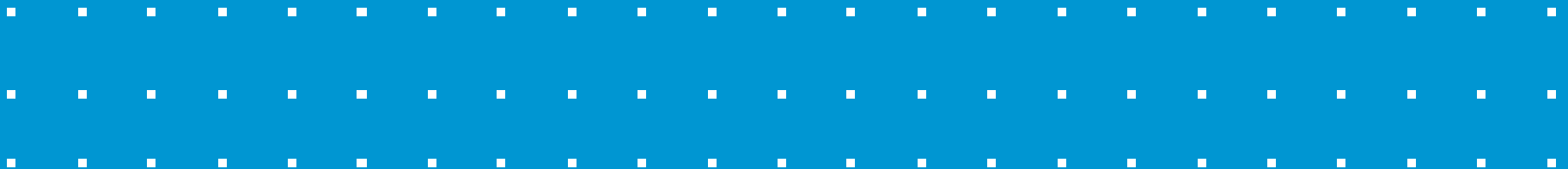




Trends In Homeownership

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Loan Applications and Originations

	2004	2006	2009	2013	2014
Total Applications	28,461,119	27,869,203	15,198,963	14,221,745	10,123,448
Total Originations	15,028,550	13,970,183	8,950,936	8,706,657	5,979,766
One to Four-family Loans	14,720,527	13,673,668	8,784,295	8,531,695	5,824,256
Manufactured Housing Loans	259,873	256,414	147,506	135,101	120,137
Multifamily Loans	48,150	40,101	19,135	39,861	35,373

Source: HMDA; UI Calculations

First Lien Originations

	2004	2006	2009	2013	2014
# of 1st Lien Loans	13,192,708	10,751,632	8,588,059	8,356,884	5,612,262
Home Purchase	43%	49%	32%	37%	57%
Conventional	93%	95%	73%	79%	75%
FHA	5%	4%	22%	13%	14%
VA	2%	1%	4%	6%	9%
Non-Owner Occupied	11%	13%	7%	13%	12%
High Priced	13%	27%	5%	1%	1%

Source: HMDA; UI Calculations

Borrower Race, Ethnicity, and Income: First Lien

	2004	2006	2009	2013	2014
Borrower race/ethnicity					
Black	6%	9%	4%	4%	5%
Hispanic	10%	13%	6%	7%	8%
Non-Hispanic White	58%	61%	74%	71%	69%
Asian	5%	4%	5%	6%	6%
Borrower income					
Low	7%	6%	8%	7%	7%
Moderate Low	17%	14%	16%	14%	15%
Medium	34%	31%	31%	30%	30%
Moderate High	20%	20%	20%	20%	20%
High	23%	28%	25%	29%	28%

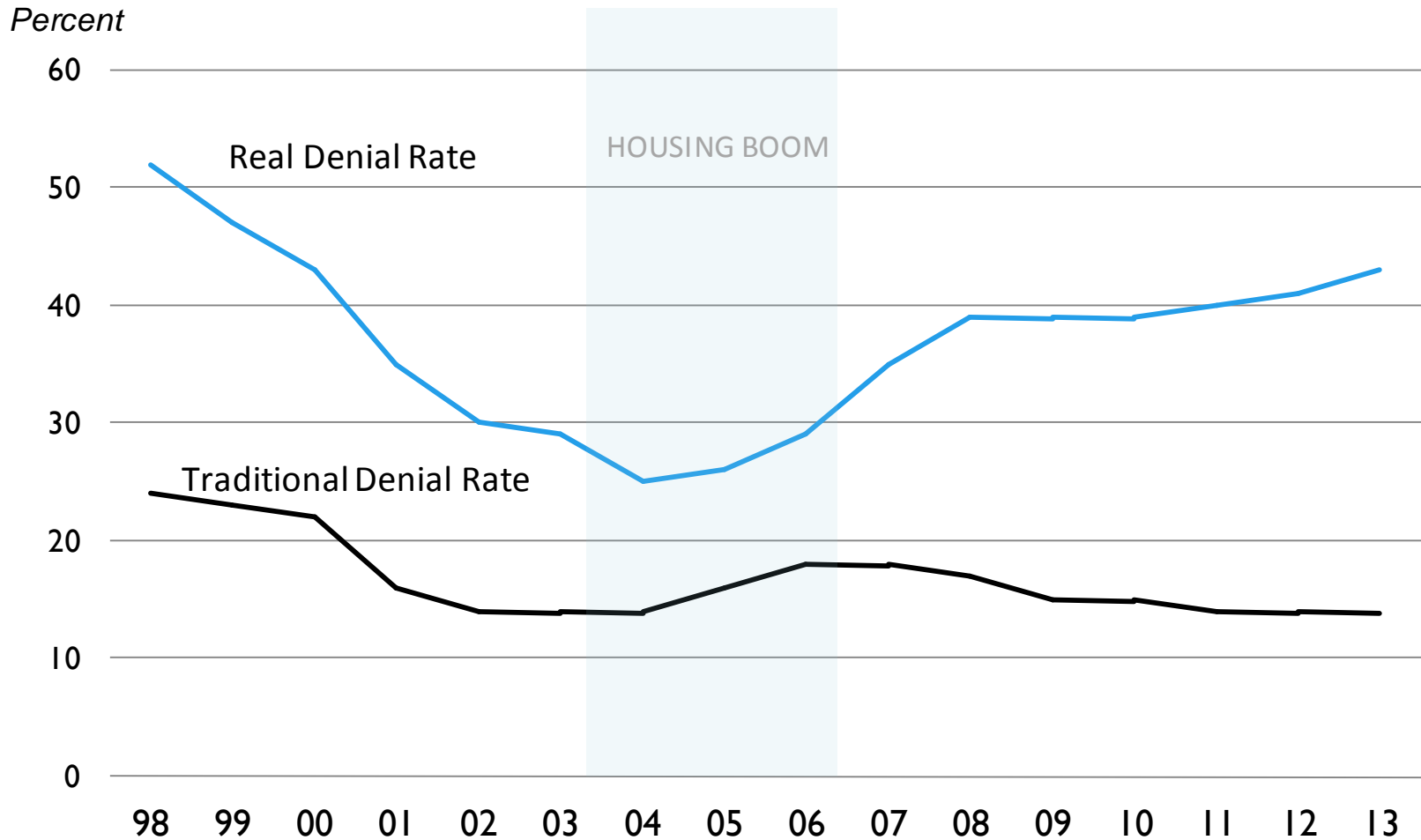
Source: HMDA; UI Calculations

Quantifying the missing loans: 1.2 million in 2013, 4 million 2009-2013

Loan category	2001	2013	2001, scaled to HMDA	2013, scaled to HMDA	Percent decline	2013, assuming 8.9% decline from 2001	Missing loans
CL-HMDA merged loans, <660	720,614	163,692	1,310,317	317,474	75.8%	1,193,697	876,222
CL-HMDA merged loans, 660-720	723,009	427,262	1,314,672	828,657	37.0%	1,197,664	369,007
CL-HMDA merged loans, >720	1,114,387	951,802	2,026,327	1,845,980	8.9%	1,845,980	0
CL-HMDA merged loans, Total	2,558,010	1,542,756	4,651,317	2,992,112	35.7%	4,237,341	1,245,229
HMDA alone total	4,651,317	2,992,112	-	-	-		-
HMDA alone to CL-HMDA merged ratio	1.82	1.94					

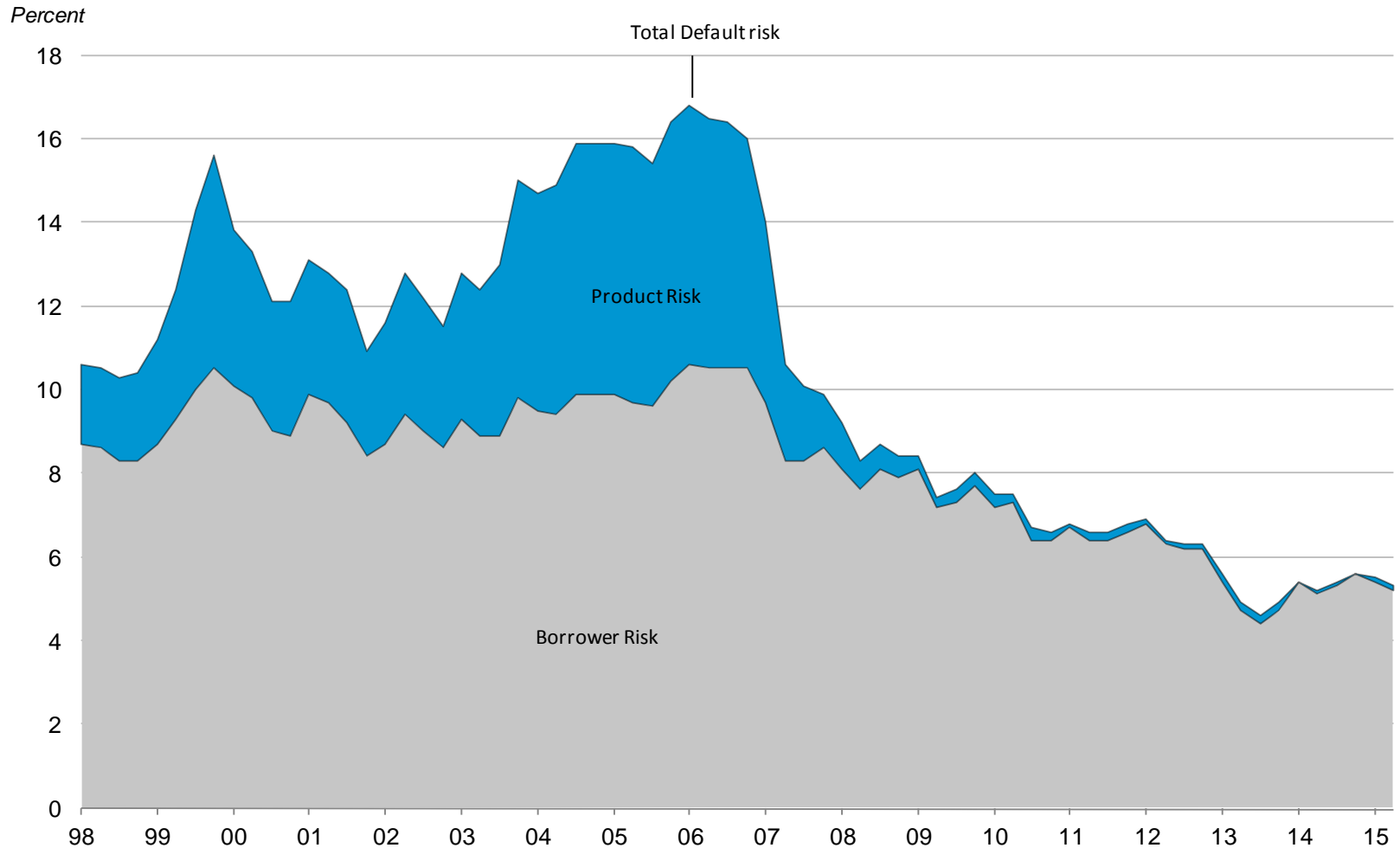
Source: Urban Institute calculations from HMDA and CoreLogic data.

The Real Denial Rate better reflects true mortgage market



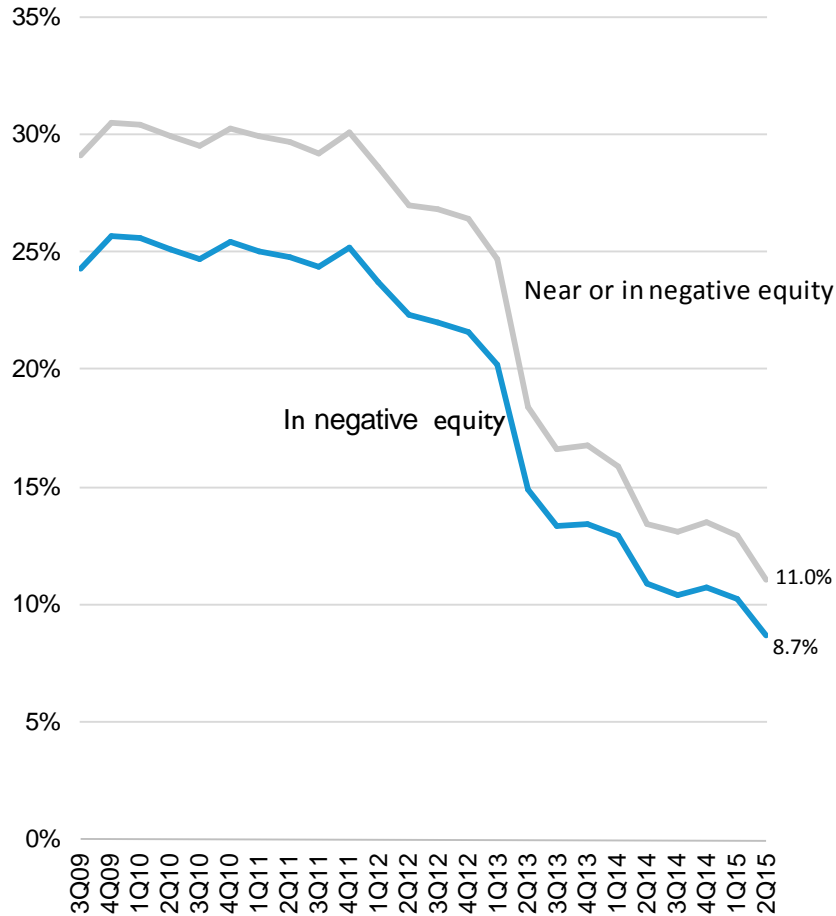
Source: Urban Institute.

HCAI shows credit is very tight



Source: CoreLogic, HMDA, and Urban Institute Calculations

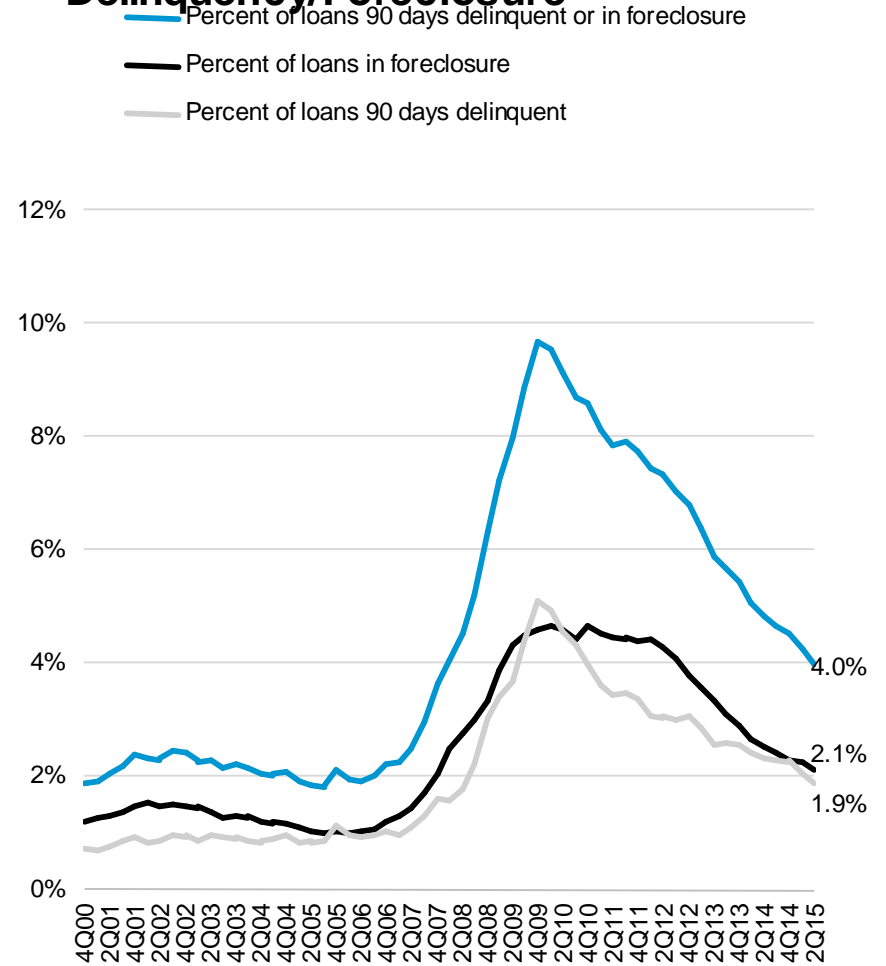
Negative Equity Share



Sources: CoreLogic and Urban Institute.

Note: Loans near negative equity refer to loans above 95 percent LTV

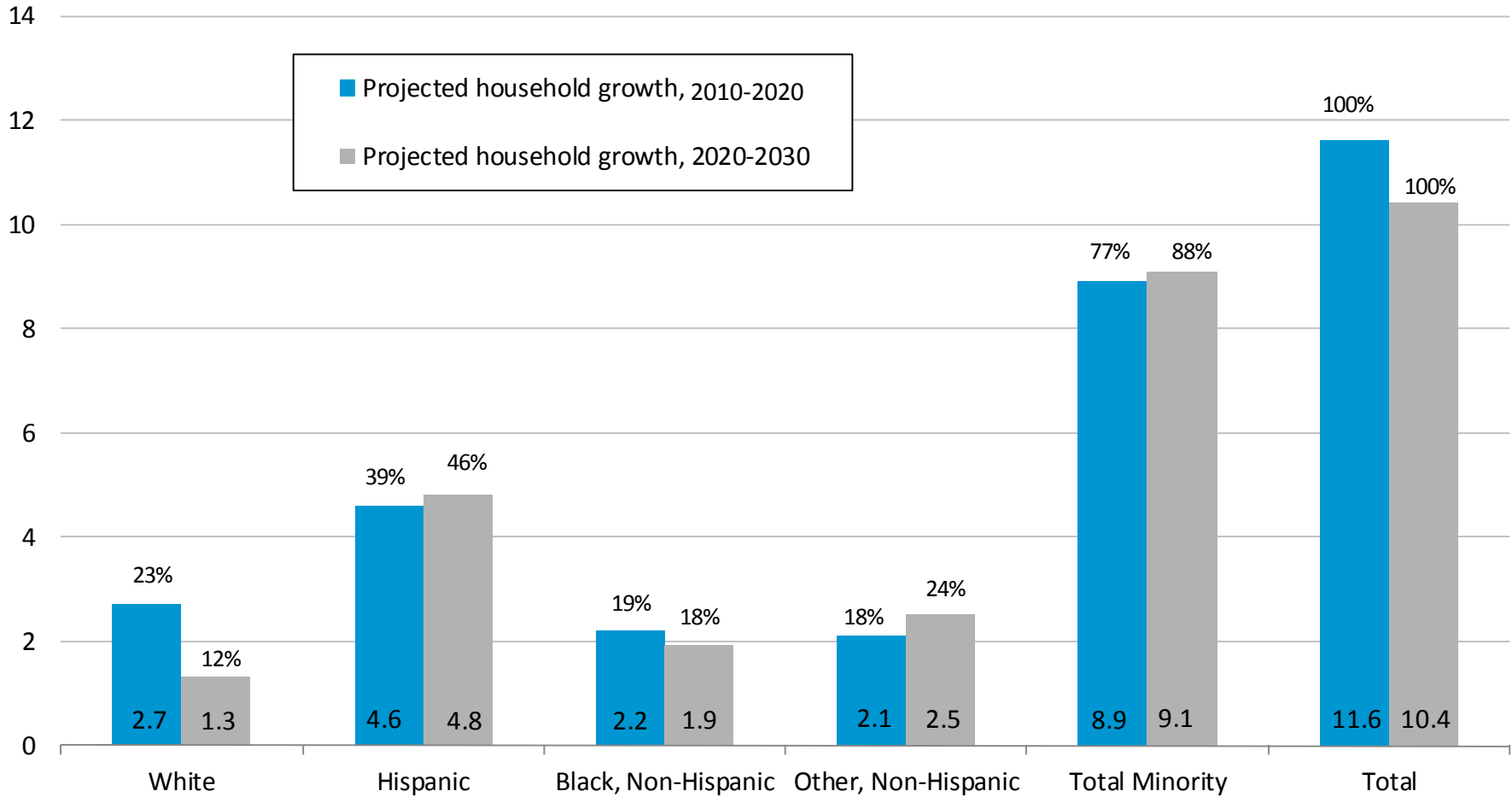
Loans in Serious Delinquency/Foreclosure



Sources: Mortgage Bankers Association and Urban Institute.

Housing demand will increase, largely driven by minorities

Net new households, millions

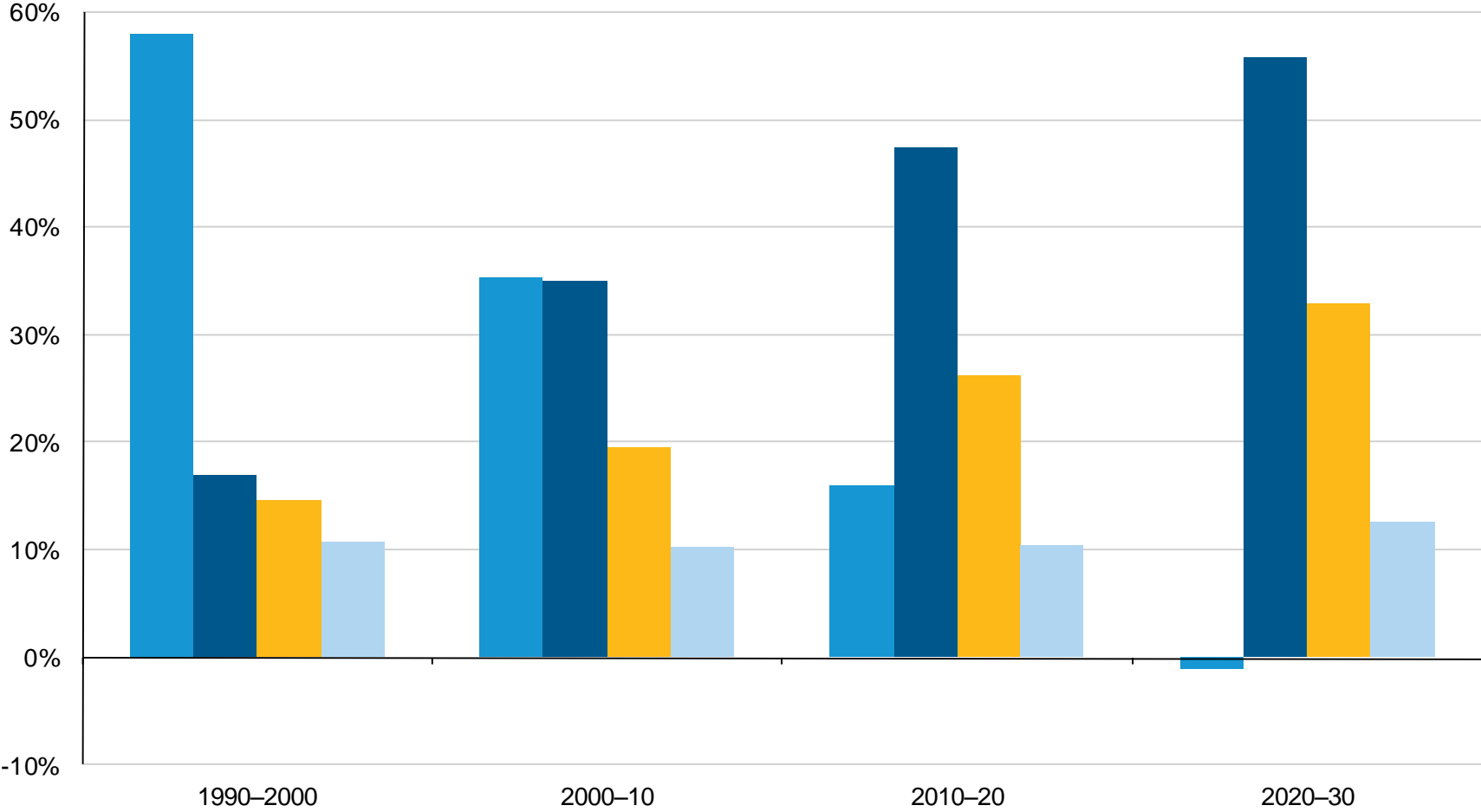


Source: "Headship and Homeownership: What Does the Future Hold" by Laurie Goodman, Rolf Pendall, and Jun Zhu. June 2015. Urban Institute

By the 2020s, minorities account for all growth in homeownership

Percent change in homeowners

White Hispanic Other Black



Source: U.S. Census 1990-2010, Urban Institute projections.

Homeownership rates by race/ethnicity and age

Homeownership rate by race/ethnicity					
	1990	2000	2010	2020f	2030f
White	70.1	70.1	72.2	70.8	69.7
Black	45.2	45.2	44.3	41.1	40.0
Hispanic	43.3	43.3	47.3	46.9	48.2
Other	53.7	53.7	56.3	55.9	56.9
Total	65.3	65.3	65.1	62.7	61.3

Homeownership rate by householder age					
	1990	2000	2010	2020f	2030f
15-24	16.9	17.9	16.1	13.5	13.3
25-34	46.4	45.6	42.0	37.5	37.7
35-44	67.4	66.2	62.3	58.0	55.1
45-54	76.3	74.9	71.5	66.6	64.5
55-64	80.6	79.8	77.3	73.3	69.6
65-74	79.4	81.3	80.2	77.2	73.9
75-84	72.5	77.3	77.9	77.5	74.4
85+	63.8	66.1	66.2	69.8	68.4
Total	65.3	66.2	65.1	62.7	61.3

Source: "Headship and Homeownership: What Does the Future Hold?" by Laurie Goodman, Rolf Pendall, and Jun Zhu. June 2015. Urban Institute.