

Credit, Capital and Communities: Industry Structure Perpetuates Dual Market

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Chapter Summary

- **New technology drives mortgage industry restructuring**
- **Industry structure perpetuates a dual market structure**
- **A prime lending gap exists in minority neighborhoods**

Improving Loan Product Selection

- **Bewildering array of mortgage products**
 - **Price and product type**
- **Rise of brokers, aggressive “push marketing” and “too good to be true” offers.**
- **Collective homeownership push**

Challenges

- **Pre-application information – how to inform without steering?**
- **Consumer protection – how to create meaningful disclosures?**
- **Consumer education – what works?**