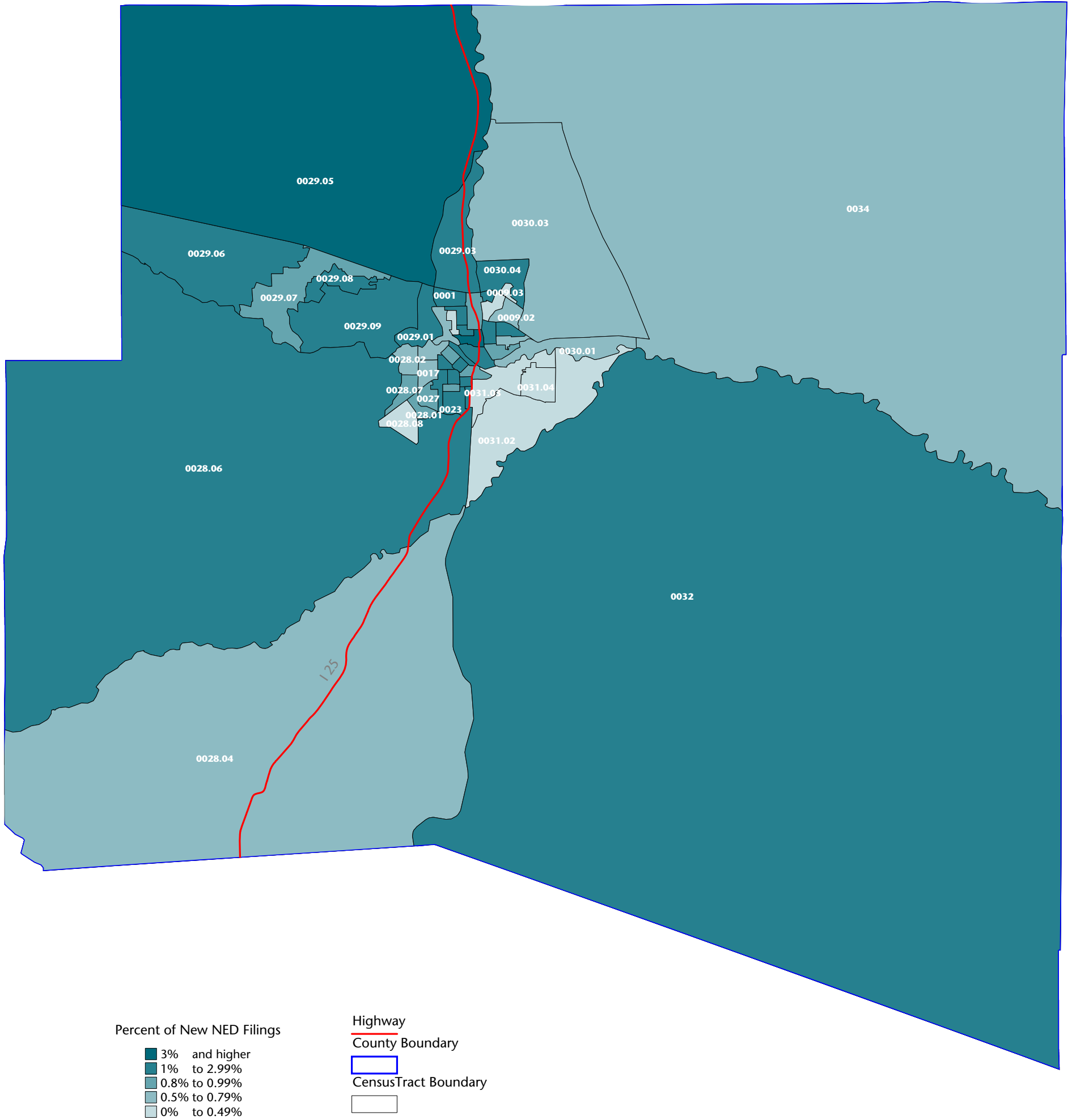


Pueblo County

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



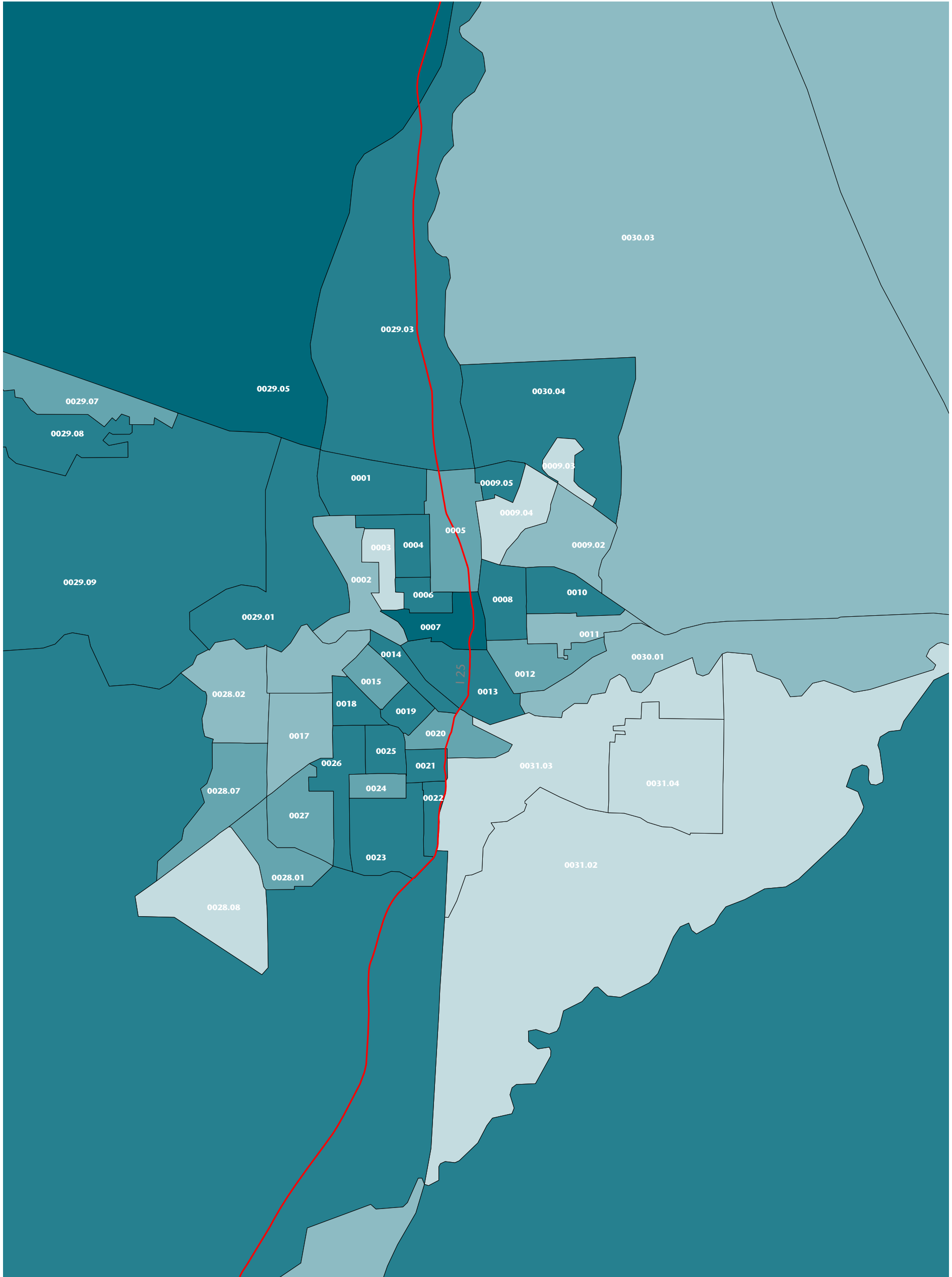
% of new foreclosure filings based on 2000 Census Tract demographics

NED - Notice of Election of Demand



Pueblo County

Percent of Owner Occupied Households with New NED Filings 3rd 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 foreclosure filings based on 2000 Census Tract demographics

NED - Notice of Election of Demand



Census Tract (Pueblo 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 Q3 2009	NED Unpaid Principal Balance Q3 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
0001	9	\$744,425	1.1%	2,673	84.2%	1.1%	0.9%	0.7%	30.1%	2.32	1,186	854	289	\$32,610
0002	3	\$214,238	0.7%	1,686	70.3%	1.4%	2.6%	0.2%	52.8%	2.64	681	436	201	\$30,337
0003	0	\$0	0.0%	1,419	75.3%	20.4%	2.3%	0.8%	25.7%	1.5	2	2	0	n/a
0004	9	\$834,723	1.2%	2,629	81.6%	1.4%	1.6%	0.5%	31.8%	2.23	1,251	745	431	\$32,361
0005	6	\$468,647	0.8%	2,469	85.5%	1.0%	1.5%	0.5%	30.2%	2.24	1,226	731	373	\$29,643
0006	9	\$869,751	2.3%	2,363	69.5%	2.4%	2.7%	0.3%	52.8%	2.45	1,041	400	530	\$20,685
0007	3	\$385,777	3.8%	1,503	80.4%	3.4%	1.1%	1.0%	42.2%	1.7	678	80	489	\$12,406
0008	14	\$759,569	2.2%	3,345	65.9%	2.2%	2.7%	0.4%	65.6%	2.64	1,398	637	630	\$21,288
0009.02	9	\$988,751	0.6%	5,621	77.9%	2.2%	1.8%	1.5%	38.0%	2.48	2,362	1473	751	\$35,570
0009.03	0	\$0	0.0%	286	74.5%	6.6%	1.7%	4.9%	23.1%	1.5	2	0	2	n/a
0009.04	4	\$425,130	0.3%	4,358	89.3%	0.8%	0.9%	0.8%	28.3%	2.22	1,947	1318	553	\$34,762
0009.05	4	\$462,020	1.6%	2,306	77.8%	4.0%	1.6%	3.9%	35.2%	2.03	1,255	250	862	\$26,650
0010	12	\$838,661	1.0%	4,810	66.3%	1.2%	4.1%	0.2%	67.9%	2.75	1,873	1163	576	\$23,953
0011	5	\$308,949	0.6%	3,029	59.5%	1.0%	3.1%	0.5%	69.9%	2.64	1,227	806	337	\$23,580
0012	5	\$305,130	1.0%	2,160	60.0%	0.6%	2.8%	0.1%	78.5%	2.7	884	505	295	\$19,423
0013	3	\$252,130	2.3%	753	76.6%	1.6%	1.9%	0.3%	53.1%	1.7	461	133	291	\$13,476
0014	3	\$267,433	1.2%	1,562	72.8%	2.4%	3.3%	0.3%	50.8%	2.14	807	253	472	\$21,903
0015	6	\$653,341	0.9%	2,187	82.9%	1.5%	1.0%	0.1%	27.3%	2.11	1,099	685	347	\$32,228
0016	4	\$371,620	0.6%	1,717	89.1%	0.3%	1.3%	0.5%	20.8%	2.14	793	642	118	\$38,516
0017	9	\$1,034,368	0.5%	4,499	89.7%	1.5%	0.7%	0.4%	22.6%	2.3	2,005	1647	313	\$35,625
0018	14	\$1,105,383	1.9%	2,257	85.4%	1.2%	1.4%	0.4%	31.9%	2.24	1,067	755	252	\$29,833
0019	9	\$1,181,505	2.8%	1,600	77.3%	3.1%	1.5%	0.4%	43.3%	2.18	796	326	389	\$25,043
0020	8	\$678,339	1.0%	3,314	62.6%	5.2%	2.3%	0.1%	63.3%	2.52	1,424	814	492	\$24,212
0021	5	\$281,872	1.4%	1,608	55.2%	8.0%	2.2%	0.1%	70.9%	2.36	762	362	319	\$18,006
0022	12	\$729,691	2.6%	1,769	68.2%	2.0%	2.1%	0.2%	57.3%	2.46	767	460	256	\$23,242
0023	16	\$1,345,245	2.1%	3,282	69.7%	2.6%	1.6%	0.3%	49.9%	2.24	1,529	778	607	\$22,540
0024	5	\$428,712	0.8%	1,993	72.8%	3.2%	1.5%	0.2%	46.9%	2.42	873	591	231	\$24,920
0025	10	\$724,646	1.3%	2,904	69.7%	3.1%	1.9%	0.3%	46.5%	2.47	1,285	769	408	\$28,646
0026	14	\$1,047,393	2.2%	3,828	67.0%	2.5%	1.6%	0.3%	54.6%	2.26	1,678	640	942	\$18,963
0027	17	\$1,443,785	0.9%	5,759	79.8%	2.7%	1.5%	0.3%	42.5%	2.53	2,369	1813	459	\$32,634
0028.01	14	\$1,364,284	0.9%	5,796	80.3%	2.6%	0.9%	0.4%	45.0%	2.62	2,203	1563	580	\$34,549
0028.02	4	\$434,835	0.5%	2,805	83.0%	2.5%	1.8%	0.3%	33.8%	2.63	1,130	769	293	\$35,521
0028.04	9	\$1,582,648	0.7%	3,908	93.5%	0.5%	1.4%	0.2%	8.8%	2.59	1,956	1269	242	\$42,895
0028.06	9	\$1,254,680	1.3%	1,889	94.3%	0.5%	0.5%	0.2%	9.6%	2.45	1,033	682	90	\$47,000
0028.07	10	\$1,524,065	0.9%	3,661	85.2%	1.4%	1.0%	0.4%	35.7%	2.71	1,416	1149	200	\$44,425
0028.08	3	\$543,014	0.3%	2,596	92.8%	0.5%	0.3%	0.9%	24.5%	2.89	931	886	12	\$75,525
0029.01	6	\$480,742	1.7%	1,827	59.4%	2.7%	2.6%	0.3%	63.1%	2.9	665	344	286	\$21,788
0029.03	16	\$2,448,312	1.5%	3,241	82.1%	1.8%	1.3%	1.9%	31.4%	2.63	1,313	1075	159	\$46,750
0029.05	31	\$4,330,913	5.9%	1,694	90.9%	0.4%	1.5%	0.7%	12.9%	2.95	615	528	45	\$45,978
0029.06	11	\$2,042,968	1.5%	2,053	92.8%	0.3%	0.9%	0.5%	13.2%	2.79	795	717	19	\$54,207
0029.07	15	\$2,674,672	1.0%	5,073	89.4%	1.0%	0.7%	1.1%	17.4%	2.85	1,881	1549	217	\$54,538
0029.08	14	\$1,914,748	1.5%	4,129	84.9%	1.2%	1.0%	1.7%	24.4%	2.78	1,562	952	515	\$44,405
0029.09	23	\$3,294,216	1.7%	4,229	87.8%	0.7%	1.3%	0.8%	17.9%	2.71	1,657	1334	223	\$42,241
0030.01	3	\$212,657	0.6%	1,817	80.7%	0.8%	1.8%	0.6%	31.4%	2.77	752	513	142	\$36,092
0030.03	2	\$1,511,585	0.7%	1,166	61.6%	1.0%	3.3%	0.8%	66.8%	2.91	432	270	130	\$22,132
0030.04	8	\$1,393,500	1.1%	2,551	87.1%	1.8%	0.5%	3.1%	19.6%	2.87	805	702	81	\$72,107
0031.02	4	\$586,045	0.3%	4,661	84.3%	0.2%	1.3%	0.5%	28.9%	2.94	1,615	1447	124	\$53,783
0031.03	1	\$101,508	0.2%	1,958	72.4%	0.3%	2.1%	0.3%	53.5%	2.63	769	585	143	\$33,242
0031.04	2	\$326,310	0.3%	2,272	89.3%	0.4%	0.8%	0.2%	24.9%	2.63	892	772	92	\$40,441
0032	11	\$1,329,924	1.1%	3,591	90.2%	0.1%	1.7%	0.1%	29.1%	2.86	1,377	1001	249	\$36,211
0034	2	\$174,172	0.7%	866	91.1%	0.6%	0.3%	0.6%	23.3%	2.46	399	274	73	\$29,583
Total Pueblo County	425	\$48,677,032	1.1%	141,472	79.5%	1.9%	1.6%	0.6%	38.0%	2.52	58,926	38,449	16,130	\$32,775
Pueblo County 2007 American Community Survey 3 year data set				152,216	82.1%	1.8%	1.6%	0.7%	38.8%	2.53	58,819	41,070	17,749	\$39,570



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.