



QUICK FACTS on NEW STUDY:

Stretched Thin: The Impact of Rising Housing Expenses on America's Owners and Renters

Household Expenses and America's Families Current Trends and Recommendations

Current Trends

While home prices have declined from their mid-decade peaks...

...the **mortgage costs for most families remain at or near their 2006 levels** because few families have bought or refinanced their homes in the last two years. Indeed, many families will experience **higher** mortgage costs as teaser interest rates expire and reset to higher levels.

...the **costs for new mortgages have not come down as quickly** as home prices because credit has tightened and nontraditional mortgage products are harder to obtain.

...**property taxes have not necessarily declined at the same rate** as home prices because assessed home values in many areas never reached peak home price levels.

...the **rental market has actually tightened**, leading to an increase in rental costs.

Policy Recommendations

To curb rising utility costs...

...communities need a **more systematic approach to making existing buildings** – both owned and rented – **more energy efficient**.

To curb rising transportation costs...

...communities need **incentives for the production of more affordable housing near transit, jobs and other amenities**.

...increased **investment in public transit** overall, including buses, is necessary as families continue to rely heavily on private vehicles – even with skyrocketing gasoline costs.

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