

AFFORDABILITY CHALLENGES TO HOMEOWNERSHIP

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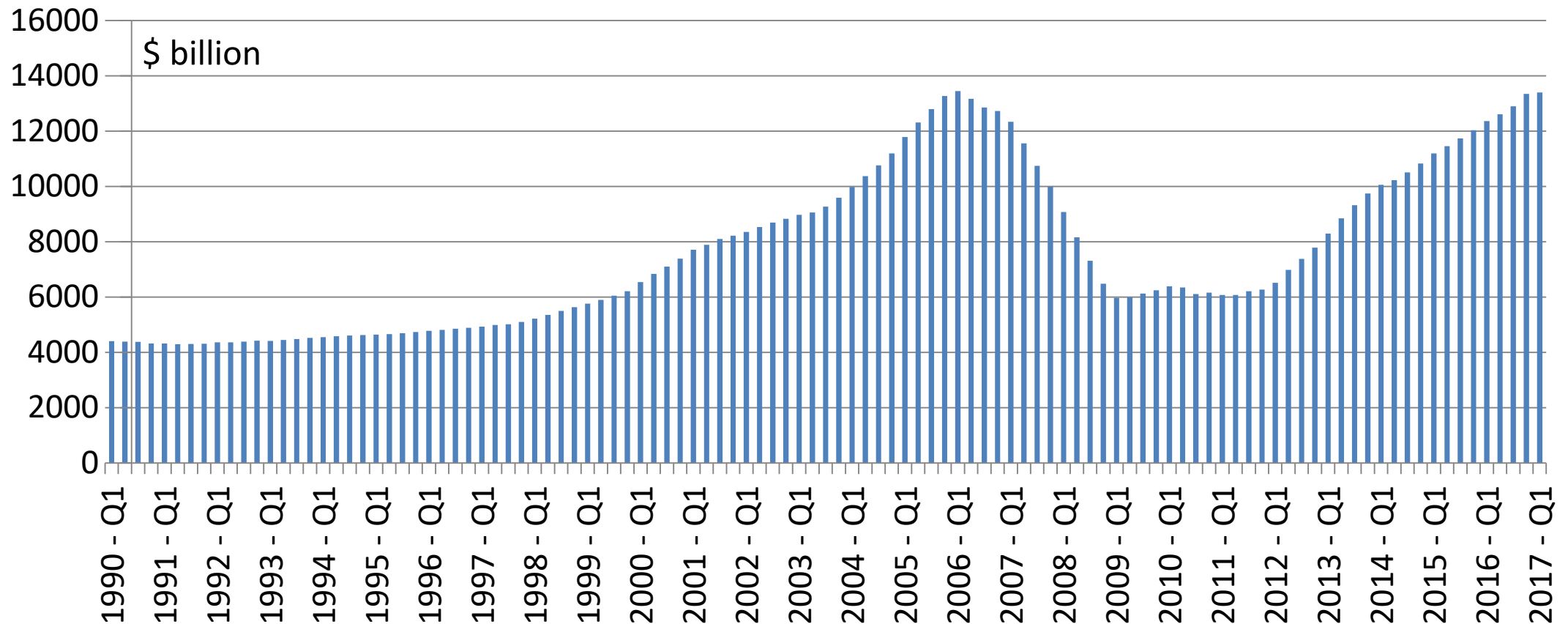
**PRESENTATION AT SUSTAINABLE HOMEOWNERSHIP CONFERENCE
AT UNIVERSITY OF CALIFORNIA AT BERKELEY**

CAL MEMORIAL STADIUM

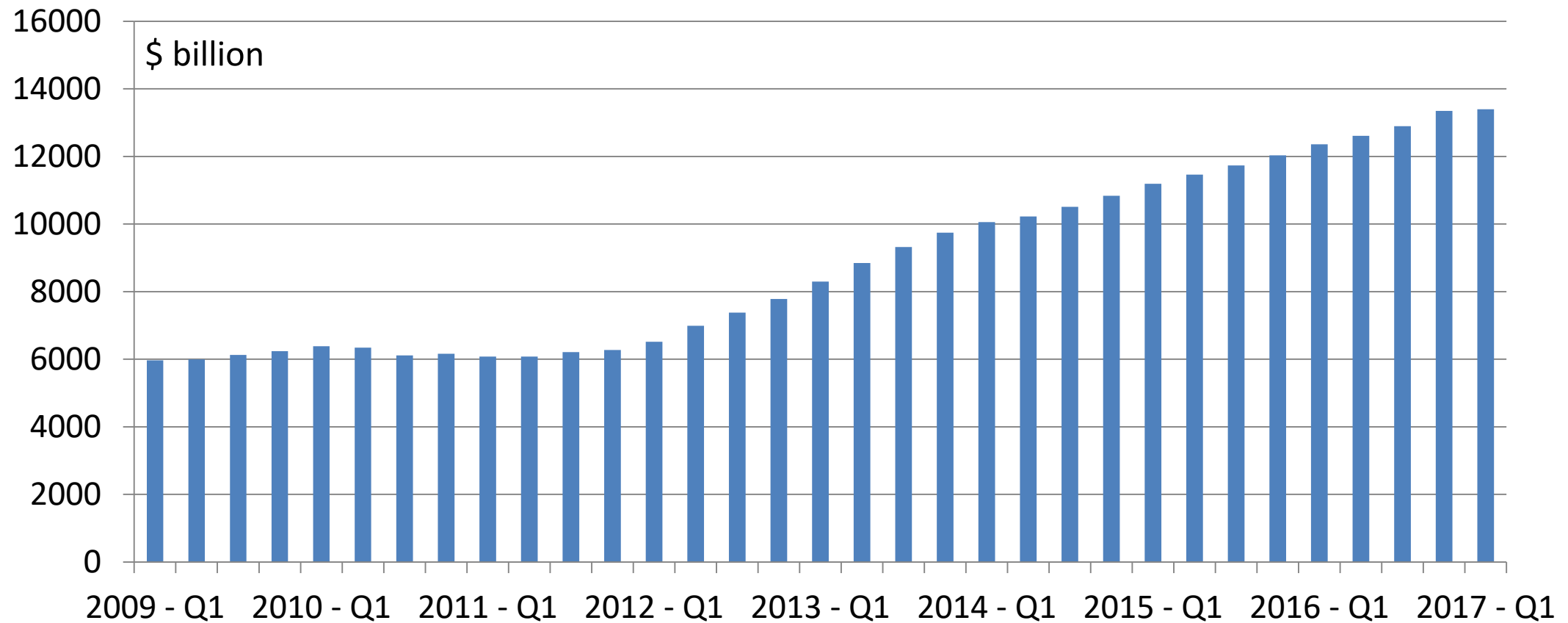
JUNE 9, 2017



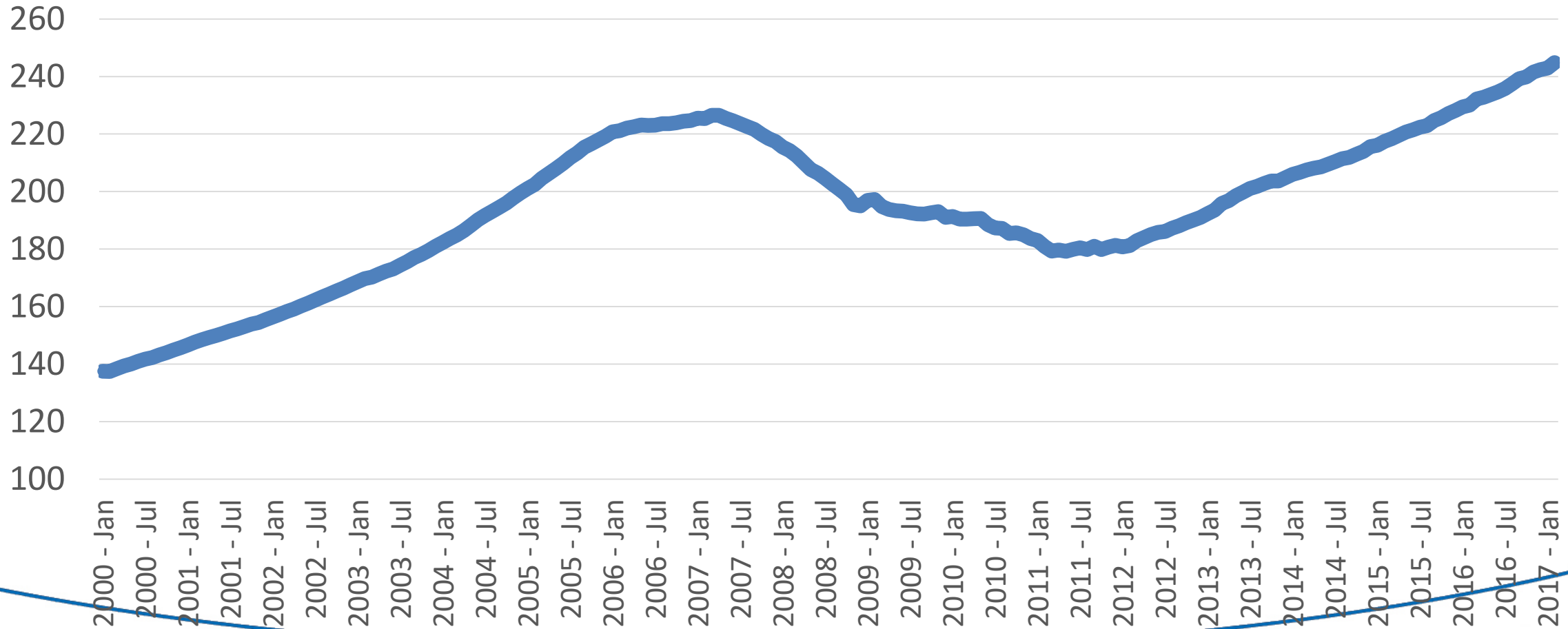
Homeowners Equity in Real Estate from 1990



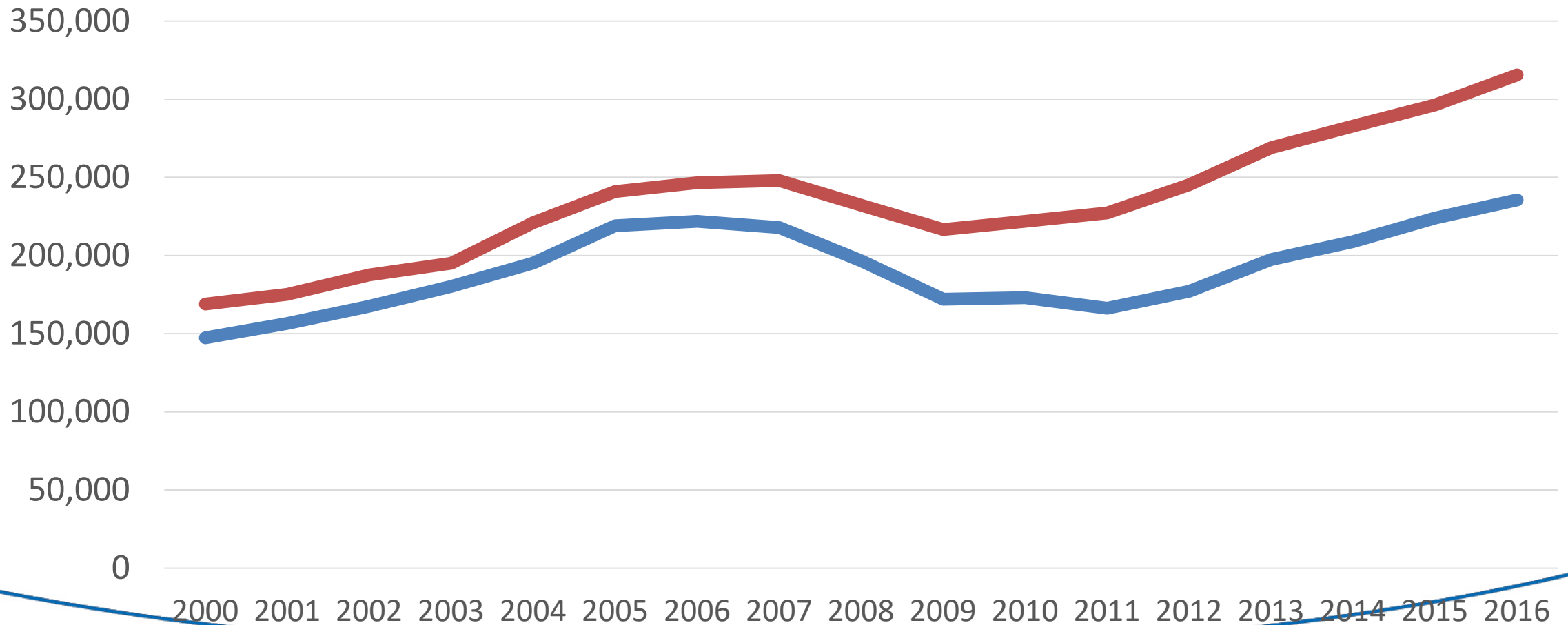
Homeowners Equity in Real Estate from 2009 (Doubling!)



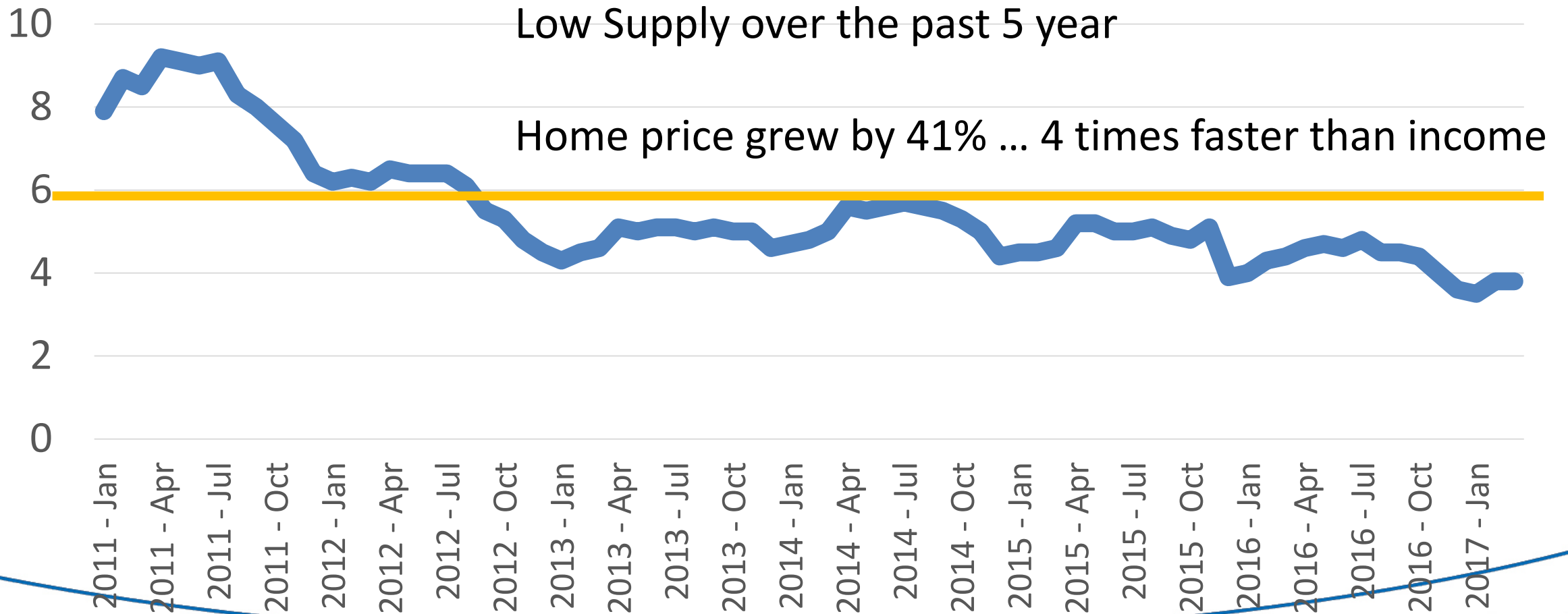
U.S. Home Price Index (FHFA)



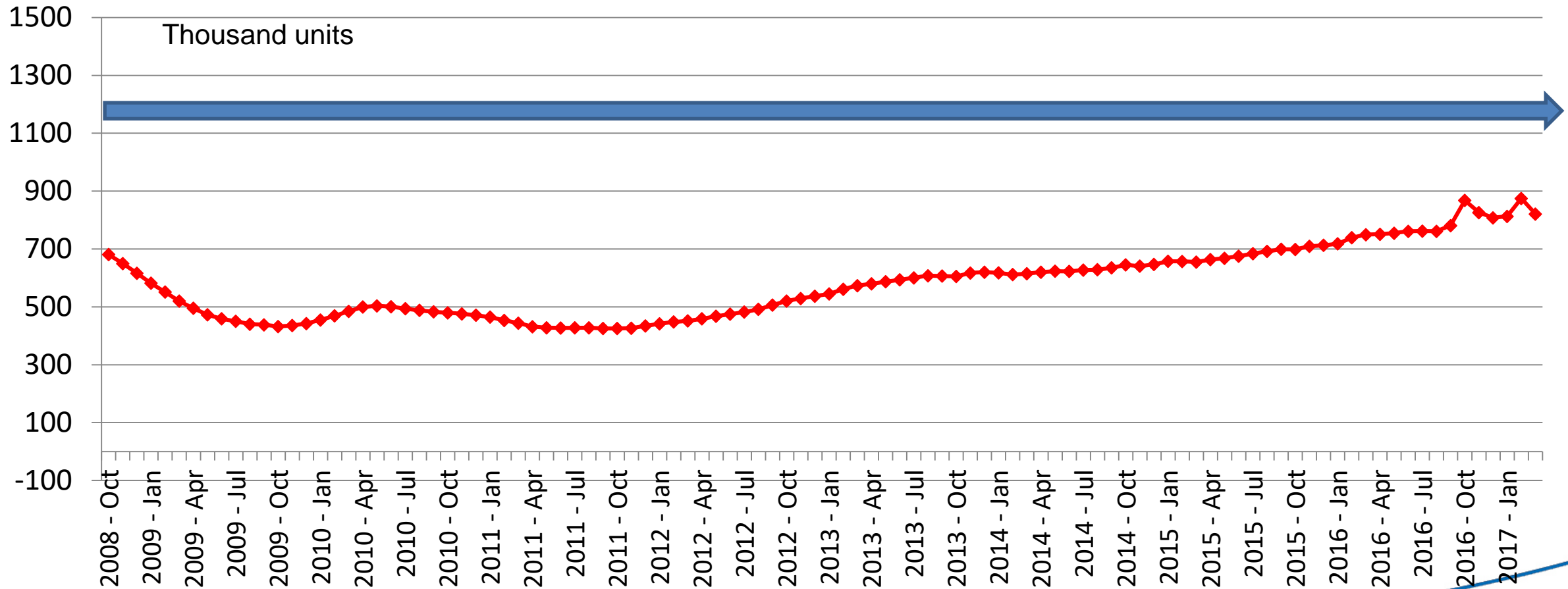
Median Home Price: New vs. Existing



Inventory of Homes – Low Months Supply

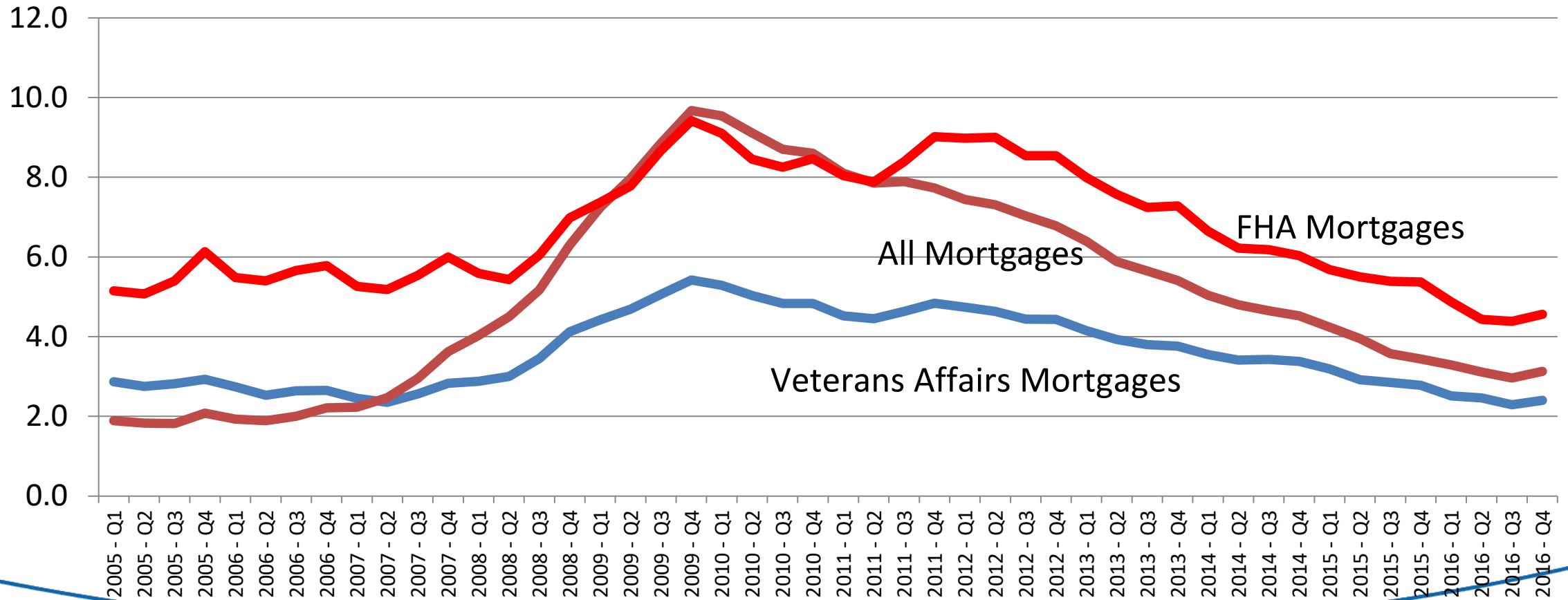


Single-family Housing Starts



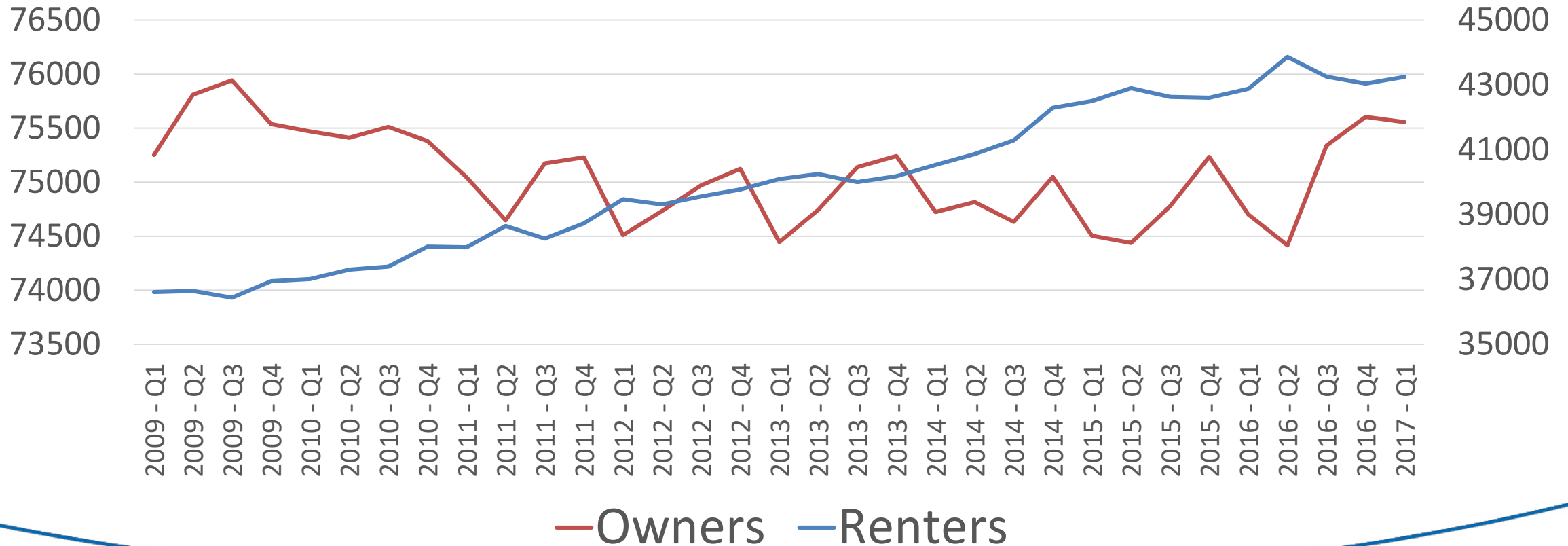
Borrowers Not Defaulting

(Serious Delinquency Rate)

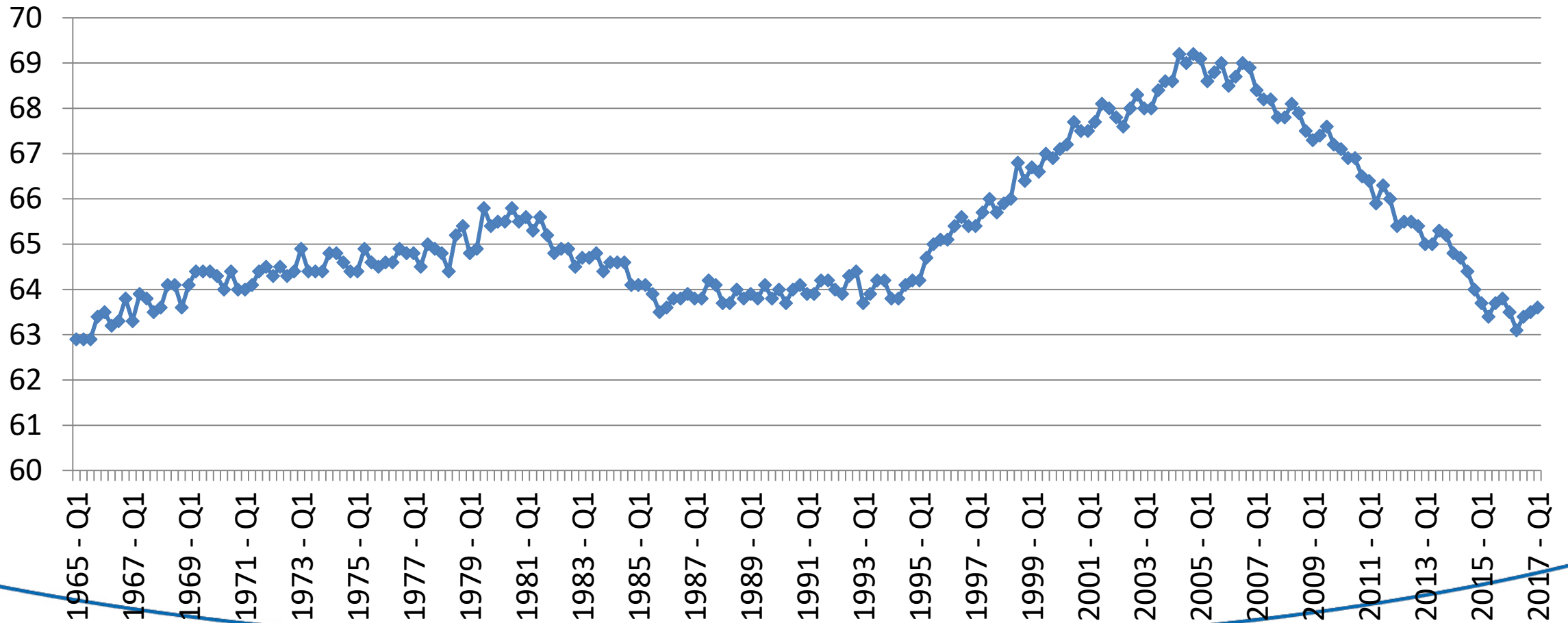


of Homeowners vs Renters

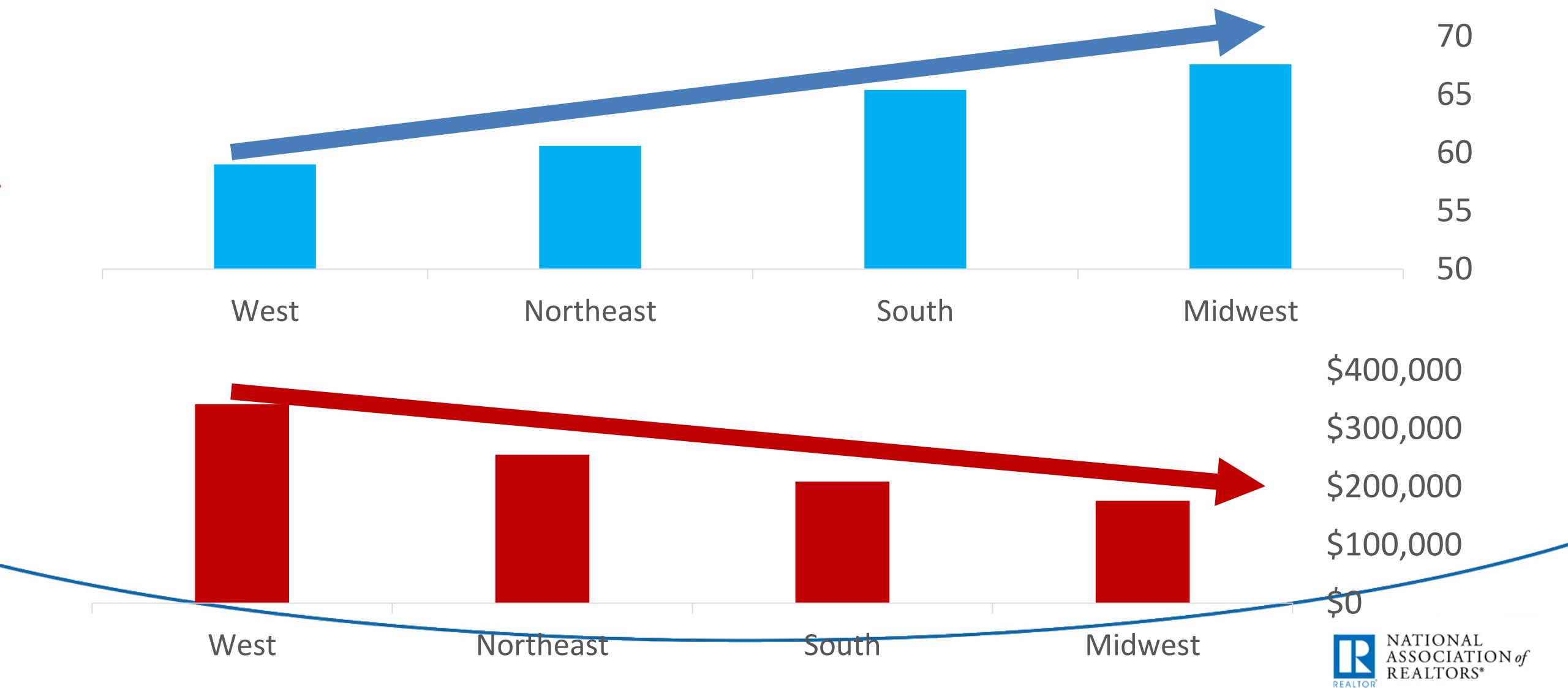
In thousands



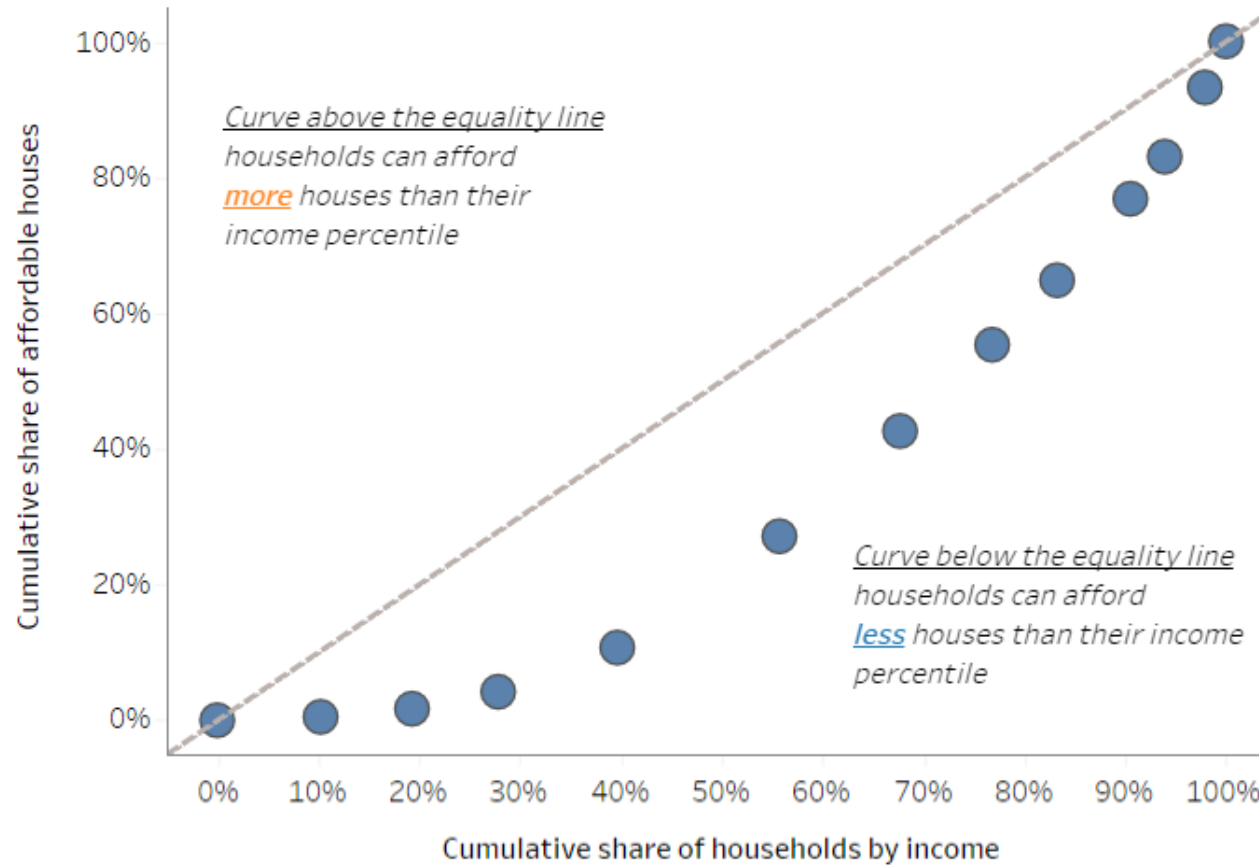
Homeownership Rate Still Near 50-year Lows



Homeownership Rate and Home Price By Region



California Affordability Distribution: Ownership Rate of 55%

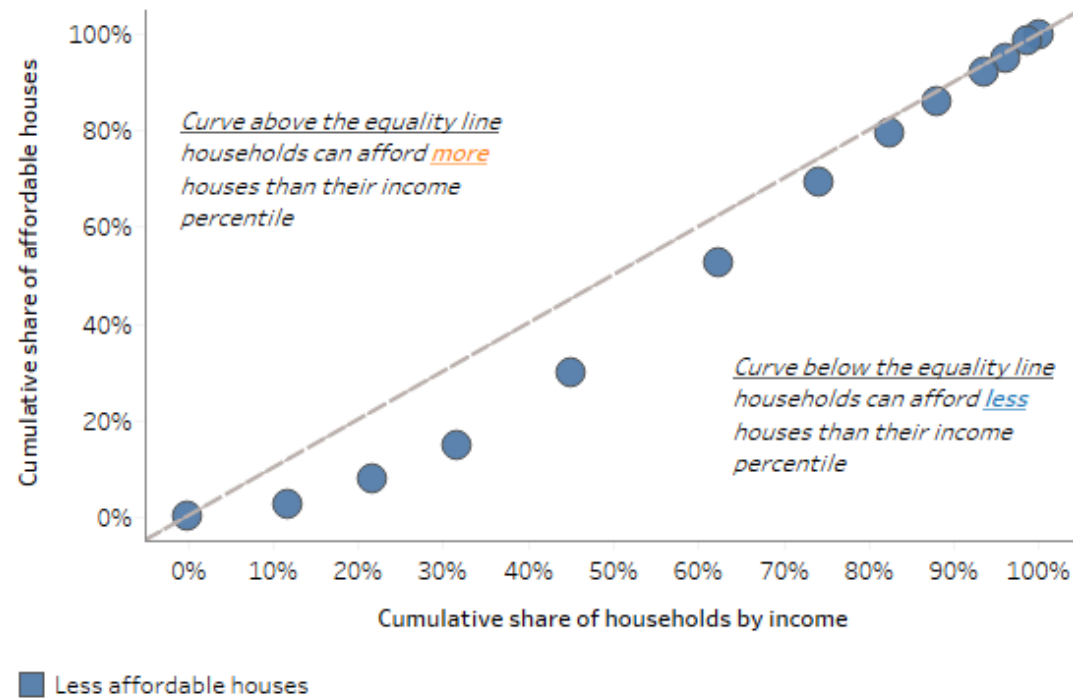


■ Less affordable houses

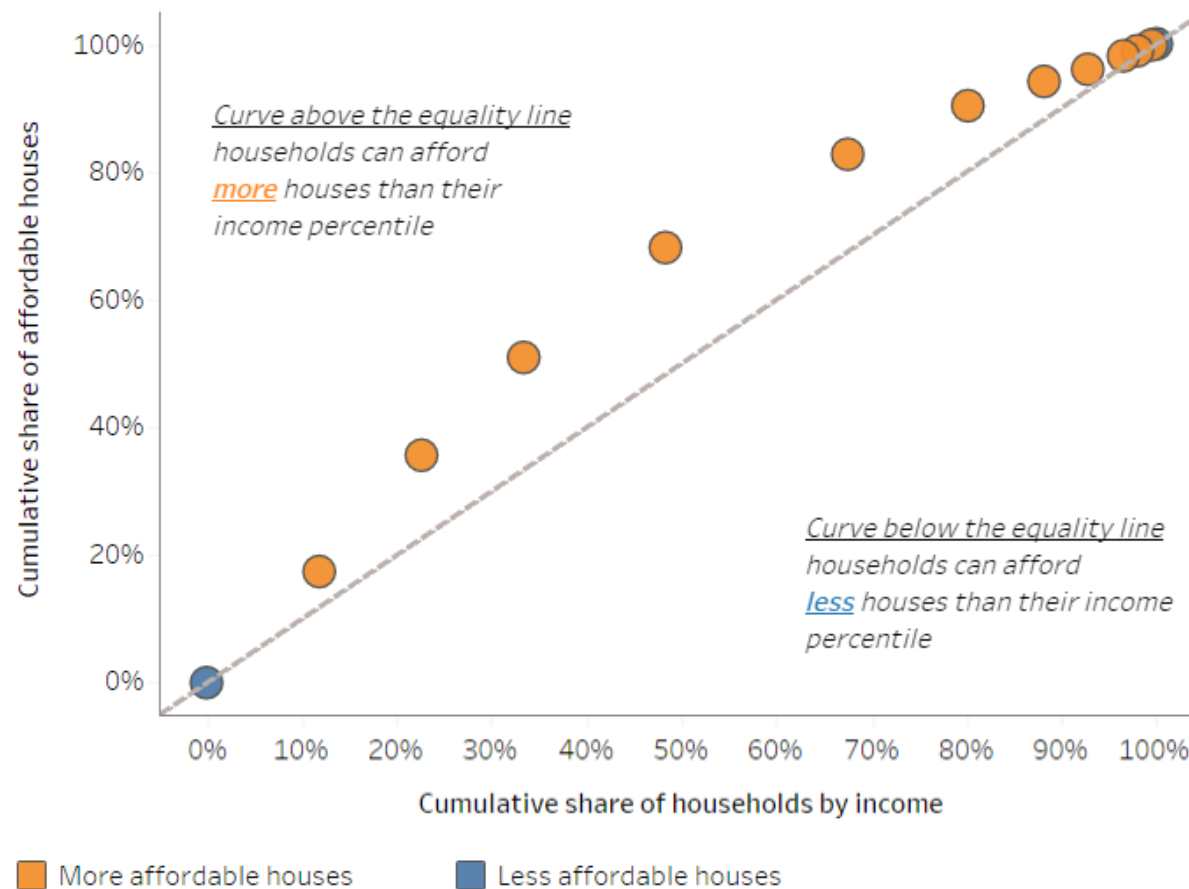
Texas Affordability Distribution: Ownership Rate of 61%

Realtors^(R) Affordability Distribution Curve

State: Texas

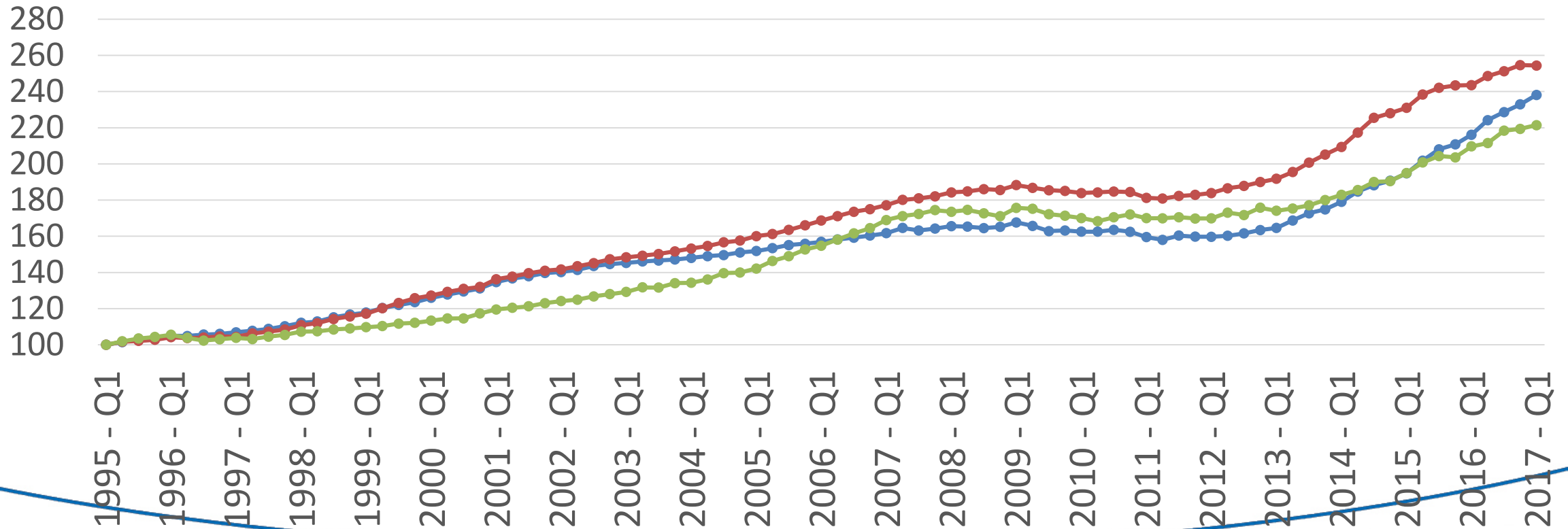


Indiana Affordability Distribution: Ownership Rate of 70%



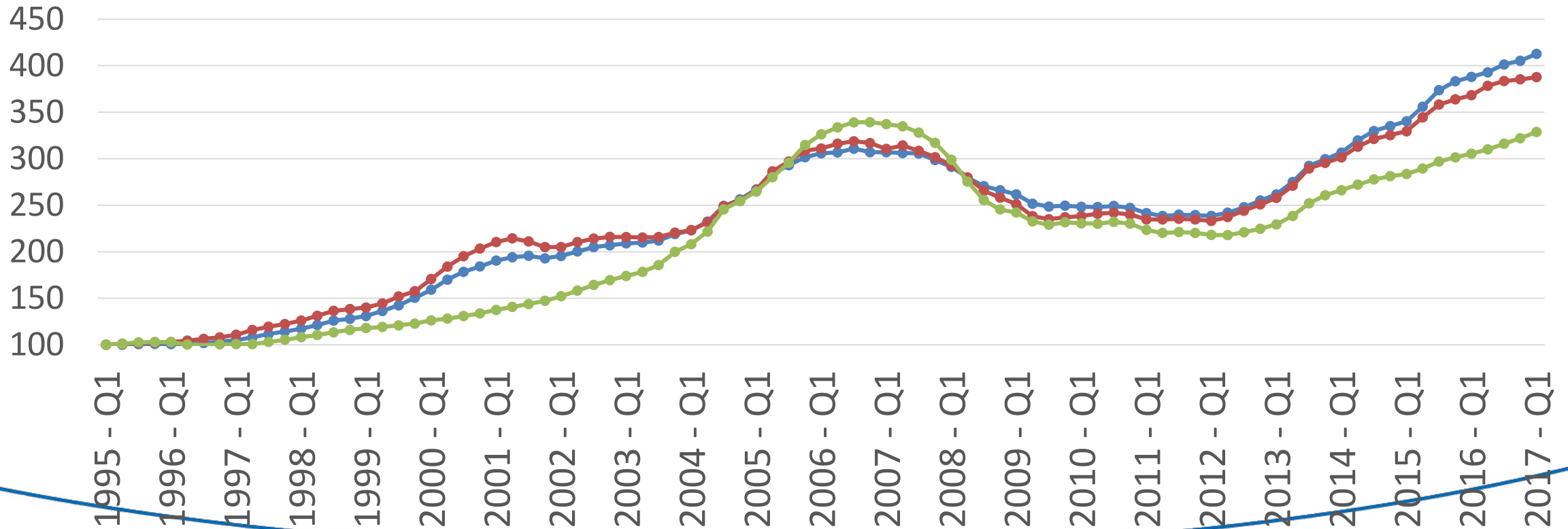
Texas Markets: Home Price Index (Doubling in Price in 20 years)

— Dallas — Houston — San Antonio

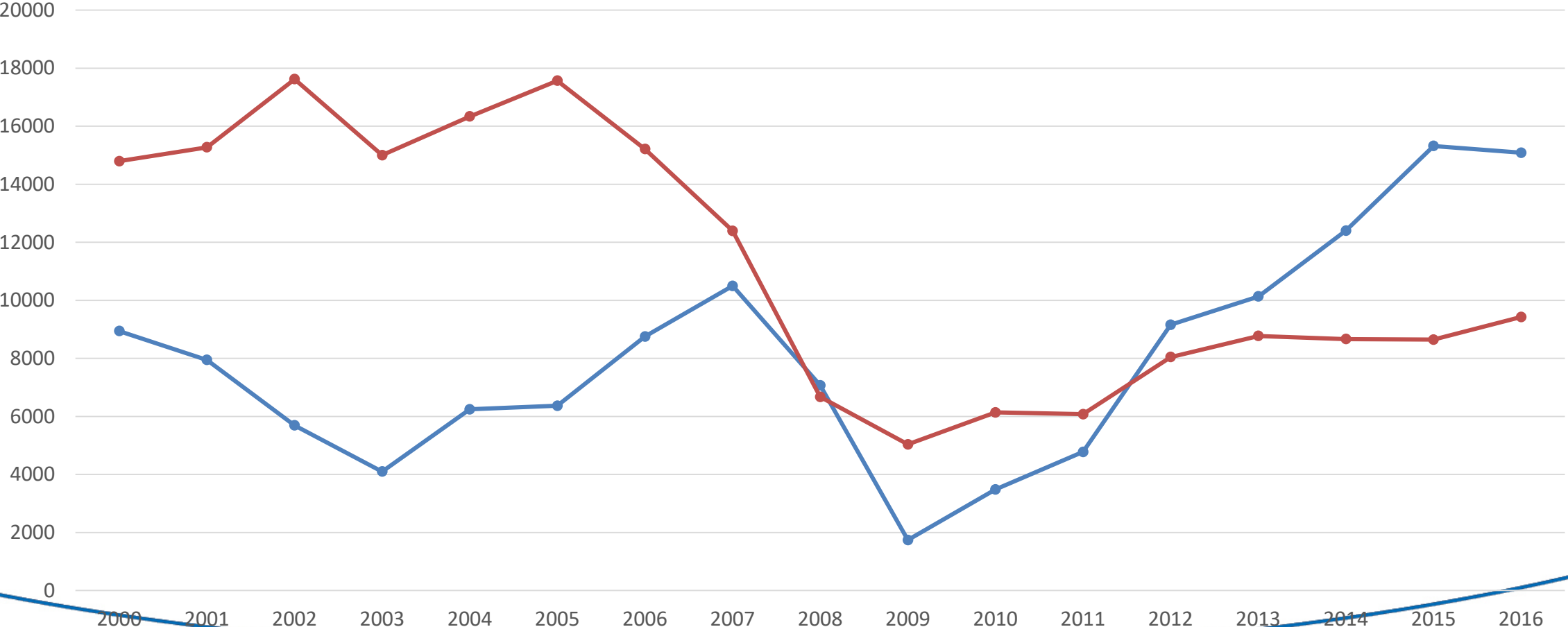


CA Markets: Home Price Index (Quadrupling in Price in 20 years)

— SF-Oak — SJ — LA

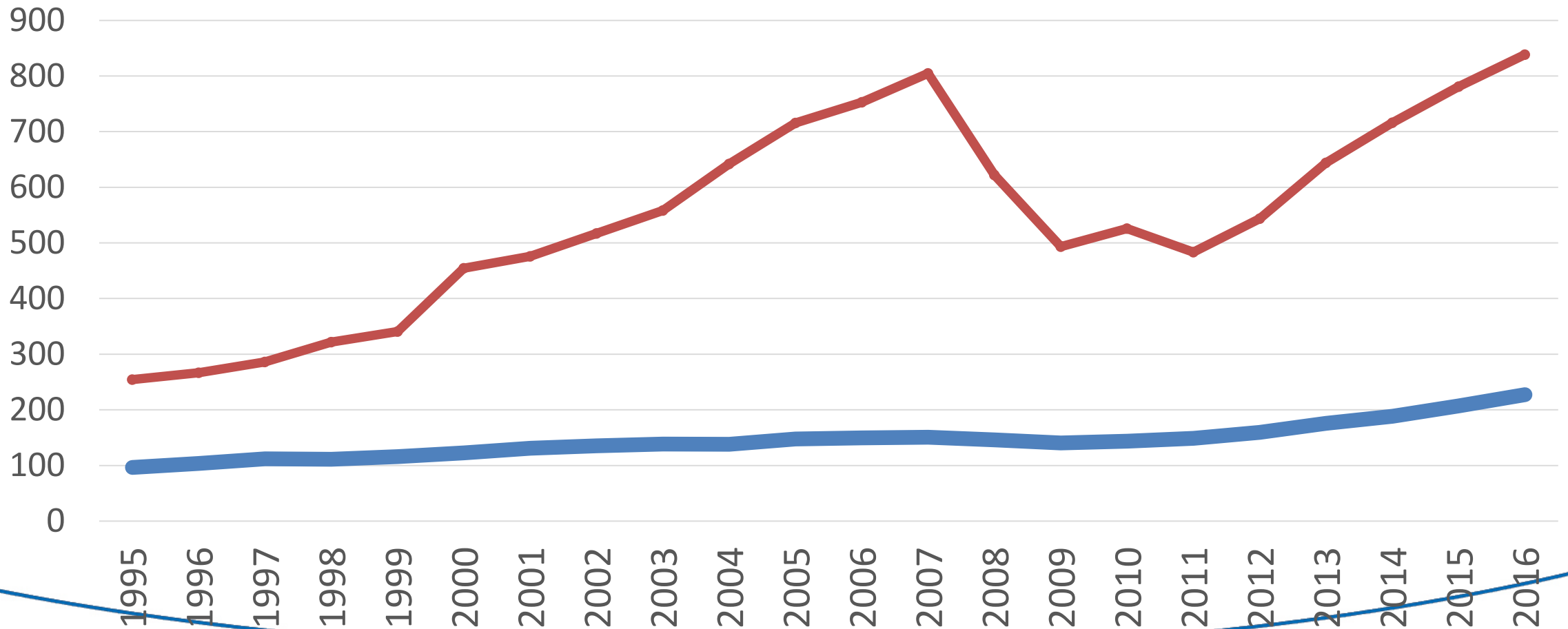


San Francisco-Oakland-San Jose Housing Permits



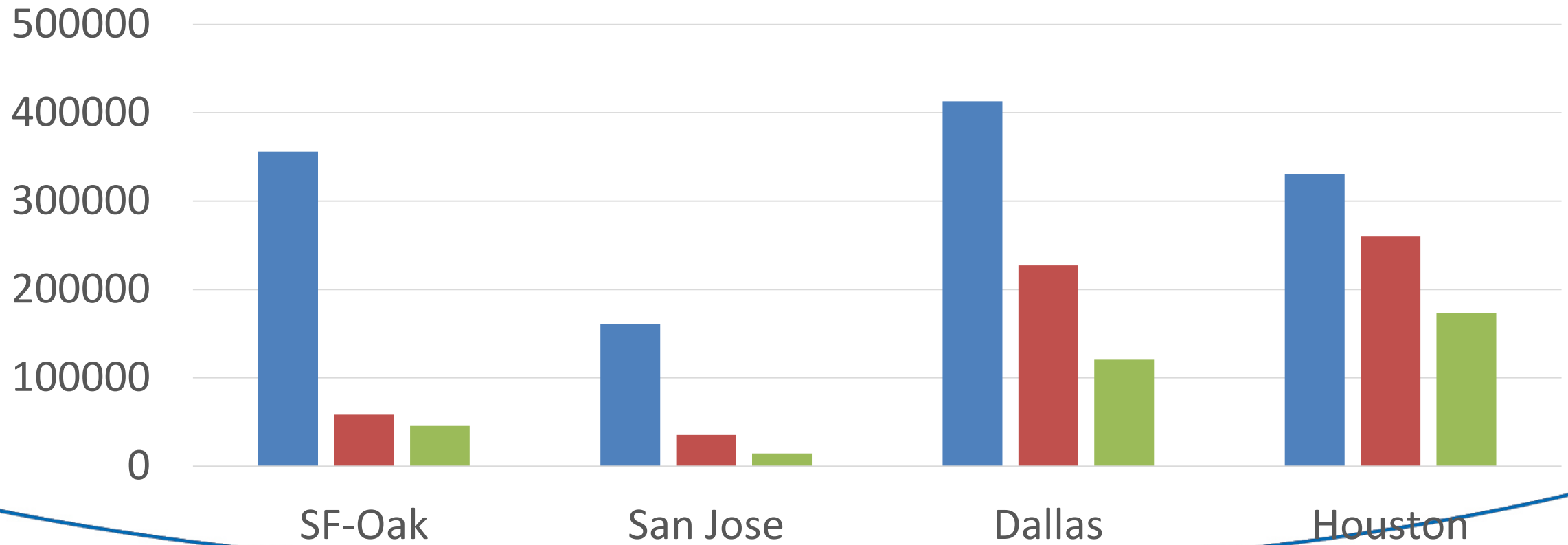
Median Home Price

San Francisco vs. Dallas



Job Creation and Housing Construction Cumulative over Recent 5 years

■ New New Jobs ■ Housing Permits ■ Single-Family Permits

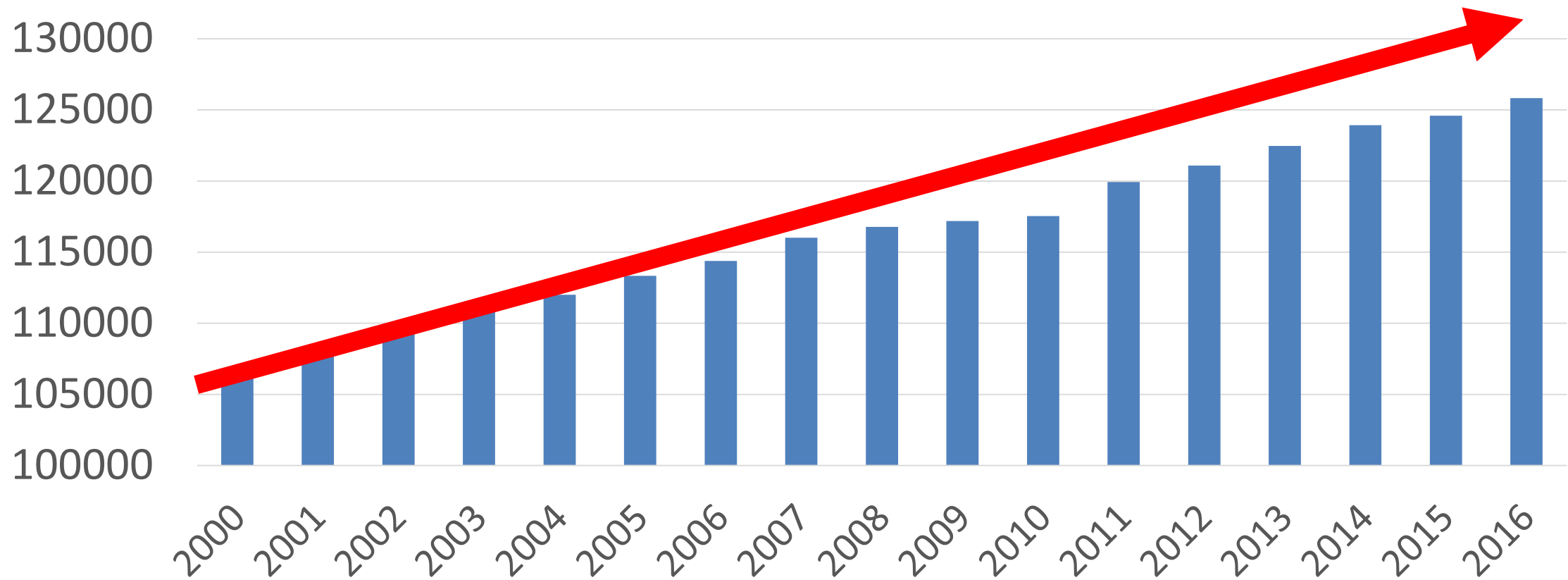


Job Creation and Housing Construction Cumulative over Recent 5 years

	San Francisco-Oakland	San Jose	Dallas	Houston
Net New Jobs	355,900	161,200	412,900	330,900
Single-family Housing Permits	20,241	14,400	120,605	173,638
Ratio	17.6	17.5	3.4	1.9

HOUSEHOLDS

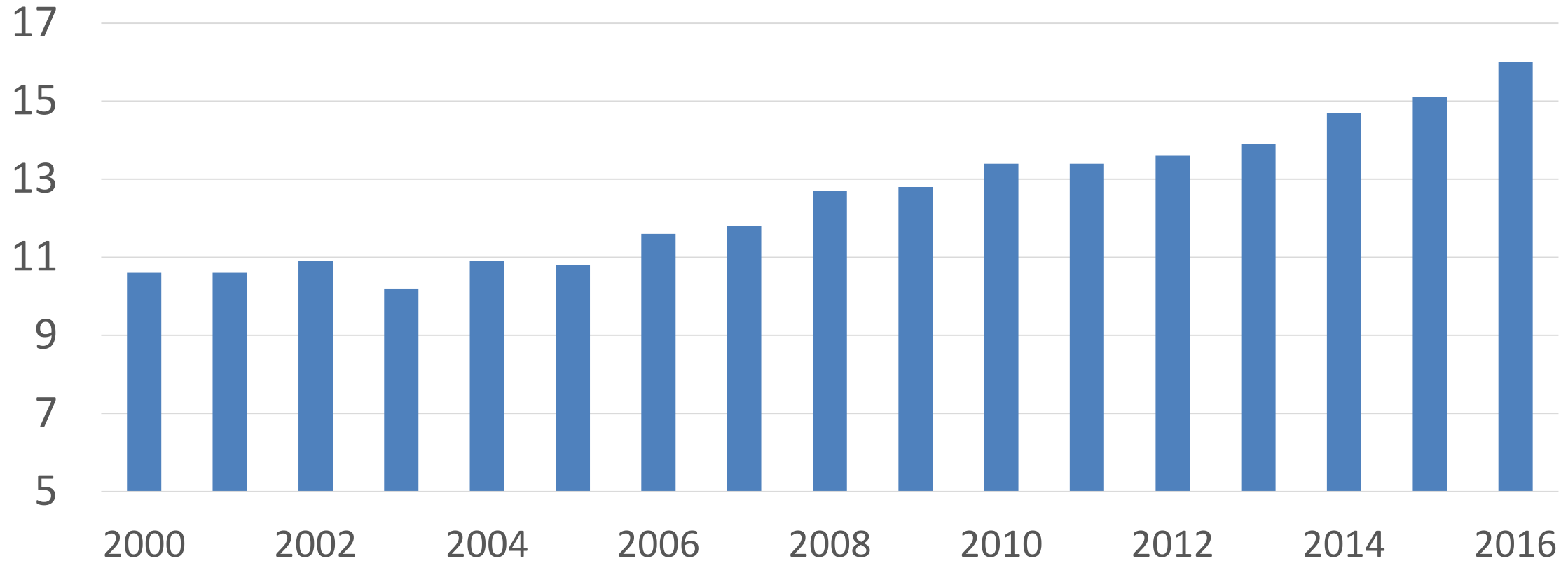
KC FEDERAL RESERVE ESTIMATE OF 6.9 MILLION MISSING HOUSEHOLDS



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YOUNG ADULTS LIVING WITH PARENTS

% OF THOSE AGED 25 TO 34



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