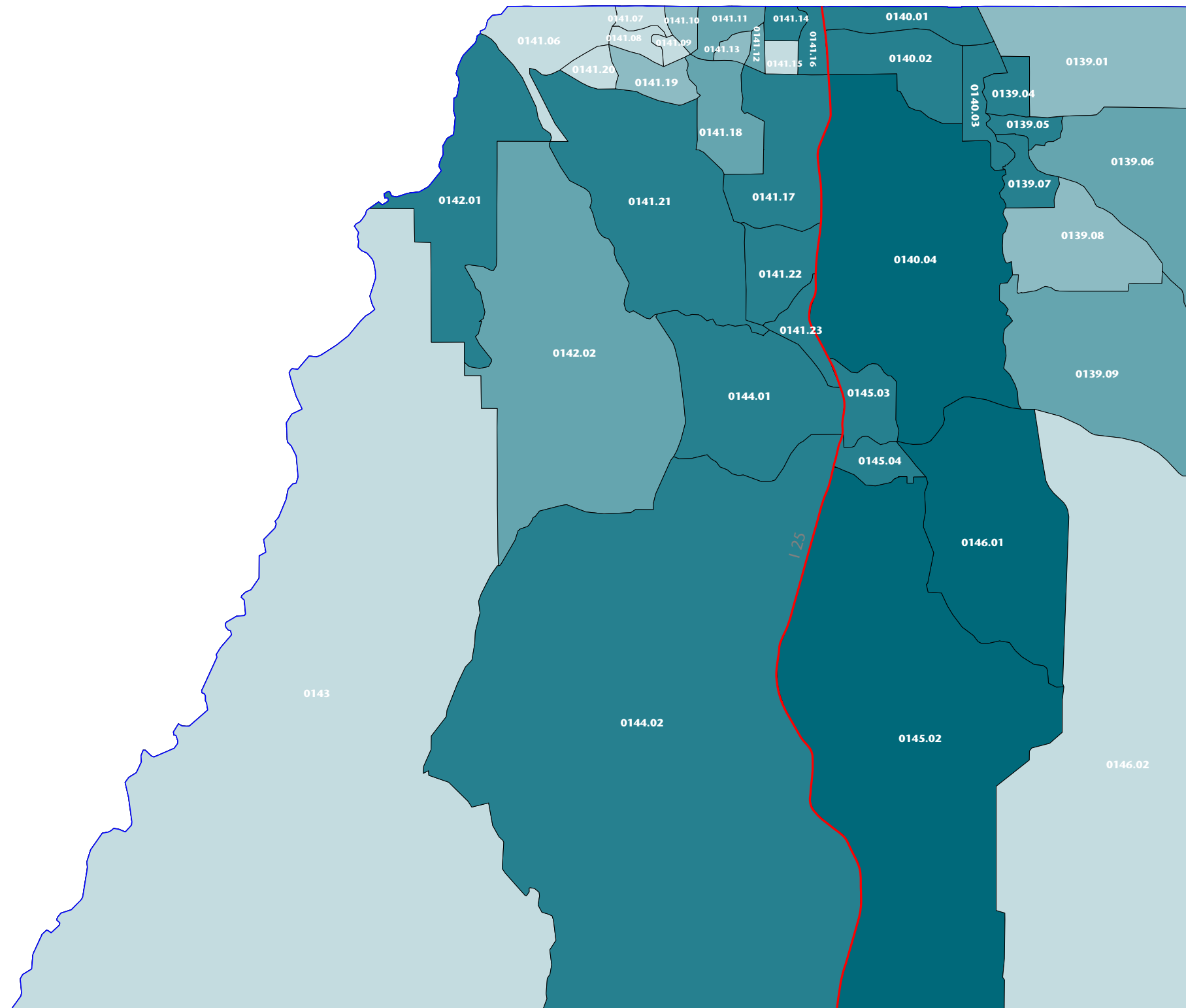


Douglas County

Percent of Owner Occupied Households with New NED Filings 4th Quarter 2009 by Census Tract



Percent of New NED 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

CensusTract Boundary

% of new NED filings based on 2000 Census Tract demographics



Census Tract (Douglas 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 Q4 2009	NED Unpaid Principal Balance Q4 2009	% 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
0139.01	11	\$9,976,615	0.7%	5,036	95.8%	0.6%	0.5%	0.8%	4.5%	2.97	1,695	1,641	54	\$85,371
0139.04	10	\$1,680,252	1.4%	2,542	93.8%	0.7%	0.5%	0.9%	6.2%	2.66	952	714	238	\$51,092
0139.05	11	\$1,495,300	1.2%	3,341	92.7%	0.7%	0.5%	1.8%	5.7%	2.90	1,120	898	222	\$79,420
0139.06	17	\$11,614,975	0.9%	5,943	93.9%	0.9%	0.5%	1.0%	4.5%	2.97	2,001	1,945	56	\$82,007
0139.07	19	\$5,270,194	1.7%	3,760	94.1%	0.9%	0.3%	1.6%	4.8%	2.89	1,301	1,104	197	\$70,962
0139.08	15	\$5,977,013	0.7%	6,588	96.6%	0.3%	0.4%	0.9%	3.0%	3.00	2,191	2,118	73	\$101,783
0139.09	11	\$6,492,315	1.0%	3,502	96.8%	0.4%	0.5%	0.7%	3.4%	2.99	1,173	1,118	55	\$102,848
0140.01	26	\$4,331,002	1.9%	4,220	91.0%	1.0%	0.7%	1.4%	6.9%	2.81	1,503	1,348	155	\$60,056
0140.02	34	\$4,799,309	1.4%	8,417	92.3%	1.0%	0.5%	2.7%	4.8%	3.15	2,674	2,509	165	\$91,581
0140.03	18	\$6,506,550	1.1%	5,648	91.9%	1.3%	0.4%	2.5%	5.7%	3.23	1,749	1,690	59	\$85,066
0140.04	38	\$25,909,389	*	1,627	95.9%	1.0%	0.3%	0.7%	3.5%	2.89	533	483	50	\$85,384
0141.06	9	\$6,014,702	0.4%	7,859	91.3%	1.0%	0.4%	3.4%	6.5%	2.94	2,669	2,287	382	\$81,624
0141.07	5	\$1,126,720	0.4%	4,060	92.9%	0.9%	0.4%	4.0%	3.7%	3.08	1,320	1,257	63	\$98,930
0141.08	5	\$2,761,871	0.3%	5,283	93.0%	1.1%	0.6%	2.0%	4.4%	2.95	1,791	1,655	136	\$85,365
0141.09	0	\$1,812,529	0.0%	1,793	93.7%	0.8%	0.3%	2.6%	3.7%	3.49	514	500	14	\$108,818
0141.10	7	\$1,223,265	0.5%	5,233	88.4%	2.4%	0.3%	4.4%	5.7%	2.50	2,083	1,364	719	\$74,792
0141.11	12	\$3,323,780	0.9%	4,946	87.8%	1.7%	0.3%	6.3%	5.9%	2.50	1,977	1,351	626	\$76,183
0141.12	8	\$1,346,700	0.6%	4,210	92.6%	1.0%	0.3%	3.9%	4.4%	2.80	1,503	1,354	149	\$87,161
0141.13	8	\$1,401,100	0.9%	3,046	87.4%	1.7%	0.4%	6.8%	4.4%	3.08	988	929	59	\$94,826
0141.14	10	\$1,632,121	1.0%	3,678	92.8%	1.0%	0.5%	2.1%	5.4%	2.77	1,328	960	368	\$65,525
0141.15	4	\$2,751,900	0.3%	4,328	92.3%	1.0%	0.2%	3.4%	4.6%	2.71	1,600	1,362	238	\$98,681
0141.16	4	\$2,376,150	1.7%	658	90.6%	2.9%	0.3%	2.6%	4.3%	2.80	235	229	6	\$110,186
0141.17	31	\$9,689,405	1.3%	7,539	92.3%	1.4%	0.4%	3.6%	3.6%	3.08	2,450	2,401	49	\$106,680
0141.18	26	\$8,761,398	0.9%	9,152	88.3%	1.6%	0.2%	5.3%	6.8%	2.78	3,298	2,881	417	\$80,839
0141.19	21	\$4,822,250	0.8%	9,489	92.2%	0.8%	0.3%	3.3%	4.8%	3.06	3,100	2,775	325	\$93,251
0141.2	9	\$1,403,550	0.4%	6,371	90.6%	1.3%	0.4%	3.6%	6.2%	2.70	2,362	2,280	82	\$83,761
0141.21	27	\$7,210,471	1.3%	6,762	92.2%	1.1%	0.3%	2.8%	6.8%	3.12	2,164	2,024	140	\$88,517
0141.22	14	\$12,219,050	1.1%	3,579	95.8%	0.9%	0.2%	1.5%	2.7%	2.86	1,250	1,236	14	\$150,436
0141.23	4	\$4,371,955	1.5%	1,868	91.3%	1.4%	0.2%	1.1%	8.7%	2.40	726	271	455	\$57,917
0142.01	34	\$9,820,884	2.0%	4,853	94.1%	0.4%	0.5%	1.3%	5.4%	2.79	1,741	1,663	78	\$77,023
0142.02	5	\$0	0.8%	1,764	96.9%	0.1%	0.5%	0.4%	3.3%	2.71	648	598	50	\$74,595
00143	0	\$167,464	0.0%	719	96.1%	0.3%	0.7%	0.0%	3.5%	2.39	300	257	43	\$40,156
0144.01	38	\$14,396,638	2.6%	4,806	94.6%	0.5%	0.4%	1.2%	5.6%	3.14	1,530	1,475	55	\$85,562
0144.02	19	\$9,509,190	1.1%	5,075	96.9%	0.3%	0.3%	0.7%	2.9%	2.70	1,853	1,742	111	\$84,251
0145.02	30	\$12,369,464	3.0%	2,995	94.9%	0.7%	0.8%	1.3%	3.5%	2.41	1,244	994	250	\$71,618
0145.03	10	\$3,514,145	1.5%	2,694	94.6%	0.3%	0.7%	1.4%	4.3%	2.50	1,078	652	426	\$58,625
0145.04	13	\$4,039,126	1.1%	4,956	93.7%	0.4%	1.0%	0.8%	7.7%	2.68	1,836	1,198	638	\$52,852
0146.01	56	\$8,987,029	3.5%	5,412	94.2%	0.4%	0.4%	0.8%	5.6%	3.14	1,722	1,597	125	\$71,750
0146.02	3	\$6,563,236	0.4%	2,014	97.0%	0.1%	0.3%	0.6%	2.1%	2.79	722	672	50	\$81,271
Total Douglas County	622	\$227,669,007	1.2%*	175,766	92.8%	1.0%	0.4%	2.5%	5.1%	2.88	60,924	53,532	7,392	\$82,929
Douglas County 2005-2007 American Community Survey 3 year data set				259,427	90.3%	1.6%	0.4%	3.4%	6.8%	2.82	91,557	75,948	15,609	\$93,819

* Note that some areas have experienced growth since the 2000 census.



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.