

Identifying Issues in the Subprime Mortgage Market: Southern California



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Analysis of First American LoanPerformance data provided by
the Federal Reserve Board of Governors. Do not cite or reproduce without permission.

Overview of Presentation

- What are the trends in delinquencies and foreclosures in Southern California?
 - Mortgage Bankers Association data on delinquencies and foreclosures
- What are the primary drivers of foreclosures in Southern California?
 - Declining house values
 - Large percent of subprime and nontraditional loans
 - First American Loan Performance data on subprime loans
 - Impending resets may trigger further borrower distress and increased rates of delinquency
- What neighborhood “hotspots” exist in Los Angeles and the Inland Empire regions?

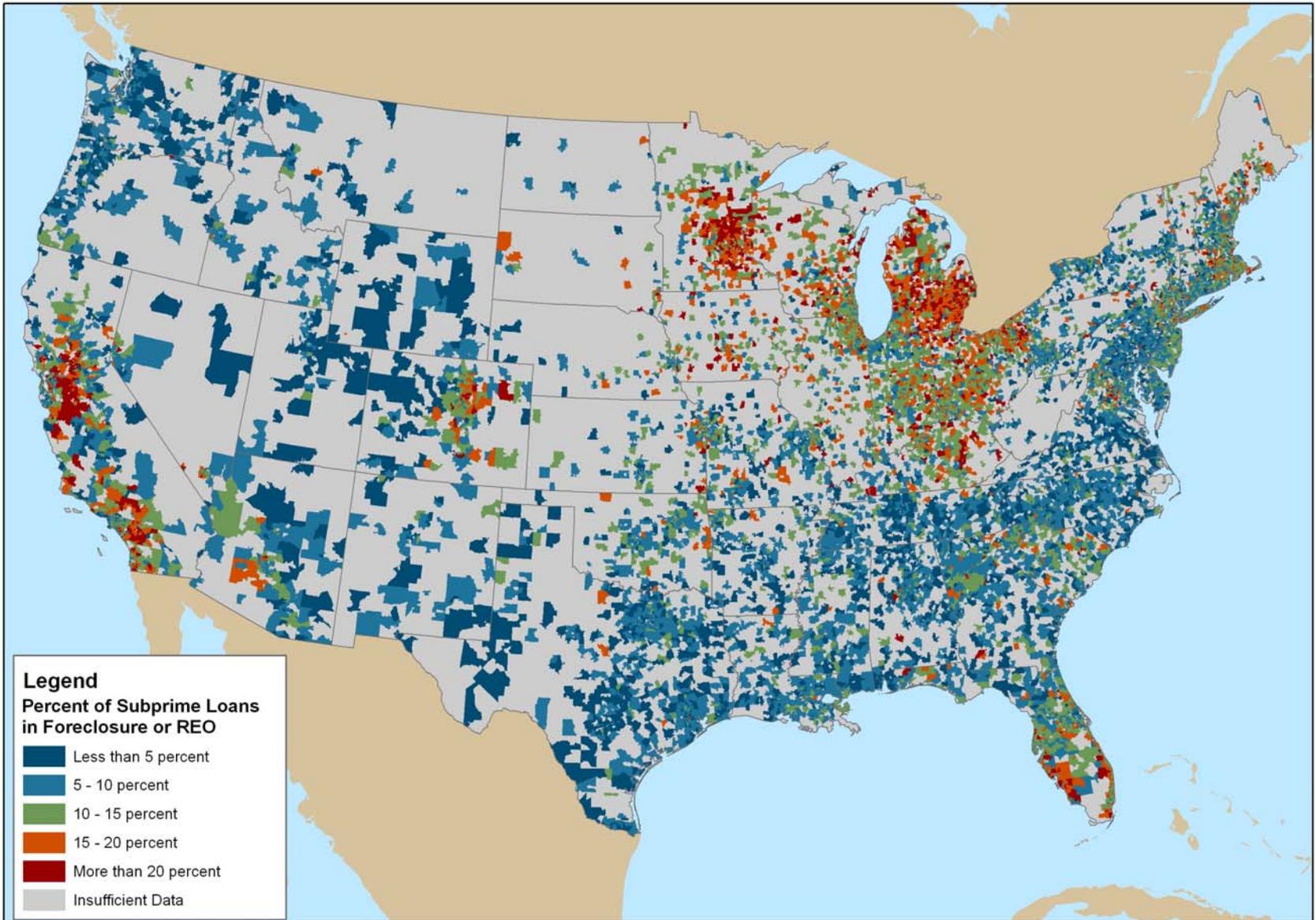
Data Caveats

- ❑ Data on the real estate and mortgage markets are collected by many different sources, some proprietary and some public
- ❑ As a result, it is important to consider the limitations of data presented
 - Different definitions of subprime may affect the reporting of rates of delinquencies and foreclosures
 - Different methodologies and different sampling methods may affect the reports
 - Median property values are influenced significantly by the characteristics of the homes sold
 - Aggregated data at the zip code level can mask significant geographic variation and the types of borrowers affected

Trends in Delinquencies and Foreclosures

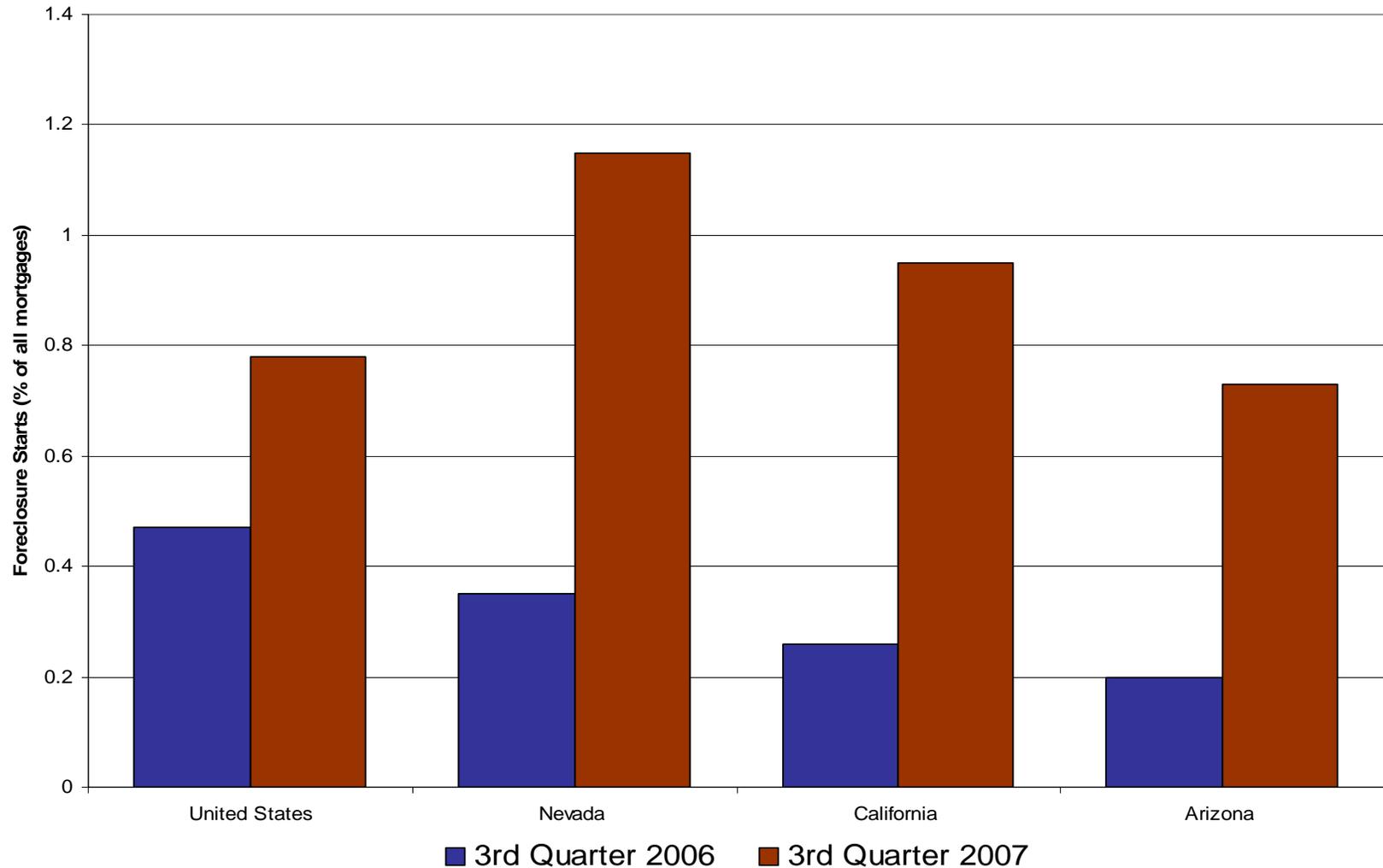


Foreclosure Rates Among Subprime Loans



Source: Analysis by Federal Reserve Board of Governors, First American LoanPerformance Data, December 2007. Data represent a sample of subprime loans, approximating 70 percent of subprime loan volume. Data aggregated at the zip code level.

California has seen a rapid increase in foreclosure starts

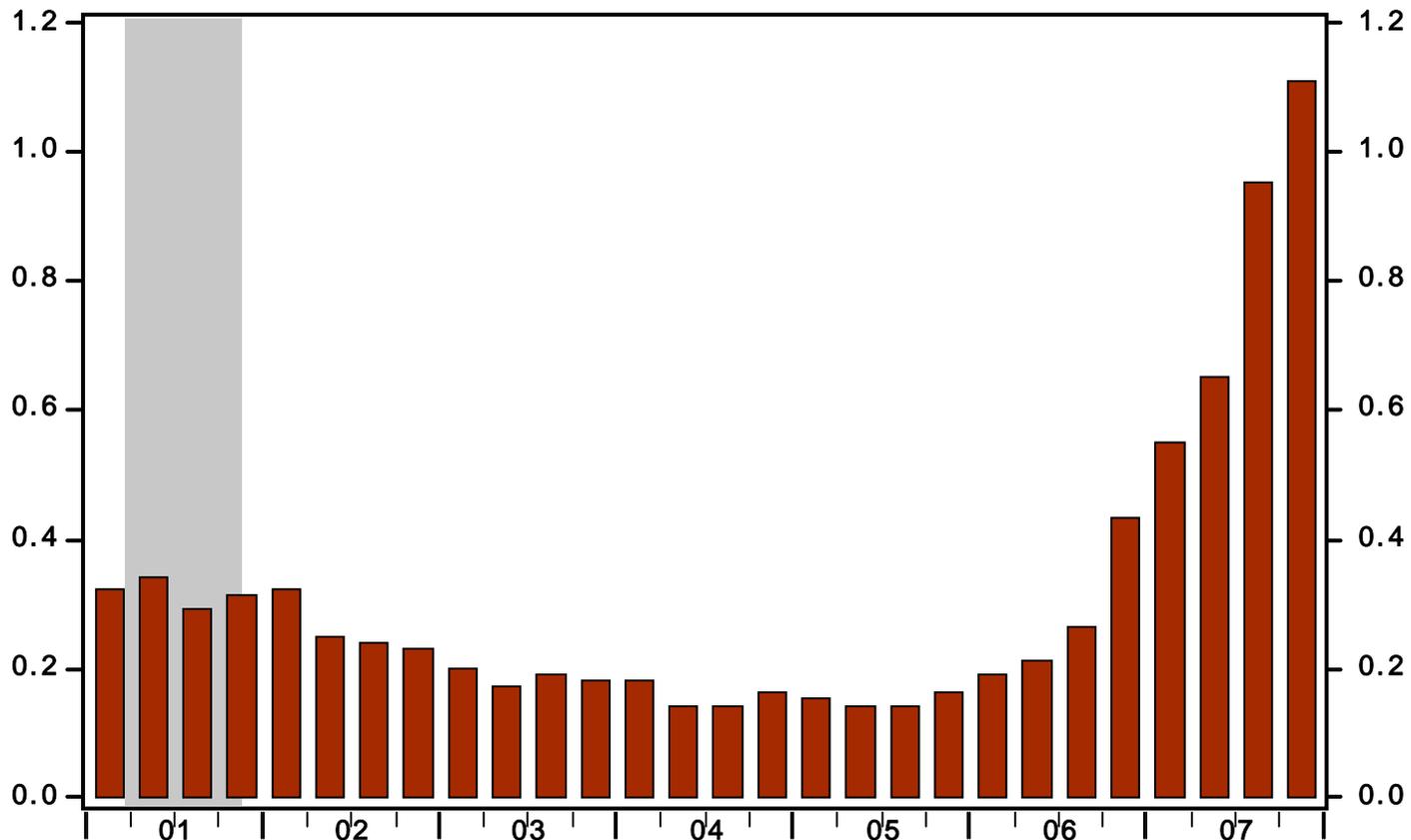


Source: Mortgage Bankers Association, National Delinquency Survey.

California: Foreclosure Trends

Mortgage Foreclosures Started: California

NSA, %



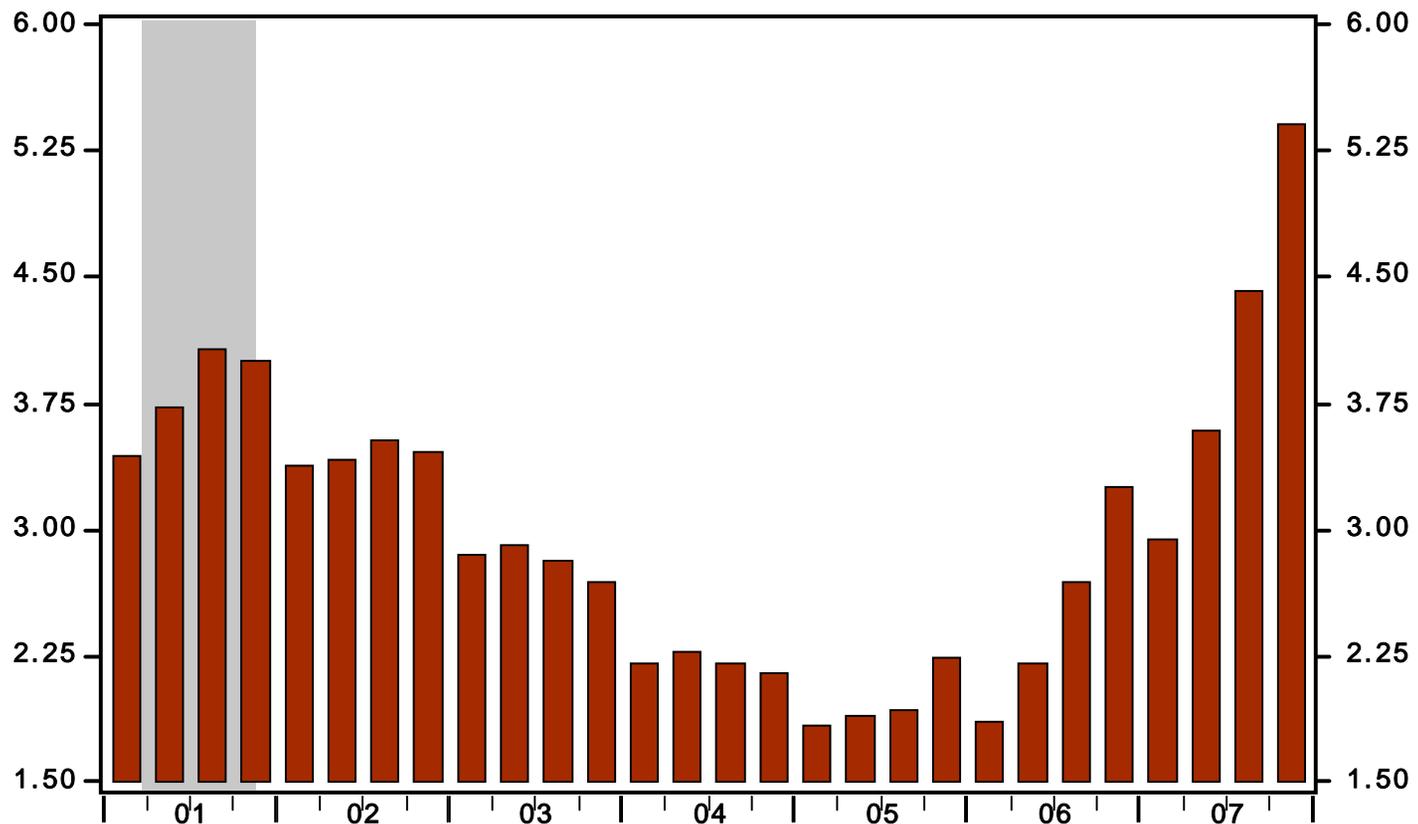
Source: Mortgage Bankers Association /Haver Analytics

03/07/08

California: Delinquency Trends

All Mortgages Past Due: California

NSA, %



Source: Mortgage Bankers Association /Haver Analytics

03/07/08

Delinquency Rates Vary Significantly by Mortgage Type

California: Delinquency and Foreclosure Rates, 4th Qtr 2007

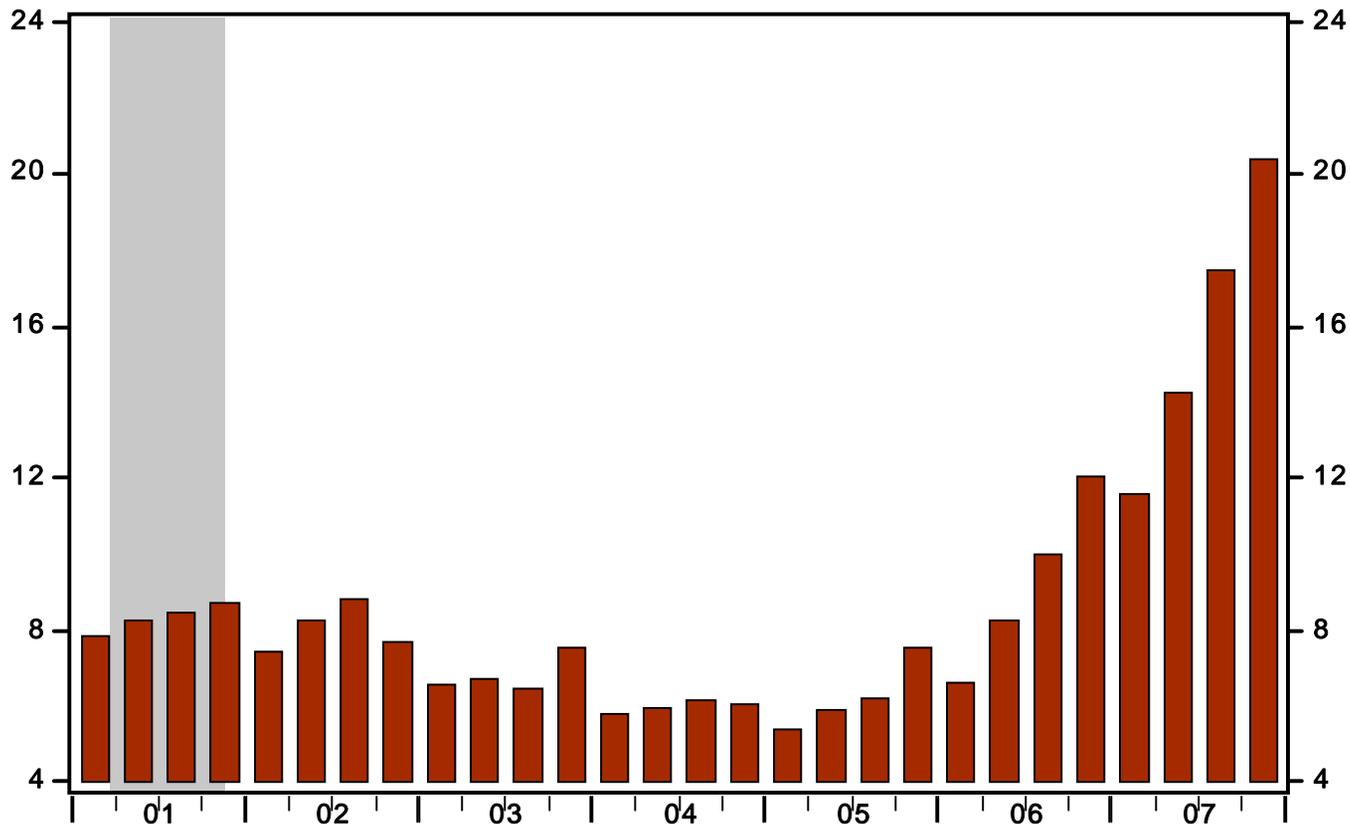
Mortgage Type	Percent Past Due	Foreclosures Started
Prime Fixed	1.73	0.12
Prime ARM	6.15	1.26
Subprime Fixed	13.78	1.18
Subprime ARM	20.39	7.17
FHA	8.64	0.53

Source: Mortgage Bankers Association, National Delinquency Survey, 4th Quarter 2007

Subprime ARM Market has Highest Rates of Delinquencies

Conventional Subprime ARM Mortgages: Total Past Due: California

NSA, %



Source: Mortgage Bankers Association /Haver Analytics

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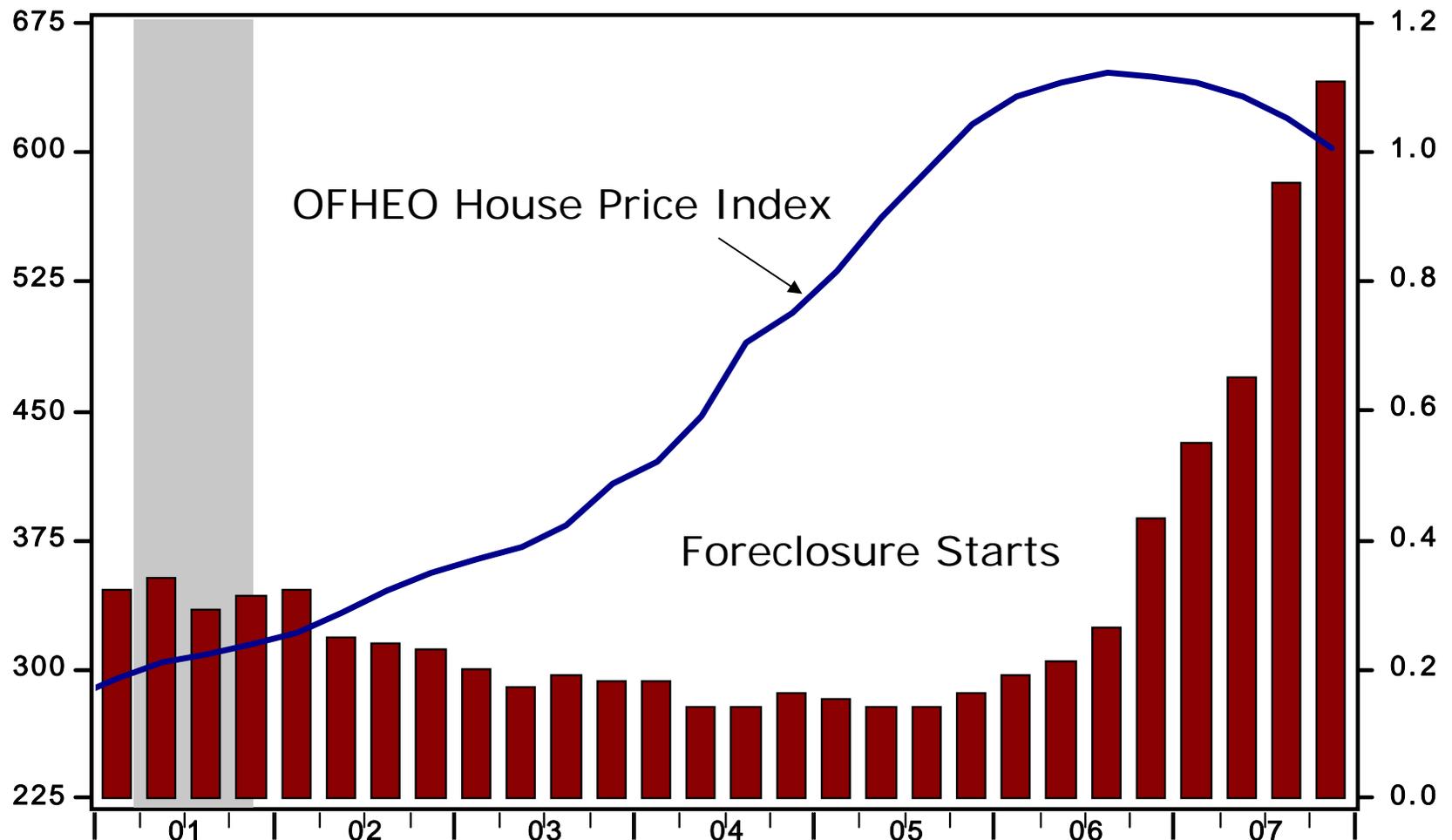
Loan Performance Data on Subprime Loans in California

- Data are from December 2007
 - Show higher rates of delinquency and default among subprime loans than the Mortgage Bankers Association data
- Among owner occupied, first lien subprime loans
 - 21.7 percent were delinquent (30, 60 or 90 days past due)
 - 10.1 percent were in foreclosure
 - 6.8 percent were in REO

Trends in House Values



Subprime Foreclosure Rates Closely Track Declines in House Values in California



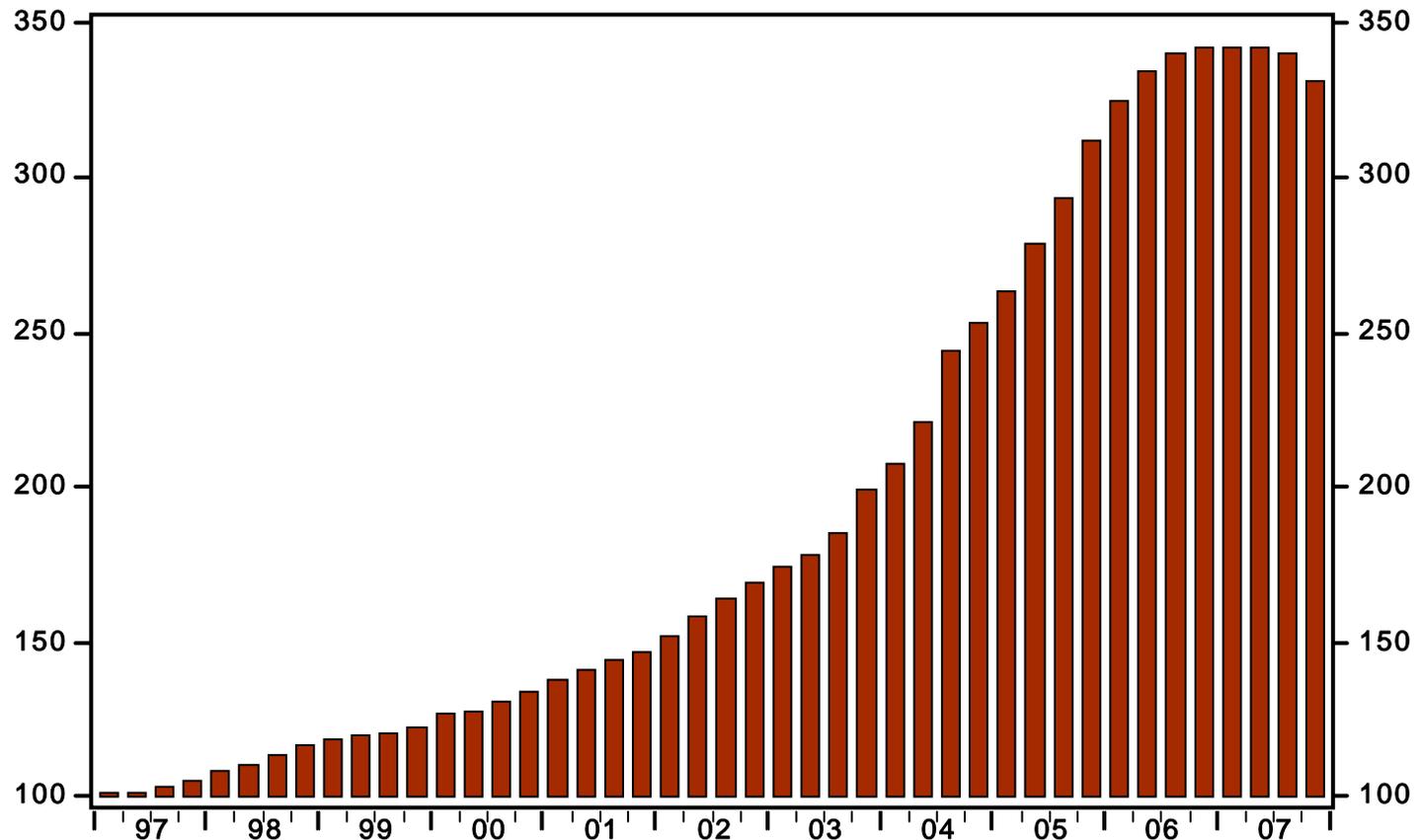
Sources: OFHEO, MBA /Haver

03/07/08

Price Declines in Los Angeles

House Price Index: Los Angeles-Long Beach-Glendale Metro Div, CA

1995 Q1=100



Source: OFHEO /Haver

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Price Declines in Los Angeles

□ California Association of Realtors

- 20 percent decline in Los Angeles median house values from Feb-07 to Feb-08
- 41.8 percent decline in sales from Feb-07 to Feb-08

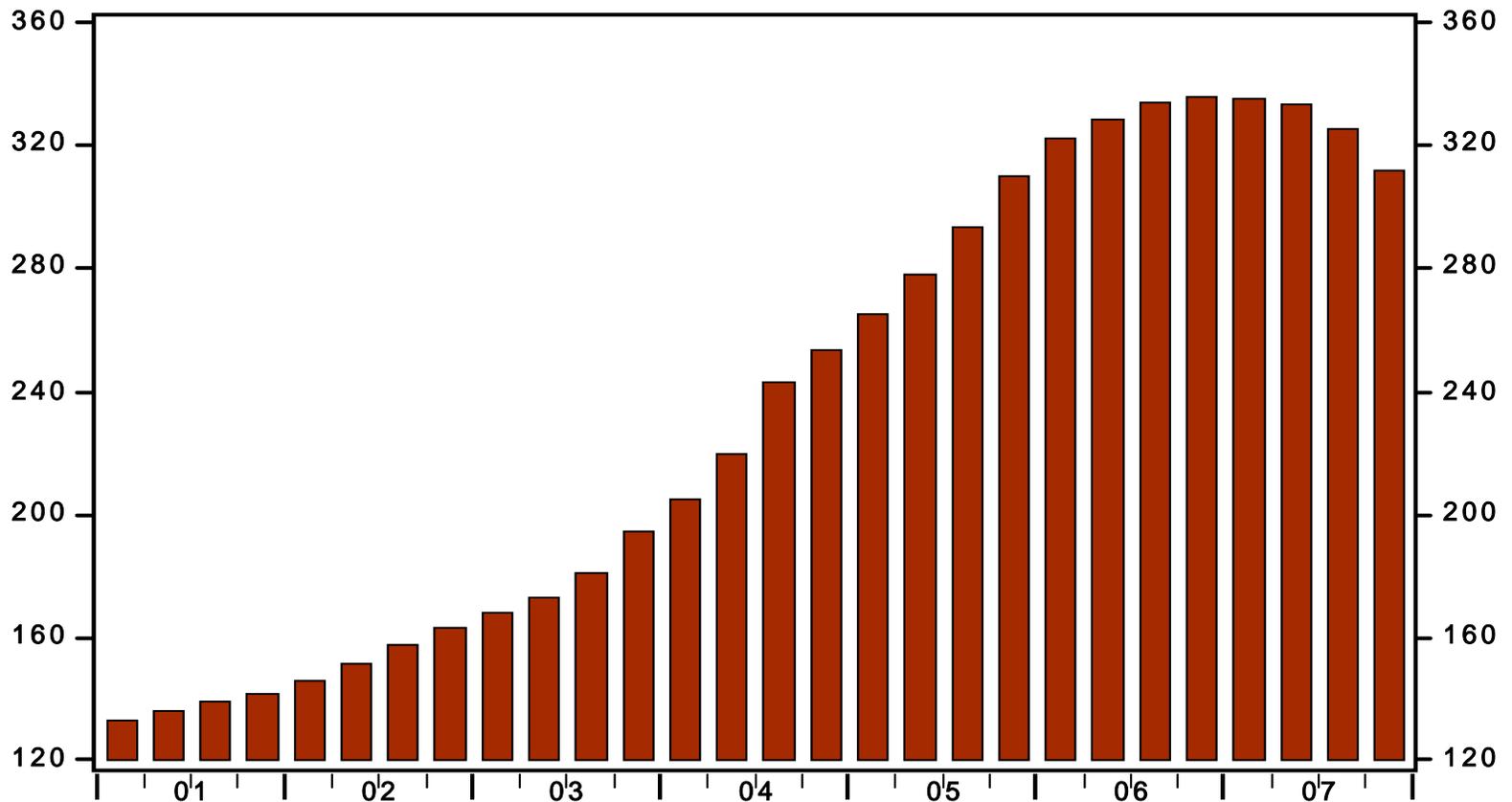
□ DataQuick

- Significant local variation in the Los Angeles market
- 12.1 percent overall declines in median house values in Los Angeles County from Jan-07 to Jan-08
 - Neighborhoods like Canoga Park, Downey, Northridge, and Woodland Hills all saw more than 20 percent price declines
 - Other neighborhoods like Redondo Beach, West LA, and Palos Verdes saw minimal price declines or even price increases

Price Declines in Inland Empire

House Price Index: Riverside-San Bernadino-Ontario, CA

Q1 1995=100



Source: OFHEO /Haver

03/05/08

Price Declines in Inland Empire

□ California Association of Realtors

- 25.4 percent decline in Riverside/San Bernardino median house values from Jan-07 to Jan-08
- 18.5 percent decline in sales from Jan-07 to Jan-08

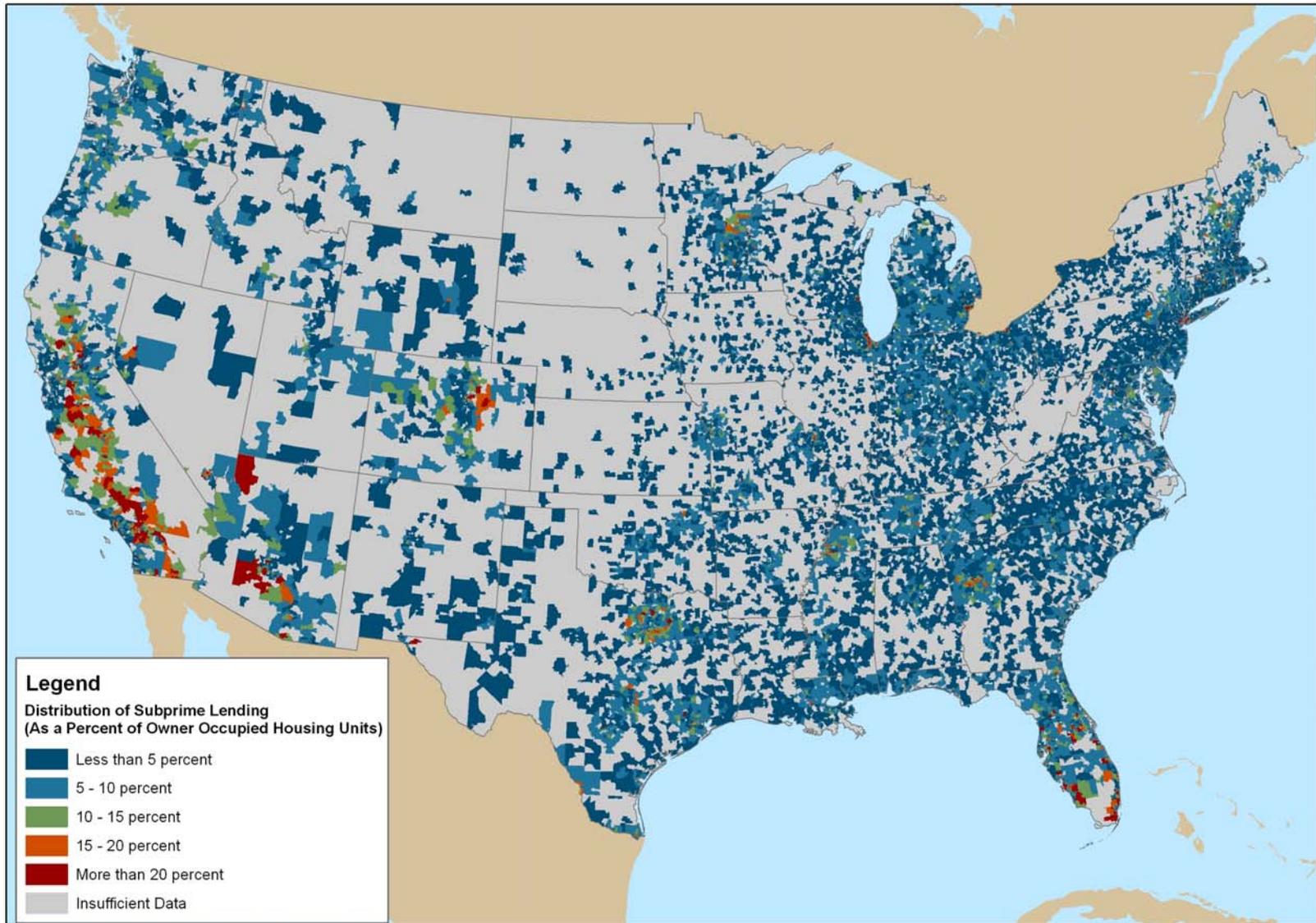
□ DataQuick

- 19.7 percent decline in median home prices in San Bernardino County from Jan-07 to Jan-08
- 20.2 percent decline in median home prices in Riverside County from Jan-07 to Jan-08

Subprime Loan Characteristics

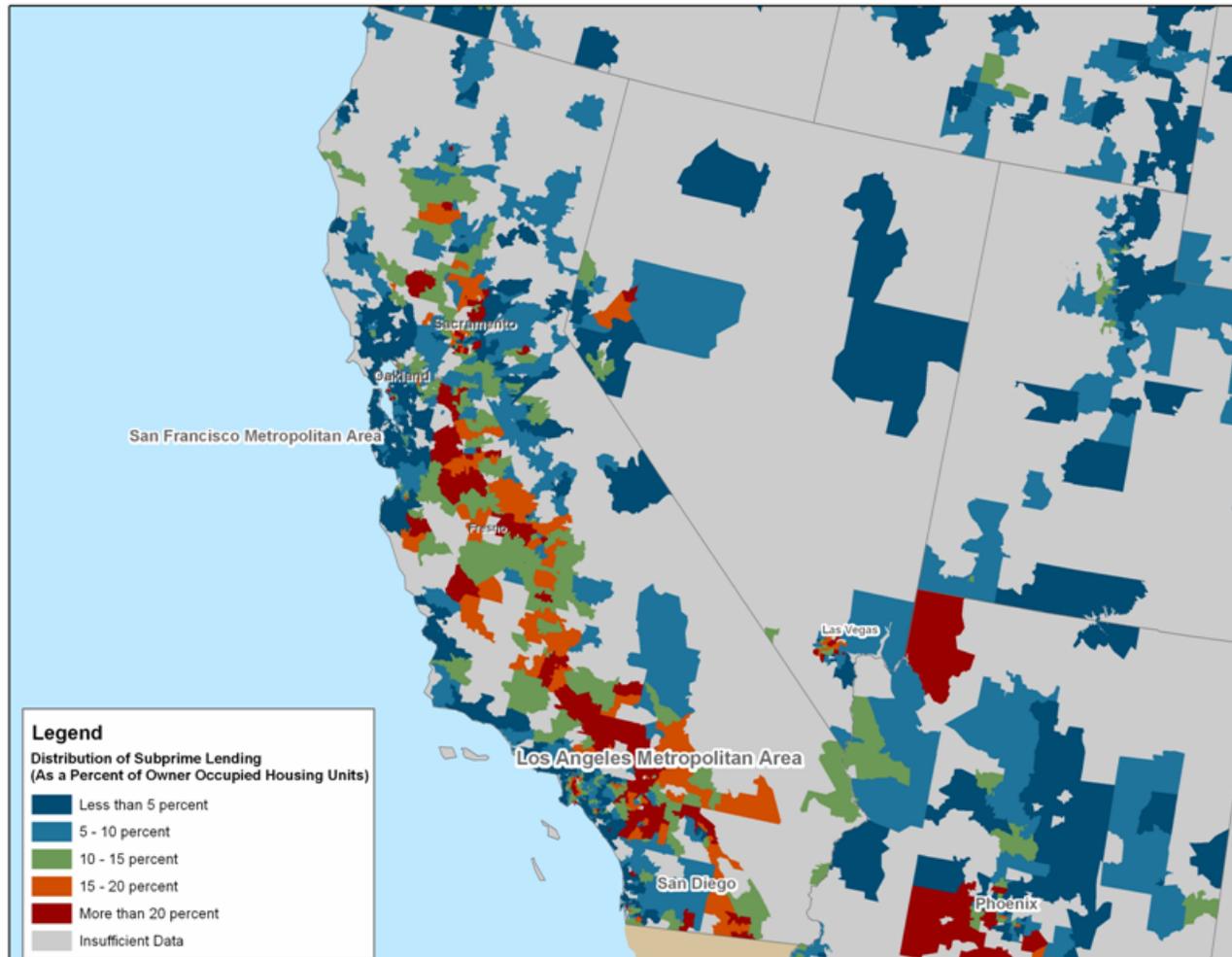


Distribution of Subprime Lending in the United States



Source: Analysis by Federal Reserve Board of Governors, First American LoanPerformance Data, December 2007. Data represent a sample of subprime loans, approximating 70 percent of subprime loan volume. Data aggregated at the zip code level.

California Has Significant Concentration of Subprime Loans



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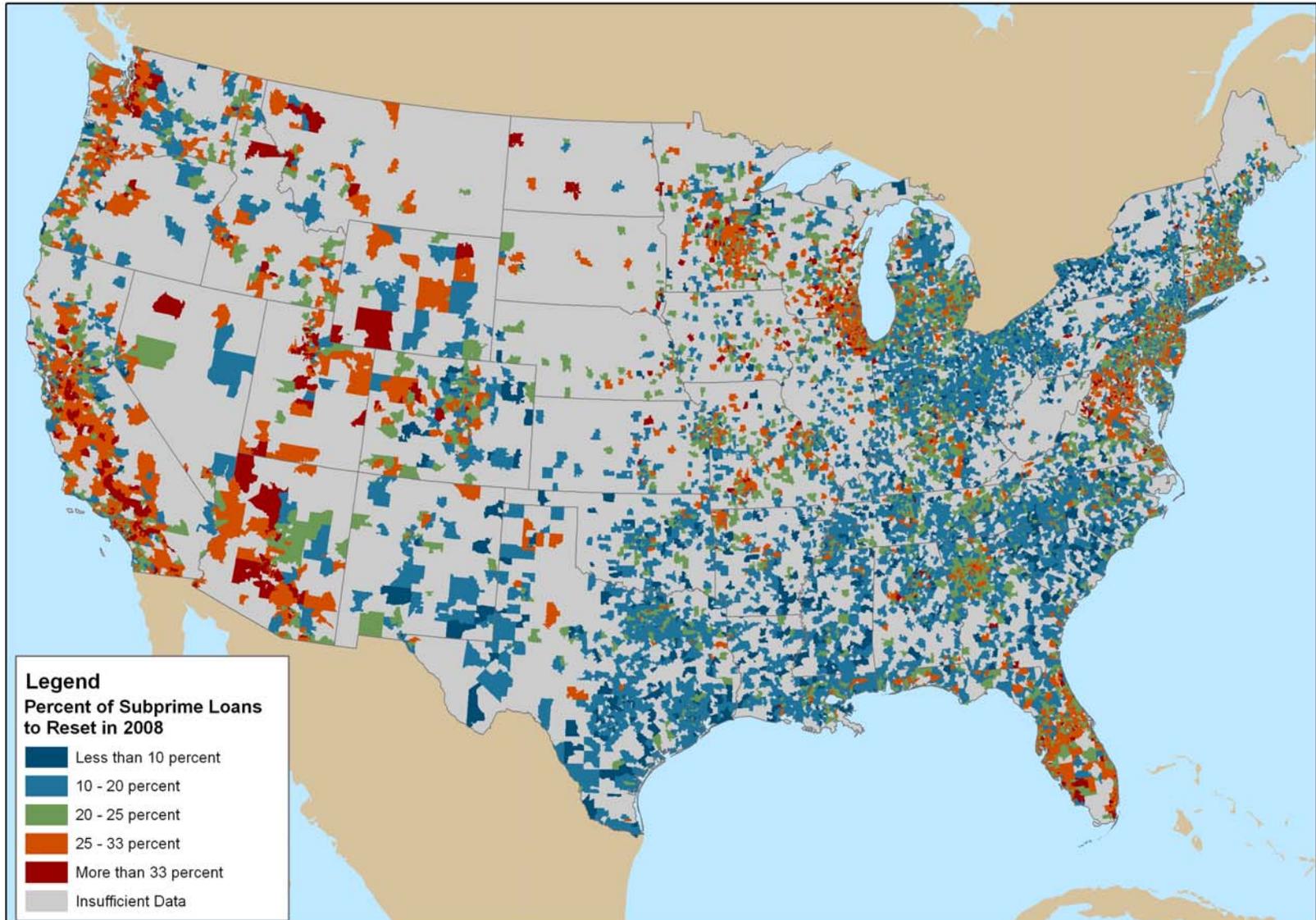
Many mortgages have “risky” features

- Among owner occupied, first lien subprime loans in the LoanPerformance data for California
 - Average balance of approximately \$340,000
 - 88.4 percent had a prepayment penalty at origination
 - 31.4 percent were “interest-only” loans
 - Only 49.4 percent had full documentation
 - 69.4 percent had a variable interest rate

Interest-Rate Resets

- Economic research has shown that house value declines are more important than “resets” in predicting foreclosure
 - Resets do not appear to be the trigger for foreclosure
 - Current patterns of delinquency and foreclosure are being seen even before resets are occurring
- But coupled with house price declines in California, resets may increase borrower difficulties and increase the volume of delinquencies and foreclosures
 - In California, for loans with a variable interest rate
 - 43.4 percent will reset in 2008
 - Average margin of 5.7 percent

Percent of Subprime Loans to Reset in 2008

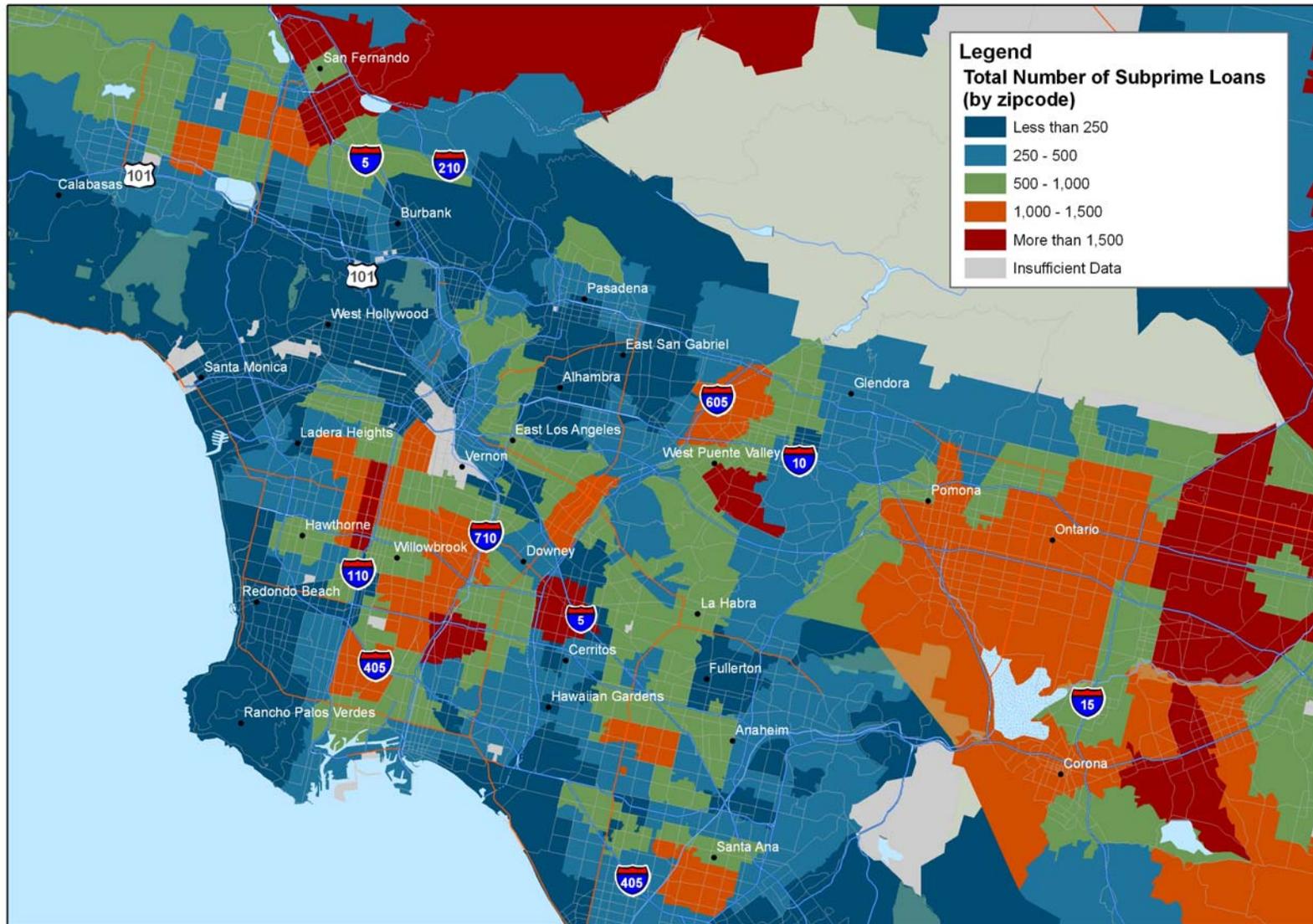


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Neighborhood “Hot Spots” in Los Angeles

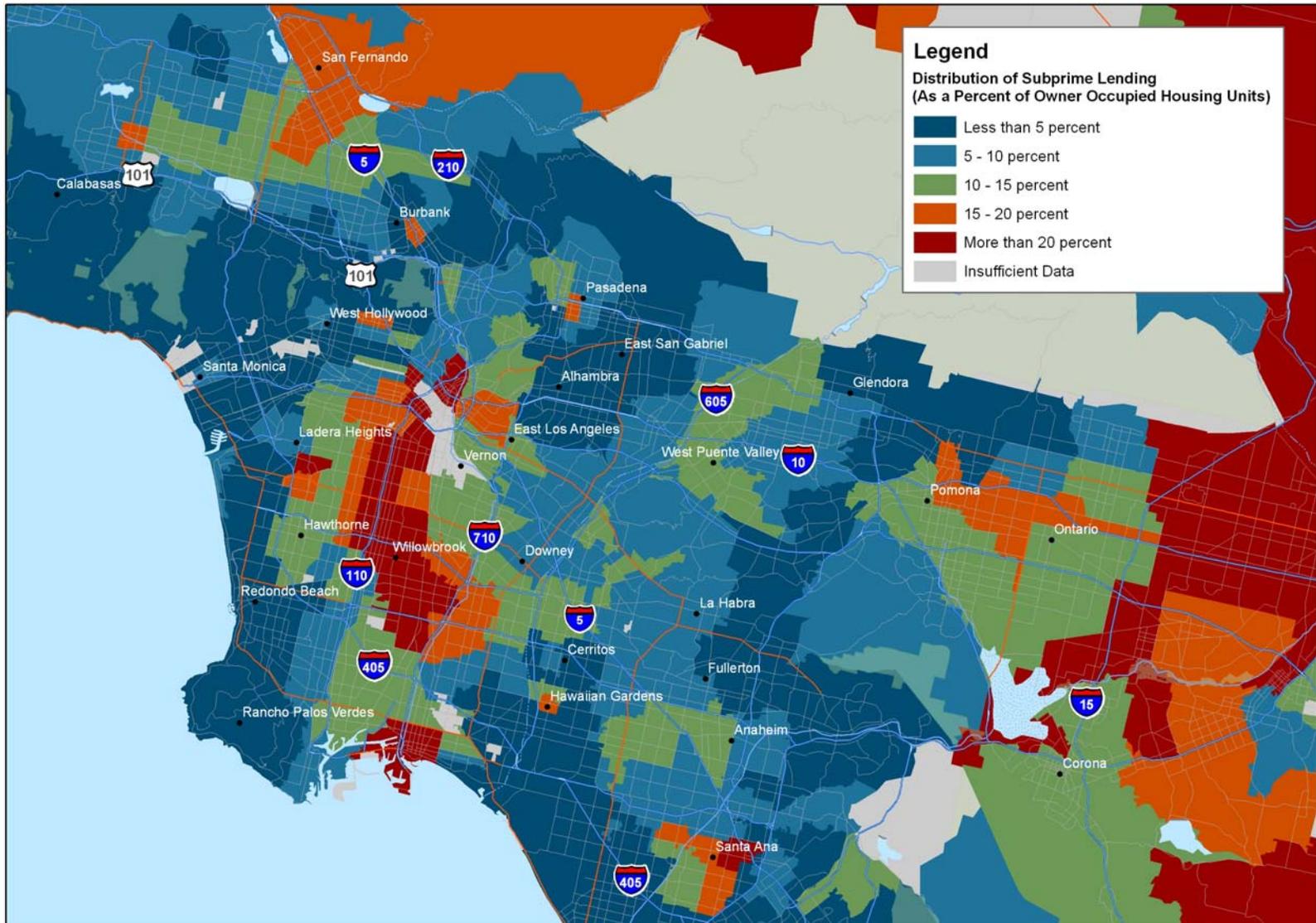


Total Number of Subprime Loans



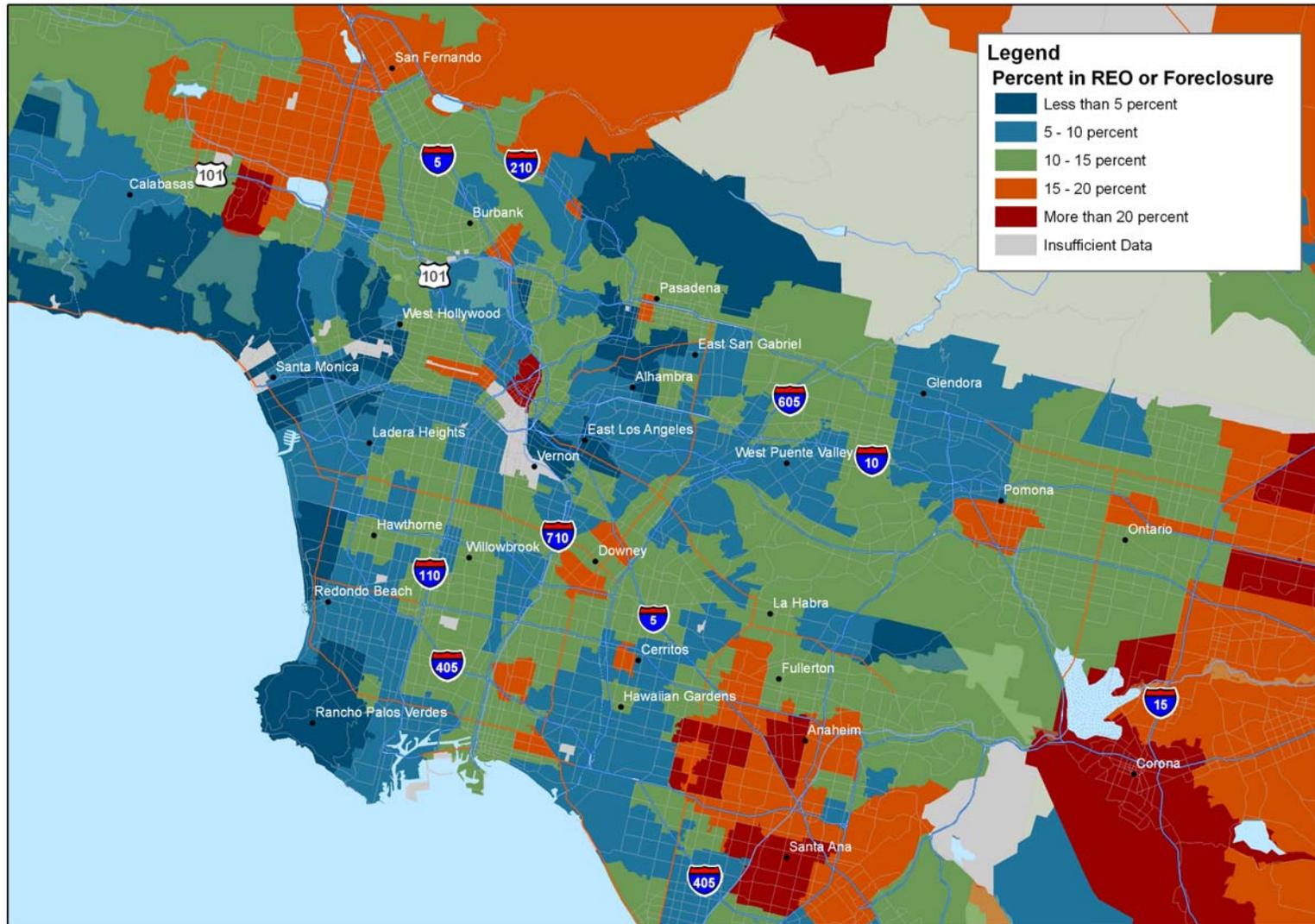
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Distribution of Subprime Lending



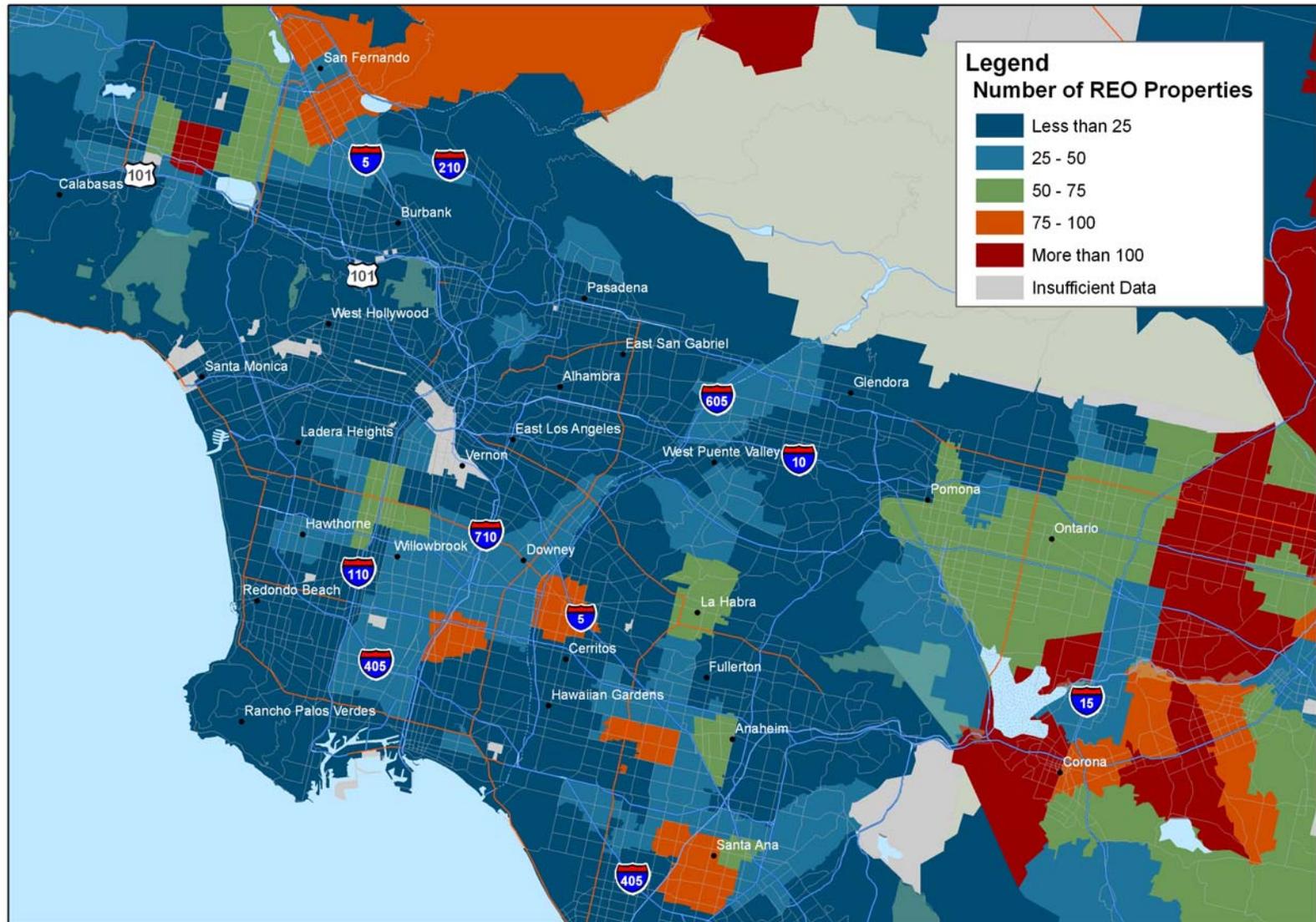
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Foreclosure “Hot Spots”



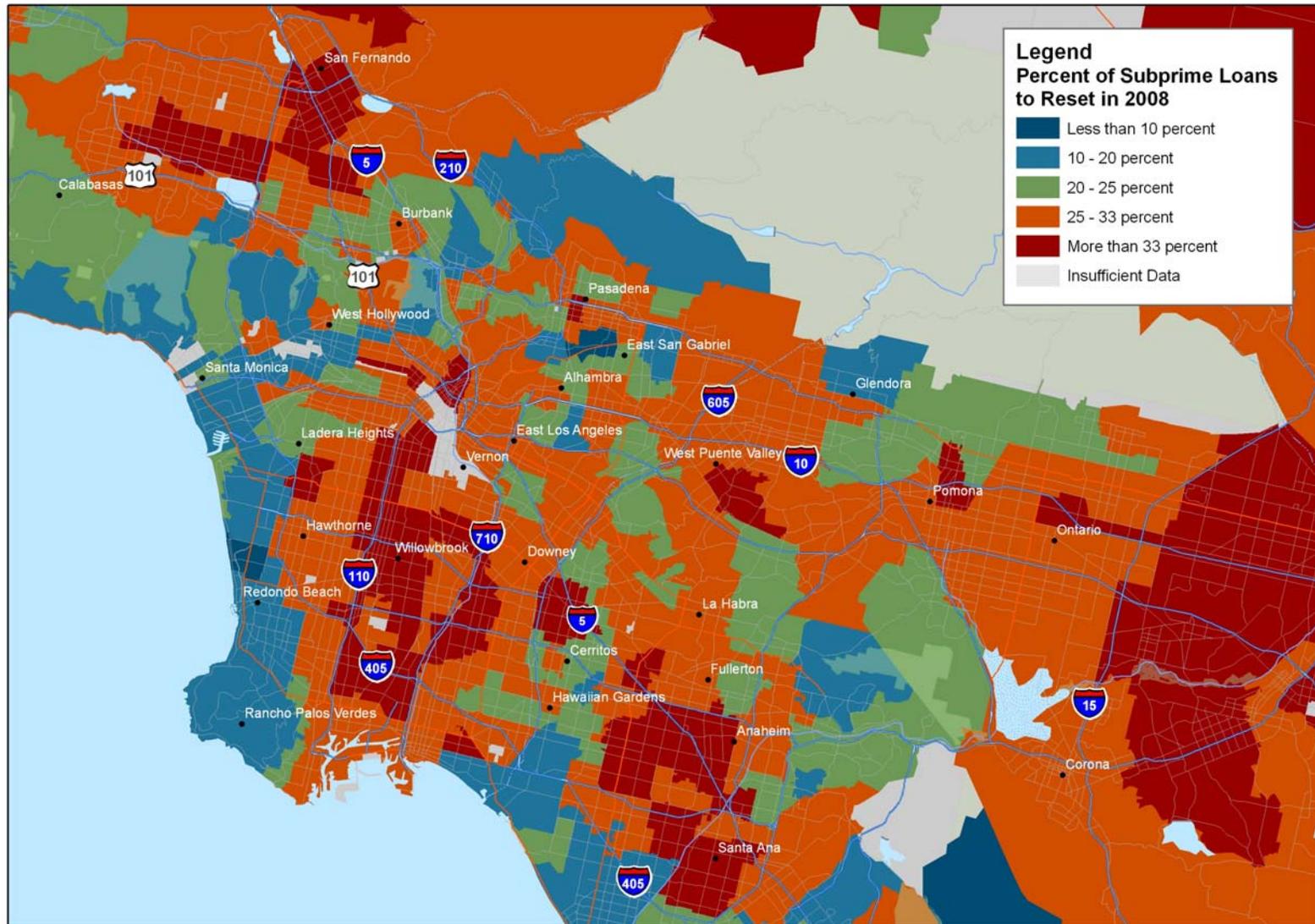
Source: Analysis by Federal Reserve Board of Governors, First American LoanPerformance Data, December 2007. Data represent a sample of subprime loans, approximating 70 percent of subprime loan volume. Data aggregated at the zip code level.

Distribution of REO Properties



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Percent of Subprime Loans to Reset in 2008

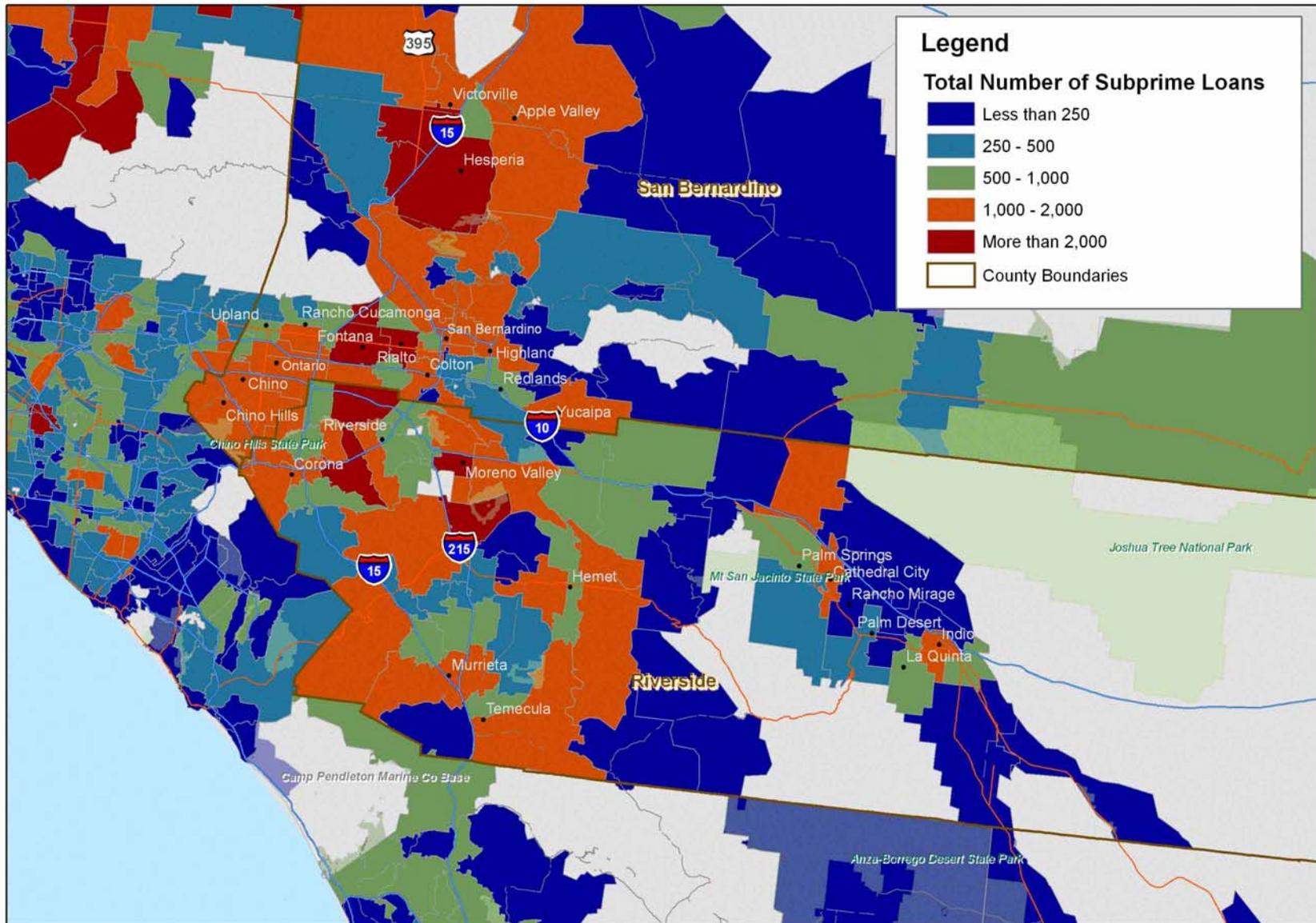


Source: Analysis by Federal Reserve Board of Governors, First American LoanPerformance Data, December 2007. Data represent a sample of subprime loans, approximating 70 percent of subprime loan volume. Data aggregated at the zip code level.

Neighborhood “Hot Spots” in the Inland Empire

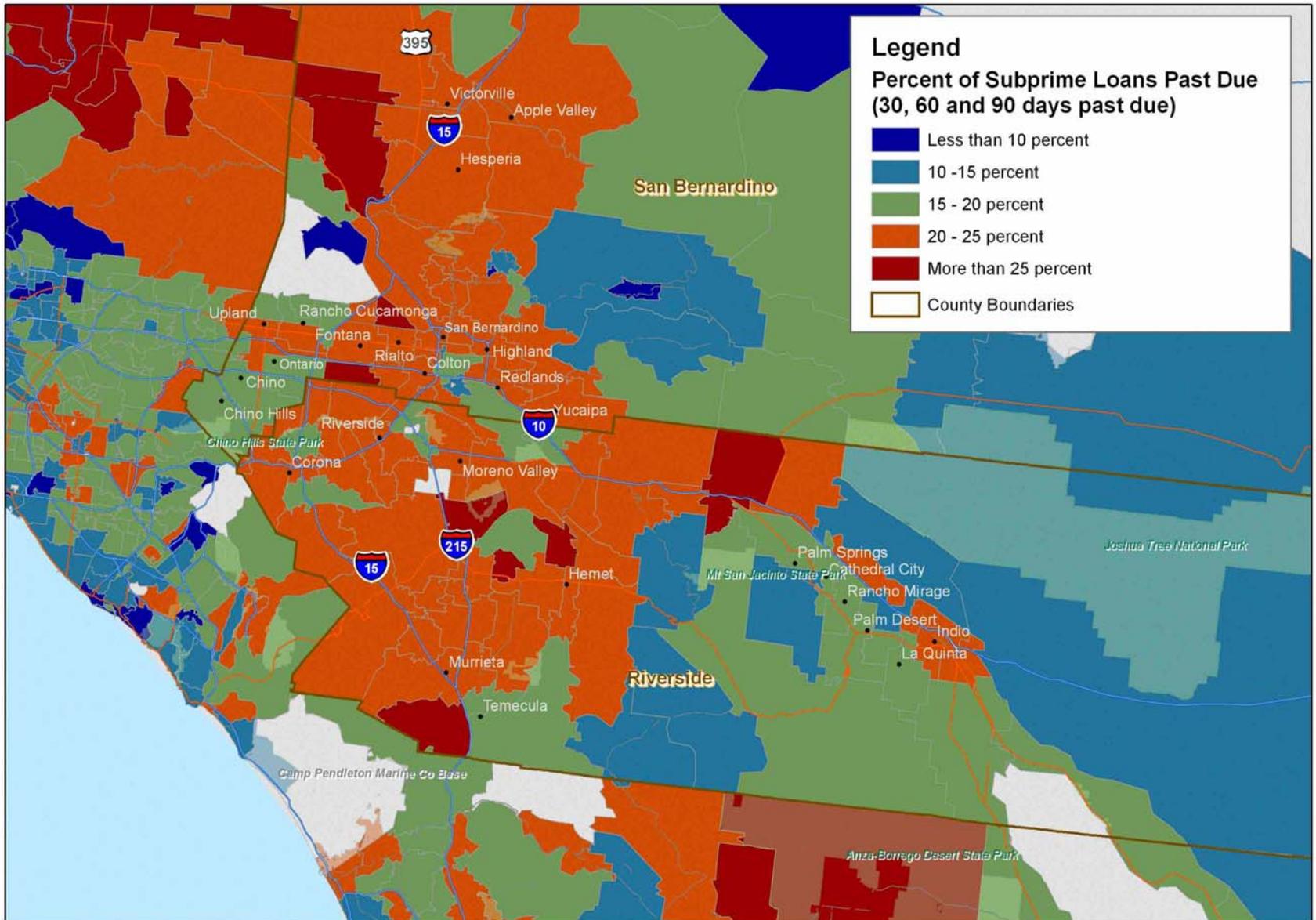


Distribution of Subprime Loans



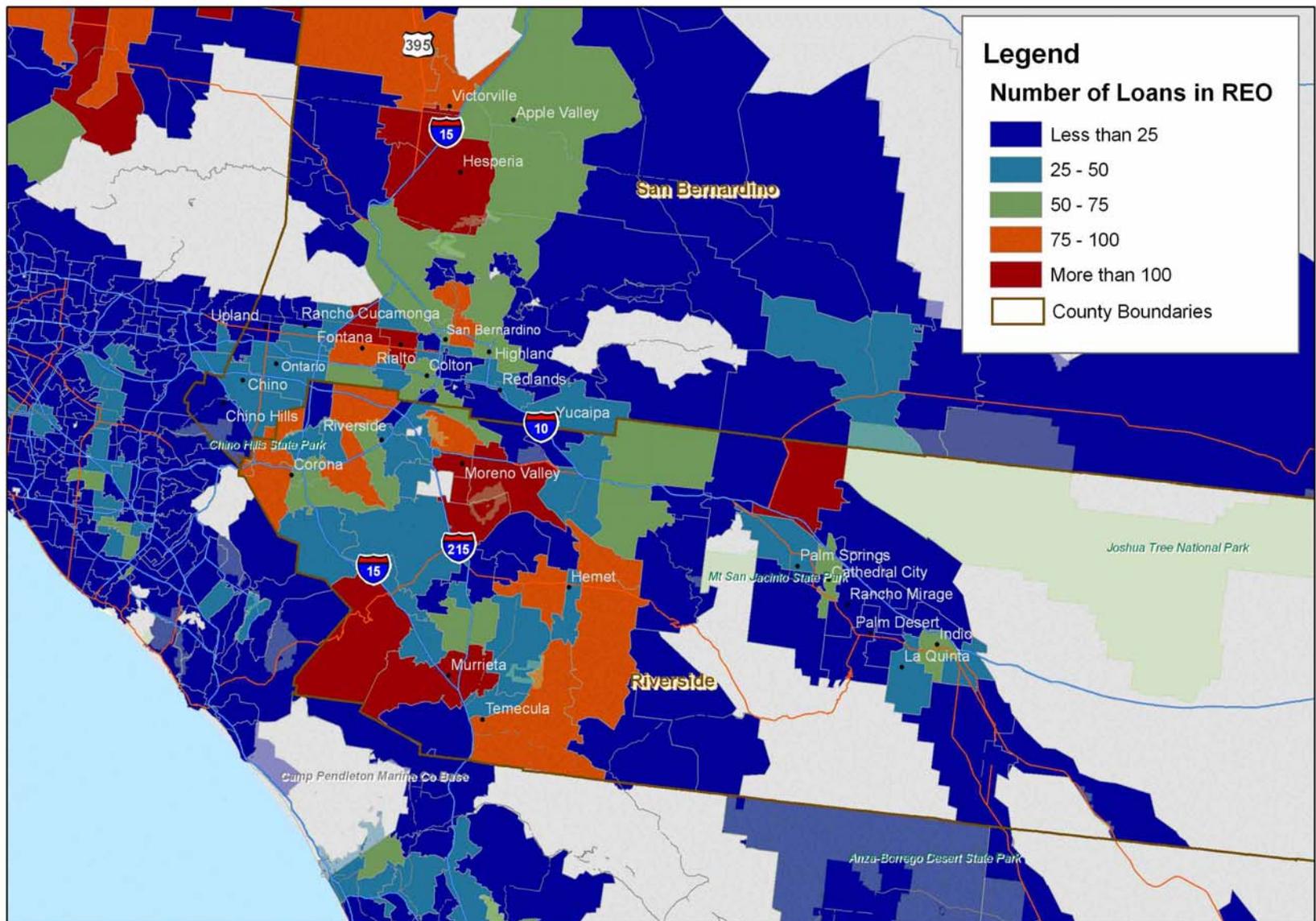
Source: Analysis by Federal Reserve Board of Governors, First American LoanPerformance data, December 2007.

Percent of Loans Past Due



Source: Analysis by Federal Reserve Board of Governors, First American LoanPerformance data, December 2007.

Distribution of REO Loans



Source: Analysis by Federal Reserve Board of Governors, First American LoanPerformance data, December 2007.

Conclusion

- ❑ Southern California has seen a significant increase in defaults and foreclosures
- ❑ Foreclosure mitigation strategies
 - Important to reach out to distressed borrowers and those facing resets to prevent additional foreclosures
 - Expand access to services to households who are in the foreclosure process to ensure that they receive help in finding rental housing, credit repair services
 - Mitigate the negative impact of foreclosures and REO properties on neighborhoods