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Homeownership in Crisis: Where are We Now?

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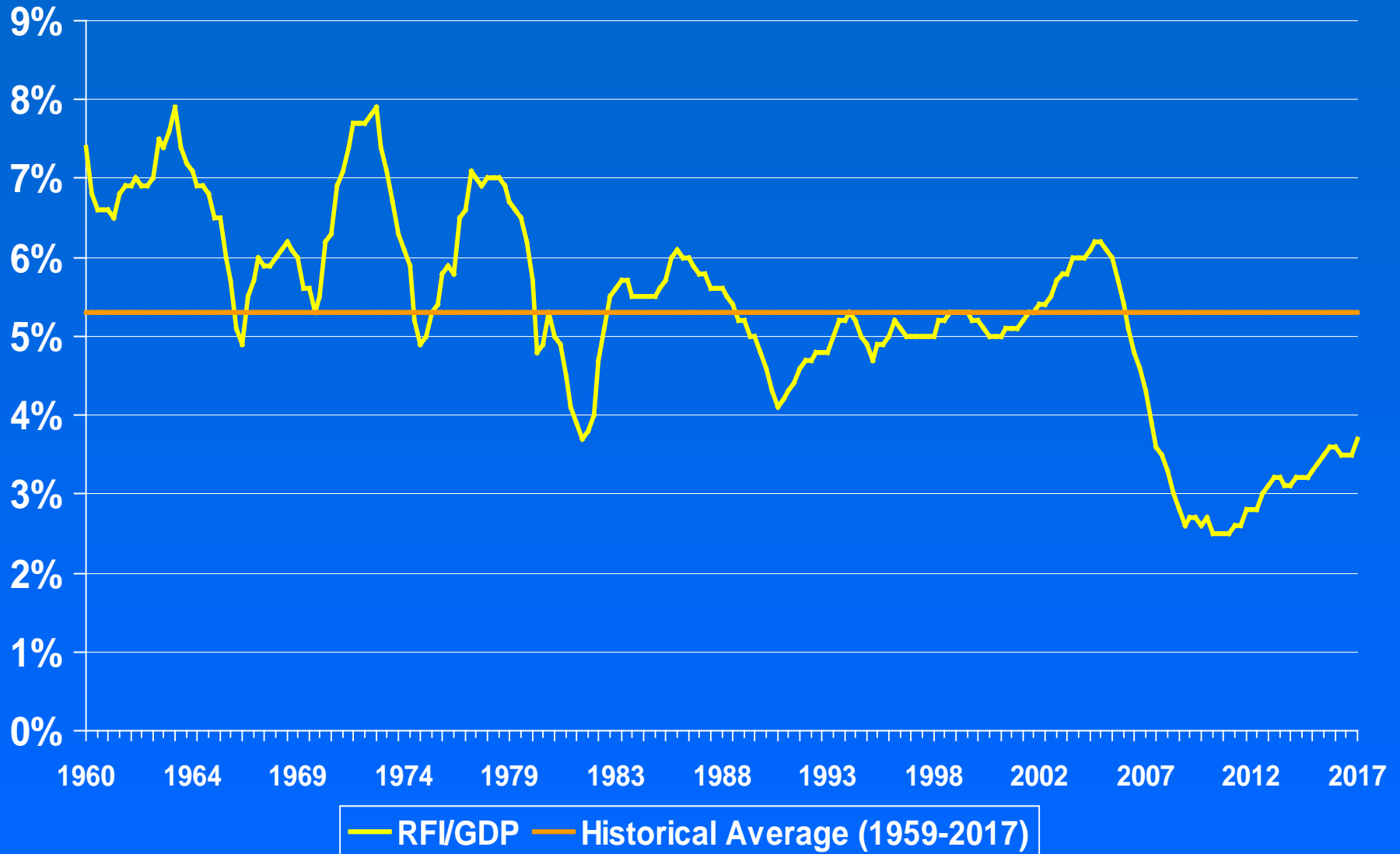
Sustainable Homeownership Conference

June 9, 2017

Why Homeownership?

- Accumulate wealth
- Reducing inequality
- Investments in Community
- Civic Engagement
- Economic Growth

Residential Fixed Invest Share of Real GDP



Note: Data seasonally adjusted, latest data as of 1Q17

Source: Census

Key Groups for Sustainable Homeownership

- **Minority households**
- **Young households**
- **Single-parent and One person households**
- **Households in high cost markets**

Homeownership Rates by Household Type

Household Type	Peak	Current	Percentage Point Change
White	76.0%	71.8%	-4.2%
African American	49.1%	42.7%	-6.4%
Hispanic	49.7%	46.6%	-3.1%

Note: Peak from 2004 to 2007; latest data as of 1Q17

Source: Census

Homeownership Rates by Household Age

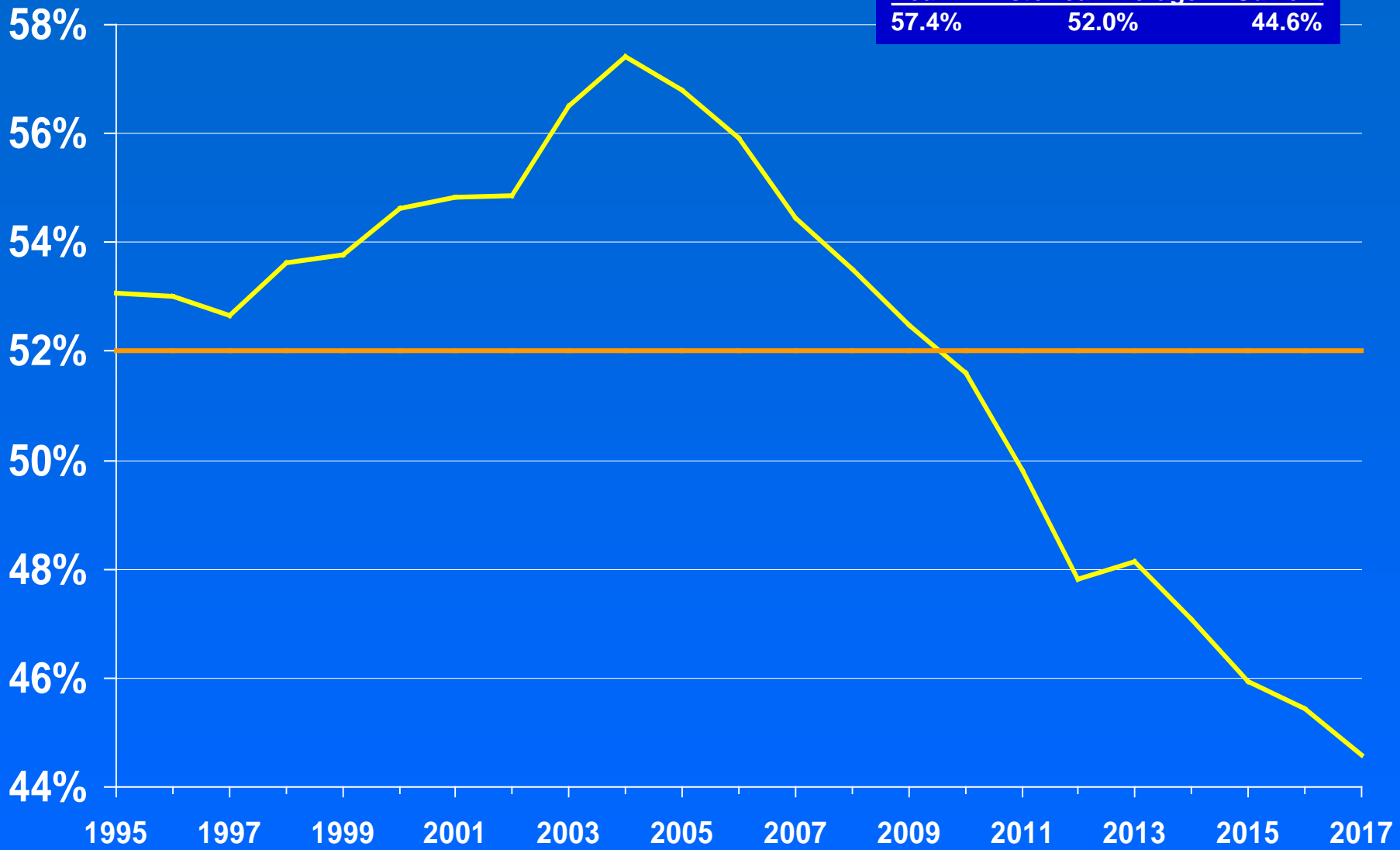
Household Age	Peak	Current	Percentage Point Change
Under 25 Years Old	25.7%	22.6%	-3.1%
25 to 29 Years Old	41.8%	30.9%	-10.9%
30 to 34 Years Old	57.4%	44.6%	-12.8%
35 to 44 Years Old	69.2%	59.0%	-10.2%
45 to 54 Years Old	77.2%	69.4%	-7.8%
55 to 64 Years Old	81.7%	75.6%	-6.1%
65 Years and Over	81.0%	78.6%	-2.4%

Note: Peak from 2004 to 2007; latest data as of 1Q17

Source: Census

Homeownership Rate (Households Aged 30 to 34 Years)

Peak	Historical Average	Current
57.4%	52.0%	44.6%



Note: Data not seasonally adjusted, latest data as of 1Q17
Source: Census

Homeownership Rates by Household Type

Household Type	Peak	Current	Percentage Point Change
Married Families	84.1%	80.0%	-4.1%
Single-Parent	53.4%	48.1%	-5.3%
One Person	55.8%	51.3%	-4.5%

Note: Peak from 2004 to 2007; latest data as of 2015

Source: Census

Homeownership Rates in Major Markets Ranked by Lowest Current Rate

	<i>Prior Peak</i>	<i>Current</i>	<i>Percent Change</i>
Silicon Valley	59.4%	47.0%	-12.4%
New York	54.7%	48.5%	-6.2%
Los Angeles	55.0%	50.1%	-4.9%
Las Vegas	63.4%	54.6%	-8.8%
Sacramento	64.2%	55.6%	-8.6%
Orlando	71.8%	56.6%	-15.2%
Denver	70.7%	56.8%	-13.9%
San Francisco	59.4%	57.3%	-2.1%
Honolulu	61.1%	57.7%	-3.4%
San Diego	65.7%	57.9%	-7.8%
Seattle	65.4%	58.2%	-7.2%
Austin	66.7%	58.4%	-8.3%

Note: Peak from 2004 to 2007; latest data as of 1Q17; ranked by current homeownership rate; survey margin of error may account for MSA data fluctuations

Source: Census

Supply Barriers

- Rising construction costs
- Labor shortages
- Land use and zoning
- Delays and appeals
- Environment requirements
- Financing for homebuilders

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