Increasing Access to Homeownership: How America Can Increase Housing Affordability and Close the Wealth Gap

#LiveAtUrban
Housekeeping

• Event is being recorded and the recording will be posted online afterward.

• Hide captions or adjust settings with the Live Transcript button.

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• All participants are muted.

• Type your questions or comments into the Q&A box at any time.

• Please complete the survey at the end of the event.

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Homeownership is Affordable Housing

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FIGURE 1
Share of Income Spent on Housing, by Income

- Renters
- Owners

**Income < $50,000**
- Renters: 34%
- Owners: 24%

**Income < $20,000**
- Renters: 48%
- Owners: 38%

**All incomes**
- Renters: 26%
- Owners: 16%

Source: 2019 American Community Survey.
Note: The data are limited to households with annual incomes greater than or equal to annual housing expenses.
FIGURE 2
Share of Income Spent on Housing, by Race or Ethnicity

Renters | Owners
---|---
White | 24% | 16%
Black | 29% | 19%
Hispanic | 29% | 19%

Source: 2019 American Community Survey.
Note: The data are limited to households with annual incomes greater than or equal to annual housing expenses.
FIGURE 3
Share of Low- and Very Low-Income Households Who Are Cost Burdened

<table>
<thead>
<tr>
<th></th>
<th>&gt; 50% of income</th>
<th>30% to 50% of income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renters</td>
<td>42%</td>
<td>33%</td>
</tr>
<tr>
<td>Income &lt; $50,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owners</td>
<td>26%</td>
<td>23%</td>
</tr>
<tr>
<td>Renters</td>
<td>64%</td>
<td>24%</td>
</tr>
<tr>
<td>Income &lt; $25,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owners</td>
<td>46%</td>
<td>22%</td>
</tr>
</tbody>
</table>

Source: 2019 American Community Survey.
Note: The data are limited to households with annual incomes greater than or equal to annual housing expenses.
FIGURE 4
Share of Low- and Very Low-Income Households with a Low Housing Cost Burden

Source: 2019 American Community Survey.
Note: The data are limited to households with annual incomes greater than or equal to annual housing expenses.
FIGURE 5
Rent versus Mortgage Payments, with and without Maintenance and Improvement Costs

- Rent payment
- Mortgage payment
- Mortgage payment + maintenance and improvement costs

Sources: 2019 American Housing Survey and Urban Institute calculations.
Note: The mortgage payment includes principal, interest, taxes, and insurance.
FIGURE 6
Housing Expense Ratios

- For renters
- For homeowners (mortgage payment only)
- For homeowners (mortgage payment + maintenance and improvement costs)

Sources: 2019 American Housing Survey and Urban Institute calculations.
Note: The mortgage payment includes principal, interest, taxes, and insurance.
FIGURE 7
Absolute Monthly Housing Expenses over Time

- Rent payment
- Mortgage payment (minus the principal)

Sources: 2019 American Housing Survey and Urban Institute calculations.
Note: The mortgage payment (minus the principal) includes interest, taxes, and insurance.
FIGURE 8
Homeownership’s Affordability “Big Bang”

- Rent payment
- Mortgage payment
- Mortgage payment + maintenance and improvement costs

Sources: 2019 American Housing Survey and Urban Institute calculations.
Note: The mortgage payment includes principal, interest, taxes, and insurance.
Thank you for joining!

Please don’t forget to complete the brief 1–2 minute survey shared in the chat.

The recording and slides will be posted on the event page.

We hope to see you again soon!

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