

AREAS OF GREATEST NEED – NFMC ROUND 4

Determination of Areas of Greatest Need

For Round 4, the legislation governing NFMC funds directed that the Areas of Greatest Need determination not be restricted to the subprime housing market. As a result, NFMC analyzed datasets that include both prime and subprime loans.

The following criteria were used to determine areas of greatest need:

Non-Prime Loans	Prime Loans
1. Number of delinquent non-prime loans (30-90 days)	1. Number of delinquent prime loans (30-90 days)
2. Percent of non-prime loans delinquent (30-90 days)	2. Percent of prime loans delinquent (30-90 days)
3. Percent of non-prime loans in foreclosure process or REO	3. Percent of prime loans in foreclosure process or REO
4. Percent of loans that are subprime.	

Metropolitan and micropolitan areas were separately ranked in each category. Every metropolitan area that was in the top quintile for at least one of the criteria was considered an area of greatest need. For rural areas, states where half or more of the micropolitan areas met at least one criterion were considered areas of greatest need.

The database from which criteria 1, 2, and 3 for non-prime loans were drawn consisted of LoanPerformance.com data provided through the Board of Governors of the Federal Reserve. This database is a snapshot of all securitized subprime (B & C paper) and Alt-A loans from 363 metropolitan and 577 micropolitan areas as of September 30, 2009.

The database from which criteria 1, 2, and 3 for prime loans were drawn consisted of LPS Analytics data provided through the Board of Governors of the Federal Reserve. This database is a snapshot of majority of prime home loans from 363 metropolitan and 577 micropolitan areas as of October 31, 2009.

Home Mortgage Disclosure Act (HMDA) data were used for the fourth criterion to for the non-prime data to determine the portion of loans in an area that were considered “high cost” or “subprime.” High cost loans are defined as loans whose rates are three or more percentage points higher than a benchmark rate; these loans are what are typically referred to as “subprime.” Each metropolitan area was ranked by the percentage of owner-occupied home loans for any purpose that was subprime. For rural areas, the data were taken from the counties that comprise the micropolitan area.

In Round 4, 208 MSAs and rural areas of 29 states are deemed areas of Greatest Need.

MSAs defined as Areas of Greatest Need

All the MSAs below are defined as areas of greatest need. Below are MSAs that fell into the worst quintile in at least 1 the Area of Greatest Need criteria.

<u>Metropolitan Area</u>	<u>State Code</u>
Anniston-Oxford	AL
Birmingham-Hoover	AL
Decatur	AL
Dothan	AL
Florence-Muscle Shoals	AL
Gadsden	AL
Mobile	AL
Montgomery	AL
Tuscaloosa	AL
Jonesboro	AR
Pine Bluff	AR
Texarkana	AR-TX
Fort Smith	AR-OK
Lake Havasu City-Kingman	AZ
Phoenix-Mesa-Scottsdale	AZ
Prescott	AZ
Tucson	AZ
Bakersfield	CA
El Centro	CA
Fresno	CA
Hanford-Corcoran	CA
Los Angeles-Long Beach-Santa Ana	CA
Madera	CA
Merced	CA
Modesto	CA
Oxnard-Thousand Oaks-Ventura	CA
Riverside-San Bernardino-Ontario	CA
Sacramento--Arden-Arcade--Roseville	CA
Salinas	CA
San Diego-Carlsbad-San Marcos	CA
San Francisco-Oakland-Fremont	CA
San Jose-Sunnyvale-Santa Clara	CA
Santa Rosa-Petaluma	CA
Stockton	CA
Vallejo-Fairfield	CA
Visalia-Porterville	CA
Yuba City	CA
Denver-Aurora	CO
Bridgeport-Stamford-Norwalk	CT
Hartford-West Hartford-East Hartford	CT

New Haven-Milford	CT
Washington-Arlington-Alexandria	DC-VA-MD-WV
Dover	DE
Bradenton-Sarasota-Venice	FL
Cape Coral-Fort Myers	FL
Deltona-Daytona Beach-Ormond Beach	FL
Fort Walton Beach-Crestview-Destin	FL
Gainesville	FL
Jacksonville	FL
Lakeland-Winter Haven	FL
Miami-Fort Lauderdale-Pompano Beach	FL
Naples-Marco Island	FL
Ocala	FL
Orlando-Kissimmee	FL
Palm Bay-Melbourne-Titusville	FL
Palm Coast	FL
Panama City-Lynn Haven	FL
Pensacola-Ferry Pass-Brent	FL
Port St. Lucie	FL
Punta Gorda	FL
Sebastian-Vero Beach	FL
Tallahassee	FL
Tampa-St. Petersburg-Clearwater	FL
Albany	GA
Atlanta-Sandy Springs-Marietta	GA
Brunswick	GA
Dalton	GA
Gainesville	GA
Hinesville-Fort Stewart	GA
Macon	GA
Savannah	GA
Valdosta	GA
Dubuque	IA
Sioux City	IA-NE-SD
Boise-Nampa	ID
Danville	IL
Decatur	IL
Kankakee-Bradley	IL
Rockford	IL
Chicago-Naperville-Joliet	IL-IN-WI
Anderson	IN
Columbus	IN
Elkhart-Goshen	IN
Indianapolis-Carmel	IN
Kokomo	IN
Michigan City-La Porte	IN
Muncie	IN
South Bend-Mishawaka	IN-MI

Terre Haute	IN
Elizabethtown	KY
Louisville/Jefferson County	KY-IN
Alexandria	LA
Baton Rouge	LA
Houma-Bayou Cane-Thibodaux	LA
Lafayette	LA
Lake Charles	LA
Monroe	LA
New Orleans-Metairie-Kenner	LA
Shreveport-Bossier City	LA
Barnstable Town	MA
Pittsfield	MA
Springfield	MA
Worcester	MA
Boston-Cambridge-Quincy	MA-NH
Baltimore-Towson	MD
Salisbury	MD
Cumberland	MD-WV
Bangor	ME
Lewiston-Auburn	ME
Portland-South Portland-Biddeford	ME
Battle Creek	MI
Detroit-Warren-Livonia	MI
Flint	MI
Muskegon-Norton Shores	MI
Saginaw-Saginaw Township North	MI
Minneapolis-St. Paul-Bloomington	MN-WI
Joplin	MO
St. Louis	MO-IL
Kansas City	MO-KS
St. Joseph	MO-KS
Gulfport-Biloxi	MS
Hattiesburg	MS
Jackson	MS
Pascagoula	MS
Burlington	NC
Durham	NC
Fayetteville	NC
Goldsboro	NC
Greensboro-High Point	NC
Greenville	NC
Raleigh-Carey	NC
Rocky Mount	NC
Winston-Salem	NC
Charlotte-Gastonia-Concord	NC-SC
Atlantic City-Hammonton	NJ
Ocean City	NJ

Trenton-Ewing	NJ
Vineland-Millville-Bridgeton	NJ
Albuquerque	NM
Las Vegas-Paradise	NV
Reno-Sparks	NV
Buffalo-Niagara Falls	NY
Glens Falls	NY
Poughkeepsie-Newburgh-Middletown	NY
New York-Northern New Jersey-Long Island	NY-NJ-PA
Akron	OH
Cleveland-Elyria-Mentor	OH
Columbus	OH
Dayton	OH
Lima	OH
Mansfield	OH
Sandusky	OH
Springfield	OH
Toledo	OH
Cincinnati-Middletown	OH-KY-IN
Youngstown-Warren-Boardman	OH-PA
Oklahoma City	OK
Bend	OR
Portland-Vancouver-Beaverton	OR-WA
Pittsburgh	PA
Allentown-Bethlehem-Easton	PA-NJ
Philadelphia-Camden-Wilmington	PA-NJ-DE-MD
Providence-New Bedford-Fall River	RI-MA
Anderson	SC
Charleston-North Charleston-Summerville	SC
Columbia	SC
Florence	SC
Sumter	SC
Rapid City	SD
Cleveland	TN
Jackson	TN
Knoxville	TN
Morristown	TN
Nashville-Davidson--Murfreesboro--Franklin	TN
Chattanooga	TN-GA
Memphis	TN-MS-AR
Kingsport-Bristol-Bristol	TN-VA
Austin-Round Rock	TX
Beaumont-Port Arthur	TX
Brownsville-Harlingen	TX
Dallas-Fort Worth-Arlington	TX
El Paso	TX
Houston-Sugar Land-Baytown	TX
Laredo	TX

Longview	TX
McAllen-Edinburg-Mission	TX
Midland	TX
Odessa	TX
San Antonio	TX
Sherman-Denison	TX
Waco	TX
Salt Lake City	UT
St. George	UT
Danville	VA
Richmond	VA
Virginia Beach-Norfolk-Newport News	VA-NC
Seattle-Tacoma-Bellevue	WA
Eau Claire	WI
Fond du Lac	WI
Green Bay	WI
Janesville	WI
Madison	WI
Milwaukee-Waukesha-West Allis	WI
Oshkosh-Neenah	WI
Racine	WI
Sheboygan	WI
Wausau	WI
Weirton-Steubenville	WV-OH

Rural Areas of Greatest Need

Rural areas of the states listed below are defined as areas of greatest need. These are the state where half or more of the micropolitan areas fell into the worst quintile in at least 1 of the Greatest Need criteria.

Alabama
Arizona
Arkansas
California
Connecticut
Delaware
Florida
Georgia
Hawaii
Indiana
Kentucky
Louisiana
Maine
Maryland
Michigan
Mississippi

Nevada
New Hampshire
New Mexico
North Carolina
Ohio
Pennsylvania
South Carolina
South Dakota
Tennessee
Utah
Vermont
Virginia
Washington
Wisconsin