average LMI loan size	\$157,000	\$3.24 million
Average CRA loan size	\$160,000	\$3.07 million
Inside assessment areas		
Loan count	1.38 million	15,833
\$ of lending	\$429 billion	\$59.3 billion
CRA share (by loan count)	27.0%	48.8%
CRA share (by dollar volume)	13.9%	40.1%
Average loan size	\$311,000	\$3.74 million
Share inside assessment areas (\$ value, LMI loans)	74.70%	75.80%
Share inside assessment areas (loan count, LMI loans)	73.50%	80.00%
Average CRA loan size	\$160,000	\$3.07 million
Outside assessment areas		
Loan count	532,000	4,457
\$ of lending	\$141 billion	\$22.7 billion
LMI share (by loan count)	25.15%	43.4%
LMI share (by dollar volume)	14.2%	33.4%
Average loan size	\$265,000	\$5.08 million
Average LMI loan size	\$150,000	\$3.91 million

Source: Urban Institute calculations from 2016 Federal Financial Institutions Examination Council Community Reinvestment Act rating files matched with 2016 Home Mortgage Disclosure Act lender files.

Single Family and Multifamily Lending inside and outside Assessment Areas, by Bank Size

Single Family	Large banks	Medium-large banks	Medium-small banks	Small banks
Inside assessment areas				
CRA share (by loan count)	25.8%	29.5%	29.6%	31.7%
CRA share (by dollar volume)	12.7%	15.5%	19.4%	19.5%
Share inside assessment areas	83.3%	52.8%	54.7	62.1%
Average loan size	\$339,000	\$287,000	\$224,000	\$205,000
Average CRA loan size	\$167,000	\$151,000	\$150,000	\$126,000
Outside assessment areas				
LMI share (by loan count)	26.8%	20.0%	27.9%	28.3%
LMI share (by dollar volume)	13.8%	11.6%	18.0%	17.8%
Average loan size	\$253,000	\$316,000	\$232,000	\$234,000
Average LMI loan size	\$130,000	\$183,000	\$150,000	\$147,000
Multi Family				
Large banks				
Medium-large banks				
Medium-small banks				
Small banks				
Inside assessment areas				
CRA share (by loan count)	48.2%	50.9%	51.8%	45.9%
CRA share (by dollar volume)	39.0%	42.1%	47.6%	35.2%
Share inside assessment areas	92.1%	72.9%	54.8%	58.9%
Average loan size (millions)	\$4.23	\$3.88	\$2.62	\$1.89
Average CRA loan size (millions)	\$3.43	\$3.20	\$2.41	\$1.45
Outside assessment areas				
LMI share (by loan count)	42.1%	41.4%	50.0%	36.5%
LMI share (by dollar volume)	32.6%	30.0%	40.2%	34.0%
Average loan size (millions)	\$10.67	\$7.78	\$2.63	\$2.22
Average LMI loan size (millions)	\$8.26	\$5.65	\$2.12	\$2.07

Source: Urban Institute calculations from 2016 Federal Financial Institutions Examination Council Community Reinvestment Act rating files matched with 2016 Home Mortgage Disclosure Act lender files.

Single-Family Mortgage Lending: LMI Borrowers vs. LMI Areas

	National	Bank	Nonbank
Overall lending			
Loans	8.34 million	3.49 million	4.85 million
Dollar volume of loans (in billions)	\$2,020	\$914	\$1,110
Lending share (by loan count)	-	41.9%	58.1%
Lending share (by dollar volume)	-	45.2%	54.8%
Average loan size	\$243,000	\$262,000	\$229,000
LMI lending (by loan count)			
LMI share	30.0%	28.2%	31.2%
LMI borrower share	20.9%	19.7%	21.8%
LMI area share	14.2%	13.1%	15.0%
LMI lending (by dollar volume)			
LMI share	19.6%	15.9%	22.6%
LMI borrower share	11.6%	9.0%	13.7%
LMI area share	10.7%	8.8%	12.2%
Average LMI loan size			
LMI lending	\$159,000	\$148,000	\$166,000
To LMI borrowers	\$134,000	\$120,000	\$143,000
In LMI areas	\$183,000	\$177,000	\$187,000

Source: Urban Institute calculations from 2016 Home Mortgage Disclosure Act data.

What is the Composition of Single-Family Loans in LMI Areas?

Lending by Income Bracket in Low- and Moderate-Income Areas

	By Loan Count			By Dollar Volume		
	National	Bank	Nonbank	National	Bank	Nonbank
Total	1,061,238	412,890	648,348	192.0 billion	71.02 billion	120.9 billion
<40% of the AMI	6.0%	6.7%	5.5%	2.9%	2.9%	2.9%
40–80% of the AMI	34.3%	32.1%	35.7%	25.1%	21.8%	27.0%
80–100% of the AMI	15.2%	13.8%	16.2%	14.5%	12.2%	15.9%
100–140% of the AMI	19.7%	18.7%	20.4%	21.9%	19.5%	23.3%
>140% of the AMI	24.8%	28.7%	22.2%	35.6%	43.6%	30.9%

Average Loan Size by Income Bracket in Low- and Moderate-Income Areas

	Loan Value		
	National	Bank	Nonbank
Average loan value	\$183,000	\$177,000	\$187,000
<40% of the AMI	\$88,000	\$75,000	\$97,000
40–80% of the AMI	\$132,000	\$117,000	\$141,000
80–100% of the AMI	\$172,000	\$152,000	\$183,000
100–140% of the AMI	\$201,000	\$179,000	\$214,000
>140% of the AMI	\$260,000	\$261,000	\$260,000
Missing	\$202,000	\$221,000	\$191,000

Source: Urban Institute calculations from 2016 Home Mortgage Disclosure Act data.

Singe-Family Lender Concentration at the MSA Level (Loan Count), Top 20 MSAs by Population

MSA	Lender	Mkt. Shr	LMI Mkt. Shr	Shr. T5	LMI Shr. T5	Shr. T10	LMI Shr. T10
Atlanta	Quicken Loans	6.9%	7.8%	22.2%	22.3%	33.0%	32.8%
Baltimore	Wells Fargo	6.3%	5.2%	20.2%	19.7%	30.2%	29.4%
Boston	loanDepot.com	4.7%	4.0%	20.1%	18.4%	31.8%	30.7%
Chicago	Guaranteed Rate	8.0%	6.1%	25.5%	20.5%	36.4%	30.0%
Dallas	Wells Fargo	5.0%	4.8%	18.9%	18.9%	28.7%	27.9%
Denver	Wells Fargo	4.8%	4.1%	18.3%	19.7%	30.7%	31.8%
Detroit	Quicken Loans	14.6%	15.2%	29.0%	28.7%	40.0%	38.5%
Houston	Quicken Loans	6.0%	6.4%	20.6%	19.7%	30.7%	29.5%
Los Angeles	Wells Fargo	7.0%	5.4%	24.7%	20.3%	38.0%	34.5%
Miami	Quicken Loans	6.7%	6.5%	24.5%	25.6%	37.0%	37.7%
Minneapolis	Wells Fargo	10.6%	9.1%	30.6%	29.7%	40.6%	39.4%
New York	Wells Fargo	9.5%	7.1%	28.2%	22.8%	37.7%	32.2%
Philadelphia	Wells Fargo	7.5%	6.2%	21.5%	18.8%	30.6%	28.2%
Phoenix	Quicken Loans	5.3%	5.7%	20.9%	21.3%	33.7%	36.3%
Riverside	Wells Fargo	5.0%	5.6%	19.4%	18.5%	32.0%	31.0%
San Diego	Wells Fargo	6.1%	4.8%	20.9%	19.1%	34.1%	31.8%
San Francisco	Wells Fargo	10.4%	8.0%	30.7%	26.0%	41.7%	36.6%
Seattle	Wells Fargo	7.1%	5.7%	26.2%	27.9%	41.2%	43.0%
Tampa	Quicken Loans	6.4%	7.2%	22.0%	23.1%	32.4%	34.1%
Washington, DC	Wells Fargo	5.7%	4.7%	21.5%	20.2%	31.3%	29.9%

Source: Urban Institute calculations from 2016 Home Mortgage Disclosure Act data.

Multifamily Lender Concentration at the MSA Level (Loan Count), Top 20 MSAs by Population

MSA	Lender	Mkt. Shr	LMI Mkt. Shr	Shr. T5	LMI Shr. T5	Shr. T10	LMI Shr. T10
Atlanta	Walker and Dunlop	11.7%	7.3%	38.8%	35.8%	56.7%	54.3%
Baltimore	Capital One	13.4%	23.6%	36.6%	36.1%	53.7%	52.8%
Boston	JPMorgan Chase	6.6%	4.0%	25.9%	25.1%	38.7%	38.5%
Chicago	JPMorgan Chase	22.0%	15.8%	36.4%	32.3%	44.8%	41.1%
Dallas	Wells Fargo	8.2%	9.4%	31.1%	27.3%	46.7%	45.0%
Denver	JPMorgan Chase	25.7%	20.7%	49.5%	45.3%	61.9%	59.0%
Detroit	Talmer Bank and Trust	15.3%	19.7%	36.7%	47.9%	52.5%	60.6%
Houston	Berkeley Point Capital	8.9%	8.5%	26.0%	26.9%	40.4%	39.2%
Los Angeles	JPMorgan Chase	57.9%	54.1%	70.8%	68.4%	78.5%	76.8%
Miami	Banco Popular	13.6%	15.3%	35.6%	31.6%	47.1%	44.6%
Minneapolis	JPMorgan Chase	31.5%	32.9%	49.9%	55.8%	61.1%	64.7%
New York	JPMorgan Chase	21.7%	22.6%	40.5%	38.2%	53.0%	51.0%
Philadelphia	NY Community Bank	12.3%	5.4%	28.7%	18.2%	42.0%	35.5%
Phoenix	Opus Bank	11.4%	13.4%	41.9%	40.8%	61.9%	64.7%
Riverside	JPMorgan Chase	21.0%	18.5%	46.1%	47.3%	61.1%	63.9%
San Diego	JPMorgan Chase	48.8%	47.6%	69.0%	68.6%	80.7%	79.6%
San Francisco	JPMorgan Chase	40.8%	37.9%	67.7%	63.4%	78.0%	74.3%
Seattle	JPMorgan Chase	24.7%	21.7%	50.7%	46.8%	65.8%	62.4%
Tampa	BB&T	13.7%	4.1%	41.4%	33.8%	56.4%	51.4%
Washington, DC	JPMorgan Chase	16.6%	17.6%	44.8%	44.7%	61.7%	57.3%

Source: Urban Institute calculations from 2016 Home Mortgage Disclosure Act data.

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The screenshot shows the Housing Finance Policy Center website. At the top right is a blue button that says "SUPPORT URBAN INSTITUTE". Below the header is a navigation menu with links for "About", "Staff", "Publications", "Projects", "Events", "Urban Wire Posts", "In the News", and "More". The main content area features a large line chart titled "Housing Finance at a Glance: March" with a yellow and blue line. To the right of the chart is a text box: "The most recent edition of At A Glance, the Housing Finance Policy Center's reference guide for mortgage and housing market data." Below the chart are navigation arrows. Underneath is a "LATEST WORK" section with three items:

- WORKING PAPER :: HOUSING AND HOUSING FINANCE**: "What Fueled the Financial Crisis?" by Laurie Goodman, Jun Zhu (April 4, 2018). Image shows a suburban neighborhood.
- URBAN WIRE POST :: HOUSING AND HOUSING FINANCE**: "Where can renters afford to buy homes?" by Laurie Goodman, Jun Zhu (March 20, 2018). Image shows a person walking in a hallway.
- RESEARCH REPORT :: HOUSING AND HOUSING FINANCE**: "Housing Affordability: Local and National Perspectives" by Laurie Goodman, Wei Li, Jun Zhu (March 20, 2018). Image shows a house with a lawn.