

***AMC Futures-  
Housing Market & Foreclosure  
Impacts on Counties***

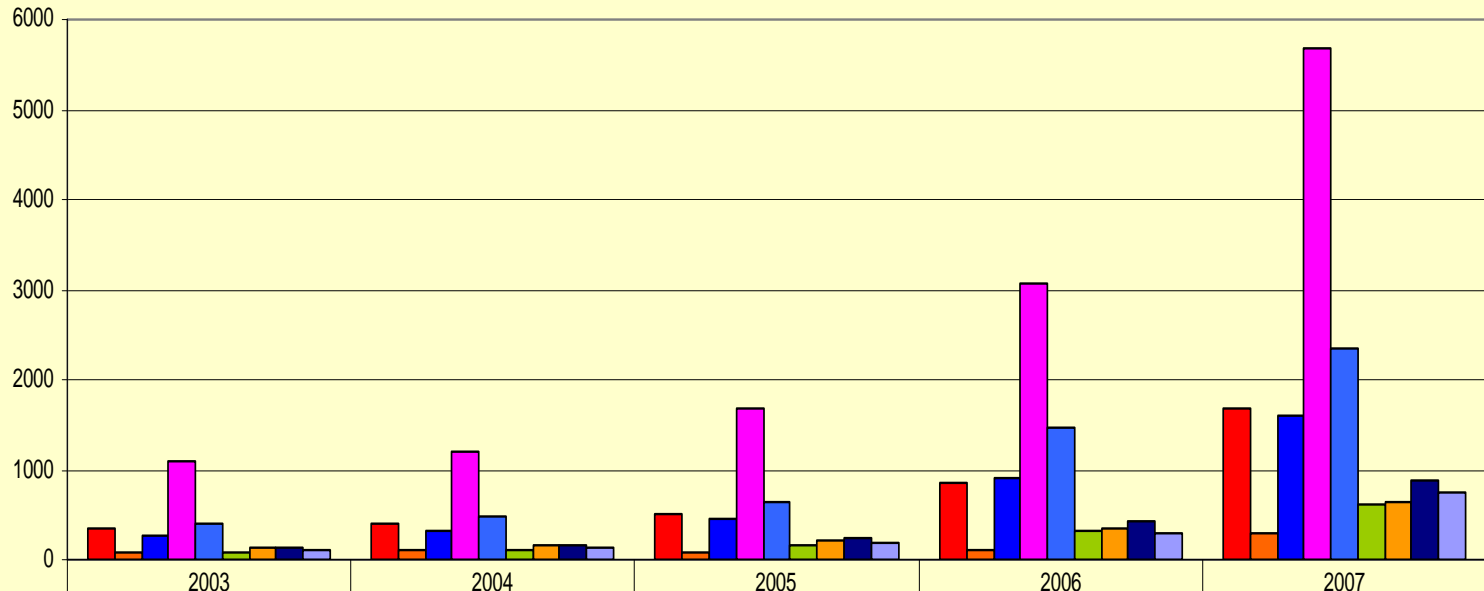
# *AMC Futures – Housing Market & Foreclosure Impact*

## **Impacts on Counties/Cities:**

- ❑ Demand for information
- ❑ County Revenue
- ❑ Affect on Tax base; home values
- ❑ Code enforcement, abandoned properties
- ❑ Demand for other county services

# AMC Futures – Housing Market & Foreclosure Impact

Metropolitan County Foreclosures  
Sheriff Certificates of Foreclosure Recorded



	2003	2004	2005	2006	2007
Anoka	348	387	501	864	1681
Carver	75	104	89	114	286
Dakota	264	332	462	920	1610
Hennepin	1081	1197	1693	3055	5668
Ramsey	393	481	644	1466	2352
Scott	89	119	148	328	607
Sherburne	133	154	223	339	630
Washington	132	169	245	434	878
Wright	111	128	166	205	305

# *AMC Futures – Housing Market & Foreclosure Impact*

## **General observations:**

- ❑ Not a Hennepin or metro issue; by % of households hardest hit counties are ring counties
- ❑ Hitting homestead property and non-homestead property
- ❑ Also increase in voluntary foreclosures by developers (4 Washington County examples)

# *AMC Futures – Housing Market & Foreclosure Impact*

## **Demand for Information:**

- ❑ Information from Sheriff's Certificates of Sale
- ❑ Information for cities that ties recording information to property owner name and address
- ❑ Researchers want information on value, homestead/nonhomestead
- ❑ Counseling providers want information much sooner than the recording of the sheriff's sale; they want it at the time the notice of lis pendens is filed
- ❑ Affects how we record and index data
- ❑ Legislative workgroup on the issue of data reporting

# *AMC Futures – Housing Market & Foreclosure Impact*

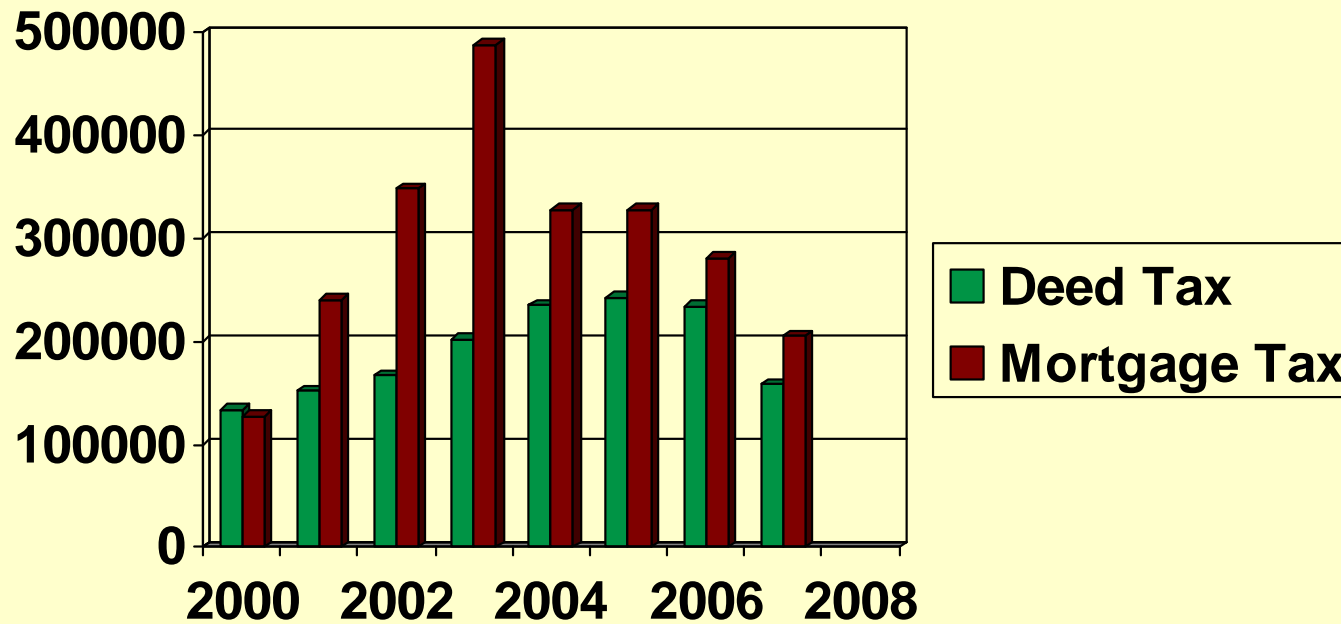
## **County Revenue:**

- ❑ 3% of mortgage and deed tax revenue
- ❑ \$11 in an Unallocated recording fee
- ❑ \$10 in a Recorder's Technology Fund
- ❑ \$14.50 general recording fee (abstract)

***Majority of funding most counties utilize to fund their tax system administration and property records administration costs***

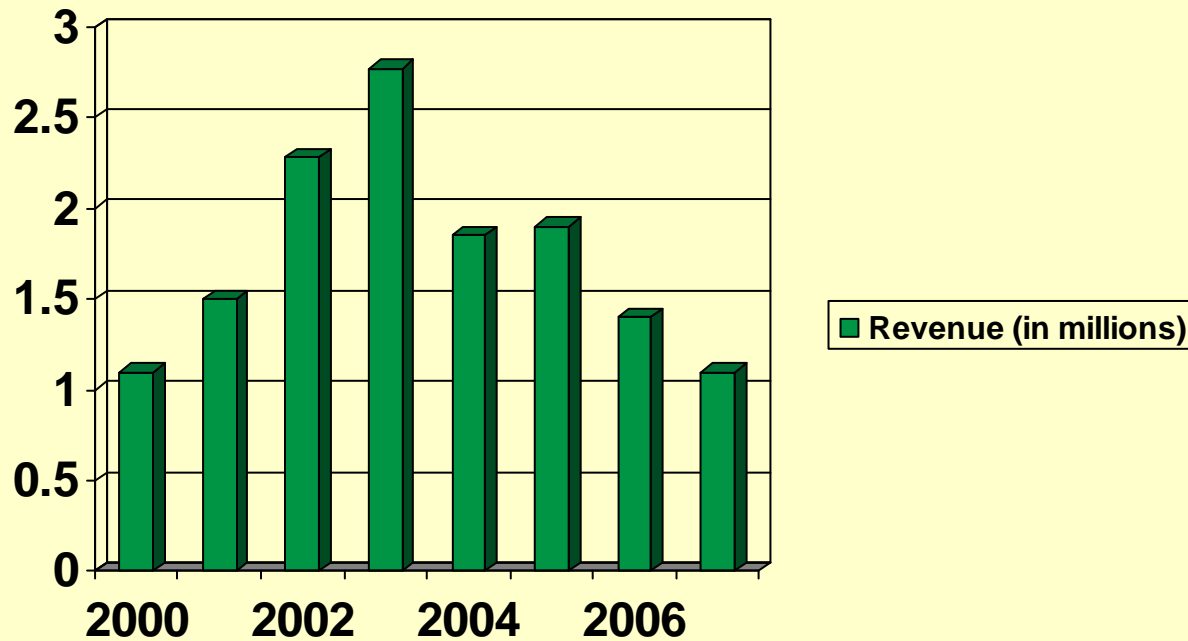
# AMC Futures – Housing Market & Foreclosure Impact

**Washington County MRT/Deed Tax Revenue**



# AMC Futures – Housing Market & Foreclosure Impact

Recording Revenue (Washington County)



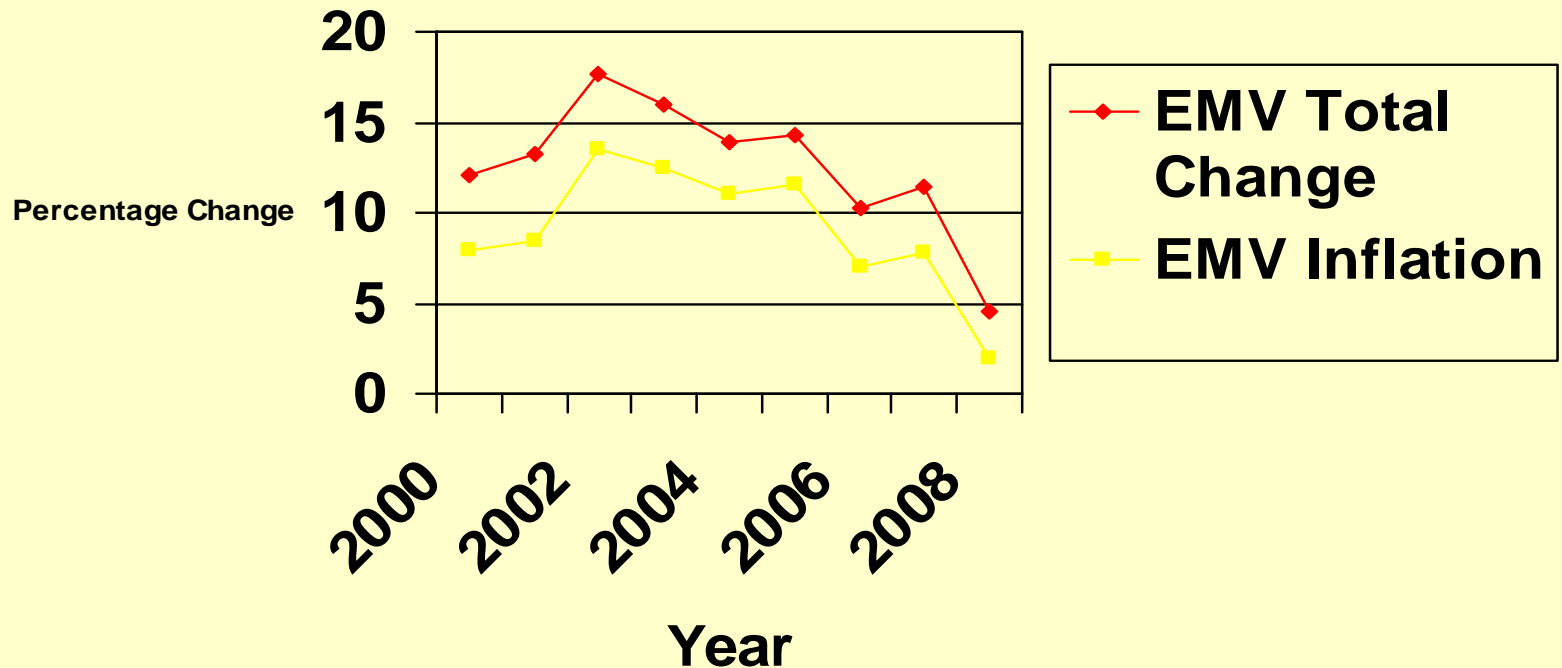
# *AMC Futures – Housing Market & Foreclosure Impact*

## **Affect on Tax Base:**

- More homes on the market
- Longer time on the market
- Median sale prices are flat or declining
- New construction is down

# AMC Futures – Housing Market & Foreclosure Impact

## Estimated Market Value Growth (Washington County)



# *AMC Futures – Housing Market & Foreclosure Impact*

## **Municipality concerns:**

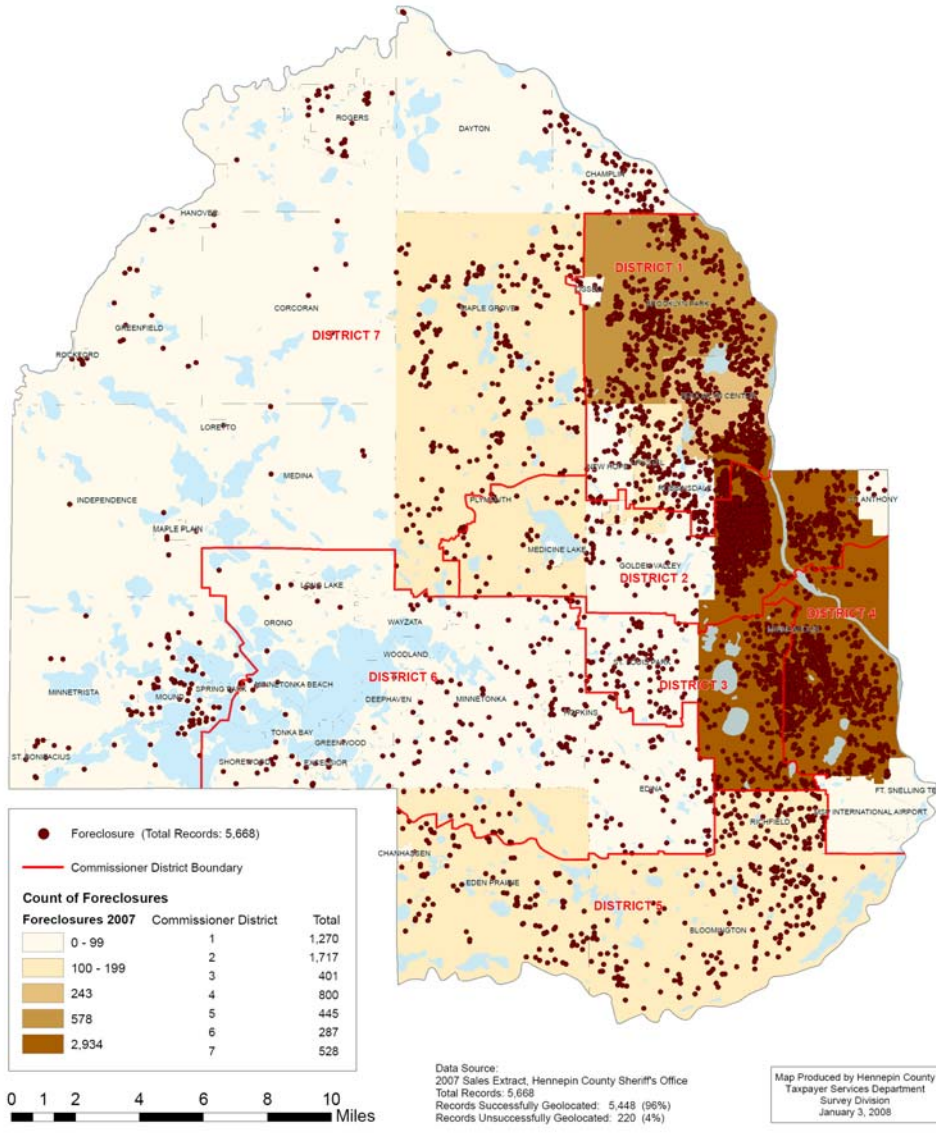
- ❑ Issues with homeowners abandoning property; creates damage to home
- ❑ Delinquent utility bills, etc.
- ❑ Banks usually take longer to sell
- ❑ Some neighborhoods hit harder than others

# *AMC Futures – Housing Market & Foreclosure Impact*

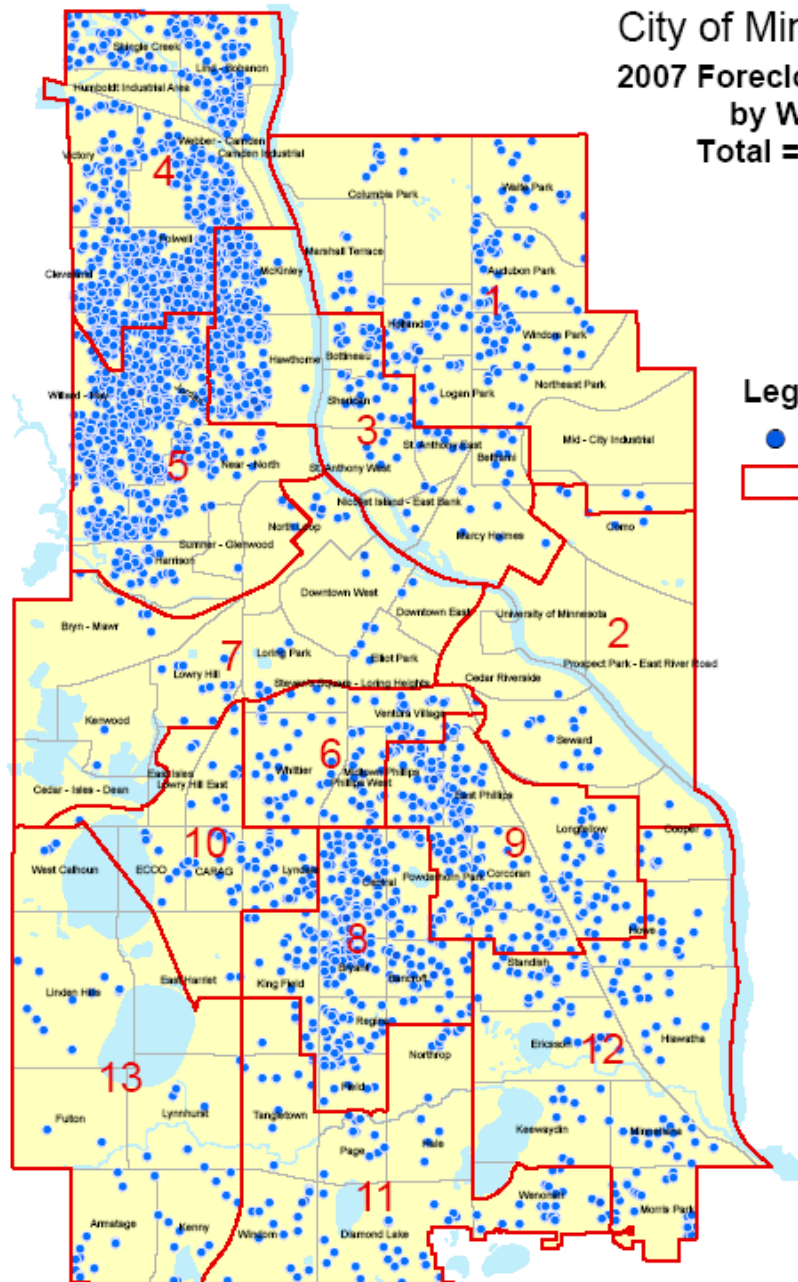
## **Demand for other County services:**

- Homelessness programs
- Emergency assistance programs
- Counseling programs

# Distribution of Foreclosures By City Year 2007 Total Hennepin County



# City of Minneapolis 2007 Foreclosure sales by Ward Total = 2,895



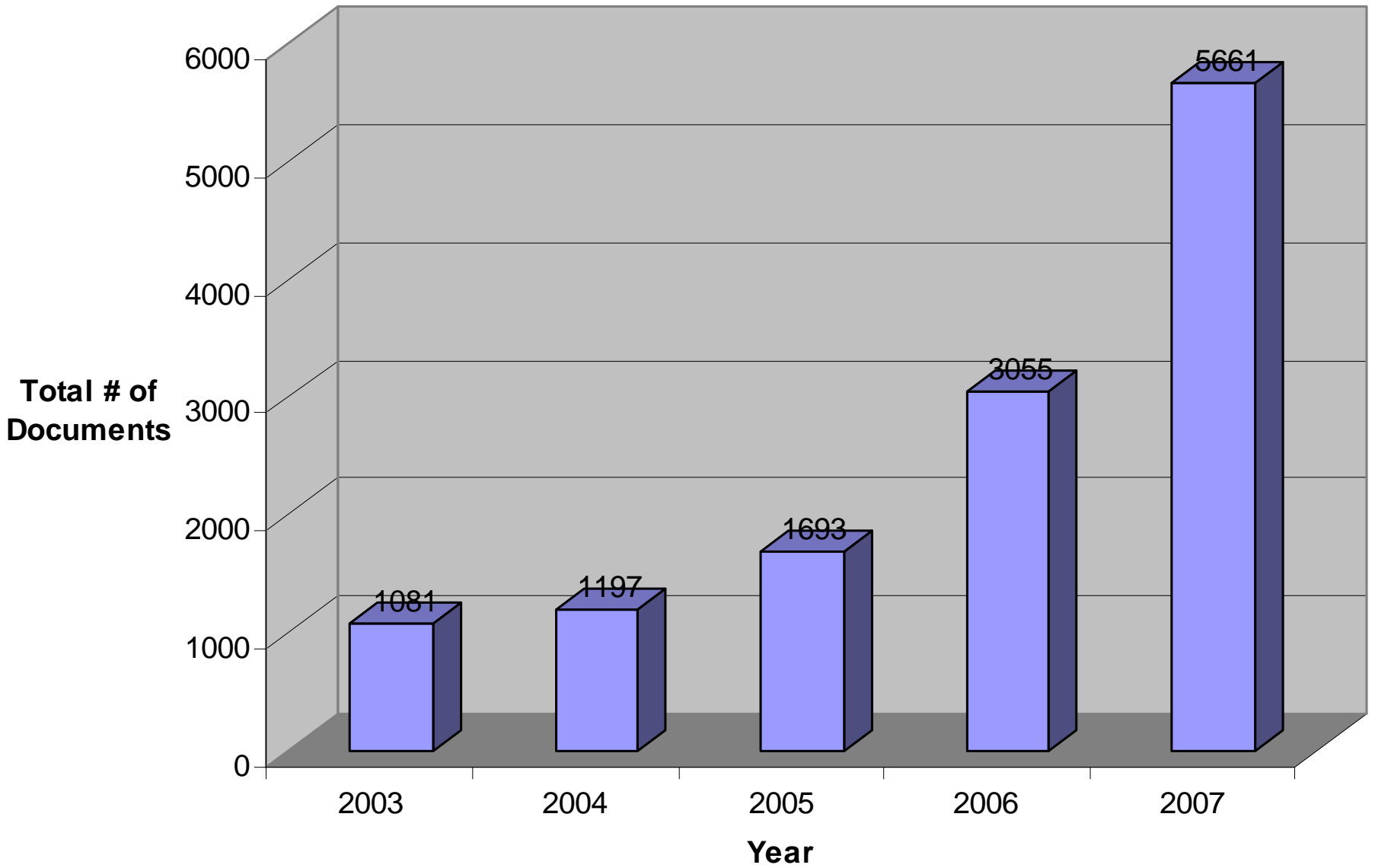
## Legend

- Foreclosures
- Ward

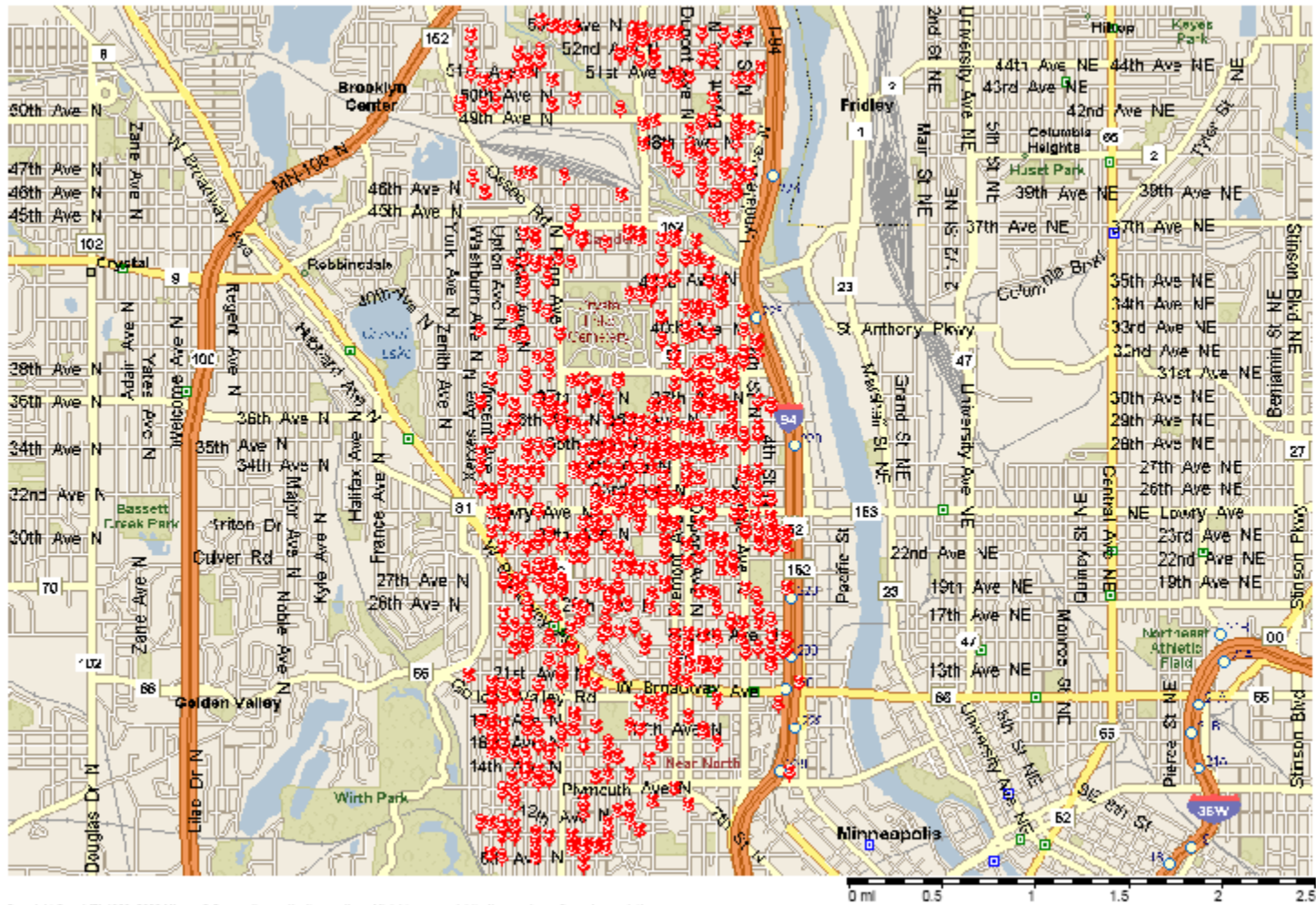


Source: Community Planning and Economic Development Research with data from Hennepin County Sheriff's Office  
Jan. 11 2008

# Hennepin County Foreclosures



Northside Foreclosures Zips 55411, 55412 & 55430 - Total 756 - 8.16.07 to 1.31.08



Copyright © and (P) 1988-2006 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mappoint/>  
Portions © 1990-2005 IntelliShield Software Corporation. All rights reserved. Certain mapping and direction data © 2005 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2005 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc.