

**Exhibit 46: Homeownership Rates for the US, and Selected US and California  
Metropolitan Areas: 1975, 1985, 1989, 1995**

Area and Survey Year	1975	1985	1989	1995
U.S.	65%	63%	64%	65%
Selected Non-California Metropolitan Areas <sup>(1)</sup>	59%	58%	57%	58%
California Metropolitan Areas <sup>(2)</sup>	57%	52%	51%	51%
Los Angeles County	51%	46%	46%	45%
Orange County (1988, 1994)	na	na	60%	60%
San Bernardino/Riverside (1990, 1994)	na	na	65%	68%
San Diego (1987, 1994)	na	na	55%	56%
San Francisco-Oakland (1989, 1993)	na	na	55%	55%
San Jose (1988, 1993)	na	na	60%	59%

NOTES:

1. Non-California metropolitan areas include: Washington DC, Portland OR, Seattle WA, Salt Lake City UT, Las Vegas NV, Phoenix AZ, Dallas TX, Fort Worth TX, Houston TX, San Antonio TX, Denver CO, Atlanta GA, Orlando FL, Miami-Fort Lauderdale FL, Tampa-St Petersburg FL
2. California metropolitan areas include: Orange County, Bakersfield, Fresno, Los Angeles, Modesto, Santa Rosa, Oakland, San Diego, Stockton, San Francisco, San Jose.

SOURCES:

US Census, Annual Housing Survey, 1975;  
US Census, American Housing Survey, 1985, 1989, 1995.