Collaborations and Land Bank Projects

Cuyahoga County Land Reutilization Corporation
Gus Frangos, President and General Counsel
The Mission
Cuyahoga Land Bank

- Strategically acquire properties
- Return properties to produce use
  - Reduce blight
  - Increase property values
- Support community goals
- Improve the quality of life
Land Bank Business Collaborations

- Acquire
- Demolition (Reduce Blight)
- Disposition (Return to Productive Use)

Day-to-Day Operations – Normal Course of Business

Cities → County → CDCs → External Partners
Land Bank Business Collaborations

MISSION
* Strategically Acquire Properties
* Return Properties To Productive Use
  * Reduce Blight
  * Increase Property Value
  * Support Community Goals
* Improve the Quality of Life for County Residents

External Partners
County
CDCs
Cities
“Internal” Collaborations
of the CCLRC

1. Agency Agreement
   - Nuisance Abatement Activities
   - Demolition
   - Board-Up
   - Lot/Dumping Clean-Up
   - Code Enforcement

2. Tax Foreclosure Land Affidavits

3. MOU’s
   - Administration of Side Lots
   - Vacant Lot Transfer Policies
   - Research and Strategy
“Internal” Collaborations of the CCLRC

1. **Auditor**
   - Handling the “Consent” Process for Deeds-in-Lieu
   - Deed Preparation and Pre-Sale Research

2. **Treasurer**
   - Provide Strategic Scrubbing Services and Filters for Foreclosure of Vacant/Abandoned Properties

3. **Prosecutor**
   - Develop Land Affidavit Forms, Complaint, Adjudication and Orders of Sale for Board of Revision
   - Land Affidavit Inspection Process to Determine Legal Forum (Board of Revision v. Judiciary)
   - Criminal Enforcement
“Internal” Collaborations of the CCLRC

4. Clerk and Forms Development
   - Internal Access
   - Parcel Designation on Docket and Docket Forms
   - Notice and Summons

5. Sheriff
   - Draft Sheriff Deeds
   - Regulate Timing of Filing Deeds
   - Budget Commission Calculations for Costs for Land Bank Acquisition
“Internal” Collaborations of the CCLRC

Community Development Corporations

- Development Agreements
- Deed-in-Escrow
- Tax Foreclosure Prioritization
- Side-Yard Management and Urban Gardens

CDCs
Community “External” Collaborations
(Social Service, Faith-Based, Other Non-Profit)

MISSION
* Strategically Acquire Properties
* Return Properties to Productive use
* Reduce Blight
* Increase Property Value
* Support Community Goals
* Improve the Quality of Life for County Residents

* Purple Hearts (Veterans Housing)
* Refugee Housing
* Disabilities Community
* Transitional Housing
* Group Homes

* Fatherhood Initiative (Workforce)
* Career Development
* Court Community Service
* Cleveland Crops
* Koinonia
* Hoop Housing

* Law Enforcement - Safety Force - Prosecutor
“Special Projects”
Engaging with Existing Community Resources and Capacity:
CCLRC “Special Projects”

- Maranatha Bible College
- Purple Hearts
- South Euclid Green Homes
- Fatherhood Initiative
- Workforce/Career Development and Placement Strategies
- Polish American Cultural Gardens
- Court Community Services
- Metro Catholic School
- St. Colmans Church
- City of Berea water meter technician training

- International Services Center – Refugees
- Cleveland Restoration Society
- Urban Search and Rescue (police and fire fighters)
- Community Arts
- EPA/Sewer district sustainable demolition
- Transitional Housing
- Cleveland Crops
- Koinonia – greenhouse site/grass cutting
- Berea Community Gardens
Purple Hearts
Veterans

When hearts come together great things happen!
Purple Hearts/Veterans

• **Veterans Housing Partner**
  – Screening and Counseling Qualified Vets
  – Renovation Funding
  – Community Engagement

• **CCLRC Partnership**
  – Supply Inventory of Homes for Rehab
  – Restore Properties

• **Outcomes**
  – Completed Homes, Increased Property Values
  – Home Ownership
  – Serving the Nation’s Veterans
Fatherhood Initiative
Fatherhood Initiative

- **Workforce Development Partner**
  - Funding for Screening Workforce Candidate
  - Funding for Client Wages and Classroom Training
  - Supervise Client’s Rehab Work

- **CCLRC Partnership**
  - Supply Inventory of Homes for Rehab
  - Lower Cost Home Rehab for Resale

- **Outcomes**
  - Completed Homes and Increased Property Values
  - Home Ownership at Affordable Prices
  - Training for Formerly Unemployed/Incarcerated Citizens
Court Community Service
Court Community Services

- **Court Partner**
  - Work with Probation Departments for Community Service Eligible Offenders
  - Supervision of Offenders

- **CCLRC Partnership**
  - Supply Local Vacant Lots for Clean-Up
  - Provide Low-Cost Funding for Supervisors

- **Outcomes**
  - Clearing of Vacant Lots
  - Provides Alternative to Costly Incarceration and Prison Over-Population
International Services Center Refugees
International Services Center
Refugees

- **Refugee Services Partner**
  - Funding and Screening of Qualified Refugees
  - Home Services, Counseling, Work Referral Services

- **CCLRC Partnership**
  - Supply Inventory of Houses for Rehab
  - Restore Properties for Sale to Agency

- **Outcomes**
  - Completed Homes and Increased Property Values
  - Transitional Housing
  - Home Ownership at Affordable Prices
  - Repopulation of Urban Neighborhoods
Safety Forces

- **Police/Fire Department Partner**
  - Police/Fire Cadets Screening
  - Training for Fire and SWAT Activities
- **CCLRC Partnership**
  - Isolating Specific Condemned Homes (Pre-Demolition)
  - Provide Access, Liability Waivers
- **Outcomes**
  - Training Community Safety Forces to Deal with Emergency in Real-Time Urban Environments
Transitional Housing

• **Transitional Housing Partner**
  – Counseling, AA-12-Step Classes: Substance Abuse
  – Client Supervision and Funding
  – Work-Referral Services

• **CCLRC Partnership**
  – Identifying Homes Suitable for Transitional Housing
  – Connecting with Workforce Providers for Rehab

• **Outcomes**
  – Promotes Substance Abuse Recovery
  – System-wide Support for Transitional Housing Providers
  – Rehab of Homes
Koinonia Partnership:
Land Bank
City of Cleveland
Disability Community
Disability Community

- **Disabilities Services Partner**
  - Screens and Funds Eligible Disabled Clients for:
    - Greenhousing Development
    - Work Force Development
    - Community Engagement

- **CCLRC Partnership**
  - Research for Eligible Gardening Lots
  - Providing Lots
  - Funding for Infrastructure: Irrigation, Fencing

- **Outcomes**
  - Integration of Disabilities Clients into Community
  - Provide Training Wages for Disabled Clients
  - Market Gardens and Neighborhood Gardening
  - Neighborhood Gardening
  - Re-Establish Vacant Lots into Productive Use
How the Land Bank Assists:

- Screening of Organizational Capacity
- Support Roles
  - Research: Land, Title, Valuation
  - Technical Assistance
  - Business Plan
  - Specifications
  - Legal Research
- Navigating Public Policy/Political Process
  - Partnerships with Cities
  - CDCs
  - Leadership
Future Collaborations

- Faith-Based Community
  - Safety-Net Housing Opportunities
  - Workforce Opportunities
  - Social Service Needs

- Trade Schools
  - Construction and Trades
  - Estimating and Spec Writing

- Community Arts
  - LOFT Homes

Be Creative!!!
Thank you!

Questions?