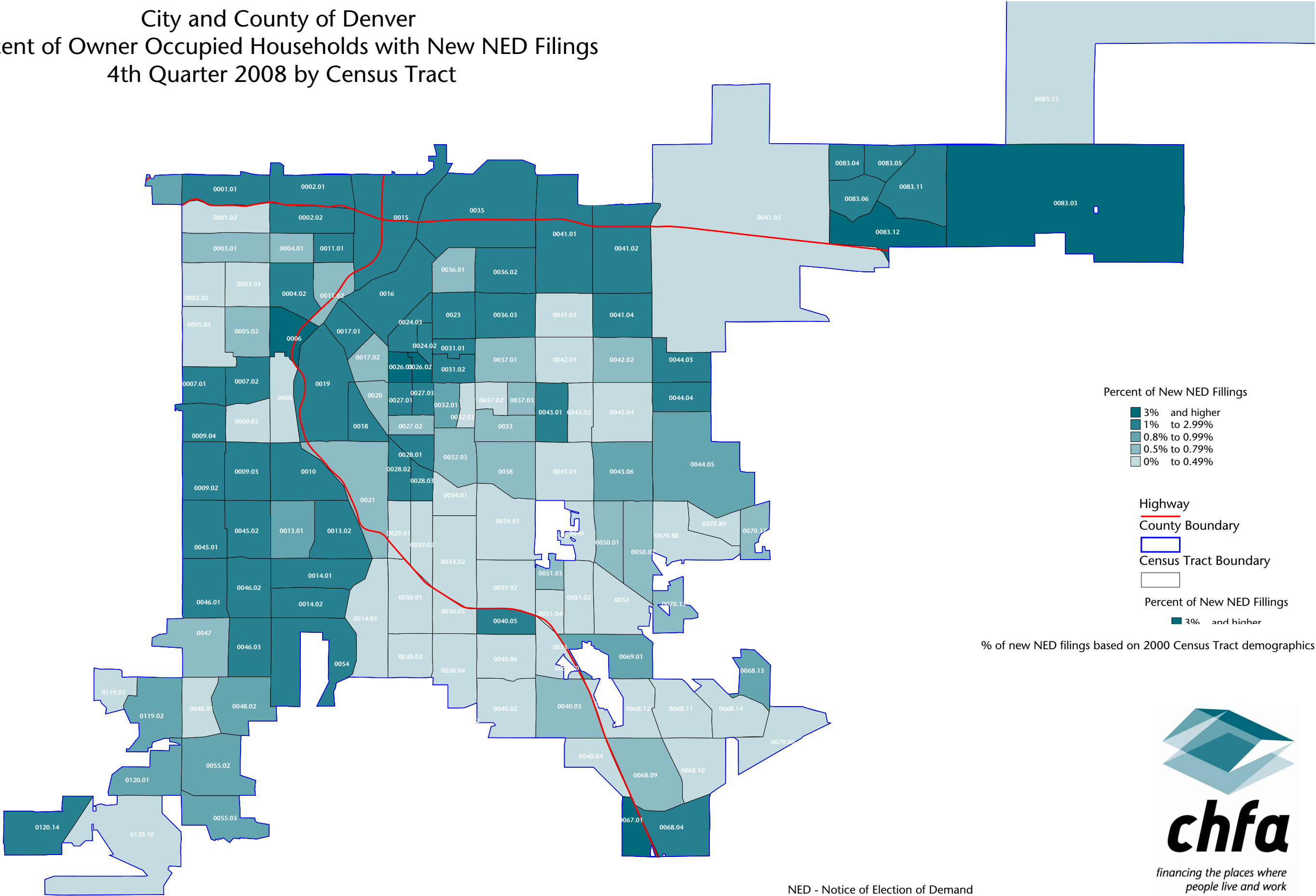


City and County of Denver Percent of Owner Occupied Households with New NED Filings 4th Quarter 2008 by Census Tract



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 Election and Demand (NED) filings Q4 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
000101	12	1.4%	3,014	74.9%	1.6%	1.3%	1.6%	29.7%	2.29	1,137	844	293	\$39,330
000102	5	0.5%	3,414	73.8%	1.2%	1.4%	0.8%	35.6%	2.27	1,502	1079	423	\$41,958
000201	15	1.3%	4,374	53.2%	1.1%	2.2%	1.0%	64.1%	2.81	1,500	1159	341	\$33,017
000202	10	1.0%	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	1558	826	\$40,107
000302	5	0.4%	3,660	79.8%	1.4%	1.6%	1.7%	28.2%	2.09	1,718	1138	580	\$44,470
000303	2	0.1%	4,871	78.9%	1.2%	1.6%	1.2%	33.0%	2.09	2,226	1370	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	11	1.1%	7,012	59.0%	2.0%	2.1%	0.7%	62.0%	2.61	2,503	1032	1471	\$32,065
000501	1	0.2%	1,943	81.9%	0.7%	1.4%	2.1%	33.0%	2.06	943	665	278	\$42,896
000502	10	0.7%	6,138	64.7%	2.3%	2.7%	4.0%	46.6%	2.29	2,649	1335	1314	\$35,017
0006	12	4.8%	3,330	53.2%	1.2%	2.3%	0.7%	82.6%	3.13	1,065	250	815	\$28,988
000701	9	1.6%	4,413	61.6%	1.3%	2.0%	1.0%	59.7%	2.64	1,648	571	1077	\$31,979
000702	8	1.8%	6,412	43.6%	4.7%	2.8%	3.5%	73.6%	3.21	1,933	457	1476	\$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	24	1.7%	5,558	59.8%	1.0%	2.3%	1.1%	67.9%	3.11	1,788	1414	374	\$36,436
000903	35	2.9%	6,060	51.1%	1.2%	1.9%	0.9%	75.8%	3.35	1,811	1222	589	\$34,821
000904	16	2.5%	5,610	53.7%	2.3%	2.2%	1.4%	78.1%	3.27	1,717	633	1084	\$30,496
000905	4	0.5%	4,387	47.8%	0.8%	2.1%	0.8%	82.3%	3.69	1,185	840	345	\$34,288
0010	14	2.2%	3,980	51.1%	2.7%	3.4%	2.2%	74.6%	3.25	1,225	629	596	\$28,839
001101	9	1.8%	3,330	43.6%	2.6%	2.9%	0.4%	84.3%	3.46	942	490	452	\$28,728
001102	3	0.6%	3,341	44.3%	1.6%	2.3%	0.6%	77.0%	3.04	1,092	503	589	\$31,672
001301	11	1.0%	4,879	56.4%	1.1%	1.0%	4.9%	65.9%	3.07	1,587	1104	483	\$38,953
001302	18	1.9%	3,785	61.7%	0.9%	1.8%	1.1%	64.4%	2.92	1,293	954	339	\$36,045
001401	19	1.7%	5,708	64.3%	2.1%	1.3%	6.1%	61.9%	2.82	2,021	1108	913	\$29,556
001402	9	1.0%	4,053	58.0%	2.1%	2.4%	6.8%	56.0%	2.94	1,379	891	488	\$35,378
001403	2	0.4%	2,081	75.8%	2.4%	1.7%	1.5%	29.6%	2.36	874	493	381	\$39,866
0015	13	2.3%	3,454	50.9%	2.7%	1.8%	0.8%	77.5%	3.57	911	571	340	\$32,147
0016	9	2.2%	3,483	50.8%	10.4%	2.4%	0.7%	52.3%	2.55	959	410	549	\$31,117
001701	9	1.3%	2,225	80.5%	3.3%	0.7%	9.3%	9.2%	1.36	1,588	692	896	\$33,750
001702	3	0.8%	2,005	80.0%	7.9%	1.2%	3.3%	12.0%	1.32	1,421	376	1045	\$30,607
0018	7	2.6%	3,532	65.0%	3.6%	2.2%	2.5%	47.6%	2.06	1,718	273	1445	\$31,771
0019	4	1.5%	3,022	41.5%	12.8%	3.0%	5.7%	58.2%	2.93	996	266	730	\$17,257
0020	1	0.6%	619	81.9%	6.0%	1.5%	2.7%	14.1%	1.42	400	178	222	\$25,714
0021	7	0.7%	5,810	64.2%	3.4%	2.7%	0.7%	53.6%	2.37	2,421	969	1452	\$31,719
0023	17	1.7%	5,462	31.1%	44.8%	0.7%	0.6%	32.6%	2.8	1,927	1026	901	\$31,964
002402	3	1.1%	1,642	40.2%	41.2%	2.0%	0.7%	20.5%	2.23	711	280	431	\$28,250
002403	5	1.5%	3,650	36.2%	34.6%	1.5%	0.4%	44.0%	2.28	1,591	333	1258	\$17,626
002601	2	8.0%	2,472	72.3%	8.9%	1.9%	4.2%	19.0%	1.39	1,468	25	1443	\$18,397
002602	9	5.8%	1,599	66.8%	12.1%	1.1%	2.1%	27.3%	1.67	917	156	761	\$26,875
002701	5	1.3%	4,693	80.4%	5.6%	1.5%	2.9%	13.4%	1.3	3,406	397	3009	\$25,777
002702	6	0.6%	5,100	84.4%	4.5%	1.1%	3.5%	9.5%	1.37	3,654	1002	2652	\$34,190
002703	9	1.7%	5,194	80.2%	5.9%	1.3%	2.1%	16.3%	1.45	3,569	523	3046	\$27,890
002801	13	1.9%	2,748	88.0%	3.0%	0.7%	2.0%	9.4%	1.64	1,679	677	1002	\$38,278
002802	8	1.3%	4,540	78.9%	3.0%	1.8%	1.8%	21.4%	1.66	2,717	631	2086	\$29,964
002803	8	1.5%	4,172	89.1%	2.7%	0.7%	1.7%	7.9%	1.38	3,017	550	2467	\$36,630
002901	2	0.3%	2,650	88.0%	1.8%	1.1%	1.0%	12.7%	1.79	1,480	702	778	\$45,670
002902	5	0.4%	3,669	93.8%	0.9%	0.5%	1.7%	5.4%	1.93	1,900	1273	627	\$63,554
003001	5	0.3%	5,310	91.3%	1.2%	1.1%	1.0%	8.5%	1.97	2,702	1764	938	\$49,444
003002	2	0.3%	2,689	88.7%	1.5%	0.9%	1.4%	9.6%	1.93	1,295	646	649	\$43,427
000303	2	0.4%	3,181	85.5%	2.7%	1.3%	4.7%	6.9%	1.84	1,244	509	735	\$37,138
003004	6	0.5%	5,515	87.7%	2.3%	0.5%	4.2%	6.1%	1.88	2,680	1,277	1,403	\$40,286
003101	3	1.0%	1,596	43.3%	44.0%	1.1%	0.7%	15.3%	2.11	725	295	430	\$31,971
003102	5	2.4%	2,690	65.5%	20.4%	2.3%	1.6%	13.4%	1.56	1,524	211	1313	\$21,017

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 Q4 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
003201	8	0.9%	5,240	83.9%	6.0%	1.7%	2.1%	10.2%	1.49	3,516	941	2575	\$33,689
003202	2	0.4%	3,044	84.7%	6.7%	1.0%	2.0%	7.3%	1.44	1,982	490	1492	\$32,456
003203	6	0.6%	2,971	95.9%	0.5%	0.1%	1.8%	2.5%	2.25	1,321	1073	248	\$99,109
00300	7	0.7%	2,785	94.5%	1.1%	0.6%	1.5%	3.6%	2.15	1,294	1023	271	\$79,052
003401	1	0.1%	2,368	95.6%	0.4%	0.4%	1.2%	3.1%	1.74	1,364	1041	323	\$80,338
003402	1	0.1%	4,282	94.4%	0.6%	0.4%	1.6%	3.5%	2.11	2,026	1652	374	\$84,360
0035	24	2.3%	6,708	36.2%	5.7%	2.0%	0.2%	83.0%	3.83	1,741	1056	685	\$30,709
003601	6	0.8%	5,662	33.5%	21.8%	1.2%	0.5%	71.0%	3.46	1,632	788	844	\$30,114
003602	21	2.4%	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	3	0.8%	2,123	78.9%	11.1%	0.9%	2.5%	10.0%	1.68	1,153	383	770	\$36,445
003702	2	0.3%	4,484	82.4%	7.1%	0.8%	2.3%	10.7%	1.61	2,738	709	2029	\$31,319
003703	4	0.7%	3,055	77.6%	12.2%	1.7%	2.2%	12.2%	1.79	1,697	552	1145	\$36,948
0038	8	0.5%	5,028	93.1%	1.1%	0.4%	2.4%	4.0%	1.57	3,198	1494	1704	\$58,080
003901	6	0.4%	3,675	96.2%	0.6%	0.1%	1.2%	2.5%	2.00	1,833	1691	142	\$98,182
003902	3	0.2%	3,486	91.5%	0.9%	0.5%	2.2%	5.9%	1.89	1,801	1465	336	\$59,128
004002	2	0.2%	3,044	94.9%	0.9%	0.1%	1.6%	4.0%	2.24	1,351	1248	103	\$73,942
004003	12	0.8%	4,201	91.0%	2.4%	0.9%	1.3%	7.6%	2.14	1,961	1587	374	\$52,016
004004	1	0.1%	1,703	92.3%	2.4%	0.3%	1.6%	3.8%	2.03	832	760	72	\$65,057
004005	5	1.1%	2,730	83.6%	3.2%	0.6%	6.5%	8.6%	1.71	1,561	463	1098	\$33,654
004006	5	0.5%	4,140	92.2%	1.0%	0.4%	2.5%	4.2%	2.03	1,996	1084	912	\$47,656
004101	11	2.6%	3,289	15.7%	68.6%	1.2%	0.5%	25.3%	2.70	1,188	421	767	\$25,817
004102	17	2.0%	4,535	15.6%	71.0%	0.7%	0.4%	22.7%	2.98	1,445	849	596	\$33,589
004103	8	0.4%	5,283	39.3%	51.4%	0.7%	1.0%	7.0%	2.50	2,116	1844	272	\$47,514
004104	19	1.3%	4,774	23.8%	62.6%	0.7%	1.1%	15.2%	2.60	1,828	1433	395	\$41,180
004105	6	*	2,575	44.3%	33.2%	1.7%	0.8%	33.6%	1.33	3	0	3	\$0
004201	5	0.3%	4,574	84.2%	7.4%	0.5%	1.7%	8.7%	2.39	1,899	1474	425	\$69,041
004202	9	0.7%	3,967	72.6%	19.3%	0.5%	2.4%	7.4%	2.24	1,745	1347	398	\$56,582
004301	10	1.0%	4,985	75.6%	8.6%	0.6%	7.9%	11.0%	1.68	2,948	987	1961	\$32,293
004302	3	0.3%	2,489	85.5%	4.7%	1.0%	2.9%	8.0%	2.00	1,233	872	361	\$57,180
004303	7	0.5%	3,906	95.6%	1.2%	0.0%	1.5%	3.5%	2.47	1,579	1486	93	\$108,236
004304	8	0.4%	5,373	83.3%	8.6%	0.6%	1.8%	7.9%	1.96	2,739	1952	787	\$55,901
004306	11	1.0%	4,800	80.9%	9.4%	1.1%	2.5%	7.5%	2.24	2,098	1128	970	\$57,180
004403	20	2.1%	5,053	42.5%	26.2%	1.8%	1.2%	40.1%	2.70	1,870	975	895	\$32,453
004404	13	1.9%	5,083	43.4%	38.0%	1.5%	1.5%	23.6%	2.32	2,193	693	1500	\$26,283
004405	3	1.0%	2,025	67.4%	19.0%	1.3%	2.0%	11.2%	2.45	823	314	509	\$50,057
004501	29	2.3%	7,342	50.6%	1.2%	2.6%	1.2%	75.4%	3.44	2,137	1251	886	\$31,476
004502	19	1.7%	7,657	44.1%	1.9%	2.5%	5.5%	76.6%	3.62	2,117	1100	1017	\$27,319
004601	22	1.4%	5,294	70.2%	0.9%	2.8%	3.0%	47.0%	2.84	1,863	1570	293	\$42,418
004602	16	1.3%	6,938	55.3%	2.2%	2.3%	5.4%	61.6%	2.98	2,255	1261	994	\$33,671
004603	23	1.5%	5,330	69.4%	1.1%	2.0%	3.3%	44.7%	2.74	1,941	1549	392	\$41,438
0047	11	0.7%	5,891	71.5%	1.3%	2.1%	5.3%	41.1%	2.64	2,229	1503	726	\$43,511
004801	3	0.3%	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	1163	1085	\$43,469
0049	2	0.3%	3,642	79.9%	5.8%	0.7%	5.4%	9.9%	1.73	2,110	642	1468	\$38,205
005001	5	0.7%	2,588	75.5%	12.8%	0.2%	3.1%	9.8%	2.39	1,012	761	251	\$52,069
005002	11	0.8%	6,898	71.0%	13.0%	0.5%	7.4%	11.1%	1.95	3,525	1434	2091	\$40,509
005102	3	0.2%	3,498	86.3%	3.3%	0.9%	2.9%	10.4%	2.19	1,578	1212	366	\$48,321
005103	1	0.6%	3,695	64.4%	8.8%	1.1%	4.9%	32.4%	2.07	1,776	167	1609	\$30,760
005104	1	0.3%	3,180	76.0%	8.4%	0.8%	5.0%	18.9%	1.85	1,622	335	1287	\$31,397
0052	2	0.2%	3,202	88.5%	4.1%	0.7%	2.9%	5.1%	2.37	1,347	1176	171	\$65,122
0053	1	0.3%	1,353	88.1%	2.7%	0.2%	4.1%	6.0%	1.97	627	309	318	\$39,489
0054	13	1.5%	5,854	56.2%	2.5%	2.5%	6.0%	60.0%	3.17	1,847	843	1004	\$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

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 Q4 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
005503	13	0.8%	4,858	80.6%	1.6%	0.9%	3.8%	21.7%	2.65	1,791	1547	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	6	1.0%	1,766	88.4%	3.3%	0.1%	3.1%	4.8%	1.85	955	591	364	\$65,518
006809	13	0.6%	6,628	83.3%	7.8%	0.5%	2.9%	6.7%	1.98	3,351	2014	1337	\$50,043
006810	8	0.5%	5,184	82.1%	8.5%	0.3%	3.0%	8.0%	2.01	2,583	1607	976	\$47,138
006811	5	0.3%	6,351	79.3%	6.5%	0.5%	5.6%	11.2%	1.91	3,322	1605	1717	\$46,206
006812	4	0.3%	3,184	90.8%	4.3%	0.2%	2.1%	4.2%	1.78	1,791	1562	229	\$39,149
006813	6	0.9%	3,606	77.7%	10.5%	0.4%	4.6%	8.2%	1.61	2,240	692	1548	\$38,851
006814	4	0.4%	5,607	68.8%	16.9%	0.7%	2.9%	13.1%	2.23	2,509	1107	1402	\$41,887
006901	8	0.9%	5,815	71.1%	8.2%	1.0%	5.2%	22.1%	1.91	2,840	905	1935	\$34,155
007006	0	0.0%	3,393	68.4%	10.2%	0.8%	10.1%	11.8%	1.65	2,051	10	2041	\$30,975
007013	10	0.6%	3,341	85.6%	6.1%	0.4%	3.0%	6.4%	1.70	1,967	1563	404	\$56,512
007037	3	0.7%	3,931	44.8%	17.6%	1.7%	2.7%	44.2%	2.55	1,539	442	1097	\$32,553
007088	4	0.4%	4,629	72.9%	9.1%	0.9%	8.5%	9.9%	1.72	2,685	946	1739	\$49,352
007089	7	0.3%	4,012	90.1%	6.6%	0.3%	1.0%	3.4%	1.35	2,969	2248	721	\$27,141
008303	137	5.6%	8,822	51.3%	30.8%	1.0%	4.1%	16.5%	2.84	3,109	2429	680	\$59,571
008304	14	2.0%	3,470	25.0%	44.2%	0.8%	2.9%	38.0%	3.85	902	710	192	\$40,652
008305	10	1.4%	3,982	30.1%	36.3%	1.2%	1.4%	45.4%	4.13	964	720	244	\$42,818
008306	11	1.2%	5,762	22.2%	48.2%	0.9%	1.6%	40.6%	3.27	1,764	941	823	\$37,548
008311	65	3.0%	8,637	27.5%	44.1%	0.9%	3.6%	33.6%	3.48	2,485	2201	284	\$52,042
008312	45	3.6%	6,063	21.5%	50.3%	0.8%	3.8%	30.6%	3.26	1,857	1265	592	\$41,776
008313	4	*	4	50.0%	25.0%	0.0%	0.0%	0.0%	2.00	2	1	1	\$31,250
010601	3	0.9%	1,074	80.9%	0.8%	0.9%	2.2%	31.7%	2.10	512	349	163	\$39,375
011902	12	0.8%	5,434	81.3%	1.4%	1.0%	4.1%	20.7%	2.22	2,449	1458	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	7	1.0%	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	1415	1024	\$57,787
012014	22	1.4%	4,859	84.3%	1.3%	0.8%	2.9%	17.6%	2.42	2,008	1555	453	\$57,705
Total Denver County	1,336	1.1%	554,636	65.3%	11.1%	1.3%	2.8%	31.7%	2.27	239,235	125,539	113,696	\$39,500
Denver County 2006 Community Survey			566,974	68.2%	9.9%	1.0%	3.1%	34.8%	2.26	246,047	136,802	109,245	\$40,900

*These areas experienced housing growth between 2000 and 2006



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.