

Neighborhoods in Decline: The Link between High Cost Lending and Housing Abandonment

Kristen B. Crossney
West Chester University of Pennsylvania

Justin Hollander
Tufts University

(610) 430-5838
kcrossney@wcupa.edu

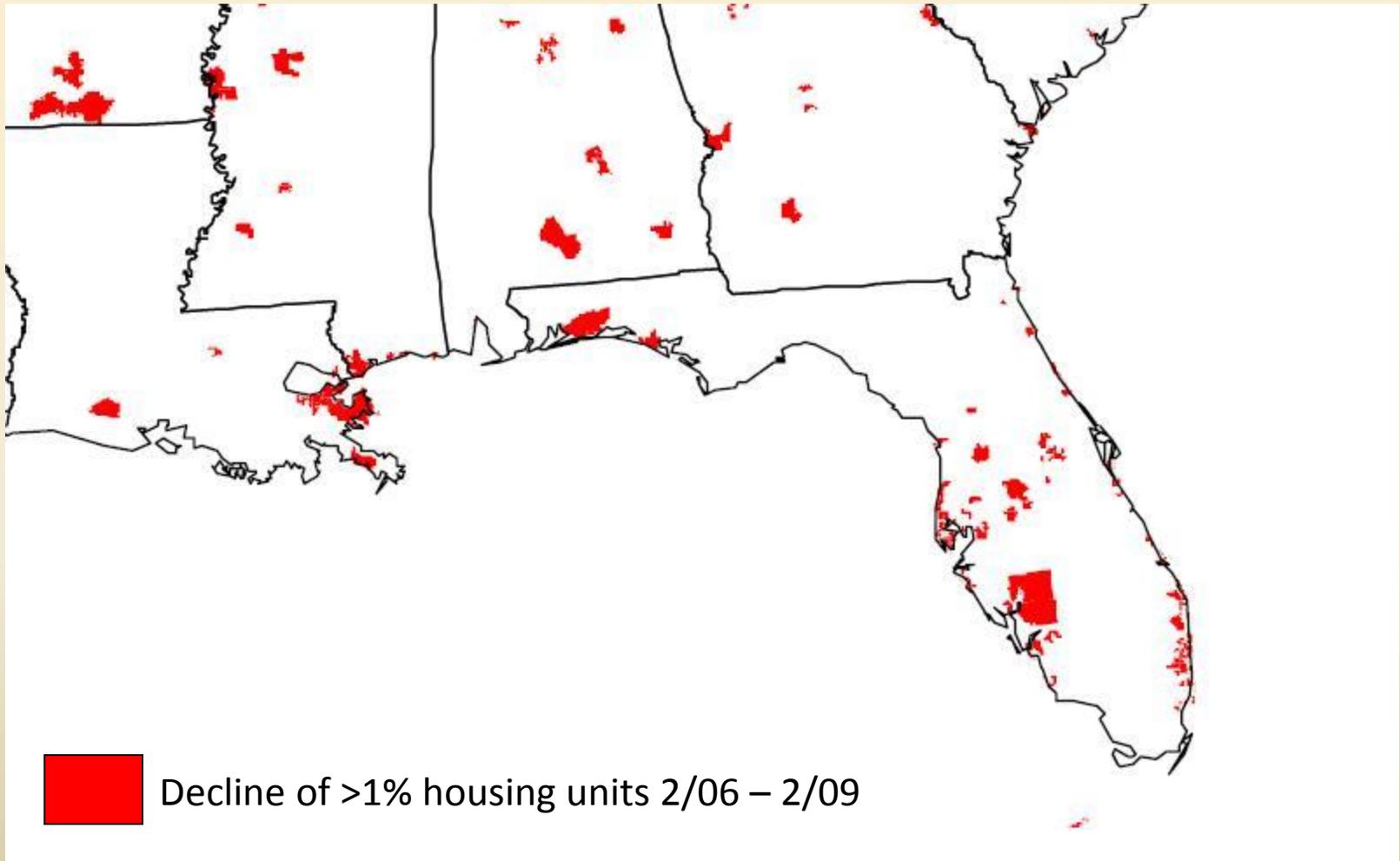
Research Questions

- How has mortgage lending had a disparate, destabilizing impact on certain types of neighborhoods leading to increased vacancy rates?
- Identify and track changes in vacancy rates
- Relationship between high cost lending and vacancy within and between cities

Context

- Neighborhood Change
- Racial Inequality and Mortgage Discrimination
- Shrinking Cities

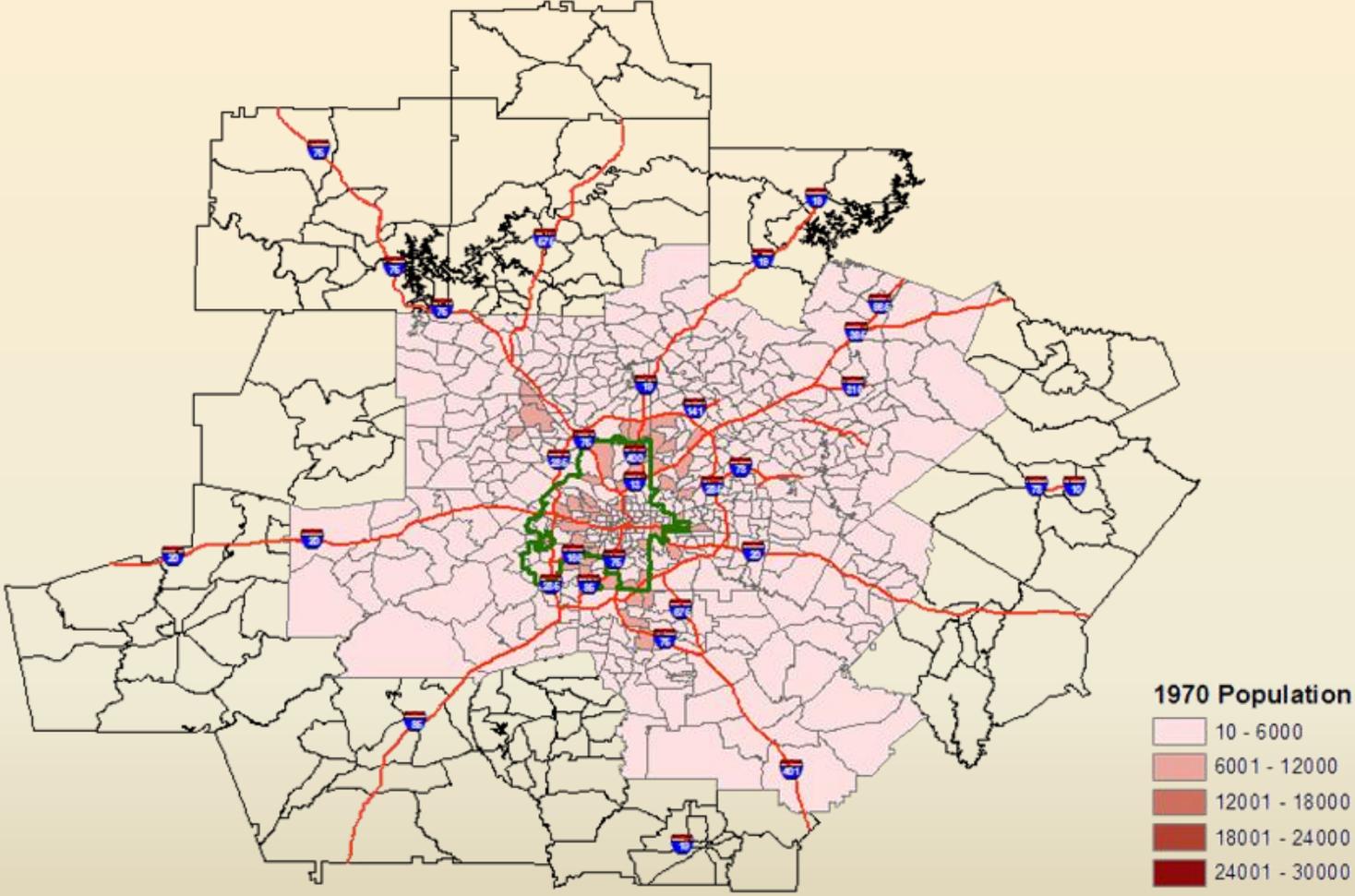
Neighborhoods in Decline

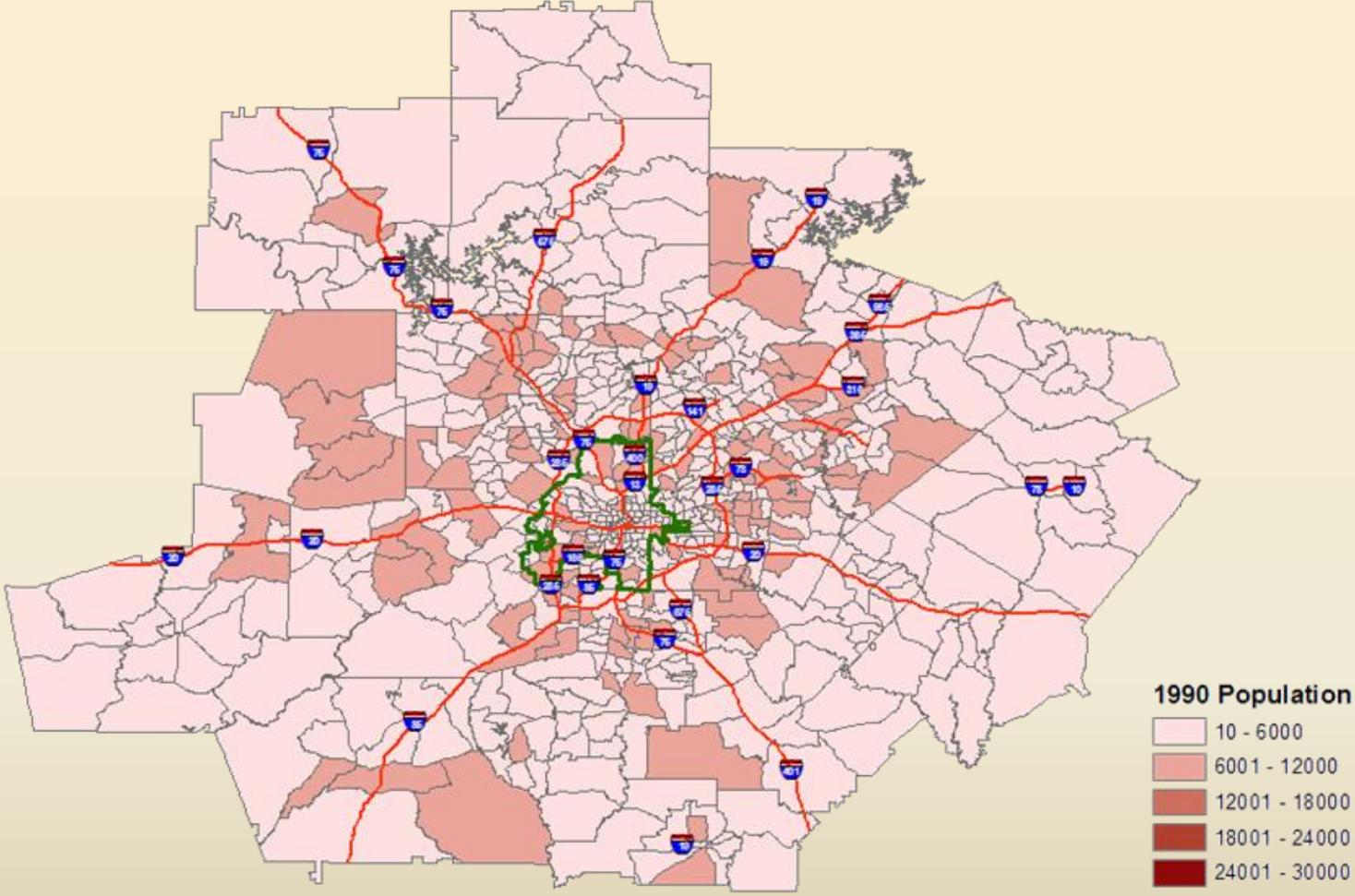


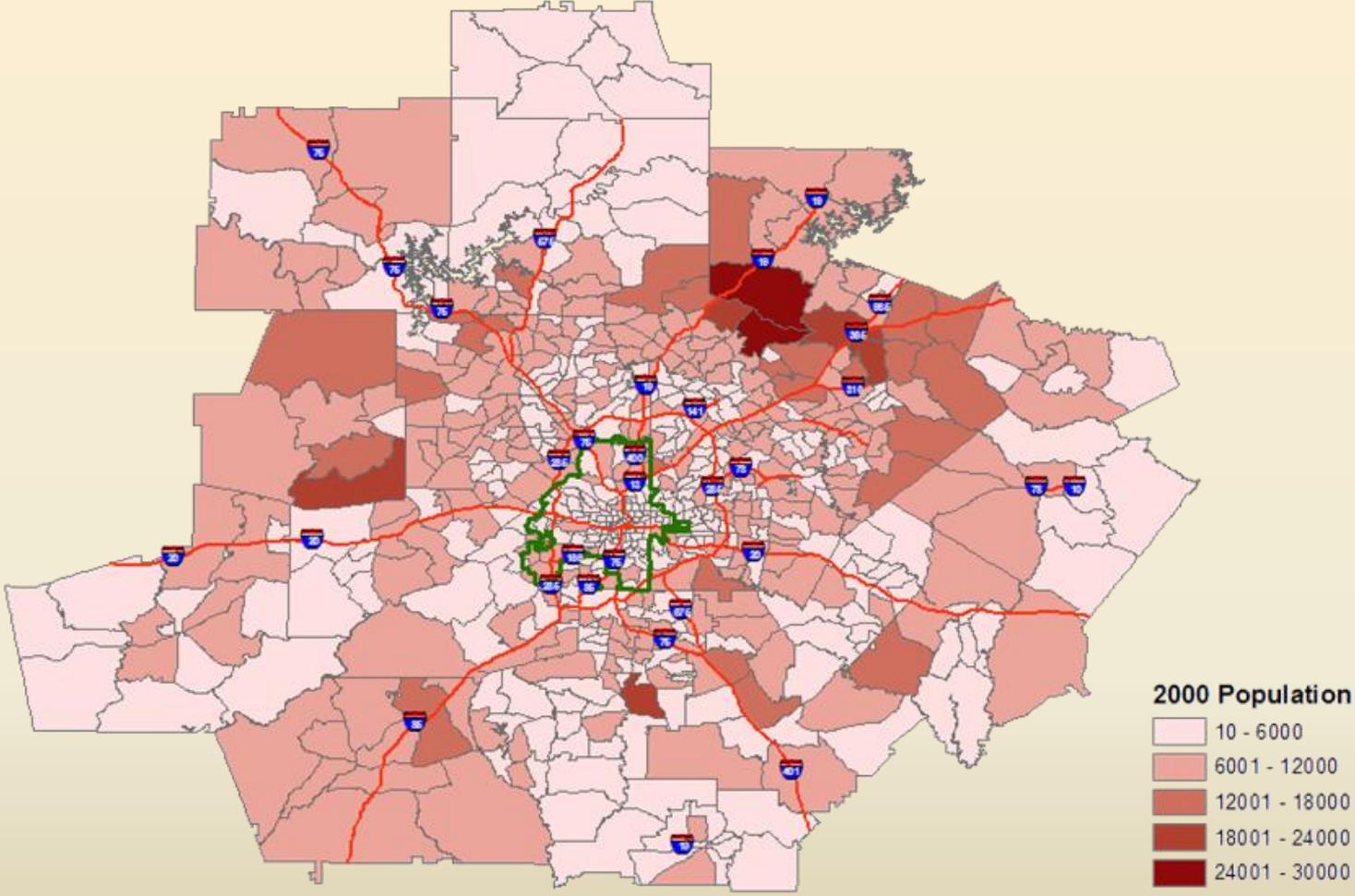
Source: USPS residential delivery data (2009)

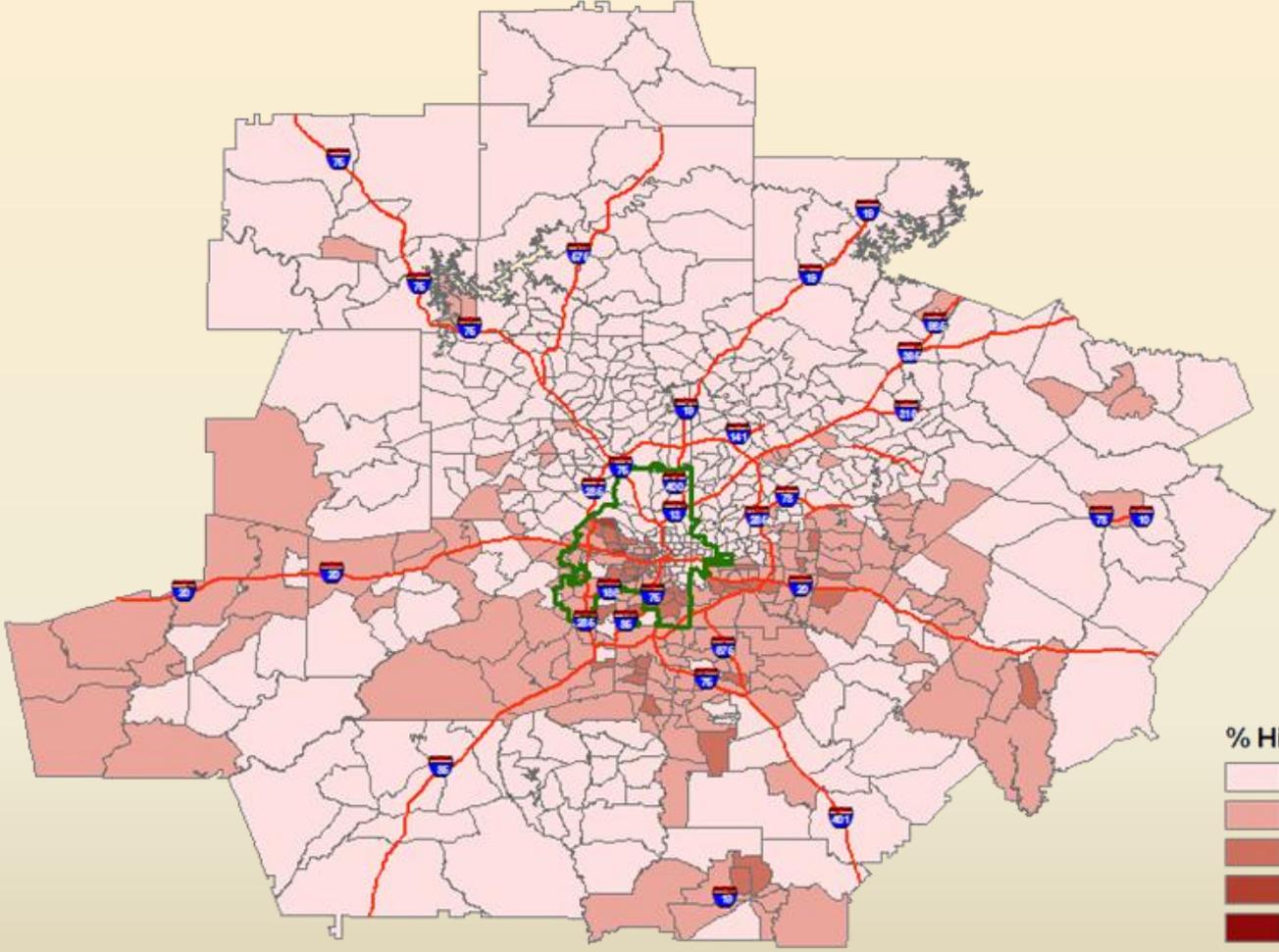
Impact of Foreclosures





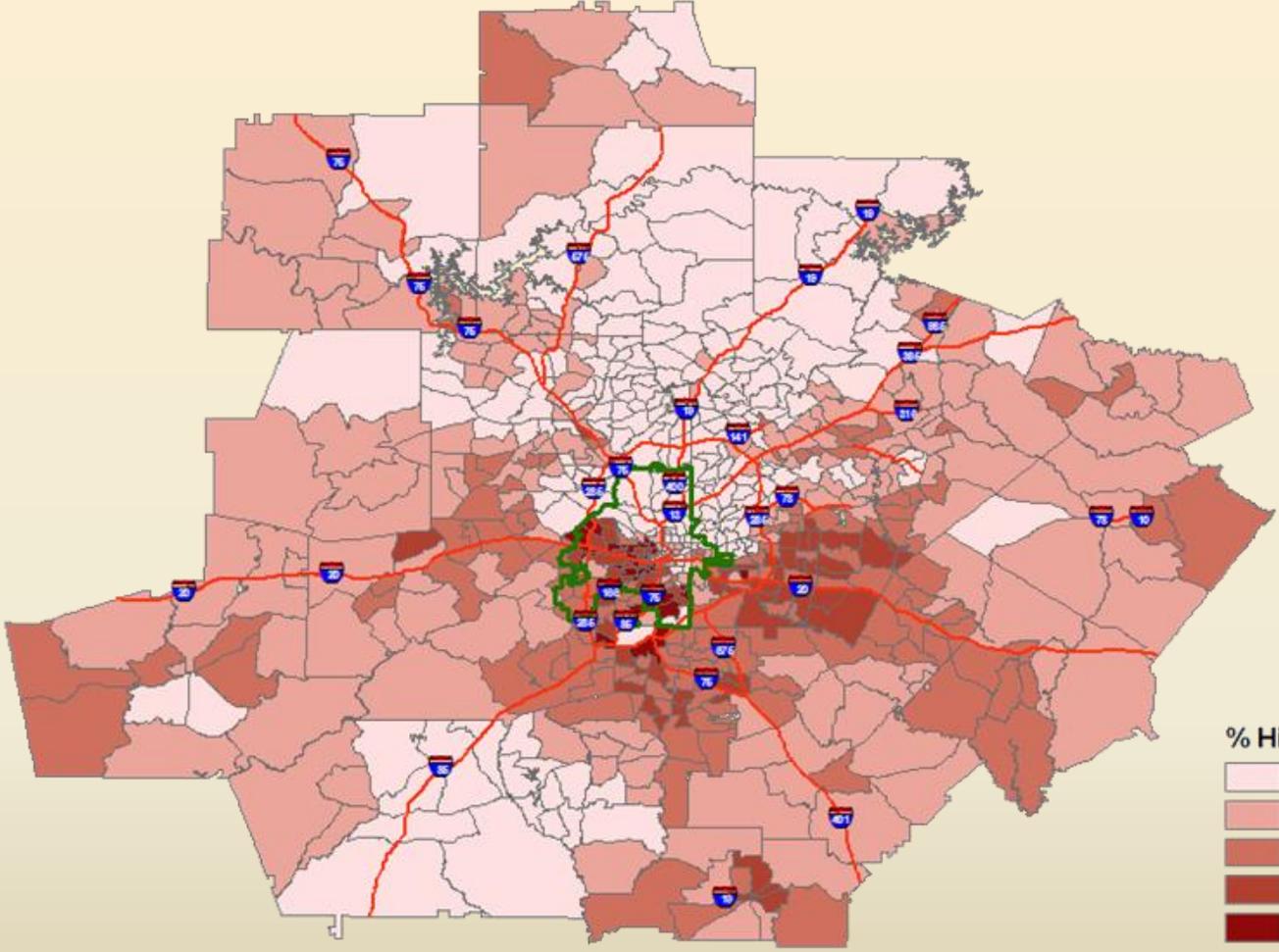






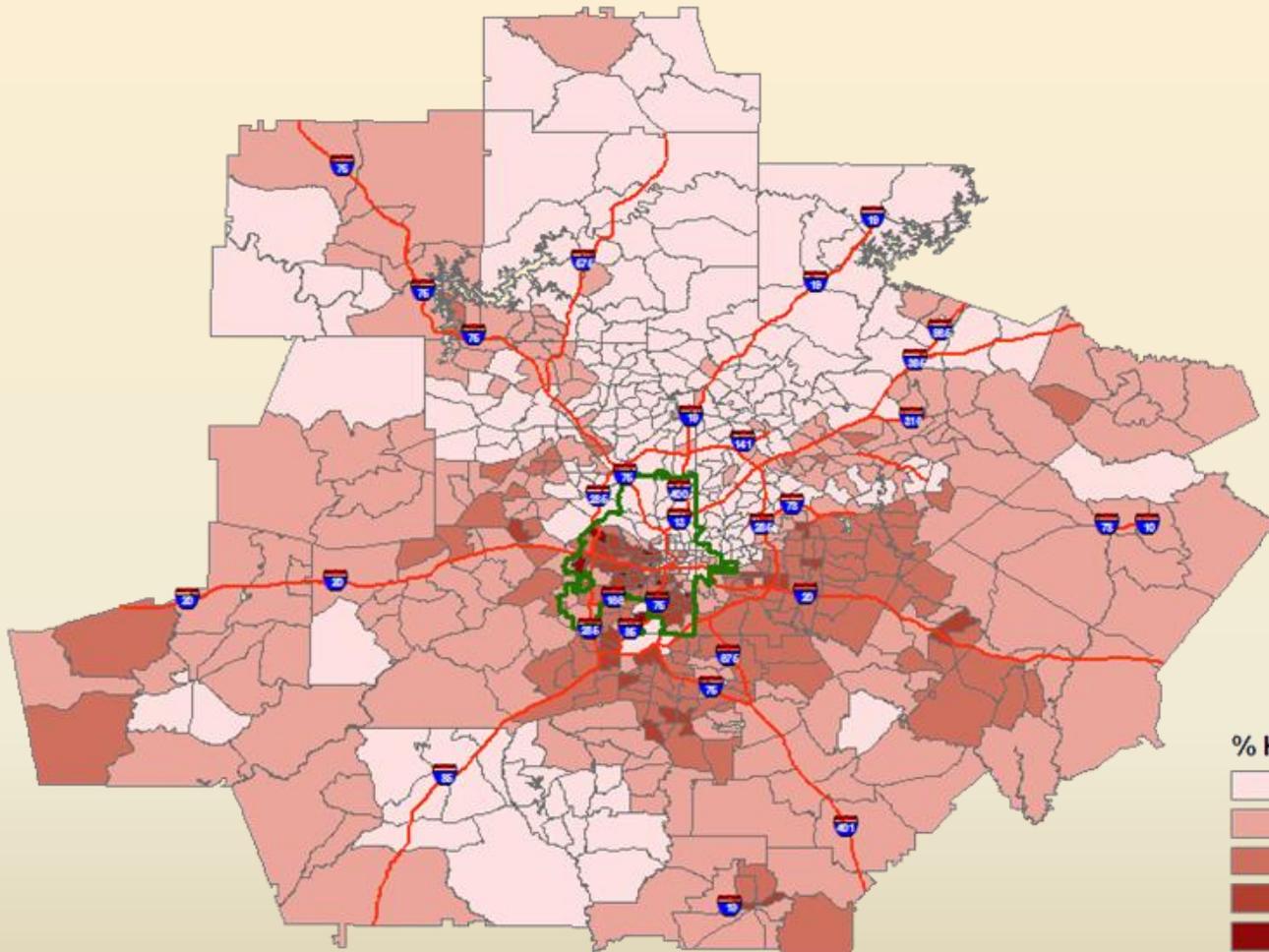
% High Cost Loans 2004

- 0 - 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- 80% - 100%

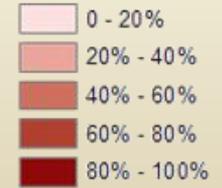


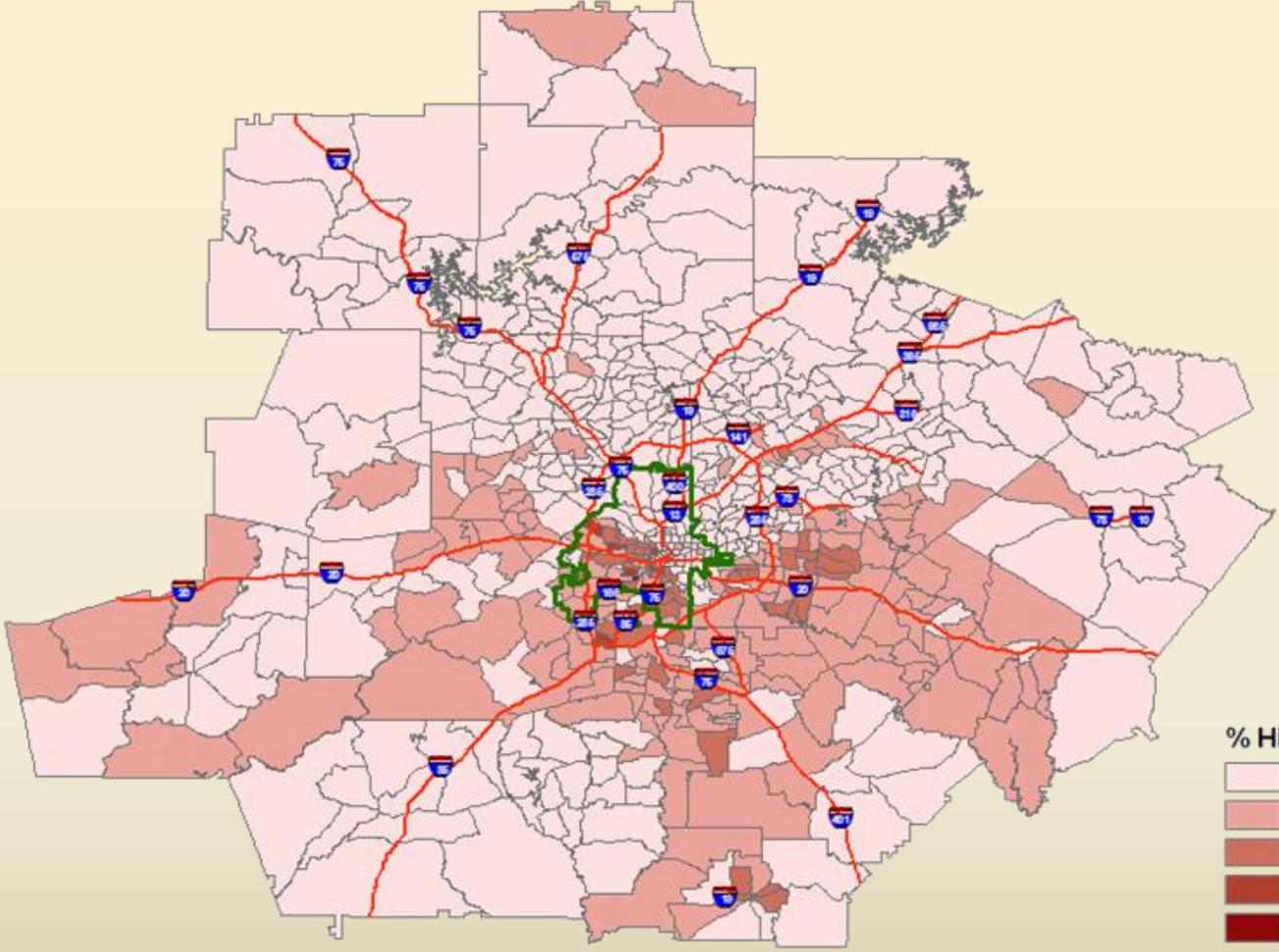
% High Cost Loans 2005

- 0 - 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- 80% - 100%



% High Cost Loans 2006





% High Cost Loans 2007

- 0 - 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- 80% - 100%

High Cost Lending and Race

	2004	2005	2006	2007
Low % White	28.02%	53.13%	47.68%	28.67%
Moderate % White	12.78%	27.11%	23.89%	14.22%
High % White	9.58%	19.61%	17.61%	10.42%
	16.69%	33.10%	29.56%	17.67%

High Cost Lending and Income

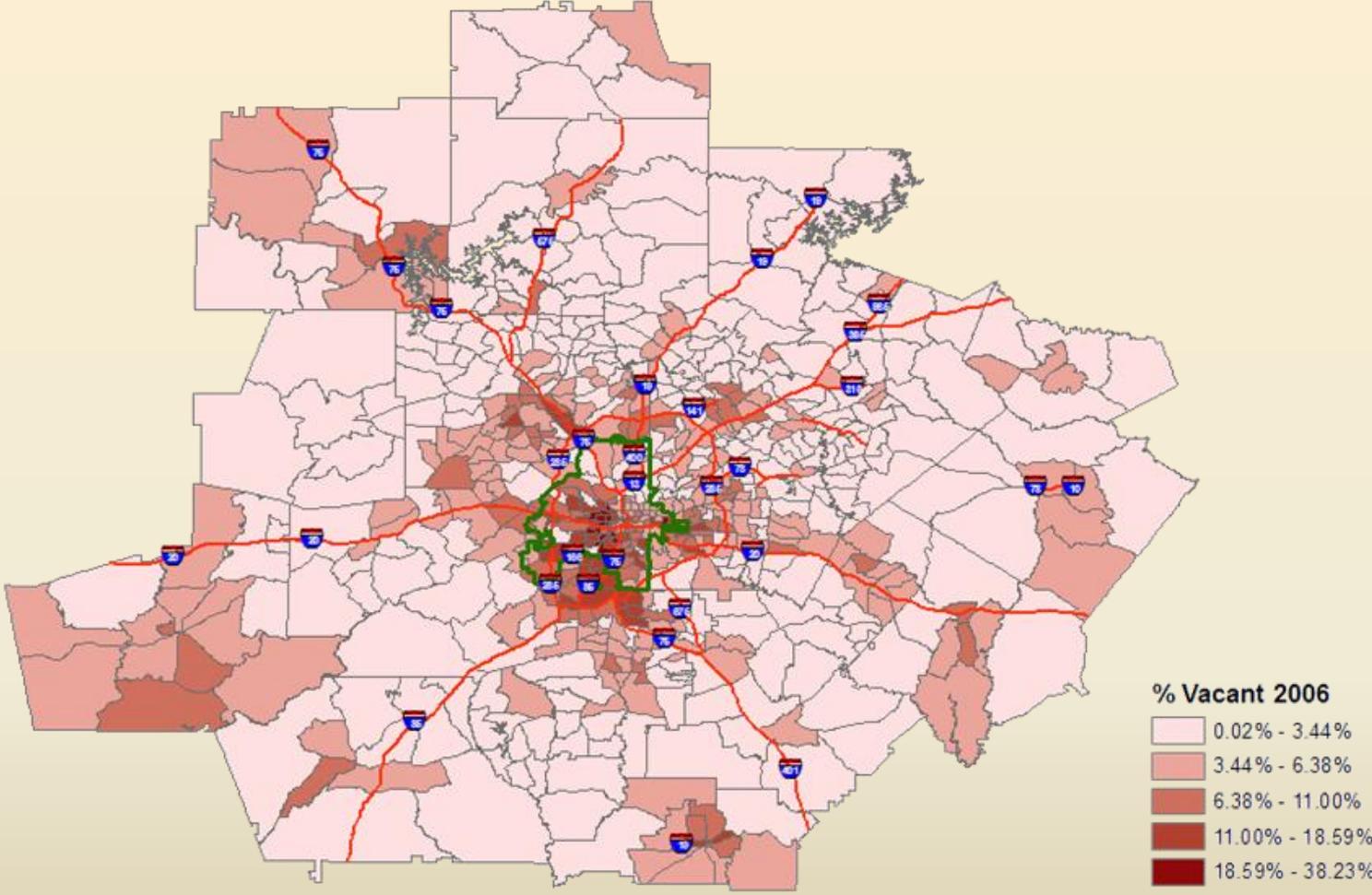
	2004	2005	2006	2007
low income (<50%)	30.94%	55.65%	51.54%	33.07%
moderate income (80%)	22.49%	43.18%	37.58%	21.71%
middle income (120%)	15.88%	32.47%	28.58%	17.20%
high income	6.15%	14.56%	13.82%	7.89%
	16.69%	33.10%	29.56%	17.67%

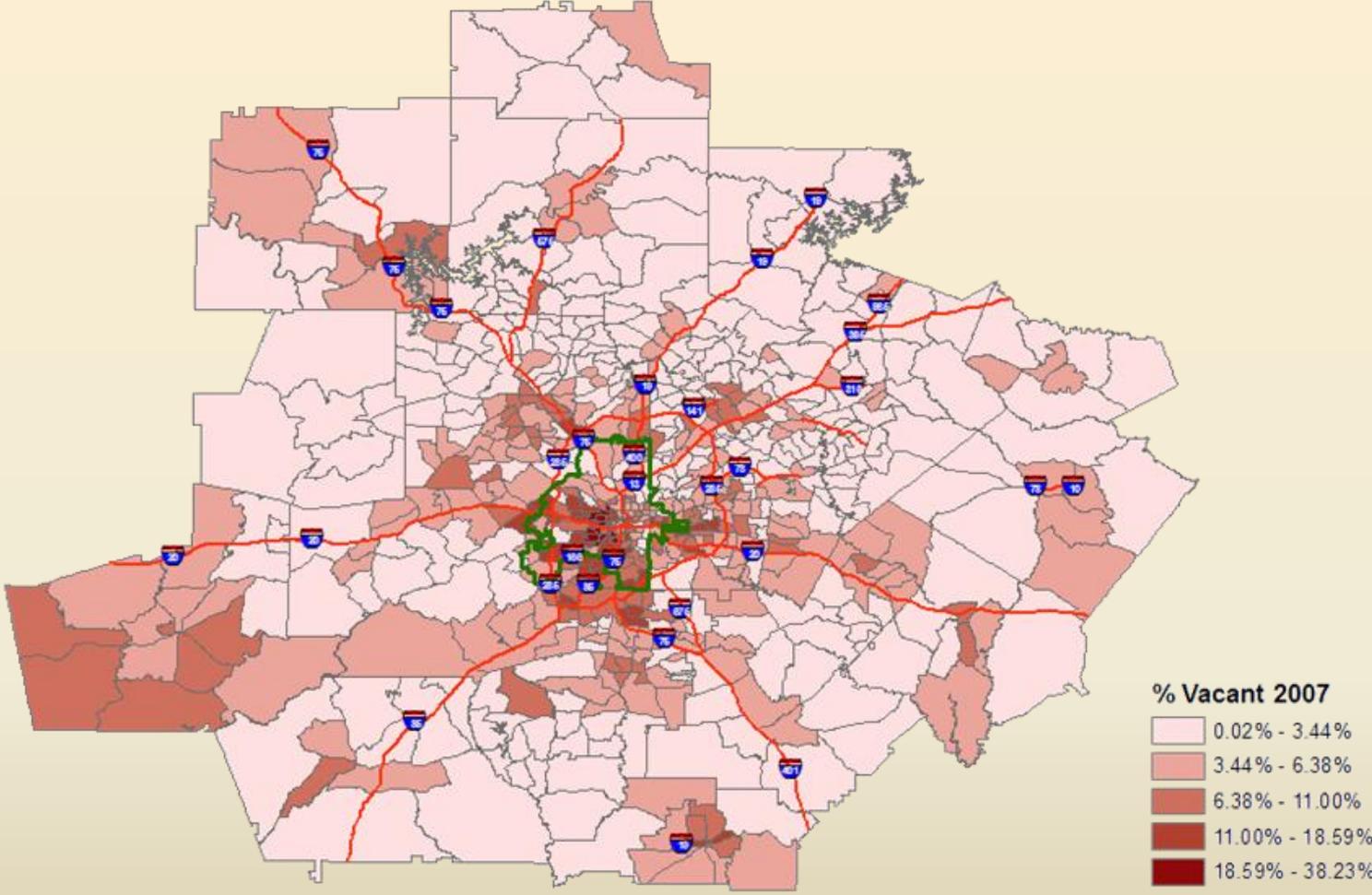
High Cost Lending 2004

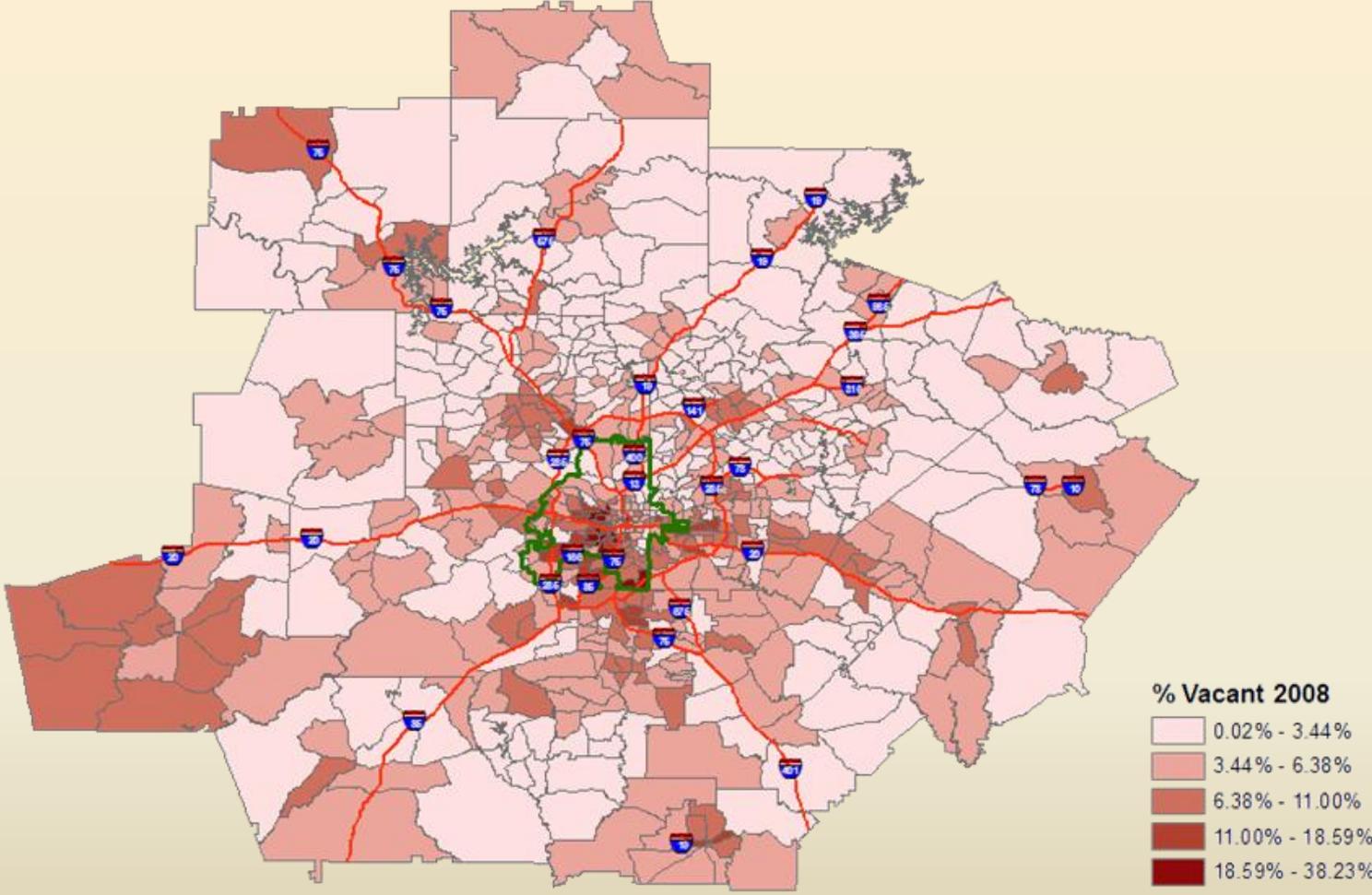
	low income	moderate income	middle income	high income
Low % White	53.54%	43.11%	48.80%	52.33%
Moderate % White	6.00%	29.92%	24.99%	16.67%
High % White		28.86%	23.03%	11.60%

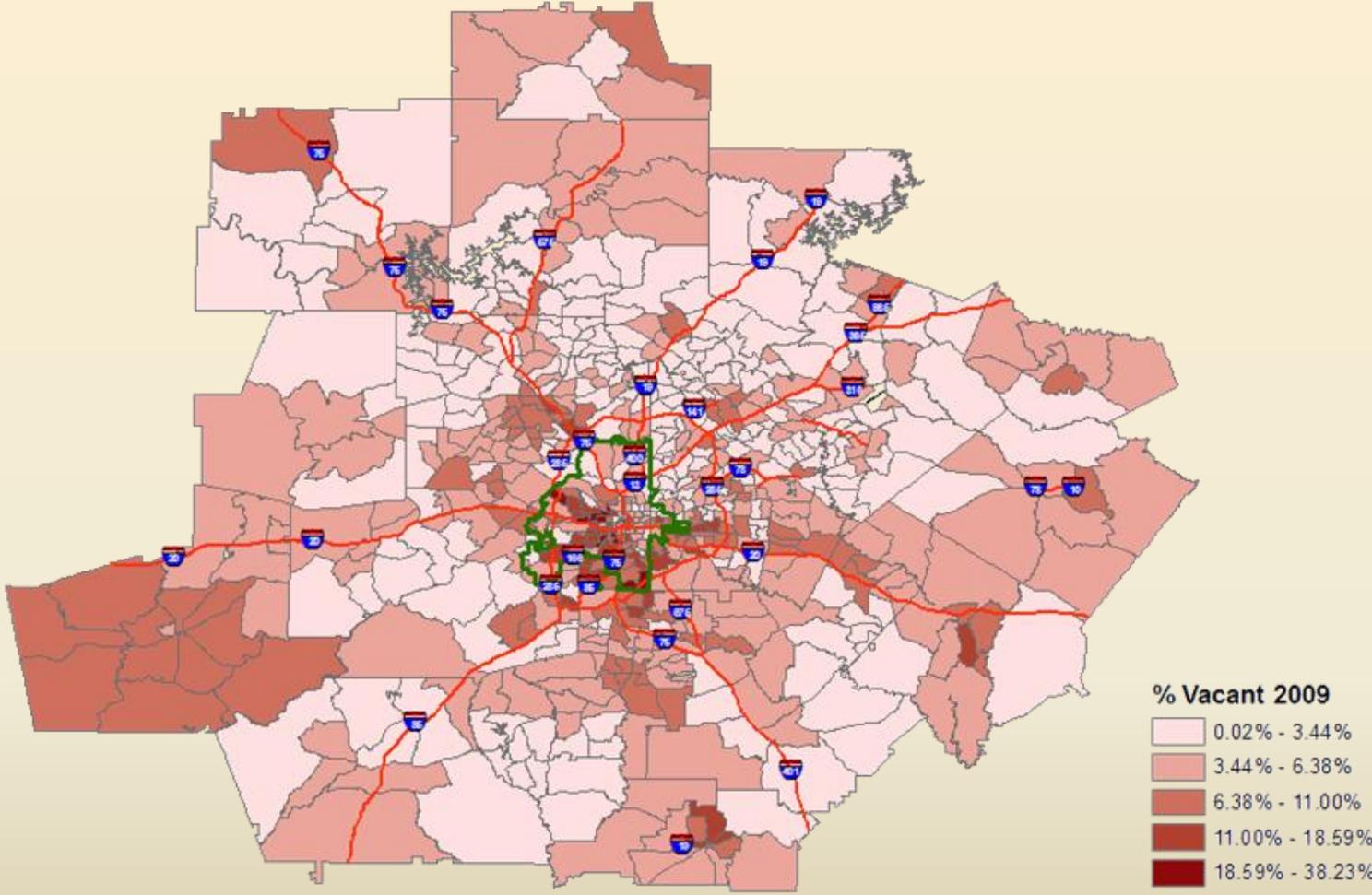
High Cost Lending 2007

	low income	moderate income	middle income	high income
Low % White	34.07%	23.84%	30.89%	36.33%
Moderate % White	10.33%	19.08%	14.30%	9.57%
High % White		17.57%	14.08%	6.44%









Vacancy 2006

	low income	moderate income	middle income	high income
Low % White	12.09%	8.08%	4.23%	3.53%
Moderate % White	9.58%	5.73%	3.72%	3.04%
High % White		4.15%	2.55%	2.25%

Vacancy 2009 (Q1, Q2)

	low income	moderate income	middle income	high income
Low % White	11.15%	7.05%	4.85%	3.56%
Moderate % White	7.83%	6.29%	4.25%	3.12%
High % White		5.52%	3.50%	2.63%

Relationship between high cost lending and vacancy

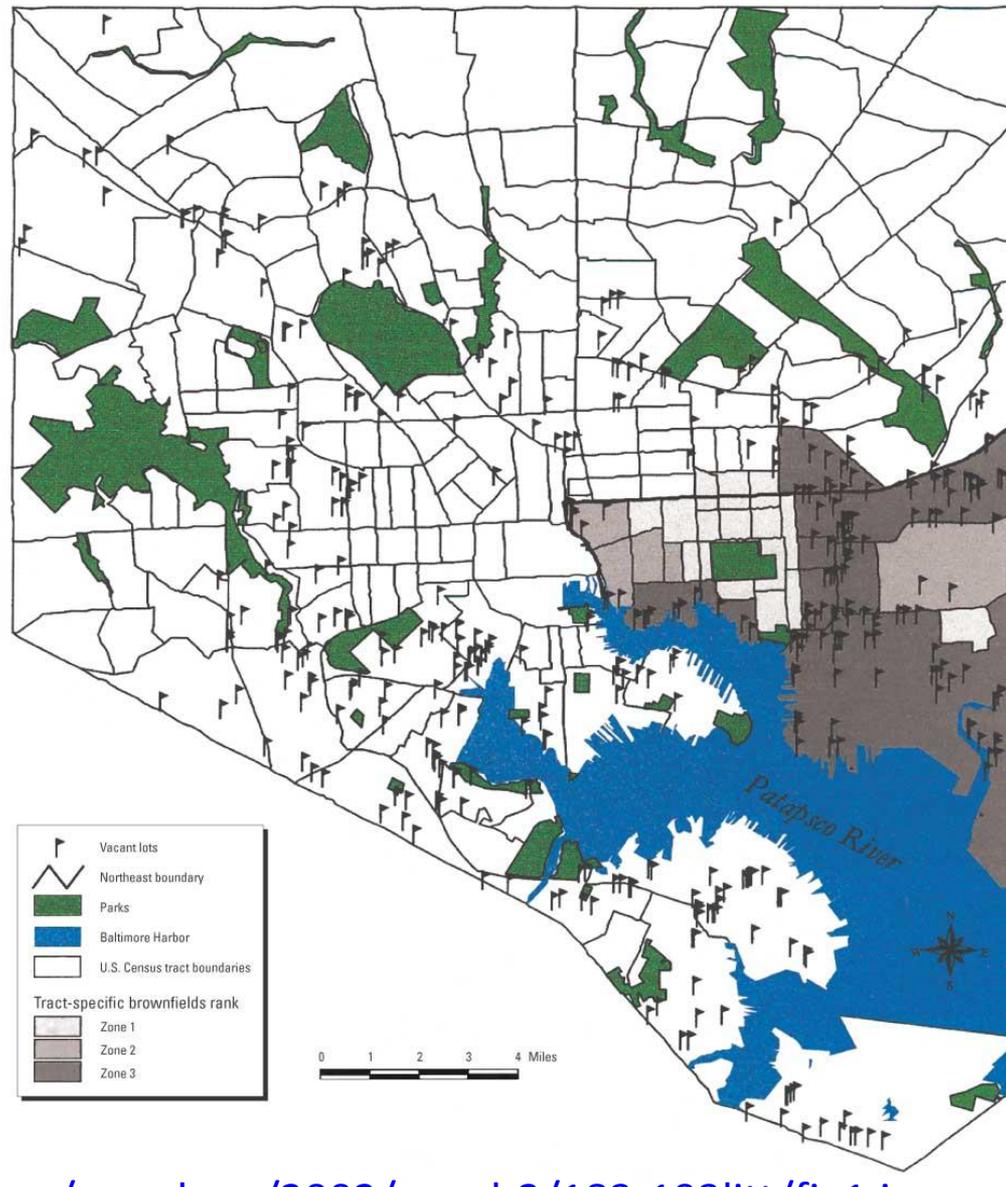
	% high cost 2004	% high cost 2005	% high cost 2006	% high cost 2007
% vacant 2006	.508	.529		
% vacant 2007	.536	.555	.525	
% vacant 2008	.540	.539	.520	.511
% vacant 2009	.550	.528	.519	.511

Baltimore's Abandoned Housing



'Abandonment Issues: JHU Policy Students Get Handle on Baltimore City's Vacant Property Problem' <http://www.jhu.edu/~gazette/2007/16jan07/16aband.html>

Vacant Lots



<http://ehp.niehs.nih.gov/members/2002/suppl-2/183-193litt/fig1.jpg>

Litt, J., N.L. Tran, and T.A. Burke 2002. Examining Urban Brownfields through the Public Health. Environmental Health Perspectives Supplements 110:S2

Baltimore Vacant Lot Restoration

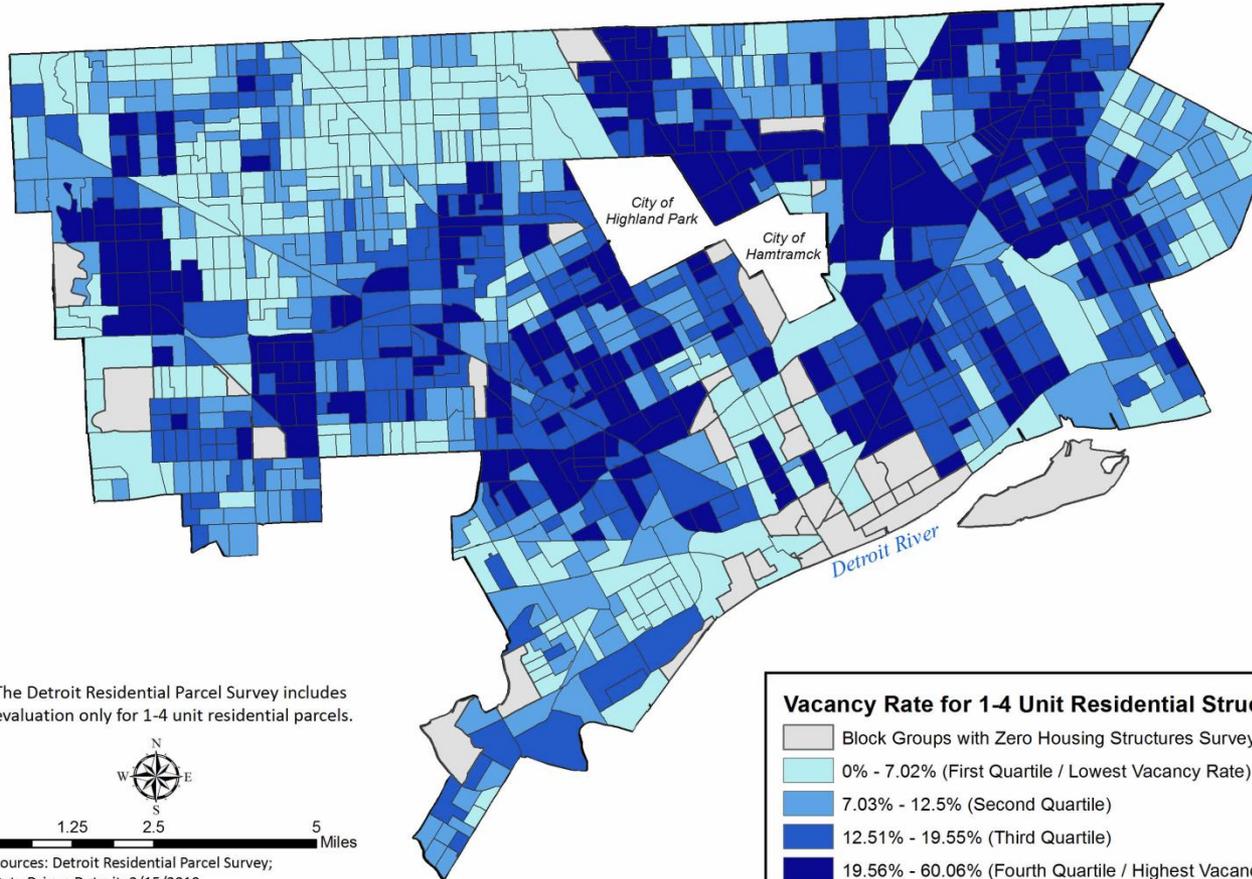


Photo by Scott Berzofsky

<http://www.goforchange.com/2008/11/26/participation-park/>

Data Driven Detroit

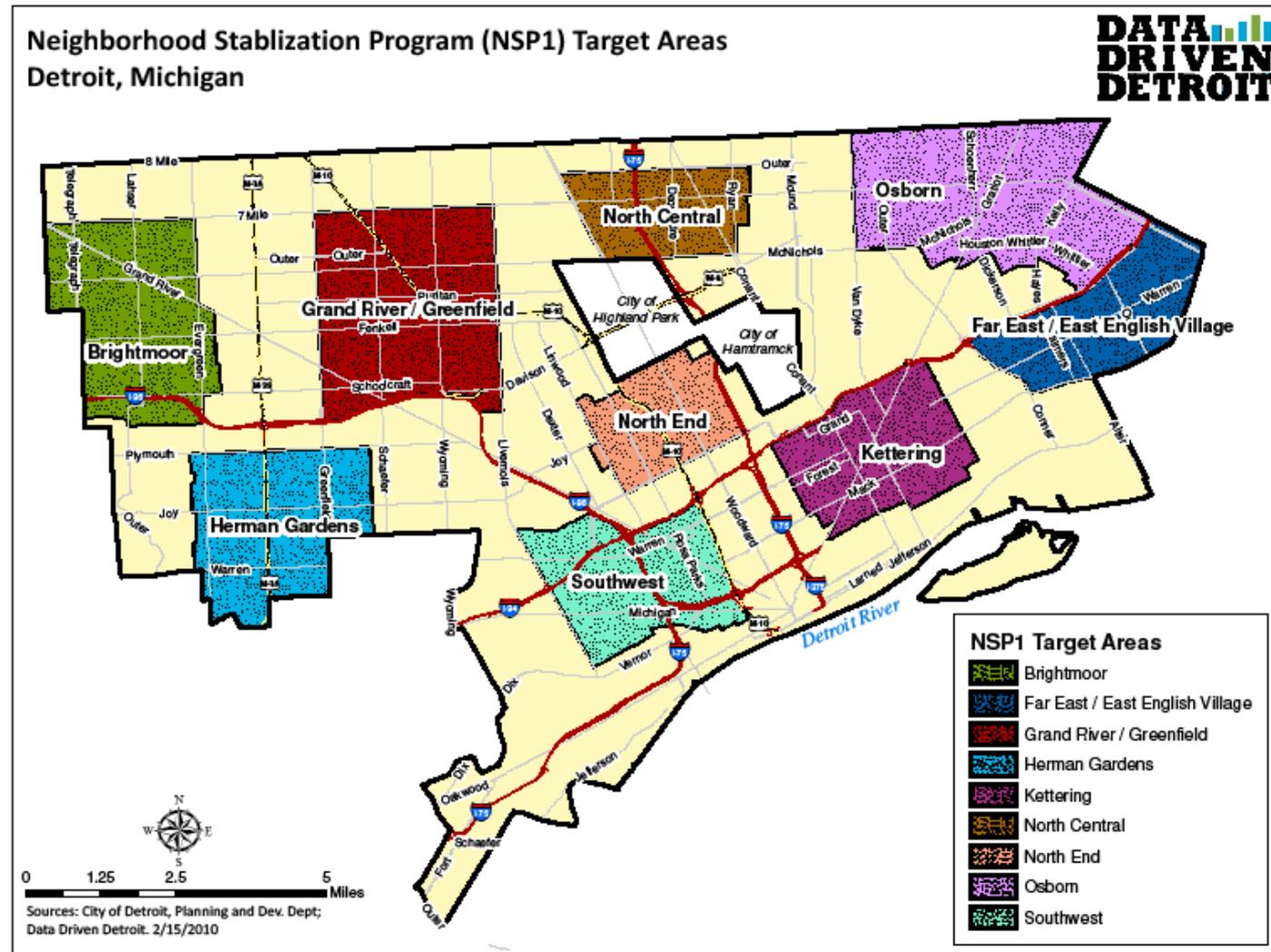
Housing Vacancy Rate, by Census Block Group Detroit, Michigan



The Detroit Residential Parcel Survey includes evaluation only for 1-4 unit residential parcels.

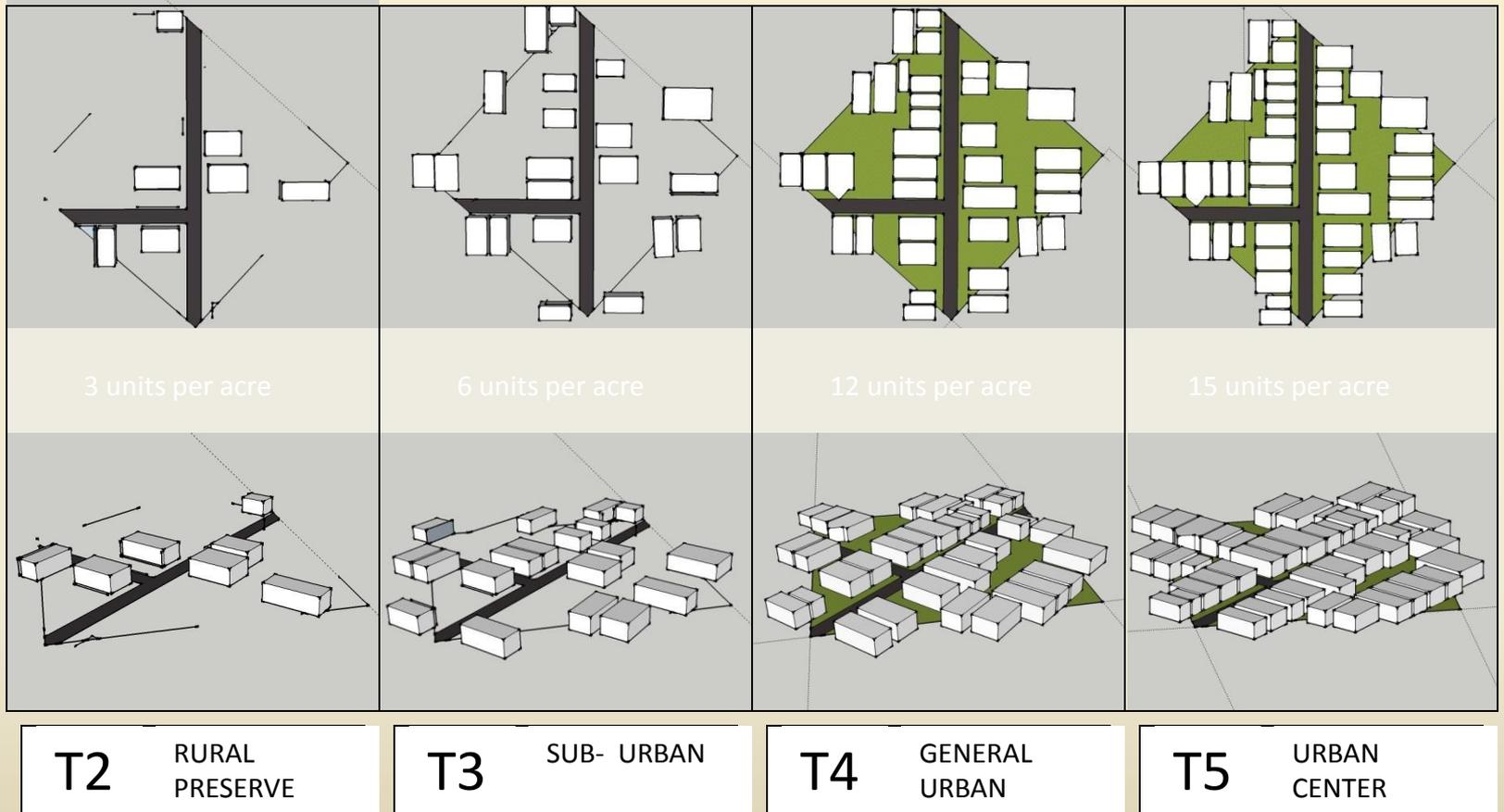
Sources: Detroit Residential Parcel Survey;
Data Driven Detroit. 2/15/2010

Detroit's Neighborhood Stabilization Program



<http://datadrivendetroit.org/wp-content/uploads/2010/04/DetroitReferenceNSP1MajorRoads.pdf>

THE REVERSE TRANSECT



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