

# **Selected Bibliography of Minority Homeownership Materials**

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## **Minority Homeownership Resources**

Title: Blueprint for the American Dream  
Publication Date: 2003  
Publication Source: White House; Department of Housing and Development  
Website: <http://www.hud.gov/initiatives/blueprint/>  
Brief: President Bush's plan for increasing minority homeownership with the collaborative efforts of many of the housing industry giants. The blueprint includes strategies and methods for reducing the barriers and increasing minority homeownership.

Title: COCAAN 2003 Focus Group Report  
Publication Date: 2003  
Publication Source: Community Action People Helping People  
Website: [www.cocaan.org/focusgroupsummary.pdf](http://www.cocaan.org/focusgroupsummary.pdf)  
Brief: During February and March of 2003 COCAAN conducted seven focus groups of low-income households. The participants were asked a series of questions to determine their thoughts and experiences relating to housing, food, work, health care, utilities, transportation, child care, education and community. Participants received limited financial reimbursement for their efforts as an acknowledgment that their time and experiences are invaluable to the understanding of local poverty issues. Groups were held in Prineville, Madras, Sisters, LaPine, Bend, and Redmond. The detailed responses are included at the back of this document. A group was held for Spanish speaking households and another was held for homeless individuals at the Bethlehem Inn, an emergency homeless shelter. COCAAN staff facilitated the groups and recorded the responses. The responses have been presented in this report were submitted by the facilitators whose job it was to capture the conversational tone. Few editorial changes have been made.

Title: Diverse Strategies for Increasing Minority Homeownership Opportunities  
Publication Date: 2003  
Publication Source: Amy Davidson, Consultant  
Website: Not applicable  
Brief: Minority home ownership is receiving more attention than ever. While many minority homebuyers may face similar challenges to becoming homeowners, "minority" is used to cover many different racial and ethnic groups with different experiences, and may be best served with different types of assistance. NeighborWorks organizations across the country are working to understand how these issues impact racial and ethnic groups differently and are developing solutions for serving potential homebuyers most effectively.

Title: Economic Benefits of Increasing Minority Homeownership  
Publication Date: 2003  
Publication Source: Department of Housing and Development  
Website: [www.hud.gov/initiatives/blueprint/econreport-101502.pdf](http://www.hud.gov/initiatives/blueprint/econreport-101502.pdf)  
Brief: This paper provides a brief discussion of the homeownership gap and the reasons for it. It then presents an analysis of the economic impact and benefits that may be expected from the President's policy. Finally, it concludes with a discussion of other private and public benefits that can be expected from the initiative.

Title: Insights into the Minority Homebuying Experience: The Mortgage Application Process  
Publication Date: 2003  
Publication Source: Research Institute for Housing America  
Website: [http://www.housingamerica.org/docs/3744\\_InsightsMinority.pdf](http://www.housingamerica.org/docs/3744_InsightsMinority.pdf)  
Brief: Under a cooperative agreement with the U.S. Department of Housing and Urban Development, the Mortgage Bankers Association of America commissioned the firm of ReedHaldyMcIntosh to conduct focus groups to improve our understanding of the mortgage application process in the African-American and Hispanic/Latino communities. Insights into the Minority Homebuying Experience: The Mortgage Application Process summarizes ReedHaldyMcIntosh's findings. The results will be incorporated into a broad-based telephone survey that will explore differences in how minority and non-minority families look for mortgage credit.

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Title: Opening the Doors to Homeownership: Challenges to Federal Policy  
Publication Date: 2001  
Publication Source: U.S. Department of Housing and Urban Development  
Website: <http://www.huduser.org/periodicals/cityscape/vol5num2/gabriel.pdf>  
Brief: To shed light on the homeownership policy objective, this article examines those factors that have contributed to the recent gains in homeownership as well as those that might constrain further upward movement in that rate. In particular, the article sheds light on the role of household economic status and educational attainment in the achievement of homeownership and considers as well the role of the Federal Housing Administration (FHA), Ginnie Mae, and the other secondary market institutions in support of Federal housing policy.

Title: Taking Stock: Rural People, Poverty, and Housing at the Turn of the 21st Century  
Publication Date: 2003  
Publication Source: Housing Assistance Council  
Website: <http://www.ruralhome.org/pubs/hsganalysis/ts2000/index.htm>  
Brief: Characteristics of rural America – such as concentrations of persistent poverty, lingering housing quality problems, and relatively high homeownership rates – are evident in the national population, economic, and housing data described in this report. Much of the rural U.S. reflects these common characteristics, but rural America is also made up of diverse communities. Some match national average levels of poverty and homeownership, but many more have distinct social and economic characteristics. The regional analyses and case studies in this report depict five persistently poor areas and populations in rural America and provide examples of counties with some of the worst housing conditions in the U.S.

Title: The American Dream of Homeownership: From Cliché to Mission  
Publication Date: February 4, 2003  
Publication Source: The Joint Center for Housing Studies of Harvard University  
Website: <http://about.countrywide.com/inthenews/docs/JCHSHarvard.pdf>  
Brief: Angelo R. Mozilo, Chairman and CEO of Countrywide Financial Corporation provided a keynote speech in honor of John T. Dunlap Lecture. Mr. Mozilo offers his professional opinion about the state of housing industry and its effect on minorities. He offers candid solutions to help close the gaps in homeownership rates.

Title: The Decision to Own  
Publication Date: 2001  
Publication Source: Mortgage Banking  
Website: <http://www.usc.edu/schools/sppd/lusk/research/mortgagebanking.pdf>  
Brief: Los Angeles County's low housing affordability and homeownership rates are partly due to its housing prices, which, while not as high as those of some other metropolitan areas of California, are still among the highest in the nation. Very few studies have systematically examined the homeownership of Latinos and Asians in Los Angeles County, and fewer still have studied homeownership of immigrants.

### **African-Americans**

Title: Case Study Atlanta Mortgage Consortium  
Publication Date: 2000  
Publication Source: Fannie Mae Foundation  
Website: <http://www.knowledgeplex.org/>  
Brief: One of the earlier and better-known mortgage consortia, Atlanta Mortgage Consortium (AMC) was formed by nine Atlanta banks to foster lending to traditionally underserved populations. The immediate impetus for AMC's formation was "The Color of Money," a Pulitzer Prize-winning series of articles on mortgage redlining published in the Atlanta Journal-Constitution in 1988. AMC ceased operations in 1997.

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Title: Unfinished Business: Increases in African-American Home Buying and Continuing Residential Segregation in the Chicago Region  
Publication Date: 1999  
Publication Source: Woodstock Institute  
Website: <http://www.woodstockinst.org/publist.html#OtherInstitutions>  
Brief: This study shows that while African-American home buying increased significantly in the Chicago region in the 1990s, the bulk of this increase occurred in a concentrated number of predominately African-American neighborhoods. The majority of communities continue to see few African-American home buyers. The report concludes with policy recommendations for simultaneously increasing minority homeownership and reducing residential segregation.

### **Asian Americans**

Title: Case Study Asian Americans for Equality  
Publication Date: 2000  
Publication Source: Fannie Mae Foundation  
Website: <http://www.knowledgeplex.org/>  
Brief: Asian Americans for Equality (AAFE) is a community-based, nonprofit civil rights and housing organization providing housing development (both rental and owner units), housing assistance (e.g., homeownership counseling and tenant advocacy), citizenship courses, financial counseling, and a variety of other social and economic services to Asian Americans in the New York metropolitan area. AAFE is a membership organization with more than 6,000 members, almost all of whom are Asian Americans.

Title: Reaching the Immigrant Market: Creating Homeownership Opportunities for New Americans  
Publication Date: 2002  
Publication Source: Georgetown University Institute for the Study of International Migration; Fannie Mae Foundation  
Website: [www.fanniemaefoundation.org/programs/pdf/rep\\_immigrant.pdf](http://www.fanniemaefoundation.org/programs/pdf/rep_immigrant.pdf)  
Brief: Financial institutions today have an excellent opportunity to capture an emerging market of very interested and eligible first-time home buyers—new American immigrants. Many institutions, however, lack the tools and strategies to reach this market. This handbook describes the potential market and successful strategies institutions can use to reach this market, make the American dream come true for immigrant communities, and significantly increase their business.

### **Latinos/Hispanics**

Title: Beyond the Census: Hispanics and An American Agenda (Part I & II)  
Publication Date: August 2001  
Publication Source: National Council of La Raza  
Website: <http://nclr.policy.net/proactive/newsroom/release.vtml?id=18060>  
Brief: The report presents key social, demographic, and economic data and discusses their implications with a focus on an "American Agenda." As the report outlines, Latinos want what all Americans want: strong neighborhoods and safe communities, good schools and educational excellence, opportunities to work and save, and quality health care. The emerging data highlighted in the report help to put the nation's changing demographics into a broader context to understand and shape better outcomes for the Latino community, and help guarantee a sound future in which all Americans prosper.

Title: Latinos and the Fair Housing Act  
Publication Date: 1999  
Publication Source: National Council of La Raza  
Website: <http://nclr.policy.net/proactive/newsroom/release.vtml?id=17623>  
Brief: For Hispanics the 30th anniversary of the passage of the Fair Housing Act is a bittersweet occasion. Early studies on housing discrimination often did not include data on Latinos, and when they did the findings were often inconclusive. The increased inclusion of Latinos in housing discrimination studies has documented with greater precision the scope and degree of housing discrimination faced by Hispanic homebuyers and renters.

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Title: Increasing Hispanic Homeownership  
Publication Date: June 2002  
Publication Source: National Council of La Raza  
Website: [www.nclr.org/policy/briefs/IB7Hisp%20Hmwnrshp.pdf](http://www.nclr.org/policy/briefs/IB7Hisp%20Hmwnrshp.pdf)  
Brief: This Issue Brief describes the principal barriers to Latino homeownership, discusses findings from recent research and NCLR's own experience in the field regarding how to close the homeownership gap between Latinos and Whites, and concludes by laying out a strategy for increasing the Hispanic homeownership rate.

Title: Latino Homeownership  
Publication Date: 2002-2003  
Publication Source: Congressional Hispanic Caucus Institute Policy Brief  
Website: <http://www.chci.org/publications/pdf/Economics.pdf>  
Brief: In today's America, homeownership is the primary means by which communities achieve stability and their residents achieve financial security. Yet, a number of factors in the housing process have severely limited the economic and social opportunities available to Hispanic Americans.

### **Native Americans**

Title: Building Native Communities: Financial Skills for Families  
Publication Date: 2000/2001  
Publication Source: Fannie Mae Foundation  
Website: [http://www.fanniemaefoundation.org/programs/native\\_american.shtml](http://www.fanniemaefoundation.org/programs/native_american.shtml)  
Brief: The curriculum is a unique tool to help Native people build on their own knowledge and develop personal financial skills while embracing Native traditions and values.

Title: Home Ownership in Indian Country: Taking on the Challenge  
Publication Date: Summer 2001  
Publication Source: Bright Ideas – Neighborhood Reinvestment Corporation  
Website: [www.nw.org](http://www.nw.org)  
Brief: NeighborWorks organizations help residents of Indian Country become homeowners.

Title: Housing and Homeownership on American Indian Tribal Lands: Barriers, Progress, and the Promise of New Initiatives  
Publication Date: Fall 2000  
Publication Source: Housing Facts & Findings Volume 2 Issue 3 Fannie Mae Foundation  
Website: <http://www.fanniemaefoundation.org/programs/hff/v2i3-indian.shtml>  
Brief: As of 1994, there had never been a conventional mortgage loan originated on the Navajo Nation, the largest Indian reservation in the United States. With a landmass of nearly 27,000 square miles and a population of approximately 160,000, this reservation, like much of Indian Country, had been largely ignored by the mortgage market that flourished throughout the rest of the country during the 1900s.

Title: Native American Lands  
Publication Date: 2003  
Publication Source: Housing Assistance Council  
Website: <http://www.ruralhome.org/pubs/hsganalysis/ts2000/NativeOverview.pdf>  
Brief: Poor housing conditions frequently go hand in hand with the high poverty rates characteristic of many, though not all, Native American communities. Although lack of decent housing is a common problem, even here, differences between AIANHH lands are strong and important to understand.

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## **Minority Demographics**

Title: Demographic Trends in the 20th Century  
Publication Date: November 2002  
Publication Source: United States Census Bureau  
Website: [www.census.gov/prod/2002pubs/censr-4.pdf](http://www.census.gov/prod/2002pubs/censr-4.pdf)  
Brief: The Census Bureau obtained information on a basic core of items from the entire population throughout the century, while evolving the methods and concepts used to collect data over the decades. This report consolidates information from each census, 1900 to 2000, to illustrate the remarkable changes in the American population in the 20th century.

Title: The Emerging Minority Marketplace: Minority Population Growth 1995 -2050  
Publication Date: 2002  
Publication Source: U.S. Department of Commerce: Minority Business Development Agency  
Websites: <http://www.mbda.gov/documents/mbdacolor.pdf>  
Brief: The U.S. population is becoming increasingly diverse. As the Nation enters the twenty-first century, the populations of race and ethnic minority groups will continue to experience more rapid growth than the non-Hispanic White population. Using the latest projection data, this report describes the trends in U.S. population distribution and growth from 1995 to 2050 on the National level and 1995 to 2025 on the state level. The report depicts these trends for individual race and ethnic origin groups 1, as well as for a combined Minority population group.

Title: The Growing Demand for Housing: 2002 Fannie Mae National Housing Survey  
Publication Date: 2003  
Publication Source: Fannie Mae  
Website: <http://www.glensold.com/fnmasurvey2002.pdf>  
Brief: This year, the survey focused on whether economists and demographers were correct in predicting that Baby Boomers, minorities, and immigrants would be important forces in the housing market. Indeed, the survey found that great numbers of Baby Boomers, African Americans, Hispanics and Hispanic immigrants say they are likely to buy a home in the next few years.

## **General Resources**

Title: Bridging the Gap between Supply and Demand: The Evolution of the Homeownership, Education and Counseling Industry  
Publication Date: May 2000  
Publication Source: The Research Institute for Housing America  
Website: [www.housingamerica.org/docs/RIHA00-01.pdf](http://www.housingamerica.org/docs/RIHA00-01.pdf)  
Brief: The mortgage industry's investment in homeowner education and counseling (HEC) has dramatically increased over the last decade. But there is no systematic body of research that convincingly demonstrates that homebuyers receiving counseling, education, or training are less likely to default on their mortgages. A potential resolution of this contradiction emerges when one considers the various roles played by HEC in the home buying process. HEC providers simultaneously meet several mortgage industry needs.

Title: CreditSmart  
Publication Date: 2003  
Publication Source: Freddie Mac  
Website: <http://www.freddiemac.com/creditsmart/home.html>  
Brief: This award-winning website provides an overview of CreditSmart®, our credit education curriculum. CreditSmart has been designed to help you obtain the knowledge and skills necessary to manage your finances and positively impact your credit. The more you know about credit, the better position you will be in to take advantage of the benefits of good credit.

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Title: Fannie Mae Foundation Publication Catalog  
Publication Date: 2003  
Publication Source: Fannie Mae Foundation  
Website: <http://www.fanniemaefoundation.org/publications/pdf/CatalogOfPublications.pdf>  
Brief: A comprehensive listing of publications in the areas of : Consumer Guides, Educational Videos, Fulfillment Policy for Consumer Guides and Videos, Homeownership Educational Tools, General Publications, Journals and Periodicals, Reports, Working Papers, and Proceedings.

Title: Growing Your Money Financial Tool Kit  
Publication Date: unknown  
Publication Source: Fannie Mae Foundation  
Website: [http://www.fanniemaefoundation.org/programs/finance\\_tools.shtml](http://www.fanniemaefoundation.org/programs/finance_tools.shtml)  
Brief: This interactive curriculum allows for instructor-led or self-paced learning that builds skills that are critical to personal financial wellness.

Title: Homeownership for Heroes  
Publication Date: June 2003  
Publication Source: Homeownership Alliance  
Website: [http://www.homeownershipalliance.com/media/studies/homeownership\\_heroes\\_study.pdf](http://www.homeownershipalliance.com/media/studies/homeownership_heroes_study.pdf)  
Brief: More than two-thirds of American households own their home and the percentage has been increasing steadily for almost a decade. However, not everyone has been able to make that step up the housing ladder. Of particular concern are those men and women who serve their local communities, often as public employees, but who cannot afford to live within the very communities they serve. This paper analyzes the homeownership opportunities for a select set of workforce heroes and offers some observations on their relative ability to become homeowners.

Title: Intergenerational Wealth Transfer and Its Impact on Housing  
Publication Date: February 2002  
Publication Source: The Joint Center for Housing Studies Harvard University  
Website: [www.jchs.harvard.edu/publications/finance/di\\_W02-2.pdf](http://www.jchs.harvard.edu/publications/finance/di_W02-2.pdf)  
Brief: This paper examines intergenerational wealth transfer and its impact on housing. It synthesizes previous studies and findings through three perspectives: the sociological concerns, economists' concerns, and the housing industry's concerns. Substantial evidence is found that intergenerational wealth transfer contributes to the existing and growing inequality in wealth distribution.

Title: Low-Income Homeownership: Examining the Unexamined Goal  
Publication Date: 2002  
Publication Source: Joint Center for Housing Studies is Harvard University  
Website: [http://www.jchs.harvard.edu/publications/homeownership/liho\\_book.htm](http://www.jchs.harvard.edu/publications/homeownership/liho_book.htm)  
Brief: This volume gathers the observations of housing experts on low-income homeownership and its effects on households and communities. The book is divided into five chapters which focus on the following subjects: homeownership trends in the 1990s; overcoming borrower constraints; financial returns to low-income homeowners; low-income loan performance; and the socioeconomic impact of homeownership. "Low-Income Homeownership takes a hard-nosed look at the conventional wisdom that homeownership is an integral part of the American dream and concludes that homeownership is good for low-income buyers, their communities, and the nation as a whole.

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Title: Making New Mortgage Markets: Case Studies of Institutions, Home Buyers, and Communities  
Publication Date: Fall 2000  
Publication Source: Housing Facts & Findings Volume 2 Issue 3  
Website: <http://www.fanniemaefoundation.org/programs/hpd/v11i3-listokin.shtml>  
Brief: America's housing and mortgage markets are in the midst of a dramatic transformation. After generations of discrimination and disinvestment, low-income and minority borrowers and neighborhoods have been recast as the growth potential for homeownership and mortgage lending. In a movement that seems to reconcile socioeconomic equity with the imperatives of profitability in a competitive and turbulent industry, mortgage lending has emerged as the key to revitalizing the inner city, opening access to suburban housing markets, and promoting household wealth accumulation.

Title: Reaching the Immigrant Market  
Publication Date: 2003  
Publication Source: Fannie Mae Foundation  
Website: [http://www.fanniemaefoundation.org/programs/pdf/rep\\_immigrant.pdf](http://www.fanniemaefoundation.org/programs/pdf/rep_immigrant.pdf)  
Brief: Financial institutions today have an excellent opportunity to capture an emerging market of very interested and eligible first-time home buyers—new American immigrants. Many institutions, however, lack the tools and strategies to reach this market. This handbook describes the potential market and successful strategies institutions can use to reach this market, make the American dream come true for immigrant communities, and significantly increase their business.

Title: Understanding the Minority Contribution to U.S. Owner Household Growth  
Publication Date: 1998  
Publication Source: Joint Center for Housing Studies at Harvard University  
Website: <http://www.jchs.harvard.edu/publications/homeownership/index.html>  
Brief: The high contribution of minorities to net owner household growth in recent years is due to fundamental differences in the age structures of white vs. minority households. Among non-Hispanic whites, new owner household formation by young adults is largely offset by owner household dissolutions among older cohorts. Minority owner household formation, particularly for Asians and Hispanics, takes place with relatively little net owner household loss by older cohorts. There are simply many more young adults in such minority groups to form new owner households, and fewer older owner households to dissolve.

Title: Using Public Schools as Community-Development Tools: Strategies for Community-Based Developers  
Publication Date: October 2002  
Publication Source: Joint Center for Housing Studies of Harvard University; Neighborhood Reinvestment Corporation  
Website: [www.jchs.harvard.edu/publications/commdev/W02-9\\_Chung.pdf](http://www.jchs.harvard.edu/publications/commdev/W02-9_Chung.pdf)  
Brief: This paper explores the use of public schools as tools for community and economic development. As major place-based infrastructure and an integral part of the community fabric, public schools can have a profound impact on the social, economic and physical character of a neighborhood. Addressing public schools, therefore, is a good point of entry for community-based developers to place their work in a comprehensive community-development context.