



Wealth-Building Agenda for Georgia Women

Georgia ACT Conference Preview

Melissa D. Johnson, Senior Policy Analyst
October 10, 2017

Who We Are

The Georgia Budget and Policy Institute produces research and state budget analysis to show ways Georgia can provide better education, health care and opportunity for everyone.

- Taxes
- Budget
- Education
- Health Care
- Economic Security
- Economic Development



Women Working Ahead



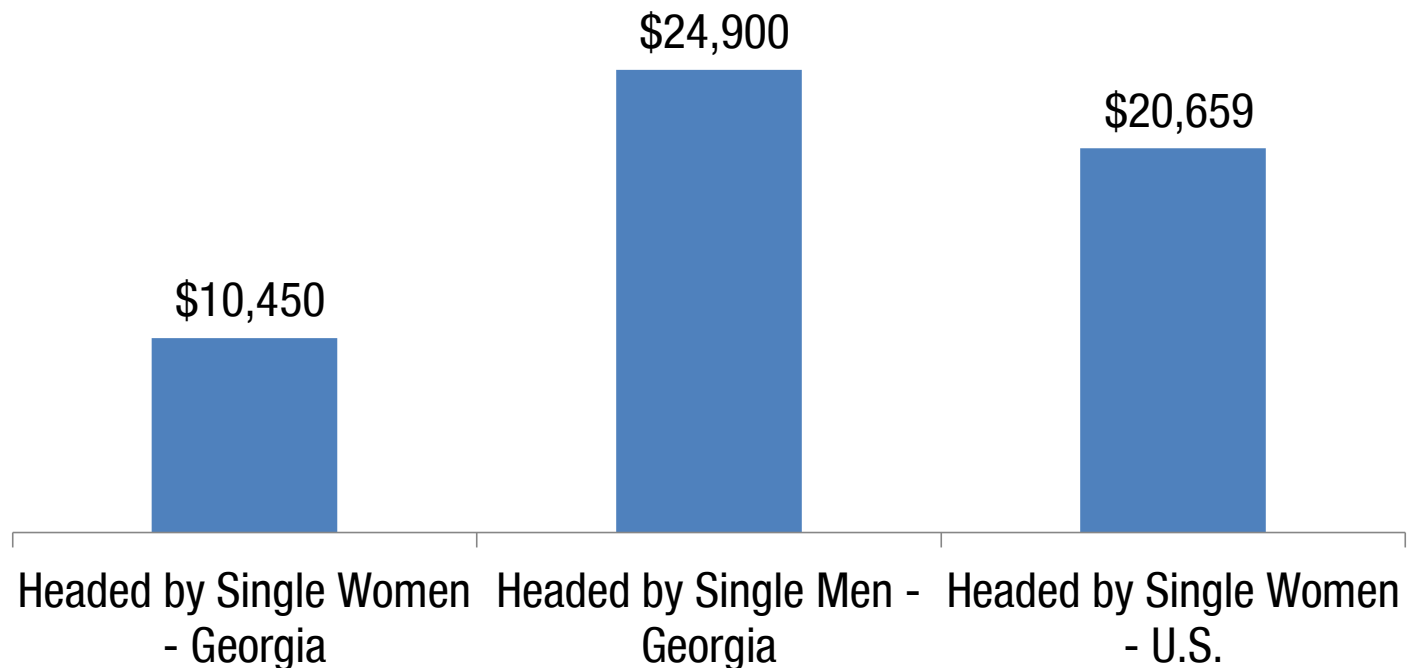
An Economic Opportunity Agenda for Georgia Women

Why a Focus on Wealth

- Reservoir of resources that people and their families **can tap during financial emergencies**
- **Nest egg** people and families can leverage for other investments, including a home or business
- Can also be **passed to future generations**, providing them with money needed to finance education, homes, or other wealth-generating tools
- Linked to better **outcomes for children**

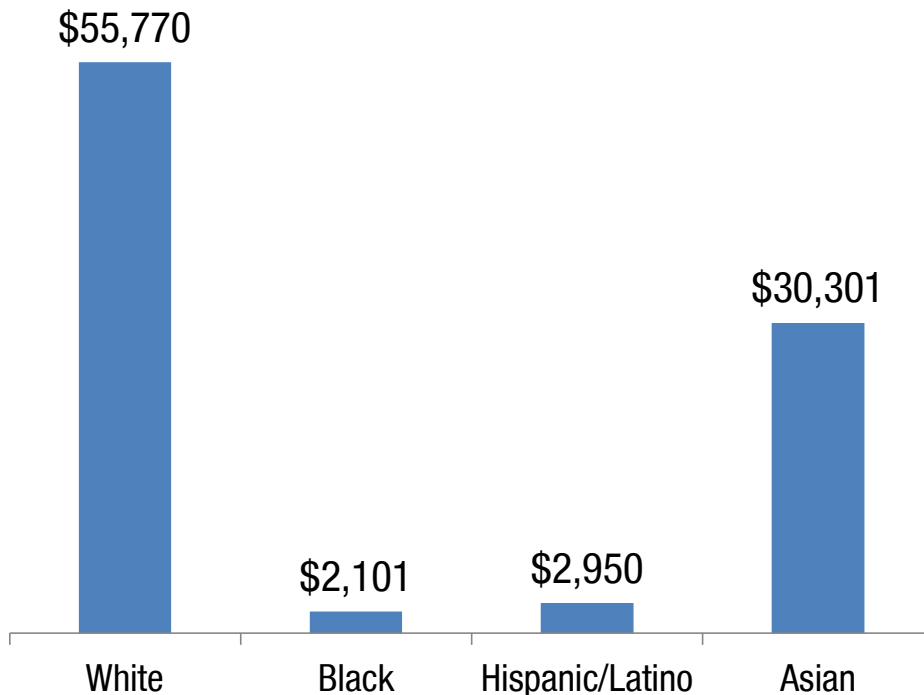
Wealth of Georgia Women Lags State's Men, U.S. Women

Median net worth for households, 2014



Wealth Gap Even Wider for Women of Color

Median wealth for U.S. households headed by single women, by race/ethnicity of householder, 2014



2030

Year that people of color will become the majority in Georgia

Women's Wealth Gap Driven by Distinct Causes, Requires Diverse Solutions

- **Gender Pay Gap**
- **Caregiving: Disproportionate Responsibilities**
- **Homeownership: Higher Financing Rates, Less Purchasing Power**
- **Entrepreneurship: Fewer Businesses with Lower Revenues**

Women's Homeownership Challenges

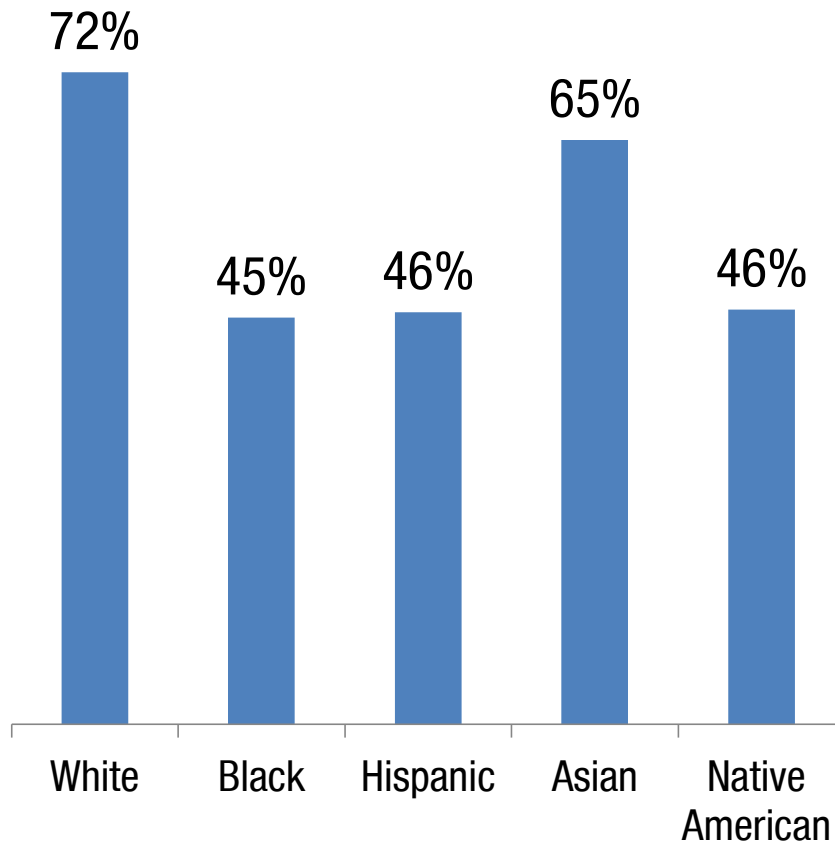
47%

**Share of Georgia
single women who
own their homes**

- **Women pay more for their mortgages**
 - Less desirable credit profiles due to due to lower incomes
 - However, women better than men at paying mortgages
- **Homeownership more of a wealth-building opportunity for men**
 - Houses owned by single men valued more and appreciate quicker
- **Longer life expectancy necessitates age-friendly modifications**

Barriers for Women Homeowners of Color

Homeownership Rates in Georgia by Race and Ethnicity, 2015



THOUGHTFUL ANALYSIS, RESPONSIBLE POLICY

- **Historical practices:**
Redlining
- **Contemporary Practices**
 - Higher denial rates
 - Higher rates of subprime lending

Recommendations: Housing Trust Funds

Housing trust funds can be used to preserve home equity among Georgia women and increase home ownership rates

1. Georgia can support local housing trust funds by allowing them to access to new sources of revenue
2. More money for the state's housing trust fund could support homeownership outside of large metro areas

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