



February 16, 2018

National News

Will 55+ adults buy new or remodel?

(Builder, 2/11/18)

Collaboration comes up often in conversation these days in the home building business, just like many other businesses. It's easy to say, and hard to do. [Read More](#)

Stop saying 'smart cities'

(The Atlantic, 2/12/18)

However, the cities of the future won't be "smart," or well-engineered, cleverly designed, just, clean, fair, green, sustainable, safe, healthy, affordable, or resilient. They won't have any particularly higher ethical values of liberty, equality, or fraternity, either. The future smart city will be the internet, the mobile cloud, and a lot of weird paste-on gadgetry, deployed by City Hall, mostly for the sake of making towns more attractive to capital. [Read More](#)

Trump's budget proposal would decimate HUD funding

(Curbed, 2/12/18)

On the heels of a sweeping budget agreement Trump signed into law last week, the Trump administration released its budget proposal for fiscal year 2019 on Monday. The plan is just as austere as last year's on measures related to housing and transportation. [Read More](#)

Thousands of mortgage lending jobs at risk as refis drop

(HousingWire, 2/12/18)

Thousands of lending jobs are now at risk as the number of refinances continue to fall, threatening to sink to their lowest level since 2000. [Read More](#)

Survey: home buyers remain mostly unfazed by 5% mortgage rates

(Builder, 2/12/18)

Just 6% of prospective home buyers would halt their home search if mortgage rates rose above 5%, according to a late-2017 survey commissioned by (www.redfin.com). This represents a modest one-point increase in the portion of buyers who responded this way to a similar survey question in May, revealing that buyers remain unfazed by the prospect of rising mortgage rates. [Read More](#)

Siding predicted to grow steadily over the next three years

(ProSales, 2/12/18)

Demand for siding in the United States is projected to grow 3% per year to total 101.5 million squares in 2021, according to a new forecast from the Freedomia Group. [Read More](#)

Zillow: the odds seem stacked against single homebuyers

(NMP, 2/12/18)

A single homebuyer needs to devote 11 years to savings for a 20 percent downpayment on the typical U.S. home, while married or partnered couples require less than five years, according to a new Zillow analysis. [Read More](#)



NAMB applauds House passage of Mortgage Choice Act

(NMP, 2/12/18)

NAMB has praised the House of Representative for passing HR 1153, the Mortgage Choice Act, which is designed to amend the Truth-in-Lending Act (TILA) to specify that neither escrow charges for insurance nor affiliated title charges shall be considered "points and fees" for purposes of determining whether a mortgage is a "high-cost mortgage." [Read More](#)

Trump's proposed 2019 budget gives HUD's funding a boost

(HousingWire, 2/12/18)

President Donald Trump announced today his proposal for the fiscal year 2019 budget, which would allot for a slight bump in funding for the U.S. Department of Housing and Urban Development. [Read More](#)

Commercial mortgage originations ended 2017 on a high note

(NMP, 2/12/18)

The level of commercial and multifamily mortgage originations during 2017 was up 15 percent from the previous year, according to the Mortgage Bankers Association's (MBA) Quarterly Survey of Commercial/Multifamily Mortgage Bankers Originations. For the fourth quarter of 2017, originations were up by nine percent increase in originations over the third quarter and up by 10 percent from the fourth quarter of 2016. [Read More](#)

Space is the place: the architecture of Afrofuturism

(Curbed, 2/13/18)

The concept spans genres, from comic books to the award-winning books of Octavia Butler. And within the myriad levels of social commentary found in Afrofuturism, architecture, urbanity, and the built environment are all addressed. When reality is so bound up in issues of place and separation—redlining, urban segregation, and the jarring impact of the slave trade, a forced trip to an entirely alien world—it follows that fictional commentary would mine these rich veins of common experience. [Read More](#)

Most buyers actively trying to get a home have been searching for 3+ months

(NAHB, 2/13/18)

NAHB regularly conducts national polls of American adults and home buyers in order to understand new trends and preferences in the housing market. This is the third in a series of posts highlighting poll results, as presented during the 2018 International Builders' Show in Orlando, FL. See previous posts on tiny homes and driverless cars. [Read More](#)

The age-friendly city can't just be for the wealthy

(CityLab, 2/13/18)

Today, more than 200 such virtual villages have been established in towns and cities across the U.S.—a sign of Americans' ardent desire to "age in place," or stay in their homes or communities as they grow older, and the advances made in giving them options to do so. But the village movement, as it's known, also illustrates how such advances have largely benefited those on the wealthier and whiter end of the spectrum—Beacon Hill, for instance, is known for its affluence—despite recent efforts to provide similar services, sans dues, to lower-income neighborhoods. [Read More](#)



Trump's budget would hammer public housing

(CityLab, 2/13/18)

The chances that Congress will pass the Trump administration's budget for 2019 are narrow. Congress never touched the 2018 budget that gutted the Environmental Protection Agency and scuttled the National Endowment for the Arts. That budget would have cut funding for transportation by \$2.4 billion and slashed programs for housing aid by \$6 billion. It never happened. [Read More](#)

Nearly two-thirds of U.S. housing markets see home prices hit all-time high

(HousingWire, 2/13/18)

As housing inventory sank to its all-time low during the fourth quarter, home prices increased, creating all-new highs in many U.S. markets, according to the latest quarterly report from the National Association of Realtors. [Read More](#)

Expert: Trump's 2019 budget proposal unlikely to become law

(HousingWire, 2/13/18)

Trump's proposal would bring sweeping changes to the housing finance industry including giving a boost to the funding for the U.S. Department of Housing and Urban Development, reducing the deficit by raising Fannie Mae and Freddie Mac's guarantor-fees, and slashing the funding and reining in the enforcement authority of the Consumer Financial Protection Bureau. [Read More](#)

The latest home design trends are going to the dogs

(MarketWatch, 2/13/18)

Some eras are defined by bumper crops of new babies, like the 1980s and '90s, when baby boomer parents birthed the millennial generation. Today, a new twist: We're in an era of pets — dogs in particular. Sixty million U.S. households have a dog, and dog ownership grew 29% in the last decade, according to a recent survey from the American Pet Products Association. [Read More](#)

The uneven gains of energy efficiency

(CityLab, 2/13/18)

These bills, as indispensable as rent or healthcare, have exacerbated the affordability crisis as cities become increasingly inhospitable to all but the affluent. Energy costs increased at three times the rate of rent between 2000 and 2010. This rise, paralleling a dramatic stratification of wealth in some American cities, has widened the disparity in energy burdens between low-income and well-off households. [Read More](#)

MBA: mortgage applications drop at beginning of February

(HousingWire, 2/14/18)

Mortgage applications decreased 4.1% from last week, according to data from the Mortgage Bankers Association's Weekly Mortgage Applications Survey for the week ending February 9, 2018. [Read More](#)



As more Americans stay put, home building's business evolves

(Builder, 2/14/18)

Just how much that phenomenon impacts new residential construction trends and the livelihoods of thousands of firms that draw sustenance from building new homes when and where they're needed will play a big role in land buys, community planning, and home product design, not to mention leveraging data to match people to homes. [Read More](#)

Fourth quarter gains in homeownership by race and ethnicity

(NAHB, 2/14/18)

As described in a previous post, a recent release from the Census Bureau's Housing Vacancy and Homeownership (CPS/HVS) survey shows that the US homeownership rate increased to 64.2 percent in the fourth quarter of 2017. [Read More](#)

Fair housing groups go head-to-head with Trump's budget proposal

(HousingWire, 2/14/18)

"Housing benefits are under attack," or so says the National Low Income Housing Coalition as it calls on Congress to reject President Donald Trump's 2019 budget proposal. [Read More](#)

Fannie Mae needs billions from Treasury for the first time since 2012. What happened?

(HousingWire, 2/14/18)

The first inklings that Fannie and Freddie could need more money from the Treasury came just over a year ago, when President Donald Trump and Congressional Republicans first began floating their tax reform proposal. [Read More](#)

Survey: most buyers not fearful of rising mortgage rates

(NMP, 2/14/18)

The prospect of increasing mortgage rates will have almost no impact on the majority of prospective homebuyers, according to a new survey released by Redfin. [Read More](#)

Declines in mortgage applications, home value perceptions

(NMP, 2/14/18)

Mortgage applications and homeowner perceptions of property values were both down this week, according to a pair of new data reports. [Read More](#)

Homeowners spent \$2,000 per year on maintenance services

(NMP, 2/14/18)

The average U.S. homeowner spends an average of approximately \$2,000 per year on maintenance services, according to new data released by Bankrate.com. [Read More](#)



Builder confidence stays at strong level in February

(NAHB, 2/15/18)

Builder confidence in the market for newly-built single-family homes remained unchanged at a healthy level of 72 in February on the National Association of Home Builders/Wells Fargo Housing Market Index (HMI). Demand conditions are positive, but supply-side construction hurdles need to be managed, as scarce labor and building material price increases remain top concerns. [Read More](#)

House approves changes to TRID rule, loan originator licensing rules

(HousingWire, 2/15/18)

The House of Representatives last night approved a bill that could bring big changes to the mortgage industry, including making it easier for loan originators to move from a traditional bank to a nonbank. [Read More](#)

Freddie Mac: mortgage rates surge to highest level since 2014

(HousingWire, 2/15/18)

Mortgage rates continue to surge and have now reached their highest levels since 2014 following the news of higher-than-expected inflation levels, according to Freddie Mac's Primary Mortgage Market Survey. [Read More](#)

30-year fixed rate mortgage at 3-year high

(NMP, 2/15/18)

The 30-year fixed mortgage rate has reached its highest level since April 2014, according to new data from Freddie Mac. [Read More](#)

For people of color, banks are shutting the door to homeownership

(Reveal News, 2/15/18)

Fifty years after the federal Fair Housing Act banned racial discrimination in lending, African Americans and Latinos continue to be routinely denied conventional mortgage loans at rates far higher than their white counterparts. [Read More](#)

Total housing starts near post-recession high

(NAHB, 2/16/17)

Total housing starts increased in January, led by strong gains for multifamily development. Starts jumped 9.7% to a 1.33 million seasonally adjusted annual rate, according to the joint data release from the Census Bureau and HUD. [Read More](#)

Local News

Denver is about to let RiNo developers build higher if they help with affordable housing. Will it make a difference?

(Denverite, 2/12/18)

New buildings in and near the burgeoning River North Art District northeast of downtown Denver soon could rise 16 stories in places under a long-in-the-works height incentives proposal that's up for approval Monday by the City Council. [Read More](#)



Denver mayor to add “chief housing officer” to growing housing staff

(Denverite, 2/12/18)

Hancock is searching for a “chief housing officer” who will manage long-term strategy and implementation of the city’s housing plan, according to job postings. [Read More](#)

Vision Zero Coalition to DPW: don’t water down the Washington Street redesign

(StreetsBlog Denver, 2/12/18)

The Vision Zero Coalition wants to make sure Denver Public Works doesn’t water down the walking and biking improvements planned for Washington Street in Globeville, which will be reconstructed as part of the bond package voters approved in November. [Read More](#)

Lawmakers seek to give renters more rights when applying for an apartment

(Colorado Independent, 2/12/18)

Renters looking for a more affordable place to live are spending hundreds of dollars applying for apartments, prompting Democratic lawmakers to set limits on how much landlords can charge for these applications. [Read More](#)

January saw a small spike in metro Denver home listings, report says

(DBJ, 2/12/18)

Home listing jumped in January as much as 75 percent in metro Denver and 63 percent statewide as more homeowners placed their houses on the market, according to the Colorado Association of Realtors January report. [Read More](#)

Denver will allow taller buildings with no parking close to rail – in exchange for affordable units

(Denverite, 2/13/18)

The changes passed with a strong majority, but it brought an intense debate to the council chambers: Would a surge of new residential units simply accelerate gentrification and drive out residents of nearby neighborhoods? Or could the city harness development in a way that eased the housing crisis? [Read More](#)

The latest home design trends are going to the dogs

(MarketWatch, 2/13/18)

The neighbors of Southmoor Park are a developer’s nightmare. They’ve gone to the Colorado Supreme Court to stop high-rise development. They’ve used clever legal strategies and fearsome homeowners associations to stop multiple major plans over the years. They’ve fought to preserve the suburban lifestyle that they bought into decades ago. [Read More](#)

Bill to limit rental application fees clears house committee

(KOAA, 2/13/18)

Chances are, if you’re renting in Colorado, you had to pay an application fee in order to be considered to rent your apartment, condominium, or home. [Read More](#)



Hired to work on Denver’s housing challenges, “HOPE” chief quits after a year

(Denverite, 2/13/18)

Erik Soliván, the housing leader who joined the city of Denver to much fanfare last year, is resigning from his city government job, as he confirmed for Denverite today. The announcement comes just a week before the Denver City Council is set to consider the new housing plan he helped write. [Read More](#)

Colorado bill to allow private entity to incorporate housing developments dies in committee

(Daily Camera, 2/14/18)

Legislation that would have served landowners such as Aaron Harber, an Erie-based television host who's had a long-standing public feud with the town over his own development plans, died in a committee at the Capitol earlier this week. [Read More](#)

Eight-story residential building proposed for Lincoln Park

(BusinessDen, 2/15/18)

A developer wants to build an eight-story multifamily building in Lincoln Park. [Read More](#)

Why many Coloradans are being left behind despite booming economy

(Westword, 2/15/18)

As we've reported, many workers in Denver and beyond are finding it hard to make a living despite Colorado's sustained economic boom. A new report provides insight about this apparent paradox by turning the spotlight on Coloradans struggling to make ends meet thanks in part to high housing costs, expensive child care and wages that have barely increased in real dollars during the past two decades.

[Read More](#)

They had \$20M to buy their own mobile home park in Aurora. It wasn't enough. Now they're suing.

(Denverite, 2/16/18)

More than 300 people in Aurora have lived for nearly two years with the knowledge that they will be forced from their homes by June 30, 2018. [Read More](#)

Denver homes still selling really fast

(DBJ, 2/16/18)

Only three other markets in the country have homes selling faster than in Denver, according to a new report. [Read More](#)