

# Housing Finance and Social Equity: Learning from HOPE's Work in the Deep South

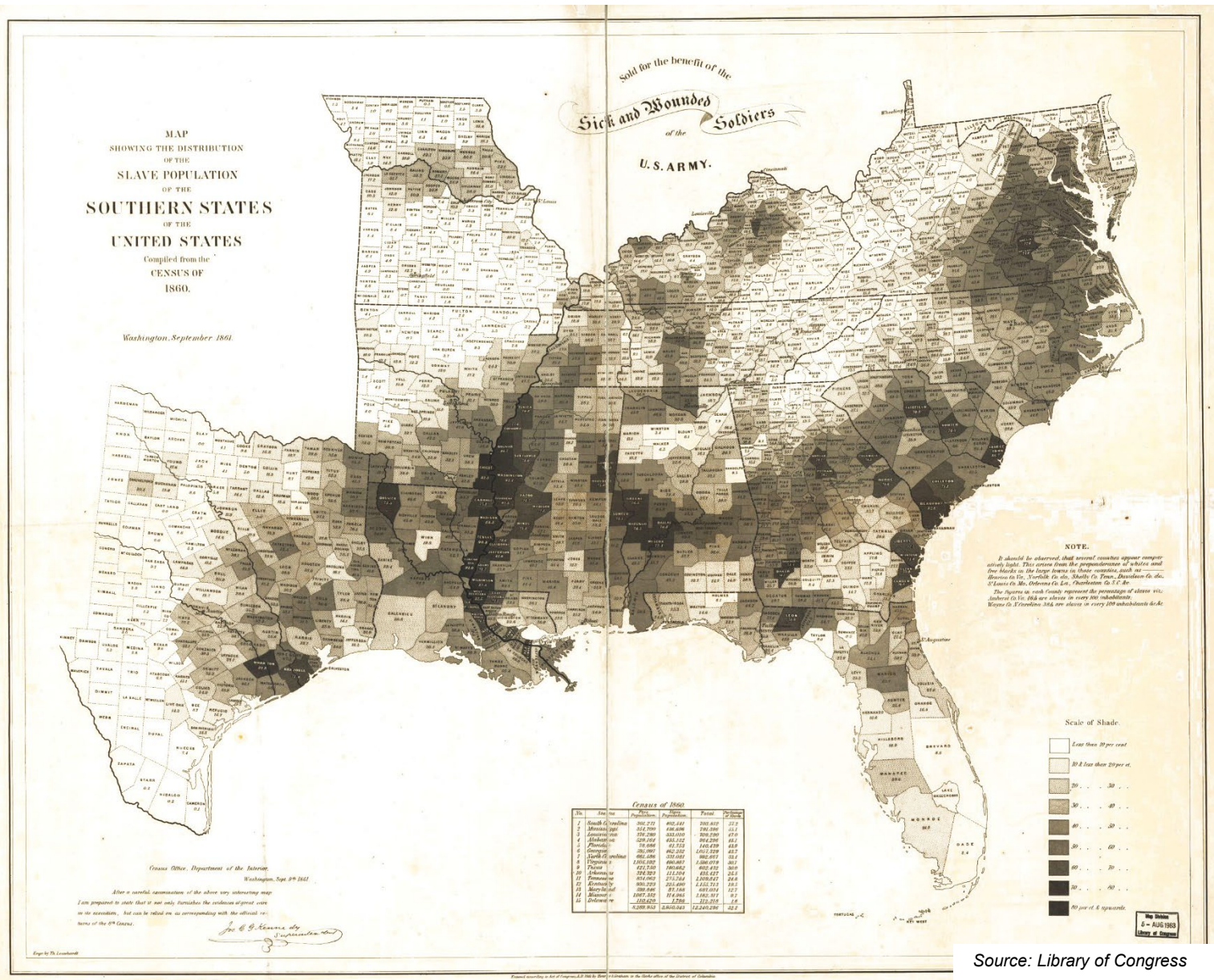
MIT Department of Urban Studies & Planning  
MIT Golub Center for Finance & Policy  
Harvard Joint Center for Housing Studies

March 14, 2023

*Brighter Futures Begin with HOPE.* Alabama Arkansas Louisiana Mississippi Tennessee

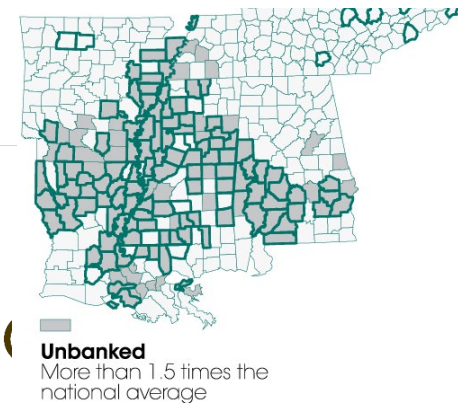
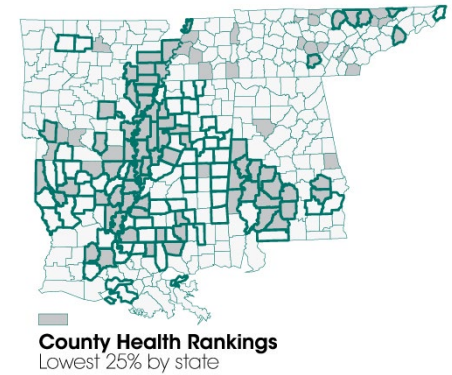
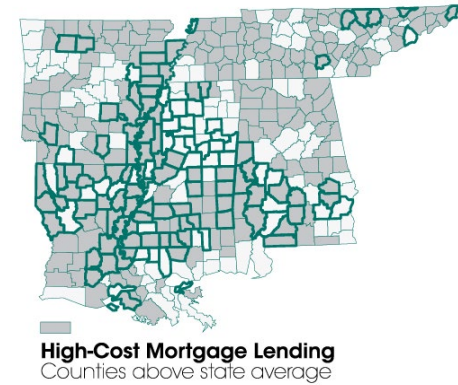
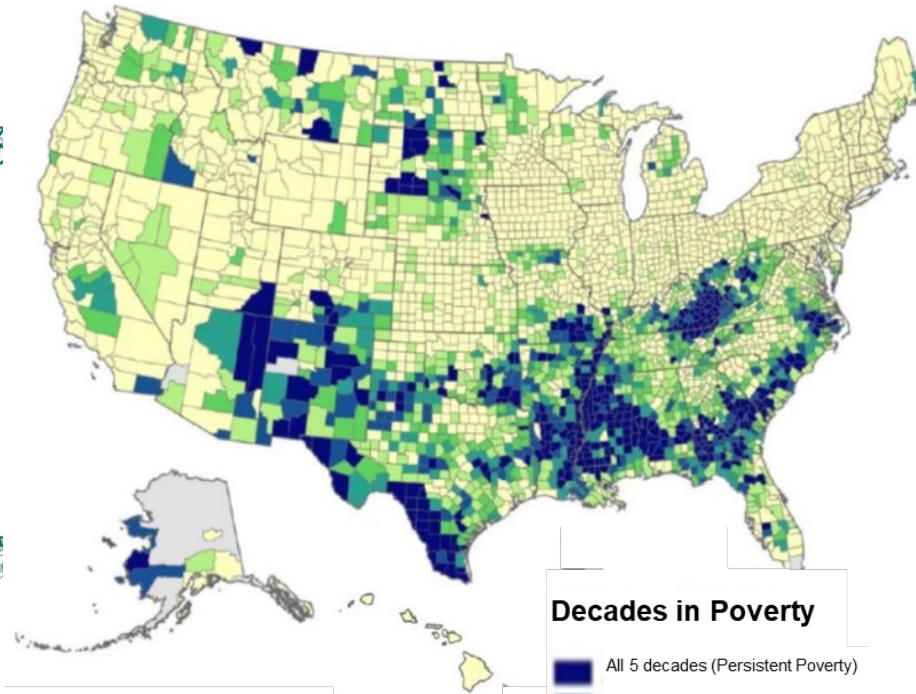
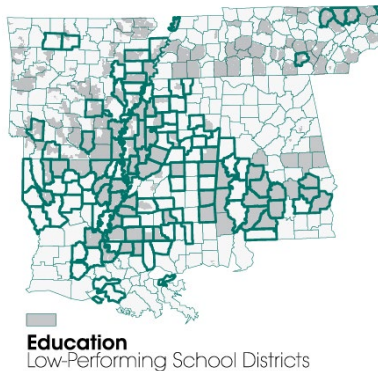
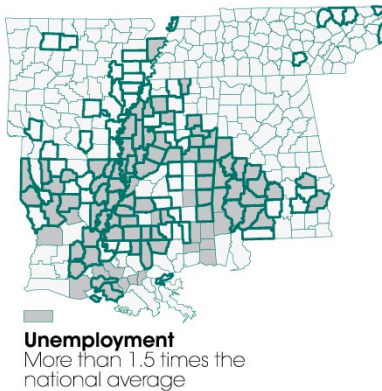
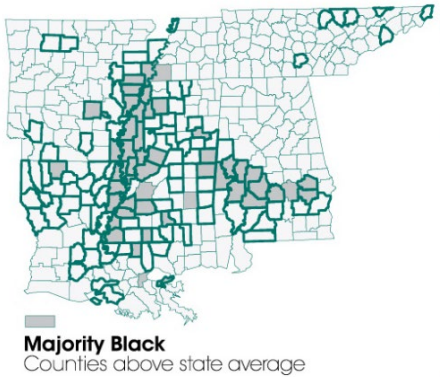


# 1860 U.S. Slave Population





# Implications of Persistent Poverty



**IOPE.** Alabama Arkansas Louisiana

Source: Rural Policy Research Institute; Center for Applied Research & Environmental Studies

# What is HOPE?

HOPE's (Hope Credit Union, Hope Enterprise Corporation and Hope Policy Institute) provides financial services; aggregates resources; and engages in advocacy to mitigate the extent to which factors such as race, gender, birthplace and wealth limit one's ability to prosper.

One of the nation's largest Black- and women-owned financial institutions, since 1994, HOPE has generated over \$3.6 billion in financing and related services that has improved the lives of over 2 million people in Alabama, Arkansas, Louisiana, Mississippi and Tennessee.

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# Organizational Structure

## Hope Enterprise Corporation

- Not-for Profit 501(c) 3
- Loan Fund
- Community Dev. Intermediary
- CDFI, CDE



Primary  
sponsor



## Hope Federal Credit Union

- Federally Insured CU
- CDCU
- CDFI, CDE
- FHLB, SBA, USDA, etc.

- **Hope Policy Institute**
- **Home Again**
- **New Markets LLCs**
- **OZ Fund LLC**
- **LIHTC Manager LLCs**

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# Financial Inclusion Offices

## ALABAMA

- Birmingham
- Montgomery  
*Arba Street*  
*McGehee Road*

## ARKANSAS

- College Station
- Little Rock  
*I-30 SW*  
*Geyer Springs*
- West Memphis

## LOUISIANA

- Baton Rouge
- New Orleans  
*Central City*  
*Elysian Fields*

## TENNESSEE

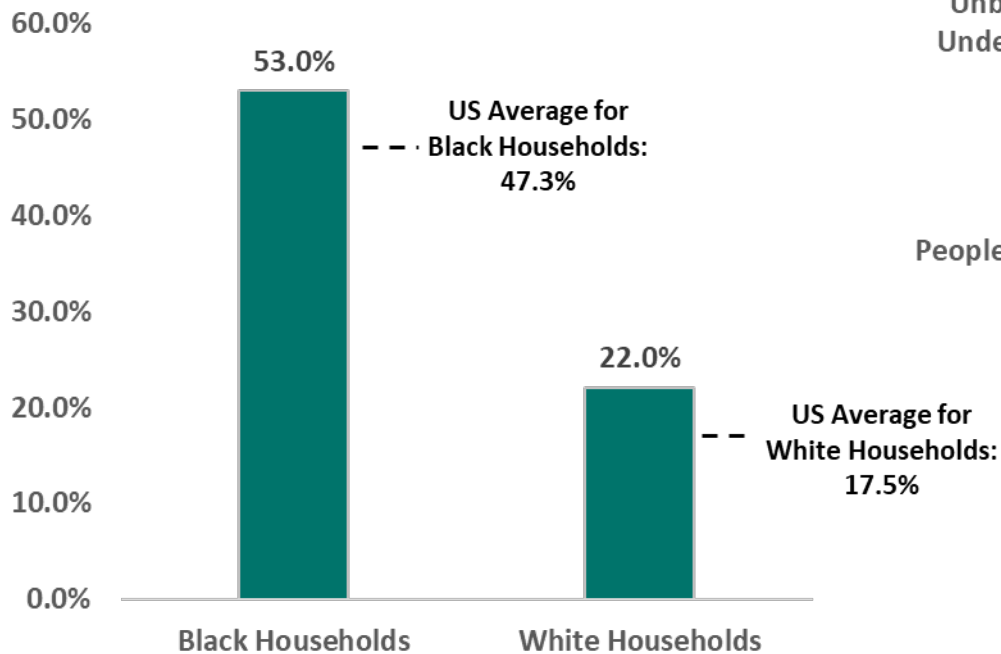
- Memphis  
*Crosstown*  
*Harvester Lane*  
*Madison Avenue*  
*Ridgeway*

## MISSISSIPPI

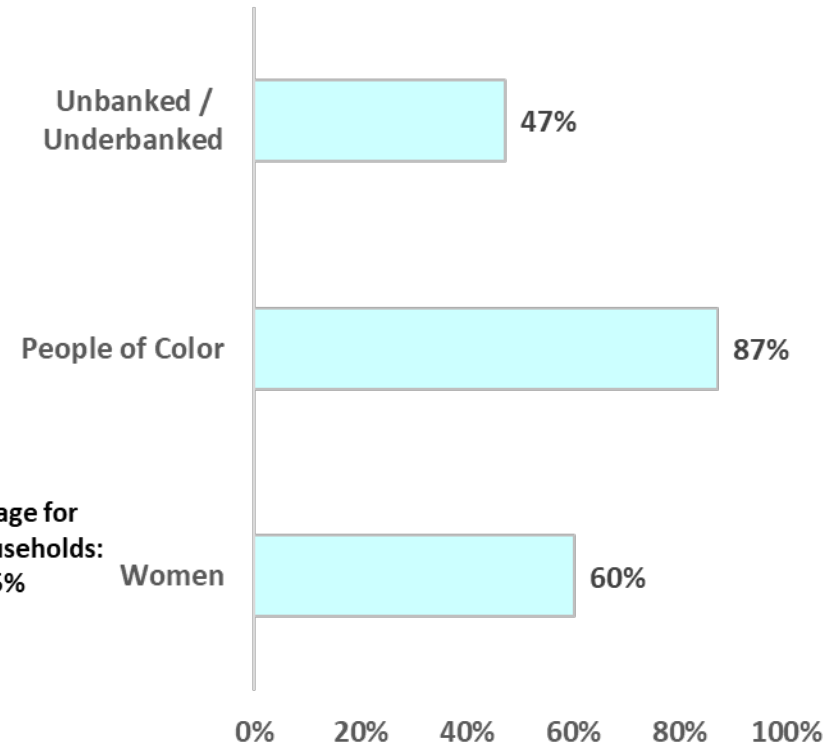
- Biloxi
- Drew
- Greenville
- Itta Bena
- Jackson  
*East River Place*  
*Medical Mall*  
*Old River Place*  
*Provine High School*  
*University Boulevard*
- Louisville
- Moorhead
- Robinsonville
- Shaw
- Terry
- Utica
- West Point

# HOPE and the Financial Service Gap

Unbanked / Underbanked Households – Deep South States (AL, AR, LA, MS, TN)



HOPE Member Characteristics

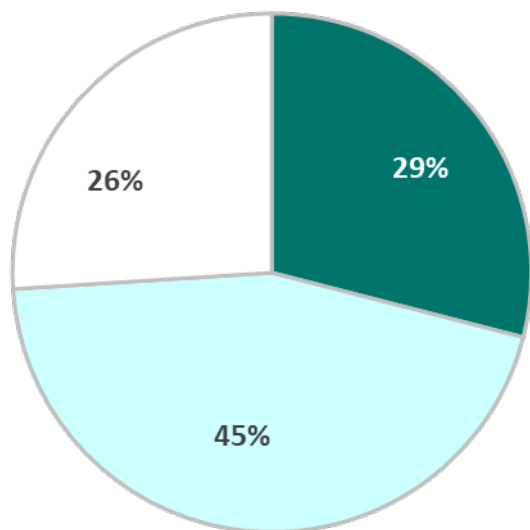


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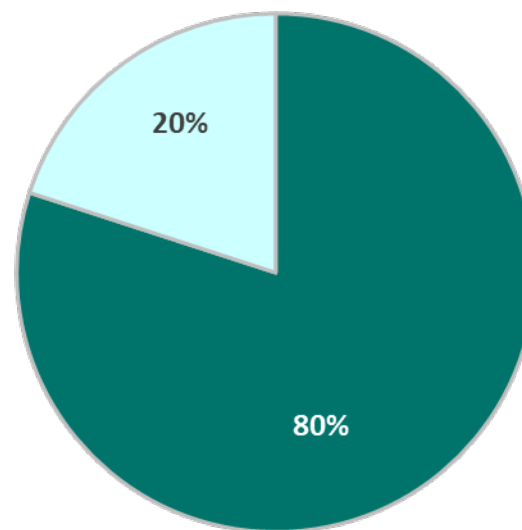
# HOPE and the Business Capital Gap

Small Business Administration 7(a)  
Loan Distribution 2022 by #



■ People of Color ■ White ■ Undetermined

HOPE Business Lending  
2022 by #



■ People of Color ■ Other



# HOPE and Deep South Opportunity Gaps

**\$1,284,800,252**

Direct Lending

**215,646**

Patients Served Annually

**110,331**

Served Annually in  
HOPE member HHs

**10,497**

Residents in Quality,  
Affordable Housing

**159,575**

Fresh Food Customers

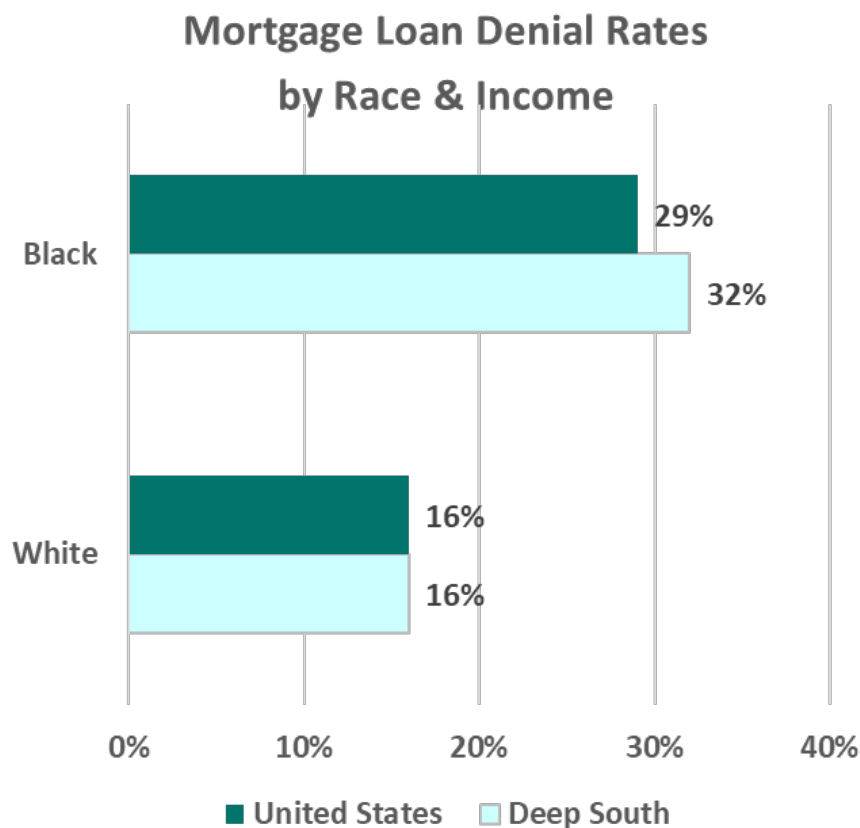
**22,170**

Students in New or  
Renovated Schools

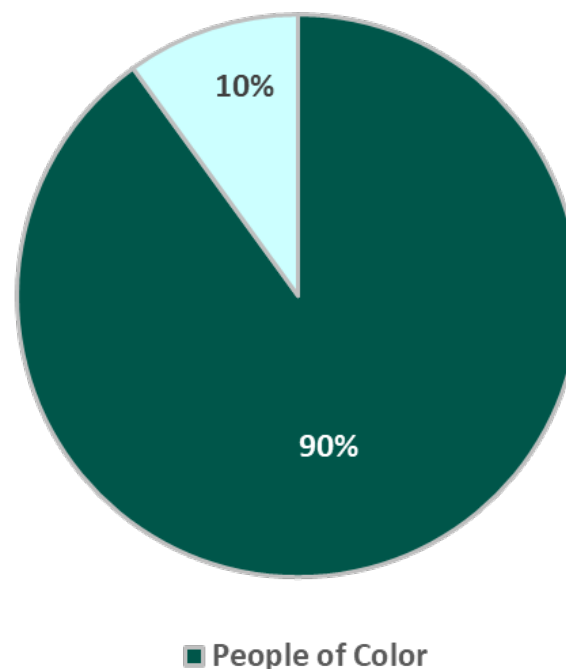
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# HOPE and the Mortgage Lending Gap



**HOPE Mortgage Originations  
by Race (2022)**

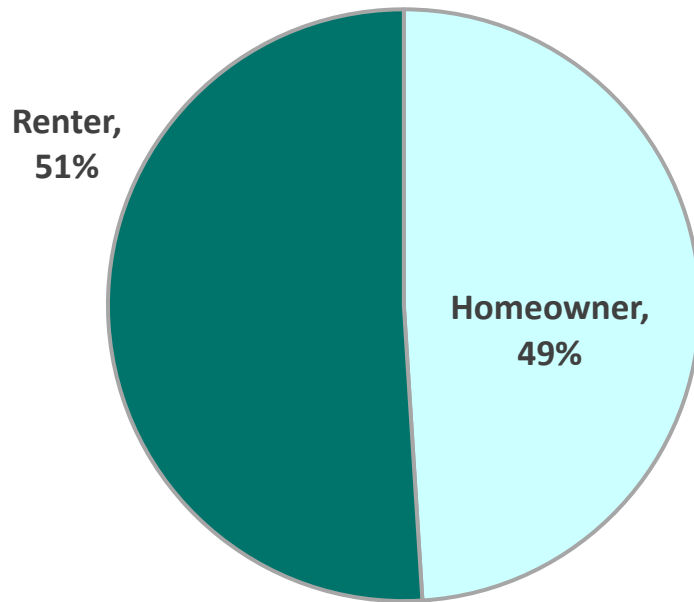


Source: PolicyMap; FFIEC

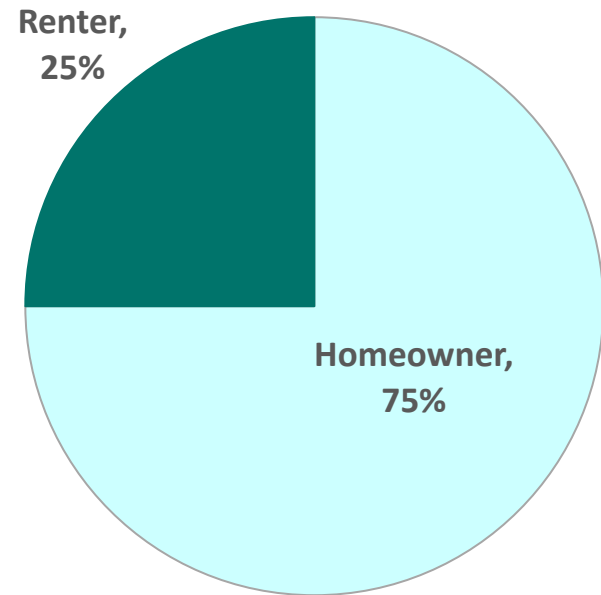
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# Deep South Homeownership Gap

**Black Households**



**White Households**

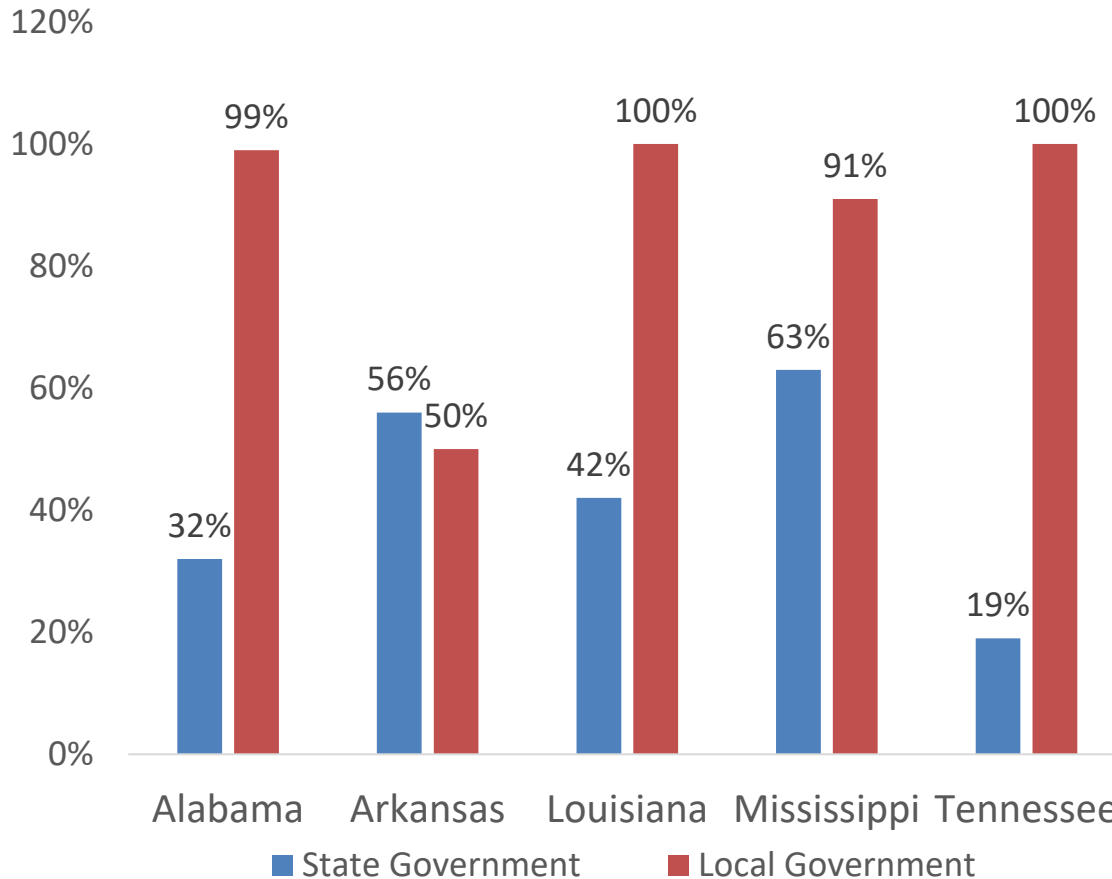


Source: U.S. Census: Estimated number of homeowners /renters, by race between 2017-2021. HPI Calculations.

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# State Policy Environment

Emergency Rental Assistance Program  
Expenditure Ratios 02/22



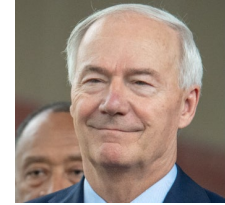
Source: US Treasury Emergency Rental Assistance Monthly Compliance Report: Feb. 1-28, 2022.

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Alabama



Arkansas



Louisiana



Mississippi



Tennessee





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**Hope**  
 credit union  
 enterprise corporation  
 policy institute





Photo by Rory Doyle

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Photo by Rory Doyle



*From Moments...*

Hope 

*...to a Movement.*



*Strengthening Communities • Building Assets • Improving Lives*