



December 8, 2017

National News

How Congress's tax plans could kill a million affordable homes in a decade

(CityLab, 12/4/17)

The final tax bill that goes to the White House could have very little effect on housing affordability—or it could cut back the production of new affordable housing by as much as 1 million units over the next decade. Here is a list of the key differences to how the House and Senate versions of the bill that affect affordable housing. [Read More](#)

Housing's Uber challenge

(Builder, 12/4/17)

Incumbent players in for-sale, for-rent, new and existing housing need to stop competing among themselves, and instead focus on expanding access to a bigger unmet market. [Read More](#)

BlackKnight: tax reform could constrain housing

(NMP, 12/4/17)

While the House of Representatives and the Senate seek to combine their respective tax reform bills into a single piece of legislation, the Data and Analytics Division of Black Knight Inc. has voiced concern that the standard deduction, mortgage interest deduction (MID) and capital gains exemptions featured in this legislative endeavor could create new problems for current and prospective homeowners. [Read More](#)

Homeowners: use these year-end tax moves to save ahead of tax reform

(CNBC, 12/4/17)

Homeowners might want to consider prepaying certain house-related expenses this year in advance of tax legislation that could clear Congress as early as this month. [Read More](#)

U.S. single-family rents up 2.9% year over year in September

(CoreLogic, 12/4/17)

National single-family rent prices climbed steadily between 2010 and 2017, as measured by the CoreLogic Single-Family Rent Index. [Read More](#)

What the Republican Tax Bill means for commuters, renters, and retirees

(CityLab, 12/5/17)

It's not law yet; sharp differences between the House and Senate versions must be smoothed before a final bill is signed by President Trump. For five ways of city life, here's what might be in store. [Read More](#)

CoreLogic: Home prices surge 7% annually in October

(HousingWire, 12/5/17)

Home prices increased across the U.S. from last month and last year, according to the latest Home Price Index from CoreLogic, a property information, analytics and data-enabled solutions provider. [Read More](#)



Could tax reform actually be good news for housing?

(HousingWire, 12/5/17)

One expert explained why the bills being considered in the House and Senate could increase the supply of homes for sale. [Read More](#)

First-time homebuying surges in Q3

(Builder, 12/5/17)

First-time home buyers purchased 601,000 single-family homes compared to 567,000 during 3Q'16, an increase of 6%, resulting in the highest quarterly purchase volume since September 30, 2000, according to the Genworth Mortgage Insurance First-Time Homebuyer Market Report for the third quarter of 2017. It was the highest level of first-time home buyer demand since the third quarter of 2000. [Read More](#)

Rent or buy? It depends where you live

(NMP, 12/5/17)

The perennial debate on whether it is more cost-effective to be a homeowner or a renter is the subject of a new study from the Urban Institute's Housing Finance Policy Center, which analyzed 33 major metro areas. The result of the analysis found that in was, on average cheaper to own than rent in 17 markets, while in 16 the renters were at a financial advantage. [Read More](#)

Zillow: 4.1% home price increase in 2018

(NMP, 12/5/17)

Zillow issued a data report stating home prices will climb by 4.1 percent next year, an increase from the prediction issued one year ago that pegged the price hike at three percent. Zillow's survey of housing market experts added that mortgage rates are likely to rise next year to around 4.5 percent from the current rate of about 3.9 percent. [Read More](#)

Cutting principal didn't help struggling homeowners – but here's what did

(Realtor.com, 12/5/17)

During the housing crisis, as policymakers and lenders struggled to develop programs to help distressed homeowners, several misguided approaches may have hampered those efforts, according to a new report out Tuesday from the JPMorgan Chase & Co. Institute, a think tank established and funded by the mammoth bank. [Read More](#)

Ellie Mae: more single, female Millennials are buying homes

(HousingWire, 12/6/17)

Loan software provider Ellie Mae just put out its latest "Millennial tracker" and found several similarities in homebuying across gender lines in this generation — with one big difference. [Read More](#)

Mortgage applications levels bounce back with gusto

(NMP, 12/6/17)

Prospective homebuyers shook off their Thanksgiving weekend dopamine haze and returned to their lenders' offices, according to the Mortgage Bankers Association's Weekly Mortgage Applications Survey for the week ending Dec. 1. [Read More](#)



Here's what else the tax reform means: another bailout of Fannie and Freddie

(MarketWatch, 12/6/17)

Fannie Mae and Freddie Mac, the two giant mortgage financiers, hold billions of dollars of “deferred tax assets” on their balance sheets. These assets include items like credits that can be used to defray tax bills in future years. [Read More](#)

Inventory constraints driving up home prices

(CoreLogic, 12/6/17)

We recently took a look at how low available inventory is contributing to rising home prices. As you can see from the following NAR chart, for sale inventory is at its lowest level since 2005 at approximately 4-months' supply compared to a “normal” market of 6-months' supply. [Read More](#)

FHA increases loan limits in nearly every area of U.S. for 2018

(HousingWire, 12/7/17)

The Federal Housing Administration announced Thursday that nearly every area of the U.S. will see FHA loan limits increase in 2018. [Read More](#)

CoreLogic: another quarter million homes no longer underwater on the mortgage

(HousingWire, 12/7/17)

Mortgage data tracker and analytics firm CoreLogic today released its Q3 2017 home equity analysis and found 260,000 mortgaged properties regained equity between the second and third quarters of 2017.

[Read More](#)

Mortgage rates and credit availability rise

(NMP, 12/7/17)

The 30-year fixed-rate mortgage (FRM) averaged 3.94 percent for the week ending Dec. 7, up from last week when it averaged 3.90 percent. [Read More](#)

One nation, under the weight of crushing debt

(CityLab, 12/8/17)

Not much unites Americans these days, except, perhaps, past-due bills. A third of American households are currently in debt, and in the second quarter of 2017, they owed a record \$13 trillion altogether. In a new interactive map, researchers at the Urban Institute visualize how this massive debt burden varies by geography. The map is based on 5 million records sourced from a major credit bureau, and shows each county's share of households that have their debt in collections. [Read More](#)

Local News

Colorado residents packing up, moving out at record pace

(Fox31, 12/3/17)

New annual figures from the bureau's American Community Survey show that Colorado saw its first drop in about a decade last year in the number of people arriving from other states, while those leaving Colorado hit a record high. [Read More](#)



Could a network of storage make homelessness easier in Denver?

(Denverite, 12/3/17)

The nonprofit St. Francis Center has hosted these storage spaces for decades. Now, the city government and a local pizza shop are following suit — and there's plenty of demand. About 10,000 different people last year visited St. Francis Center, which offers a variety of services, and more than 600 are using its storage spaces. [Read More](#)

How safe are Denver and Aurora (besides just the crime rates)?

(DBJ, 12/4/17)

How safe is the Mile High City relative to other large cities in the U.S.? Not very, according to a new report from WalletHub, the Washington, D.C.-based financial analyst site. [Read More](#)

Colorado losing populations because of affordable housing crisis

(Fox21 News, 12/5/17)

We talk a lot about the lack of affordable housing in Colorado Springs, but it's also a statewide problem that may be causing more people to move out of state. Many are saying it's the rising housing prices, jobs that don't pay enough, and traffic jams that are sending them packing. [Read More](#)

Apartment community for adults 55+ coming to metro Denver

(DBJ, 12/5/17)

Construction has begun on Avenida Lakewood, a 230-unit rental community for active adults 55 and over, at the corner of Colfax Avenue and Owens Street. [Read More](#)

Metro Denver home prices rise in November, inventory remains low

(DBJ, 12/5/17)

Average home prices in metro Denver increased 8.31 percent year-over-year in November to \$443,848, according to new data from Denver Metro Association of Realtors. [Read More](#)

Developer converts former Catholic Charities headquarters to offices, residences

(Denverite, 12/5/17)

HM Capital looked upon Catholic Charities former headquarters in north Denver and said, let there be residential development. [Read More](#)

Colorado Springs poised for another record-breaking year for home sales

(The Gazette, 12/6/17)

Brisk home sales last month have put Colorado Springs and the Pikes Peak region on the verge of another record-breaking year for buying and selling. [Read More](#)

Fort Collins eyes changes to affordable housing land bank

(Coloradoan, 12/6/17)

The Fort Collins Affordable Housing Board is seeking public comment on proposed changes to the Land Bank policy at its regular meeting Thursday. [Read More](#)



New construction creeping up from Highland means rapid growth for Sunnyside (Denverite, 12/7/17)

New residential and commercial development is already creeping up from the trendy Highland neighborhood to its traditionally working-class sister community, Sunnyside. Residents and builders believe the overdue opening of the railway station at 41st Avenue and Fox Street will only accelerate growth in the area. [Read More](#)

Investors just promised \$24 million to keep Denver neighborhoods affordable – and then they’re going statewide (Denverite, 12/7/17)

A coalition of nonprofits and foundations will create one of the largest private investments in affordable housing that Colorado has ever seen, they announced Thursday. [Read More](#)

Denver’s student population expected to shrink in 2019 after more than a decade of growth (Denverite, 12/8/17)

The student population of Denver Public Schools has grown for 13 years straight, but the enrollment boom is coming to an end — a result of gentrification and a significant drop in the birth rate, according to the latest expert analysis. [Read More](#)