

# Political Voice and (Mortgage) Market Participation: Evidence from Minority Disenfranchisement

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# Motivation

- Power to affect election outcomes is the gateway to advancement in all aspects of life (Button, 2014)

*“So long as I do not firmly and irrevocably possess the right to vote I do not possess myself. I cannot make up my mind - it is made up for me. I cannot live as a democratic citizen, observing the laws I have helped to enact - I can only submit to the edict of others.”*

- Dr. Martin Luther King Jr., 1957 speech titled “Give Us The Ballot,”

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- Understanding the effects of changes in voting rights have *immediate* policy relevance

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- The results point to a decrease in mortgage market participation
  - ▶ Reduction in loan application
  - ▶ No significant change in denial rate
  - ▶ Self selection out of the mortgage market
- Results primarily driven by increased fear of rejection (pre-effects)
  - ▶ Consistent with the conjecture presented in Charles & Hurst (2002)

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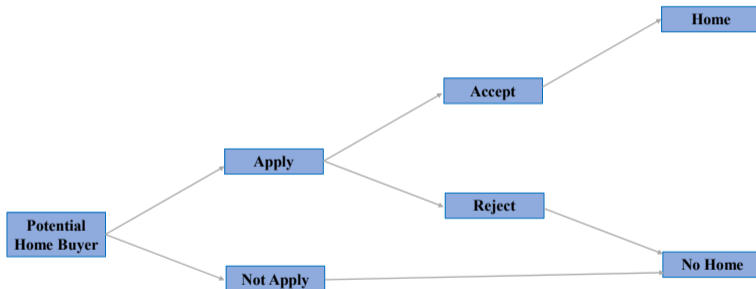
- We attempt to understand the relationship between enfranchisement and economic decision making & inequality
- Home purchases is a natural set up for the empirical investigation
  - ▶ Home purchases are one of the most important economic choice by a household ([Chetty et al., 2007 & 2017](#))
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- We focus on mortgage market outcomes as a setup
  - ▶ Home mortgages are an integral part of home purchases
    - ★ The 2014 survey of potential home-buyers by loanDepot finds that 71% of all Americans who want to buy a home will need financing
  - ▶ Exploit the richness of the data
    - ★ Information on race and location of borrowers
    - ★ We can track mortgages from application to origination or rejection
    - ★ This allows understanding participation in mortgage markets

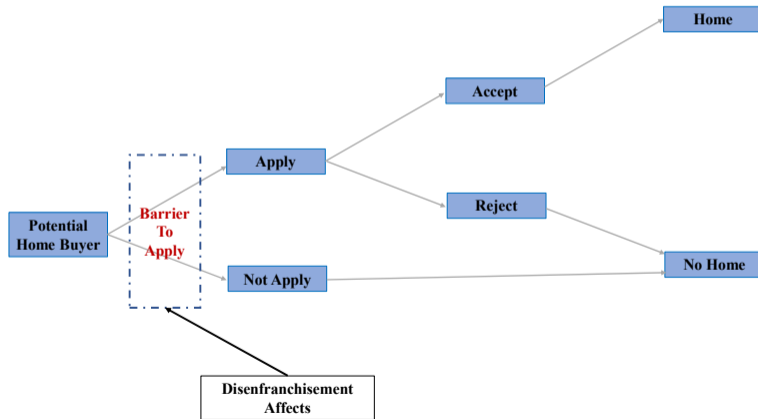
# Framework

How can Disenfranchisement Effect Mortgage Applications?



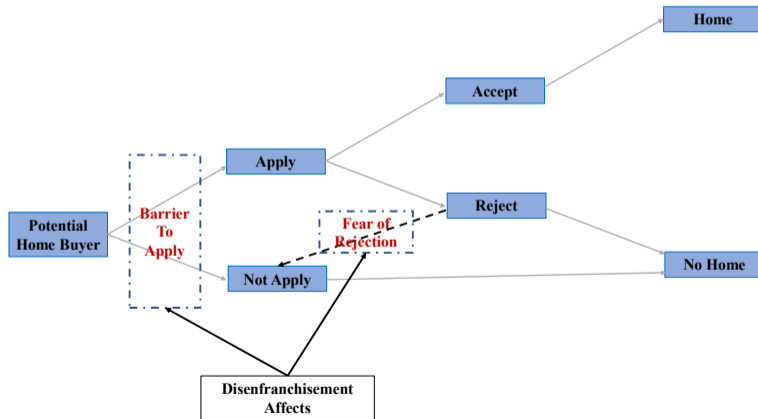
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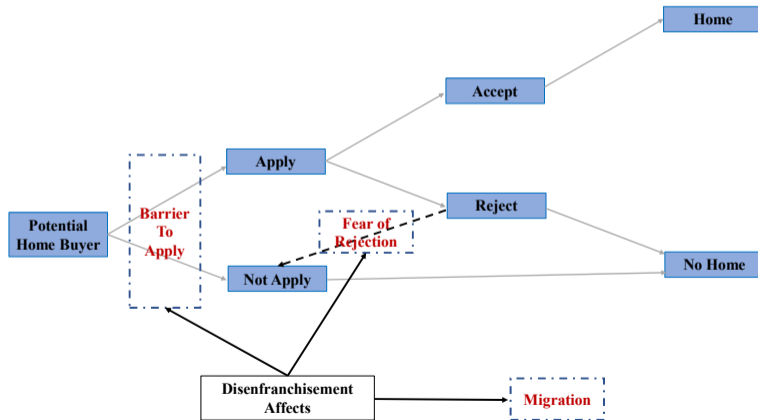
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# Framework

How can Disenfranchisement Effect Mortgage Applications?



# Overview

1 Institutional Details: The Voting Right Act of 1965

2 Empirical Strategy

3 Baseline Results

4 Mechanism

- Migration
- Fear of Rejection

5 Real Effects & External Validity

6 Conclusion

## Institutional Details: The Voting Right Act of 1965

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  - ▶ Section 2 of VRA eliminated all voting restrictions
  - ▶ Section 5 of VRA empowered federal authorities with oversight powers to protect minorities' right to vote
  - ▶ Preclearance under Section 5 covered only certain areas [▶ Map](#)

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- **2013:** In a 5-to-4 US Supreme Court ruled Section 5 to be unconstitutional

*“[t]hrowing out preclearance when it has worked and is continuing to work to stop discriminatory changes is like throwing away your umbrella in a rainstorm because you are not getting wet.”*

- Justice Ruth Bader Ginsburg (Shelby v. Holder 2013)

# Ramification of the repeal of VRA

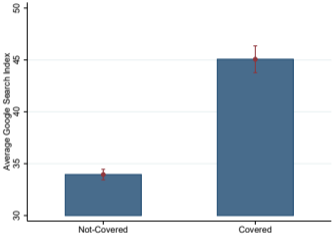
- The removal of protections provided under Section 5 on electoral process was immediate.

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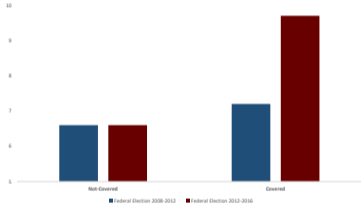
- The removal of protections provided under Section 5 on electoral process was immediate.
  - ▶ Within 24 hours of the ruling, TX announced and passed strict photo identification law that had previously been rejected by the US Attorney General under preclearance.
  - ▶ Other states like MS, AL & NC also passed such strict laws
  - ▶ NC curtailed early voting; eliminated same day registration; restricted pre-registration; ended annual voter registration drives
- The voting restrictions implemented post Shelby ruling affects minorities disproportionately: “... *the new provisions target African Americans with almost surgical precision ...* ” (US Court of Appeals for the Fourth Circuit Court in the case of NAACP v McCrory)



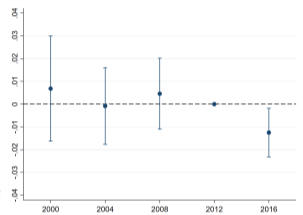
# Saliency of the repeal of VRA



(a) Google Trend for VRA



(b) Voter Purging



(c) Voter Turnout

# Overview

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**2 Empirical Strategy**

3 Baseline Results

4 Mechanism

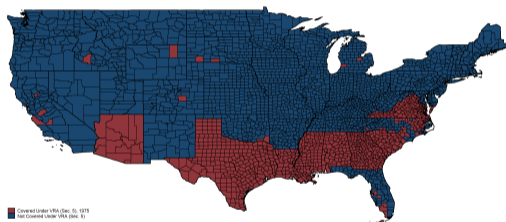
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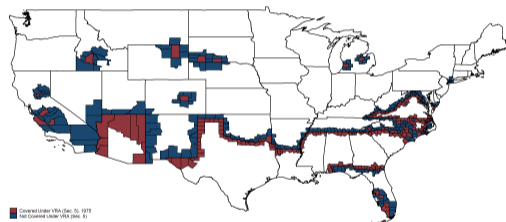
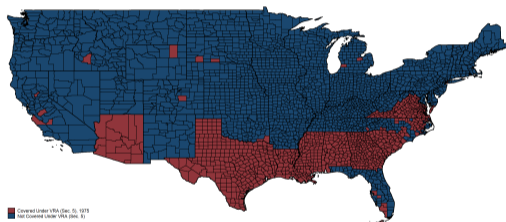
# Empirical Strategy

- Sample: Adjacent county pairs that straddle Section 5 county boundaries



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# Regression Specification

- **Baseline specification:** Geographic RD Approach á la [Dell \(2010\)](#)

- ▶ Unit: race ( $r$ ); census tract ( $s$ ) in county ( $c$ ); county ( $c$ ) at boundary segment ( $b$ ); time ( $t$ )

$$y_{rs(c)t} = \beta \text{Black}_r \times \text{Treat}_c \times \text{Post-Shelby}_t + \alpha_{rs} + \alpha_{st} + \alpha_{brt} + f(x_{s(c)}, y_{s(c)}) + \varepsilon_{rs(c)t}$$

- **Dynamic specification:** DID Approach

- ▶ Unit: race ( $r$ ); county ( $c$ ) in county-pair ( $p$ ) at time ( $t$ )

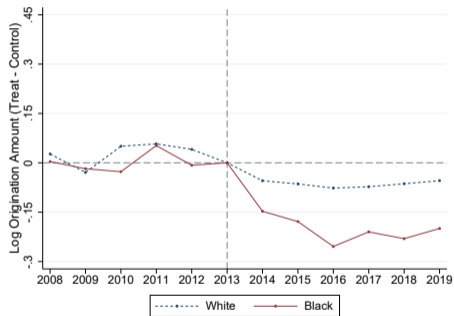
$$y_{rct} = \sum_{k=2008, k \neq 2013}^{2019} \beta_k \cdot \text{Black}_r \times \text{Treat}_c \times 1(t = k) + \alpha_{rc} + \alpha_{ct} + \alpha_{prt} + \varepsilon_{rct}$$

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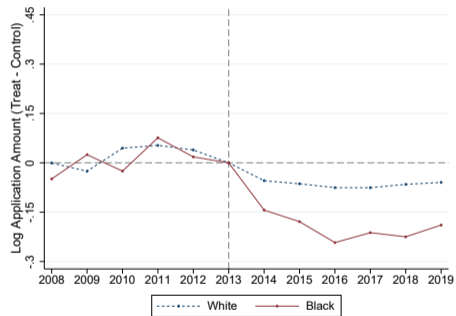
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# Univariate Results

## Primary Data and Trend



(a) Origination



(b) Application

# Geographic RD: Mortgage Origination and the Repeal of VRA

$$y_{rs(c)t} = \beta \text{Black}_r \times \text{Treat}_c \times \text{Post-Shelby}_t + \alpha_{rs} + \alpha_{st} + \alpha_{brt} + f(x_{s(c)}, y_{s(c)}) + \varepsilon_{rs(c)t}$$

	(1)	(2)	(3)	(4)	(5)
	Origination		Applications		Denial Rate
	Amount	Number	Amount	Number	
Black x Treat x Post	-0.1466*** (0.0322)	-0.0828*** (0.0251)	-0.1261*** (0.0313)	-0.0695*** (0.0246)	0.0004 (0.0054)
Tract x Year	Yes	Yes	Yes	Yes	Yes
Tract x Race	Yes	Yes	Yes	Yes	Yes
Boundary x Year x Race	Yes	Yes	Yes	Yes	Yes
2D Local Linear Polynomials	Yes	Yes	Yes	Yes	Yes
Adjusted $R^2$	0.8634	0.8868	0.8619	0.8864	0.4180
# Obs	346,825	346,825	346,825	346,825	346,825

- Mortgage origination decline by 14%



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- Mortgage applications decline by 13%

# Geographic RD: Mortgage Denial Rates and the Repeal of VRA

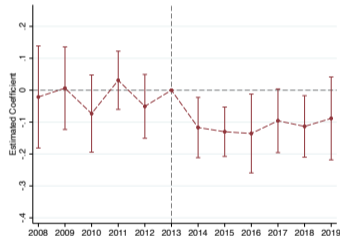
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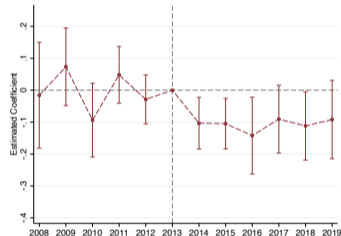
- Denial Rates do not change

# Dynamic DID: Mortgages and the Repeal of VRA

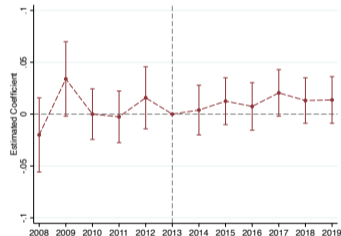
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(a) Origination



(b) Application



(c) Denial Rate

- Three takeaways: (1) Little pre-trend, (2) precise timing, and (3) little reversion

# Robustness

- Non-spuriousness of the results ▶ Placebo Test
- False treatment and control groups ▶ Falsification Test
- Regression discontinuity using the eligibility for VRA ▶ Regression Discontinuity
- Spillover from the treated group to the control group ▶ Hinterland
- Similar result for other minority like hispanics ▶ Hispanic

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# Migration Channel

Migration is unaffected

$$y_{ct} = \beta \cdot \text{Black Share}_c \times \text{Treat}_c \times \text{Post}_t + \text{Treat}_c \times \text{Post}_t + \alpha_c + \alpha_{pt} + \sum \text{Black Share} \times 1(t = k) + \varepsilon_{ct}$$

	(1)	(2)	(3)	(4)
	Ln(Outflow)	Ln(Inflow)	Ln( $\frac{\text{Outflow}}{\text{Inflow}}$ )	$\frac{\text{Outflow} - \text{Inflow}}{\text{Pop}_{2010}}$
Treat × Post × Black Share	-0.0065 (0.0106)	-0.0027 (0.0164)	-0.0037 (0.0129)	0.0571 (0.0480)
Treat × Post	0.0124 (0.0107)	0.0133 (0.0124)	-0.0008 (0.0106)	0.0155 (0.0556)
County pair X Year FE	Yes	Yes	Yes	Yes
County FE	Yes	Yes	Yes	Yes
Black Share X Year FE	Yes	Yes	Yes	Yes
Adjusted $R^2$	0.9915	0.9890	0.4363	0.6043
# Obs	6387	6387	6387	6387

# Fear of Rejection

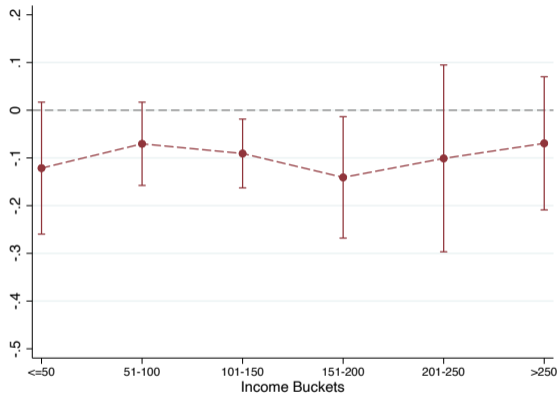
## Flight of Black Applications to Black Friendly Lenders ▶ Definition

Dep Var: Applications	(1)	(2)	(3)	(4)	(5)	(6)
	Non-Black lender		Black lender		Higher Interaction Term	
	Amount	Number	Amount	Number	Amount	Number
Black x Treat x Post	-0.1500*** (0.0357)	-0.0980*** (0.0278)	0.0923 (0.0784)	0.1300** (0.0641)		
Black x Treat x Post x Black Lender					0.2090** (0.0876)	0.2037*** (0.0714)
Tract x Year	Yes	Yes	Yes	Yes		
Tract x Race	Yes	Yes	Yes	Yes		
Boundary x Year x Race	Yes	Yes	Yes	Yes		
Tract x Year x Race					Yes	Yes
Tract x Year x Black Lender					Yes	Yes
Tract x Race x Black Lender					Yes	Yes
Boundary x Year x Race x Black Lender					Yes	Yes
Adjusted R <sup>2</sup>	0.8565	0.8796	0.7856	0.788	0.9262	0.9347
# Obs	274,000	274,000	147,000	147,000	350,227	350,227

- Results indicate the fear of rejection is the primary driver
  - ▶ Changes in borrowing constraints likely to have homogeneous effect on application propensity across bank-type

# Fear of Rejection

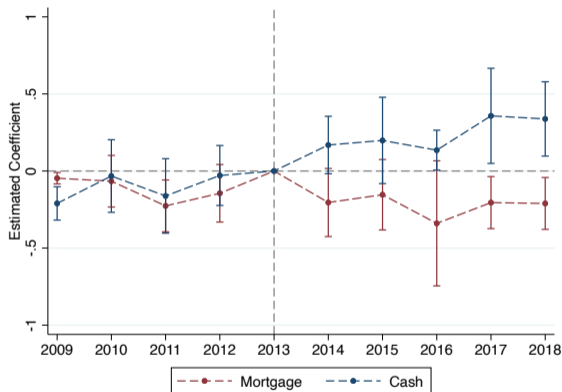
Effect homogeneous across income



- The effect on application propensity is homogeneous across income
  - ▶ Evidence against borrowing constraint



# Housing Transaction through Mortgages and Cash



- Evidence of substitution from mortgages to cash
  - ▶ Consistent with the fear of rejection

# The Fear is Real: Effect on Warmth towards Black Americans

Warmth towards Black Americans Declines

$$y_{i(s)t} = \beta \text{Treat}_s \times \text{Post}_t + \alpha_s + \alpha_{at} + \varepsilon_{i(s)t}$$

	(1)	(2)	(3)
<i>Treat</i> × <i>Post</i>	-4.6808*** (1.6654)	-4.6335*** (1.7080)	-4.3129** (1.7855)
State FE	Yes	Yes	Yes
Year FE	Yes		Yes
Age-Group × Year FE		Yes	
# Obs	3250	3250	133
R <sup>2</sup>	0.0531	0.0605	0.6403
Sample	Respondent	Respondent	State

# The Fear is Real: Effect on Black hate Crimes

Violent Hate Crimes against Black Americans Increase

$$y_{c(s)t} = \beta \text{Treat}_{c(s)} \times \text{Post}_t + \alpha_{c(s)} + \alpha_t + \varepsilon_{c(s)t}$$

	(1) OLS	(2) OLS	(3) Poisson	(4) Poisson	(5) OLS
Treat x Post	0.2244** (0.1002)	0.2914*** (0.1049)	0.2173*** (0.0690)	0.2601*** (0.0665)	0.1611* (0.0966)
Sample	All States	Border States	All States	Border States	Border Counties
State/County FE	Yes	Yes	Yes	Yes	Yes
Year FE	Yes	Yes	Yes	Yes	Yes
State FE Within $R^2$	0.02	0.04	-	-	0.01
# Obs	490	290	490	290	2090

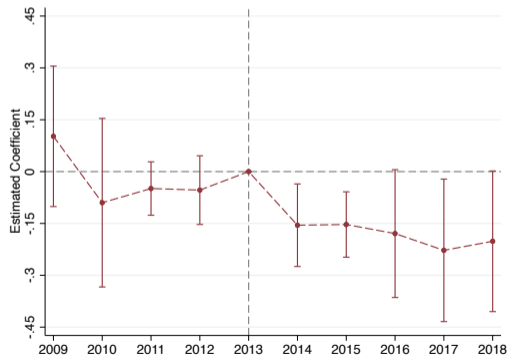
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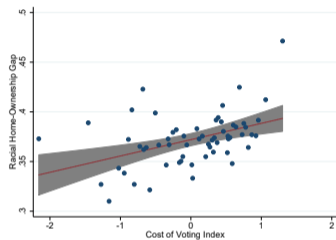
# Real Effects

## Decline in New Black Home-ownership

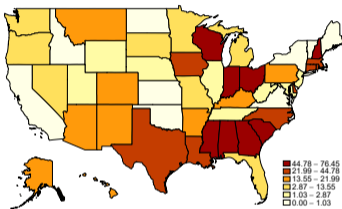
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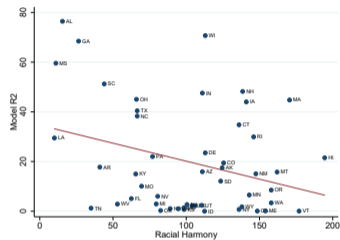
# External Validity



(a) Average Relationship



(b)  $R^2$  for States



(c)  $R^2$  & Racial Harmony

- Positive Relation between COVI and racial homeownership gap
- COVI can explain 20% of total variation in the racial home-ownership gap
- Heterogeneity in  $R^2$  related to racial harmony

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# Conclusion

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  - ▶ Effect constant across income groups
  - ▶ Substitution of mortgage by cash

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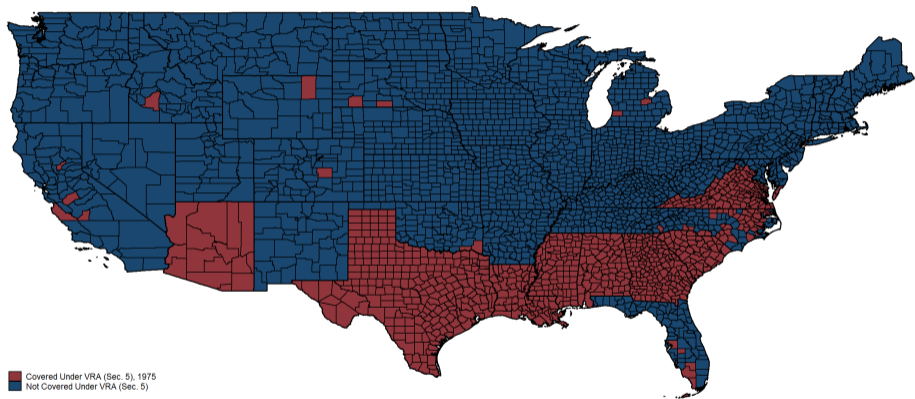
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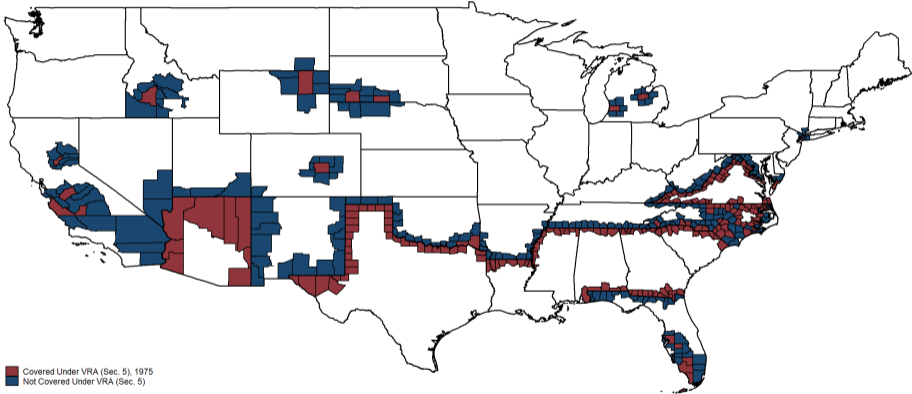
# APPENDIX

# Map: VRA-Covered States and Counties

▶ Back



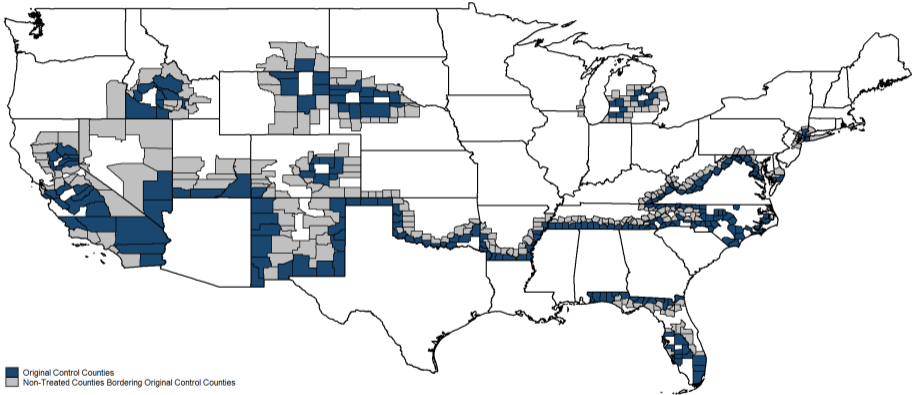
# Map: Bordering Counties Used in Analysis [▶ Back](#)



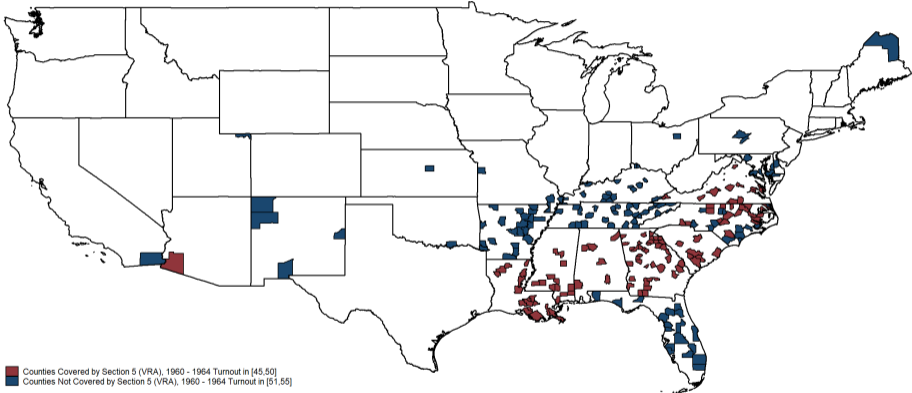


# Map: False Treat and Control Counties

▶ Back

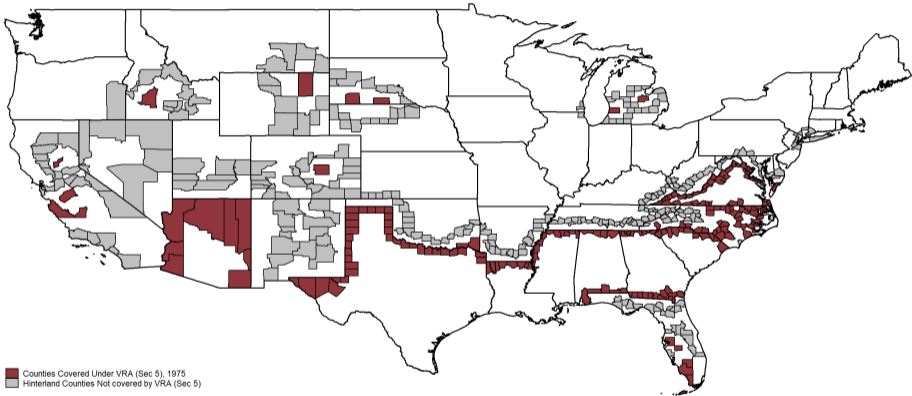


# Map: Regression Discontinuity [▶ Back](#)



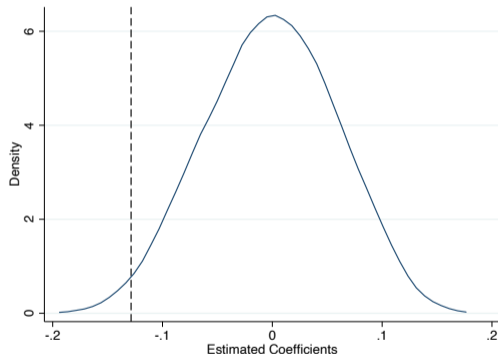
# Map: Hinterland vs Treated Counties

▶ Back

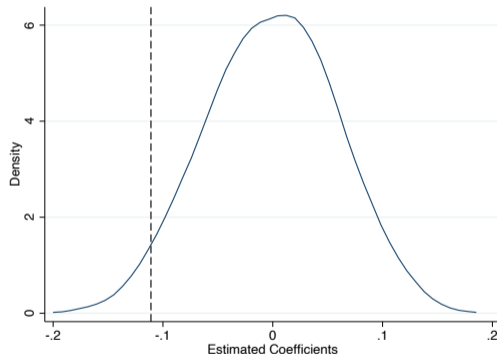


# Robustness: Placebo Test ▶ Back

$$y_{crt} = \beta \cdot Black_r \cdot Placebo-Treat_c \cdot Post_t + \alpha_{rc} + \alpha_{rt} + \alpha_{ct} + \varepsilon_{rct}$$



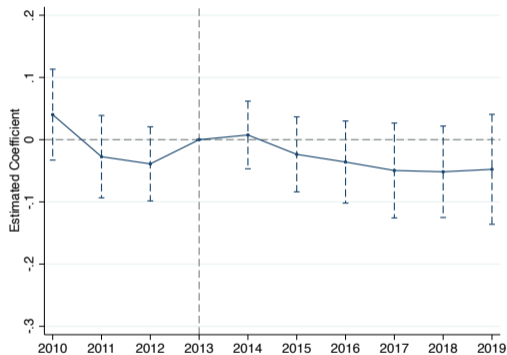
(a) Amount



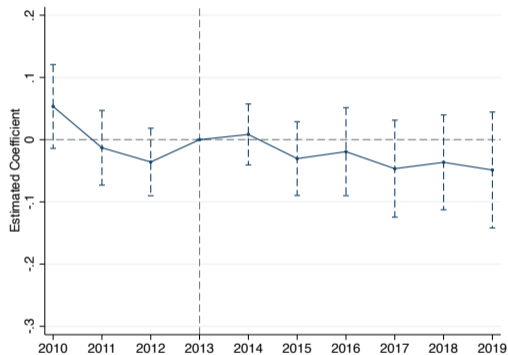
(b) Number

- Treatment status is randomly assigned 3,000 times.
- The baseline point estimates leave 1.3% and 3.1% of the estimated coefficients in figure (a) and (b) respectively.

# Robustness: Falsification Test

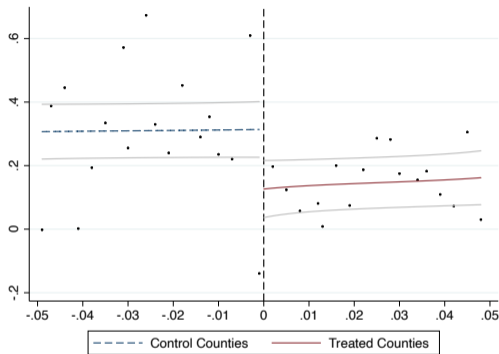
[▶ Map](#)[▶ Back](#)

(a) Amount

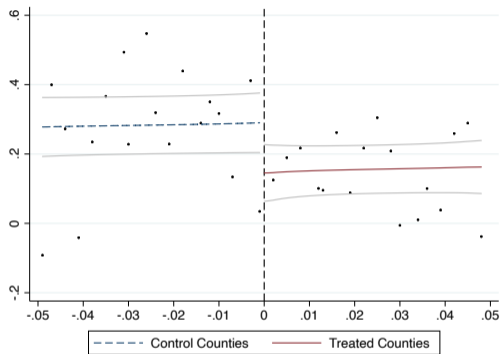


(b) Number

# Robustness: Regression Discontinuity

[Map](#)[Back](#)

(a) Amount



(b) Number

- VRA coverage was not purely random: Counties with voter turnout less than 50% were subject to Section 5 of VRA
- Y-axis: the county-level mortgage origination growth for black Americans relative to white Americans from 2013 to 2016
- X-axis: 0.5 – the voter turnout in the 1964 Presidential election

# Robustness: Regression Discontinuity ▶ Back

$$g_{c,B,1316} - g_{c,W,1316} = \alpha + \beta \cdot \text{Treat}_c + \gamma_1 \cdot \text{Turnout}_c + \gamma_2 \cdot \text{Treat}_c \cdot \text{Turnout}_c + \varepsilon_c$$

$$y_{rct} = \beta \cdot \text{Black}_r \cdot \text{Treat}_c \cdot \text{Post}_t + \alpha_{rc} + \alpha_{rt} + \alpha_{ct} + \varepsilon_{rct}$$

	Regression Discontinuity		DDD Estimation	
	(1) Amount	(2) Number	(3) Amount	(4) Number
Treat	-0.2374** (0.1148)	-0.2049** (0.0896)		
Black x Treat x Post			-0.1446*** (0.0447)	-0.1120*** (0.0420)
County x Year FE			Yes	Yes
County x Race FE			Yes	Yes
Race x Year FE			Yes	Yes
$R^2$	0.04130	0.04517	0.9890	0.9905
# Obs	164	164	6046	6046

# Robustness: Mortgage Origination for Hispanic Americans and the Repeal of VRA

▶ Back

	Total		Home Purchase		Refinancing	
	(1) Amount	(2) Number	(3) Amount	(4) Number	(5) Amount	(6) Number
Black x Treat x Post	-0.1424*** (0.0541)	-0.1319*** (0.0477)	-0.1278** (0.0622)	-0.1105* (0.0614)	-0.1280*** (0.0369)	-0.1243*** (0.0352)
Hispanic x Treat x Post	-0.1104** (0.0560)	-0.0964* (0.0503)	-0.1122* (0.0630)	-0.0962* (0.0555)	-0.0916** (0.0409)	-0.0841** (0.0376)
County x Year FE	Yes	Yes	Yes	Yes	Yes	Yes
County x Race FE	Yes	Yes	Yes	Yes	Yes	Yes
Race x Year FE	Yes	Yes	Yes	Yes	Yes	Yes
Within $R^2$	0.0161	0.0172	0.0087	0.0082	0.0063	0.0086
# Obs	12,702	12,702	12,702	12,702	12,702	12,702



# Robustness: Hinterland vs Treated Counties

[▶ Map](#)
[▶ Back](#)

$$y_{rct} = \beta \cdot Black_r \cdot Treat_c \cdot Post_t + \alpha_{rc} + \alpha_{rt} + \alpha_{ct} + \varepsilon_{rct}$$

	Total		Home Purchase		Refinancing	
	(1) Amount	(2) Number	(3) Amount	(4) Number	(5) Amount	(6) Number
Black x Treat x Post	-0.2272*** (0.0536)	-0.2245*** (0.0478)	-0.1723*** (0.0593)	-0.1516** (0.0587)	-0.1553*** (0.0489)	-0.1624*** (0.0442)
County x Year FE	Yes	Yes	Yes	Yes	Yes	Yes
County x Race FE	Yes	Yes	Yes	Yes	Yes	Yes
Race x Year FE	Yes	Yes	Yes	Yes	Yes	Yes
$R^2$	0.9971	0.9970	0.9947	0.9946	0.9945	0.9951
#Obs	9365	9365	9365	9365	9365	9365

# Voter Turnout Ratio [▶ Back](#)

## Voter Turnout Ratio Declines for Black Americans

$$y_{c(s)t} = \beta \times \text{High Black}_c \times \text{Treat}_c \times \text{Post}_t + \alpha_c + \alpha_{st} + \varepsilon_{ct}$$

	(1)	(2)
Treat × Post	-0.0122*** (0.0045)	0.0018 (0.0043)
Treat × Post × High Black		-0.0391*** (0.0042)
County FE	Yes	Yes
State × Year FE		Yes
# Obs	1,275	1,269
R <sup>2</sup>	0.9499	0.9687

- **Black Lender:**

- ▶ Lenders with its share of mortgage applications from black Americans greater than the 90th percentile during the period 2008-2013
- ▶ These lenders are also classified by FDIC as banks for Black American Communities

Certificate Number	Name	City	State	Est. Date	2013 Total Assets (\$ thou.)
20856	LIBERTY BANK & TRUST CO	NEW ORLEANS	LA	11/16/1972	547,984
8033	CITIZENS TRUST BANK	ATLANTA	GA	6/18/1921	387,410
33938	CAPITOL CITY BANK & TRUST CO	ATLANTA	GA	10/3/1994	286,761
35241	SOUTH CAROLINA CMTY BANK	COLUMBIA	SC	3/26/1999	67,203
22229	COMMONWEALTH NATIONAL BANK	MOBILE	AL	2/19/1976	59,613

# Income Channel

Racial Wage Gap increases after VRA Repeal

$$\ln(\text{Wage})_{i,c,t} = \beta \text{Treat}_c \times \text{Post}_t \times \text{Black}_i + \theta_{c,t} + \theta_{c,r} + \theta_{r,t} + \varepsilon_{i,c,t}$$

Sample	Estimate of $\beta$	# Obs	Within $R^2$
All Employees	-0.1012 (0.1051)	4,247	0.0003
Existing Employees	-0.0514 (0.1038)	3,956	0.0001
New Hires	-0.1129* (0.0541)	224	0.0001
% Black Population $\in$ [0-20%)	0.0106 (0.2080)	1,532	0.0000
% Black Population $\in$ [20-39%)	-0.1280** (0.0548)	535	0.0007
% Black Population $\in$ [40% + )	-0.4839*** (0.0015)	2,180	0.0045

# Uncertainty Channel

## Investment in Risky and Safe Assets

$$\text{Share Of People}_{srt} = \beta \text{Black}_r \times \text{Treat}_s \times \text{Post}_t + \alpha_{st} + \alpha_{sr} + \alpha_{rt} + \varepsilon_{srt}$$

	All States		Bordering States	
	Risky (1)	Risk Free (2)	Risky (3)	Risk Free (4)
Black x Treat x Post	-0.0208** (0.00902)	0.0127** (0.00586)	-0.0188* (0.00937)	0.0131* (0.00730)
State x Year FE	Yes	Yes	Yes	Yes
State x Race FE	Yes	Yes	Yes	Yes
Race x Year FE	Yes	Yes	Yes	Yes
Mean	.0691	.0254	.0677	.0231
Std.Dev	.1025	.0611	.1059	.0617
Within $R^2$	0.04	0.04	0.04	0.05
#Obs	306	210	220	170

# Public Goods Channel

Capital Expenditure by Local Gvt declines in Black counties

$$\ln(\text{Exp}_{ct}) = \beta \text{Black}_c \times \text{Treat}_c \times \text{Post}_t + \alpha_c + \alpha_{rt} + \varepsilon_{ct}$$

	(1) Total	(2) Education	(3) Health	(4) Utilities	(5) Others
Black x Treat x Post	-0.0937** (0.0421)	-0.0789 (0.0714)	-0.6338** (0.2466)	-0.2568 (0.3664)	-0.1009 (0.0803)
Treat x Post	0.0417** (0.0194)	0.0577*** (0.0175)	-0.1312 (0.1238)	0.0438 (0.0878)	-0.0038 (0.0358)
County FE	Yes	Yes	Yes	Yes	Yes
Race-Year FE	Yes	Yes	Yes	Yes	Yes
# Obs	2,542	2,542	2,542	2,542	2,542
Within $R^2$	0.02	0.01	0.03	0.001	0.0017