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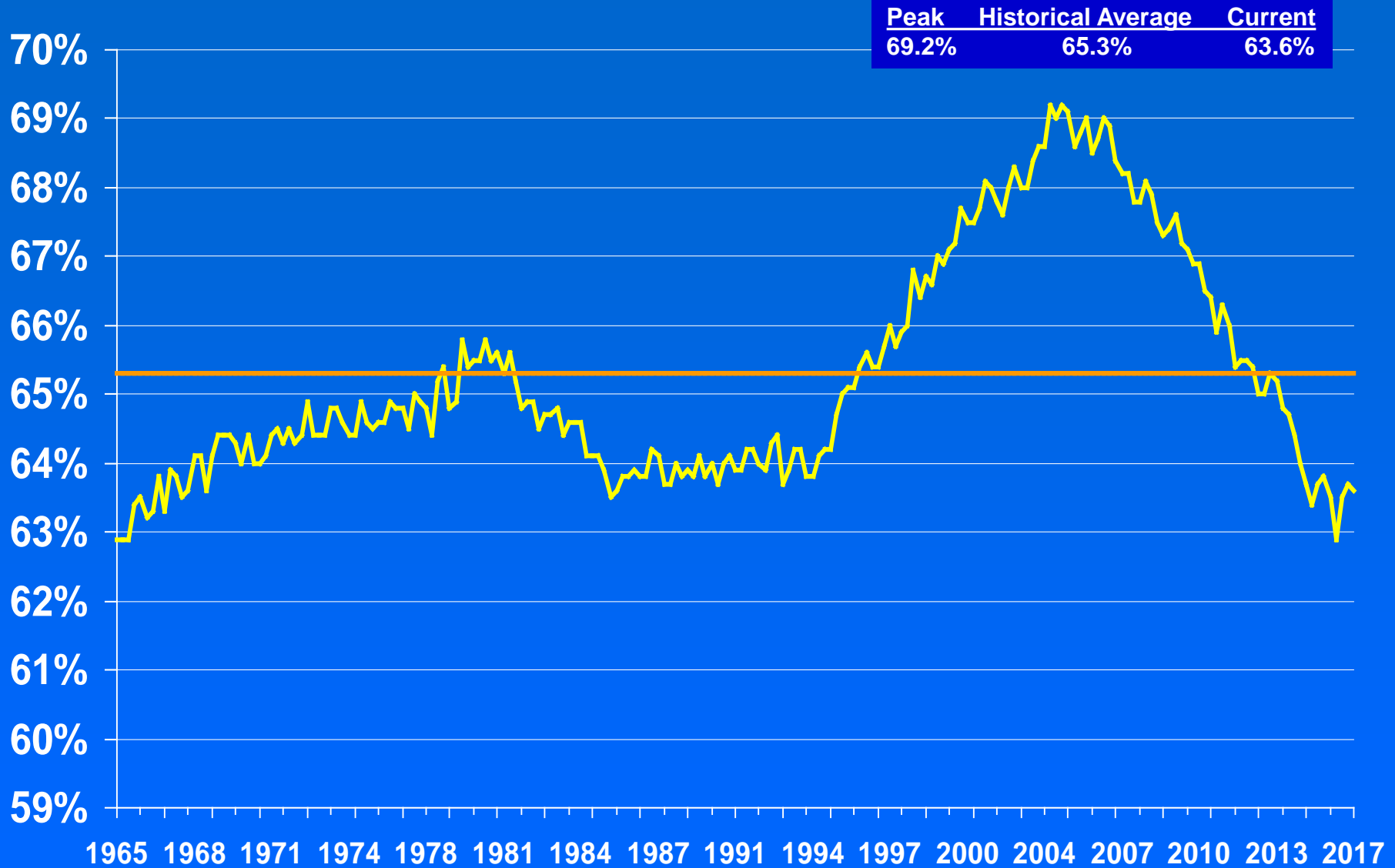
Hurdles to Homeownership: Understanding the Barriers

Kenneth T. Rosen

Sustainable Homeownership Conference

June 9, 2017

U.S. Homeownership Rate



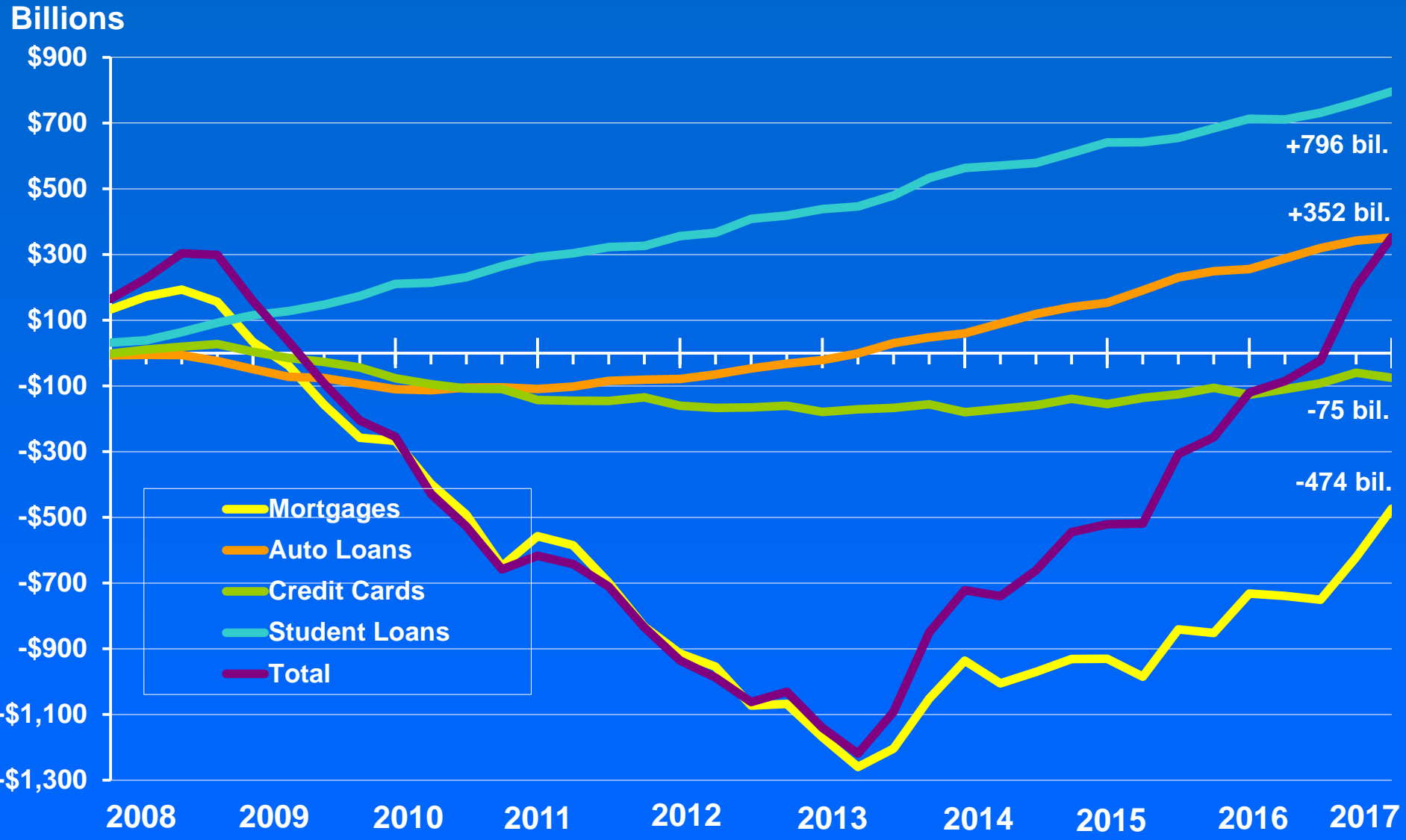
Note: Data not seasonally adjusted, latest data as of 1Q17

Source: Census

Hurdles to Homeownership

- **Tight Mortgage Credit Conditions**
- **Post-Foreclosure Lending Aversion**
- **Student Debt Burden**
- **Post-Foreclosure Stress Disorder**
- **Affordability**
- **Supply Barriers**

Change in Private Debt Balances since Q4 2007



Note: Latest data as of 1Q17
 Sources: FRBNY Consumer Credit Panel/Equifax, RCG

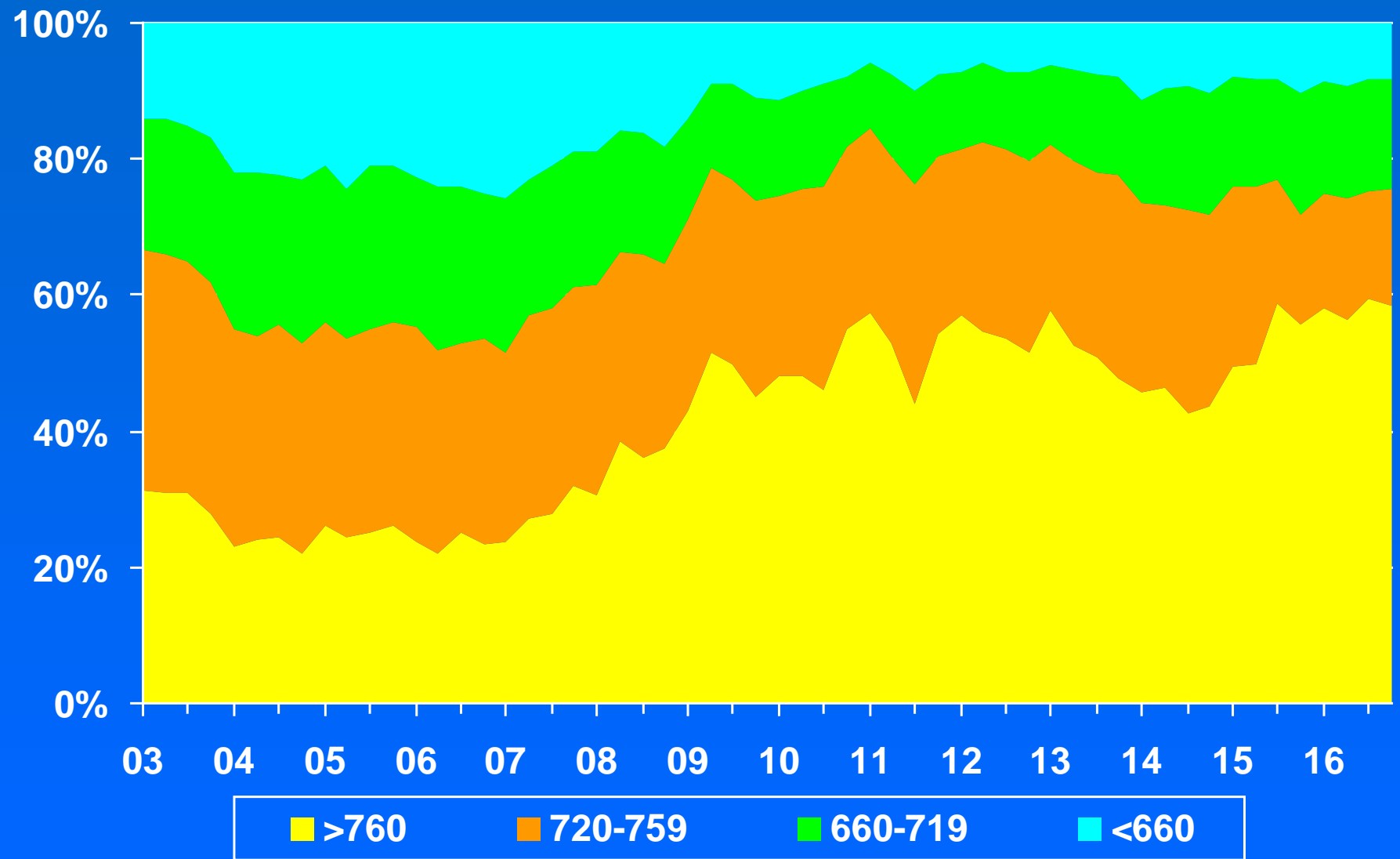
Fannie Mae GSE FICO Scores

Average FICO



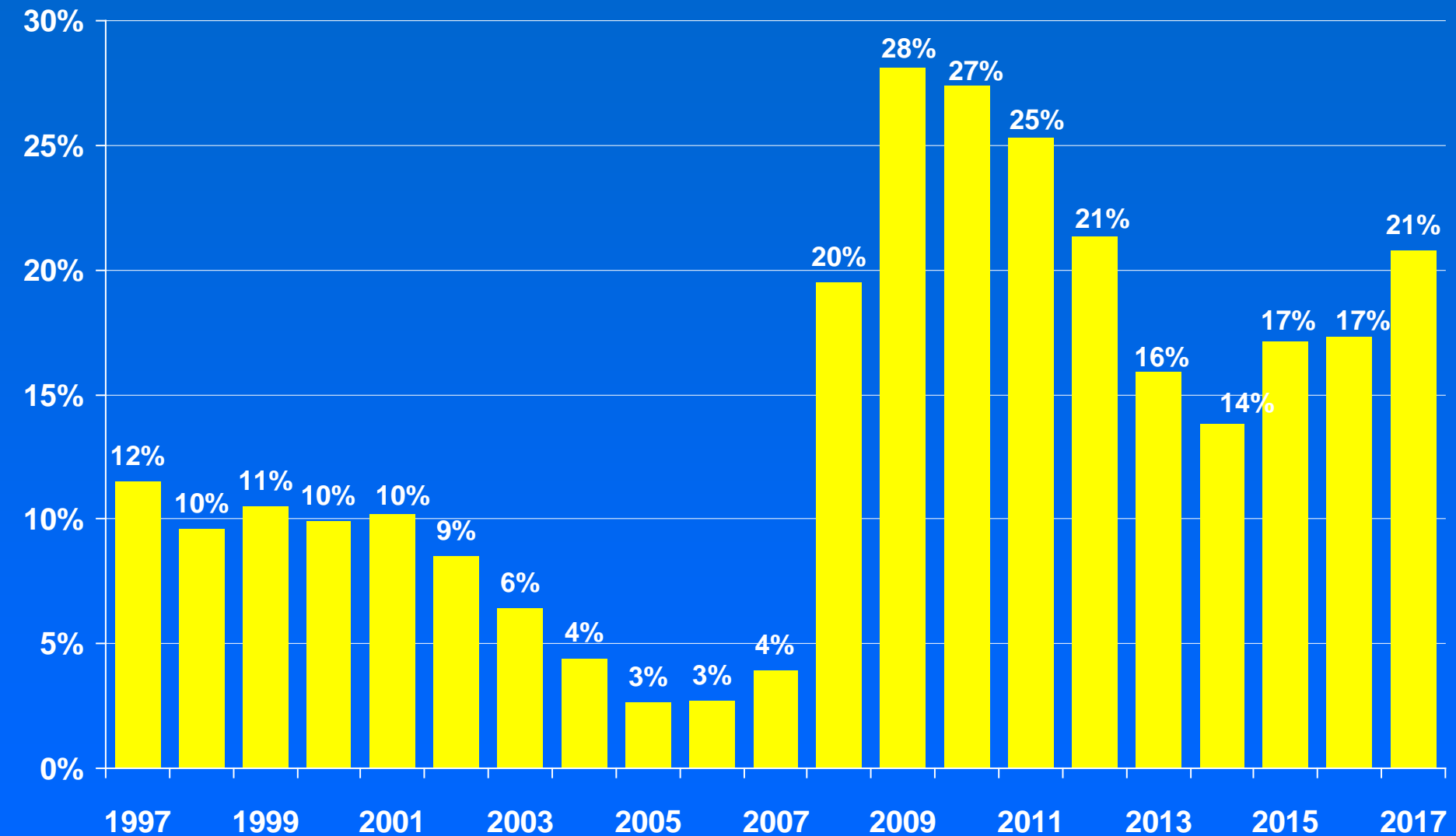
Note: Latest data as of 1Q17
Sources: Inside Mortgage Finance, FNMA

Share of Total Mortgage Origination by Credit Score



Sources: Federal Reserve Board of New York, RCG

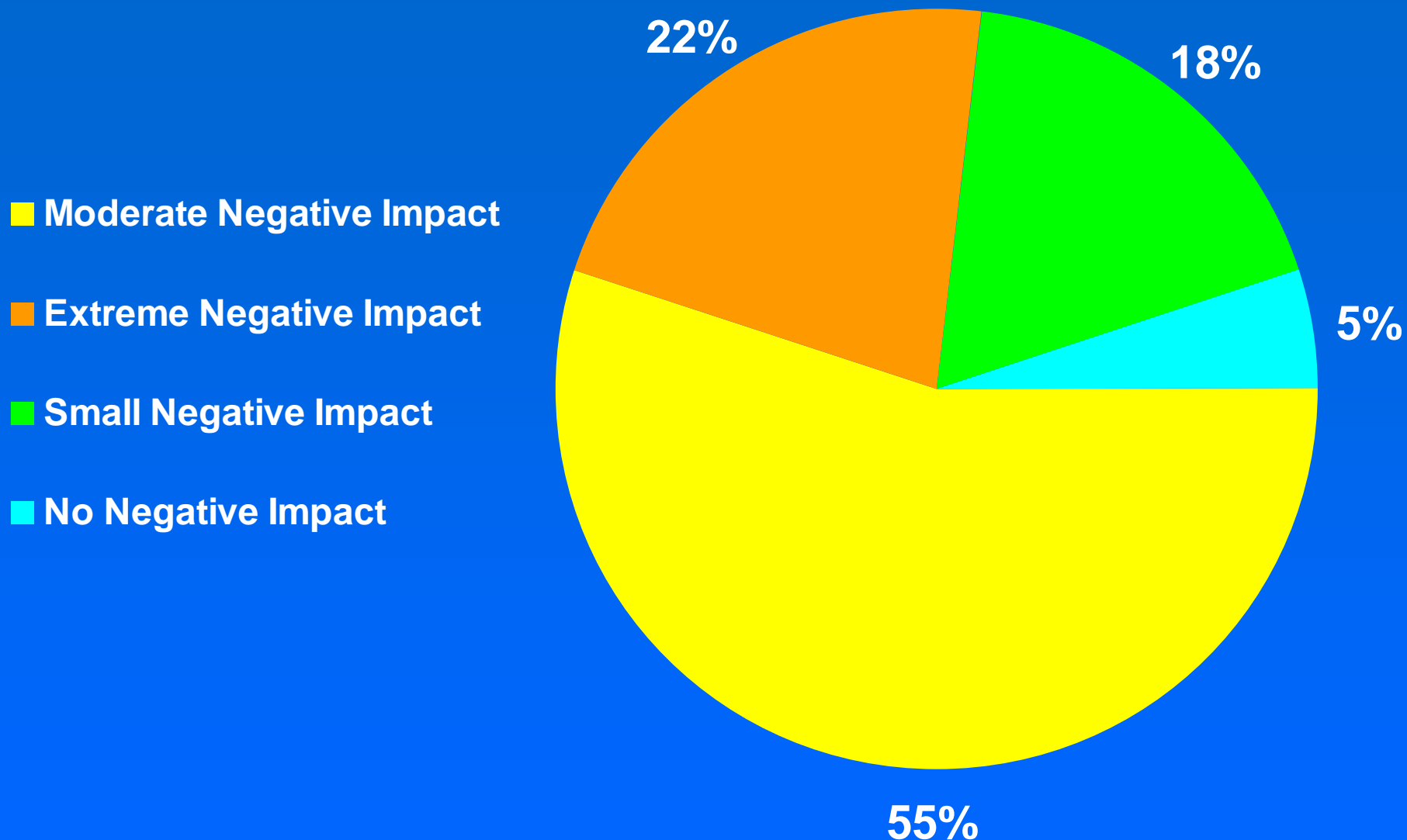
FHA Share of Purchase Mortgage Origination Volume



Note: Latest data as of 1Q17

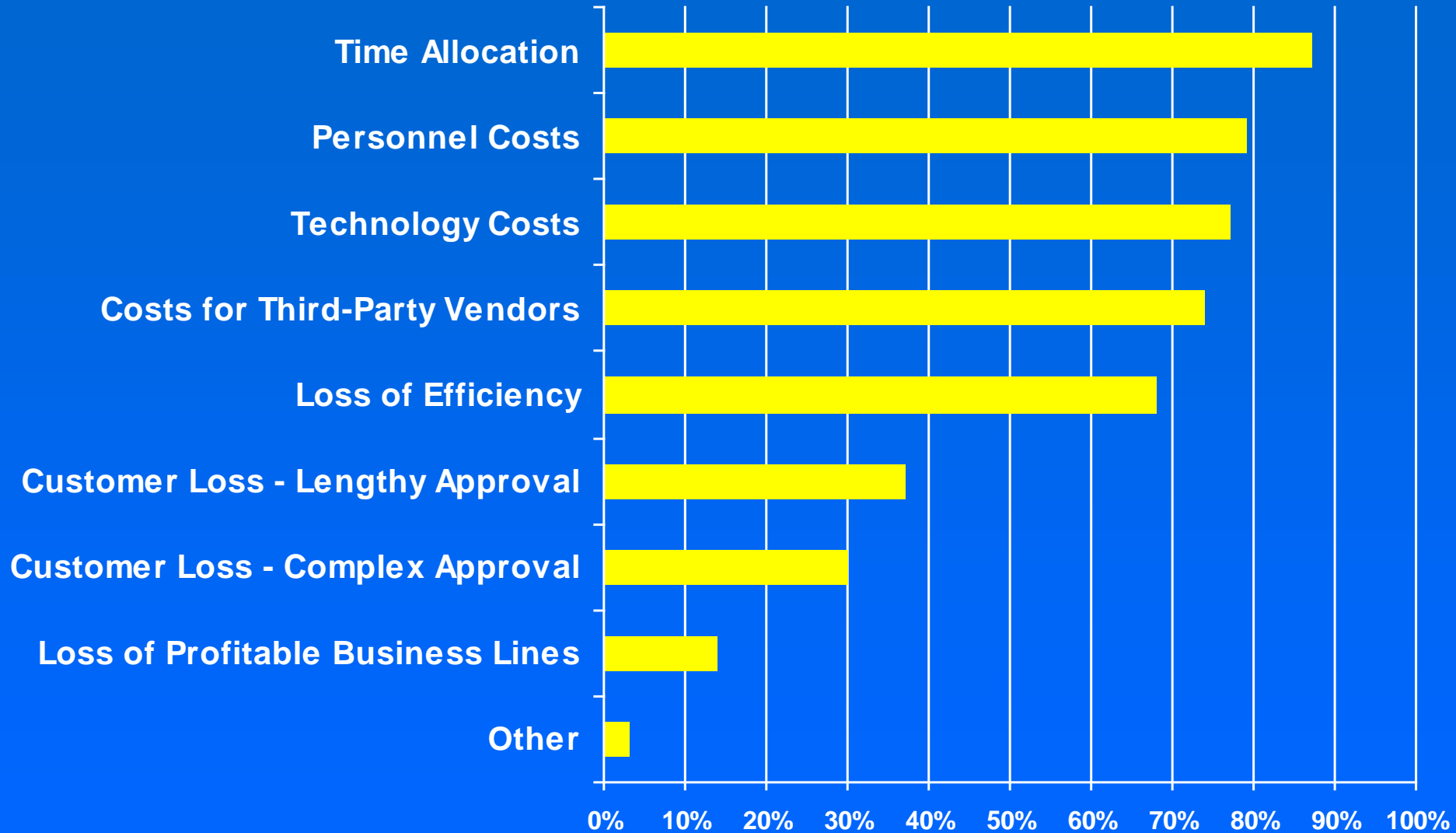
Source: HUD

Impact of Regulation on Banks



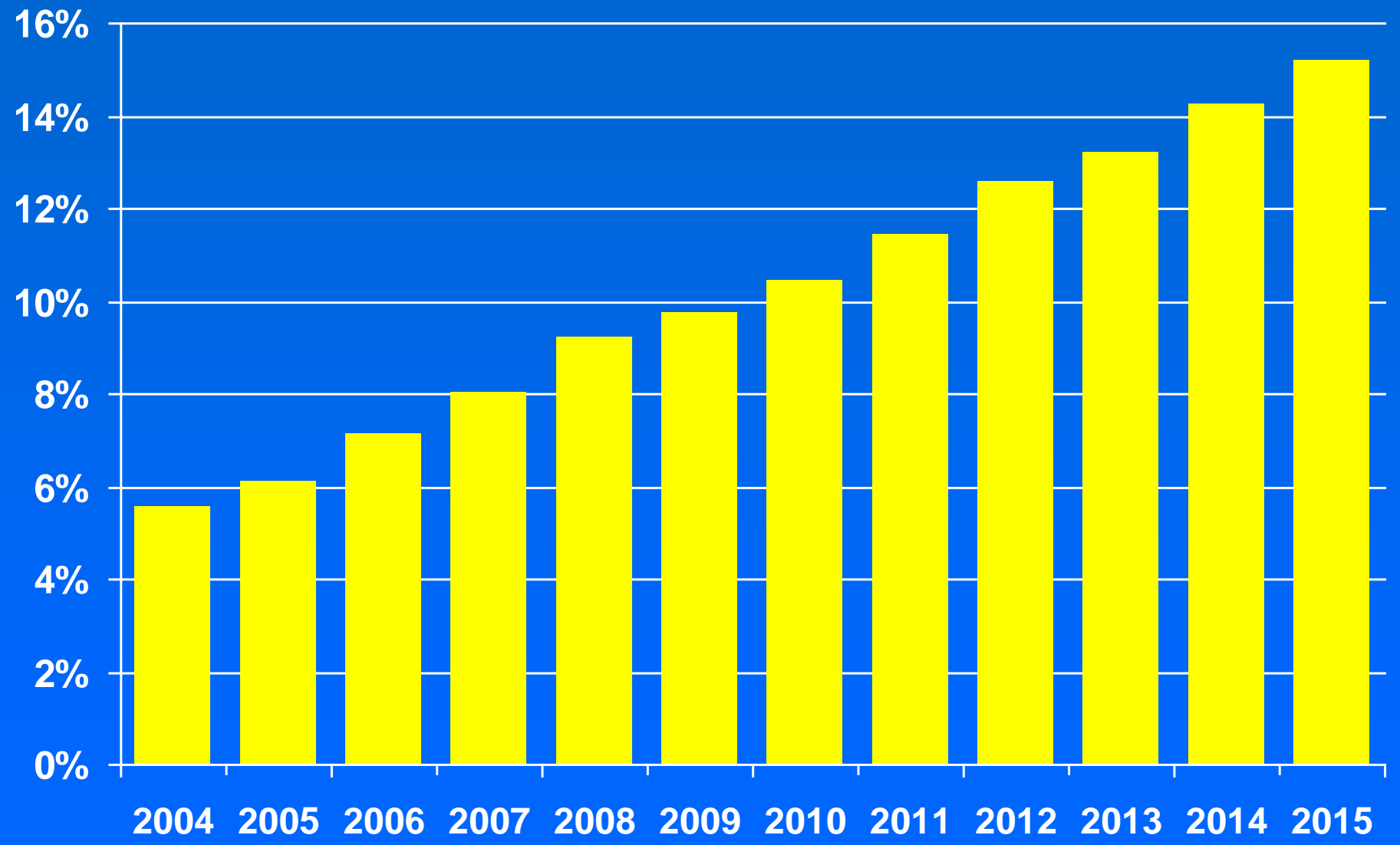
Note: Data is from a 2017 survey of 159 banks
Source: American Banker's Association

Primary Drivers of Increased Compliance Costs

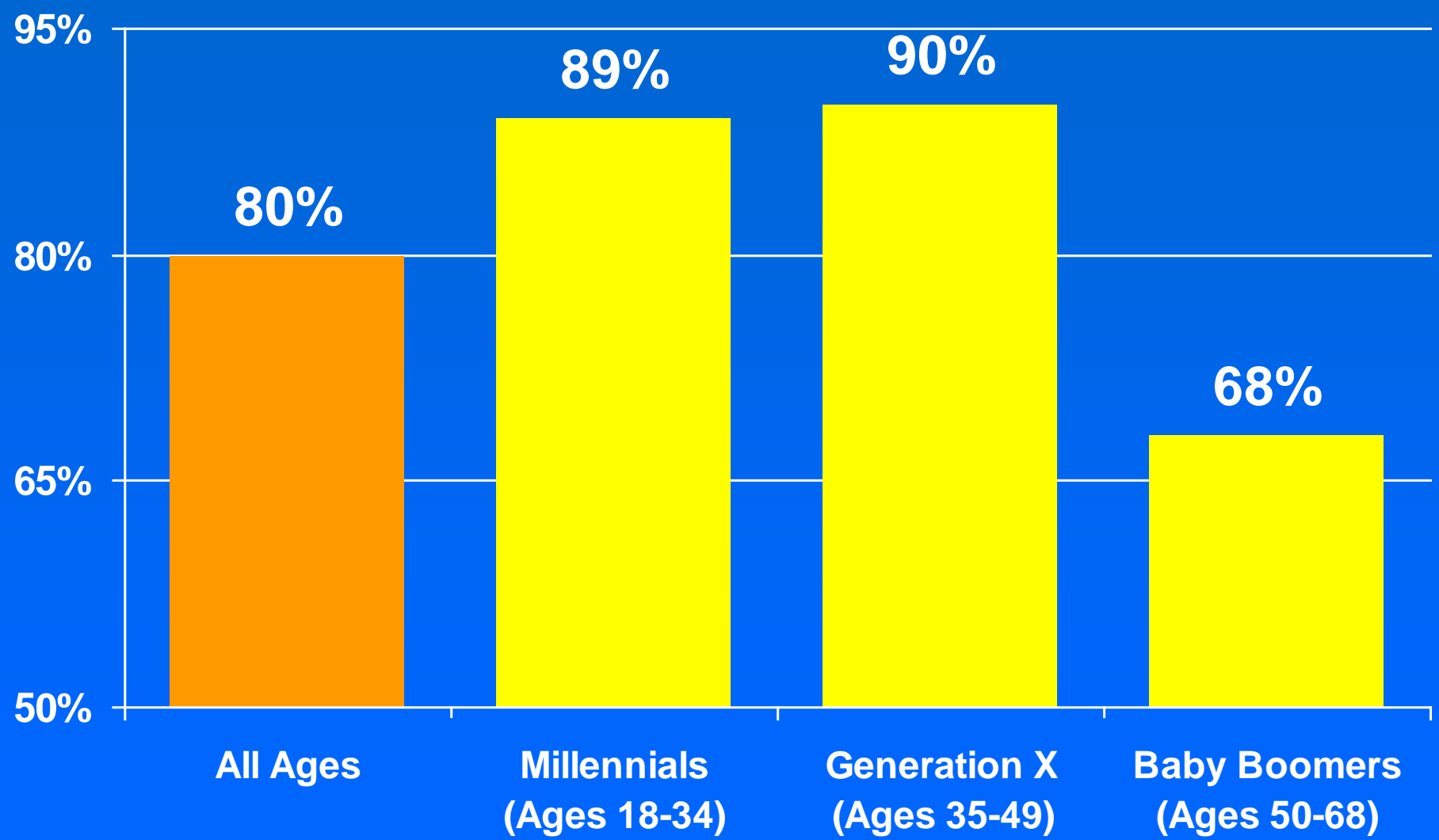


Note: 2017 survey of 159 banks
Source: American Banker's Association

Share of Borrowers with \$50,000+ in Student Debt Loan

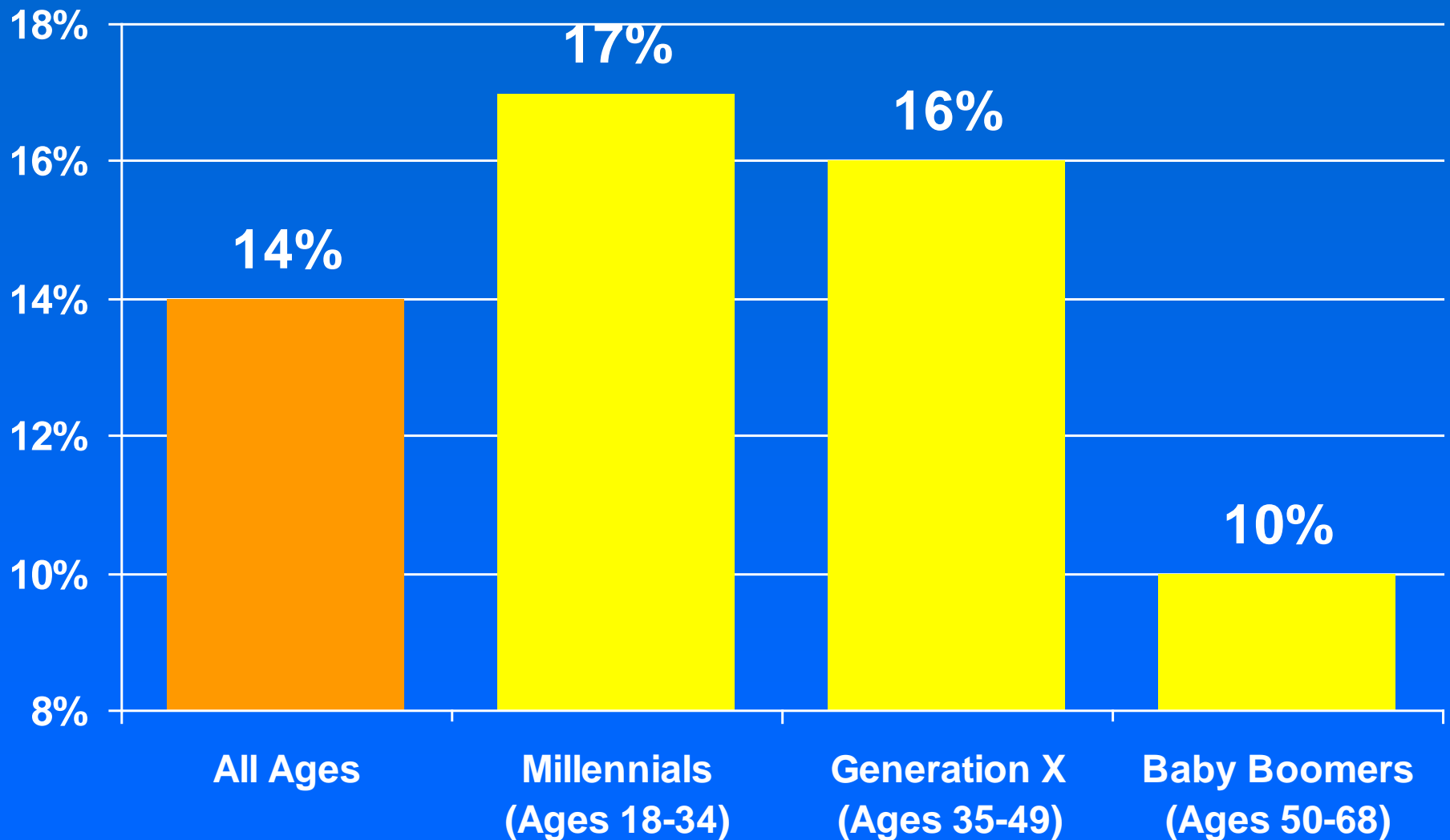


Share of Renters Who Would Like to Own a Home at Some Point



Note: Latest data as of March 2017
Source: Freddie Mac

Share of Renters Who Can Afford to Own, Yet Continue to Rent

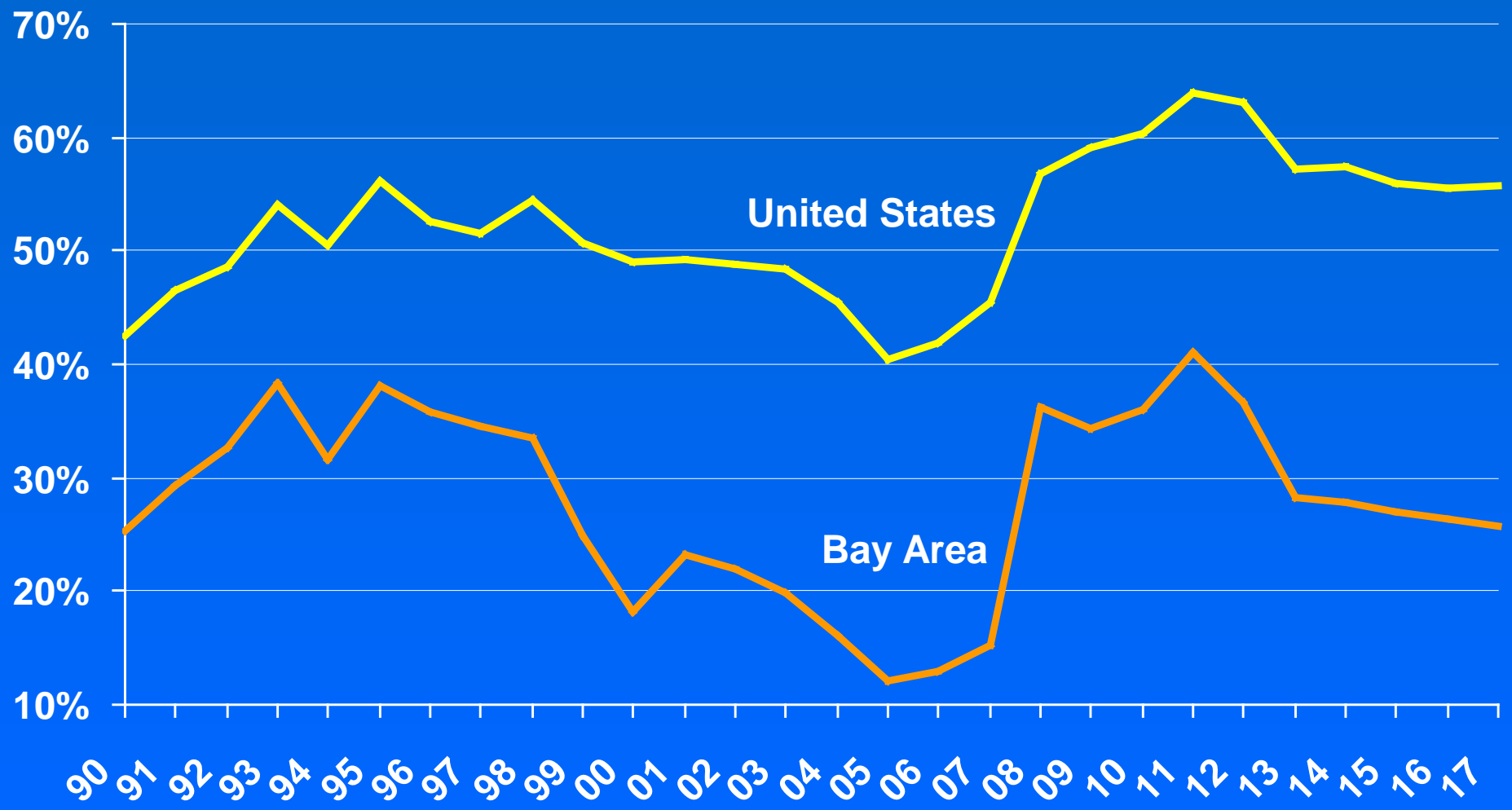


Note: Latest data as of March 2017

Source: Freddie Mac

Housing Affordability United States and Bay Area

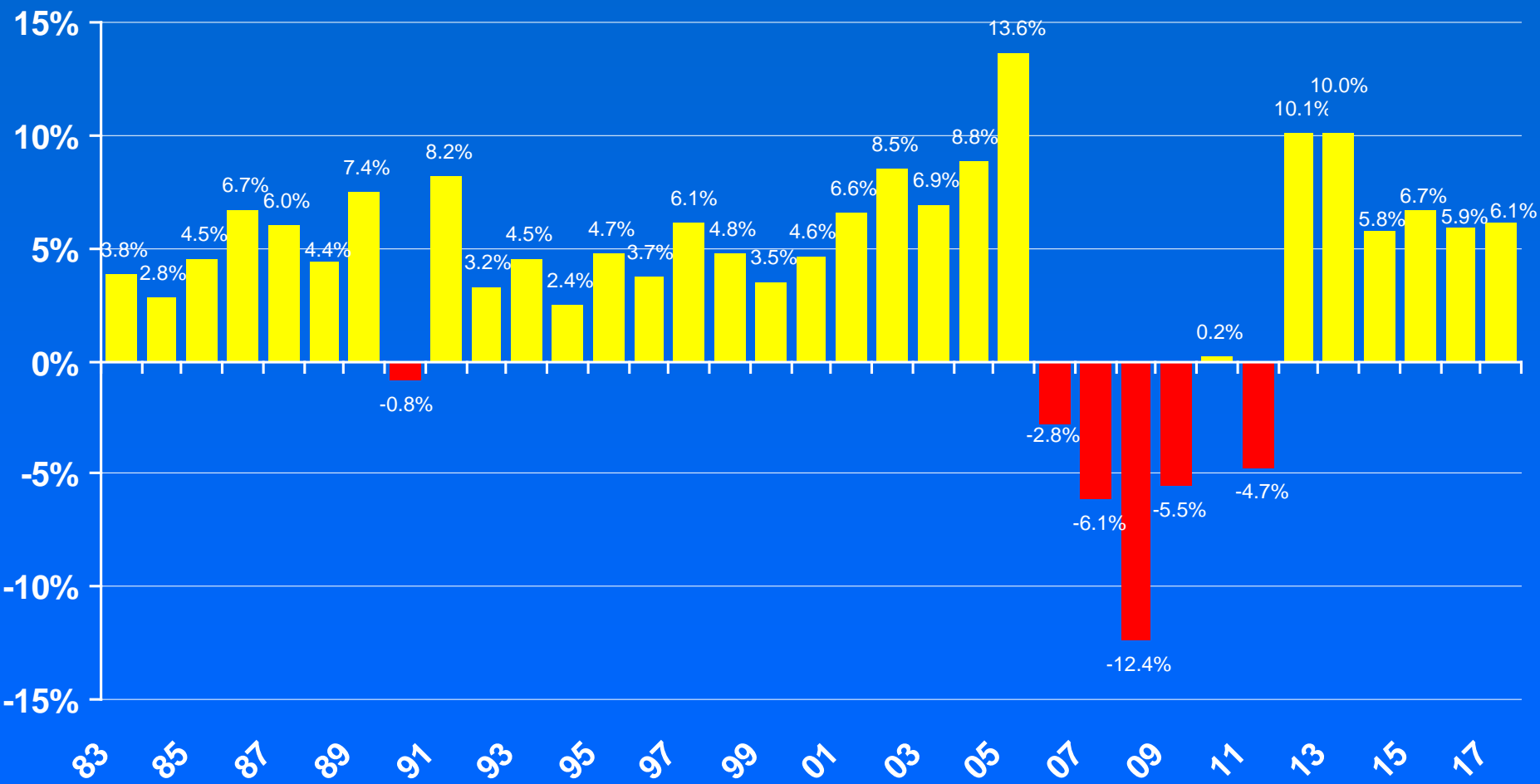
% Able to Afford Median-Priced Home



Note: RCG Universe of MSAs; latest data as of 1Q17
Sources: RCG, CAR, NAR, FAR, Census

Existing Median Home Price Appreciation - United States

Annual % Change

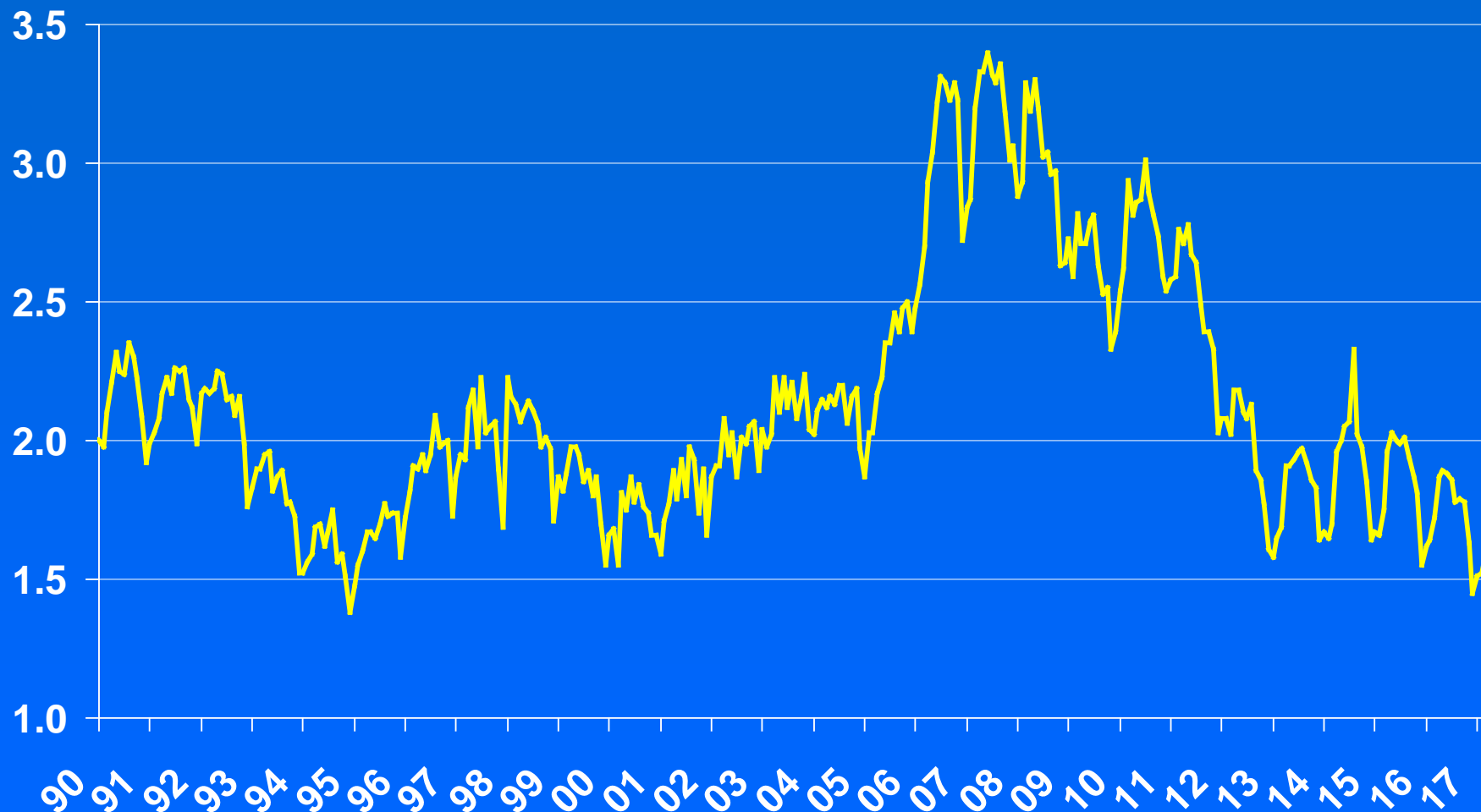


Note: Latest data year-over-year as of April 2017

Sources: NAR, RCG

U.S. Existing Single Family Housing Inventory

Units (Millions)

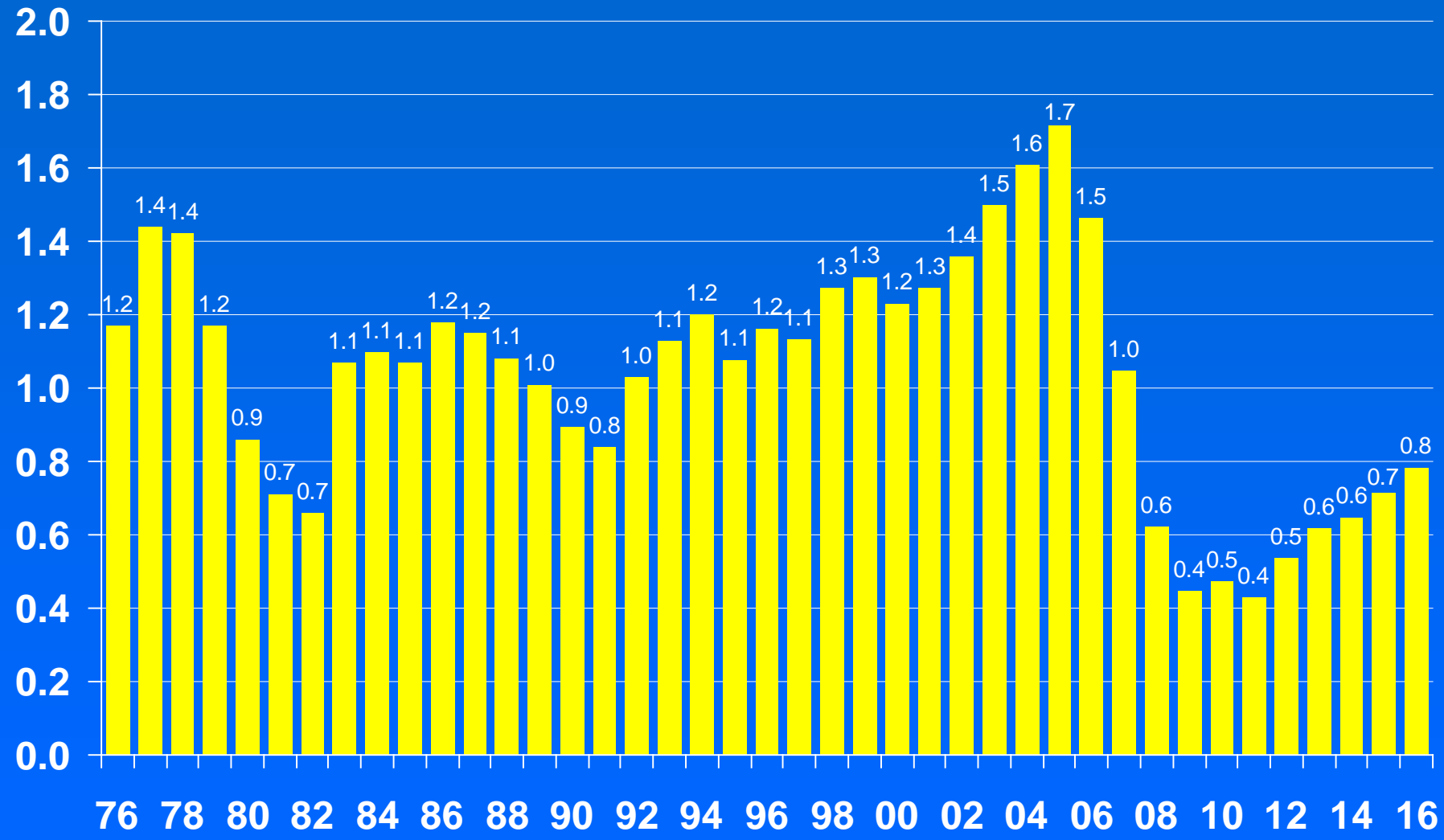


Note: Latest data as of April 2017

Source: NAR

U.S. Single Family Housing Starts

Units (Millions)



Rosen Consulting Group

www.rosenconsulting.com