TRENDS IN DELINQUENCIES AND FORECLOSURES IN ALASKA

May 2010
National Trends

- Continued signs that economy is on the rebound
  - GDP positive for three consecutive quarters
- Unemployment still a major concern; House prices continue to decline or stagnate
- Percent of loans entering foreclosure dropped in 4th Quarter of 2009
  - HAMP is initiating fewer trial modifications per month but increasing the number of permanent modifications reached each month
    - As of April 2010, HAMP has resulted in 295,348 active permanent modifications
  - 50.4% of NSP funding committed as of April 2010
National Trends
GDP Shows Growth for Third Consecutive Quarter in Q1 2010

Real Gross Domestic Product
(percent change at seasonally adjusted annual rate)

Source: Bureau of Economic Analysis
Unemployment Continues to Hover Around 10%

Source: Bureau of Labor Statistics, April 2010
Case-Shiller Shows Slowed Increase in House Prices in Q4 2009

Case-Shiller National House Price Index
(2000 = 100, quarterly)
FHFA House Price Index Continues to Fall; Reflecting Activity at Lower End of Market

Source: Federal Housing Finance Agency (formerly OFHEO)
FHFA Four-Quarter Price Change Shows Significant Depreciation in 12th District

Source: Federal Housing Finance Agency (formerly OFHEO) Four-Quarter Price Change by State: Purchase-Only Index (Seasonally Adjusted), 2008Q4—2009Q4
Modest Drop in Foreclosure Starts in the Fourth Quarter of 2009

Source: Mortgage Bankers Association, National Delinquency Survey
Concern that Upcoming Resets will Continue to Drive New Foreclosures

Monthly Mortgage Rate Resets
(first reset in billions of US dollars)

Loan Modifications:
Home Affordable Modification Program

Source: HAMP Service Performance Report Through April 2010:
http://www.financialstability.gov/docs/April%20MHA%20Public%20051710%20FINAL.pdf
Alaska Trends
Unemployment Rate in Alaska Currently Below National Average

Source: Bureau of Labor Statistics
Alaska’s Real Estate Market Has Flattened
House Price Changes at the Metro Level

FHFA (formerly OFHEO) House Price Index
(2000 = 100, quarterly)

Source: Federal Housing Finance Agency (formerly OFHEO)
Alaska Foreclosure Starts Holding Steady

Alaska Foreclosure Starts
(Percent of All Loans)

Source: Mortgage Bankers Association, National Delinquency Survey
Alaska Does Not Face Much Additional Foreclosure Risk from Remaining “Exotic” Loans with Payment Options

Characteristics of Remaining "Current" Loans

Percent of Total Current Loans

- Interest Only
- Jumbo
- Option ARMs

United States | Alaska
Neighborhood Stabilization Program

US Program Nationwide

- Obligated as of April 2010: $1,945 M
- Still to be Obligated: $1,975 M

Alaska Program Statewide

- Obligated as of April 2010: $10.6 M
- Still to be Obligated: $9 M

Source: HUD NSP Snapshots

- Brown: Obligated as of April 2010
- Orange: Still to be Obligated
Areas Affected by Concentrated Foreclosures

February 2010

Legend
Percent of Loans in Foreclosure or REO
- 0 percent
- Less than 1 percent
- 1 - 3 percent
- 3 - 5 percent
- More than 5 percent
- Insufficient Data

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Conclusions
Continued Need for Foreclosure Prevention

- Alaska may see an increase in delinquencies and foreclosures, especially if unemployment rises; important to reach borrowers with ‘preventable’ foreclosures

  - **Borrower Outreach Events**
    - Create a foreclosure prevention workbook - For an example of Arizona’s, see [http://www.pima.gov/current/2008_November%20English%20Workbook.pdf](http://www.pima.gov/current/2008_November%20English%20Workbook.pdf)

  - **Making Homes Affordable**
    - Federal program provides both loan modification and refinance options
    - Online form available that allows borrowers to assess if they qualify for the program
      - [http://makinghomeaffordable.gov/eligibility.html](http://makinghomeaffordable.gov/eligibility.html)
Preventing Foreclosure Scams

- Foreclosure scams are proliferating, especially in markets with investor interest
  - Some counties are sending notices to all delinquent borrowers to warn them about foreclosure scams
  - Free media kit available from the Federal Reserve which includes a PSA and other resources: [http://www.federalreserveeducation.org/pfed/mediakit.cfm](http://www.federalreserveeducation.org/pfed/mediakit.cfm)
  - NeighborWorks PSA: [http://www.youtube.com/nwpad](http://www.youtube.com/nwpad)
- Other 5 Tip brochures and resources available from the Federal Reserve: [http://www.federalreserve.gov/consumerinfo/fivetips.htm](http://www.federalreserve.gov/consumerinfo/fivetips.htm)
Stabilizing Communities and Helping Families After Foreclosure

- Develop service delivery and resources for families who go through foreclosure
  - Rental housing assistance
  - Credit repair
  - Minimizing disruption for children (e.g. allowing them to finish the school year in their old school)

- Minimize negative spillover effects of vacant properties on surrounding neighborhood
  - Ensure servicer maintenance of REOs
  - Work with lenders/servicers to acquire and rehab foreclosures for affordable housing
For More Information:
FRBSF Community Development Website

- Links to other resources and research on foreclosure trends and mitigation strategies
- All publications, presentations available on our website
- Conference materials also posted shortly after events

http://www.frbsf.org/community/