

John (Jack) R. Venrick

From: "John (Jack) R. Venrick" <jacksranch@skynetbb.com>
To: "AJack R. Venrick" <jacksranch@skynetbb.com>
Sent: Friday, August 27, 2010 9:56 PM
Subject: 20 Million Empty Homes In America With A Local Sampling
To: Property Rights Groups, King County, State of Washington House, Senate, Governor Office, Supreme Court, DOE, DDES, Freedom Foundations, State of Montana House and Senate, Montana Associates and Friends, King County Sheriff Office

Note to Montana: Let the State of Washington be your bellwether of what NOT to do. Get yourself out of all ICLEI and Sustainable Development associations, they are sustainable death to all our precious natural resources including private and public property.



King County shuts this rural property owner down because he refuses to pay the \$25,000 extortion to redo his septic system. No doubt more than the owner paid for the house. A rural neighbor was extorted 20K\$ for permits alone just to build on 5 acres. That's how much I paid for my 10 acres over 30 years ago. This is how insane and crooked the counties, cities and states have become. All the higher founding or fundamental laws of the land make these takings criminal and treasonous. **The "government" were NEVER given this power, it too was stolen.**

"All political power, so called, rests practically upon this matter of money. Any number of scoundrels, having money enough to start with, can establish themselves as a "government"; because, with money, they can hire soldiers, and with soldiers extort more money; and also compel general obedience to their will. It is with government, as Caesar said it was in war, that money and soldiers mutually supported each other; that with money he could hire soldiers, and with soldiers extort money. So

these villains, who call themselves governments, well understand that their power rests primarily upon money. With money they can hire soldiers, and with soldiers extort money. And, when their authority is denied, the first use they always make of money, is to hire soldiers to kill or subdue all who refuse them more money. "

Lysander Spooner



Franciscan Health System is just making too much money saving lives to be concerned about taking private property. Especially so, when they get full cooperation with the City of Enumclaw Municipal Corporation to increase both of their assets and revenue. <http://www.freedomforallseasons.org/CurrentPropertyBattles.dwt.asp>



12/12/2010

Here is a local farm along SR164 into Enumclaw Washington in King County which was taken down because their business of entertaining family and kids just did not suit the King County Council and their plans of making more money with cost plus taxes and zoning plans, all absolutely illegitimate and criminal.
<http://www.freedomforallseasons.org/FreedomFromRuralCleansingNew.dwt.asp>



King County State of Washington issues some 1500 illegitimate tickets a year against rural property owners who don't remember signing any agreement to keep up their property in the County Collectivist Way
<http://www.freedomforallseasons.org/FreedomFromKingCountyTheGreatImposter.asp>
<http://www.freedomforallseasons.org/FreedomFromCriticalAreaOrdinanceMythsNew.asp>

12/12/2010



Half of the Rainier Stables Land was taken for the Enumclaw Mid School directly on one of the most dangerous SR169 section leading into town. Sure they got some money but did they have a choice .. Then the DOT turns around and tries to shove in a 5 million dollar roundabout then the surrounding property owners raise hell and the State relents to spending the money anyway on widening the intersection. All the while empty fields are available directly outside of town with better ingress and egress and probably at less cost. Read all about this taking here: <http://www.freedomforallseasons.org/FreedomFromRoundabouts.asp>



King County Assistant PA and the Facilities Type are telling us how the adjoining property owners along THEIR Trail of Tears have no rights and those who do have title have been trumped by the County acquisition of the railway

12/12/2010

through the Rails to Trails Act of CONgress. EXMayor looks on with thoughts of peddle biker dollars flowing into the city coffers. The County sent out over 600 letters to the adjoining trail property owners telling them to take the trail in their back yard or come on down to THEIR courts in Seattle. Read all about this taking here:

<http://www.freedomforallseasons.org/FreedomFromRailsToTrailsTakings.dwt.asp>



More takings of public property invented by Futurewise and your favorite green extreme groups, academia and the criminals we keep "electing". The hard truth is this is far worse than junk agenda soft science fiction, this is criminal green insanity.

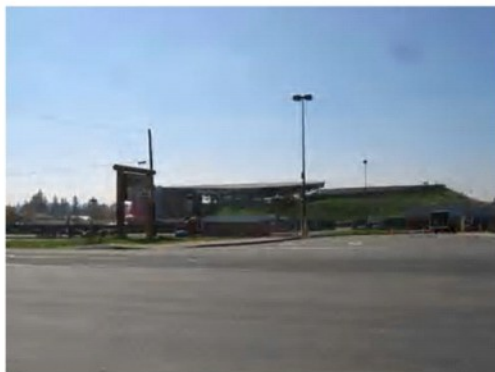
12/12/2010



This is the best two photos. Over a million dollars later they have rerouted the little Boise Creek on the left to the larger man made channel on the right. See it. You can see the agencies behind this nonsense on their ad below. It took them a couple years.

While they throw all of us in debt for this nonsense; they are preying on local property owners throwing us into jail for and making it impossible to do business and stay in our homes. All these agencies should be shut down and their employees tried before a peoples court of rural property owners group for the injury they have caused all of us. This is beyond insanity.

12/12/2010



Muckleshoot Outdoor Amphitheater, 20,000 seats, 5 minutes from me. God bless the Muckleshoots and I wish them much success. God knows they deserve it. But they had a dozen other choices not on the Enumclaw plateau not on a relative major SR164 route and not adjoining rural farming property owners and communities who fought this long and hard and lost because the political parties were throwing political favors for them to put it here. And this property in the picture is on PRIVATE FARM LAND and they bought THE 20 SOME ACRE FARM LAND ACROSS SR169 ALL zoned ag of course but with the help of the county, state and fed crooks they put this private farm land into a BIA land trust. The rural property owners are ticketed, fined, taxed, jailed, zoned, tortured, foreclosed, thrown out of work by all the crooks in this Syndicated Racket while the politicians and the lawyers continue to rape pillage and plunder.

All while they were ticketing and shutting down the entire state of rural growth through nonsense criminal "Growth Management Act", Shoreline Management Act", "Sustainable Development", and death from

12/12/2010

the globalist and nationalist UN originated pollicies.

All these takings in this report are within 10 minutes of my property and I live in a 30 acre Ag Zone. You now can understand that zoning is a political agenda farce and a tool of illegitimate over control that was never given to the crooks in government, i.e. they stole that right of ours too.

It is only going to get worse until we start the second American Revolution one way or another in one form or another. How this will unfold, I do not have a clue. One hundred years, these crooks would all be hung or shot. You have to ask yourself, what happen to us in the last one hundred years? Rhetorical question.

Itemized Cost of a \$450,000 "Private" Property	Lifetime Accrued Cost	% of Total Cost	Regressive Unnecessary	Conflicts with United States Constitution	Conflicts with Republic	Conflicts with Bill of Rights	Conflicts with Declaration of Independence	Conflicts with (Right) Courts	Conflicts with Law of Nature	Conflicts with Nature's God	Conflicts with American Revolution	Conflicts with I, Sponsor & Freedom Historians	Conflicts with By Jesus Christ
King County Washington Gvt Property Tax Cost	\$873,733	19.4%	X	X	X	X	X	X	X	X	X	X	X
Fed + State + King County Gvt Regulation Cost (9)	\$985,839	22.1%	X	X	X	X	X	X	X	X	X	X	X
Wash. State Gvt Home Sale Excise Tax 1.78% (9)	\$188,814	4.4%	X	X	X	X	X	X	X	X	X	X	X
Bank Interest on \$400,000 Loan @ 6%	\$654,000	15.3%	X	X	X	X	X	X	X	X	X	X	X
Cost of NO Allodial Title/Land Patent	Prohibitive		X	X	X	X	X	X	X	X	X	X	X
Total Extortion By Governments & Banks	\$2,299,434	65.7%	X	X	X	X	X	X	X	X	X	X	X
Minimum Maintenance cost (3) (4) (5) (8)	\$497,052												
Insurance cost at .3% per year @ CPI	\$145,115												
Total Maintenance Cost	\$642,207	18.4%											
Estimated buying cost (7)	\$22,000												
Est. selling cost less Wash. State Excise Tax (7)	\$83,200												
Total Buy and Sell Cost	\$105,200	3.0%											
Cash Down at purchase	\$50,000												
Principal paid over life of loan	\$400,000												
Total Loan Principal Paid	\$450,000	12.9%											
Grand Total Lifetime Costs to Own a Home	\$3,489,641	100.0%											

Footnotes:

1. Average U.S. white American life = 78 years
2. Average first time home owner age = 34 years
3. Average home ownership = 44 years
4. Average loan period chosen 30 years
5. Average maintenance cost range = 1 to 4%
6. Average annual inflation used = 3.73% (last 33 years)
7. Using Windermere commissions (3.5% 1st 100K plus 1.75% Balance)
8. 1% per year x 44 Years @ 3.73% inflated
9. Current government tax/regulation cost inflated at CPI over 44 years

65% of the LIFETIME COST OF OWNING A HOME GOES TO UNGOVERNMENT & CENTRAL BANKS ALL UNNECESSARY AND CRIMINAL

Few families can maintain income for a lifetime to support this level of taking.

<http://www.freedomforallseasons.org/FreedomToOwnLandWithAllodialRights.dwt.asp>

Legitimate vs. Illegitimate Sources of Revenue in a Honest Constitutional Republic or Consolidated Republic

Researched and compiled by Jack Venrick, www.freedomforallseasons.org, Permission to use with credit

I. LEGITIMATE sources of revenue - more than sufficient to fund infrastructure:

1. Uniform indirect taxes on state created corporations
2. Customs, duties and imposts on foreign corporations importing goods and services to America
3. The sale and lease of state natural resources
4. The printing/minting of value based currency and coin - the union AND the states may mint and compete (this source alone is enough)
5. Cost Avoidance - the government & the natural born state Citizens do NOT pay interest on fractionalized currency & coin circulated for their own use

II. ILLEGITIMATE Sources of Revenue:

1. Federal and state "income tax" is an indirect tax which CANNOT be applied directly to natural born state Citizens

- A. The 16th Amendment authorizing an "income tax" was never fully ratified & is fraudulent
- B. The 16th Amendment "income" tax only applied to **corporate profit & gain** NOT to property or wages of the natural born state Citizen
- C. Multiple high court rulings established the 16th Amendment **DID NOT** change the tax system
- D. Multiple high court rulings established individuals CANNOT be taxed for the mere privilege of existing, **unlike a corporation**
- E. Taxes on wages (private property) go against your rights to privacy, no trespass and not incriminating yourself or your family
- F. Taxes on wages go against the **LONANG**, Declaration of Independence and the Intent of the American Revolution
- G. Withstanding above conflicts (impossible) any taxes on your labor and wages must be apportioned to the population of your state **evenly**
- H. **LONANG** = Laws of Nature and Nature's God from the U.S. Declaration of Independence

2. Property taxes are illegitimate and fraudulent and CANNOT be applied to natural born state property owners

- A. The delegates to the original constitutional conventions voted for NO direct taxes
- B. The direct apportioned tax was written into the original constitution **against** their instructions, i.e. **forced/snuck in**
- C. The original constitution was never unanimously approved as required by the Articles of Confederation which still stands legitimate today
- D. Multiple high court rulings established individuals CANNOT be taxed for the mere privilege of existing, **unlike a corporation**
- E. Private property taxes on the natural born go against your rights to privacy, no trespass and not incriminating yourself or your family
- F. Private property taxes go against LONANG, Declaration of Independence & the success and intent of the American Revolution
- G. Withstanding above conflicts (impossible) any taxes on your private property must be apportioned to the population of your state **evenly**

3. Sales TILL taxes are an indirect tax and CANNOT be applied directly upon natural born state Citizens

- A. Sales taxes must be absorbed by the corporation and passed through in their pricing **IF** they so chose
- B. A sales till tax is a forced direct tax if applied upon the natural born state Citizen
- C. Additionally, the natural born state Citizen must freely chose to purchase the product or service or not

4. Flat taxes, VAT taxes, "Fair" taxes, Sales taxes & Excise taxes CANNOT be applied upon natural born state Citizens

- A. These type of taxes are all indirect taxes and **can only be applied to corporations** who **may** pass the tax through in their pricing

III. Other ILLEGITIMATE Takings of Property:

Zoning, regulations of any kind, permitting, eminent domain, environmental takings, conservation easements, attachment to any resources above or below the ground, licensing, inspections, conditional use, hollowing out of the allodial title, easements, open space, special use, recording of or making public any information regarding private property, assessment of the property; are all violations of your basic unalienable rights including trespass and privacy.

All of the above are acts of aggression to incriminate and obligate you and your family in perpetuity.

The natural born state Citizen can NOT be forced, entrapped or obligated with agenda political, legal or social legislation to limit individual rights.

This goes against the highest charters and original intentions of the land including the Laws of Nature and Nature's God, the Declaration of Independence and the action and intention of freeing ourselves from this type of tyranny by spilling our blood and winning our freedom and liberty during the American Revolution.

Researched, validated and compiled by Jack Venrick, www.freedomforallseasons.org, Permission to use with credit 6/21/2010

Self Explanatory. NO one can continue to carry the cost of this extortion for long, especially in unstable economies created by the same crooks.

<http://www.freedomforallseasons.org/FreedomFromTaxesNew.dwt.asp>

12/12/2010

Taking	Est. Year	Government Crimes Against Rural & Urban Property Owners By Conflict To Founding Laws	Conflicts w/ Laws of Nature & God	Conflicts w/ Bill of Rights	Conflicts w/ Declaration of Independence	Conflicts w/ Founding Intentions	Conflicts w/ Constitution	High Court Rulings
1	Always	Property Taxes are not apportioned nor can they be	X	X	X	X	X	X
2	Always	Sales Taxes are indirect excise taxes misapplied upon property wages	X	X	X	X	X	X
3	Always	Silent taking of allodial and patent title and dilution into fee simple title	X	X	X	X	X	X
4	Always	Usurious loan interest & lending practices	X	X				
5	Always	Increasing foreclosures caused by increasing property burdens	X	X	X	X	X	
6	Always	Increasing difficulty to own property including not losing \$ or break even let alone profit from any land based activity	X	X	X	X	X	
7	Always	Increasing risk vs. reward to own and manage rural land	X	X	X	X	X	
8	1913	Unconstitutional "income" tax takings against private property wages	X	X	X	X	X	X
9	Early 1900's	Unconstitutional drivers & vehicle licenses which are misapplied commercial vehicle excise taxes	X	X	X	X	X	
10	Early 1900's	Increasing abusive interpretation of eminent domain & easements, e.g. Puget Sound Transit, hospitals, clinics, parking, etc.	X	X	X	X	X	
11	Late 1900's	Unconstitutional Sales tax on Home real-estate sales is an indirect tax & unapportioned tax	X	X	X	X	X	X
12	Late 1900's	Legitimate use of licensing, permitting, fining of private property to restrict property usage	X	X	X	X	X	
13	Late 1900's	Threats to non-commercial vehicles re. trespass, privacy, rts to freely travel w/o speed traps, red cam lights, police state	X	X	X	X	X	
14	Late 1900's	Destruction of private property, e.g. jobs, land, wages & security by intentionally not protecting borders & flood of illegal aliens	X	X	X	X	X	
15	Late 1900's	Increasing urban density demands creating collateral blow back on surrounding rural property owners	X	X	X	X	X	
16	Late 1900's	Increasing Blow Back From Junk politic nonsense science (BAS) which impacts our private property & life	X	X	X	X	X	
17	Late 1900's	Increasing cost & difficulty in obtaining insurance to cover increasing risk of owning private property	X	X	X	X	X	
18	Late 1900's	Increase takings via environmental myths, e.g. man caused global warming, all, energy, species extinction	X	X	X	X	X	
19	Late 1900's	Escalating double standard of taxing & taking rural land & natural resources for urban use while choking owner usage	X	X	X	X	X	
20	1983	Rails To Trails harassment & takings, legal threats & suits, e.g. trespass, crime, legal hassle etc.	X	X	X	X	X	
21	1980's	Increasing green extreme oppressive extortion blocking improvement to one's own private property	X	X	X	X	X	
22	1990's	Legislative Targeting via Harassment creating green & social myths - e.g. GMA, GAO, SAO, DOE, DOT, DDES	X	X	X	X	X	
23	1990's	Executive Targeting via Harassment & Takings - e.g. Interagency Committee For Outdoor Recreational	X	X	X	X	X	
24	1990's	Legitimate takings of private property for parks using unconstitutional revenue sources, e.g. property, income & sales taxes	X	X	X	X	X	X
25	2000's	Judicial Targeting & Harassment & Takings - e.g. State, county & city PA overlying legal fiction on natural born sovereigns	X	X	X	X	X	
26	2000's	County Harassment - e.g. DDES coding, trespass, ticketing, fining, seizing, foreclosing, permitting, licensing property	X	X	X	X	X	
27	2000's	Government programs encouraging community, neighbors & other government depts. to report property owners	X	X	X	X	X	
28	2000's	Escalating trespass upon private property	X	X	X	X	X	
29	2000's	Escalating invasion of privacy on our homes, land, vehicles, animals & traditional way of life	X	X	X	X	X	
30	2000's	Life lost (drowning) due to insane county program installing woody debris in rivers and streams	X	X	X	X	X	
31	2000's	Increase in legal costs & stealth tactics of green gov't to defend ones individual property and rights from being taken	X	X	X	X	X	
32	2000's	Increasing inability to fully use on ones own private property & enjoy life, liberty & property	X	X	X	X	X	
33	2000's	Warning Upon The Sovereignty Citizens - increase in costs, stress & time to fight takings by organizing others	X	X	X	X	X	
34	2000's	Taking of private property against the will of rural property owners via roundabouts	X	X	X	X	X	
35	2000's	Taking of rural property via million dollar concrete intersection fish bunkers forced upon local property owners	X	X	X	X	X	

Government crimes of taking property morph into many forms. This is only a short list sample, there are many more. Notice how these crimes are exploding. The photos above is a small sample of what is going on within a 15 minute radius of my rural property. The county collectivist are enjoining with the state and city municipals and DC Inc and UN Inc buying up more private property and turning it into parks while the local rural property owners are taken out. It is the same old ruse DOE is using. They go out a take selective political sample, a.k.a. "public hearing" vs. a legitimate statistical sample and sort out the information to what they want after they stage the outcome to get what they want. Then lo and behold the county crooks declare everyone wants more public parks in the rural areas. Never mind we are surrounded by parks we can't get into with our dogs and National Forest that are over run by city folks fleeing the urban march to mass insanity and density. The more you pack em, the more often they run out to get a fresh breath of air and quiet.

<http://www.freedomforallseasons.org/EmbattledPropertyOwnerStoriesNew.asp>

POLITICAL PHILOSOPHY

At its core

US CONSTITUTION AND BILL OF RIGHTS

AMENDMENT V

"nor shall private property be taken for public use without just compensation"

Man's rights are inherent to his nature as a man. As such they are unalienable.

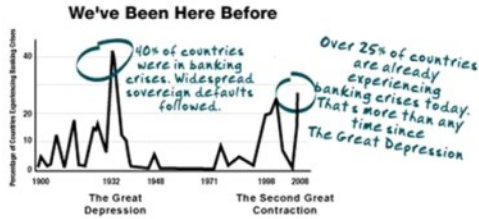
UN DECLARATION OF HUMAN RIGHTS

ARTICLE 17 SEC 2:

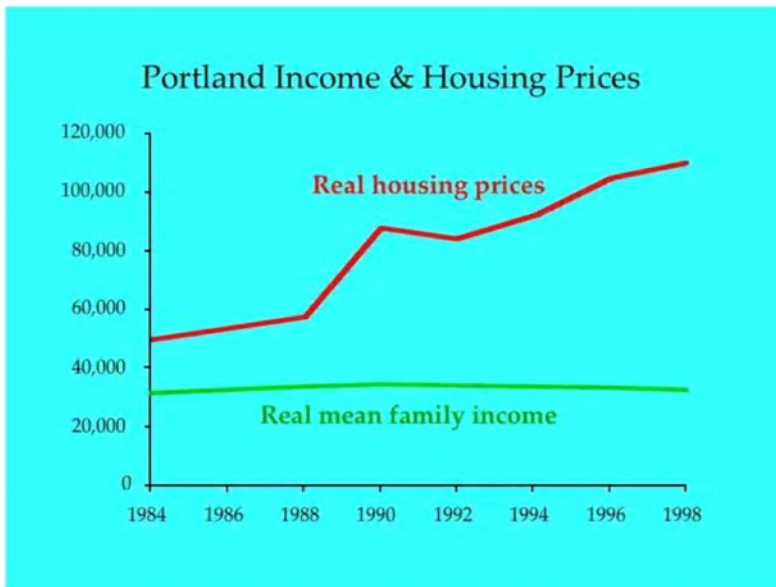
"Property shall not be arbitrarily taken"

Mans rights are granted by other men; as such, they can be taken away by men.

All takings of property connect and bundle together like roots to tree that grow on foreign soil

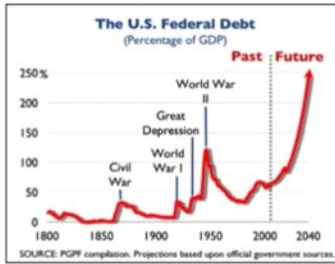


These "crisis" are intentionally created by the globalist and THEIR central banks, e.g. the World Bank, Bank of International Settlements, unFederal unReserve, IMF, etc. USA Inc. The green extreme and charitable tax exempt foundation are complicit with this system of taking property. the ;Freedom Movement is waking up to understand what has happen, while we all have been busy little slaves. We do not have a government by any definition nor do we a treasury as we wish to believe. USA Inc is owned and controlled by the International and Nationalist Central Banksters/Brokers networks and their round tables and shadow elite groups. This happen long ago. Are you surprised?



The system is crooked as hell and the big crooks are the ones who have long ago taken over the printing presses of at least 60 countries. They cooked ALL the constitutional conventions, then ALL the constitutions and then ALL the revised codes. Now they are cooking you and your property to pay for their careers and their conspirators in crime, in and out of government.

The printing presses are used to extort the "governments" including the COurts, CONgress whereby they take over and control the applicable countries military. They establish a police state to extract all private and public property takings. They summarily herd you into high density urban centers where you and your family can be better controlled. Your food, water, travel, property and weapons are slowly entangled by all THEIR cereal agencies. Your currency and coin are worthless. Even your farm tools are take, yes that happen too in Germany. Your life is completely transparent. You are easily contained and spurred into panic because you have allowed ourselves to become totally reliant on a system of adhesion and tyranny NOT welfare as it was touted.



These chains are all fictional and easily thrown off. The natural born state Citizens are the Sons and Daughters of this great land and the true and honest new Kings and Queens since the first American Revolution. We have been thoroughly duped down not unlike the training a young elephant. The elephant is chained early and learns he cannot brake away while being lolled into a sense of weakness for the rest of his life.

The globalist and nationalist created this Matrix via a long encroaching chronology of illusion. This illusion is only held together by a very weak chain which is no match for some small critical mass of free spirited Americans and property owners when they decide to wake up and stand up and fight for their rightful complete and absolute freedom and liberty. The notion that these cereal agencies including the national and state educational associations can become predatory is based on the lack of local militia to defend their own neighbors and communities. The constitutional conventions in the states quickly rewrote and amended out the militia and the allodial rights into state controlled national guards which protect the state NOT the property owners. Much more on this soon.

It should be obvious what the city, county, state, USA Inc municipal corporations under the guidance of the globalist and nationalist cabal and their centralized printing presses are doing. The Brotherhood of Darkness is transferring their corruption onto OUR private and OUR public property and our traditions and lives and turning our communities into Little Shops of Horror and Stepford Towns. It is a slow death which is not so slow anymore. They are quickly taking down everything including all our 70 unalienable rights and locking us up so we are completely vulnerable and transparent while the vast majority of people do not have a clue what has hit them. By the time the vast majority wake up, it will be too late. This is not unlike the first American Revolution.

These 29 million homes need to be reoccupied. The foreclosure sharks need to be cut off at the county steps. The neighborhoods need to surround these home owners and protect them from being outsold. The County Sheriff officers must be brought up to speed on what is going on. The vast majority of home owners are good people who if given the chance would die to stay in their homes. But they should not be killed or tortured alive keeping them in such a demonic system of horrors.

All takings of property intertwine and are spun into ever thicker and longer cables reaching to flywheels of power spinning on foreign soil.

Great Philosophy of Liberty video link below worth your precious time to watch.

<http://www.jonathangullible.com/philosophy-of-liberty>

Jack Venrick
Enumclaw, Washington
www.freedomforallseasons.org

<http://obrag.org/?p=690>

12/12/2010

There Are 18.6 Million Empty Homes In America

by [Frank Gormlie](#) on April 28, 2008

in [Organizing](#)

Today Reuters reported that due to the sub-prime mortgage crisis and the dramatic rise in foreclosures of owner-occupied housing, America now has a record number of vacant homes across the country – for the first quarter of this year. In discussing the rise in the share of vacant homes, the Reuters article, by Joanne Morrison, casually dropped a bomb: “the total number of vacant U.S. properties hit 18.6 million, which was a record,” quoting a U.S. Census Bureau official.

18.6 MILLION vacant homes! Now, that's a lotta vacancies. Incredible. According to the National Law Center on Homelessness and Poverty there are 3.5 million homeless people in this country. So, roughly, that's 5 1/3 empty homes for every homeless person. This system sure is working, isn't it?

by Joanne Morrison / April 28, 2008

WASHINGTON (Reuters) – The share of vacant U.S. homes rose to a record level in the first quarter, the government reported on Monday, with homeowners finding it increasingly difficult to find buyers in a collapsed market and more homes in foreclosure.

The percentage of owner-occupied homes now sitting empty rose to 2.9 percent in the January-to-March period, the third quarter in a row in which the vacancy rate increased, according to data released by the U.S. Census Bureau.

In the final quarter of last year, the share of vacant non-rental housing stood at 2.8 percent, a level hit for the first time a year ago. However, officials at Census called the latest increase “statistically insignificant.”

Still, the total number of vacant U.S. properties hit 18.6 million, which was a record, a Census official said.

Analysts attributed the rising vacancy rate to a surge in foreclosures brought on by the subprime mortgage crisis. They predicted there will be few signs of improvement until the end of this year or early in 2009, when the glut in home inventories is expected to stabilize.

“The problem right now with this vacancy is there are so many homes in foreclosure,” said Mark Zandi, chief economist with Moody's Economy.Com in West Chester, Pennsylvania.

The drop in home values nationwide has pushed many borrowers toward foreclosure and upset lending standards in many markets. Many analysts believe home prices will not rebound until 2010.

According to data last week from the National Association of Realtors (NAR), 18 percent of previously owned homes that are for sale have negative equity and are either in foreclosure proceedings or headed for a “short sale” in which the lender will write off some of the original loan amount.

“This has been a frustration of our members,” the real estate trade group's chief economist, Lawrence Yun, said last week. “Lenders have been dragging their feet” in approving short sales.

In March, the inventory of previously owned homes available for sale rose 1 percent to a 9.9 months' supply at the current sales pace, the latest NAR data showed.

“Things will get worse before they will get better,” said Kurt Karl, chief economist at Swiss Re in New York.

HOME OWNERSHIP RISES

At the same time, the U.S. homeownership rate moved up to a seasonally adjusted 67.9 percent from a near seven-year-low of 67.7 percent in the fourth quarter and 68.5 percent in the first quarter of 2007, according to the Census data.

Regionally, homeowner vacancy rates for the first three months of this year were the lowest in the Northeast, hitting 2 percent compared with 1.9 percent the same time a year earlier.

12/12/2010

Homeowner vacancy rates were unchanged from the same time a year ago in both the Midwest and the South, at 2.9 percent and 3.2 percent, respectively. But they shot up to 3.2 percent in the West, the area hardest hit by the crisis in risky subprime mortgages, from 2.6 percent a year earlier.[For the original article, [go here.](#)]

12/12/2010