

The Obama Administration's Efforts To Stabilize The Housing Market and Help American Homeowners



March 2013

U.S. Department of Housing and Urban Development | U.S. Department of the Treasury

The Administration's goal is to stabilize the housing market and provide security for homeowners. To meet these objectives in the context of a very challenging market, the Administration developed a broad approach implementing state and local housing agency initiatives, tax credits for homebuyers, neighborhood stabilization and community development programs, mortgage modifications and refinancing, housing counseling, continued Federal Housing Administration (FHA) engagement, support for Fannie Mae and Freddie Mac and increased consumer protections. In addition, Federal Reserve and Treasury Mortgage-Backed Securities purchase programs have helped to keep mortgage interest rates at record lows over the past year. More detail on the Administration's efforts can be found in the Appendix.

March 2013 Scorecard on Administration's Comprehensive Housing Initiative

The President's housing market recovery efforts began immediately after taking office in February 2009. The March 2013 housing scorecard includes the following key indicators of market health and results of the Administration's comprehensive response, as outlined above:

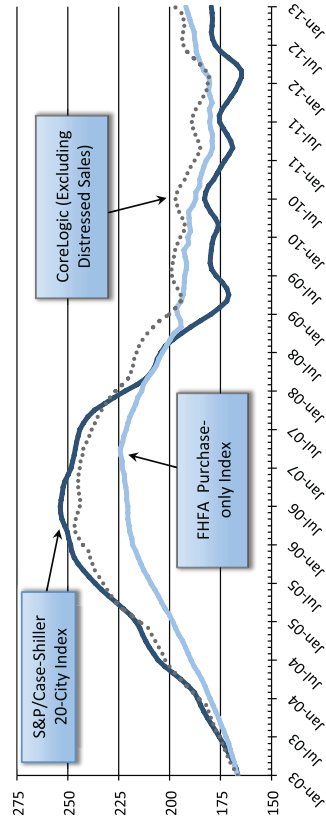
- **Home prices showed large annual gains for the 12 months ending January 2013 and purchases of new homes and sales of existing homes continued to strengthen.** The FHFA purchase-only index was up 6.5 percent from one year ago and the Case-Shiller 20-city index was up 8.1 percent over the same period. Purchases of new homes in February 2013 were up 12 percent from one year ago, the second highest level since April 2010. February sales of existing homes were up 10 percent over the same period, the highest since November 2009, when the First-Time Home Buyer Tax Credit was in effect.
- **The Administration's foreclosure mitigation programs are providing relief for millions of homeowners as we continue to recover from an unprecedented housing crisis.** More than 1.5 million homeowner assistance actions have taken place through the Making Home Affordable Program, including more than 1.1 million permanent modifications through the Home Affordable Modification Program (HAMP), while the Federal Housing Administration (FHA) has offered more than 1.7 million loss mitigation and early delinquency interventions. The Administration's programs continue to encourage improved standards and processes in the industry, with HOPE Now lenders offering families and individuals nearly 3.5 million proprietary mortgage modifications through January.
- **HAMP continues to offer homeowners affordable and sustainable relief to avoid foreclosure.** As of February, more than 1.1 million homeowners have received a permanent modification through HAMP saving approximately \$546 on their mortgage payments each month, and an estimated \$18.5 billion to date. In February, 70 percent of homeowners with eligible non-GSE mortgages benefitted from principal reduction with their HAMP modification. Homeowners currently in permanent HAMP modifications have been granted an estimated \$9.6 billion in total principal reduction.
[View the Making Home Affordable Program Report with data through February 2013.](#)

Given the current fragility and recognizing that recovery will take place over time, the Administration remains committed to its efforts to prevent avoidable foreclosures and stabilize the housing market.



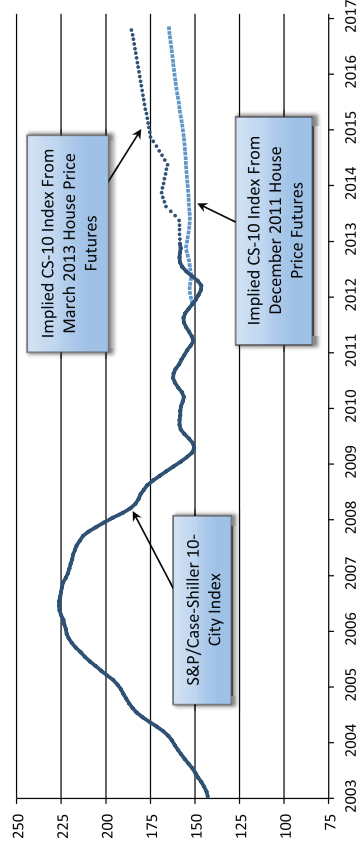
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**House Prices Stable in January
Distressed Sales Remain Key In Recovery**
Monthly House Price Trends By Index (\$ Thousands)



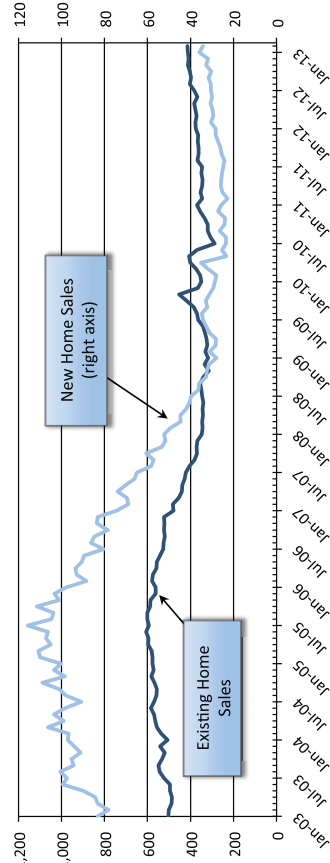
Sources: Standard & Poor's, Federal Housing Finance Agency, CoreLogic, and HUD.
See Note 1, Sources and Methodology.

Expectations On House Prices Above December 2011 Projections
S&P/Case-Shiller 10-City Index (NSA, Jan 2000 = 100) And Implied Index Values Based Upon House Price Futures Market As Of Indicated Dates



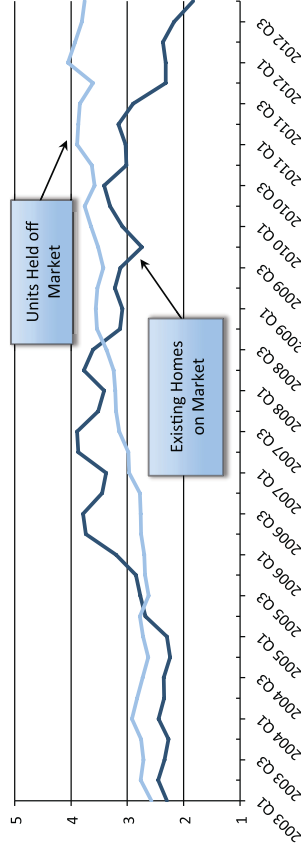
Sources: Standard and Poor's and CME Group
See Note 2, Sources and Methodology.

Existing And New Home Sales
Monthly Sales (Thousands)



Seasonally Adjusted
Sources: National Association of Realtors®, Census Bureau, and HUD.
See Note 3, Sources and Methodology.

**Existing Homes On The Market At Low Level,
Number Of Units Held Off The Market Remains High**
Existing Homes Available for Sale (End of Period)
and Total Vacant Housing Units (Year Round) Off Market (Millions)



Sources: National Association of Realtors® and Census Bureau.