TRENDS IN DELINQUENCY AND FORECLOSURES IN WASHINGTON

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)

Source: Case - Shiller Home Price Index
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
Unemployment Rate in Washington Has Mirrored National Trends

Source: Bureau of Labor Statistics
Washington’s House Values Continue to Decline

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

Source: Federal Housing Finance Agency (formerly OFHEO)
Metro Areas Also Experiencing Declines

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

Source: Federal Housing Finance Agency (formerly OFHEO)
Washington Foreclosure Starts Rise in First Quarter of 2010; Unclear Why Data Show Volatility Earlier in the Year

Source: Mortgage Bankers Association, National Delinquency Survey
Washington Mortgages in Serious Delinquency Continue to Rise

Source: Mortgage Bankers Association, National Delinquency Survey

Seriously Delinquent Mortgages - Washington

Mortgages in Serious Delinquency (Percent of Loans)

Source: Mortgage Bankers Association, National Delinquency Survey
Some Concern over Sustainability of Loans with Payment Options (in subprime, prime and Alt-A markets)

Characteristics of Remaining "Current" Loans

- Interest Only: 7%
- Jumbo: 5%
- Option ARMs: 3%

United States and Washington
Neighborhood Stabilization Program

US Program Nationwide

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

Washington Program Statewide

- Committed as of April 2010: $20.5 M
- Still to be committed: $7.6 M

Source: HUD NSP Snapshots
Areas Affected by Concentrated Foreclosures
February 2008

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

Legend
Percent of Loans Seriously Delinquent
- Less than 1 percent
- 1 - 3 percent
- 3 - 5 percent
- 5 - 7 percent
- More than 7 percent
- Insufficient Data

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

- Important to reach borrowers with ‘preventable’ foreclosures
  - Borrower Outreach Events
    - Create a foreclosure prevention workbook -- for an example see Arizona’s:
  - 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/