



NEIGHBORHOOD REVITALIZATION THROUGH EDUCATION

Today in the U.S. Housing Market...

- ▶ Nationwide Days on Market (DOM) at post recession low of 64 days
Source: Trulia.com
- ▶ Nationwide Homeownership Affordability indexes show projected factor of 150.3
 - ▶ Source: National Assoc. of Realtors
- ▶ National Mortgage Interest % are slowly increasing, reaching 4.66%

NATIONAL ASSOCIATION OF REALTORS: HOUSING AFFORDABILITY INDEX

Year		Median Priced Existing Single Family Home	Mortgage Rate*	Monthly P & I Payment	Payment as a % of Income	Median Family Income	Qualifying Income**	Affordability Indexes		
								Composite	Fixed	
2015		223,900	4.03	858	15.1	68,260	41,184	165.7	164.6	
2016		235,500	3.88	886	15.0	71,062	42,528	167.1	166.2	
2017		248,800	4.20	973	15.9	73,545	46,704	157.5	157.1	
2017	Mar	238,000	4.28	940	15.5	72,964	45,120	161.7	161.5	
2017	Apr	246,300	4.11	953	15.6	73,079	45,744	159.8	159.8	
2017	May	254,300	4.01	972	15.9	73,341	46,656	157.2	157.2	
2017	Jun	265,500	4.14	1,031	16.9	73,358	49,488	148.2	148.2	
2017	Jul	260,300	4.14	1,011	16.5	73,554	48,528	151.6	151.6	
2017	Aug	254,800	4.19	996	16.2	73,699	47,808	154.2	154.0	
2017	Sep	249,100	4.15	969	15.7	74,032	46,512	159.2	159.0	
2017	Oct	247,200	4.11	957	15.5	74,294	45,936	161.7	161.7	
2017	Nov	248,200	4.19	970	15.6	74,502	46,560	160.0	159.8	
2017	Dec	247,900	4.22	972	15.6	74,681	46,656	160.1	160.1	
2018	Jan	241,900	4.27	954	15.4	74,564	45,792	162.8	162.7	
2018	Feb r	242,600	4.42	974	15.6	74,828	46,752	160.1	159.9	
2018	Mar p	252,100	4.63	1,038	16.6	74,944	49,824	150.4	150.3	
								This Month	Month Ago	Year Ago
	Northeast	270,600	4.51	1,098	15.3	86,188	52,704	163.5	173.2	168.1
	Midwest	193,300	4.67	799	12.8	74,676	38,352	194.7	213.1	206.5
	South	227,600	4.66	940	16.5	68,496	45,120	151.8	161.4	163.8
	West	379,100	4.64	1,562	23.7	79,150	74,976	105.6	110.8	116.3

*Effective rate on loans closed on existing homes - Federal Housing Finance Agency. Adjustable mortgage rates are not available since 2010.

**Based on a 25% qualifying ratio for monthly housing expense to gross monthly income with a 20% down payment.

p Preliminary r Revised

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This is NOT Miami's Reality!

- ▶ In Metro Miami-Dade: DOM considerably higher, avg. 115 days
Source: Trulia.com
- ▶ Median Sales Price : \$270,000
[Source: ATTOM Data Solutions Q1 Affordability Index](#)
- ▶ Annual Income Required for Purchase : \$76,783
- ▶ Median Sales Price Inc. 5% vs. Annual Wage Growth 2%

**MDEAT
HAP**



Homeownership Assistance Program

Maximum Income Limits * and Maximum Allowable Financing

FAMILY SIZE	<=50% VERY LOW	50.01% - 80% LOW	80.01% - 100% MEDIAN	100.01% - 120% MODERATE	120.01% - 140% MODERATE/ MIDDLE
1	27,550	44,100	55,100	66,120	77,100
2	31,500	50,400	63,000	75,600	88,200
3	35,450	56,700	70,900	85,080	99,260
4	39,350	62,950	78,700	94,440	110,180
5	42,500	68,000	85,000	102,000	119,000
6	45,650	73,050	91,300	109,560	127,820
7	48,800	78,100	97,600	117,120	136,640
8	51,950	83,100	103,900	124,680	145,460

**Income Limits are retroactive as of April 1, 2018. They are subject to change periodically via U.S. HUD revisions.
(HUD & FHFC revision date 3/30/18 and 4/09/18 respectively)*



Trinity's Mission:

To help revitalize low to moderate income (LMI) communities by educating potential homebuyers and existing homeowners in ownership retention

To maximize the potential of underserved borrowers by focusing on the limiting factors that preclude them from achievement

Meeting Community Needs

Pre- Purchase Achievement

- ▶ *Credit Preparation & Restoration*
- ▶ *Financial Capability Programs*

Post-Purchase Retention

- ▶ *“Home Owner’s Circle”*
- ▶ *Loan Mitigation Counseling*

Staying Involved..

Continuing Collaboration with local Financial Institutions providing education to consumers

Cultivating Partnerships with organizations that advocate for sustainable solutions in Housing Affordability