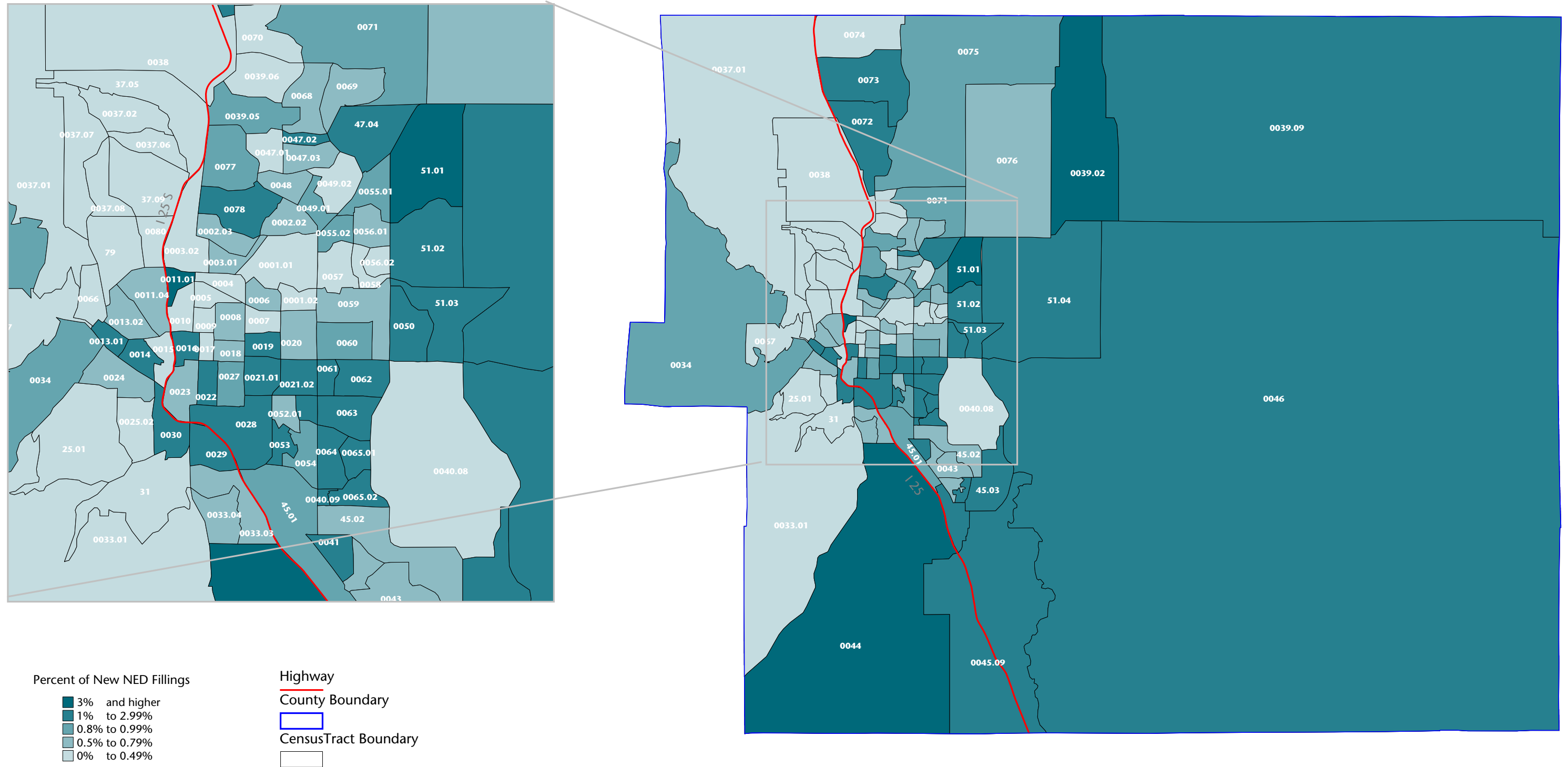


El Paso County

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



% of new NED filings based on 2000 Census Tract demographics

NED - Notice of Election of Demand

Census Tract (El Paso 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 2008	NED Unpaid Principal Balance 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
0001.01	5	\$620,628	0.42%	5,926	86.1%	5.0%	0.4%	2.2%	8.2%	2.13	2,613	1,196	1,417	\$40,481
0001.02	5	\$535,947	0.43%	3,314	92.7%	1.2%	0.5%	0.8%	7.2%	2.52	1,312	1,175	137	\$48,158
0002.02	9	\$1,455,254	0.77%	4,765	85.1%	4.4%	1.0%	3.3%	9.3%	2.48	1,919	1,173	746	\$45,000
0002.03	8	\$1,245,955	0.72%	4,165	86.7%	2.1%	0.9%	1.6%	10.7%	2.46	1,692	1,118	574	\$42,413
0003.01	5	\$665,503	0.56%	3,146	86.4%	2.3%	1.4%	1.5%	14.9%	2.24	1,352	896	456	\$34,784
0003.02	0	\$0	0.00%	3,768	79.6%	4.6%	1.8%	5.0%	12.4%	1.99	1,703	1,094	609	\$26,848
0004	2	\$248,765	0.26%	2,204	89.4%	1.4%	1.2%	1.3%	9.0%	2.25	978	762	216	\$40,817
0005	3	\$397,100	0.40%	2,097	91.9%	1.3%	0.8%	0.5%	7.7%	2.06	1,018	741	277	\$39,044
0006	6	\$989,883	0.61%	3,242	89.5%	2.0%	1.0%	1.0%	9.9%	2.49	1,300	986	314	\$40,895
0007	1	\$144,239	0.12%	3,308	80.9%	6.5%	1.3%	2.3%	13.4%	2.29	1,444	814	630	\$34,906
0008	4	\$627,877	0.62%	2,897	86.9%	2.7%	1.0%	0.5%	12.0%	2.13	1,346	642	704	\$35,444
0009	2	\$340,022	0.29%	2,250	92.3%	1.7%	0.6%	0.9%	5.6%	2.01	1,122	696	426	\$35,737
0010	2	\$544,720	0.27%	2,433	94.9%	0.8%	0.2%	1.2%	4.2%	2.15	1,092	739	353	\$57,386
0011.01	7	\$1,339,072	3.02%	1,411	81.8%	2.8%	1.0%	4.1%	15.2%	1.86	756	232	524	\$25,962
0011.04	4	\$509,218	0.62%	3,113	83.8%	3.2%	1.3%	1.2%	16.4%	2.27	1,371	642	729	\$37,446
0013.01	7	\$889,136	1.12%	2,511	87.7%	2.2%	1.5%	0.7%	11.0%	2.07	1,176	625	551	\$32,440
0013.02	7	\$1,740,132	0.59%	5,376	87.4%	2.5%	1.2%	1.4%	14.0%	2.22	2,414	1,183	1,231	\$37,442
0014	10	\$1,218,844	1.02%	3,642	90.1%	1.0%	1.3%	0.5%	10.7%	2.06	1,756	977	779	\$32,353
0015	2	\$372,174	0.31%	2,583	82.0%	3.9%	1.7%	1.4%	17.8%	2.27	1,082	647	435	\$30,526
0016	3	\$721,352	1.99%	3,296	87.4%	2.6%	0.8%	2.4%	8.8%	1.7	1,105	151	954	\$26,770
0017	1	\$175,652	0.28%	1,768	78.8%	6.9%	1.2%	2.0%	13.6%	2.04	851	352	499	\$27,862
0018	4	\$478,460	0.56%	2,238	90.5%	1.8%	0.9%	1.0%	7.9%	2.07	971	716	255	\$45,000
0019	12	\$1,428,218	1.59%	4,353	76.8%	6.8%	2.0%	1.2%	18.8%	2	2,123	756	1,367	\$25,989
0020	10	\$1,328,933	0.68%	6,900	79.6%	7.5%	1.0%	1.9%	14.7%	2.38	2,899	1,473	1,426	\$36,250
0021.01	7	\$1,295,515	1.42%	3,403	77.0%	6.6%	1.4%	1.1%	16.8%	2.07	1,529	492	1,037	\$29,087
0021.02	11	\$1,487,824	1.03%	4,763	71.0%	11.3%	1.4%	1.8%	26.2%	2.63	1,814	1,065	749	\$34,461
0022	14	\$2,093,303	2.70%	2,891	69.9%	14.1%	1.1%	0.8%	20.2%	2.08	1,368	519	849	\$23,290
0023	1	\$86,029	0.68%	1,739	71.2%	11.4%	1.7%	0.7%	19.4%	1.75	683	146	537	\$14,700
0024	4	\$358,415	0.55%	3,441	87.1%	2.1%	1.3%	1.2%	12.4%	1.92	1,746	729	1,017	\$28,005
0025.01	5	\$1,257,944	0.45%	3,151	95.7%	0.3%	0.2%	1.7%	2.6%	2.48	1,272	1,115	157	\$78,940
0025.02	3	\$1,060,406	0.37%	3,809	90.1%	2.8%	0.3%	2.2%	6.3%	2.04	1,848	815	1,033	\$41,848
0027	7	\$981,924	0.98%	3,021	73.3%	11.4%	2.3%	0.8%	16.7%	2.12	1,349	711	638	\$30,547
0028	14	\$2,031,844	1.48%	5,144	53.9%	19.3%	1.7%	1.8%	29.6%	2.4	2,099	944	1,155	\$27,184
0029	15	\$1,528,883	1.23%	7,158	62.0%	9.3%	1.8%	2.9%	34.2%	2.58	2,736	1,222	1,514	\$26,250
0030	10	\$1,439,155	1.11%	4,652	86.7%	3.1%	0.8%	1.4%	11.3%	1.97	2,303	901	1,402	\$33,097
0031	6	\$2,301,423	0.37%	4,593	96.0%	0.4%	0.1%	1.4%	2.5%	2.39	1,894	1,634	260	\$83,857
0033.01	10	\$4,295,946	0.39%	8,670	90.2%	2.6%	0.5%	3.1%	4.9%	2.68	3,207	2,557	650	\$82,071
0033.03	7	\$955,607	0.63%	6,015	69.4%	11.8%	1.2%	3.0%	14.7%	2.39	2,425	1,116	1,309	\$36,301
0033.04	10	\$1,572,067	0.56%	8,473	76.2%	9.4%	1.0%	5.1%	10.6%	2.45	3,462	1,774	1,688	\$48,377
0034	10	\$3,541,055	0.81%	3,799	94.6%	0.5%	1.2%	0.4%	4.6%	2.29	1,635	1,240	395	\$48,135
0037.01	9	\$2,230,810	0.48%	6,151	94.0%	0.7%	1.1%	0.8%	5.4%	2.67	2,303	1,864	439	\$57,794
0037.02	3	\$645,612	0.18%	5,439	92.6%	1.8%	0.4%	2.4%	3.8%	2.85	1,854	1,688	166	\$86,296
0037.05	3	\$1,370,000	0.18%	5,568	92.2%	1.8%	0.3%	2.6%	4.0%	2.68	2,078	1,710	368	\$78,529
0037.06	5	\$1,265,875	0.39%	4,514	90.4%	2.0%	0.6%	3.4%	4.0%	2.77	1,630	1,293	337	\$70,797
0037.07	3	\$854,960	0.24%	4,485	90.8%	1.8%	0.4%	2.4%	6.2%	2.86	1,568	1,256	312	\$76,639
0037.08	2	\$636,761	0.30%	2,849	87.5%	1.7%	0.3%	5.9%	5.2%	2.56	1,113	673	440	\$79,526
0037.09	4	\$877,880	0.29%	5,865	86.5%	1.2%	0.2%	7.8%	5.6%	2.4	2,447	1,373	1,074	\$59,473
0038	0	\$0	0.00%	7,536	83.5%	5.7%	0.8%	2.8%	8.7%	3.6	1,131	19	1,112	\$43,417
0039.02	40	\$9,822,706	4.56%	2,784	93.9%	1.7%	0.8%	0.6%	4.7%	2.97	936	877	59	\$80,398
0039.05	8	\$1,028,361	0.88%	3,445	88.9%	2.8%	0.5%	2.8%	8.6%	2.41	1,429	913	516	\$56,250

Census Tract (El Paso 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 2008	NED Unpaid Principal Balance 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
0039.06	4	\$623,873	0.28%	6,236	88.8%	3.3%	0.6%	3.5%	5.1%	2.77	2,251	1,418	833	\$64,551
0039.09	21	\$3,803,128	1.19%	5,887	93.5%	0.8%	0.9%	0.3%	3.7%	2.82	2,071	1,769	302	\$48,364
0040.08	0	\$0	0.00%	2,291	74.7%	13.1%	0.4%	2.9%	9.6%	3.41	567	42	525	\$43,288
0040.09	2	\$155,918	1.11%	1,841	52.9%	26.2%	1.6%	3.5%	19.4%	2.71	679	180	499	\$29,387
0041	16	\$1,916,213	1.05%	5,191	78.0%	6.5%	1.2%	2.1%	15.0%	2.82	1,839	1,531	308	\$44,571
0042	7	\$998,989	0.65%	3,581	78.8%	8.3%	0.9%	2.5%	12.3%	2.72	1,315	1,072	243	\$45,429
0043	10	\$1,609,760	0.58%	6,233	73.4%	11.0%	0.6%	3.4%	12.6%	3.09	2,015	1,735	280	\$50,193
0044	1	\$522,568	4.76%	10,728	62.9%	19.9%	1.7%	2.2%	15.3%	3.7	1,684	21	1,663	\$34,950
0045.01	10	\$1,304,879	0.99%	5,041	67.0%	11.6%	1.4%	1.8%	20.4%	2.76	1,488	1,006	482	\$35,551
0045.02	4	\$681,416	0.60%	2,726	65.0%	16.5%	0.7%	5.5%	12.5%	3.12	874	664	210	\$52,845
0045.03	27	\$4,787,884	1.71%	5,842	72.7%	10.8%	1.0%	3.3%	12.8%	3.27	1,789	1,580	209	\$53,766
0045.06	9	\$1,203,341	0.65%	5,010	75.2%	10.7%	0.7%	2.6%	10.4%	2.97	1,688	1,378	310	\$45,955
0045.07	9	\$1,412,033	1.06%	3,039	69.7%	13.9%	0.5%	2.5%	12.1%	3.08	986	848	138	\$50,600
0045.08	22	\$3,318,707	1.88%	5,908	73.8%	8.5%	2.0%	1.5%	17.5%	2.85	2,073	1,169	904	\$35,763
0045.09	56	\$10,087,292	2.89%	7,457	79.0%	6.9%	1.1%	2.3%	13.1%	3.13	2,382	1,940	442	\$48,237
0046	40	\$6,560,539	1.29%	11,312	86.6%	3.5%	1.4%	1.0%	9.2%	3.06	3,690	3,092	598	\$46,374
0047.01	3	\$452,168	0.24%	4,901	86.9%	4.4%	0.6%	2.6%	6.8%	2.83	1,708	1,230	478	\$59,493
0047.02	7	\$1,255,972	1.24%	2,273	87.4%	3.3%	0.3%	2.9%	7.5%	2.74	830	564	266	\$58,603
0047.03	10	\$1,749,775	0.58%	6,421	85.8%	4.5%	0.7%	2.9%	7.4%	2.83	2,270	1,717	553	\$60,132
0047.04	28	\$6,524,186	1.80%	4,767	85.2%	4.3%	0.5%	3.4%	7.7%	2.87	1,662	1,557	105	\$64,624
0048	9	\$1,439,793	0.79%	5,033	83.7%	4.5%	0.9%	2.1%	11.9%	2.6	1,937	1,133	804	\$53,352
0049.01	8	\$1,012,047	0.94%	3,742	83.9%	4.2%	0.9%	2.1%	11.9%	2.61	1,431	851	580	\$44,038
0049.02	4	\$1,026,814	0.29%	4,641	87.4%	3.8%	0.4%	3.4%	7.0%	2.81	1,648	1,368	280	\$75,914
0050	16	\$2,493,191	1.53%	5,619	75.7%	10.4%	0.8%	2.2%	13.2%	2.64	2,119	1,044	1,075	\$41,650
0051.01	68	\$13,295,634	4.70%	5,012	81.8%	5.4%	0.7%	4.6%	9.2%	3.15	1,589	1,446	143	\$61,993
0051.02	31	\$6,148,697	1.33%	7,951	82.3%	5.6%	0.4%	4.5%	8.3%	3.16	2,519	2,331	188	\$60,234
0051.03	34	\$5,370,106	1.99%	6,518	80.4%	6.2%	1.0%	2.3%	12.1%	2.89	2,254	1,709	545	\$46,853
0051.04	19	\$3,437,692	2.09%	2,906	90.5%	1.0%	1.3%	0.7%	6.8%	2.78	1,045	908	137	\$48,646
0052.01	3	\$437,689	0.79%	3,945	57.8%	17.5%	1.7%	3.2%	27.0%	2.37	1,622	382	1,240	\$28,430
0052.02	6	\$1,124,586	1.24%	2,207	65.6%	16.6%	0.9%	3.0%	18.6%	1.98	1,115	482	633	\$29,201
0053	10	\$1,294,472	1.45%	3,807	54.7%	14.8%	1.2%	3.6%	29.8%	2.89	1,284	690	594	\$36,809
0054	10	\$1,259,066	1.00%	5,808	49.9%	21.7%	1.0%	4.6%	26.0%	2.78	2,090	1,002	1,088	\$29,313
0055.01	10	\$2,515,712	0.99%	4,457	86.3%	4.4%	0.4%	2.2%	7.1%	2.62	1,700	1,007	693	\$58,386
0055.02	7	\$1,150,900	0.99%	4,344	79.0%	6.3%	1.2%	2.8%	15.1%	2.42	1,794	708	1,086	\$36,250
0056.01	9	\$1,253,258	0.63%	5,044	85.1%	5.1%	0.6%	2.8%	8.2%	2.68	1,882	1,420	462	\$52,642
0056.02	4	\$745,451	0.42%	3,165	86.3%	5.1%	0.6%	3.1%	7.1%	2.64	1,195	951	244	\$54,167
0057	4	\$624,752	0.26%	6,027	85.7%	5.3%	0.5%	2.2%	7.8%	2.47	2,433	1,565	868	\$51,558
0058	3	\$448,193	0.30%	3,116	88.8%	4.4%	0.3%	2.6%	5.3%	2.59	1,202	998	204	\$55,500
0059	11	\$1,474,978	0.58%	6,415	84.6%	6.1%	0.5%	2.3%	8.0%	2.66	2,405	1,910	495	\$55,982
0060	12	\$2,131,195	0.89%	6,342	73.8%	8.3%	1.0%	3.3%	17.3%	2.5	2,540	1,346	1,194	\$31,701
0061	10	\$1,293,465	2.86%	4,680	57.8%	19.9%	1.9%	2.7%	28.7%	2.81	1,664	350	1,314	\$27,907
0062	23	\$3,371,574	2.63%	4,311	68.6%	12.8%	1.5%	1.7%	20.1%	2.46	1,754	874	880	\$32,027
0063	30	\$4,412,568	1.85%	8,743	59.4%	17.9%	1.2%	5.2%	19.0%	2.76	3,172	1,625	1,547	\$43,287
0064	25	\$3,550,612	1.78%	6,909	52.4%	24.2%	1.1%	4.7%	20.6%	3.02	2,285	1,403	882	\$41,609
0065.01	13	\$1,627,864	1.39%	3,481	63.5%	14.7%	1.4%	3.6%	19.7%	2.99	1,164	938	226	\$43,508
0065.02	13	\$1,743,793	1.11%	4,494	61.4%	17.1%	1.1%	4.4%	19.8%	3.06	1,470	1,166	304	\$40,948
0066	3	\$628,037	0.34%	2,536	94.6%	0.2%	0.4%	1.2%	4.5%	2.19	1,160	884	276	\$43,400
0067	3	\$615,718	0.20%	5,696	93.6%	0.5%	1.1%	1.1%	4.2%	2.04	2,766	1,522	1,244	\$41,003
0068	11	\$1,837,187	0.51%	8,243	88.2%	2.6%	0.8%	3.0%	6.4%	2.78	2,956	2,142	814	\$60,631
0069	13	\$3,079,140	0.60%	8,263	89.6%	3.1%	0.7%	2.5%	5.4%	3.31	2,496	2,172	324	\$69,406

Census Tract (El Paso 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 2008	NED Unpaid Principal Balance 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
0070	5	\$1,447,225	0.46%	4,027	88.5%	2.7%	0.8%	4.5%	4.5%	3.57	1,129	1,076	53	\$91,485
0071	12	\$3,815,733	0.88%	5,149	89.8%	3.0%	0.4%	2.7%	5.8%	3.51	1,467	1,364	103	\$75,281
0072	22	\$6,854,268	1.17%	6,246	94.5%	1.2%	0.2%	1.8%	3.5%	2.86	2,184	1,878	306	\$83,973
0073	17	\$6,132,442	1.26%	4,341	94.6%	0.8%	0.6%	1.6%	3.4%	3.06	1,417	1,344	73	\$93,750
0074	5	\$1,618,914	0.23%	6,879	95.1%	0.9%	0.2%	1.4%	3.0%	3.09	2,225	2,139	86	\$99,432
0075	14	\$4,476,112	0.90%	4,832	95.3%	0.8%	0.6%	0.6%	3.1%	2.88	1,678	1,550	128	\$75,353
0076	13	\$3,480,007	0.61%	6,898	94.5%	0.7%	0.8%	0.9%	3.5%	2.99	2,298	2,134	164	\$75,400
0077	12	\$2,755,118	0.93%	5,027	84.5%	3.5%	0.9%	4.2%	7.9%	2.19	2,288	1,284	1,004	\$47,625
0078	8	\$1,719,285	1.20%	2,987	85.1%	3.1%	0.4%	4.8%	7.8%	2.46	997	669	328	\$53,686
0079	1	\$154,253	0.11%	1,966	94.2%	1.0%	0.0%	2.4%	3.9%	1.99	989	901	88	\$65,391
0080	4	\$566,576	0.49%	4,373	83.0%	3.2%	1.1%	3.0%	12.3%	2.26	1,931	822	1,109	\$39,145
Total El Paso County	1,151	\$215,870,150	0.92%	516,929	81.2%	6.5%	0.9%	2.5%	11.3%	2.61	192,409	124,433	67,976	\$46,884
El Paso County 2006 American Community Survey				576,884	80.2%	6.1%	1.0%	2.8%	12.9%	2.57	218,846	150,335	68,511	\$53,240



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.