



# Poverty & Housing : Trends and Unknowns

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# Outline

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- The “New” Geography of Poverty & Housing: Trends
- The Third Way & Outcomes
- Poverty in the US in an International Perspective



# The New Geography of Housing

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- Homeownership
- Urban Decline & Growth
- Census Outcomes



# Muscular Policy

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- Mortgage
- Public Housing & Vouchers
- Local Control

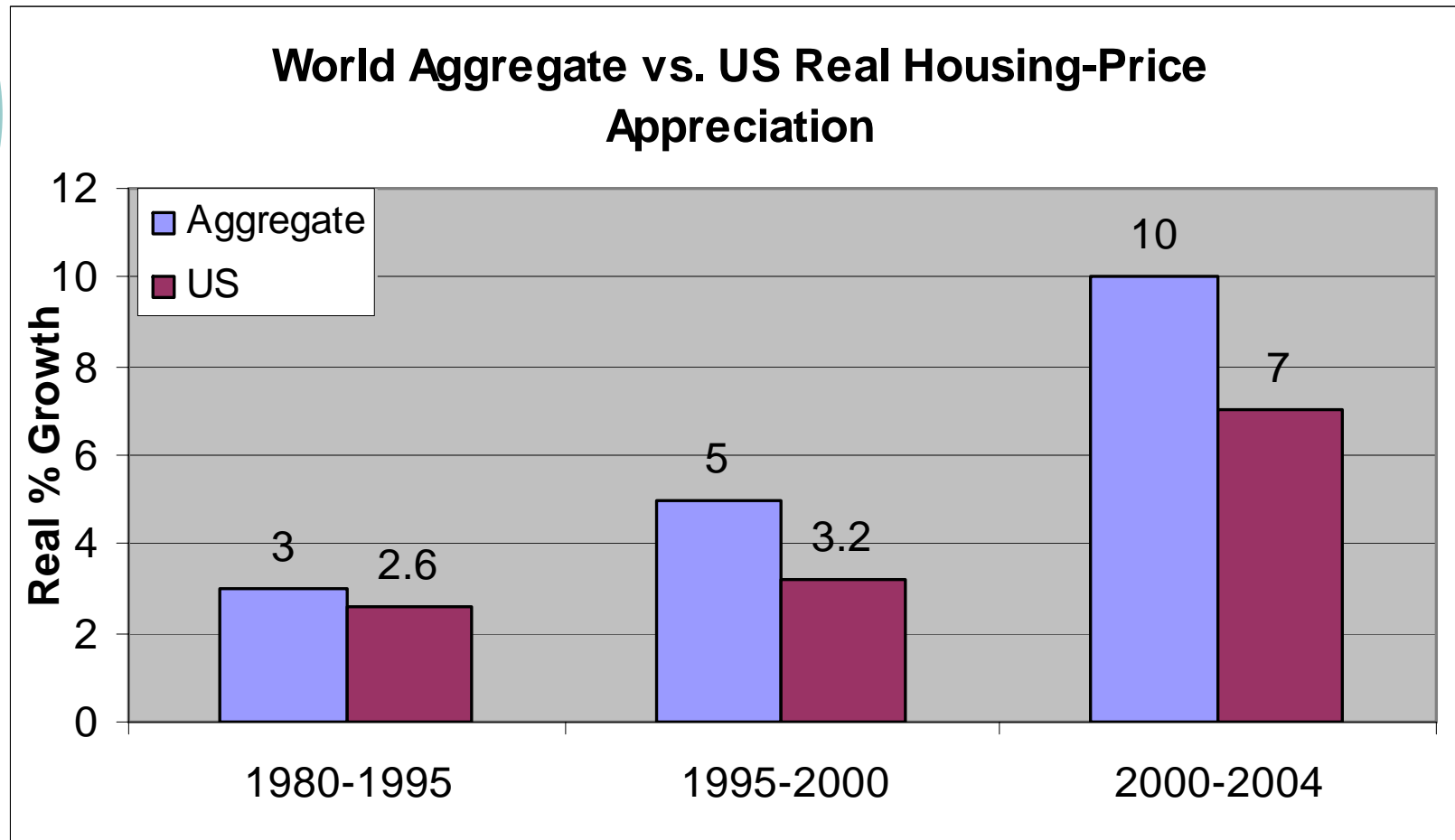


# Shifting Nexus

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- Growth controls
- Global cities
- Asset repricing

Global rate of real house-price increase has tripled to 10% annually and the US rate lags



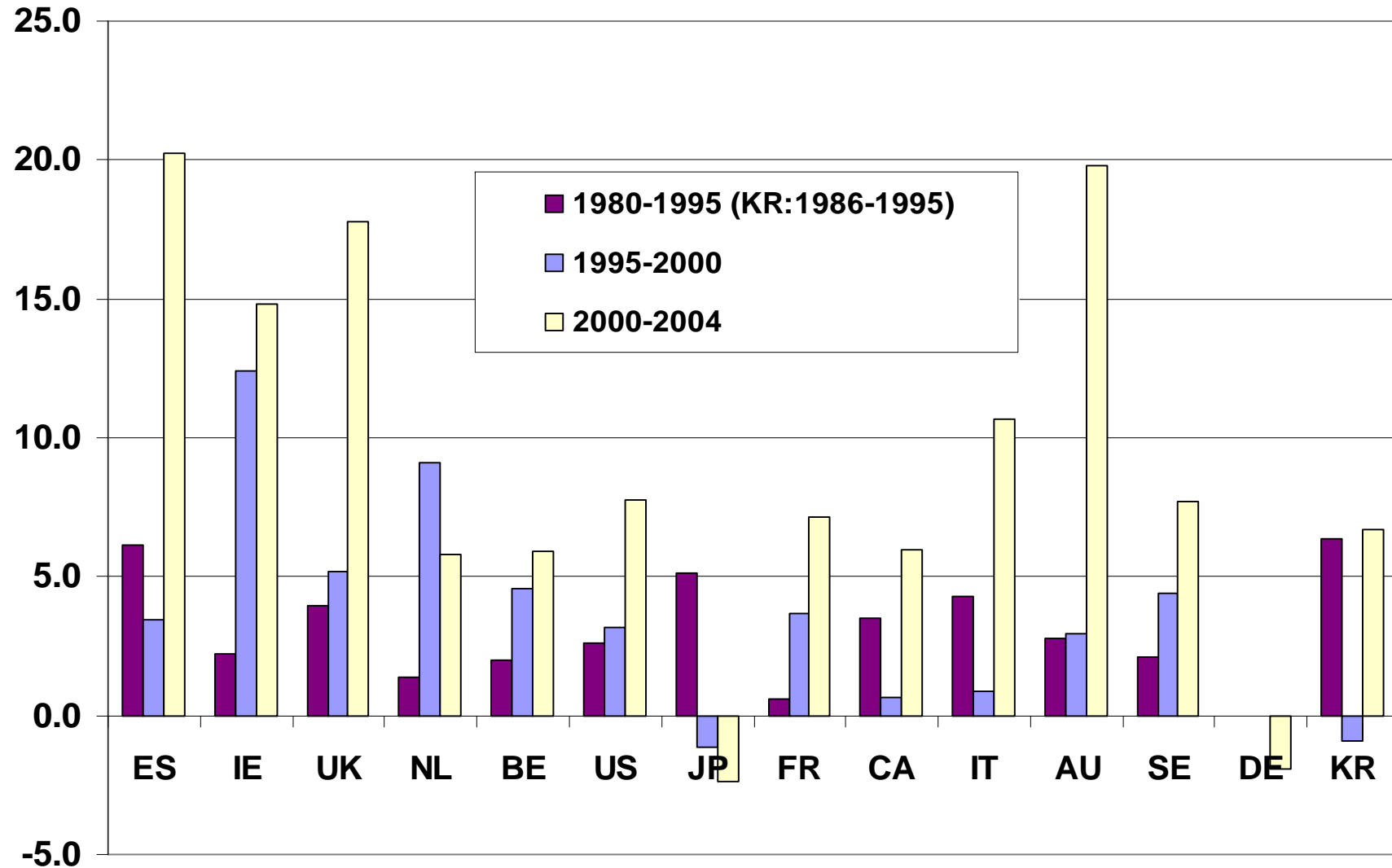


# Enduring Nexus

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- Labor Markets
- Dual City
- Dual Nation

# The Global House Price Boom: Real Annualized House Price Growth





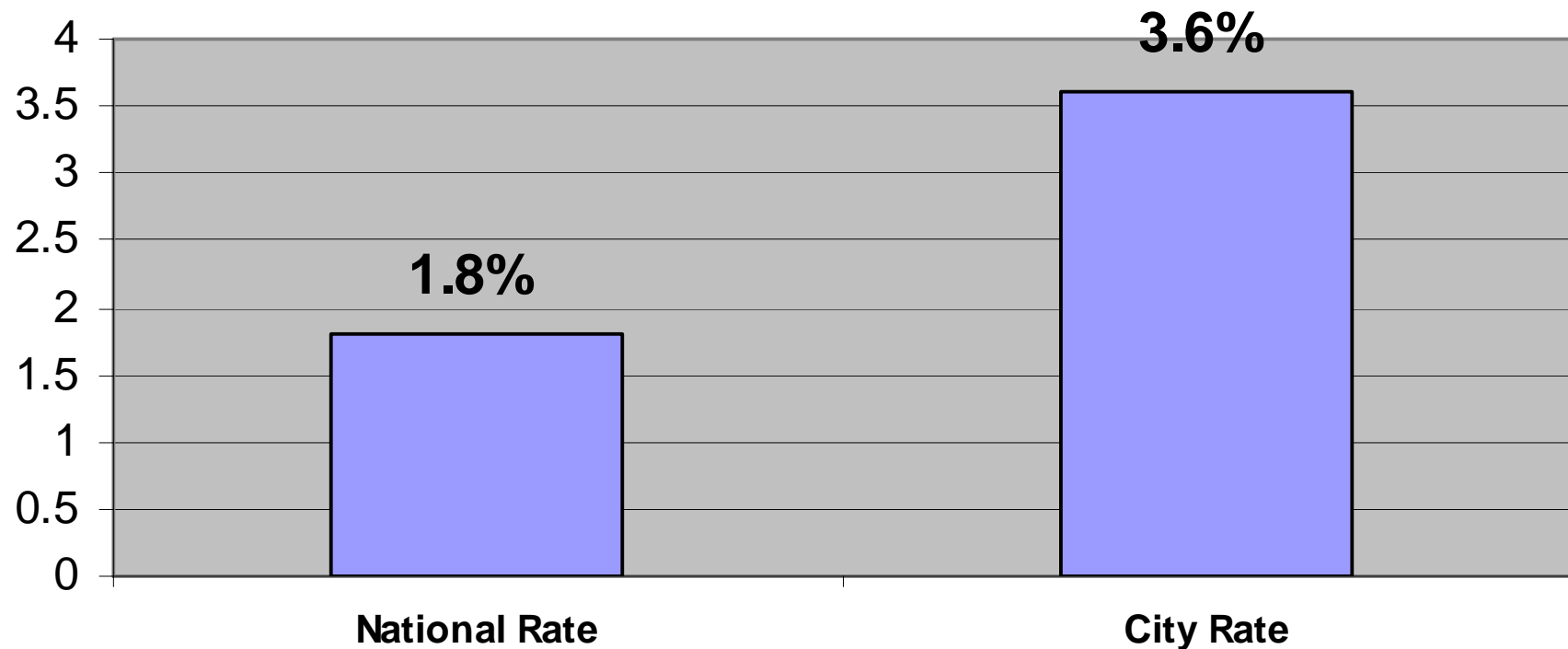
# Global Drivers of International House Price Boom

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- **Major Factor: Global interest rate decline of historic dimension**
- Economic growth
- And the major role of supply—price rises depend on supply response

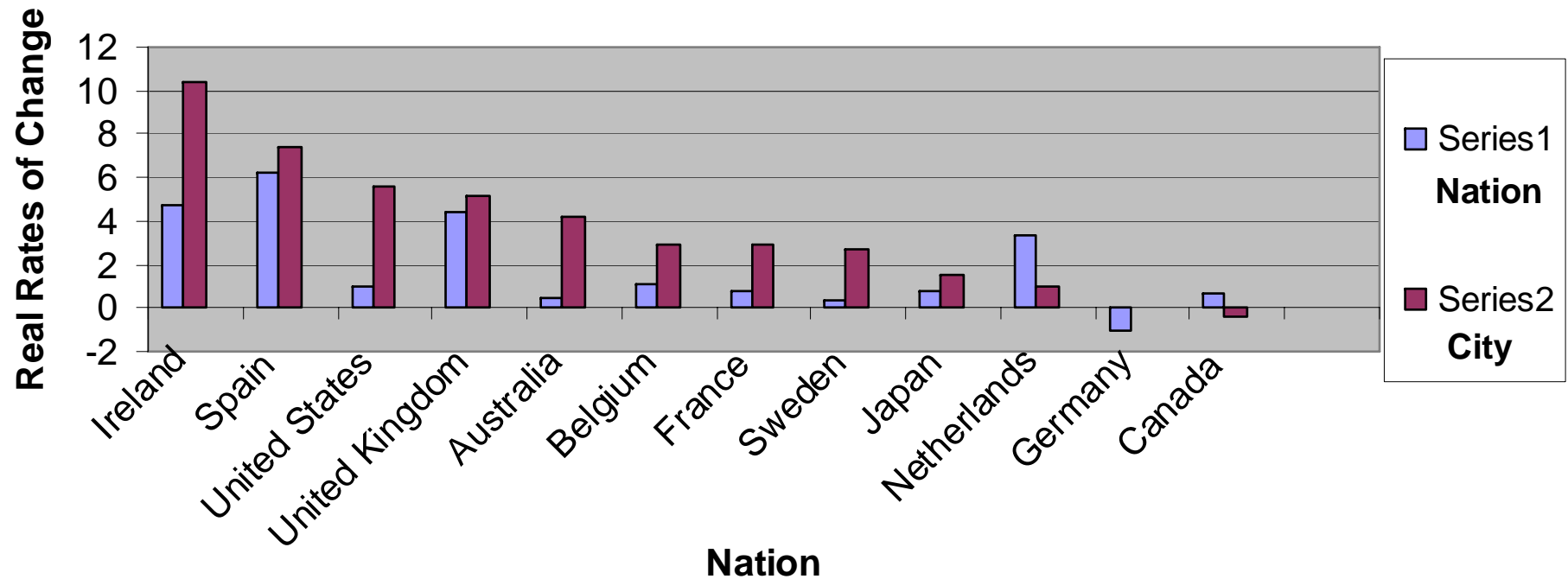
# City vs. Country

## Real Annualized Growth in House Prices 1980-2001 Global Average



# City vs. Country: 1980-2001

**Annualized Real Rates of Change in Housing Prices  
1980-2001:  
City vs. Nation**



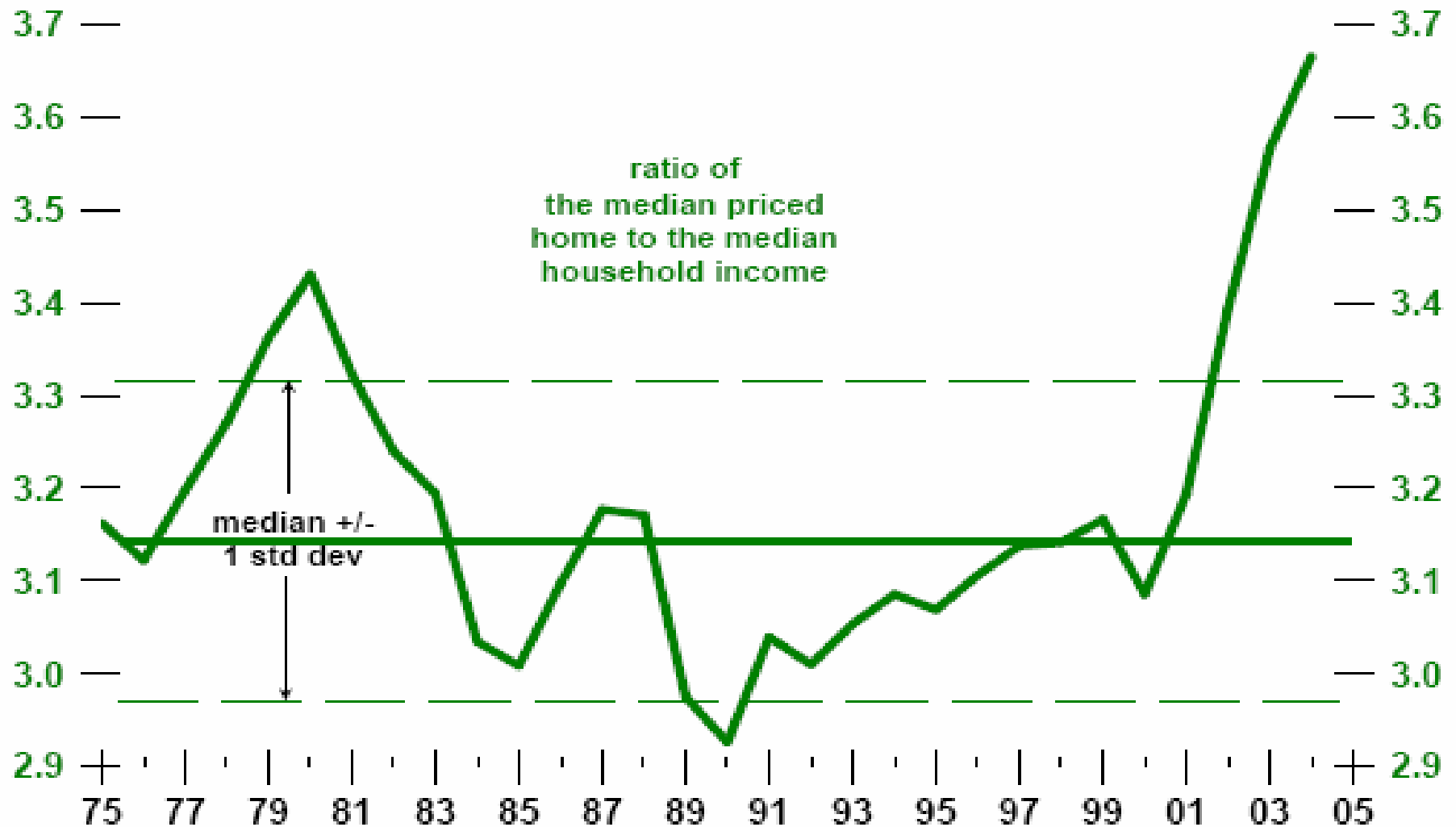
# Real Rates of Change in Housing Prices: City vs. Country

City, Country	National Rate		City Rate	
	1980-2001	2000-2001	1980-2001	2000-2001
Dublin, Ireland	4.75	8.6	10.35	9.2
Madrid, Spain	6.2	11.4	7.45	15.2
New York, United States	1	5.6	5.6	8.4
London, United Kingdom	4.45	8.5	5.15	9.3
Sydney, Australia	.5	6.6	4.15	13.1
Brussels, Belgium	1.15	3.0	2.9	4.1
Paris, France	.75	5.1	2.9	8.6
Stockholm, Sweden	.3	5.3	2.7	7.5
Tokyo, Japan	.75	-3.6	1.5	-5.3
Amsterdam, Netherlands	3.3	4.0	1	1.5
Frankfurt, Germany	-1.05	-0.9	0.0	-1.0
Toronto, Canada	.65	0.2	-.45	-0.1
Milan, Italy	.65	5.0	N/A	6.8

Source: [http://www.economist.com/displaystory.cfm?story\\_id=1057057](http://www.economist.com/displaystory.cfm?story_id=1057057)

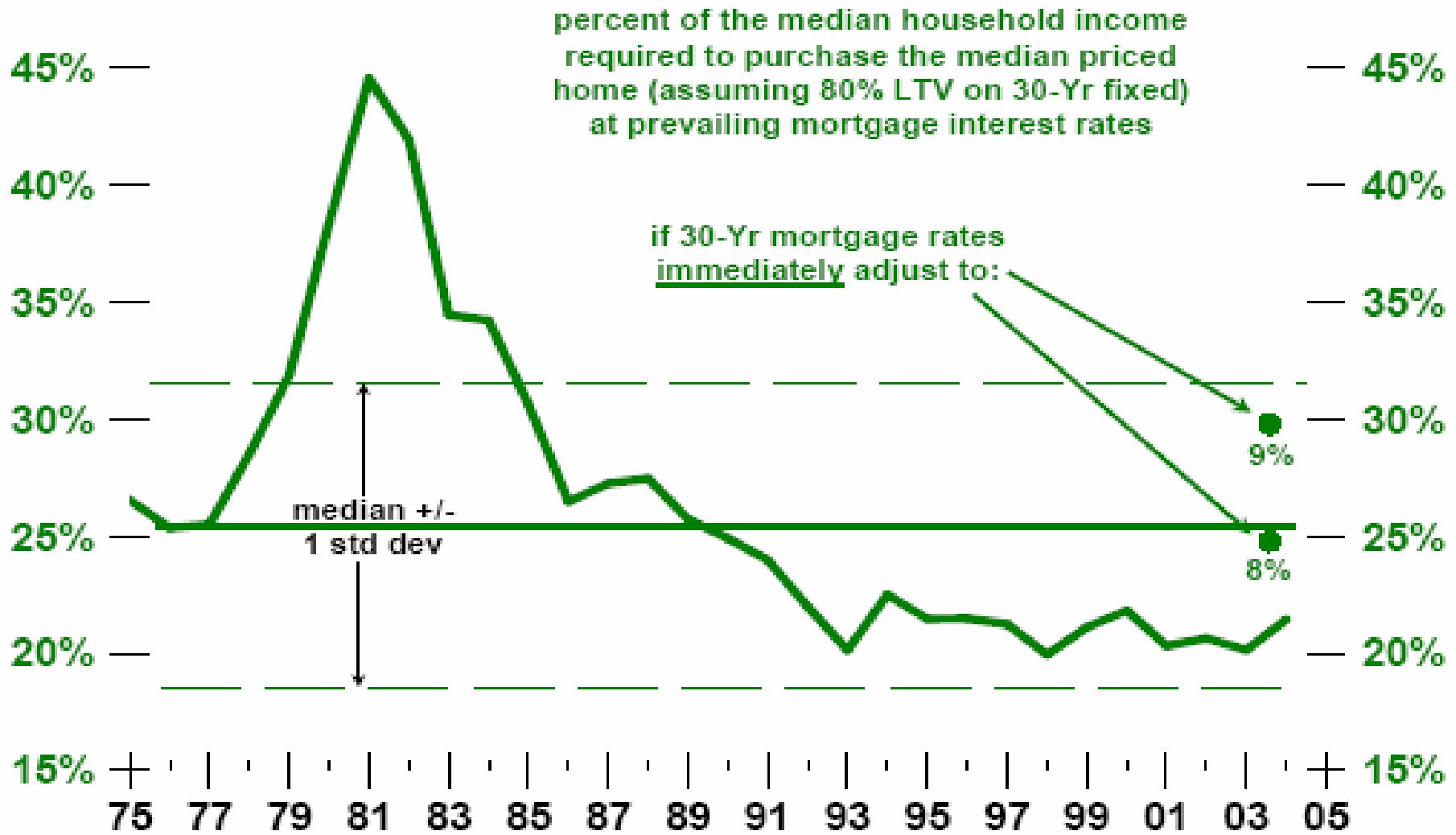
# National Bubble in the US...Yes?

## Home Price-to-Income

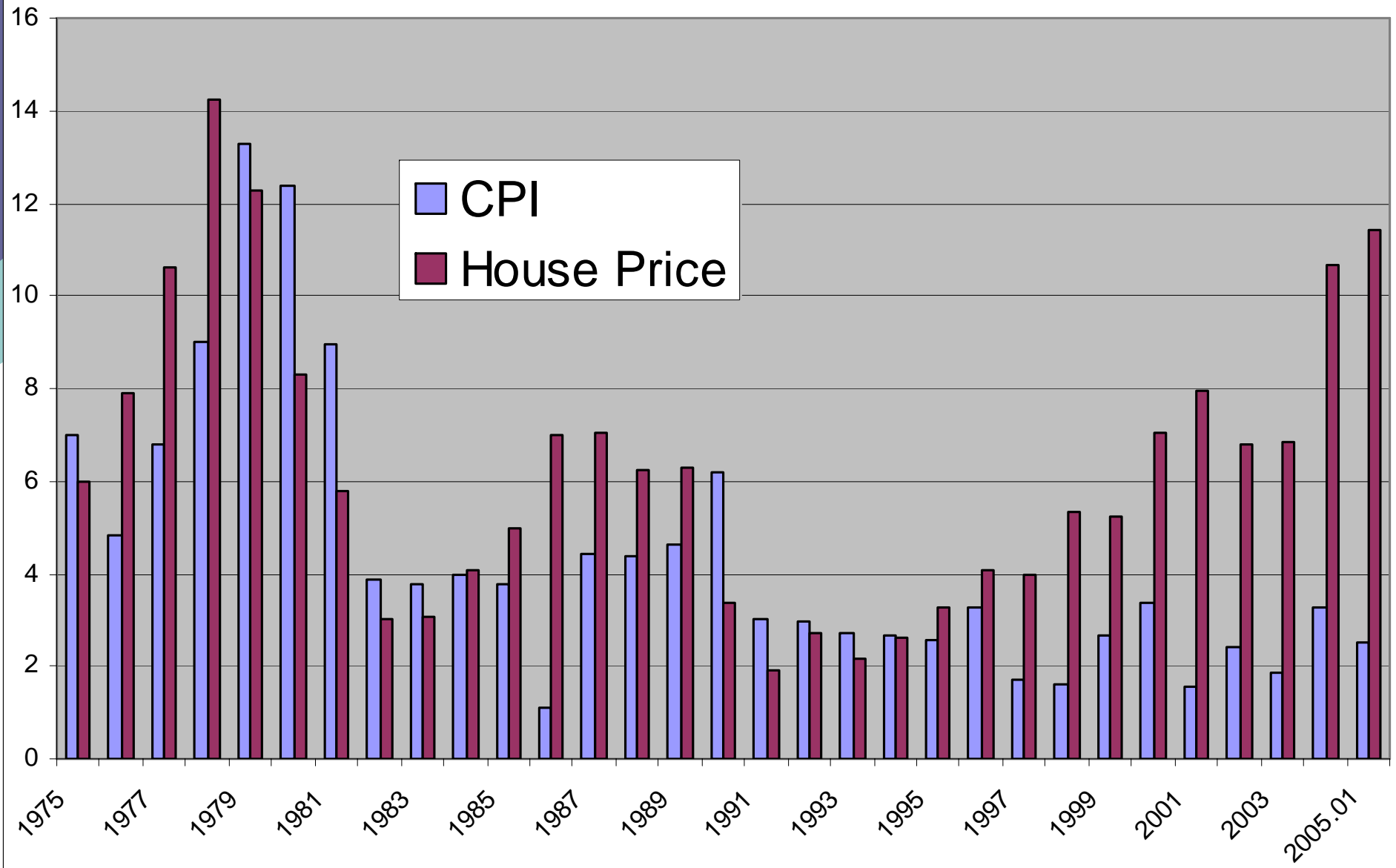


# National Bubble in the US...No?

## Home Payment-to-Income



# CPI vs House Price Annual Change





# New poverty

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# The New Poverty

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- Immigrant
- Spatially Diffused
- Rental
- Young