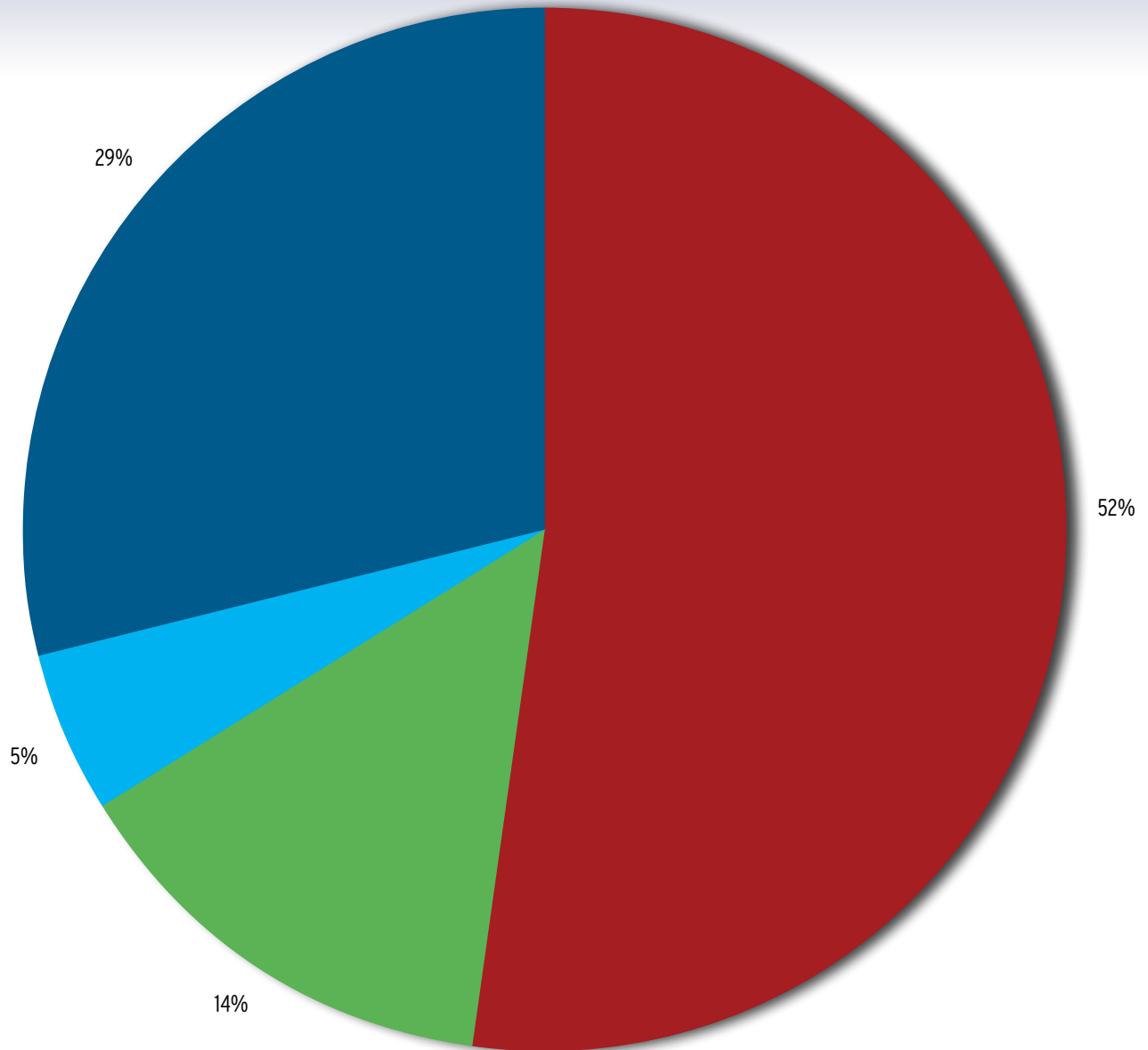


INTEGRATION MAY NOT BE SUSTAINABLE IN THE
21 METROS WITH HIGH HOMEOWNERSHIP AND LOW
LATINO SEGREGATION



- DOUBLE TROUBLE
- JOB LOSSES BUT STABLE HOME PRICES
- STABLE EMPLOYMENT BUT FALLING HOME PRICES
- WEATHERING THE STORM