

Race and Real Estate

by Beryl Satter

My new book, *Family Properties: Race, Real Estate, and the Exploitation of Black Urban America*, deals with one of the most contentious questions of recent American history— why so many urban neighborhoods changed so rapidly from white to black, and then decayed into slums. Yet the book originated in something very personal— my curiosity about my father, Mark J. Satter.

He was a Jewish Chicago attorney with a largely black, working-class clientele. He was 49 years old when he died from a heart ailment in 1965; I, the youngest of his five children, was 6. As I grew older, I picked up oddly mixed messages about him from my relatives. They told me he had been a well-known crusader for the oppressed. But they also spoke in more whispered tones about properties he had owned in what was now a black ghetto. He'd hoped that they would provide for his family, relatives said. Instead, the properties had become worthless. They were sold shortly after his death. By then they were worth

so little that their sale hadn't even covered that winter's coal bills—and I understood that somehow, my relatives felt that he was to blame.

There was a mystery here, but it was only a decade ago that I decided to investigate my father's story. I began by reading my father's papers, which had been saved by one of my brothers.

I was shocked by the stories they contained.

I learned that my father had represented scores of African Americans who had been unconscionably misled and grossly overcharged by the real estate agents they'd turned to for help in buying homes. A typical example: In 1955, a white real estate agent, Jay Goran, bought a building for \$4,300. Soon after, Goran sold it to a black couple, Albert and Sallie Bolton—for \$13,900.

Goran never told the Boltons that he was actually the building's owner. The Boltons signed some complicated documents that said that the building would remain the legal property of its current owner until they paid off the property in full. They made their high monthly payments for a year; they also spent a considerable sum for repairs. Then they missed a payment and were evicted. Goran was now free to resell the property, while keeping all that the Boltons had invested in it.

In part, the Boltons lost their home and their savings because of the policies of the Federal Housing Adminis-

tration, which redlined—that is, refused to insure mortgages—in neighborhoods that contained even a few black residents. As urban historians have shown, FHA redlining made it impossible for most African Americans to buy homes with a mortgage. Instead, they were forced to deal with speculators, who bought low from whites and sold high to blacks. But these historians missed a critical point: Given that blacks could not get mortgages, how were they able to buy properties at such high prices?

Buying On Contract

The trap that caught my father's clients provides the answer. Unable to get a mortgage, the Boltons bought

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their building on contract—that is, on an installment plan. They made a downpayment. They were also responsible for taxes, insurance, maintenance and interest. However, they couldn't get the title to the building until the purchase price had been entirely paid off. With just one missed payment, the speculator could reclaim the building. If housing prices were inflated, a missed payment and subsequent quick eviction was practically guaranteed. And prices were wildly inflated. White speculators routinely sold properties to African Americans for about double the properties' value, but sale prices of triple to quadruple the properties' value were not uncommon. When you consider that approximately 85% of the properties sold to black Chicagoans were sold on contract—and that there were close to a million black people in Chicago by the mid-1960s—you get a sense of the scale of the exploitation.

Some might wonder why black Chicagoans were willing to buy overpriced properties on contract. Didn't they realize that they were being overcharged? The answer lies in the situation facing black Chicagoans during the post-war years. Between 1940 and 1960, Chicago's black population almost tripled, from approximately 278,000 to 813,000. But most of this

population was squeezed into the old South Side Black Belt—a neighborhood that had been severely overcrowded even before World War II. Essentially, they were trapped. Even though there were vacancies or homes for sale at decent prices in nearby white areas, black people could not get mortgages to purchase property there, no matter what their income level. Landlords in the surrounding white neighborhoods usually refused to rent to them as well. And in the 1940s and 1950s, the few black families who managed to escape the South Side ghetto and move to a less crowded white area were often attacked by their new white neighbors, who would mass in front of their home, breaking windows and shouting death threats.

With just one missed payment, the speculator could reclaim the building.

At the same time, black Chicagoans in the 1950s were doing well economically. Black incomes rose nationally, but the rise was particularly pronounced in Chicago—the only city where black median income was higher than Detroit. By the 1950s, then, tens of thousands of middle-income black people were living in the grossly overcrowded South Side Black Belt, where they were forced to pay high rents for inadequate spaces. Given this context, when a contract seller offered them housing outside of the ghetto, it made sense for them to grab it. Although the prices the contract sellers charged were high, the monthly payments often weren't that much higher than the rents black families were already paying. Given the redlining policies of the FHA, buying on contract was one of the only means of escape from the high-rent, overcrowded ghetto.

But that didn't mean that contract sellers weren't wreaking havoc, fomenting racial division and exploiting their black customers. Real estate speculators who sold on contract understood that there was a dual housing

market in Chicago—an immense demand for housing in the black market, and—in part because some whites were moving to the suburbs—a supply of housing in the white market. That supply was also a result of the contract sellers' "blockbusting" practices. Contract sellers would go door-to-door in white neighborhoods that were near pre-existing black neighborhoods, telling homeowners that "the blacks are coming." If a white person's house was worth, say, \$8,000, they'd offer him \$7,000—adding that if the homeowner didn't want to sell immediately, the speculator would be back in a month, but this time would offer \$6,500—and if that wasn't adequate, he'd offer him \$6,000 shortly after that. Facing this kind of pressure, the white homeowner would sell to the contract seller at \$7,000—and the contract seller would then sell that same property, on contract of course, to a black buyer—often a person of middle-class income—for, say, \$15,000.

But even for a middle-income person, being forced to pay double or more than a house was worth hurt. In addition to being grossly overpriced, the properties that contract sellers sold were often riddled with code violations. As a result, black families were often quickly overwhelmed by high repair costs. Some managed to make the payments and the repairs—others did not. And remember, if a contract buyer fell behind on even a single payment, he or she was out—the property reverted to the contract seller, who would then resell it to another victim.

What happened to "racially changing" areas where contract sellers were active? While contract sellers became millionaires, their harsh terms and inflated prices destroyed whole communities. Because black contract buyers knew how easily they could lose their homes, they struggled to make their inflated monthly payments. Husbands and wives both worked double shifts. They neglected basic maintenance. They subdivided their apartments, crammed in extra tenants and, when possible, charged their tenants hefty

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HUD-Assisted Low-Income Housing: Is It Working and for Whom?

by Elizabeth Julian and Michael M. Daniel

The question we ask today is not whether our government is too big or too small, but whether it works.... Where the answer is yes, we intend to move forward. Where the answer is no, programs will end.

—President Barack Obama, January 20, 2009

There are many ways to assess whether a government program “works.” Most programs have some type of monitoring and reporting requirements that allow the administering agency, if it is so inclined, to determine whether and how well a particular program is serving the purpose for which it was created. Still other requirements are imposed to allow the agency to determine whether the benefits of that program are being provided on a non-discriminatory, equal opportunity basis. Certainly, *one* measure of whether a program is working can and should be how the individuals whom the program is designed to benefit view the situation. In the case of low-income housing programs, particularly, the residents of such housing are in a unique position to report

on the conditions in which they live.

In May of 2008, the U.S. Department of Housing and Urban Development (HUD) released a report titled “Characteristics of HUD-Assisted Renters and Their Units in 2003.” The report is based upon detailed tables produced by the U.S. Census Bureau, and contains all of the data available

It’s time for housing programs to work for everyone on an equitable basis.

from a match of the American Housing Survey (AHS) to the households receiving rental assistance from HUD. The information includes demographic data for hundreds of units, projects and neighborhood conditions for individuals living in HUD-assisted housing and those eligible for, but not receiving, such assistance. Our analysis looks at the data through the lens of race because of the history of racial inequality in federal housing programs for low-income people.

As Gunnar Myrdal observed in 1944 in *The American Dilemma*:

Urban Negro housing is poorer than even the low income status of the Negroes would enable them to buy. . . It seems, however, that there is another and even more fundamental cause: the artificial limitation in the choice of housing for Negroes brought about by residential segregation. (page 377)

In relief work the popular theory of the Negroes’ “lower cost of living” as a motivation for discrimination is often given in terms more directly and honestly related to actual custom and social policy. Some social workers in the Deep South explained ...that the appropriation did not suffice for the full “budgetary deficiency” of the clients, for they had to give each one just the barest minimum they could get along with. Rents were usually lower for Negro clients, since they lived in the Negro sections. (page 217).

At the dawn of the 21st century, low-income residents reported conditions that again raise questions about whether HUD-assisted low-income

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We thank Erin L. Eldershink and Kathryn E. Dunn, paralegals at Daniel & Beshara, for their data work.

A copy of the spreadsheet prepared for this article from the HUD report and AHS data, as well as a description of the methodology used in analyzing the data, are available from the authors.

Luke Cole and Ronald Takaki

We dedicate this issue of *Poverty & Race* to **Luke Cole**, a key leader of the environmental justice movement, killed in a car crash in Uganda in June, at age 46; and to **Ronald Takaki**, father of ethnic studies in the U.S., who died in late May at age 70. A wonderful 3-hour interview with Takaki, just before appearing at Teaching for Change bookstore in Washington, DC on his last book, a new edition of *A Different Mirror: A History of Multicultural America*, is available online at CSPAN’s Book TV.

housing programs are continuing the pattern of racially disparate conditions of the past:

1. There are significant differences in reported conditions by Blacks and Whites who received assistance through HUD's low-income housing programs. The greatest disparities are in public housing. The voucher program shows the least racial disparities.
2. There are differences in the reported conditions in neighborhood, projects and units in which Black low-income assisted families live compared to Black low-income families who are eligible for but do not receive assistance (non-assisted eligible renters). In general, Black families receiving assistance reported that they are worse off than their non-assisted eligible, Black counterparts on a number of important indicators (presence of crime, neighborhood ratings, structure ratings, access to suburban locations).
3. Spatial segregation as it relates to access to suburban areas continues to be a characteristic of HUD housing assistance programs overall, but it is most pronounced in the public housing program and most alleviated in the voucher program.

Detailed Findings: White and Black Family Perceptions of Housing & Neighborhood Quality

Black renters reported substantially inferior unit, project and neighborhood conditions in public housing compared to that reported by White renters. The disparity is greatest for neighborhood conditions but also exists for unit and project conditions.

A. Neighborhood conditions

1. *Presence of Neighborhood Crime*: 25.3% of White public housing renters reported "neighborhood crime present." The percentage of Black public housing renters who reported "neighborhood crime present" is 53%, over twice the percentage of White public housing renters so reporting.

2. *Bars on Windows* (as an indicator of neighborhood health): 90% of White public housing renters reported living in neighborhoods with no bars on the windows of nearby buildings; 59% of Black public housing renters reported "no bars on windows."

3. *"Worst Neighborhood"*: 3.3% of White public housing renters ranked their neighborhood as the "worst possible" neighborhood; 13% of Black public housing renters ranked their neighborhood "worst possible."

Residents of HUD-assisted housing are in a unique position to report on their housing conditions.

4. *"Best Neighborhood"*: 30% of White public housing renters reported that their neighborhood ranks as the best possible neighborhood; 17% of Black public housing renters gave their neighborhoods a "best neighborhood" ranking.

5. *Overall*: White public housing renters are "better off" in 56 of the 70 neighborhood conditions in the data; and in 21 of the 70 conditions, they are better off by 10 or more percentage points.

B. Unit and project conditions

1. *Satisfaction with buildings and ground maintenance*: 72.4% of White public housing renters reported being completely satisfied with both building and grounds maintenance; 48% of Black public housing renters reported the same.

2. *"Not uncomfortably cold last winter"*: 88% of White public housing renters reported that they were not uncomfortably cold for 24 hours or more "last winter"; 66% of Black public housing renters reported the same.

3. *"Worst Structure"*: 0.3% of White public housing renters reported that their structure ranks as the worst possible structure; 2.8% of Black public housing renters reported that their structure ranks as the worst possible structure.

4. *"Best Structure"*: 41.5% of White public housing renters reported that their structure ranks as the best possible structure; 33% of Black public housing renters reported that their structure ranks as the best possible structure.

5. *Overall*: White public housing renters are "better off" in 62 of the 93 unit and project conditions in the data used, by an average of 6 percentage points. They are "better off" by 10 or more percentage points for 14 of the 93 unit and project conditions.

C. All conditions - unit, project and neighborhood

White public housing renters are "better off" than Black public housing renters in 118 of the 162 unit, project and neighborhood conditions used from the data. White public housing renters are "better off" than Black public housing renters by an average of 7.5 percentage points for each of the 118 conditions, and are "better off" by 10 or more percentage points for 35 of the 118 conditions.

Black renters in public housing reported inferior conditions in many categories compared to Black renters who are eligible for but do not receive federal housing assistance.

Overall, Black public housing renters reported being "better off" than non-assisted Black eligible renters in 46% of the conditions surveyed, while White public housing renters reported being "better off" than non-assisted White eligible renters for 63% of the conditions surveyed.

Building One America: a National Summit on Regional Opportunity

Presented by the Metropolitan Area Research Corporation

Date: **September 17, 12 noon, through September 18, 3 PM**

Location: **Lincoln Park United Methodist Church, Washington, DC**

Purpose: A convening on regional policies and programs with proven success in combating concentrated poverty, residential and school segregation and sprawl, and how to take them to scale as national policy.

Goals: Stopping the cycle of intergenerational poverty in multiple metropolitan areas; building inclusive and sustainable communities; driving regional economic competitiveness; reducing carbon emissions in metropolitan America.

Participants: Leaders from the fair housing/civil rights legal community; leading academic researchers on metropolitan poverty, school segregation and opportunity housing; labor leaders; interfaith religious leaders; local municipal officials; state legislators; Congressional staff and advisors and staff from HUD, USDOT, EPA; federal legislators; and hundreds of grassroots leaders.

Presenters: John A. Powell, Director, Kirwan Institute; Myron Orfield, Director, Institute on Race and Poverty, Univ. of Minnesota Law School and former Minn. State Senator; David Rusk, author of *Cities Without Suburbs* and *Inside Game-Outside Game* and former Mayor of Albuquerque.

Panelists and co-presenters: local mayors, religious leaders, Members of Congress, state officials, civil rights lawyers and organizers, and panel of graduates of fair housing, mobility counseling and integrative school transfer programs—personal testimony on breaking the cycle of intergenerational poverty.

Co-Sponsors and supporting organizations: Metropolitan Area Research Corp., Gamaliel Foundation, Poverty & Race Research Action Council, Kirwan Inst. for the Study of Race and Ethnicity, Inst. on Race and Poverty, Innovative Housing Inst., New Jersey Regional Coalition, Baltimore Regional Initiative Developing Genuine Equality (BRIDGE), BPI, First Suburbs of SE Pennsylvania, Ohio Organizing Collaborative, Mahoning Valley Organizing Collaborative, AMOS of Cincinnati.

For information on co-sponsorship and registration, contact Mike Kruglik, Mikekruglik@sbcglobal.net, 312/560-2178, www.buildingoneamerica.org.

The voucher program is the only program that, according to the data, brings poor Black assisted renters into conditions that are approximately equal to the unit, project and neighborhood conditions for similarly poor but unassisted White renters.

Black voucher residents have a 2.94 percentage point “better off” average on 83 of the total 163 conditions and a 10-point or more advantage on 5 of those 83 conditions. White eligible renters have a 2.7 percentage point

“better off” average on 80 of the conditions and a 10-point or more advantage on 4 of those conditions.

While there are still disparities in the conditions in which Black voucher renters live, compared with those in which White voucher renters live, the gap is significantly smaller than in public housing or project-based housing. Twenty-eight percent of Black voucher renters reported crime present, compared to 22% of White voucher renters. This 6-point gap is significantly less than the 28-point difference be-

tween White and Black public housing renters.

Spatial segregation as it relates to access to suburban areas continues to be a characteristic of HUD housing assistance programs overall, but it is most alleviated in the voucher program.

Fifty-two percent of White eligible renters live in the suburbs, compared to 35% of Black eligible renters.

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Forty-three percent of all White HUD-assisted renters live in the suburbs, compared to 30% of all Black HUD-assisted renters. While the voucher program does give Black voucher renters the highest percentage (37%) in the suburbs of any of the three programs, this is well below the 52% of White voucher renters in the suburbs. Only 37% of the non-assisted Black renters with over 50% of area median income (AMI) are in the suburbs, compared to 43% of all White assisted renters.

The Trade-Off

These data make the case for what many of our clients have told us over the years: In order to get the affordability benefit of federal housing assistance, low-income Black families must accept a higher level of both substandard living conditions and racial inequality than exists for very low-income Black tenants not using HUD rental assistance. Low-income Whites do not have to make this trade-off. Low-income Whites in public housing, in addition to having the benefit

of affordable rents, reported being in better overall conditions and are in nearly as good neighborhood conditions as low-income White renters who are not receiving assistance.

Limitations of the Analysis

The data do not allow for breakdowns by individual local housing authorities or specific geographic locales, and do not allow for a definitive determination of statistical significance. Such information would be useful to

Are HUD's housing programs continuing the past pattern of racially disparate conditions?

better understand the above-described patterns, and to develop more effective remedies for the situation described. However, to the extent that there would be an assumption that the differences are explainable by the fact that Whites in public housing are so small in number or live in small cities and suburbs to such a degree as to make

comparing Black and White experiences not valid, that assumption would not be correct. Nationally, there are 289,000 White Non-Hispanic public housing residents households, comprising 26.4% of all public housing households. Sixty-four percent of those White Non-Hispanic public housing households live in Metro Statistical Areas (MSAs), and 42% of those households live in central cities in MSAs—not small numbers or small percentages of White public housing residents.

Even if Whites do live disproportionately in smaller cities or rural areas, there is no reason to believe or assume that racial discrimination in the quality of housing and neighborhoods provided to public housing residents does not exist in those locations. Two of the early legal cases in which HUD was found liable for unconstitutional separate and unequal conditions in public housing—*Young v. Pierce* and *Clients Council v. Pierce*—involved small town and rural public housing, not large projects.

With regard to the evidence that eligible non-assisted renters report better housing and neighborhood conditions than assisted households, one may ask if that is because those non-assisted households have higher incomes than those assisted. Even if that is true, the data show that the public housing subsidy for Whites generally provides them housing with conditions substantially equal to those obtained by the higher-income White eligible non-assisted group. And it is not true for Blacks in public housing: 23% of Black public housing households have incomes less than half the poverty line, while 24% of Black eligible non-assisted households have such incomes.

Conclusion

The unavoidable conclusion one comes to after reviewing the somewhat tedious data in the HUD report is that poor Black renters, as a result of accepting HUD rental assistance, will be subjected to worse conditions or more segregated conditions, or both, com-

Resources

HUD, *Characteristics of HUD-Assisted Renters and Their Units in 2003*, May, 2008, available at http://www.huduser.org/publications/pubasst/hud_asst_rent.html. Similar reports were done for 1989, 1991 and 1993.

Gunnar Myrdal, *An American Dilemma: The Negro Problem and Modern Democracy* (Harper & Brothers 1944).

Gautreaux v. Chi. Hous. Auth., 296 F. Supp. 907 (N.D. Ill. 1969).

Young v. Pierce, 628 F. Supp. 1037 (E.D. Tex. 1985).

Clients' Council v. Pierce, 711 F.2d 1406(8th Cir.1983).

Craig Flournoy & George Rodrigue, "Separate and Unequal: Illegal Segregation Permeates Nation's Subsidized Housing," *Dallas Morning News*, Two-Part Pulitzer Prize-Winning Series (Feb. 10, 1985) (investigating subsidized housing in East Texas and uncovering patterns of racial discrimination and segregation across the United States).

Walker v. U.S. Dep't of Hous. & Urban Dev., 734 F. Supp. 1231, 1247-61 (N.D. Tex. 1989).

Comer v. Cisneros, 37 F.3d 775 (2d Cir. 1994).

Sanders v. U.S. Dep't of Hous. & Urban Dev., 872 F. Supp. 216 (W.D. Pa. 1994).

Thompson v. U.S. Dep't of Hous. & Urban Dev., 348 F.Supp. 2d 398 (D. Md. 2005).

pared to similarly situated Whites using HUD assistance. Moreover, and perhaps even more disturbing, poor Black renters accepting HUD rental assistance will probably be in worse conditions or more segregated locations, or both, than similarly situated poor Black renters not receiving HUD assistance. In contrast, poor White renters who have access to HUD-assisted rental programs either do not suffer the same decline in conditions as similarly situated Black renters, or substantially improve their living conditions, compared to eligible White renters.

The U.S. Constitution forbids such discrimination. (*Clients' Council v. Pierce*, 711 F.2d 1406, 1419 - 8th Cir. 1983) The Civil Rights Act of 1964, 42 U.S.C. §2000d, provides that, “[n]o person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.” Implementing regulations specifically prohibit a recipient of federal funds from:

. . . Provide(ing) any housing, accommodations, facilities, services, financial aid, or other benefits to a person which are different, or are provided in a different manner, from those provided to others under the program or activity. . .

And further require that :

In administering a program regarding which the recipient has previously discriminated against persons on the ground of race, color, or national origin, the recipient must take affirmative action to overcome the effects of prior discrimination. . .

Even in the absence of such prior discrimination, a recipient in administering a program should take affirmative action to overcome the effects of conditions which resulted in limiting participation by person of a particular race, color, or national origin. . . 24 C.F. R. §1.4(b)(6)(i) and (ii).

PRRAC Update

- On June 9-10, PRRAC co-sponsored a successful conference—“If Not Now, When? Prioritizing Civil Rights in Federal Housing Policy”—with the Urban Institute. The conference sought to develop an advocacy and research agenda to expand regional housing opportunity across the full range of new and existing federal housing programs—including the new economic stimulus programs, the Section 8 voucher program, the Low Income Housing Tax Credit, HOPE VI, the National Housing Trust Fund, FHA Multifamily programs, and the emerging “Sustainable Communities Initiative.” See www.prrac.org/projects/civilrightshousing.php for more details.
- We are pleased to welcome our two newest PRRAC Board members: **John Brittain**, a professor at the Univ. of the District of Columbia School of Law (and former General Counsel and Senior Deputy Director at the Lawyers Committee for Civil Rights Under Law), and **Janis Bowdler**, associate director of the Wealth-Building Policy Project at the National Council of La Raza.
- This summer we also welcomed two new law and policy interns to our office: **Marisa Rothstein** from Cardozo Law School, and **Alima Kamara** from Princeton Univ.
- PRRAC Board member **Sheila**

Crowley has a chapter, “HOPE VI: What Went Wrong,” in *From Despair to Hope: HOPE VI and the New Promise of Public Housing in America's Cities*, eds. Henry Cisneros & Lora Engdahl (Urban Inst.). She also received the John W. Macy Award from the Natl. Alliance to End Homelessness for her work on the National Housing Trust Fund.

- PRRAC Social Science Advisory Board member **Gregory Squires** testified before Congress' Joint Economic Comm. June 25 on “Segregation as a Driver of Subprime Lending and the Ensuing Economic Fallout.”
- PRRAC Social Science Advisory Board member **Roslyn Arlin Mickelson** co-authored “Class and Race Challenges to Community Collaboration for Educational Change,” in *School/Community Journal*, 18(2), 2008.
- **Denise Rivera Portis**, PRRAC's former Office Manager and Latino Outreach Coordinator, is now Deputy Chief, HR Operations at Saint Elizabeths Hospital in DC.
- We are grateful for a generous new grant from the W.K. Kellogg Foundation supporting PRRAC's ongoing work to promote opportunity for low-income families in housing, education and health.

Yet much of the debate about national housing policy for the poor goes on as if these conditions did not exist, do not exist, and that the nation does not know about it. While further analysis using data that allow a closer look at this and other issues would be important and useful, there is no reason to suggest that the analysis which the data do allow does not raise important questions that should be answered about how the programs are working

for different participants by race. Any effort to explore these questions at a more sophisticated level should be with the goal of understanding and addressing the racial disparities that clearly exist, not excusing them or rationalizing them away. If these programs are to continue to receive support, it is time for them to work for everyone, regardless of race, on an equitable basis. □

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rents. Indeed, the genius of this system was that it forced black contract buyers be their own exploiters.

Feeding White Racism

The resulting decline of racially changing areas fed white racism. White people observed that their new black neighbors overcrowded and neglected their properties. Overcrowded neighborhoods meant overcrowded schools; in Chicago, officials responded by “double-shifting” the students (half attending in the morning, half in the afternoon). Children were deprived of a full day of schooling and left to fend for themselves in the after-school hours. These conditions helped fuel the rise of gangs, which in turn terrorized shop owners and residents alike.

In the end, whites fled these neighborhoods, not only because of the influx of black families, but also because they were upset about overcrowding, decaying schools and crime. They also understood that the longer they stayed, the less their property would be worth.

But black contract buyers did not have the option of leaving a declining neighborhood before their properties were paid for in full—if they did, they would lose everything they’d invested in that property to date. Whites could leave—blacks had to stay.

Unfortunately, much of the popular thinking on why so many aging urban neighborhoods deteriorated once their populations shifted from white to black remains split between conservatives, who blame black people for failing to maintain their own communities, and liberals, who either blame

There was a dual housing market in Chicago.

racist whites for fleeing racially mixed neighborhoods, or who argue that black urban neighborhoods declined because of deindustrialization (the flight of industrial jobs overseas).

My father’s papers suggested an entirely different reading. The reason for the decline of many black urban neighborhoods into slums was not the absence of resources, but rather the *riches* that could be drawn from the

seemingly poor vein of decrepit housing and hard-pressed but hard-working and ambitious African Americans. A \$1,000 investment by a speculating contract seller could turn into \$3,000 in one year; that investment could be multiplied by thousands across the city; and its profits could be shared widely, as the contract paper that enforced draconian monthly payments was sold at a discount to Chicago investors. The problem was not that racially changing neighborhoods were unprofitable. The problem was that the pickings were too easy, and the scale of profits too tempting, for many of the city’s prominent citizens—attorneys, bankers, realtors and politicians alike—to pass up.

My Father’s Crusade

My father’s immersion in the heart-breaking details of his clients’ lives led him to embark on an impassioned public crusade against Chicago’s real estate speculators—and against the white professionals, mortgage bankers and politicians who enabled those speculators to thrive. He gave speeches attacking exploitative contract sales, demanding, first, that the FHA insure mortgages for blacks on the same basis as they insured mortgages for whites, and second, that banks establish a fund of “at least 50 million dollars for the sole purpose of lending money” to black Chicagoans who were now forced to deal with contract sellers. He also attacked liberals who tended to psychologize the problem as simply one of white working-class racism, entirely ignoring the FHA and the actions of racist mortgage lenders. He was particularly enraged by liberals’ favorite solutions to the problem of slums and segregation—namely, urban renewal and open occupancy. As he pointed out, this agenda was dictated by savings and loan executives who “participate loudly and publicly on all forums of community improvement” while their “financial practices drive minority peoples into the hands of the speculator.”

The Integration Debate

The Integration Debate: Competing Futures for American Cities is the collection of papers presented at last fall’s conference of the same title, at the John Marshall Law School in Chicago, co-sponsored by PRRAC and the National Fair Housing Alliance. Routledge is publishing it, with a July 29 publication date. Co-editors are PRRAC Research Director Chester Hartman and Gregory Squires of the George Washington Univ. Sociology Dept. and a member of PRRAC’s Social Science Advisory Board. Foreword by Henry Cisneros.

Among the contributors to the 17 chapters are current and former PRRAC Board and SSAB members Elizabeth Julian, Demetria McCain, Florence Roisman and Dolores Acevedo-Garcia. Univ. of Penn. sociologist (and PRRAC SSAB member) Camille Charles calls it “a must-read for anyone interested in understanding and addressing legacies of our racist past (and present).” And Leadership Conf. on Civil Rights Pres. Wade Henderson says: “Where you live has everything to do with health, wealth, education and well-being. The writers offer sound prescriptions that can help us become a truly integrated society.”

Full TOC at <http://www.routledge.com/books/The-Integration-Debate-isbn9780415994606>. Ordering inf. (and course examination copies) from 800/634-7064. Portions of the royalties are being donated to NFHA and the John Marshall Law School’s Fair Housing Legal Support Center.

My father's crusade was unsuccessful. He lost many of the suits that his black clients brought against real estate speculators; the judges ruled that a contract is a contract, and if the buyer signed it, he or she was obligated to meet its terms, no matter how harsh. My father's speeches and articles made him famous in Chicago, but they didn't change any laws, nor did they stop the speculators from continuing to prey on black Chicagoans desperate for decent housing.

His crusade also took a personal toll. And this brings me back to the buildings—that is, to my own family's properties. At the same time as my father was waging his crusade against speculators and contract sellers, he was also managing his own properties, four West Side apartment buildings he had purchased in the 1940s and 1950s.

The neighborhood where his properties were located contained perhaps the highest concentration of overpriced contract sales in the city. As my father urged others to protect their investments, his own deteriorated. He understood that once a community reached a certain level of decay, there was little an individual could do to save his property. He understood, but he was powerless to stop it. He poured his money into maintaining his buildings, but eventually it became nearly impossible to find either honest building managers or responsible tenants. His building managers stole from him. Some of the tenants they let in refused to pay rent; some severely vandalized the property. The repair bills grew higher until they wiped him out financially.

As the bills and the pressures mounted, the end result, as my brother David later told me, was that my father was "caught in his own trap." All of his buildings were in Lawndale, an area which had been heavily Jewish (my father was born and raised there), but which was rapidly becoming black. When he rented to black tenants, he was called a "blockbuster." If he were to refuse to rent to them, he would be a racist. Given his public posture, my father could not sell his buildings as blacks were beginning to move in; that

New on PRRAC's website – www.prrac.org

Connecting Families to Opportunity: a Resource Guide for Housing Choice Voucher Program Administrators (July 2009) (PRRAC's manual of best practices for improving access to better schools, family health, and links to employment for families participating in the Section 8 voucher program)

Latest advocacy on civil rights and federal housing policy:

Consideration of segregation impacts of HUD's implementation of the Housing Tax Credit Coordination Act of 2008

Fair housing implications of the new Capital Magnet Fund administered by the Dept. of Treasury

Using the Dept. of Transportation's new Surface Transportation Grants program to promote desegregation and regional housing opportunity

New housing choices for low-income families in the pending Section 8 Voucher Reform Act

would make him a hypocrite. If he sold after the neighborhood had become all-black, he'd find no buyers except the speculators he was denouncing. Of course he would not participate in the

The system forced black contract buyers to be their own exploiters.

plunder engaged in by these men and women. He decided to hold on and try his hardest to maintain his properties while the surrounding area crumbled. But if his efforts to maintain them failed, then he was a slumlord. If tenants damaged the buildings, he would be called a slumlord as well.

Unacceptable Choices

What all this shows is that just as black people who wanted to leave the Black Belt had few choices, so did those white people who wanted to stay in nearby urban neighborhoods—neighborhoods to which many felt a profound personal attachment. In this sense, although the ironies were greater, my father's situation was no different from that of any other white resident or landlord in a "changing" urban neighborhood. Their choices were: 1) to become contract sellers

themselves, enriching themselves and destroying their former communities; 2) to sell their property to a real estate speculator (once even a few black people moved to the neighborhood, no one else was buying aside from speculators); or 3) to try to "do the right thing"—that is, do what the liberals were preaching and stay in the neighborhood. But more often than not that meant to watch as one's neighborhood became overcrowded, neglected and crime-ridden, and to watch in horror as one's property declined dramatically in value—until, defeated at last, the remaining whites exercised the one option that many of their black neighbors did not have—the option to leave.

My father died before he had to face this final indignity of selling his properties for nothing, but in the final months of his life, he suffered because of his powerlessness. There are lines from Herman Melville's novel *Pierre* that perfectly express the tragedy of my father's final year. Melville wrote that "in tremendous extremities human souls are like drowning men; well enough they know they are in peril; well enough they know the causes of that peril; —nevertheless, the sea is the sea, and these drowning men do drown."

I thought that my father's untimely death was also the tragic end of the
(Please turn to page 10)

story of exploitative contract selling in Chicago; he died—his properties were sold to the speculators he'd devoted his career to fighting—and we, his family, were left with nothing.

Contract Buyers League

Luckily, my belief that my father's death was the end of the story was wrong. And here's how I found that out. In the course of researching my father's story, I was told that if I was wanted to know anything about race and housing in Chicago, the person to contact was Monsignor John J. Egan. When I finally reached Egan, he told me that he'd known my father, and that after my father's death, he and Jesuit seminarian Jack Macnamara had picked up the struggle against contract sales. Next I called Macnamara. He told me that late in 1967, he had helped launch a group called the Contract Buyers League. He said that the group, which was based in my father's former neighborhood of Lawndale, grew to encompass 3,000 African-American families that had purchased homes on contract.

Thanks for your contributions to PRRAC!

Howell Baum
David Casey
Emil A. DeGuzman
Ronald Elton & Elizabeth
Scheines
Edward Herman
Priya Morganstern
Thomas Mortenson
Yale & Barbara Rabin
Ruth Sidel
Susan Silverstein
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Witt Internship

We are accepting applications for PRRAC's 2009 Edith Witt Internship grant, "to help develop a new generation of community activists." The fund, established by her family, friends and co-workers, honors the memory of a wonderful human rights activist in San Francisco. To apply: As soon as possible, send or email (to Chester Hartman at PRRAC, chartman@prrac.org) a letter from the sponsoring organization, describing the organization's mission and outlining the work to be done by the Edith Witt Intern; and a personal statement (250-500 words) from the proposed intern and her/his resume. Pass the word to relevant grassroots groups.

Led by Clyde Ross, Charlie Baker, Ruth Wells and Henrietta Banks—all West Side, African-American contract buyers—the Contract Buyers League used tried-and-true community organizing to mobilize Lawndale. First they went door-to-door to inform and unite the community. Next they picketed contract sellers to demand a renegotiation of their exploitative contracts. When that didn't work, they went on a payment strike. The payment strike led to mass eviction orders, sometimes

Whites could leave – blacks had to stay.

encompassing the residents of entire blocks. They fought the evictions in court, eventually winning changes to Illinois' eviction statute, which had been heavily weighted in the landlords' favor.

The Contract Buyers League also initiated two massive federal lawsuits against the contract sellers and the savings and loans that had funded them. The League's attorneys drew upon the Supreme Court's 1968 ruling *Jones v. Mayer*, which stated that racial discrimination that "herds men into ghettos and makes their ability to buy property turn on the color of their skin" was a "relic of slavery" that had been outlawed by the Thirteenth Amendment. Indeed, the Court wrote, that amendment would be "a mere paper guarantee" if Congress were powerless to assure that a dollar in the hands of a Negro will purchase the same thing as

a dollar in the hands of a white man." The ruling could be applied to the actions of the contract sellers, who, the League argued, had exploited residential segregation and the resulting black housing shortage for their own financial gain. By entrapping black buyers in contracts that gave them no equity in their grossly overpriced properties until the entire price had been paid, they had extracted a "race tax" from the contract buyers, essentially devaluing their purchasing power—a direct contravention of *Jones v. Mayer*.

The courtroom battle against the contract sellers took twelve years to conclude. It played out against a backdrop of community and political battles that ultimately shaped its outcome. In the interests of suspense, I will leave the suits' final conclusion to those who read my book. I will say that the ultimate result of the League's battles was the passage of two hugely important pieces of federal legislation, the Home Mortgage Disclosure Act (1975) and the Community Reinvestment Act (1977). Many hail the importance of these acts, but my book is the first to uncover the decades of struggle that culminated in their passage.

* * * * *

My book challenges basic assumptions about race and inequality. The rapid decline of changing neighborhoods was not the result of a black "culture of poverty"; nor could it be laid to racist whites who fled their

neighborhoods at the first sight of a black face. African Americans who migrated from the South after World War II were not “poor people”; they were people who were made poor in the North by white professionals who used their expertise to fleece them. The American dream of a family property was not fair and open to all—it was a rigged system that lifted many whites while impoverishing many blacks. Yet as today’s headlines show, the scams that typified contract selling—extremely high-cost loans with hidden fees that practically ensured eventual

My book challenges basic assumptions about race and inequality.

foreclosure—have now ensnared millions of Americans of all races and backgrounds. When I started this book, I thought it would be one that Americans should read to understand our country’s bitter recent history. Now it is also a book they must read to understand its present crisis. □

Resources

Further Readings:

Arnold Hirsch, *Making the Second Ghetto: Race and Housing in Chicago, 1940-1960* (Chicago: Univ. of Chicago Press, [1983], 1998).

Kenneth T. Jackson, *Crabgrass Frontier: The Suburbanization of the United States* (New York: Oxford Univ. Press, 1985).

Dalton Conley, *Being Black, Living in the Red: Race, Wealth, and Social Policy in America* (Berkeley: Univ. of Calif. Press, 1999)

James Alan McPherson, “‘In My Father’s House there are Many Mansions—and I’m Going to Get Me Some of Them Too’: The Story of the Contract Buyers League,” *Atlantic Monthly*, April 1972, 52-82.

Amanda I. Seligman, *Block by Block: Neighborhoods and Public Policy on Chicago’s West Side* (Chicago: Univ. of Chicago Press, 2005).

Some organizations fighting the current wave of predatory lending and credit abuse:

Center for Responsible Lending <http://www.responsiblelending.org/>

Neighborhood Economic Development Advocacy Project: <http://www.nedap.org/>

The Reinvestment Fund: Capital at the Point of Impact: <http://www.trfund.com/>
ACORN (Association of Community Organizations for Reform Now): <http://www.acorn.org/>

National Training and Information Center: <http://www.ntic-us.org/>

Industrial Areas Foundation: <http://www.industrialareasfoundation.org/>

South Brooklyn Legal Services Foreclosure Prevention Project: <http://www.sbls.org/index.php?id=11>

A Modern Fair Lending Case in Baltimore

We received news as we went to press of progress in a landmark fair lending case in Baltimore, where the City of Baltimore has sued Wells Fargo Bank, alleging discriminatory lending policies that have led to a wave of foreclosures costing the City millions (the suit does not address the many different kinds of costs imposed on the city’s minority homeowners). The City’s costs are due to an eroding tax base and needed additional public services, such as sanitation. Between 2005 and 2008, more than half of the 379 properties subject to a Wells Fargo foreclosure resulted in vacancies, and 71% of those vacancies were in mostly black neighborhoods.

In early July, U.S. District Judge Benson E. Legg denied the bank’s motion to dismiss the suit, giving the City the right to proceed with discov-

ery, a process that could gain access to the inner workings one of the region’s largest mortgage providers. The City is represented by Relman & Dane, a well known national civil rights firm.

The City alleges that in 2006, Wells Fargo made subprime loans to 65% of its black customers, compared to 15% to its white customers. Affidavits submitted by two whistle-blower bank employees said they witnessed the company “steer” black borrowers into higher-interest subprime loans (termed “ghetto loans” by other employees), even when they qualified for traditional, cheaper loans—thereby undermining the bank’s claim that the racially disparate loan rate was based on financial risk factors.

The suit of course will be watched closely by other city governments (a

Cleveland lawsuit with similar themes was dismissed by a judge who said it was too broad). The next discovery hearing in the Baltimore case is scheduled for July 20. For background on the case, *Mayor and City Council of Baltimore v. Wells Fargo Bank N.A. et al.* go to www.relmanlaw.com.

— the editor

You may have noticed that the last issue of *P&R* came folded and without the 3-hole punch—a function of some changed USPO regs. Those of you who keep *P&Rs* in a 3-ring binder will need to punch those holes on your own. Sorry . . .

Resources

Most Resources are available directly from the issuing organization, either on their website (if given) or via other contact information listed. Materials published by PRRAC are available through our website: www.prrac.org. Prices include the shipping/handling (s/h) charge when this information is provided to PRRAC. "No price listed" items often are free.

When ordering items from PRRAC: SASE = self-addressed stamped envelope (44¢ unless otherwise indicated). Orders may not be placed by telephone or fax. Please indicate from which issue of P&R you are ordering.

Race/Racism

- **Overcoming Katrina: African American Voices from the Crescent City and Beyond**, eds. D'Ann R. Penner & Keith C. Ferdinand (248 pp., 2009, \$22.36 - with promo code P356ED), has been published by Palgrave Macmillan, 888/330-8477, www.palgrave-usa.com [11428]

- **We Shall Remain: American Experience** was a terrific 5-part film series on Native American history, which aired April 13-May 11 — starting with the 1600s, through to the 1973 Wounded Knee siege — on public t.v. Inf. from your local station or weta.org [11439]

- **The Slave Next Door: Human Trafficking and Slavery in America Today**, by Kevin Bales

and Ron Soodalter (288 pp., 2009), has been published by Univ. of Calif. Press. [11445]

- **Racial Equity Tools** is a new website, from the Center for Assessment and Policy Development and MP Associates, designed "to help encourage and support transformative change within communities, organizations, systems and individuals. www.racialequitytools.org [11464]

- **"Year One: Toward Safe Communities, Good Schools, and a Fair Chance for All Americans"** (18 pp., 2009) celebrates the centennial of the NAACP, addressing the organization's current agenda, www.naacp.org/about/resources/reports/NAACP.white.paper.pdf [11469]

- **"The Asian American Vote in the 2008 Presidential Election"** (2009) is available (possibly free) from the Asian American Legal Defense and Education Fund, 99 Hudson St., 12th fl., NYC, NY 10013, 212/966-5932, info@aaldef.org, www.aaldef.org [11476]

- **"Asian American Access to Democracy in the 2008 Elections"** (2009) is available (possibly free) from the Asian American Legal Defense and Education Fund, 99 Hudson St., 12th fl., NYC, NY 10012, 212/966-5932, info@aaldef.org, www.aaldef.org [11477]

Please drop us a line letting us know how useful our Resources Section is to you, as both a lister and requester of items. We hear good things, but only sporadically. Having a more complete sense of the effectiveness of this networking function will help us greatly in foundation fundraising work (and is awfully good for our morale). Drop us a short note, letting us know if it has been/is useful to you (how many requests you get when you list an item, how many items you send away for, etc.) Thank you.

- **"Human Rights & Racial Justice in the U.S.,"** a study guide to accompany the 15th annual Valerie Gordon Lecture at the Northeastern Univ. School of Law, delivered by Gay McDougall, UN Independent Expert on Minority Issues, March 3, 2008, is available (possibly free) from Pat Voorhies, Northeastern School of Law, 400 Huntington Ave., Boston, MA 02115, pvoorhies@neu.edu [11484]

- **Black Indians: A Hidden Heritage**, by William Loren Katz, has just been reissued in a 20th anniversary edition. Further inf. from wlkatz@aol.com, www.williamlkatz.com [11528]

- **Belinda's Petition: A Concise History of Reparations for the TransAtlantic Slave Trade**, by Raymond Winbush, is available through xlibris bookstore. [11529]

- **Open Wound: The Long View of Race in America**, by William McKee Evans (328 pp., 2009?, \$34.95), has been published by Univ. of Illinois Press, 1325 S. Oak St., Champaign, IL

61820-6903, www.press.uillinois.edu [11548]

- **"Confronting the New Faces of Hate: Hate Crimes in American 2009"** (June 2009) is available (no price listed) from the Leadership Conf. on Civil Rights Education Fund, 1629 K St. NW, 10th fl. Wash., DC 20006. www.civilrights.org [11555]

Poverty/Welfare

- **"Welfare-to-Work Program Benefits and Costs: A Synthesis of Research,"** by David Greenberg, Victoria Deitch & Gayle Hamilton (109 pp., Feb. 2009), is available (no price given) from MDRC, 16 E. 34 St., NYC, NY 10016-4326, 212/532-3200, www.mdrc.org [11444]

- **1 in 4 Illinois Families Asset Poor:** Heartland Alliance for Human Needs & Human Rights has a release with relevant data. Contact them at 208 S. LaSalle St., #1818, Chicago, IL 60604, research@heartlandalliance.org [11446]

- **“A Call to End Federal Restrictions on Legal Aid for the Poor,”** by Rebekah Diller & Emily Savner (33 pp., 2009), is available (possibly free) from the Brennan Center for Justice at NYU School of Law, 161 Ave. of the Americas, 12th fl., NYC, NY 10013, www.brennancenter.org [11467]

- **“Poverty in the Lesbian, Gay, and Bisexual Community,”** by Randy Albelda, M.V. Lee Badgett, Alyssa Schneebaum & Gary J. Gates (23 pp., March 2009), is available (possibly free) from UCLA’s Williams Institute, lbadgett@pubpol.umass.edu, 413/545-3162. [11488]

- **“2009 Experts of Color Directory: Economic Security and Asset-Building”** lists (with headshots and short bios) some five dozen individuals. Available (possibly free) from Insight-Center for Community Economic Development, 2201 Broadway, #815, Oakland, CA 94612, 510/251-2600, www.insightccd.org [11491]

- **“Relocating the Poor: Social Capital and Neighborhood Resources,”** by Alexandra Curley, is forthcoming in the *Journal of Urban Affairs*. Advance copy available from the author at acurley22@gmail.com [11505]

- **“Safety Net Effective at Fighting Poverty but has Weakened for the Very Poorest”** (15 pp., July 2009), from the Center on Budget and Policy Priorities (headed by former PRRAC Board member Robert

Greenstein), is available at www.cbpp.org/files/7-6-09pov.pdf [11520]

- **“Asset Building in Low-Income Communities of Color,”** by Wilhelmina Leigh, Lauren Ross & Anna L. Wheatley (22 pp., March 2009), Part I, Exec. Summary, deals with “predisposing factors and promising practices in states effective at building assets for low-income residents.” Available (no price listed) from the Joint Center for Political and Economic Studies, 1090 Vermont Ave. NW, #1100, Wash., DC 20005, 202/789-3500, www.jointcenter.org [11525]

- **“Dashboard Report: An Overview of Economic Gaps in Black and White for the Purpose of Increasing Wealth in the Baltimore Region”** (43 pp., Sept. 2008) is available (possibly free) from Associated Black Charities, 1114 Cathedral St., Baltimore, MD 21201. [11526]

- **“Laying the Foundation for National Prosperity: The Imperative of Closing the Racial Wealth Gap”** (4 pp. Exec. Summary, March 2009) is available (possibly free) from Insight - Center for Community Economic Development, 2201 Broadway, #815, Oakland, CA 94612-3024, 510/251-2600, www.insightccd.org [11527]

- **Financial Literacy Update** is a bimonthly e-newsletter from the Office of the Comptroller of the Currency. Inf./availability from CommunityAffairs@occ.treas.gov [11531]

- **“Windows on Urban Poverty”** is an interactive website, directed by Paul Jargowsky. Contact: www.urbanpoverty.net/ [11533]

- **“Economic Inequality: The Foundation of the Racial Divide,”** by Dedrick Muhammad, is a March 2009 op-ed from the Program in Inequality and the Common Good at the Institute for Policy Studies. Available from the author at Dedrick@ips-dc.org [11534]

- **The Georgetown Journal on Poverty Law & Policy** seeks submissions for its Vol. 17:1 and 17:2. Respective deadlines are Aug. 31 and Oct. 5. Send to jplp@law.georgetown.edu [11542]

Community Organizing

- **“Organizers for America”** is a website where organizing groups, unions, social justice organizations and allies can list organizing and related jobs; and organizers can look for jobs and post their resumes — all for free. www.organizersforamerica.org [11493]

Criminal Justice

- **Punishing the Poor: The Neoliberal Government of Social Insecurity**, by Loic Wacquant (384 pp., 2009, \$24.95), has been published by Duke Univ. Press, 919/687-3600, www.dukepress.edu [11430]

- **“Spatial Information Design Lab”** is the subject of four 2009 pamphlets produced by Columbia Univ. Grad.

School of Architecture, Planning & Preservation, on new approaches and responses to criminal justice in the US: “Justice Re-Investment New Orleans” (52 pp.), “Architecture & Justice” (24 pp.), “The Pattern” (44 pp.), “Scenario Planning Workshop” (40 pp.). Available (possibly free) from Laura Kurgan, Dir. of the Lab, ljk33@columbia.edu [11454]

- **“A Rising Share: Hispanics and Federal Crime”** (27 pp., Feb. 2009) identifies Latinos as the largest ethnic population in the federal prison system, due in part to the rise in illegal immigration and increased enforcement of immigration laws. From the Pew Hispanic Center, pewhispanic.org/files/reports/104.pdf [11473]

- **“Still Voteless and Voiceless in Florida: Florida’s Continuing Disenfranchisement Crisis,”** by Muslima Lewis of the ACLU of Florida, is available at www.aclufl.org/2009votingreport/ACLU_Report.pdf [11495]

- **“One in 31: The Long Reach of American Corrections”** (March 2009), by the Pew Center on the States, shows the high cost of criminal corrections spending. Available at www.pewcenteronthestates.org/uploadedFiles/PSPP_1in31_report_FINAL_WEB_3-26-09.pdf [11496]

- **“Prisoners and Political Clout in Wisconsin”** (2008), from the Prison Policy Initiative, traced the impact of the Census Bureau’s method of counting

people in prison — as if they lived at the prison instead of their legal addresses — on democracy in the state’s legislative, county board and city government. A state constitutional amendment has been introduced that would end prison-based gerrymandering in that state. The report is available at www.prisonersofthecensus.org/wisconsin/ [11502]

● **“The Stephen Lawrence Inquiry 10 Years On: A Critical Review of the Literature,”** by Nicola Rollock (7 pp., Feb. 2009), deals with a 1993 killing in an unprovoked racist attack in South London. Available from The Runnymede Trust, 020 7377 9222, info@runnymedetrust.org, www.runnymedetrust.org [11510]

“**Language Access in State Courts**” (80 pp., 2009), a Brennan Center for Justice report, is available at brennan.3cdn.net/c611a37ee2b6eb199e_9bm6b3so4.pdf [11519]

● **“My First Vote”** (22 pp., 2009) is a compilation of stories from individuals with felony records around the country who voted for the first time during the Nov. 2008 election. Available (possibly free) from The Brennan Center for Justice, 161 Ave. of the Americas, 12th fl., NYC, NY 10013, 212/998-6730, www.brennancenter.org [11554]

Economic/Community Development

● **Community-Wealth** is a quarterly e-newsletter from the Democracy

Collaborative at the Univ. of Maryland. Inf. at 301/405-9834, info@community-wealth.org. Available at Community-Wealth.org [11530]

● **“Race and Recession: How Inequity Rigged the Economy and How to Change the Rules”** (55 pp., May 2009) is available (no price listed) from the Applied Research Center, 900 Alice St., #400, Oakland, CA 94607, 510/653-3415, arc.org/recession [11532]

Education

● **Service Learning - Student’s Guide & Journal**, by Robert Schoenfeld (new printing, 2009), is available in K-5, 6-12 and Higher Ed editions. Free sample copy available from author, 5235 S. Graham St., Seattle, WA 98118, 206/722-1988. [11432]

● **“Putting the Pieces of the Puzzle Together: How Systematic Vocabulary Instruction and Expanded Learning Time Can Address the Literacy Gap,”** by Claire E. White & James S. Kim (24 pp., May 2009), is available (possibly free) from the Center for American Progress, 1333 H St. NW, 10th Fl., Wash., DC 20005, 202/682-1611, www.americanprogress.org [11435]

● **“Realigning Resources for District Transformation: Using American Recovery and Reinvestment Act Funds to Advance a Strategic Education Reform Agenda”** (13 pp., April 2009) is available (possibly free) from the Center for American Progress, 1333 H St. NW, 10th fl., Wash., DC 20005, 202/682-1611,

www.americanprogress.org [11436]

● **“From Qualifications to Results: Promoting Teacher Effectiveness Through Federal Policy,”** by Robin Chait (31 pp., Jan. 2009), is available (possibly free) from the Center for American Progress, 1333 H St. NW, 10th fl., Wash., DC 20005, 202/682-1611, www.americanprogress.org [11437]

● **Education Resource Strategies** is a nonprofit “working with large urban public school systems to rethink the use of district and school-level resources and build strategies for improved instruction and performance.” 1 Brook St., Watertown, MA 02472, 617/607-8000, www.educationresourcestrategies.org [11440]

● **“Diplomas Count 2009 - Broader Horizons - The Challenge of College Readiness for All Students”** (June 2009), from EPE [Editorial Projects in Education] Research, is available from them (no price given), 6935 Arlington Rd., Bethesda, MD 20814, 301/280-3100, EPEResearchCenter@epe.org, www.edweek.org/go/dc09 [11451]

● **“Getting Students More Learning Time Online: Distance Education in Support of Expanded Learning Time in K-12 Schools,”** by Cathy Cavanaugh (22 pp., May 2009), is available (possibly free) from the Center for American Progress, 1333 H St. NW, 10th fl., Wash., DC 20005, 202/682-1611, www.americanprogress.org [11452]

● **Teachers, Performance Pay, and Accountability: What Education Should Learn from Other Sectors**, by Scott J. Adams, John S. Heywood, & Richard Rothstein (111 pp., 2009, \$14.50), has been published by the Economic Policy Inst., 1333 H St. NW, #300, Wash., DC 20005, 202/775-8810, www.epi.org [11453]

● **“Ensuring Effective Teachers for All Students: Six state strategies for attracting and retaining effective teachers in high-poverty and high-minority schools,”** by Robin Chait (28 pp., May 2009), is available (possibly free) from the Center for American Progress, 1333 H St. NW, 10th fl., Wash., DC 20005, 202/682-1611, www.americanprogress.org [11455]

● **Teaching What Really Happened: How to Avoid the Tyranny of Textbooks and Get Students Excited About Doing History**, by James W. Loewen (2009), has just been published by Teachers College Press, 800/575-6566, www.tcpress.com [11456]

● **Another Kind of Public Education: Race, Schools, the Media, and Democratic Possibilities**, by Patricia Hill Collins (256 pp., 2009, \$27.95), has been published by Beacon Press, 25 Beacon St., Boston, MA 02108, 617/742-2110 [11457]

● **“Organized Communities, Stronger Schools: A Preview of Research Findings,”** by Kavitha Mediratta, Seema Ramesh Shah, Dana Lockwood, Christina Mokhtar & Norm Fruchter (March 2008, Executive Summary -- with link to complete study) is available from

Brown University's Annenberg Inst. for School Reform. Study sites are in Austin, Chicago, LA, Philadelphia, Oakland, Miami and The Bronx (NYC), www.annenberginstitute.org/WeDo/Mott.php [11460]

- **“Reviving the Goal of an Integrated Society: A 21st Century Challenge”** (33 pp., 2009) is available (possibly free) from the UCLA Civil Rights Project (headed by PRRAC Social Science Advisory Bd. member Gary Orfield), www.civilrightsproject.ucla.edu/research/deseg/reviving_the_goal_mlk_2009.pdf [11470]

- **“5th Annual AP Report to the Nation”** (16 pp., Feb. 2009) is available from the College Board, www.collegeboard.com/html/aprtn/pdf/ap_report_to_the_nation.pdf [11474]

- **“Partnering with Parents and Families to support Immigrant and Refugee Children at School,”** by Ellen Gale Kugler, a 2009 Issue Brief, is available from the author, EKugler@EmbraceDiverseSchools.com [11475]

- **“Empowering Schools and Improving Learning,”** “a blueprint for overhauling ESEA/MCLB endorsed by 84 education, civil rights, religious, disability, parent and civic organizations,” released by the Forum on Educational Accountability, is available at www.edaccountability.org [11480]

- **“Joint Organizational Statement on NCLB”**—“key concepts for transforming federal education

law,” signed by 150 national education, civil rights, religious, disability, parent and civil groups” (2 pp., + signers), is available at www.edaccountability.org [11481]

- **“Redefining Accountability: Improving Student Learning by Building Capacity,”** by the Forum on Educational Accountability, based on concepts in “Joint Organizational Statement on NCLB” (2007), 25 pp., is available at www.edaccountability.org [11482]

- **“Assessment and Accountability for Improving Schools and Learning: Principles and Recommendations for Federal Law and State and Local Systems,”** by the Expert Panel on Assessment, convened by the Forum on Educational Accountability (50 pp., Exec. Summary 5 pp.), is available at www.edaccountability.org [11483]

- **“Learning Around the Clock: Benefits of Expanded Learning Opportunities for Older Youth”** profiles 22 programs that provide quality expanded learning opportunities for older youth, from the American Youth Policy Forum. Hard copy (likely free) from 202/775-9731, aypf@aypf.org. Available online at www.aypf.org/publications [11485]

- **“Big Money for School Improvement: Title I School Improvement Funds Under the American Recovery and Reinvestment Act of 2009 (ARRA) and the Fiscal Year 2009 Appropriations”** is an April 2009 Issue Brief from the Center on Education

Policy, Center_on_Education_Policy@xmr3.com, posted under “What’s New,” www.cep-dc.org [11489]

- **“Redesigning Today’s Schools to Build a Stronger Tomorrow”** (34 pp., 2009) is the 2007-2008 Annual Report of the Massachusetts Expanded Learning Time Initiative. Available (possibly free) from Mass 2020, One Beacon St., 34th fl., Boston, MA 02108, 617/723-6747, www.mass2020.org [11492]

- **“Project U-Turn @ 2.5”** is an April 2009 Update to the Community on this Philadelphia program designed to resolve the city’s dropout crisis. Available (likely free) from 877/TURN-180, www.projectUturn.net [11508]

- **“The Economic Impact of the Achievement Gap in America’s Schools”** (24 pp. April 2009), a McKinsey & Co. report, is available at www.mckinsey.com/client/service/socialsector/achievement_gap_report.pdf [11514]

- **“Evaluation of the DC Opportunity Scholarship Program: Impacts After Three Years”** (24 pp., March 2009), a US Dept. of Education study, is available at ies.ed.gov/ncee/pubs/20094050/pdf/20094051.pdf [11516]

- **“Closing the Graduation Gap: A Superintendent’s Guide for Planning Multiple Pathways to Graduation”** (44 pp., Oct. 2008), from the Youth Transition Funders Group, is available at www.ytfg.org/mpgresources/closing-the-graduation-gap-color.pdf [11518]

- **“Multiple Choice: Charter School Performance in 16 States”** (57 pp., July 2009), from the Stanford Univ. Center for Research on Education Outcomes, is available at credo.stanford.edu/reports/MULTIPLE_CHOICE_CREDO.pdf [11521]

- **“The Harlem Children’s Zone: Revitalizing Our Nation Through Education,”** by Geoffrey Canada & Angela Glover Blackwell, appears in the May/June 2009 issue of *Focus*, the magazine of the Joint Center for Political and Economic Studies. Available (possibly free) from them at 1090 Vermont Ave. NW, #1100, Wash., DC 20005-4928, 202/789-3500, focuseditor@jointcenter.org, www.jointcenter.org [11524]

- **“Measurement Tools for Evaluating Out-of-School Time Programs”** (May 2009?) is available from the Harvard Family Research Project, hfrp_pubs@gse.harvard.edu [11536]

- **“Reading First”:** A new (2009) analysis by MDRC is available at www.mdrc.org/publications/518/overview.html [11543]

- **“Dropping Out Indicators,”** pinpointing middle school years, is the subject of a 2009 Johns Hopkins study, available at www.nmsa.org/portals/0/pdf/research/Research_from_the_Field/Policy_Brief_Balfanz.pdf [11544]

- **“Broader, Bolder Accountability; Meaningful School Improvement in the Post-NCLB Era”** (June 2009) is available (possibly free) from the

Economic Policy Inst.,
1333 H St. NW, #300 E.
Tower, Wash., DC
20005. Inf. at
dia.epi.oeg.t/8774/event/
index.jsp?event_KEY-
50204 [11546]

● **“The Nation’s Report Card: NAEP 2008 Trends in Academic Progress”** (April 2009) is available at NAGB@xmr3.com [11547]

● **Boston Public Schools Rezoning:** A report analyzing proposed rezoning of the Boston public schools, by the ACLU of Massachusetts, the Charles Hamilton Houston Institute for Race and Justice, and the Lawyers’ Committee for Civil Rights Under Law of the Boston Bar Assn., is available at www.aclum.org/pdf/rezoning_proposal_20090602.pdf [11549]

● **“Crossing the Line and Closing the Gap: Interdistrict Magnet Schools as Remedies for Segregation, Concentrated Poverty, and Inequality”** (9 pp., June 2009) focuses on Connecticut’s Capitol Regional Education Council efforts. Available at www.charleshamiltonhouston.org/assets/documents/publications.Wadhwa_CrossingtheLine.pdf [11558]

● **“Following Different Pathways: Social Integration, Achievement, and the Transition to High School,”** by Amy G. Langenkamp (29 pp., June 2009, \$10), from *American Journal of Education*, www.journals.uchicago.edu/doi/pdf/10.1086/605101 [11559]

● **“School Choice in Suburbia: Test Scores, Race, and Housing Markets,”** by Jack Dougherty, Jeffrey Harrelson, Laura Maloney, Drew Murphy, Russell Smith, Michael Snow & Diane Zannoni (26 pp., June 2009, \$10), in *American Journal of Education*, www.journals.uchicago.edu/doi/pdf/10.1086/599780 [11560]

● **“Mapping School Segregation: Using GIS to Explore Racial Segregation between Schools and Their Corresponding Attendance Areas,”** by Deenesh Sohoni & Salvatore Saporito (32 pp., June 2009, \$10), appeared in *American Journal of Education*, available at www.journals.uchicago.edu/doi/pdf/10.1086/599782 [11561]

● **Center for American Progress Education Reports:** CAP has a listing of some four dozen reports, broken down into the following categories: Teacher and Principal Quality, Preparation, Compensation, and Distribution; Expanded Learning Time; Comprehensive School Reform; Fiscal Equity; National Standards, Accountability; High School Redesign, Graduation, and Post-Secondary Education; Early Childhood Education. List (available free, as may be the case with the reports) from CAP, 1333 H St. NW, 10th fl., Wash., DC 20005, 202/682-1611, progress@americanprogress.org, www.americanprogress.org [11565]

● **“Teaching for Social Justice: Foundations for Change”** is the 9th annual Teaching for

Social Justice conf., Oct. 10 at San Francisco’s Mission High School. Keynote speaker is Pedro Noguera. teachers4socialjustice@yahoo.com, www.t4sj.org [11468]

Employment/ Labor/ Jobs Policy

● **“Not Out of the Woods: A Report on the Jobless Recovery Underway”** is a June 2009 report from the New American Contract project of the New America Foundation. Available (possibly free) from sherraden@newamerica.net [11450]

● **Mother Jones: America’s Most Dangerous Woman** is a new 24-min. documentary, by two Northern Illinois Univ. professors, available at www.motherjonesmuseum.org [11490]

Environment

● **YouthBuild Bulletin**, the newsletter of YouthBuildUSA and the Natl. YouthBuild Coal., devotes in Spring 2009 issue to “Special Green Service.” Available (possibly free) from them at 58 Day St., Somerville, MA 02144, 617/623-9900, www.YouthBuild.org [11447]

● **“Who’s in Charge? Who Should Be? The Role of the Federal Government in Megadisasters: Based on Lessons from Hurricane Katrina,”** by Richard P. Nathan & Marc Landy (10 pp., June 2009), is available from the Nelson A. Rockefeller Institute of Government, www.rockinst.org/pdf/

disaster_recovery/gulfgov/gulfgov_reports/2009-06-02-Whos_in_Charge.PDF [11562]

● **“The Climate Gaps: Inequalities in How Climate Change Hurts Americans & How to Close the Gap,”** by Rachel Morello-Frosch, Manuel Pastor, James Sadd & Seth B. Shonkoff (32 pp., May 2009), from the Univ. So. Calif. Program for Environmental & Regional Equity, is available at college.usc.usc/geography/ESPE/documents/ClimateGapReport_full_report_web.pdf [11563]

Families/ Women/ Children

● **“Data Collection Instruments for Evaluating Family Involvement”** (June 2009?) is available from the Harvard Family Research Project, hfrp_pubs@gse.harvard.edu [11535]

● **“Extending Foster Care to Age 21: Weighing the Costs to Government against the Benefits to Youth,”** by Clark M. Peters, Amy Dworsky, Mark Courtney & Harold Pollack, a 2009 Issue Brief, is available from Chapin Hall at Univ. of Chicago, 1313 E. 60th St., Chicago, IL 60637, 773/753-5900, mvanbree@chapinhall.org, www.chapinhall.org [11537]

● **“Finding the Return on Investment: A Framework for Monitoring Local Child Welfare Agencies,”** by Fred Wulczyn, Britany Orlebeke & Jennifer Haight, is a 2009 report

from Chapin Hall at the Univ. of Chicago, 1313 E. 60 St., Chicago, IL 60637, 773/753-5900, mvanbree@chapinhall.org, www.chapinhall.org [11538]

● **Child Well-Being Index** is a project of the Foundation for Child Development. Inf. from them, 145 E. 32 St., 14th flr., NYC, NY 10016, 212/213-8337, info@fcd-us.oeg [11552]

● **“From Crisis to Opportunity: Responding to the Growing Economic Crisis for Knoxville’s Marginalized Children,”** by Jason Reece, Christy Rogers, Jillian Olinger, Rebecca Reno & Matt Martin (23 pp., June 2009), is available from the Kirwan Institute for the Study of Race & Ethnicity (headed by PRRAC Board member john a. powell), 4909e99d35cada63e7f757471b7243be73e53e14.gripelements.com/publications/knoxvillereport_june-11_2009.pdf [11557]

Health

● **“Job Loss and Health in the U.S. Labor Market,”** by Kate W. Strully, appeared in the May 2009 issue of *Demography* (Vol. 46, no. 2). Reprints of the 28-page article may be available from the author, kstrully@albany.edu [11506]

● **“Putting Women’s Health Care Disparities on the Map: Examining Racial and Ethnic Disparities at the State Level”** (112 pp., June 2009), a Kaiser Family Foundation study, is available at www.kff.org/minorityhealth/upload/7886.pdf [11511]

● **Making Health Equity Visible:** California Newsreel conducted a survey asking those who had convened screenings of their excellent film series, *Unnatural Causes... is inequality making us sick?*, how they are using the film, with whom, next steps, and what they learned. A report on the 789 responses they received, along with recommendations, is at www.unnaturalcauses.org/survey [11540]

● **“Health Care Reform for Children with Public Coverage: How Can Policymakers Maximize Gains and Prevent Harm?”** by Genevieve M. Kenney & Stan Dorn (June 2009), is available (possibly free) from The Urban Institute, 202/261-5709, paffairs@ui.urban.org [11545]

● **“Water and Public Health: The 21st Century Challenge”** is the 137th annual Amer. Public Health Assn. meeting/exposition, **Nov. 7-11** in Phila. 866/871-5085, apharegistration.jspargo.com [11433]

Homelessness

● **“Educational Achievement Is Lower for Homeless Youth at All Grades”** is a 2009 “Inside the Research” document from Chapin Hall at the Univ. of Chicago, 1313 E. 60 St., Chicago, IL 60637, 773/753-5900, mvanbree@chapinhall.org, www.chapinhall.org [11539]

Housing

● **Where the Other Half Lives: Lower Income**

Housing in a Neoliberal World, ed. Sarah Glynn (340 pp., 2009), has been published by Pluto Press, 175 Fifth Ave., NYC, NY 10010. Among the 13 chapters is “Destroyed by HOPE: Public Housing, Neoliberalism and Progressive Housing Activism in the US,” by Jason Hackworth, www.plutobooks.com [11427]

● **“The State of Fair Housing in Northeast Ohio: April 2009,”** by Jeffrey Dillman, Carrie Pleasants & Samantha Hoover (40 pp.), is available (possibly free, and is on their website) from the Housing Research & Advocacy Ctr., 3631 Perkins Ave., #3A-3, Cleveland, OH 44114, 206/361-9240, jdillman@thehousingcenter.org, www.thehousingcenter.org [11434]

● **Levittown: Two Families, One Tycoon, and the Fights for Civil Rights in America’s Legendary Suburb**, by David Kushner (256 pp., 2009, \$25), has been published by Walker & Co., 175 Fifth Ave., NYC, NY 10010, 646/307-6067, carrie.majer@bloomsburyusa.com [11442]

● **“The Impact of Foreclosures on Families and Communities,”** by G. Thomas Kingley, Robin Smith & David Price (June 2009), is available (possibly free) from The Urban Institute, 2100 M St. NW, Wash., DC 20037, 202/261-5283, skantor@urban.org [11462]

● **“Afraid to be Myself, Even at Home: A Transgender Cause of Action under the Fair Housing Act,”** by Daniella Lichtman Esses,

appeared in the Summer 2009 issue of *Journal of Law & Social Problems*. Available at www.columbia.edu/cu/jlsp/pdf/Summer2009/01Lichtman.42.4.pdf [11478]

● **“The Problem of Race Discrimination in Housing from a Comparative Perspective,”** by Patryk Labuda, appeared in the *Columbia Journal of European Law*. Available at www.cjel.net/online/152-labuda/ [11479]

● **“Components of Inventory Change”** (2009), based on the biennial American Housing Survey, tracks many of the same units over time, allowing researchers to see changes in both the characteristics of housing units and the units’ occupants. Shows that from 2005 to 2007 the number of rental units available to lowest-income households significantly declined. Available at www.huduser.org/datasets/cinch/cinch07/RentalMrkt_05-07.pdf [11501]

● **“The Impact of Foreclosures on Families and Communities: A Primer,”** by G. Thomas Kingley, David Baron Smith & David Price (June 2009), is available (possibly free) from The Urban Institute, 2100 M St. NW, Wash., DC 20037, 202/261-5283, skantor@urban.org [11463]

● **“HOPE VI - A Viable Strategy for Improving Neighborhood Conditions and Resident Self-Sufficiency? The Case of Maverick Gardens in Boston,”** by Alexandra Curley, is a forthcoming article in *Housing Policy Debate*. Advance copies

available from the author at acurley22@gmail.com [11503]

- **“Draining or Gaining? The Social Networks of Public Housing Movers in Boston,”** by Alexandra Curley, is forthcoming in the *Journal of Social and Personal Relationships*. Advance copy available from the author at acurley22@gmail.com [11504]

- **“Public Housing Authorities: Partnering in Rural Communities”** is the theme of the Spring 2009 23-page issue of *Rural Voices*, the magazine of the Housing Assistance Council. Available (possibly free) from HAC, 1025 Vermont Ave. NW, #606, Wash., DC 20005, 202/842-8600, hac@ruralhome.org, www.ruralhome.org [11507]

- **“Through Boom and Bust: Minorities, Immigrants and Homeownership”** (52 pp., May 2009), a Pew Hispanic Center report, is available at pewhispanic.org/files/reports/109.pdf [11515]

- **“US Housing Market Conditions”** (94 pp., May 2009), from HUD’s Office of Policy Development and Research, covers the 1st qtr. 2009. Available (likely free) from HUD USER, 800/245-2691. [11523]

- **The National Public Housing Museum**, a project of the Chicago Housing Authority, is scheduled for a December 2011 opening — modeled after the Lower East Side Tenement Museum in NYC, it will trace 70 years of public housing. [11541]

- **“Foreclosure-related Evictions in Rhode Island”:** Steven Fischbach (401/274-2652, x182), has completed a study (June 2009) showing how communities of color have been most severely impacted by the practice of foreclosing lenders to evict occupants of properties they acquire as a result of foreclosure. steve.fischbach@gmail.com. Available at www.rhomeless.org/Portals/0/Uploads/Documents/Public/Eviction%20Report.pdf [11550]

Immigration

- **“Hispanics and the New Administration: Immigration Slips as a Priority”** (44 pp., Jan. 2009) is available from the Pew Hispanic Center, pewhispanic.org/files/reports/101.pdf [11471]

- **“DHS and Immigration: Taking Stock and Correcting Course,”** by Doris Meissner & Donald Kerwin (128 pp., Feb. 2009), is available from the Migration Policy Inst., www.migrationpolicy.org/pubs/DHS_Feb09.pdf [11472]

- **“Unseen Prisoners: Report on Women in Immigration Detention Facilities in Arizona”** (2009?), by the Southwest Institute for Research on Women & Bacon Immigration Law and Policy Program, demonstrates a pattern of endemic mistreatment of women detainees at immigration centers. Available at sirow.arizona.edu/files/UnseenPrisoners.pdf [11497]

- **“A Portrait of Unauthorized Immigrants in the United States”** (2009?), by the

Pew Hispanic Center, highlights the increasing number of young citizens with parent in the U.S. illegally. Available at pewhispanic.org/files/reports/107.pdf [11498]

- **“Bursting ‘Migration Bubble’ Favors Coastal, Metros, Urban Core”** (March 2009), a Brookings Inst. report, is available at www.brookings.edu/opinions/2009/0320_census_frey.aspx [11512]
- **“A Portrait of Unauthorized Immigrants in the US”** (April 2009), a Pew Hispanic Center study, is available at pewresearch.org/pubs/1190/portrait-unauthorized-immigrants-states [11517]

Rural

- **“Building Rural Communities— Bridging the Gap”** is the 2008 Annual Report of the Housing Assistance Council, available from them (likely free), 1025 Vermont Ave. NW, #606, Wash., DC 20005, 202/842-8600, hac@ruralhome.org, www.ruralhome.org [11566]

Miscellaneous

- ***Can You Hear Me Now? The Inspiration, Wisdom, and Insight of Michael Eric Dyson***, by Michael Eric Dyson (298 pp., 2009, \$19.95), has been published by Basic Civitas Books, www.basiccivitasbooks.com [11429]

- **“Criteria for Philanthropy at Its Best: Benchmarks to Assess and Enhance Grantmaker Impact”** (12 pp., 2009) is available, in

Exec. Summary form (possibly free), from the Natl. Comm. for Responsive Philanthropy, 2001 S St. NW, #620, Wash., DC 20009, 202/387-9177, info@ncrp.org, www.ncrp.org [11438]

- **“The Promise and Challenge of Neighborhood Democracy: Lessons from the Intersection of Government and Community”** is available (possibly free) from Matt Leighninger, Deliberative Democracy Consortium, 131 Chedoke Ave., Hamilton, ON, L8P 4P2, Canada, 905/972-0550, mattleighninger@earthlink.net, www.deliberative-democracy.net [11448]

- **United Professionals** is a new (union-like) mutual support/advocacy organization designed to meet the needs of white-collar professionals regarding job security, health insurance and other benefits. Barbara Ehrenreich is one of the founders. Contact them at up@unitedprofessionals.org [11459]

- **Bikes for the World** collects unused bikes and bike parts, repairs them, and sends them to developing countries. To volunteer, donate, contact bfw@mail.democracyinaction.org [11461]

- **“Mirror on America: How the state of Gulf Coast recovery reflects on us all”** (24 pp., June 2009) is available (possibly free) from Oxfam America, 2223 Magazine St., New Orleans, LA 70130, 800/77-OXFAM, www.oxfamamerica.org [11465]

- ***Searching for the Just City: Debates in***

Urban Theory and Practice, eds. Peter Macuse, James Connolly, Johannes Novy, Ingrid Olivo, Cuz Potter & Justin Steil (288 pp., 2009), has been published by Routledge. Among the contributors to the 12 chapters: Susan Fainstein, David Harvey, J. Phillip Thompson, James DeFilippis. www.routledge.com [11466]

● *The Next Progressive Era: A Blueprint for Broad Prosperity*, by Phillip Longman & Ray Boshara (240 pp., April 2009), has been published by PoliPoint Press. Further inf. from New America Foundation, 1899 L St. NW, #400, Wash., DC 20036, www.newamerica.net [11486]

● “Safe, Fair & Sustainable: Do President Obama’s Tax Proposals Measure Up?,” by Mike Prokosch, Karen Kraut & Lee Farris (11 pp., April 2009), is available (possibly free) from United for a Fair Economy, 29 Winter St., 2nd fl., Boston, MA 02108, 617/423-2148,

www.faireconomy.org [11487]

● **Mobility:** The Current Population Survey found that fewer than 12% of Americans moved since 2007. Available at www.census.gov.cps/ [11499]

● “The Cooperative Congressional Election Survey” (2009?) suggests hurdles to voting persisted in 2008. Available at web.mit.edu/polsci/portl/cces/material/CCES_Guide_2008_Rough_Draft_v2.pdf [11500]

● “Getting Current: Recent Demographic Trends in Metropolitan America” (March 2009), a Brookings Inst. report, is available at www.brookings.edu/~media/Files/rc/reports/2009/03_metro_demographic_trends/03_metro_demographic_trends.pdf [11513]

● “The Thelton E. Henderson Center for Social Justice” is holding its 10th anniv. celebration, Oct. 16 in the San Francisco City Hall

Rotunda, honoring DC Congresswoman Eleanor Holmes Norton. Inf. from 510/643-5723, aceja@law.berkeley.edu [11458]

Job Opportunities/ Fellowships/ Grants

● NY Lawyers for the Public Interest seeks a Health Justice Organizer. Ltr./resume/writing sample/3 refs. (incl. daytime phone #) to Joni Carrasco at jobs@nypli.org and fill out online form when submitting application: <http://spreadsheets.google.com/viewform?formkey=cmNGdTbWnHJDNmVIWW1xd1Boa3NvbGc6MA.212/244-4664,x353>. [11423]

● Human Rights Watch seeks a Researcher/Advocate on Disability Rights. Email ltr./resume/names or ltrs. of ref./salary reqs./brief writing sample by July 31 to lamiam@hrw.org, with “Disability Rights Researcher/Advocate Ref

HHR-09-1024-B” in subj. line. If email not possible, mail to HRW, 350 Fifth Ave., 34th fl., NYC, NY 10118. [11424]

● The Centro de Estudios Puertorriqueños is seeking a Research Assoc. (\$35-103,000) and a Distinguished Lecturer (\$39-109,000). For both: ltr./c.v./relevant writing sample (max. 25 pp)/list of 3 refs. to José deJesus at the Centro, Hunter College, 695 Park Ave., NYC, NY 10065, jdejesus@hunter.cuny.edu [11425]

● Foundation for Child Development 2010 Young Scholars Program: Inf./applications (Nov. 4 deadline) from ysp@fcd-us.org www.fcd-us.org [11511]

● Community Health Reporting Grants: Grants of \$2,500-10,000 to as many as 10 print, broadcast and new media journalists will be awarded (in 2010 and 2011 as well). July 22 deadline. Inf. from Martha Shirk at 213/437-4439, calhealth@usc.edu [11556]

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