According to John Williams, Director of Research at the FRBSF, the economic outlook is for a slow and modest recovery.

- Unemployment still a major concern, and unlikely to see significant drops in the unemployment rate in the next year.
- While the housing market appears to be stabilizing, recovery is muted, and construction starts and home sales are both down in the most recent period.
- Growth of real gross domestic product (GDP), the broadest measure of the strength of the economy, is hovering around 2 percent in the current quarter.

- Large “shadow” inventory of properties in delinquency or some stage of the foreclosure process also remains a concern.
National Trends
Unemployment continues to hover around 10%
Depth of this economic downturn eclipses past recessions.
Case-Shiller shows tepid housing recovery

Case-Shiller National House Price Index
(2000 = 100, Quarterly)

Source: Case - Shiller Home Price Index
FHFA House Price Index continues to fall, reflecting activity at lower end of market

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

Source: Federal Housing Finance Agency (formerly OFHEO)
Overall delinquencies drop, but still more than 4.5 million homes in distress

Source: Mortgage Bankers Association, National Delinquency Survey
HAMP modifications down slightly in July; borrowers still face challenges in obtaining permanent modifications

Source: HAMP Service Performance Report Through July 2010
Unemployment rate in Utah rising, though below US average

Source: Bureau of Labor Statistics
Unemployment rates in Utah by county

Source: Bureau of Labor Statistics, July 2010
Utah seeing continued decline in house prices

Source: Federal Housing Finance Agency (formerly OFHEO)
House price declines in major metropolitan areas

Source: Federal Housing Finance Agency (formerly OFHEO)
The number of distressed properties – delinquent and in foreclosure – seems to be stabilizing.
Utah Foreclosure Data Maps
Areas Affected by Concentrated Foreclosures
July 2010

Legend
Share of Foreclosures and REOs (as a percent of total loans)
- Less than 1 percent
- 1-2 percent
- 2-3 percent
- 3-4 percent
- More than 4 percent
- Insufficient Data

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Areas at Risk of Additional Foreclosures
July 2010

Legend
Share of Seriously Delinquent Loans (as a percent of total loans)
- Less than 1 percent
- 1-3 percent
- 3-6 percent
- 5-7 percent
- More than 7 percent
- Insufficient Data

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Neighborhoods Affected by Concentrated Foreclosures
February 2010

Legend
Share of Foreclosures and REOs (as a percent of total loans):
- Less than 1 percent
- 1-2 percent
- 2-3 percent
- 3-4 percent
- More than 4 percent
- Insufficient Data

Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations
Conclusions
Important to reach borrowers with ‘preventable’ foreclosures

Borrower Outreach Events

- Expand use of foreclosure prevention workbook
  

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
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/