Housing America’s Future: New Directions for National Policy
Report of the Bipartisan Policy Center Housing Commission
About the Housing Commission

- Created by the Bipartisan Policy Center, a non-profit organization founded in 2007 by former Senate Majority Leaders Howard Baker, Tom Daschle, Bob Dole and George Mitchell

- Launched in October 2011 with four co-chairs:
  - Christopher S. “Kit Bond – Former U.S. Senator; Former Governor of Missouri
  - Henry Cisneros – Former Secretary, U.S. Department of Housing & Urban Development
  - Mel Martinez – Former U.S. Senator; Former Secretary, U.S. Department of Housing & Urban Development
  - George J. Mitchell – Former U.S. Senate Majority Leader

- Composed of 21 members drawn from diverse political and professional backgrounds

Housing Commission Principles

• A healthy, stable housing market is essential for a strong economy and a competitive America.

• The nation’s housing finance system should promote the uninterrupted availability of affordable housing credit and investment capital while protecting American taxpayers.

• The United States should reaffirm a commitment to providing a decent home and a suitable living environment for every American family.

• The primary focus of federal housing policy should be to help those most in need.

• Federal policy should strike an appropriate balance between homeownership and rental subsidies.
Principal Areas of Recommendations

- The Continuing Value of Homeownership
- Reforming Our Nation’s Housing Finance System
- Affordable Rental Housing
- The Importance of Rural Housing
- Aging in Place: A New Frontier in Housing
Aim of BPC Report - A Call to Action

• Provide guidance on how best to respond to challenges, such as -
  • Homeownership remaining out of reach for far too many families;
  • Limited access to credit impeding the nation’s economic growth;
  • Rising rental housing costs as demand continues to increase;
  • Desire to age in place in one’s own home through senior years.

• Serve as a catalyst for bipartisan action

• Visit www.bipartisanpolicy.org/housing to download the report
The Continuing Value of Homeownership
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Homeownership rates, 3 economic scenarios

Source: Demographic Challenges and opportunities for U.S. Housing Markets (March 2012). Prepared for the Bipartisan Policy Center by Rolf Pendall and Lesley Freiman, The Urban Institute; Dowell Myers, University of Southern California; and Selma Hepp, National Association of Realtors.
The Continuing Value of Homeownership

• Homeownership will continue to be the preferred housing choice of a majority of households

• When responsibly undertaken, homeownership can produce powerful benefits

• Housing counseling can improve prospective borrowers’ access to affordable, prudent mortgage loans. Four key elements are necessary:
  - A strong counseling infrastructure
  - Clear standards
  - An understanding of the proper role for counselors
  - The adoption of best practices for integrating counseling into the mortgage market

• Hybrid tenure options and manufactured homes present other opportunities for affordable homeownership