

Foreclosure Crisis Symposium

Bill Falik Intro

- 50 million homes in the U.S. subject to mortgages
- 11 million homes are under water - negative equity
- 5 million mortgages are in default
- 2 million homes in California are under water (30%)
- Communities throughout California are suffering from loss of revenue, abandoned homes, downward pressure on home pricing, and a foreclosure epidemic

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Bill Falik Intro (continued)

- Continuing erosion of home pricing and loss of equity has dramatic secondary economic impacts
- There are many approaches to remedying the problem and stabilizing the residential market
 - ❖ Free market – “clearing out”
 - ❖ government intervention (e.g. HAMP and HARP)
 - ❖ Forebearance vs. forgiveness
 - ❖ Private capital investment
 - ❖ AGs’ settlement - introduce David Moskowitz