

# TRENDS IN DELINQUENCIES AND FORECLOSURES IN NEVADA

September 2010

Community Development Research  
Federal Reserve Bank of San Francisco

# National Trends

- According to John Williams, Director of Research at the FRBSF, the economic outlook is for a slow and modest recovery
  - ▣ Unemployment still a major concern, and unlikely to see significant drops in the unemployment rate in the next year
  - ▣ While the housing market appears to be stabilizing, recovery is muted, and construction starts and home sales are both down in the most recent period
  - ▣ Growth of real gross domestic product (GDP), the broadest measure of the strength of the economy, is hovering around 2 percent in the current quarter
- Large “shadow” inventory of properties in delinquency or some stage of the foreclosure process also remains a concern

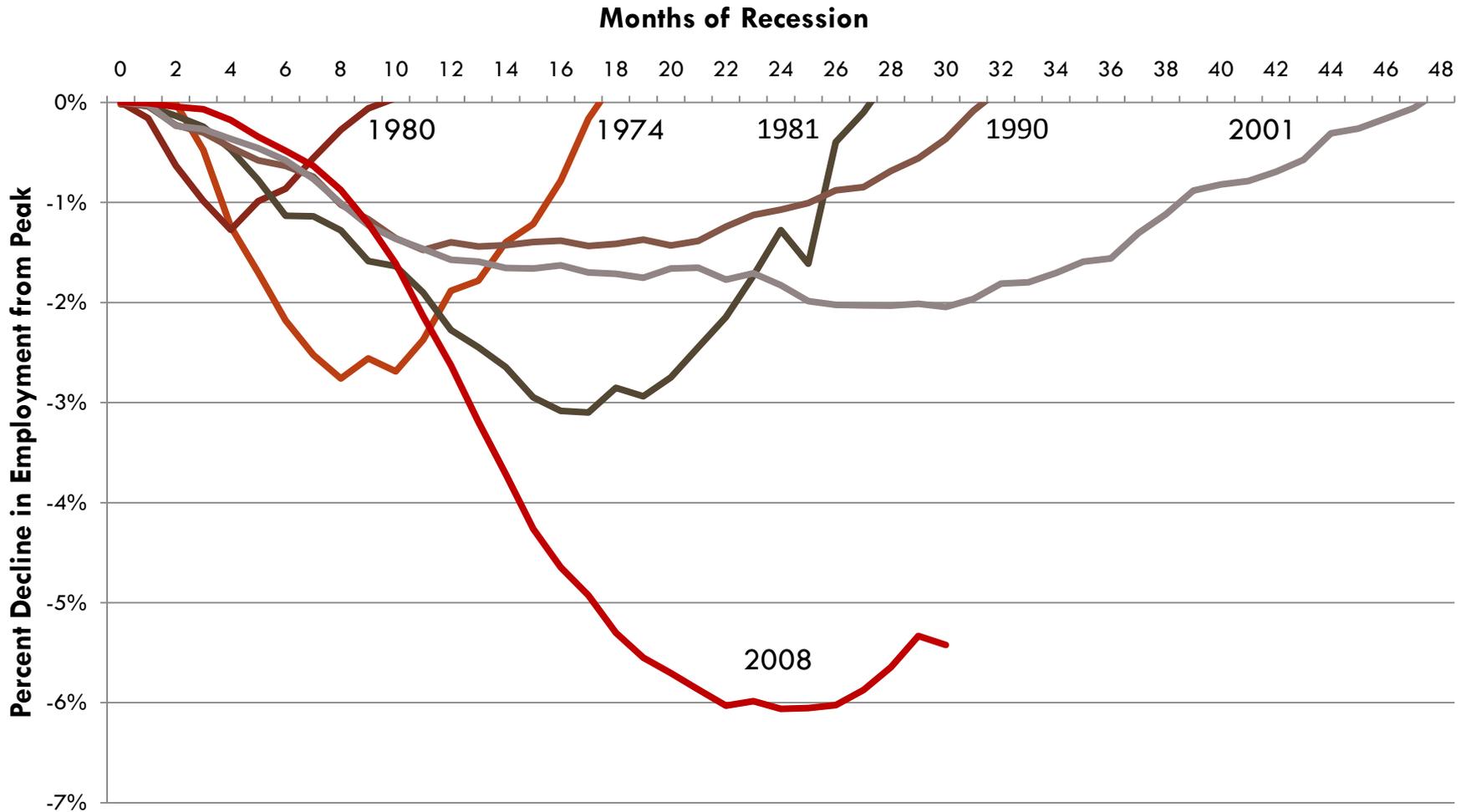
# National Trends

# Unemployment continues to hover around 10%



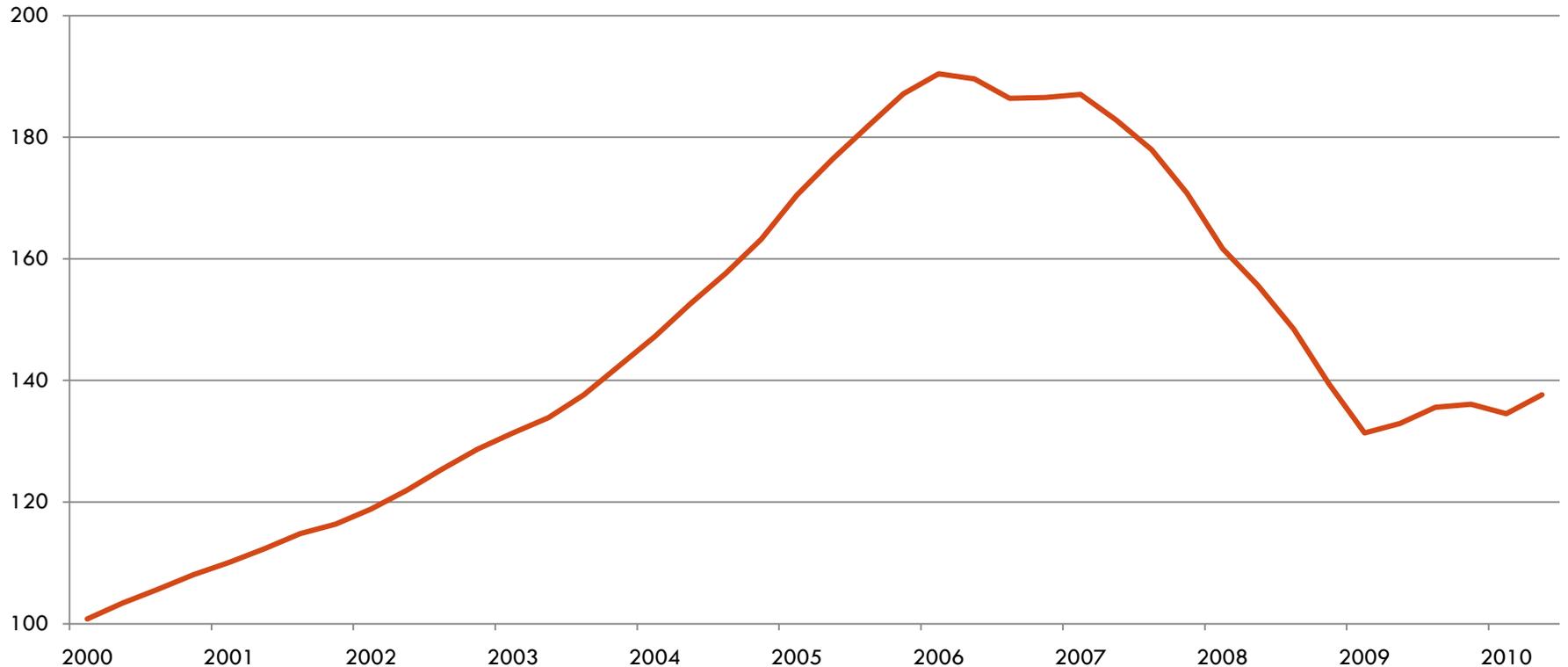
Source: Bureau of Labor Statistics, September 2010

# Depth of this economic downturn eclipses past recessions



# Case-Shiller shows tepid housing recovery

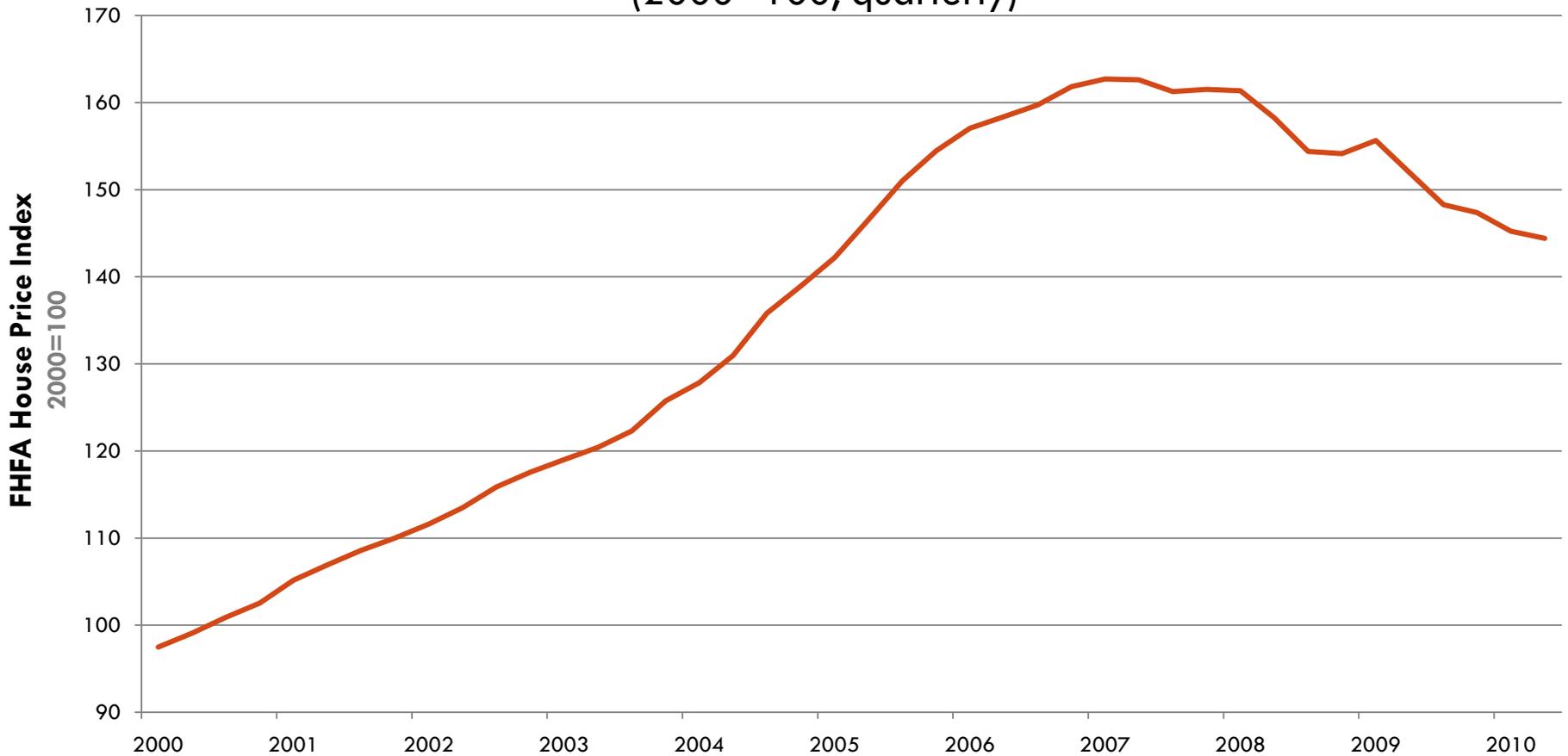
**Case-Shiller National House Price Index**  
(2000 = 100, Quarterly)



Source: Case - Shiller Home Price Index

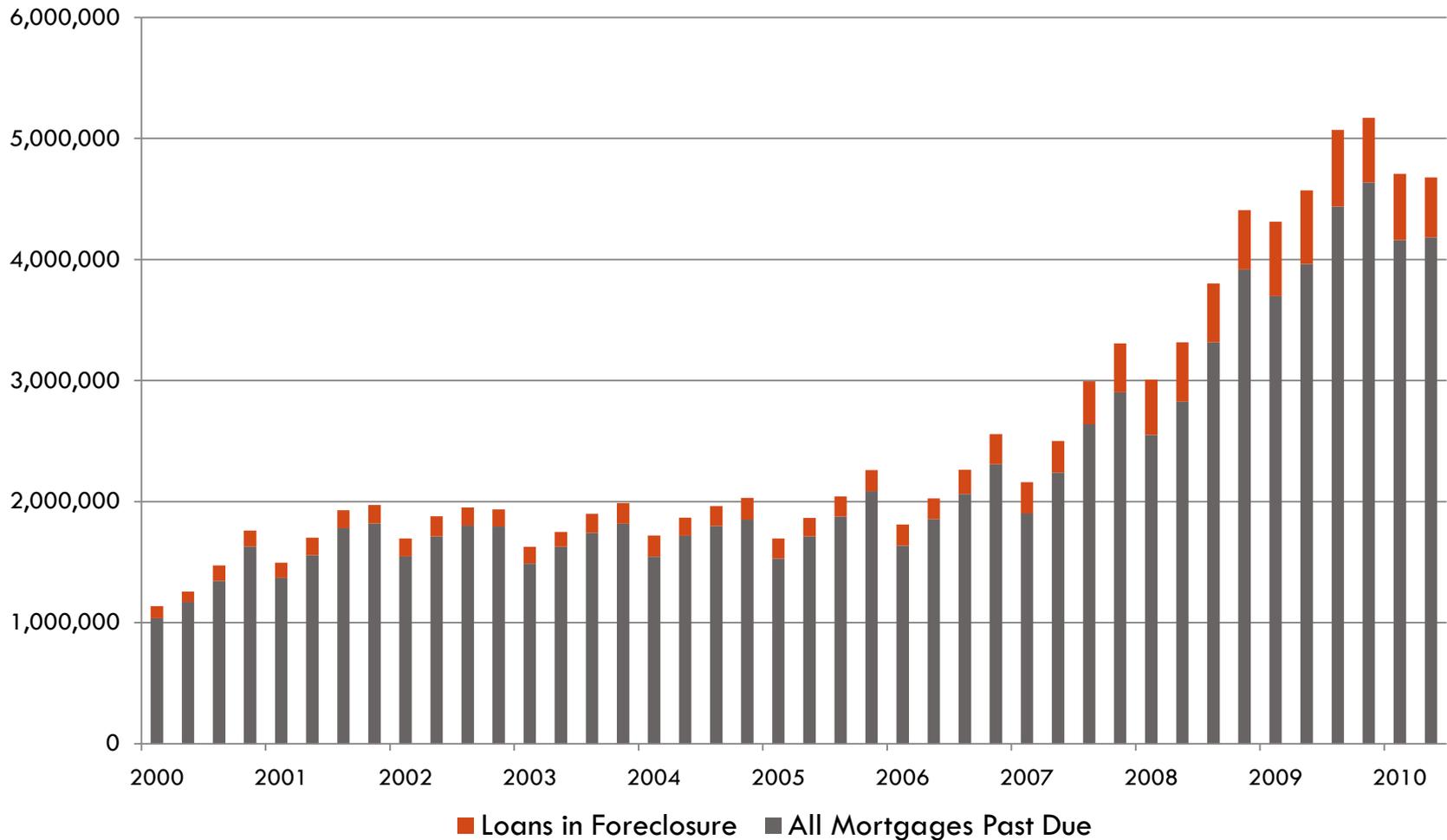
# FHFA House Price Index continues to fall, reflecting activity at lower end of market

**FHFA (formerly OFHEO) House Price Index**  
(2000=100, quarterly)



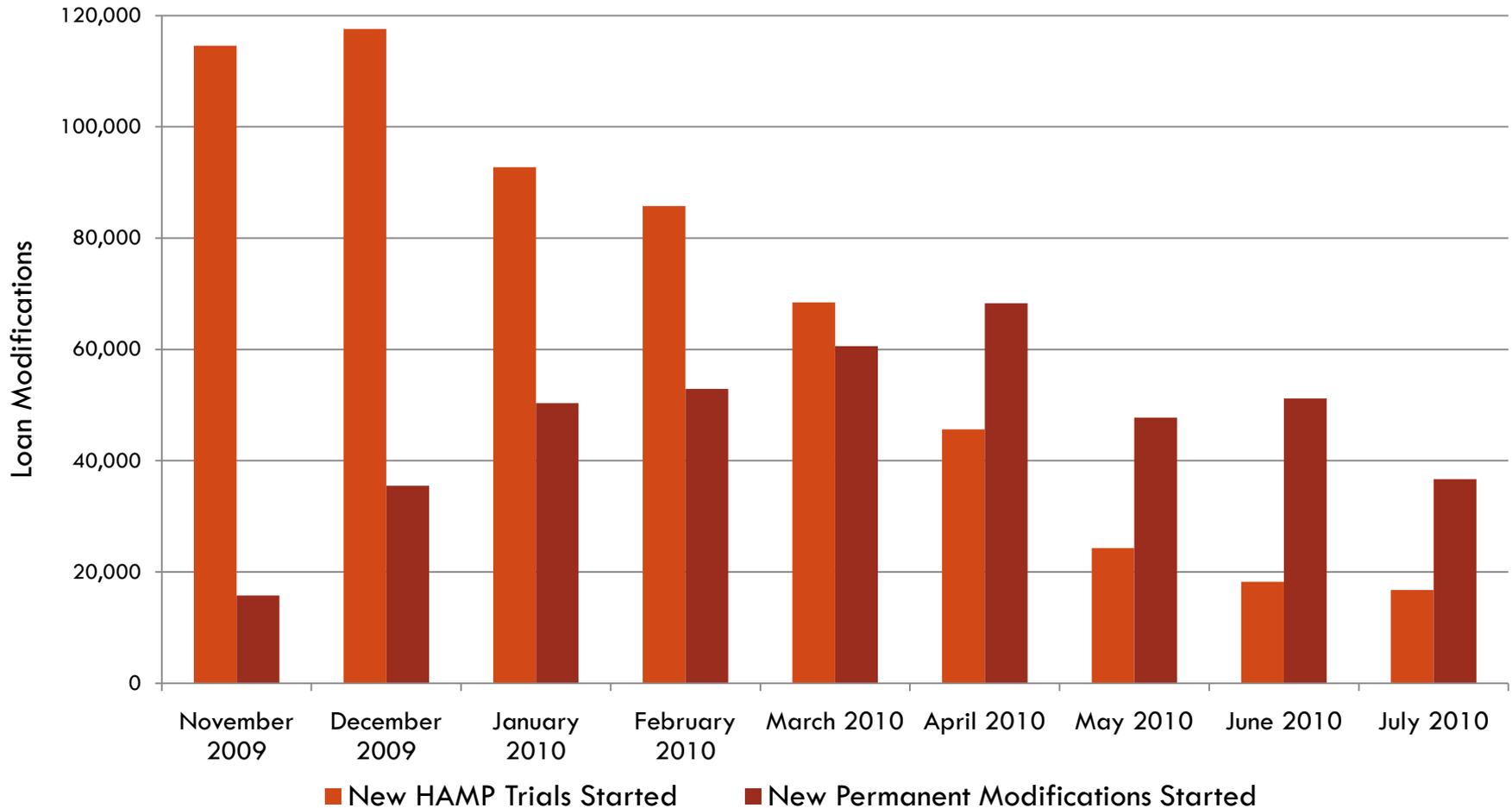
Source: Federal Housing Finance Agency (formerly OFHEO)

# Overall delinquencies drop, but still more than 4.5 million homes in distress



Source: Mortgage Bankers Association, National Delinquency Survey

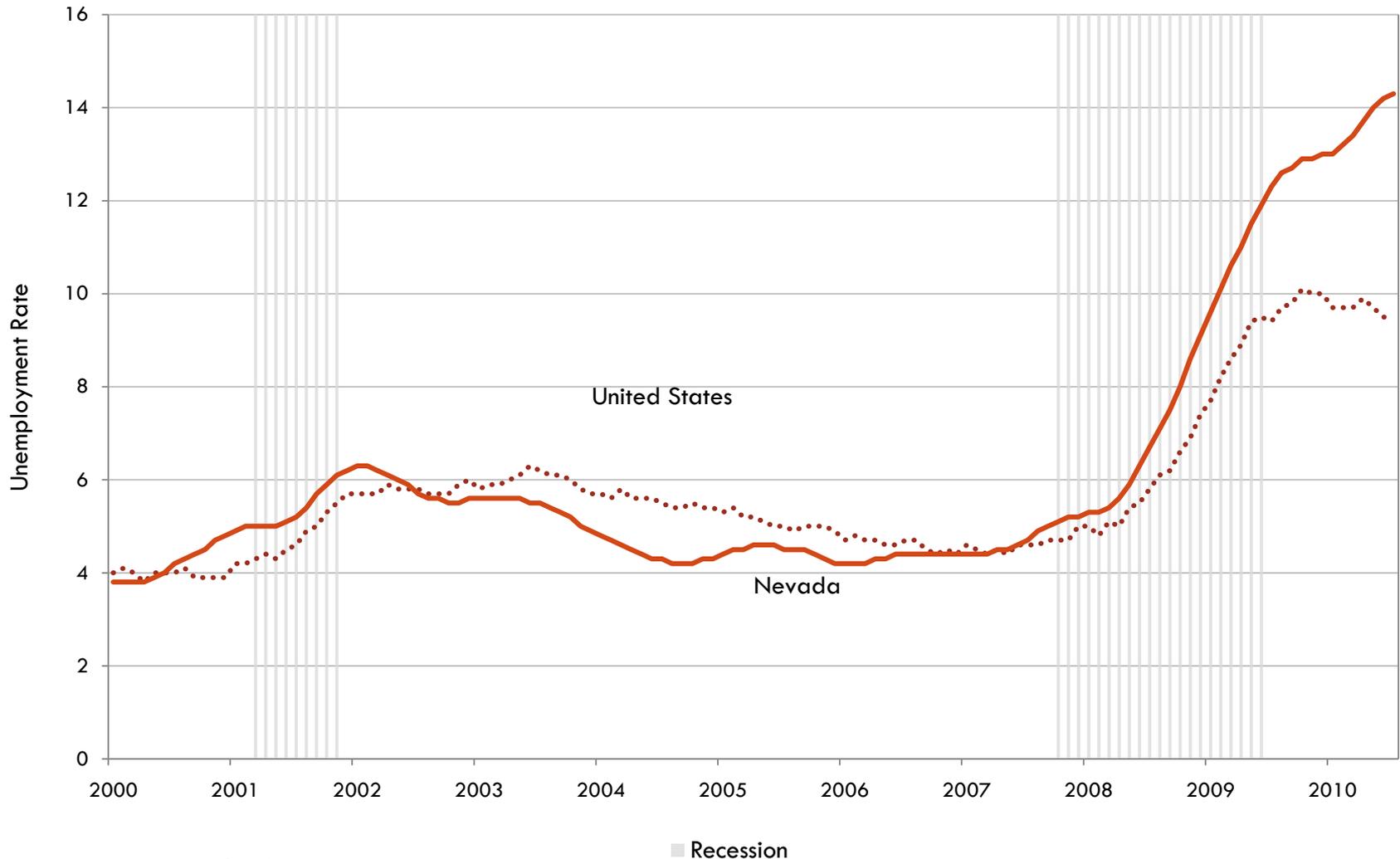
# HAMP modifications down slightly in July; borrowers still face challenges in obtaining permanent modifications



Source: HAMP Service Performance Report Through July 2010

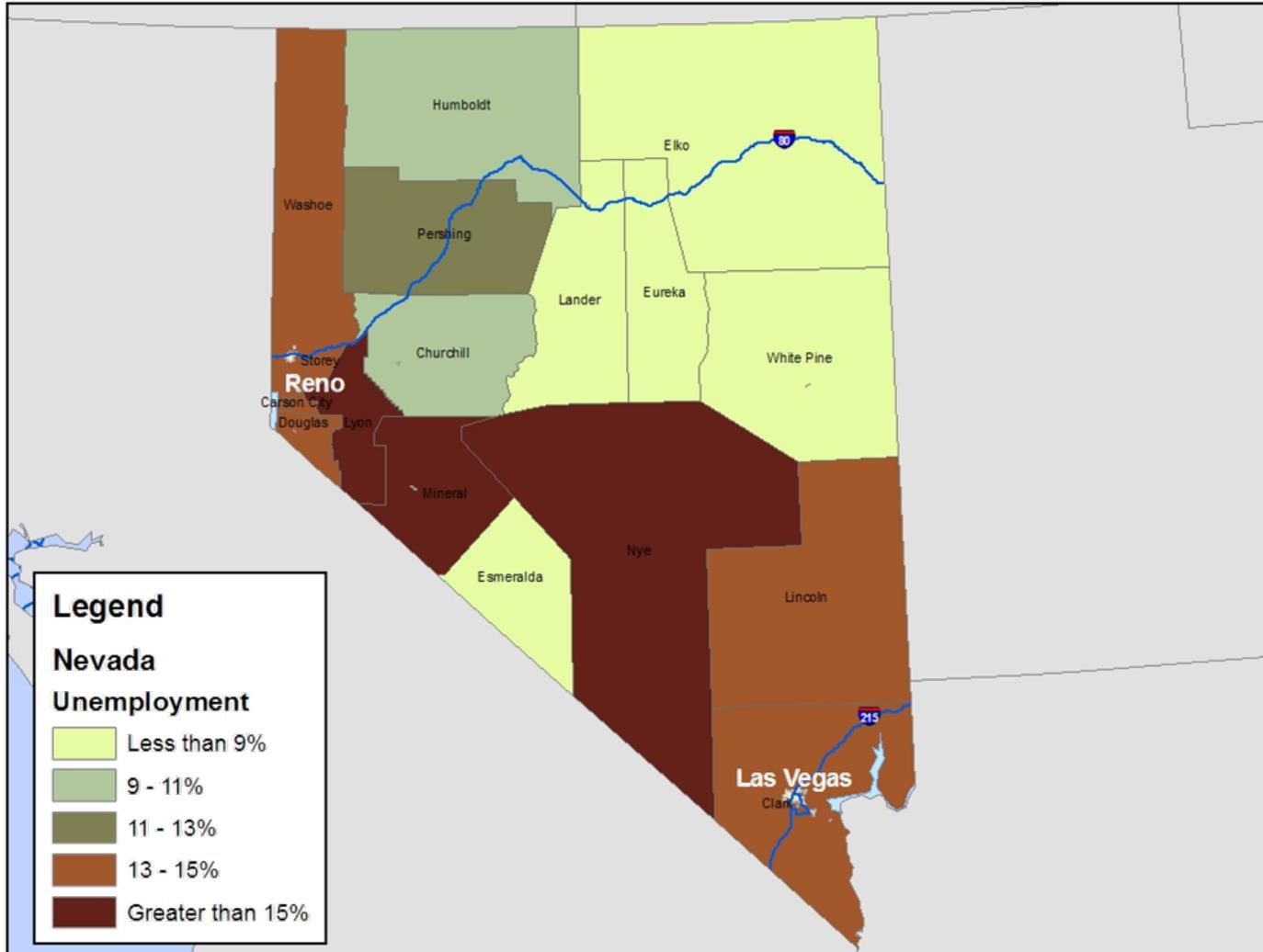
# Nevada Trends

# Unemployment rate in Nevada continues to rise – hit 14.3 percent in July 2010



Source: Bureau of Labor Statistics

# Unemployment in Nevada by county

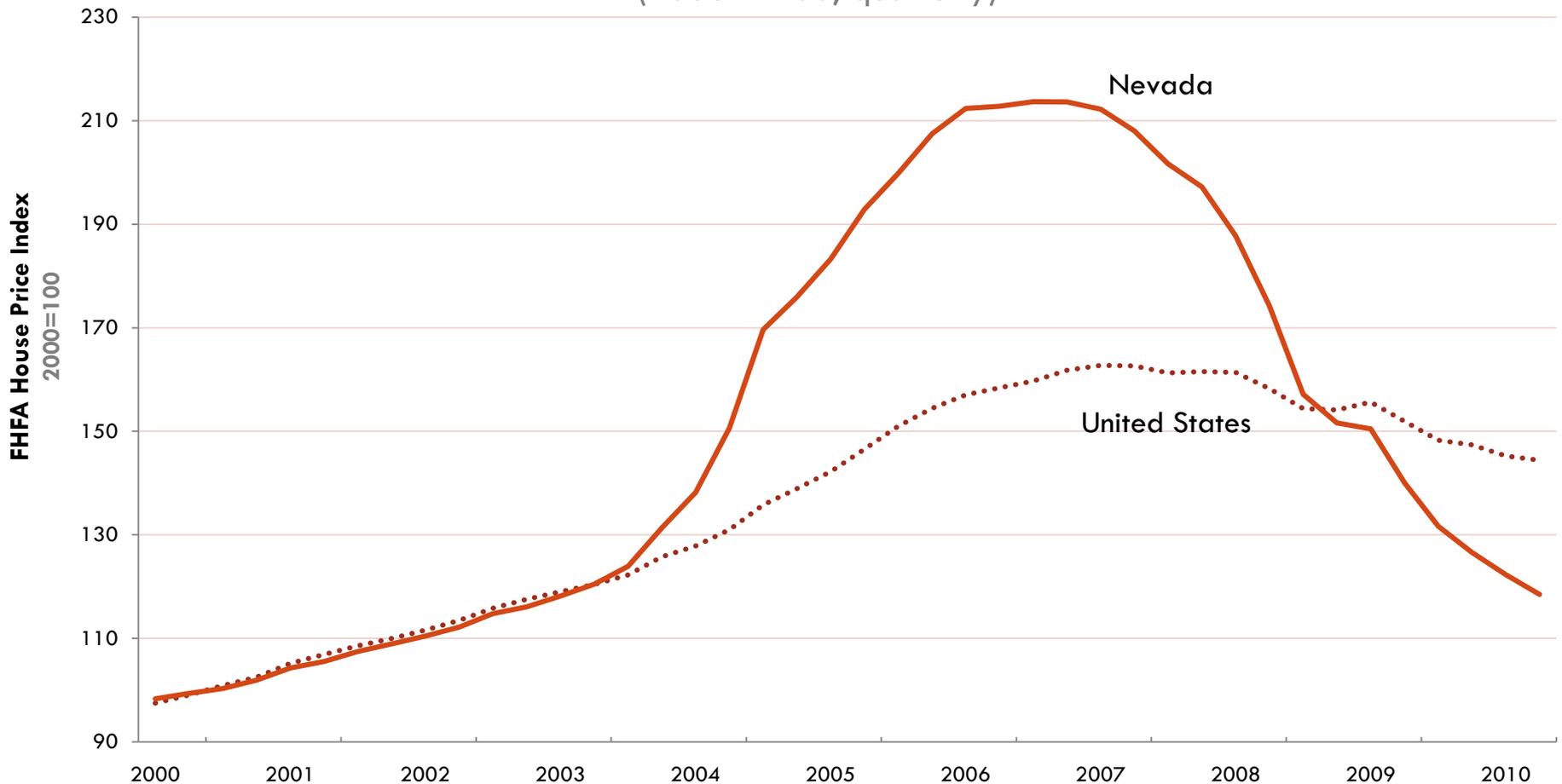


Source: Bureau of Labor Statistics, July 2010

# Nevada house prices remain in steep decline

## FHFA House Price Index (formerly OFHEO)

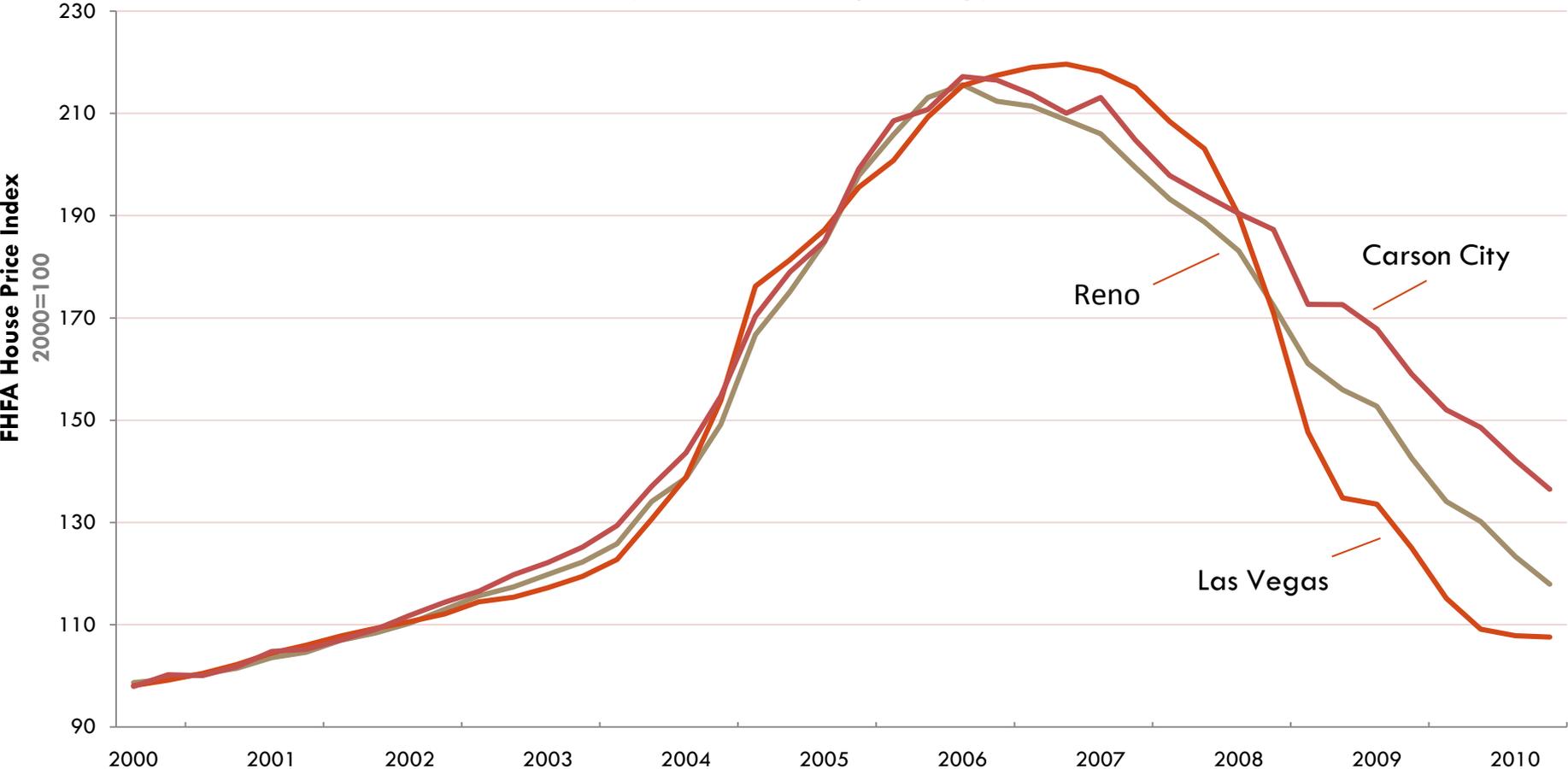
(2000 = 100, quarterly)



Source: Federal Housing Finance Agency (formerly OFHEO)

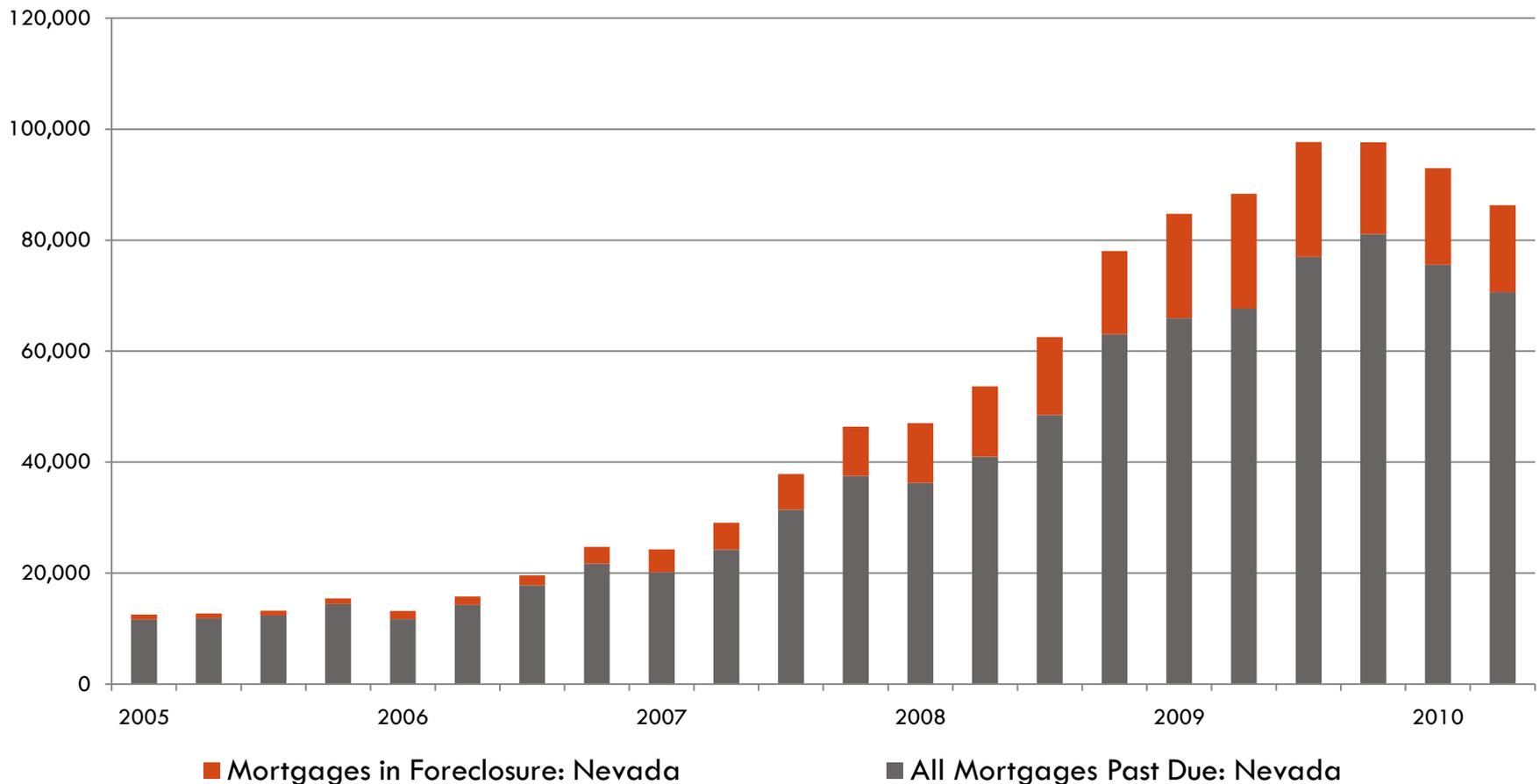
# Las Vegas House Price Index Down to 2001 Levels

**FHFA House Price Index (formerly OFHEO)**  
(2000 = 100, quarterly)



Source: Federal Housing Finance Agency (formerly OFHEO)

# The number of distressed properties – delinquent and in foreclosure – seems to be stabilizing

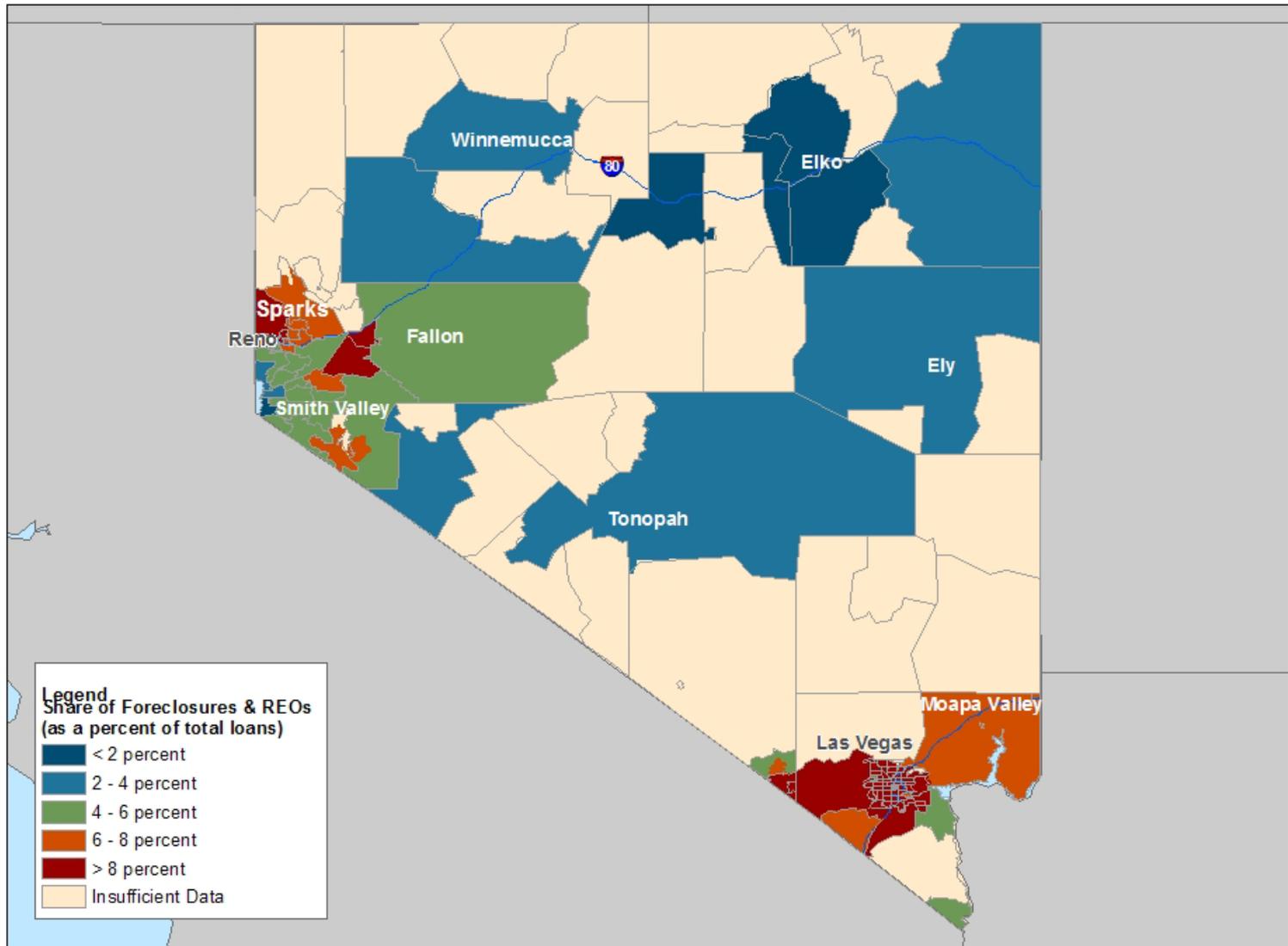


Source: Mortgage Bankers Association, National Delinquency Survey

# Nevada Foreclosure Data Maps

# Areas Affected by Concentrated Foreclosures

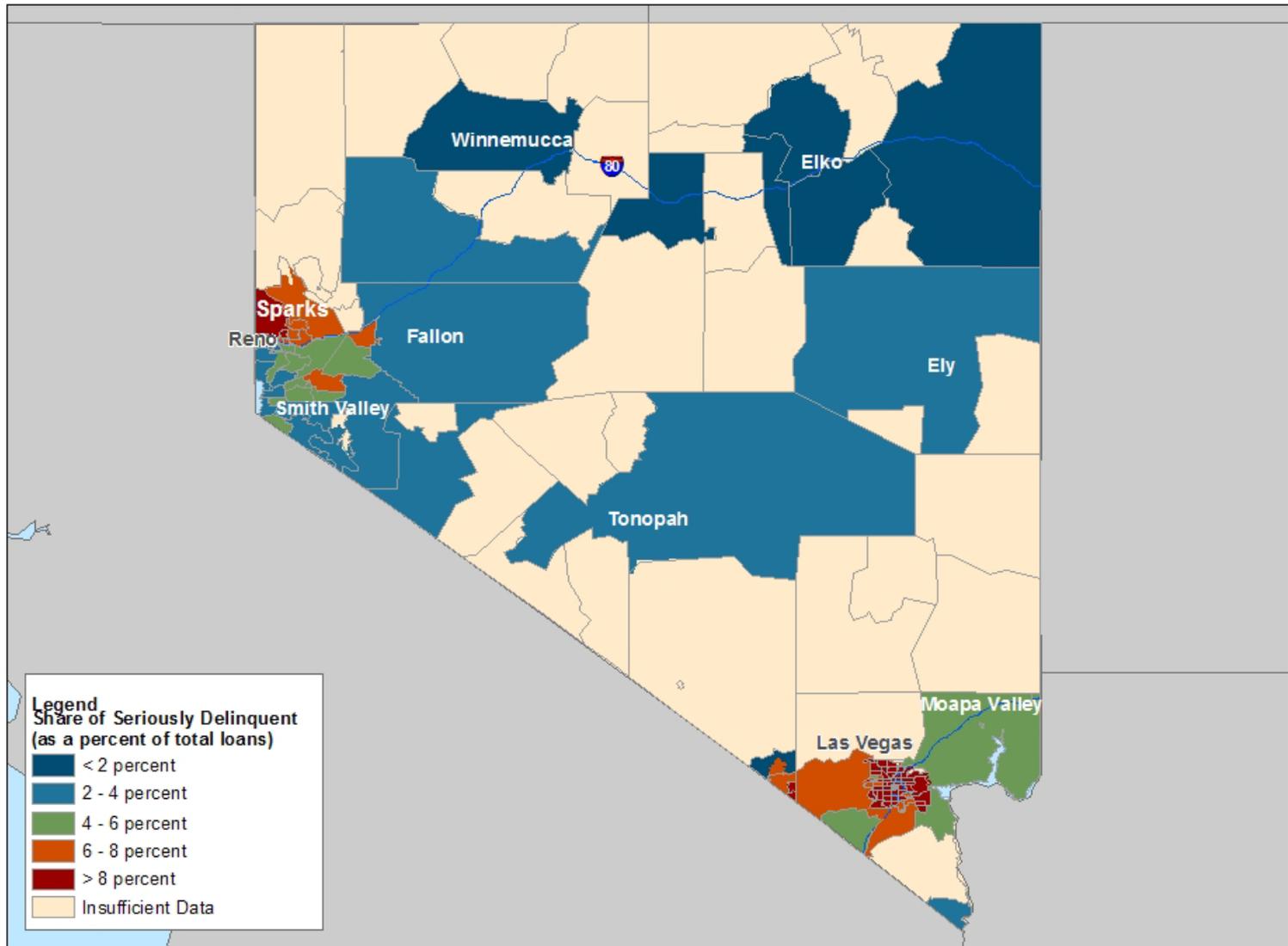
## July 2010



Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations

# Areas at Risk of Additional Foreclosures

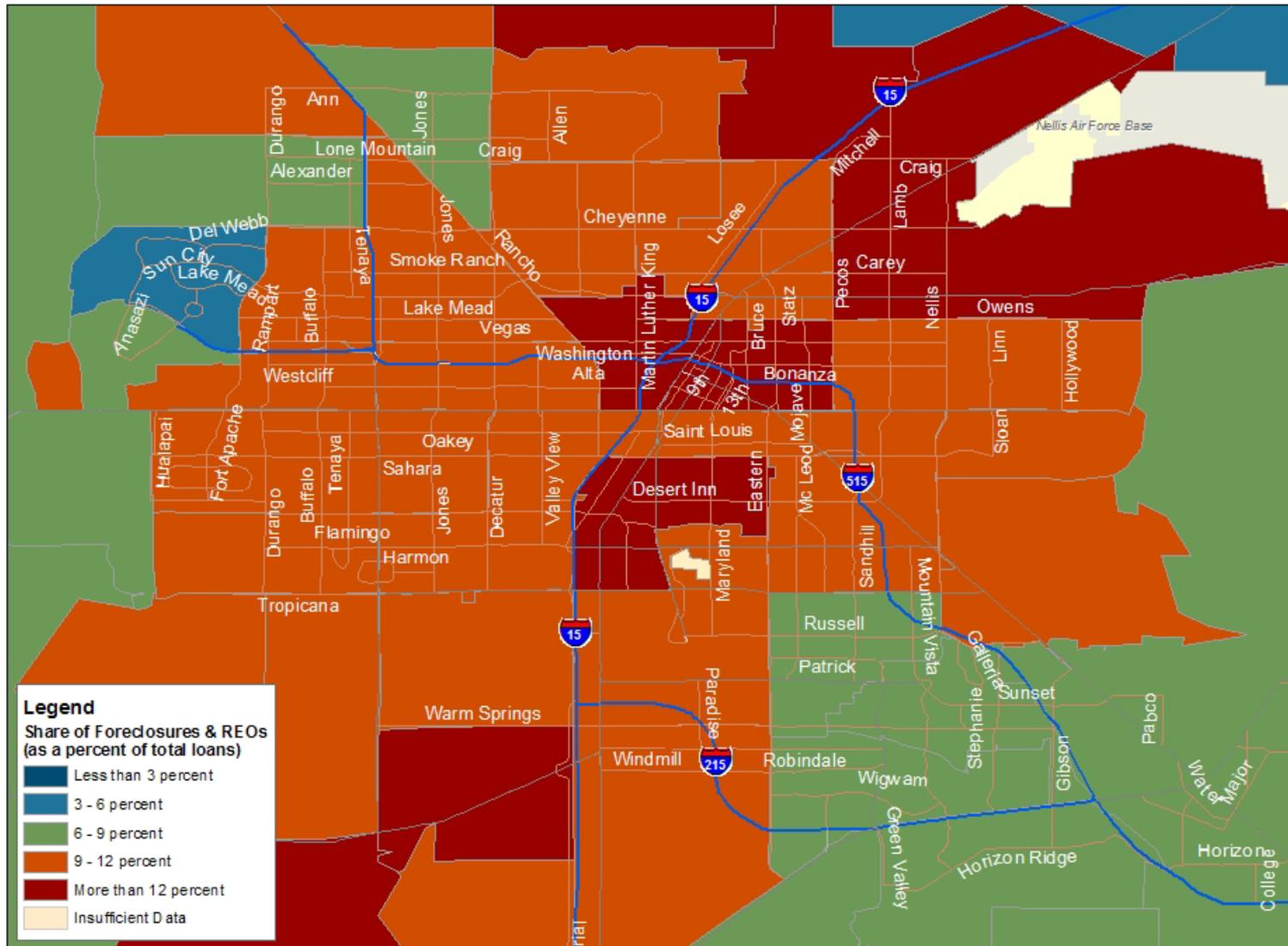
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Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations

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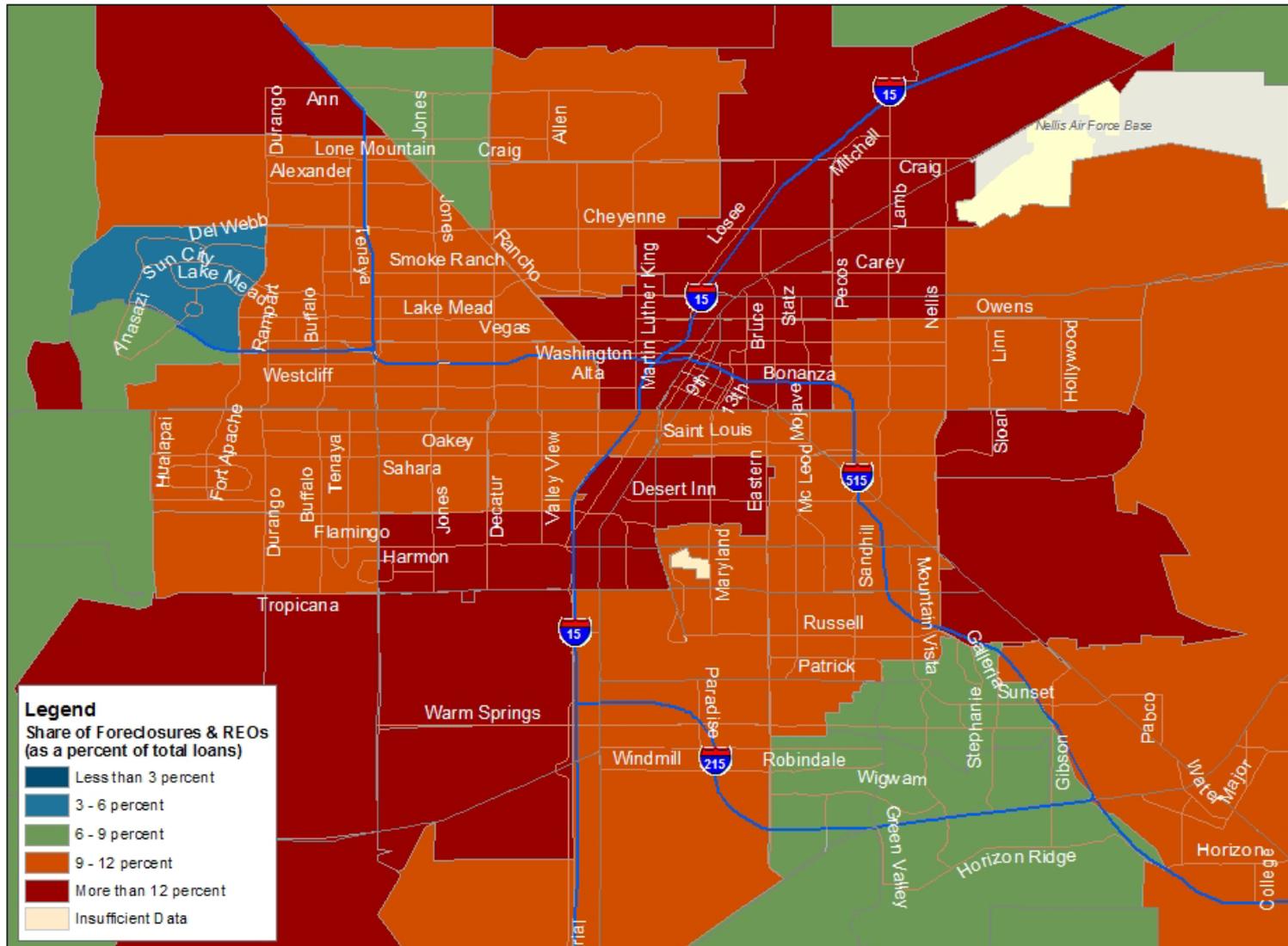
February 2010



Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations

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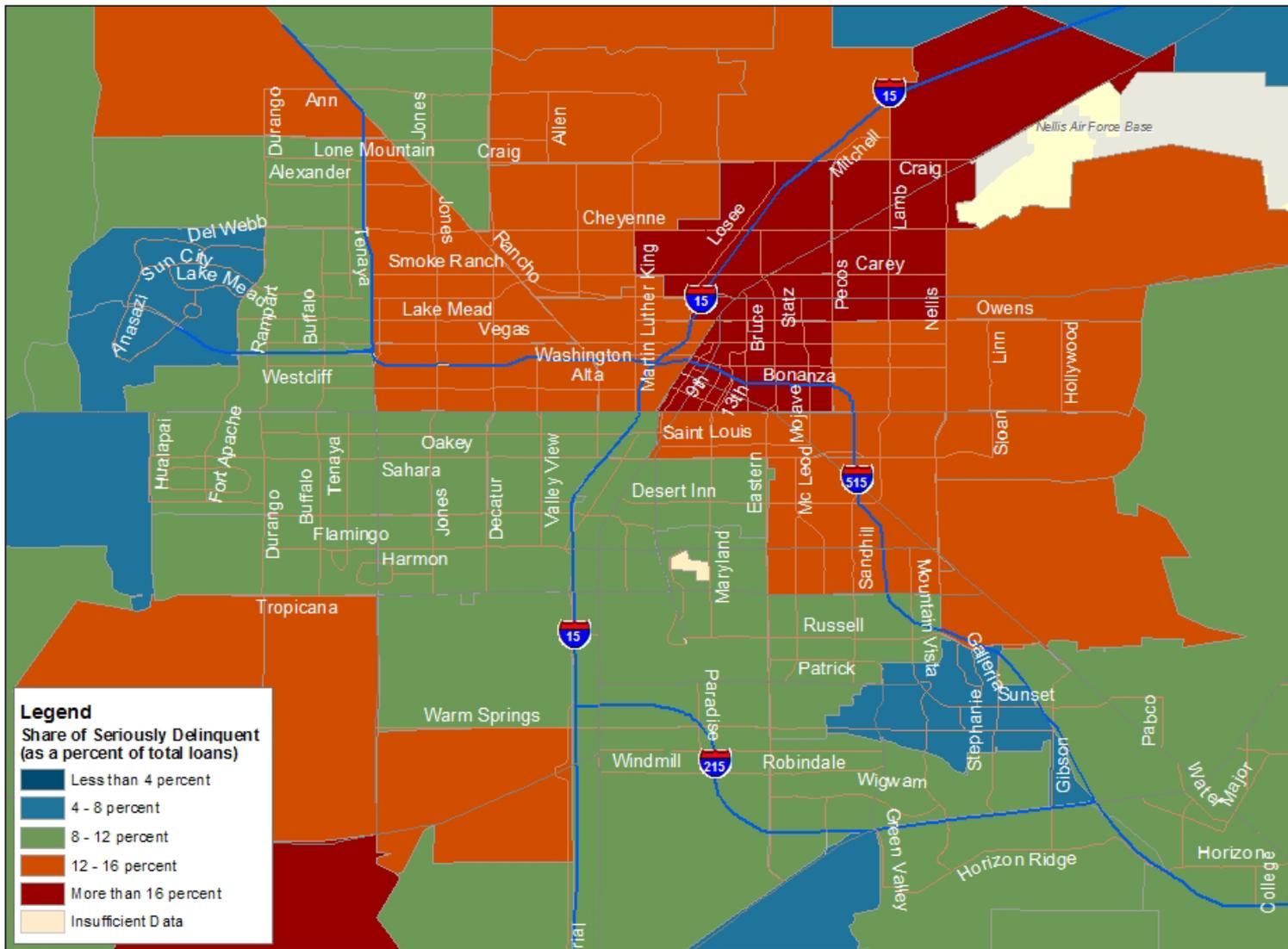
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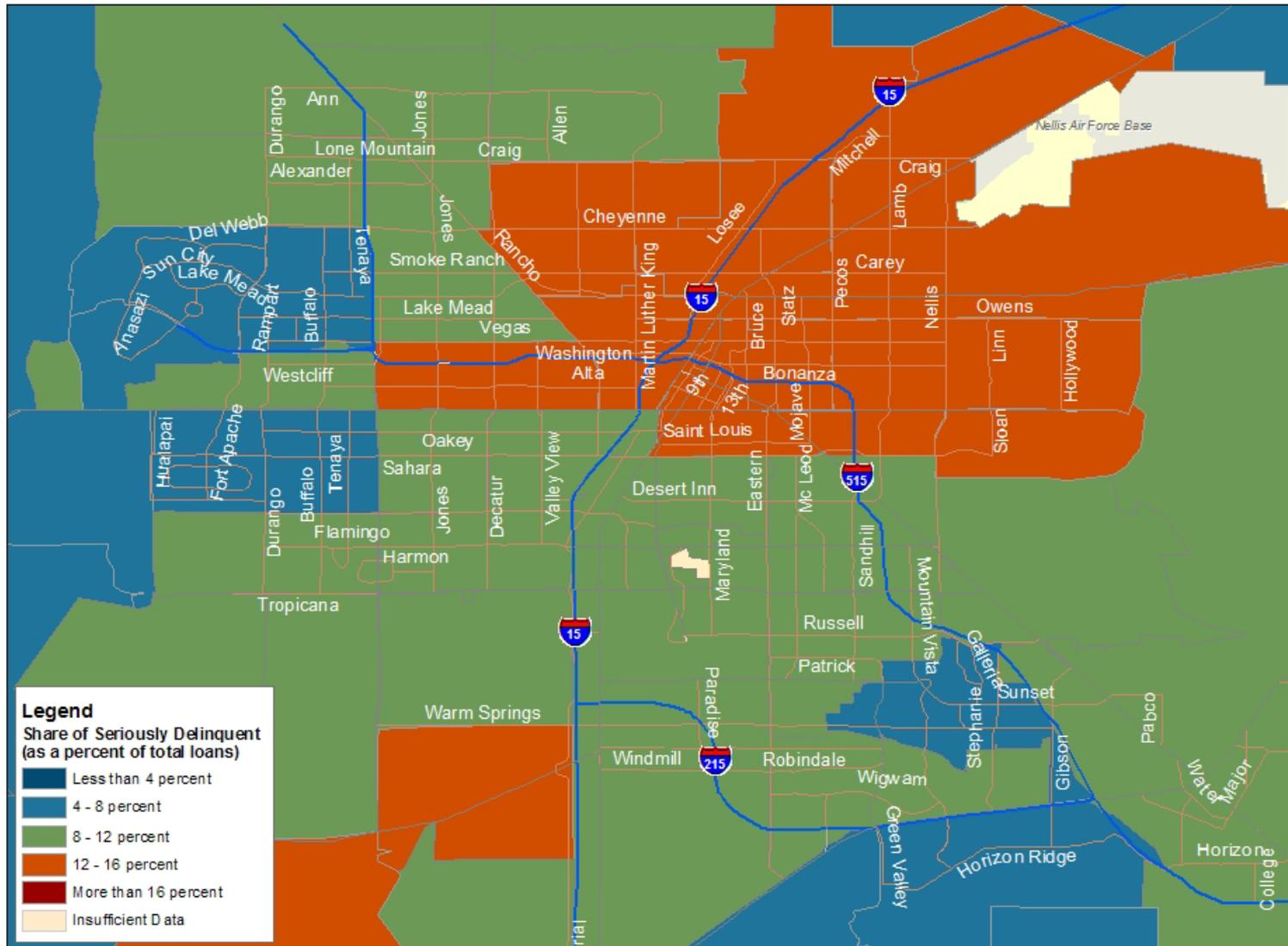
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Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations

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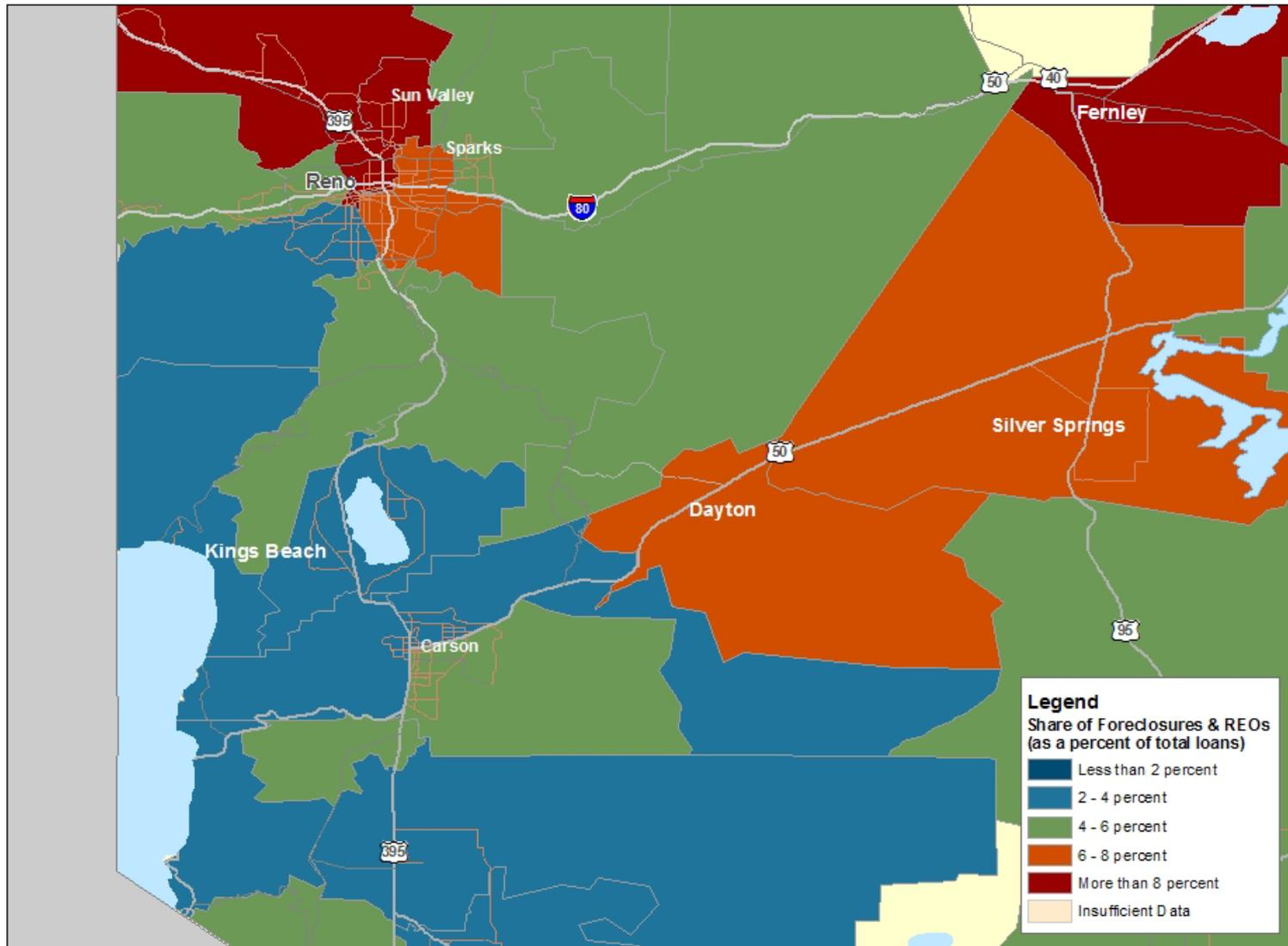
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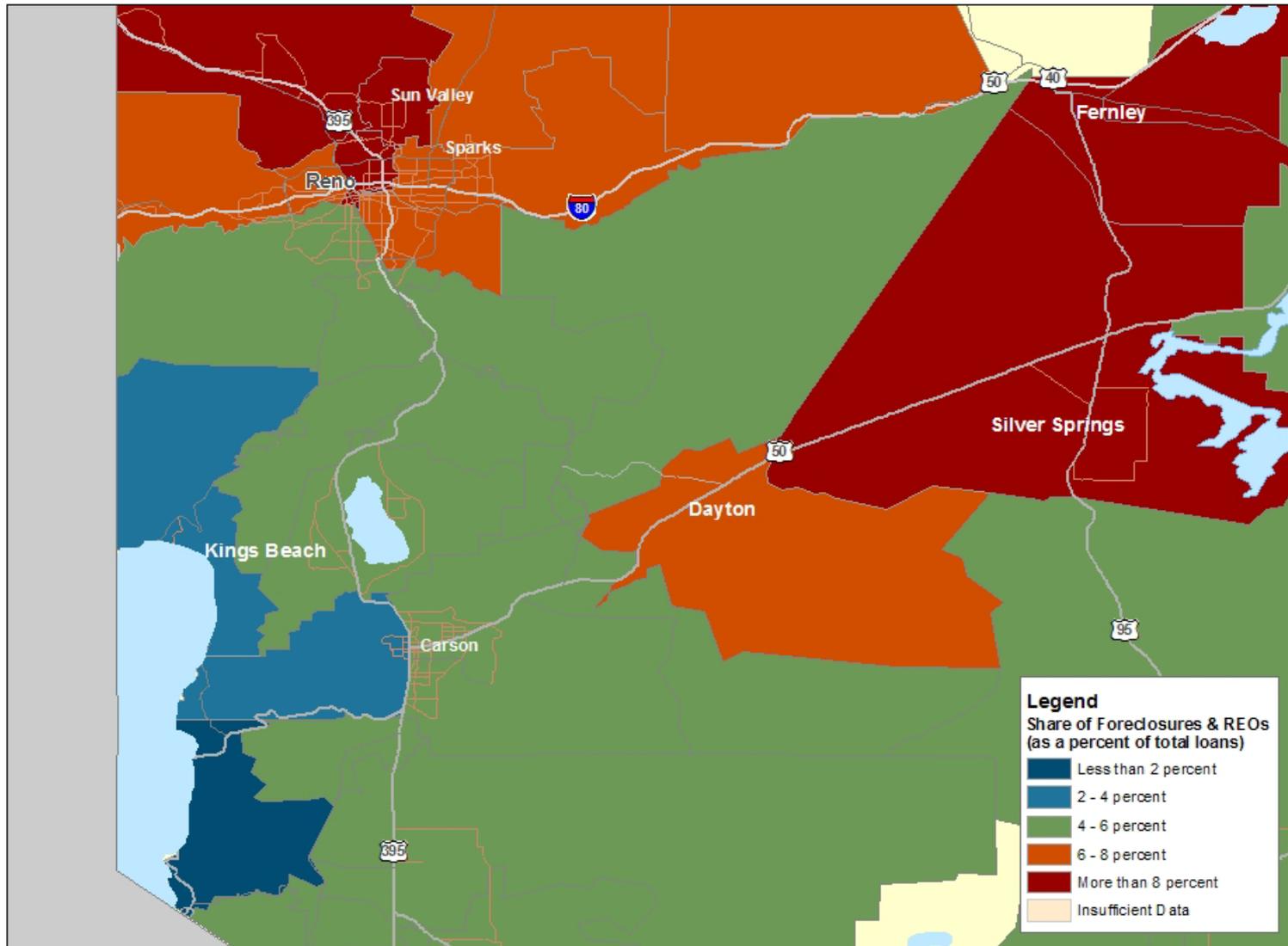
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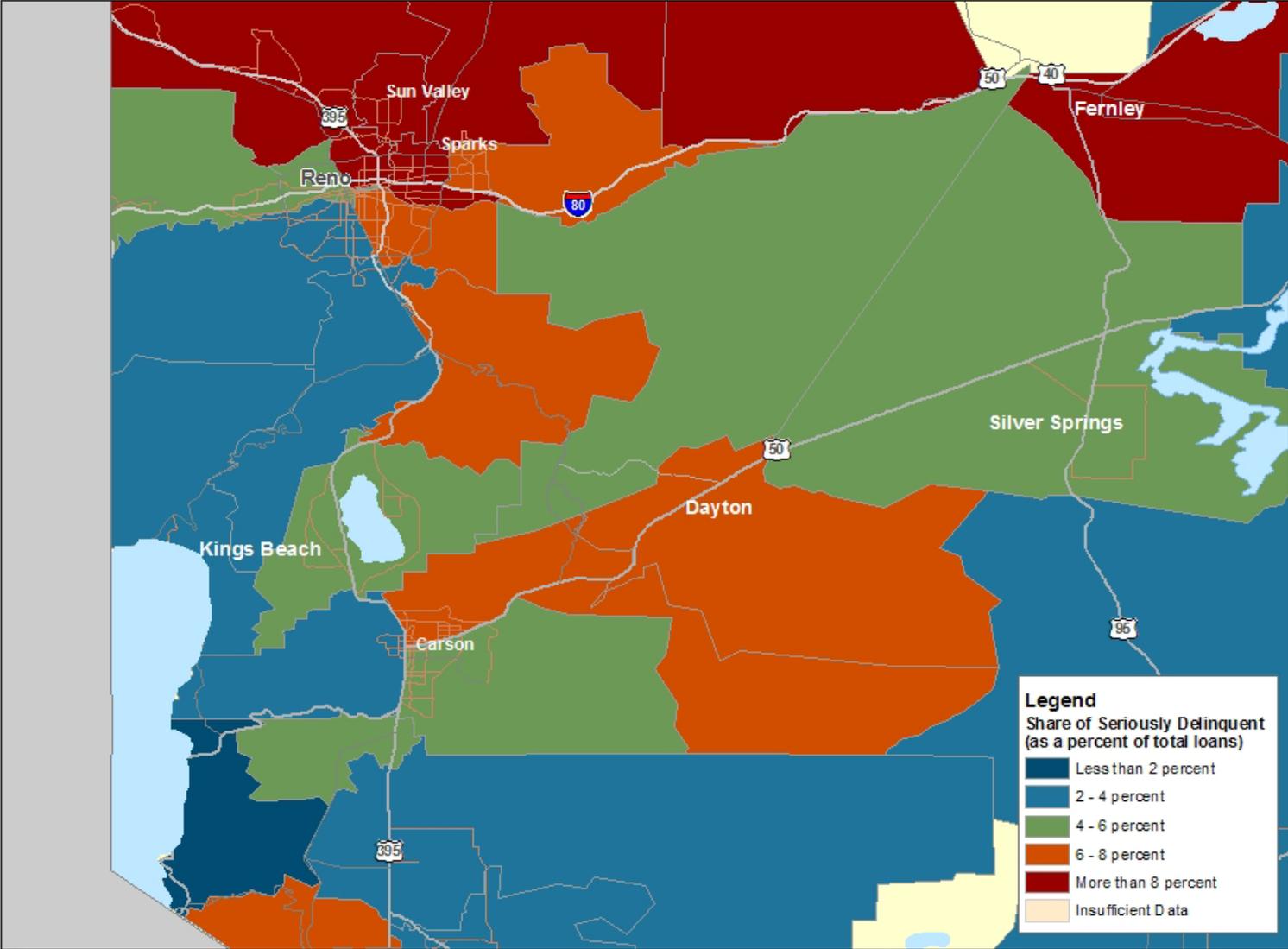
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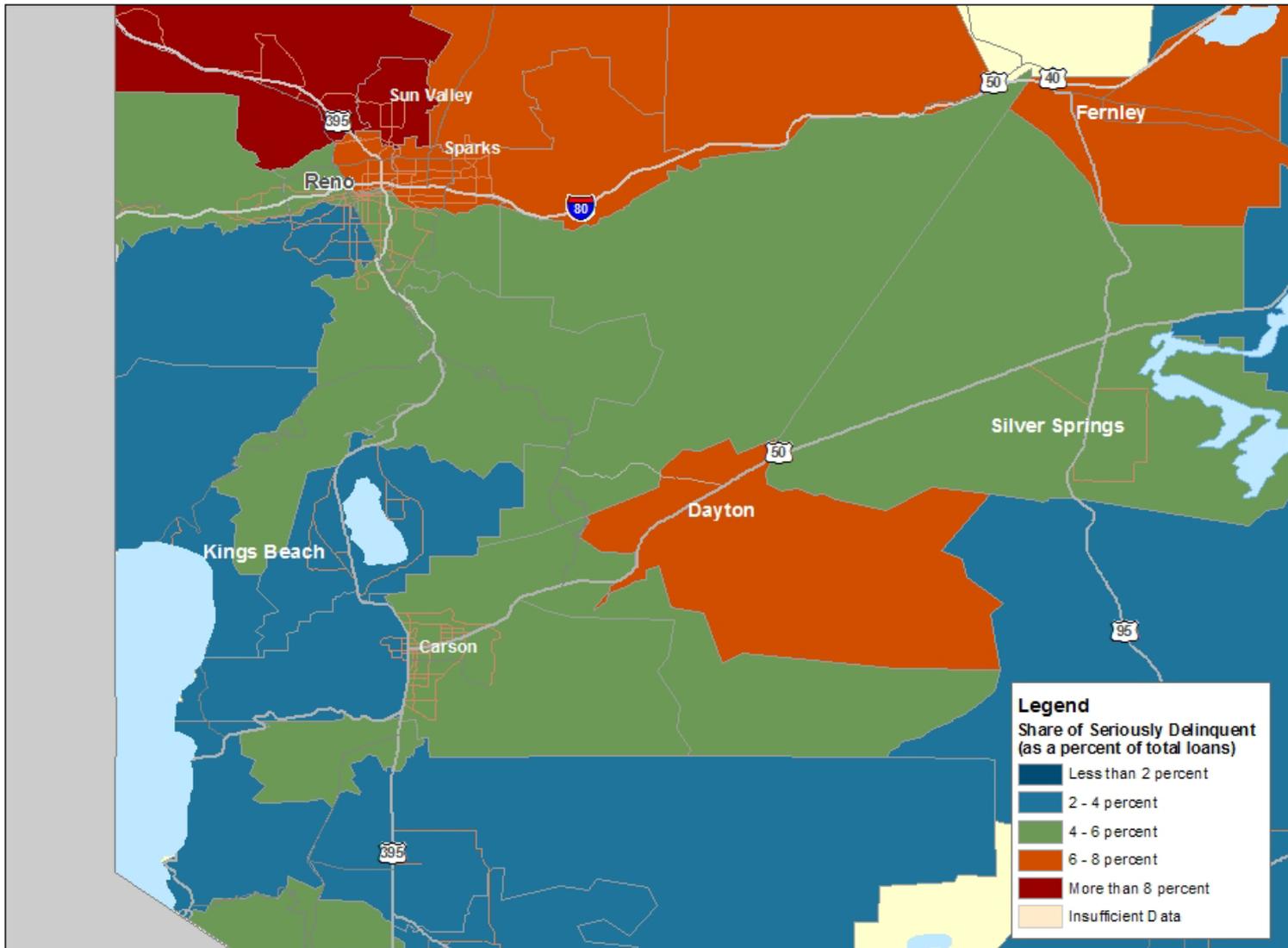
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Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations

# Areas at Risk of Additional Foreclosures

## July 2010



Source: Lender Processing Services Inc. Applied Analytics & FRBSF Calculations

# Conclusions

# Continued Need for Foreclosure Prevention

- Important to reach borrowers with ‘preventable’ foreclosures
  - Borrower Outreach Events
    - Expand use of foreclosure information workbook
      - <http://foreclosurehelp.nv.gov/Brochures/ForeclosureWorkbook.pdf>
  - Making Homes Affordable
    - Federal program provides both loan modification and refinance options
    - Online form available that allows borrowers to assess if they qualify for the program
      - <http://makinghomeaffordable.gov/eligibility.html>

# Preventing Foreclosure Scams

- Foreclosure scams are proliferating, especially in markets with investor interest
  - ▣ Some counties are sending notices to all delinquent borrowers to warn them about foreclosure scams
  - ▣ Free media kit available from the Federal Reserve which includes a PSA and other resources:  
<http://www.federalreserveeducation.org/pfed/mediakit.cfm>
  - ▣ NeighborWorks PSA: <http://www.youtube.com/nwpad>
- Other 5 Tip brochures and resources available from the Federal Reserve  
<http://www.federalreserve.gov/consumerinfo/fivetips.htm>

# Stabilizing Communities and Helping Families After Foreclosure

- Develop service delivery and resources for families who go through foreclosure
  - Rental housing assistance
  - Credit repair
  - Minimizing disruption for children (e.g. allowing them to finish the school year in their old school)
- Minimize negative spillover effects of vacant properties on surrounding neighborhood
  - Ensure servicer maintenance of REOs
  - Work with lenders/servicers to acquire and rehab foreclosures for affordable housing

# For More Information: FRBSF Community Development Website

- Links to other resources and research on foreclosure trends and mitigation strategies
- All publications, presentations available on our website
- Conference materials also posted shortly after events

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### COMMUNITY DEVELOPMENT

**Highlights**

**Focus on Community Development Policy**  
*Community Investments: Volume 20, Issue 3, 2008*  
In this issue, we highlight new ideas, innovations, and questions around the topic of community development policy. The articles consider the role of policy in channeling public and private investment into community development efforts, with topics ranging from established federal policies, such as the Community Reinvestment Act and the Community Development Block Grant program, to more recent movements such as stakeholder-driven community development and microenterprise.

**The Enduring Challenge of Concentrated Poverty in America**  
In 2006, the Community Affairs Offices of the Federal Reserve System partnered with the Brookings Institution to examine the issue of concentrated poverty. The resulting report, *The Enduring Challenge of Concentrated Poverty in America: Case Studies from Communities Across the U.S.* contributes to our understanding of the dynamics of poor people living in poor communities, and the policies that will be needed to bring both into the economic mainstream. [Download Full Report \(PDF 6.8MB\)](#)

**Foreclosure Resource Center**  
For the latest information on the Federal Reserve's efforts to mitigate the impact of foreclosures, including local data presentations and research reports, visit our new Foreclosure Resource Center.

**Programs and Information**

**Community Reinvestment Act (CRA)**  
Information on the CRA, its implementing regulations, the regulatory agencies, and other resources to assist in complying with and understanding the CRA.

**Community Development Issues**  
From affordable housing to "banking the unbanked," learn more about community development issues and initiatives within the Federal Reserve's 12th District.

**Center for Community Development Investments**  
The Center is dedicated to innovations in research and practice that increase the flow of investment capital to low- and moderate-income communities.

**Events and Conferences**  
Participate in one of the many events sponsored by the Community Development Department.

**Publications**  
Access online copies of *Community Investments*, the *Community Development Investment Review*, and research papers.

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**POPULAR CONTENT**

**Upcoming Events**

- Stabilizing Communities Series: Acquiring REOs in Compliance with NSP  
February 3  
- San Francisco CA  
February 4  
- Fresno CA
- Innovative Financial Services for the Underserved - Research Conference  
April 16 - 17  
Washington D.C.

Financial Education Resource Center  
Find a variety of resources on financial education

CRA Regulatory Information - Links to CRA resources for financial institutions and community groups.

Bank on San Francisco - Program information and information about replicating program

Community Development Assessments - Demographic, economic, and community development profiles for each state in the Twelfth District.

<http://www.frbsf.org/community/>