Financial Innovations for Homeownership in Distressed Communities

Setting the Context

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About us

Center for Community Progress

• The national nonprofit focused on building a future in which entrenched, systemic blight and vacancy no longer exist.

• Serve communities through technical assistance, education and training, policy, and research. Focus on systems-level change.

• Snapshot of our work: In 2015, fielded 250 technical assistance inquiries, supported policy and programmatic change in dozens of communities and states, reached 5,500 through trainings & presentations, distributed 1000s of publications
Local innovators:

Kirk Mills, CFA, President, St. Louis Community Credit Union

Suzanne C. Hough, Vice President - Community Development, Carrolton Bank

Colleen Schwarz, Vice President of Affordable Housing, Community Reinvestment Fund, USA
Setting the Context: The impact of the foreclosure crisis on neighborhoods and access to mortgages
Detroit’s dramatic population decline and mortgage foreclosure crisis

Setting the Context: A pattern that began before the foreclosure crisis
Detroit, Home Owner’s Loan Corporation, 1939
Setting the Context:
Redlining in its latest incarnation
New Era of Redlining

Redlining that relies on appraisals and underwriting anchored in the decimation of values and equity in communities of color

From 2006-2012 – Metro region mortgages originations fell 79% for African American applicants. By comparison, mortgage originations dropped only 11% for white applicants. (Urban Institute, 2014)

Decline in FHA loans

United States

City of Detroit

Source: Zillow analysis of Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA) data, 2009-2013