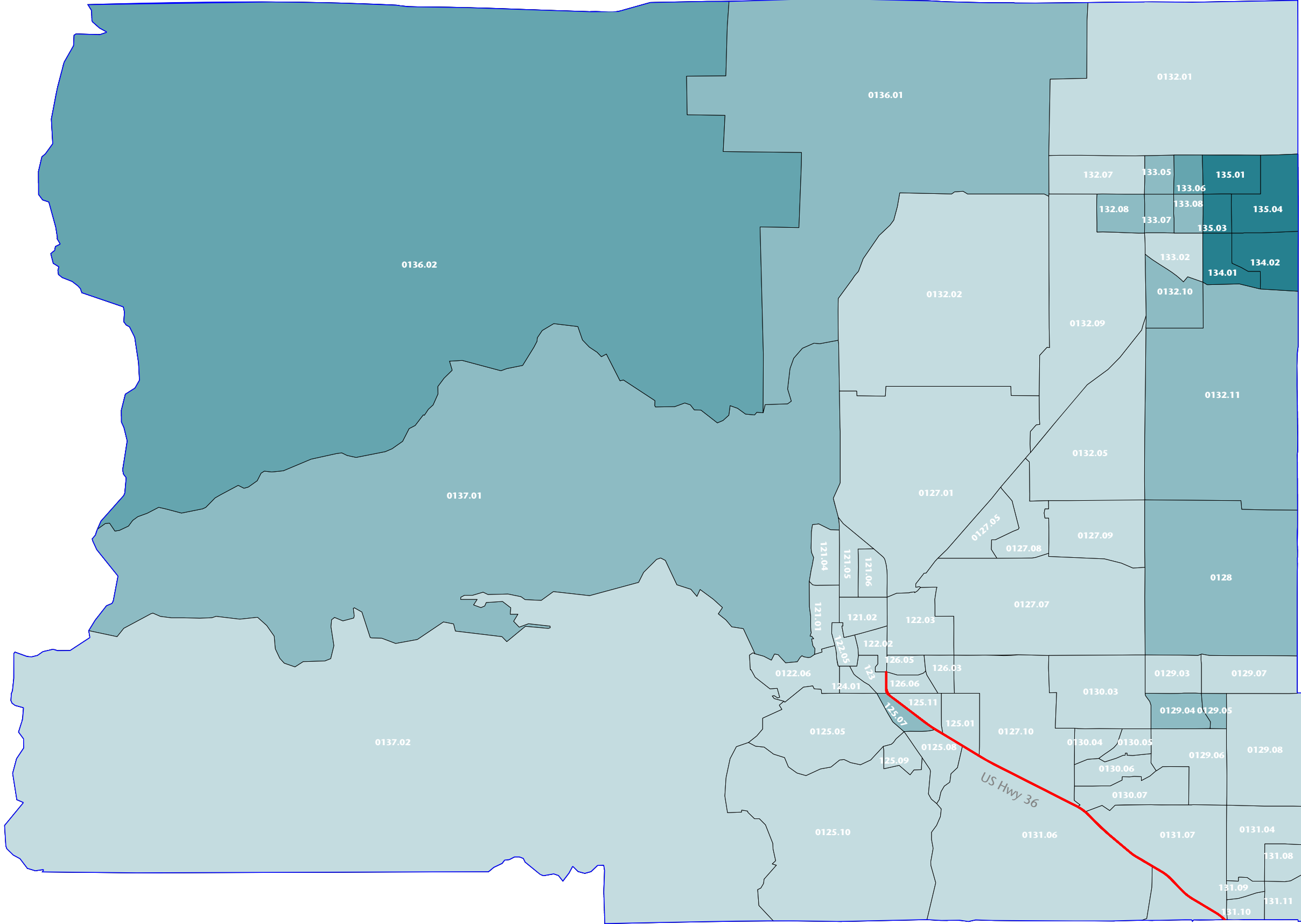


Boulder County
Percent of Owner Occupied Households with New Foreclosure Filings
2nd Quarter 2008 by Census Tract



Percent of New Foreclosure Filings

- 3% and higher
- 1% to 2.99%
- 0.8% to 0.99%
- 0.5% to 0.79%
- 0% to 0.49%

- Highway
- County Boundary
- Census Tract Boundary

% of new foreclosure filings based on 2000 Census Tract demographics



Census Tract (Boulder County)	Public Trustee Data			Census 2000 Data (note: using Census 2000 data overestimates % units with NED filings in high growth tracts)										
	# properties with Notice of Election and Demand (NED) filings Q2 2008	NED Unpaid Principal Balance Q2 2008	% Owner Occupied Housing Units with NED filings	Total Population	% Population White	% Population African American	% Population Native American	% Population Asian	% Population Hispanic or Latino	Average Household Size	# Occupied Housing Units	# Owner Occupied Housing Units	# Renter Occupied Housing Units	Median Income 1999
0121.01	1	\$980,539	0.1%	4,742	95.5%	0.4%	0.1%	1.2%	3.4%	2.27	2,080	1,436	644	\$71,820
0121.02	3	\$534,426	0.2%	6,970	88.3%	1.0%	0.5%	1.9%	14.4%	2.25	3,046	1,820	1,226	\$49,444
0121.04	1	\$695,843	0.1%	2,482	94.1%	0.7%	0.4%	1.5%	4.6%	2.62	941	821	120	\$94,713
0121.05	1	\$704,522	0.1%	4,385	85.4%	0.7%	0.5%	2.0%	16.1%	2.53	1,736	1,424	312	\$53,246
0121.06	3	\$582,534	0.3%	3,919	90.9%	0.8%	0.3%	2.2%	9.7%	2.43	1,613	1,117	496	\$70,583
0122.02	0	\$0	0.0%	5,692	91.0%	1.1%	0.3%	2.8%	5.0%	1.81	3,087	599	2,488	\$28,326
0122.03	2	\$438,047	0.1%	6,125	77.1%	2.6%	0.5%	4.7%	19.8%	2.02	3,004	1,477	1,527	\$35,853
0122.05	1	\$290,121	0.4%	3,434	89.0%	1.3%	0.7%	2.2%	8.1%	1.93	1,735	274	1,461	\$31,315
0122.06	2	\$145,638	0.2%	3,476	94.6%	0.6%	0.4%	1.7%	2.5%	2.07	1,679	806	873	\$49,741
0123	0	\$0	0.0%	7,446	80.9%	2.2%	0.4%	10.8%	6.2%	2.27	795	18	777	\$21,731
0124.01	1	\$1,303,687	0.2%	5,226	92.8%	1.0%	0.5%	2.4%	4.1%	2.36	2,003	458	1,545	\$19,634
0125.01	2	\$570,457	0.3%	2,509	90.6%	1.2%	0.6%	3.6%	6.4%	2.19	1,146	757	389	\$59,191
0125.05	4	\$2,764,961	0.3%	4,003	94.4%	0.5%	0.2%	2.5%	3.4%	2.4	1,669	1,191	478	\$70,114
0125.07	5	\$1,360,862	0.6%	4,299	86.6%	1.3%	0.6%	6.1%	7.7%	2.48	1,730	802	928	\$47,669
0125.08	1	\$113,600	0.2%	2,825	90.2%	1.2%	0.6%	3.8%	5.1%	2.26	1,250	504	746	\$48,688
0125.09	1	\$583,623	0.1%	3,243	93.6%	0.7%	0.4%	2.2%	2.8%	2.51	1,287	960	327	\$69,792
0125.1	0	\$0	0.0%	4,339	95.2%	0.5%	0.2%	1.9%	2.4%	2.23	1,948	1,549	399	\$69,855
0125.11	2	\$580,371	0.3%	3,215	86.4%	2.1%	0.8%	3.8%	9.4%	2.01	1,497	634	863	\$44,449
0126.03	0	\$0	0.0%	3,562	89.7%	0.9%	0.4%	6.1%	3.5%	2.35	1,514	1,002	512	\$70,685
0126.05	0	\$0	0.0%	1,580	78.0%	2.3%	0.6%	13.3%	6.8%	2.2	719	189	530	\$26,929
0126.06	0	\$0	0.0%	7,098	82.2%	1.5%	0.6%	5.7%	16.5%	1.88	3,679	772	2,907	\$23,386
0127.01	1	\$566,742	0.1%	5,636	94.2%	0.5%	0.4%	3.0%	2.3%	2.64	2,100	1,655	445	\$87,311
0127.05	2	\$594,837	0.2%	3,513	88.4%	1.7%	0.5%	5.7%	4.7%	1.96	1,794	1,001	793	\$51,087
0127.07	0	\$0	0.0%	2,128	88.6%	1.2%	1.3%	2.2%	11.2%	2.63	657	570	87	\$66,705
0127.08	1	\$94,078	0.1%	5,380	94.0%	1.2%	0.4%	2.4%	3.7%	2.5	2,152	1,874	278	\$87,797
0127.09	2	\$430,379	0.3%	1,946	95.0%	1.2%	0.1%	1.2%	2.7%	2.82	691	630	61	\$82,705
0127.10	5	\$3,330,135	0.4%	3,819	93.8%	1.0%	0.4%	2.3%	3.2%	2.65	1,442	1,216	226	\$88,401
0128	11	\$3,476,486	0.5%	6,801	92.1%	0.5%	0.3%	3.0%	6.3%	2.93	2,321	2,187	134	\$85,213
0129.03	1	\$388,650	0.2%	1,557	93.4%	1.4%	0.1%	2.1%	3.7%	2.63	591	552	39	\$112,596
0129.04	9	\$2,262,421	0.6%	5,042	90.0%	1.0%	0.4%	4.0%	7.1%	2.7	1,848	1,539	309	\$67,515
0129.05	4	\$584,086	0.7%	2,575	84.4%	0.9%	0.9%	2.8%	25.7%	2.53	1,012	596	416	\$43,403
0129.06	6	\$1,660,231	0.4%	4,138	90.0%	0.8%	0.6%	4.1%	7.5%	2.35	1,758	1,371	387	\$56,806
0129.07	3	\$429,704	0.4%	2,796	85.9%	1.2%	0.6%	3.3%	13.4%	2.71	1,033	817	216	\$60,560
0129.08	5	\$820,116	0.3%	6,332	75.5%	0.9%	1.4%	3.1%	32.5%	2.63	2,405	1,577	828	\$40,690
0130.03	2	\$704,205	0.1%	4,672	93.2%	0.9%	0.3%	2.5%	4.3%	2.56	1,826	1,416	410	\$68,239
0130.04	2	\$231,491	0.2%	3,633	90.4%	0.5%	0.7%	4.6%	5.2%	3.01	1,196	1,065	131	\$86,812
0130.05	2	\$459,963	0.2%	3,121	92.7%	0.5%	1.2%	1.0%	6.5%	2.44	1,281	874	407	\$52,211
0130.06	3	\$922,822	0.2%	5,691	91.1%	1.0%	0.4%	3.5%	4.5%	2.64	2,158	1,665	493	\$66,919
0130.07	0	\$0	0.0%	2,590	89.7%	1.5%	0.2%	5.0%	4.7%	2.38	1,086	806	280	\$79,430
0131.04	0	\$0	0.0%	4,840	93.4%	0.9%	0.4%	3.1%	4.0%	2.76	1,756	1,651	105	\$80,761
0131.06	7	\$1,809,929	0.3%	9,836	87.1%	1.2%	0.3%	7.4%	4.9%	2.57	3,830	2,106	1,724	\$80,791
0131.07	1	\$281,080	0.1%	3,533	88.1%	0.9%	0.4%	5.1%	7.6%	2.76	1,267	811	456	\$58,162
0131.08	0	\$0	0.0%	3,811	90.7%	1.0%	0.4%	3.9%	6.1%	2.98	1,276	1,177	99	\$88,329
0131.09	0	\$0	0.0%	2,372	91.0%	1.5%	0.8%	2.3%	6.3%	2.51	946	647	299	\$57,639
0131.10	0	\$0	0.0%	3,567	86.4%	1.5%	1.0%	3.6%	13.3%	2.54	1,406	767	639	\$43,571
0131.11	0	\$0	0.0%	3,486	89.6%	0.9%	0.7%	3.0%	10.7%	2.54	1,373	714	659	\$51,250
0132.01	2	\$2,795,833	0.4%	1,695	94.5%	0.2%	0.5%	1.0%	3.7%	2.79	605	545	60	\$71,154
0132.02	1	\$2,500,000	0.2%	1,504	96.7%	0.1%	0.3%	0.8%	4.3%	2.69	556	499	57	\$98,504
0132.05	3	\$998,555	0.2%	5,207	94.8%	0.4%	0.4%	2.1%	3.5%	2.66	1,899	1,684	215	\$83,952
0132.07	5	\$1,249,544	0.5%	4,605	92.1%	0.9%	0.6%	2.8%	6.0%	2.61	1,760	1,093	667	\$68,287

Census Tract (Boulder County)	Public Trustee Data			Census 2000 Data (note: using Census 2000 data overestimates % units with NED filings in high growth tracts)										
	# properties with Notice of Election and Demand (NED) filings Q2 2008	NED Unpaid Principal Balance Q2 2008	% Owner Occupied Housing Units with NED filings	Total Population	% Population White	% Population African American	% Population Native American	% Population Asian	% Population Hispanic or Latino	Average Household Size	# Occupied Housing Units	# Owner Occupied Housing Units	# Renter Occupied Housing Units	Median Income 1999
0132.08	11	\$2,261,473	0.6%	5,893	92.5%	0.3%	0.5%	1.2%	8.5%	2.51	2,337	1,713	624	\$62,054
0132.09	4	\$791,516	0.3%	4,744	90.3%	0.4%	0.4%	4.3%	6.1%	2.57	1,845	1,515	330	\$69,091
0132.10	9	\$2,012,630	0.7%	5,179	81.8%	0.4%	0.9%	1.6%	24.8%	3.03	1,710	1,228	482	\$55,308
0132.11	7	\$1,840,962	0.6%	4,000	88.3%	0.4%	0.6%	1.7%	15.3%	2.89	1,365	1,189	176	\$72,697
0133.02	6	\$1,122,775	0.4%	5,391	90.2%	0.4%	1.0%	0.6%	13.6%	2.3	2,343	1,496	847	\$44,144
0133.05	10	\$1,885,177	0.7%	5,095	90.1%	0.4%	1.0%	2.1%	11.5%	2.73	1,863	1,360	503	\$61,641
0133.06	9	\$1,518,610	0.9%	4,744	85.7%	0.4%	0.9%	1.2%	17.5%	2.64	1,732	997	735	\$46,509
0133.07	6	\$1,062,775	0.7%	3,898	85.8%	0.4%	0.8%	1.7%	15.7%	2.33	1,627	843	784	\$39,083
0133.08	6	\$809,092	0.6%	3,718	85.0%	0.4%	1.1%	0.4%	19.1%	2.23	1,607	1,029	578	\$39,215
0134.01	9	\$1,237,135	1.4%	3,815	66.9%	0.7%	1.5%	0.6%	47.3%	2.59	1,437	635	802	\$34,300
0134.02	21	\$4,825,170	1.7%	5,452	78.7%	0.6%	1.2%	1.8%	30.2%	3.06	1,781	1,262	519	\$58,023
0135.01	15	\$3,526,255	1.3%	5,353	82.3%	0.9%	1.0%	1.8%	21.0%	2.51	2,125	1,139	986	\$44,896
0135.03	23	\$3,710,051	2.2%	5,709	75.4%	0.5%	1.7%	0.5%	36.7%	2.88	1,973	1,061	912	\$38,360
0135.04	20	\$4,480,140	1.2%	5,903	87.4%	0.9%	0.9%	3.4%	12.0%	2.92	2,020	1,634	386	\$62,097
0136.01	6	\$2,159,424	0.5%	3,583	94.0%	0.3%	0.8%	0.9%	5.9%	2.44	1,467	1,135	332	\$57,639
0136.02	3	\$1,054,333	0.8%	977	96.3%	0.6%	0.4%	0.6%	1.6%	2.06	463	362	101	\$43,500
0137.01	11	\$3,109,160	0.6%	5,593	95.5%	0.2%	0.3%	1.3%	1.7%	2.43	2,301	1,949	352	\$78,801
0137.02	7	\$2,740,956	0.4%	5,845	96.2%	0.2%	0.5%	0.8%	2.3%	2.34	2,501	1,975	526	\$67,319
Total Boulder County	291	\$57,857,614	0.4%	291,288	88.5%	0.9%	0.6%	3.1%	10.5%	2.47	114,680	74,237	40,443	\$55,861
Boulder County 2006 Community Survey				282,304	86.4%	79.5%	0.4%	4.1%	13.1%	2.41	112,947	74,561	38,386	\$61,748



notice of election and demand data methodology

Project Summary

To assist local governments in visualizing new quarterly residential foreclosure filings in their area, CHFA aggregated Public Trustee-reported Notice of Election and Demand (NED) filings and reported unpaid principal balance amounts by census tract. Census tract maps represent new residential foreclosure filings for the calendar quarter as a percent of owner-occupied households in that tract. Charts include NED filing summary data and Census 2000 data by census tract as well as the most recent Census American Community Survey for the county.

Data Availability

After a mortgage loan is declared to be in default, a lender or servicer may start foreclosure proceedings. The first step in the foreclosure process is the filing of a Notice of Election and Demand (NED) with the county Public Trustee. Each county in Colorado has a Public Trustee who processes foreclosure actions and makes NED data available to the public. Several Colorado Public Trustees have their county data available on their websites. This data includes the property address and the reported unpaid principal balance amounts. For this project, CHFA staff downloaded the Public Trustee data from the various websites and performed data aggregation and mapping by census tract.

Disclaimer

As disclaimed on the Public Trustee websites, Public Trustee data is deemed reliable; however, accuracy is not guaranteed. Such information was used by CHFA to produce these maps and charts. CHFA is not able to assert or guarantee the accuracy of the information it secured from the Public Trustee websites and furthermore acknowledges substantial limitations in the assumptions, aggregation, and methodology used to prepare these estimates. User accepts all risks of error and inaccuracy when using the estimates, information, or aggregates described in this project.

Data Aggregation and Limitations of the Methodology

NED data includes commercial property, residential property, and vacant land.

The intent of this project was to focus on information concerning residential properties in the process of foreclosure. Duplicate filings were removed. Multiple foreclosures on one property were combined so that each property was reflected only once in the filing count. Vacant land, when identifiable, was excluded from the data aggregation. For commercial property, an assumption was made that the majority of commercial properties in foreclosure are valued at \$500,000 or more. Each NED filing greater than \$500,000 was compared to county assessor data, and commercial properties were excluded from the data. Properties under \$500,000 that had an LLC or other business entity listed as an owner were compared to assessor data and excluded from the data.

if they were commercial properties. It was not possible under budget and time restraints to analyze each property; therefore, it is possible that some vacant land and some commercial property foreclosures under \$500,000 are included in the data and identified as owner-occupied properties in foreclosure.

The number of NED filings in a census tract was compared to the number of owner-occupied housing units in the tract based on the 2000 Census data. It is important to interpret these results noting that there have been local housing changes since the 2000 Census. In particular, the foreclosure rate in high growth census tracts may overestimate the actual foreclosure rate in that tract.

As a point of reference for a quarterly foreclosure rate, the Mortgage Bankers Association National Delinquency Survey reported a 0.87 percent 1Q 2008 foreclosure started rate for Colorado. The MBA number represents the number of foreclosure starts in the quarter divided by the total number of loans serviced in Colorado.

For questions about the project or a more detailed methodology document, please contact Jerilynn Martinez at 303.297.7427 or jmartinez@chfainfo.com.