



Making Home Possible in Rhode Island

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 **\$16.3 billion** in home loans, helping **119,860** Rhode Island families own or rent a home.

	Freddie Mac Investment	Homeowners Served	Renters Served	Total Families Served
2008	\$1.3 billion	7,194	855	8,049
Past 10 Years	\$16.3 billion	116,264	3,596	119,860

In 2008 Freddie Mac:

- Enabled 606 Rhode Island homebuyers to purchase their first home.
- Financed loans for 3,834 low- and moderate-income Rhode Island families.
- Funded home loans with an average mortgage of \$173,704.

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 **362** in Rhode Island alone.

	Loan Modifications	Repayment Plans	Forbearance	Other Foreclosure Alternatives	Total Families Avoiding Foreclosure
2008*	152	166	17	27	362

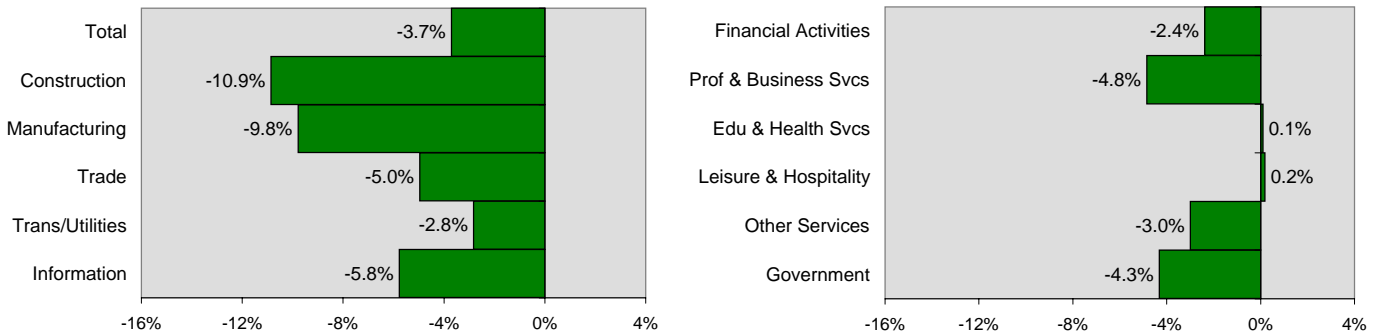
Homeowner Resources

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

For more information, please go to 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 growth was strongest in Rhode Island's leisure and hospitality sector over the year ended July 2009

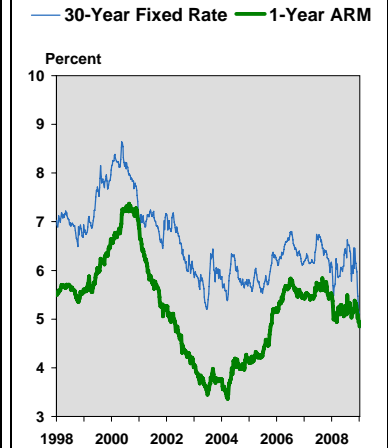


Source: Bureau of Labor Statistics, % change year ago

Indicators	2004	2005	2006	2007	2008
Gross State Product, C\$B	37,830	37,752	38,475	38,456	38,126
% Change	3.7	-0.2	1.9	0.0	-0.9
Total Non-Farm Employment (ths.)	488.5	491.0	493.3	492.6	481.7
% Change	0.9	0.5	0.5	-0.1	-2.2
Unemployment Rate (%)	5.2	5.0	5.0	5.2	7.8
Personal Income Growth (%)	5.0	2.8	5.3	5.2	2.7
Population (ths.)	1,071.1	1,064.4	1,059.0	1,053.1	1,050.8
Single-Family Permits	1,903	1,808	1,801	1,395	874
Multifamily Permits	629	1,028	569	543	184
Existing Median Home Sales Price (ths.)	263.8	282.2	283.0	280.5	246.1
Mortgage Originations (# of SF loans)	68,748	66,746	53,736	36,492	n/a
Personal Bankruptcies (total ch. 7 & 13)	4,047	5,704	1,572	2,710	4,154
Existing Home Sales (ths.)	19.0	19.8	18.4	16.6	13.1
30-Year Fixed Mortgage Rate Average (%)	5.84	5.87	6.41	6.34	6.07
Rental Vacancy Rate (%)	6.1	7.7	7.5	9.5	8.7
Serious Mortgage Delinquency (% All Loans)	0.65	1.11	2.39	4.80	6.41
Foreclosure Rate (% All Loans)	0.23	0.35	0.64	1.30	1.73
Homeownership Rate (%)	61.8	62.7	63.0	63.6	62.4

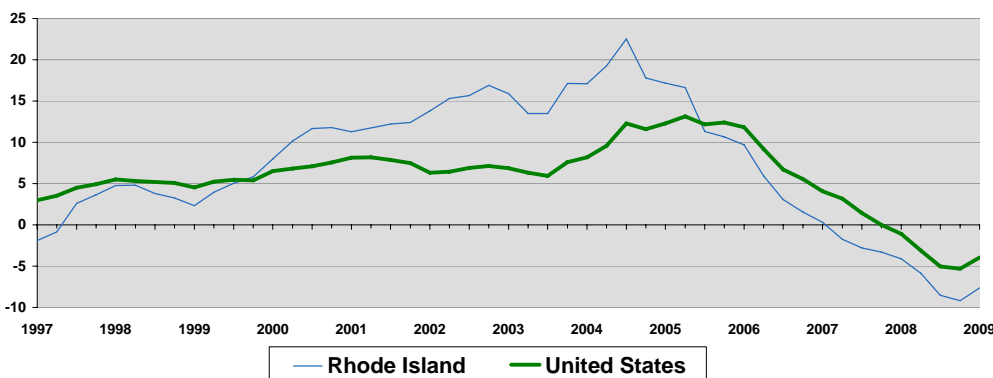
Sources: Moody's Economy.com, Bureau of Economic Analysis, Bureau of Labor Statistics, US Census Bureau, Federal Housing Finance Board, US District Courts, National Association of Realtors, First American CoreLogic, Federal Financial Institutions Examination Council, Freddie Mac

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



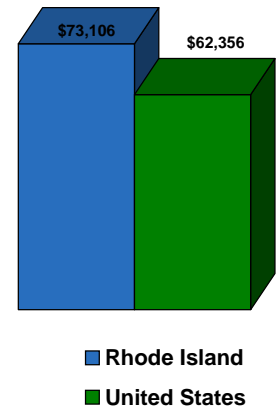
Source: Freddie Mac, Primary Mortgage Market Survey®

Annual % Change in House Prices



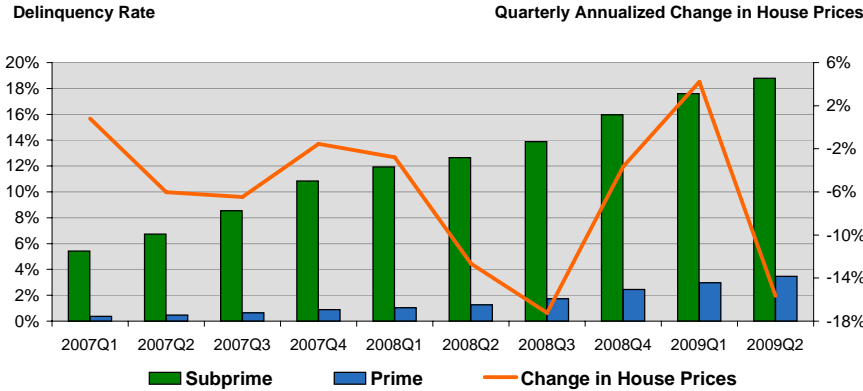
Source: Freddie Mac's Conventional Mortgage Home Price Index

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 Rhode Island and are exacerbated by rapidly declining house prices



Source: First American CoreLogic and Freddie Mac

National Rankings

Homeownership Rate	46
1 = Highest	
Mortgage Delinquency Rate	5
1 = Most Delinquent	
Median Family Income	9
1 = Highest	
Adjustable Rate Mortgage Share	21
1 = Highest Share	
Housing Affordability	37
1 = Most Affordable	
Employment Growth	29
1 = Highest Growth	

Homeownership Rates by Race and Ethnicity in Rhode Island

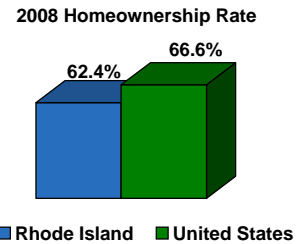
	Homeownership Rate in 2008	Change in Homeownership Rate from 2007
All Households	62.4%	-1.2%
White, Non-hispanic	67.2%	-0.6%
Black	41.2%	5.1%
Hispanic	33.6%	4.8%
Asian or Pacific Islander	60.5%	14.3%

Source: US Census Bureau - American Community Survey

Homeownership Rate in 2008

Change in Homeownership Rate from 2007

Homeownership in Rhode Island is lower than the national average

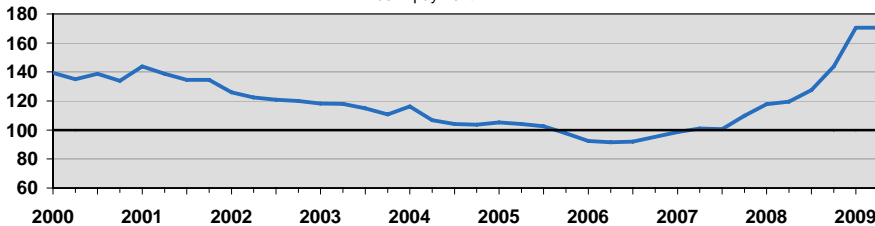


Source: US Census Bureau

State Housing Affordability Index

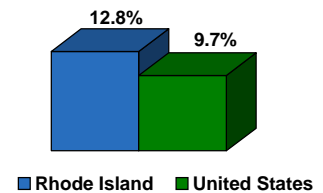
Rhode Island

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

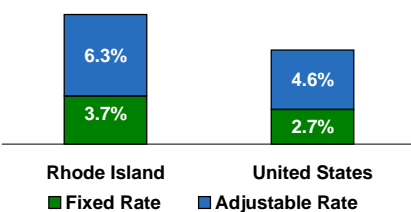
The unemployment rate is higher in RI
August 2009 Unemployment Rate



Source: Bureau of Labor Statistics

The Subprime Picture

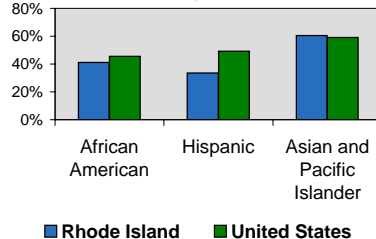
Subprime dollar share of all loans outstanding as of December 2008



Source: First American CoreLogic

Homeownership is higher among Asian households in RI

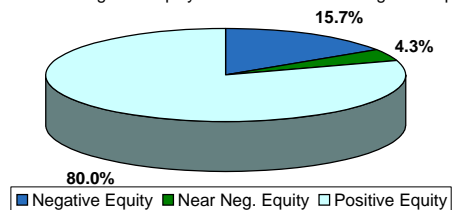
2008 Homeownership Rate



Source: US Census Bureau - American Community Survey

Share of Homes with Negative Equity Rhode Island

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.