



June is Homeownership Month

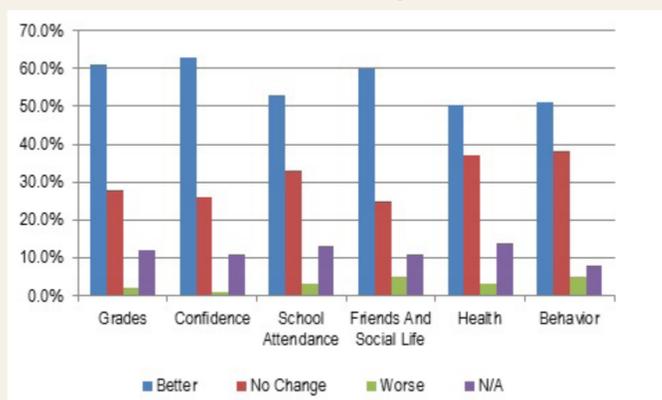
Why is Homeownership so Important?

June is one of our favorite months here at Dallas Habitat. Why? First, June typically means great building weather. And even better, June is national homeownership month which gives us an opportunity to talk about why homeownership remains important. Looking at the studies and stats:

Homeownership is Good for Children

- Parental homeownership is good for children. The math scores of homeowner's children, compared to children of renters, were 9% higher, reading scores were 7% higher and child behavior problems were reduced by 3% in one study.¹
- In another national study, children of homeowners have a 13% higher high school graduation rate and a 6% higher likelihood of obtaining higher education.²
- Other research found homeownership raises educational attainment, earnings, and welfare independence in young adulthood for children growing up in families with incomes less than 150% of the federal poverty line.³
- In a [survey of Dallas Habitat's homeowners](#), they overwhelmingly said that their children's lives had improved since moving into their Habitat home.

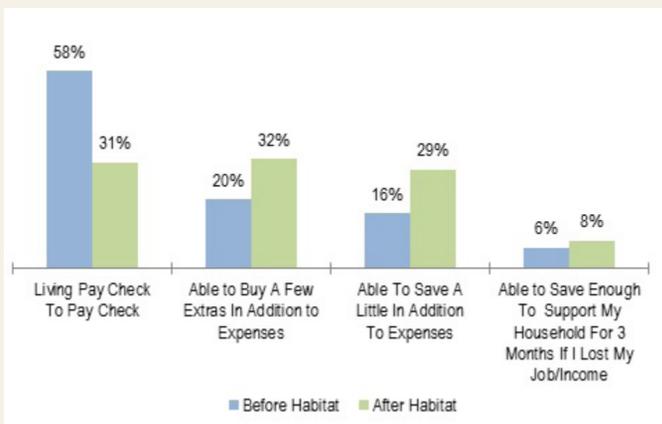
Change Since Moving Into Habitat Home
Children Over Age Five



Homeownership is Good for Family Financial Wellbeing

- Homeowners are much less likely to be asset poor than renters.⁴ While 39% of Dallas residents live in asset poverty, only 12% of homeowners in Dallas are asset poor compared to 61% of renters.⁵
- Every year of homeownership is worth about 2.1% in higher income. A longer duration of homeownership is associated with higher future income, even accounting for initial income, education, and demographic characteristics.⁶
- Dallas Habitat homeowners confirm that their financial situation has improved since buying their home.

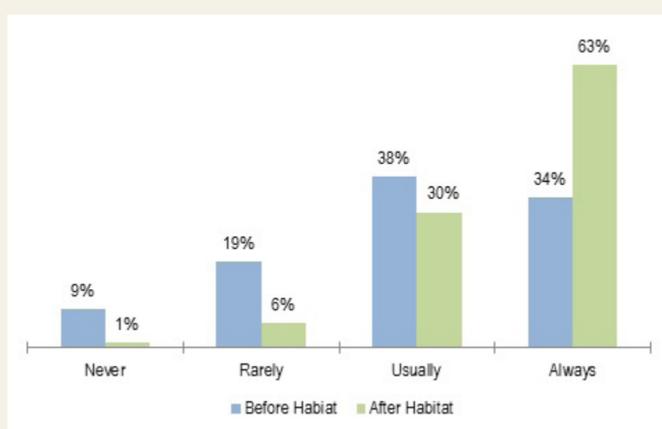
Household Financial Situation Before and After Becoming a Habitat Homeowner



Homeownership is Good for Communities

- A 10% increase in the homeownership rate in a given neighborhood results in about a 6% increase in housing prices.⁷
- From another study, "renter-occupied households were a greater source of all forms of disorder than their owner-occupied neighbors." Social and physical disorder, measured as disturbance reports, garbage, poorly maintained housing units and high weeds and grass, is found at higher levels in neighborhoods with low levels of homeownership.⁸
- Homeowners are 15% more likely to vote than renters.⁹
- Higher homeownership rates reduce crime. A 1% increase in homeownership will reduce per capita property crime by 1.2% to 1.5% and per capita violent crime will be reduced by 1% to 1.1%.¹⁰
- Even though we work in some of Dallas' most challenging neighborhoods, our families feel safer in their Habitat homes than they did in their previous homes.

Feeling Safe Inside the Home Before and After Becoming a Habitat Homeowner



Homeownership is Good for Dallas

As the City progresses in its Housing Plus plan, we hope increasing homeownership becomes a top priority. While homeownership is not a fit for everyone, and rental housing is essential, lifting Dallas' homeownership rate to be more in line with our peer cities nationally is an important part of improving the city we all love.

Sincerely,

1 Donald R., Haurin, The Private and Social Benefits of Homeownership, Habitat for Humanity University Lecture Series, December 11, 2003
 2 Harkness, J. and S. Newman, 2003. "Effects of Homeownership on Children: The Role of Neighborhood Characteristics and Family Income," FRBNY Economic Policy Review.
 3 Joseph Harkness, Sandra Newman. Differential effects of homeownership on children from higher- and lower-income families. Journal of Housing Research. Washington: 2003. Vol. 14, Iss. 1; pg. 1
 4 Asset poverty is defined as not having the ability to support the household for three months at the federal poverty level if faced by loss of income.
 5 Corporation for Enterprise Development (CFED), Assets & Opportunity Profile for Dallas, 2012
 6 Zhu Xiao, Di. 2007. "Do Homeowners Have Higher Future Household Income?" Housing Studies 22, no. 4: 459-472. Academic Search Complete, EBSCOhost (accessed March 24, 2014).
 7 N. Edward Coulson and Herman Li, "Measuring the External Benefits of Homeownership," Journal of Urban Economics 77, 2013.
 8 David Tumminelli O'Brien, "Managing the Urban Commons," Human Nature, 2012 23: 467-489.
 9 Denise DiPasquale and Edward L. Glaeser, Incentives and Social Capital: Area Homeowners Better Citizens? Chicago Working Paper in Law and Economics. 1998/
 10 Jinlan Ni and Christopher Decker, "The Impact of Homeownership on Criminal Activity: Empirical Evidence from United State's County Level Data", Economics & Business Journal: Inquiries & Perspectives, 2:1, October 2009.