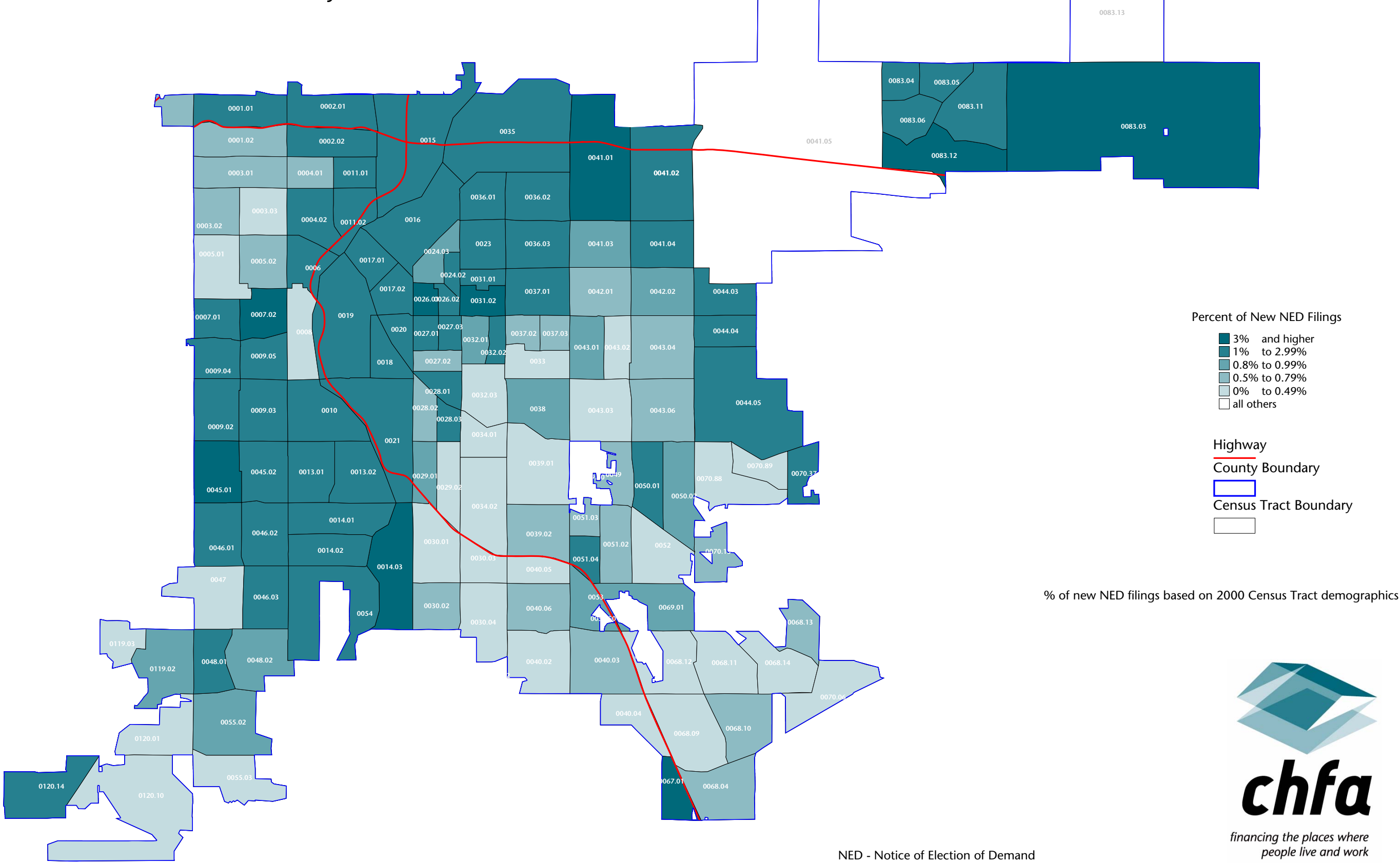


City and County of Denver Percent of Owner Occupied Households with New NED Filings 3rd Quarter 2009 by Census Tract



NED - Notice of Election of Demand



Public Trustee Data			Census 2000 Data (note: using Census 2000 data overestimates % units with NED filings in high growth tracts)										
Census Tract (Denver County)	# properties with Notice of Demand (NED) filings Q3 2009	% Owner Occupied Housing Units with NED filings Q3 2009	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
000101	10	1.2%	3,014	74.9%	1.6%	1.3%	1.6%	29.7%	2.29	1,137	844	293	\$39,330
000102	6	0.6%	3,414	73.8%	1.2%	1.4%	0.8%	35.6%	2.27	1,502	1,079	423	\$41,958
000201	17	1.5%	4,374	53.2%	1.1%	2.2%	1.0%	64.1%	2.81	1,500	1,159	341	\$33,017
000202	16	1.6%	4,485	49.5%	2.7%	2.4%	1.0%	70.2%	2.89	1,553	998	555	\$32,472
000301	8	0.5%	5,477	74.5%	1.2%	1.6%	0.5%	36.4%	2.21	2,384	1,558	826	\$40,107
000302	9	0.8%	3,660	79.8%	1.4%	1.6%	1.7%	28.2%	2.09	1,718	1,138	580	\$44,470
000303	4	0.3%	4,871	78.9%	1.2%	1.6%	1.2%	33.0%	2.09	2,226	1,370	856	\$38,614
000401	4	0.5%	3,740	53.8%	1.2%	2.9%	1.0%	64.2%	2.72	1,372	788	584	\$36,923
000402	16	1.6%	7,012	59.0%	2.0%	2.1%	0.7%	62.0%	2.61	2,503	1,032	1,471	\$32,065
000501	3	0.5%	1,943	81.9%	0.7%	1.4%	2.1%	33.0%	2.06	943	665	278	\$42,896
000502	7	0.5%	6,138	64.7%	2.3%	2.7%	4.0%	46.6%	2.29	2,649	1,335	1,314	\$35,017
0006	6	2.4%	3,330	53.2%	1.2%	2.3%	0.7%	82.6%	3.13	1,065	250	815	\$28,988
000701	15	2.6%	4,413	61.6%	1.3%	2.0%	1.0%	59.7%	2.64	1,648	571	1,077	\$31,979
000702	16	3.5%	6,412	43.6%	4.7%	2.8%	3.5%	73.6%	3.21	1,933	457	1,476	\$25,011
000800	0	0.0%	1,496	30.4%	17.9%	2.6%	13.0%	52.6%	3.33	449	23	426	\$7,411
000902	23	1.6%	5,558	59.8%	1.0%	2.3%	1.1%	67.9%	3.11	1,788	1,414	374	\$36,436
000903	22	1.8%	6,060	51.1%	1.2%	1.9%	0.9%	75.8%	3.35	1,811	1,222	589	\$34,821
000904	8	1.3%	5,610	53.7%	2.3%	2.2%	1.4%	78.1%	3.27	1,717	633	1,084	\$30,496
000905	25	3.0%	4,387	47.8%	0.8%	2.1%	0.8%	82.3%	3.69	1,185	840	345	\$34,288
0010	9	1.4%	3,980	51.1%	2.7%	3.4%	2.2%	74.6%	3.25	1,225	629	596	\$28,839
001101	8	1.6%	3,330	43.6%	2.6%	2.9%	0.4%	84.3%	3.46	942	490	452	\$28,728
001102	7	1.4%	3,341	44.3%	1.6%	2.3%	0.6%	77.0%	3.04	1,092	503	589	\$31,672
001301	16	1.4%	4,879	56.4%	1.1%	1.0%	4.9%	65.9%	3.07	1,587	1,104	483	\$38,953
001302	14	1.5%	3,785	61.7%	0.9%	1.8%	1.1%	64.4%	2.92	1,293	954	339	\$36,045
001401	21	1.9%	5,708	64.3%	2.1%	1.3%	6.1%	61.9%	2.82	2,021	1,108	913	\$29,556
001402	13	1.5%	4,053	58.0%	2.1%	2.4%	6.8%	56.0%	2.94	1,379	891	488	\$35,378
001403	15	3.0%	2,081	75.8%	2.4%	1.7%	1.5%	29.6%	2.36	874	493	381	\$39,866
0015	11	1.9%	3,454	50.9%	2.7%	1.8%	0.8%	77.5%	3.57	911	571	340	\$32,147
0016	12	2.9%	3,483	50.8%	10.4%	2.4%	0.7%	52.3%	2.55	959	410	549	\$31,117
001701	13	1.9%	2,225	80.5%	3.3%	0.7%	9.3%	9.2%	1.36	1,588	692	896	\$33,750
001702	4	1.1%	2,005	80.0%	7.9%	1.2%	3.3%	12.0%	1.32	1,421	376	1,045	\$30,607
0018	5	1.8%	3,532	65.0%	3.6%	2.2%	2.5%	47.6%	2.06	1,718	273	1,445	\$31,771
0019	3	1.1%	3,022	41.5%	12.8%	3.0%	5.7%	58.2%	2.93	996	266	730	\$17,257
0020	5	2.8%	619	81.9%	6.0%	1.5%	2.7%	14.1%	1.42	400	178	222	\$25,714
0021	14	1.4%	5,810	64.2%	3.4%	2.7%	0.7%	53.6%	2.37	2,421	969	1,452	\$31,719
0023	14	1.4%	5,462	31.1%	44.8%	0.7%	0.6%	32.6%	2.8	1,927	1,026	901	\$31,964
002402	4	1.4%	1,642	40.2%	41.2%	2.0%	0.7%	20.5%	2.23	711	280	431	\$28,250
002403	3	0.9%	3,650	36.2%	34.6%	1.5%	0.4%	44.0%	2.28	1,591	333	1,258	\$17,626
002601	6	24.0%	2,472	72.3%	8.9%	1.9%	4.2%	19.0%	1.39	1,468	25	1,443	\$18,397
002602	4	2.6%	1,599	66.8%	12.1%	1.1%	2.1%	27.3%	1.67	917	156	761	\$26,875
002701	6	1.5%	4,693	80.4%	5.6%	1.5%	2.9%	13.4%	1.3	3,406	397	3,009	\$25,777
002702	6	0.6%	5,100	84.4%	4.5%	1.1%	3.5%	9.5%	1.37	3,654	1,002	2,652	\$34,190
002703	7	1.3%	5,194	80.2%	5.9%	1.3%	2.1%	16.3%	1.45	3,569	523	3,046	\$27,890
002801	7	1.0%	2,748	88.0%	3.0%	0.7%	2.0%	9.4%	1.64	1,679	677	1,002	\$38,278
002802	5	0.8%	4,540	78.9%	3.0%	1.8%	1.8%	21.4%	1.66	2,717	631	2,086	\$29,964
002803	8	1.5%	4,172	89.1%	2.7%	0.7%	1.7%	7.9%	1.38	3,017	550	2,467	\$36,630
002901	7	1.0%	2,650	88.0%	1.8%	1.1%	1.0%	12.7%	1.79	1,480	702	778	\$45,670
002902	6	0.5%	3,669	93.8%	0.9%	0.5%	1.7%	5.4%	1.93	1,900	1,273	627	\$63,554
003001	7	0.4%	5,310	91.3%	1.2%	1.1%	1.0%	8.5%	1.97	2,702	1,764	938	\$49,444
003002	4	0.6%	2,689	88.7%	1.5%	0.9%	1.4%	9.6%	1.93	1,295	646	649	\$43,427
000303	1	0.2%	3,181	85.5%	2.7%	1.3%	4.7%	6.9%	1.84	1,244	509	735	\$37,138
003004	4	0.3%	5,515	87.7%	2.3%	0.5%	4.2%	6.1%	1.88	2,680	1,277	1,403	\$40,286
003101	5	1.7%	1,596	43.3%	44.0%	1.1%	0.7%	15.3%	2.11	725	295	430	\$31,971

Public Trustee Data			Census 2000 Data (note: using Census 2000 data overestimates % units with NED filings in high growth tracts)										
Census Tract (Denver County)	# properties with Notice of Demand (NED) filings Q3 2009	% Owner Occupied Housing Units with NED filings Q3 2009	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
003102	9	4.3%	2,690	65.5%	20.4%	2.3%	1.6%	13.4%	1.56	1,524	211	1,313	\$21,017
003201	8	0.9%	5,240	83.9%	6.0%	1.7%	2.1%	10.2%	1.49	3,516	941	2,575	\$33,689
003202	6	1.2%	3,044	84.7%	6.7%	1.0%	2.0%	7.3%	1.44	1,982	490	1,492	\$32,456
003203	4	0.4%	2,971	95.9%	0.5%	0.1%	1.8%	2.5%	2.25	1,321	1,073	248	\$99,109
00300	3	0.3%	2,785	94.5%	1.1%	0.6%	1.5%	3.6%	2.15	1,294	1,023	271	\$79,052
003401	1	0.1%	2,368	95.6%	0.4%	0.4%	1.2%	3.1%	1.74	1,364	1,041	323	\$80,338
003402	4	0.2%	4,282	94.4%	0.6%	0.4%	1.6%	3.5%	2.11	2,026	1,652	374	\$84,360
0035	20	1.9%	6,708	36.2%	5.7%	2.0%	0.2%	83.0%	3.83	1,741	1,056	685	\$30,709
003601	21	2.7%	5,662	33.5%	21.8%	1.2%	0.5%	71.0%	3.46	1,632	788	844	\$30,114
003602	15	1.7%	5,172	21.4%	39.8%	1.1%	2.2%	50.2%	3.39	1,522	867	655	\$27,972
003603	9	1.0%	3,375	17.5%	65.1%	0.7%	0.9%	21.7%	2.39	1,411	895	516	\$30,828
003701	4	1.0%	2,123	78.9%	11.1%	0.9%	2.5%	10.0%	1.68	1,153	383	770	\$36,445
003702	5	0.7%	4,484	82.4%	7.1%	0.8%	2.3%	10.7%	1.61	2,738	709	2,029	\$31,319
003703	3	0.5%	3,055	77.6%	12.2%	1.7%	2.2%	12.2%	1.79	1,697	552	1,145	\$36,948
0038	13	0.9%	5,028	93.1%	1.1%	0.4%	2.4%	4.0%	1.57	3,198	1,494	1,704	\$58,080
003901	1	0.1%	3,675	96.2%	0.6%	0.1%	1.2%	2.5%	2.00	1,833	1,691	142	\$98,182
003902	10	0.7%	3,486	91.5%	0.9%	0.5%	2.2%	5.9%	1.89	1,801	1,465	336	\$59,128
004002	5	0.4%	3,044	94.9%	0.9%	0.1%	1.6%	4.0%	2.24	1,351	1,248	103	\$73,942
004003	9	0.6%	4,201	91.0%	2.4%	0.9%	1.3%	7.6%	2.14	1,961	1,587	374	\$52,016
004004	3	0.4%	1,703	92.3%	2.4%	0.3%	1.6%	3.8%	2.03	832	760	72	\$65,057
004005	1	0.2%	2,730	83.6%	3.2%	0.6%	6.5%	8.6%	1.71	1,561	463	1,098	\$33,654
004006	6	0.6%	4,140	92.2%	1.0%	0.4%	2.5%	4.2%	2.03	1,996	1,084	912	\$47,656
004101	14	3.3%	3,289	15.7%	68.6%	1.2%	0.5%	25.3%	2.70	1,188	421	767	\$25,817
004102	12	1.4%	4,535	15.6%	71.0%	0.7%	0.4%	22.7%	2.98	1,445	849	596	\$33,589
004103	15	0.8%	5,283	39.3%	51.4%	0.7%	1.0%	7.0%	2.50	2,116	1,844	272	\$47,514
004104	16	1.1%	4,774	23.8%	62.6%	0.7%	1.1%	15.2%	2.60	1,828	1,433	395	\$41,180
004105	20	*	2,575	44.3%	33.2%	1.7%	0.8%	33.6%	1.33	3	0	3	\$0
004201	8	0.5%	4,574	84.2%	7.4%	0.5%	1.7%	8.7%	2.39	1,899	1,474	425	\$69,041
004202	12	0.9%	3,967	72.6%	19.3%	0.5%	2.4%	7.4%	2.24	1,745	1,347	398	\$56,582
004301	9	0.9%	4,985	75.6%	8.6%	0.6%	7.9%	11.0%	1.68	2,948	987	1,961	\$32,293
004302	4	0.5%	2,489	85.5%	4.7%	1.0%	2.9%	8.0%	2.00	1,233	872	361	\$57,180
004303	3	0.2%	3,906	95.6%	1.2%	0.0%	1.5%	3.5%	2.47	1,579	1,486	93	\$108,236
004304	10	0.5%	5,373	83.3%	8.6%	0.6%	1.8%	7.9%	1.96	2,739	1,952	787	\$55,901
004306	6	0.5%	4,800	80.9%	9.4%	1.1%	2.5%	7.5%	2.24	2,098	1,128	970	\$57,180
004403	12	1.2%	5,053	42.5%	26.2%	1.8%	1.2%	40.1%	2.70	1,870	975	895	\$32,453
004404	18	2.6%	5,083	43.4%	38.0%	1.5%	1.5%	23.6%	2.32	2,193	693	1,500	\$26,283
004405	5	1.6%	2,025	67.4%	19.0%	1.3%	2.0%	11.2%	2.45	823	314	509	\$50,057
004501	44	3.5%	7,342	50.6%	1.2%	2.6%	1.2%	75.4%	3.44	2,137	1,251	886	\$31,476
004502	19	1.7%	7,657	44.1%	1.9%	2.5%	5.5%	76.6%	3.62	2,117	1,100	1,017	\$27,319
004601	22	1.4%	5,294	70.2%	0.9%	2.8%	3.0%	47.0%	2.84	1,863	1,570	293	\$42,418
004602	23	1.8%	6,938	55.3%	2.2%	2.3%	5.4%	61.6%	2.98	2,255	1,261	994	\$33,671
004603	22	1.4%	5,330	69.4%	1.1%	2.0%	3.3%	44.7%	2.74	1,941	1,549	392	\$41,438
0047	7	0.5%	5,891	71.5%	1.3%	2.1%	5.3%	41.1%	2.64	2,229	1,503	726	\$43,511
004801	11	1.1%	2,874	80.9%	0.9%	0.9%	3.3%	26.5%	2.70	1,064	991	73	\$51,500
004802	11	0.9%	5,487	69.4%	1.7%	1.5%	7.1%	34.4%	2.38	2,248	1,163	1,085	\$43,469
0049	4	0.6%	3,642	79.9%	5.8%	0.7%	5.4%	9.9%	1.73	2,110	642	1,468	\$38,205
005001	9	1.2%	2,588	75.5%	12.8%	0.2%	3.1%	9.8%	2.39	1,012	761	251	\$52,069
005002	12	0.8%	6,898	71.0%	13.0%	0.5%	7.4%	11.1%	1.95	3,525	1,434	2,091	\$40,509
005102	8	0.7%	3,498	86.3%	3.3%	0.9%	2.9%	10.4%	2.19	1,578	1,212	366	\$48,321
005103	1	0.6%	3,695	64.4%	8.8%	1.1%	4.9%	32.4%	2.07	1,776	167	1,609	\$30,760
005104	4	1.2%	3,180	76.0%	8.4%	0.8%	5.0%	18.9%	1.85	1,622	335	1,287	\$31,397
0052	1	0.1%	3,202	88.5%	4.1%	0.7%	2.9%	5.1%	2.37	1,347	1,176	171	\$65,122
0053	3	1.0%	1,353	88.1%	2.7%	0.2%	4.1%	6.0%	1.97	627	309	318	\$39,489

Public Trustee Data			Census 2000 Data (note: using Census 2000 data overestimates % units with NED filings in high growth tracts)										
Census Tract (Denver County)	# properties with Notice of Election and Demand (NED) filings Q3 2009	% Owner Occupied Housing Units with NED filings Q3 2009	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
0054	13	1.5%	5,854	56.2%	2.5%	2.5%	6.0%	60.0%	3.17	1,847	843	1,004	\$34,907
005502	3	0.9%	1,953	77.2%	4.9%	1.4%	4.7%	21.0%	2.32	584	340	244	\$53,413
005503	5	0.3%	4,858	80.6%	1.6%	0.9%	3.8%	21.7%	2.65	1,791	1,547	244	\$51,932
006701	2	9.5%	1,178	88.6%	2.0%	0.2%	3.0%	6.2%	1.61	706	21	685	\$51,122
006804	4	0.7%	1,766	88.4%	3.3%	0.1%	3.1%	4.8%	1.85	955	591	364	\$65,518
006809	9	0.4%	6,628	83.3%	7.8%	0.5%	2.9%	6.7%	1.98	3,351	2,014	1,337	\$50,043
006810	9	0.6%	5,184	82.1%	8.5%	0.3%	3.0%	8.0%	2.01	2,583	1,607	976	\$47,138
006811	7	0.4%	6,351	79.3%	6.5%	0.5%	5.6%	11.2%	1.91	3,322	1,605	1,717	\$46,206
006812	4	0.3%	3,184	90.8%	4.3%	0.2%	2.1%	4.2%	1.78	1,791	1,562	229	\$39,149
006813	5	0.7%	3,606	77.7%	10.5%	0.4%	4.6%	8.2%	1.61	2,240	692	1,548	\$38,851
006814	4	0.4%	5,607	68.8%	16.9%	0.7%	2.9%	13.1%	2.23	2,509	1,107	1,402	\$41,887
006901	9	1.0%	5,815	71.1%	8.2%	1.0%	5.2%	22.1%	1.91	2,840	905	1,935	\$34,155
007006	0	0.0%	3,393	68.4%	10.2%	0.8%	10.1%	11.8%	1.65	2,051	10	2,041	\$30,975
007013	8	0.5%	3,341	85.6%	6.1%	0.4%	3.0%	6.4%	1.70	1,967	1,563	404	\$56,512
007037	5	1.1%	3,931	44.8%	17.6%	1.7%	2.7%	44.2%	2.55	1,539	442	1,097	\$32,553
007088	3	0.3%	4,629	72.9%	9.1%	0.9%	8.5%	9.9%	1.72	2,685	946	1,739	\$49,352
007089	5	0.2%	4,012	90.1%	6.6%	0.3%	1.0%	3.4%	1.35	2,969	2,248	721	\$27,141
008303	162	6.7%	8,822	51.3%	30.8%	1.0%	4.1%	16.5%	2.84	3,109	2,429	680	\$59,571
008304	15	2.1%	3,470	25.0%	44.2%	0.8%	2.9%	38.0%	3.85	902	710	192	\$40,652
008305	18	2.5%	3,982	30.1%	36.3%	1.2%	1.4%	45.4%	4.13	964	720	244	\$42,818
008306	15	1.6%	5,762	22.2%	48.2%	0.9%	1.6%	40.6%	3.27	1,764	941	823	\$37,548
008311	48	2.2%	8,637	27.5%	44.1%	0.9%	3.6%	33.6%	3.48	2,485	2,201	284	\$52,042
008312	42	3.3%	6,063	21.5%	50.3%	0.8%	3.8%	30.6%	3.26	1,857	1,265	592	\$41,776
008313	16	*	4	50.0%	25.0%	0.0%	0.0%	0.0%	2.00	2	1	1	\$31,250
010601	2	0.6%	1,074	80.9%	0.8%	0.9%	2.2%	31.7%	2.10	512	349	163	\$39,375
011902	13	0.9%	5,434	81.3%	1.4%	1.0%	4.1%	20.7%	2.22	2,449	1,458	991	\$45,654
011903	2	0.3%	2,194	78.0%	1.3%	0.9%	6.7%	23.3%	2.42	906	703	203	\$54,138
012001	3	0.4%	1,958	87.9%	0.9%	0.7%	3.3%	15.6%	2.17	904	728	176	\$56,071
012010	5	0.4%	4,958	89.7%	1.2%	0.3%	3.1%	8.6%	2.03	2,439	1,415	1,024	\$57,787
012014	25	1.6%	4,859	84.3%	1.3%	0.8%	2.9%	17.6%	2.42	2,008	1,555	453	\$57,705
Total Denver County	1,475	1.2%	554,636	65.3%	11.1%	1.3%	2.8%	31.7%	2.27	239,235	125,539	113,696	\$39,500
Denver County 2005-2007 American Community Survey 3 year data set			576,842	72.4%	9.9%	1.1%	3.2%	34.2%	2.32	244,261	135,826	108,435	\$43,748

*These areas experienced housing growth between 2000 and 2007



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.