

# Rethinking Who Should Be a Homeowner

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NCRC

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# Implications for the Future of Homeownership: Expanding Homeownership

- The meltdown of the housing market was not a result of legitimate attempts to expand sustainable homeownership.
- Most exotic mortgages were innovative only in their creative ability to generate billions of dollars of earnings through selling products designed to fail
- Homeownership is the single most effective vehicle to build wealth for the typical American household if done in a sustainable manner.

# Implications for the Future of Homeownership: Technical Considerations

## 1. Contain the Foreclosure Crisis and Stabilize Neighborhoods

- Examine the current status of the foreclosure crisis, particularly at a local level, to determine likely implications
- Develop and implement post-foreclosure damage mitigation and rehabilitation strategies
- Examine opportunities to rehabilitate, deconstruct or demolish vacant and abandoned structures

# Implications for the Future of Homeownership: Technical Considerations

## 2. Ensure availability of sustainable mortgage products as housing market recovers

- Ensure supply of low cost funding to the mortgage market
- Ensure viability of products offered to consumers in the high cost market
- Eliminate inherent conflicts of interest between market participants
- Provide exceptional support to low- and moderate-income and minority borrowers
- Increase enforcement of fair housing and fair lending laws

# Implications for the Future of Homeownership: Technical Considerations

## 3. Create a coherent national housing policy

- Redirect federal housing spending to promote economic mobility
- Support mixed-income housing development programs
- Link housing spending with transportation, environmental, labor, health and human services, and related expenditures
- Invest in rebuilding America's infrastructure, especially in inner-city and rural neighborhoods and Native American tribal lands, with twin goals of improving housing and employment opportunities