Housing Wealth Equity Initiative: Improving Homeownership Outcomes is Critical to Narrowing the Housing Wealth Equity Gap

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Distribution of Households and Housing Wealth by Race and Ethnicity

Homeownership Rates and Average Home Values

Homeownership Rates

- White: 72.2%
- Black: 42.3%
- Hispanic: 48.1%
- Asian: 60.3%
- Other nonwhite: 51.2%


Average Home Values

- White: $331,281
- Black: $240,156
- Hispanic: $299,878
- Asian: $597,792
- Other nonwhite: $330,457

Housing wealth equity in Atlanta

Household and primary residence housing wealth shares

- Household share
- Primary residence housing wealth share

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>Household Share</th>
<th>Primary Residence Housing Wealth Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>71.5%</td>
<td>44.6%</td>
</tr>
<tr>
<td>Black</td>
<td>44.3%</td>
<td>44.3%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>17.4%</td>
<td>3.9%</td>
</tr>
<tr>
<td>Asian</td>
<td>5.3%</td>
<td>3.8%</td>
</tr>
<tr>
<td>Other</td>
<td>1.9%</td>
<td>2.1%</td>
</tr>
</tbody>
</table>


Homeownership rates

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>Ownership Rate</th>
</tr>
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<tbody>
<tr>
<td>White</td>
<td>57.9%</td>
</tr>
<tr>
<td>Black</td>
<td>33.3%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>48.2%</td>
</tr>
<tr>
<td>Asian</td>
<td>38.1%</td>
</tr>
<tr>
<td>Other</td>
<td>54.5%</td>
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</tbody>
</table>

Average home values

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>Average Home Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>$610,902</td>
</tr>
<tr>
<td>Black</td>
<td>$260,582</td>
</tr>
<tr>
<td>Hispanic</td>
<td>$446,986</td>
</tr>
<tr>
<td>Asian</td>
<td>$556,759</td>
</tr>
<tr>
<td>Other</td>
<td>$438,251</td>
</tr>
</tbody>
</table>
Nationwide Homeownership Rate Gaps are Wide and Expected to Persist

Source: Decennial censuses, American Community Surveys, and Urban Institute projections.
Key Findings: Home Value Disparities

**Household characteristics:** All else equal, lower incomes, younger ages, and smaller household sizes all contribute to lower home values. Compared with white households, Black, Hispanic, and other households of color (excluding Asian households) are less likely to have household incomes exceeding $100,000.

**Property characteristics:** Living in a detached single-family home, a home with more rooms, a more newly built home, and a home with less expensive energy source are all correlated with higher home values.

**Neighborhood characteristics:** Higher cost neighborhoods, the presence of good schools, living near good transit, and living in areas with high flood risk are correlated with higher home values, while neighborhoods with serious or petty crime correspond with lower home values.

**Potential instances of racial discrimination:** Historic redlining, racial covenants, and targeted disinvestment led to systemic home undervaluation in neighborhoods of color. Presently, appraisal bias, steering, and discriminatory zoning practices continue to impact home values for households of color.
Key Public Policy Interventions

**Household characteristics:**
- Workforce development
- Affordable rental housing/rental assistance
- Down payment assistance
- Property tax relief

**Property characteristics:**
- Development of for-sale homes
- Ease zoning regulations and building codes
- Home preservation programs
- Infill development

**Neighborhood characteristics:**
- Geographically diffuse investments
- Support minority depository institutions (MDIS) and community financial institutions
- Renovation and weatherization loans and programs

Amid all of this, eliminate instances of systemic racism and ensure policies are racially sensitive.
Tracking Homeownership Wealth Gaps

Is Housing Wealth Equitable in Your City?

SHOW ME Black households IN Atlanta, GA

COMPARSED WITH Search for a city

Is housing wealth equitable in Atlanta, Georgia?

In many large cities, households of color overall own a disproportionately small share of the primary-residence housing wealth. How does Atlanta stack up?

Distribution of household population

- 5.3% Asian
- 44.3% Black
- 3.9% Hispanic
- 1.9% Other
- 44.6% White

Distribution of primary-residence wealth

- 5.1% Asian
- 17.4% Black
- 3.8% Hispanic
- 2.1% Other
- 71.5% White
Climate change impacts

Average temperatures are rising

- Average annual temperature
- 1900-2000 mean

Share of homeowners living in moderately or severely inadequate housing

- Overall: 3.5%
- White: 3.1%
- Black: 5.8%
- Hispanic: 4.3%

Sources: NOAA National Centers for Environmental Information and American Housing Survey.
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