



## Making Home Possible in Illinois

### Financing Homeownership & Rental Housing

Freddie Mac is supporting the housing market and answering the nation's call to assist with its recovery. Our top priorities are providing essential liquidity to the market and helping to stem the foreclosure crisis. Over the past decade, Freddie Mac has invested approximately **\$261 billion** in home loans, helping over **1.8 million** Illinois families own or rent a home.

	Freddie Mac Investment	Homeowners Served	Renters Served	Total Families Served
2008	\$21.8 billion	104,589	10,392	114,981
Past 10 Years	\$261 billion	1,725,841	120,749	1,846,590

#### In 2008 Freddie Mac:

- Enabled 12,820 Illinois homebuyers to purchase their first home.
- Financed loans for 53,446 low- and moderate-income Illinois families.
- Funded home loans with an average mortgage of \$200,782.

### Preventing Foreclosure

We are proud to play a key role in sustaining homeownership by supporting the President's Making Home Affordable program. Freddie Mac helped approximately **88,000** homeowners avoid foreclosure in 2008, and **4,005** in Illinois alone.

	Loan Modifications	Repayment Plans	Forbearance	Other Foreclosure Alternatives	Total Families Avoiding Foreclosure
2008*	1,697	1,859	204	245	4,005

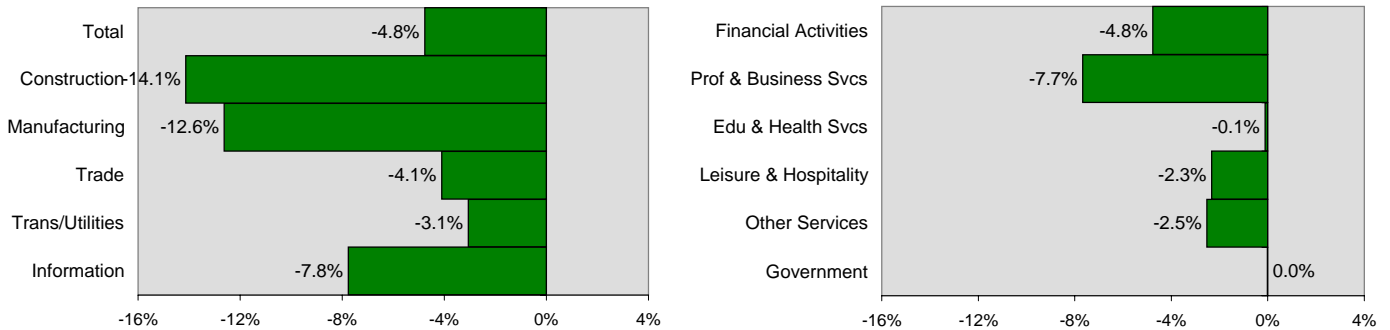
### Homeowner Resources

- The mortgage lender, also called the "servicer." (Contact information located on mortgage statement.)
- [www.MakingHomeAffordable.gov](http://www.MakingHomeAffordable.gov)
- [Illinois Foreclosure Assistance](#)  
Mortgage Fraud Hotline, (800) 532-8785
- [Homeowner's HOPE™ Hotline, \(888\) 995-HOPE™](#)
- [HUD-Certified Housing Counselors, \(800\) 569-4287](#)
- [www.FreddieMac.com/avoidforeclosure](http://www.FreddieMac.com/avoidforeclosure) or (800) FREDDIE

For more information, please go to [www.freddiemac.com/states](http://www.freddiemac.com/states)

\* Based on completed agreements. Periodically, there are differences in and changes to our reported numbers due to the timing of completion.

## Employment in Illinois' government sector was the only sector without decline over the year ended July 2009

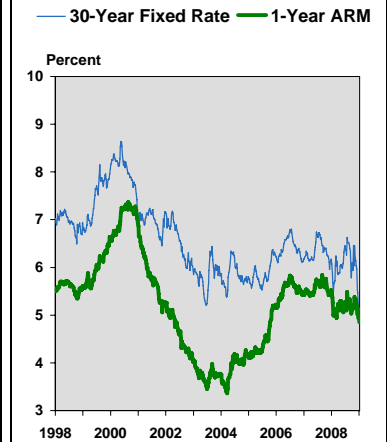


Source: Bureau of Labor Statistics, % change year ago

Indicators	2004	2005	2006	2007	2008
<b>Gross State Product, C\$B</b>	487,557	490,293	505,321	514,848	516,144
% Change	1.7	0.6	3.1	1.9	0.3
<b>Total Non-Farm Employment (ths.)</b>	5,815.9	5,861.9	5,932.7	5,980.3	5,948.3
% Change	0.1	0.8	1.2	0.8	-0.5
<b>Unemployment Rate (%)</b>	6.2	5.8	4.6	5.1	6.5
<b>Personal Income Growth (%)</b>	4.3	4.0	6.0	7.2	4.0
<b>Population (ths.)</b>	12,665.7	12,704.1	12,759.7	12,825.8	12,901.6
<b>Single-Family Permits</b>	46,207	47,705	37,903	24,511	11,827
<b>Multifamily Permits</b>	13,546	19,237	20,899	18,509	10,701
<b>Existing Median Home Sales Price (ths.)</b>	195.6	215.7	223.4	220.7	197.8
<b>Mortgage Originations (# of SF loans)</b>	645,225	656,853	591,119	465,067	n/a
<b>Personal Bankruptcies (total ch. 7 &amp; 13)</b>	79,269	105,885	29,788	40,385	54,533
<b>Existing Home Sales (ths.)</b>	304.8	314.8	291.7	243.4	184.8
<b>30-Year Fixed Mortgage Rate Average (%)</b>	5.84	5.87	6.41	6.34	6.07
<b>Rental Vacancy Rate (%)</b>	14.8	13.4	12.6	10.4	10.0
<b>Serious Mortgage Delinquency (% All Loans)</b>	1.56	1.79	2.50	4.11	6.06
<b>Foreclosure Rate (% All Loans)</b>	1.34	1.55	1.67	1.98	2.11
<b>Homeownership Rate (%)</b>	69.2	69.9	69.9	70.1	69.3

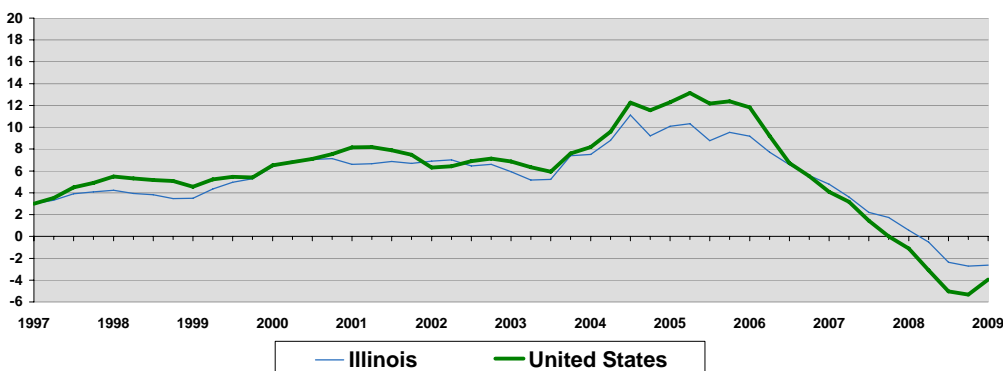
Sources: Moody's Economy.com, Bureau of Economic Analysis, Bureau of Labor Statistics, US Census Bureau, Federal Housing Finance Board, US District Courts, National Association of Realtors, First American CoreLogic, Federal Financial Institutions Examination Council, Freddie Mac

## National Weekly Average Mortgage Interest Rates from Freddie Mac's Primary Mortgage Market Survey®



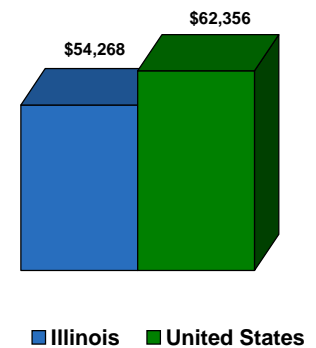
Source: Freddie Mac, Primary Mortgage Market Survey®

## Annual % Change in House Prices



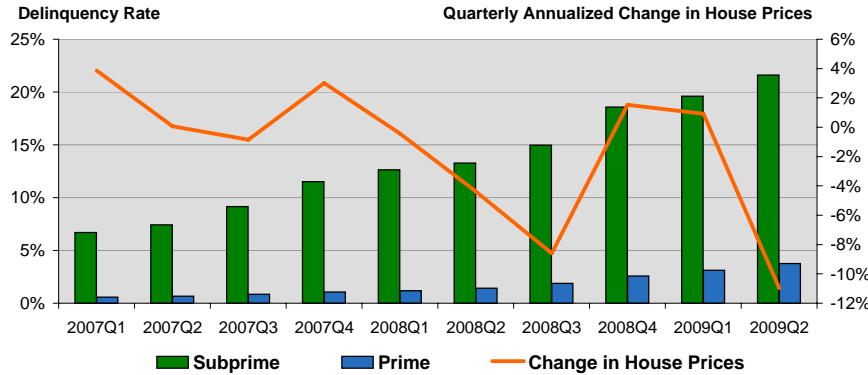
Source: Freddie Mac's Conventional Mortgage Home Price Index

## 2008Q4 Median Family Income



Source: US Census Bureau, Moody's Economy.com

## Serious mortgage delinquencies are high and rising among prime and subprime borrowers in Illinois



Source: First American CoreLogic and Freddie Mac

## National Rankings

<b>Homeownership Rate</b>	<b>25</b>
1 = Highest	
<b>Mortgage Delinquency Rate</b>	<b>7</b>
1 = Most Delinquent	
<b>Median Family Income</b>	<b>43</b>
1 = Highest	
<b>Adjustable Rate Mortgage Share</b>	<b>9</b>
1 = Highest Share	
<b>Housing Affordability</b>	<b>28</b>
1 = Most Affordable	
<b>Employment Growth</b>	<b>40</b>
1 = Highest Growth	

## Homeownership Rates by Race and Ethnicity in Illinois

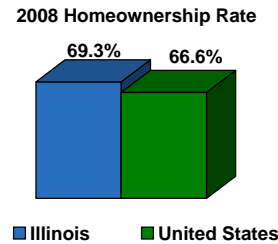
	Homeownership Rate in 2008	Change in Homeownership Rate from 2007
All Households	69.3%	-0.8%
White, Non-hispanic	77.1%	0.5%
Black	42.0%	-1.0%
Hispanic	55.7%	-3.7%
Asian or Pacific Islander	62.8%	-3.0%

Source: US Census Bureau - American Community Survey

## Homeownership Rate in 2008

## Change in Homeownership Rate from 2007

## Homeownership is higher in IL than the national average

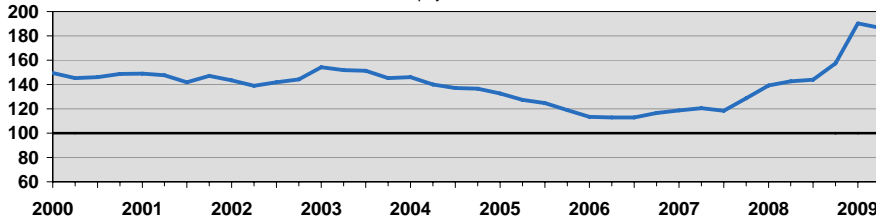


Source: US Census Bureau

## State Housing Affordability Index

### Illinois

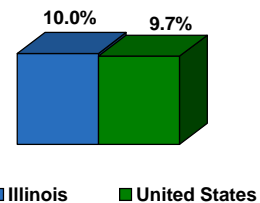
Share of the median-priced home affordable to the median-income family with a 30-year fixed-rate mortgage and 20% downpayment.



Source: Moody's Economy.com

## The unemployment rate is higher in IL

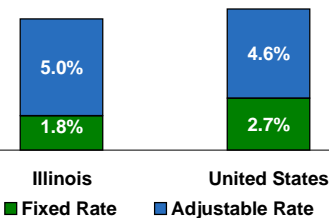
### August 2009 Unemployment Rate



Source: Bureau of Labor Statistics

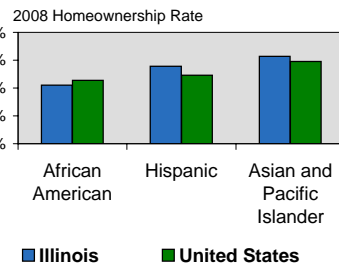
## The Subprime Picture

Subprime dollar share of all loans outstanding as of December 2008



Source: First American CoreLogic

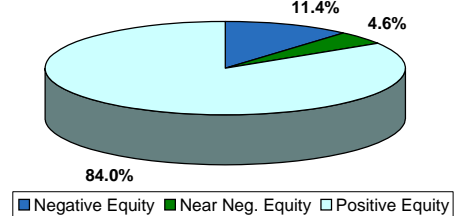
## Homeownership is higher within Hispanic and Asian groups in IL



Source: US Census Bureau - American Community Survey

## Share of Homes with Negative Equity Illinois

US: 19.8% Negative Equity Share & 5.2% Near Negative Equity



Source: First American CoreLogic. Data represent share of homes where total mortgage debt is higher than home value.