Data Systems for Strategic Planning
Michael Schramm, Director of IT and Research
Research Associate, Center on Urban Poverty and Community Development, Case Western Reserve University
Today’s outline

• Introduce Cuyahoga Land Bank (CCLRC)
• Introduce NEO CANDO
• The “NST”
• Uses of the NST by the CCLRC
  – “Buyer Eye”
  – The “Clumper”
  – The “Eye”
  – Tax foreclosure candidate project
The Mission of the Cuyahoga County Land Reutilization Corporation is to strategically acquire properties, return them to productive use, reduce blight, increase property values, support community goals and improve the quality of life for county residents.
Cuyahoga Land Bank

• Opened it’s doors in June, 2009
• As of Nov 26, 2012:
  – Acquired – 2,609
  – Disposed – 1,354
  – Current Inventory – 1,255
  – Total Demolitions – 1,305
  – Facilitated Renovations – 504
  – Land Affidavits Prepared – 5,057

With **A LOT** of moving parts, a centralized database is needed
NEO CANDO/Center on Urban Poverty and Community Development

• Managed by the Center on Urban Poverty and Community Development at Case Western Reserve University
• Partnered with and supported by many community partners including the CCLRC
• Chose to not just write reports, but to put information in the hands of people who could act (Democratizing Information/data driven decisions).
• Launched 1st version of CANDO in 1992. Established a foundation and expertise for linking data from different sources.
• 2005 NEO CANDO evolution, has mapping, more flexibility and parcel data
• NST web application – online Fall 2010
• Founding partner in the National Neighborhood Indicators Partnership at the Urban Institute (NNIP) [35 cities with NEO CANDO like qualities)
NEO CANDO Suite of Applications
There’s gotta be a better way!
What is the NST Web App?

- Online, interactive, regularly updated property data interface
  - Searchable
  - Filterable
  -Sortable
  - Map-able
  - Downloadable

- Geographically referenced
  - Wards, County council districts
  - Target areas (sii, nsp2, economic development)
  - Census (blocks, tracts, etc)
  - Municipal and neighborhoods

- Parcel-level

- Current snapshot (updated weekly)
Community-driven
## Data Sources

<table>
<thead>
<tr>
<th>Data Source</th>
<th>Sources and Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Cuyahoga County Fiscal Officer</strong></td>
<td></td>
</tr>
</tbody>
</table>
  - Property characteristics (yearly)  
  - Deed transfers (weekly)  
  - Mortgage and other lien recordings (weekly)  
  - Tax delinquency and property values (monthly) |
| **City of Cleveland - Building and Housing** |  
  - Permits (weekly)  
  - Condemnations/Violation (weekly)  
  - Demolitions (weekly)  
  - Rental registry (irregular) |
| **Cuyahoga County Sheriff’s Department** |  
  - Scheduled sheriff’s sales (weekly) |
| **Cuyahoga Land Bank** |  
  - Acquisitions, dispositions, demolitions (weekly) |
| **City of Cleveland - Comm. Dev** |  
  - Vacant and blighted survey (as conducted) |
| **Other sources** |  
  - USPS vacancy data (every other month)  
  - NPI Programmatic data  
  - Suburban demolition data  
  - Neighborhood assets  
  - Section 8 vouchers |
Added Value

• Data mining- key text phrases like “confirmation of sale” and “decree of foreclosure”

• Data proxies
  – Probable vacant lots
    • No building value
    • Not tax abated
    • Demolished by City of Cleveland, suburbs, Cuyahoga Land Bank
Data proxies

- Destabilization indicator- tracks the where the property is in relation to the foreclosure process
  - At-risk
  - Active foreclosure case
  - Inactive foreclosure case
  - Dismissed foreclosure case
  - Scheduled for sheriff’s sale
  - Sheriff’s sale withdrawn or vacated
  - Sold at sheriff’s sale, deed recorded
  - Sold at sheriff’s sale, deed NOT recorded
  - In REO ownership
  - Out of REO ownership
Searchable

Browsing parcels in the Cleveland Hts. group.

Columns: show all | hide all | General Info | Use - Occupancy - Condition | Encumbrances | At-risk Factors
Foreclosure Case Info | Sheriff Auction and REO Info | Property Characteristics | Values and Taxes | Tax Mailing Address
Geographies | CCLRC | Code Enforcement | CIA Inspection Info | Routine Inspection Info | Reimagining 2.0 | Custom Fields
Vacant Land Aggregation | Schools

Data Operations: Parcel filter | On

Reset

Filters: Remove all
Sorters: Remove all

1 to 10 of 16889 records.

<table>
<thead>
<tr>
<th>Parcel</th>
<th>House Number</th>
<th>Street</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>120-33-055</td>
<td>12016</td>
<td>12615</td>
<td>12615</td>
</tr>
<tr>
<td>121-04-043</td>
<td>2117</td>
<td>12610</td>
<td>12610</td>
</tr>
<tr>
<td>121-04-104</td>
<td>2111</td>
<td>12615</td>
<td>12615</td>
</tr>
<tr>
<td>121-04-106</td>
<td>2111</td>
<td>12615</td>
<td>12615</td>
</tr>
<tr>
<td>121-04-107</td>
<td>2111</td>
<td>12615</td>
<td>12615</td>
</tr>
<tr>
<td>121-04-108</td>
<td>2111</td>
<td>12615</td>
<td>12615</td>
</tr>
<tr>
<td>121-04-109, 672-14-035</td>
<td>12700</td>
<td>12607</td>
<td>12607</td>
</tr>
<tr>
<td>121-04-106, 672-14-036</td>
<td>12624</td>
<td>12620</td>
<td>12620</td>
</tr>
<tr>
<td>672-14-037, 672-27-001</td>
<td>1607</td>
<td>1607</td>
<td>1607</td>
</tr>
</tbody>
</table>

Search

Enter any combination of values for the fields below.

Use asterisk (*) for wildcard search
Search is not case-sensitive

Parcel: (must include hyphens)
House Number:
Street:
Owner: (last name is usually listed first)

Cancel | Reset | Search

FOREST HILL AVE
GLENMONT RD
• Search data set by any characteristic (foreclosure status, last sale date, geography)

• All data is filterable
Sortable

Sorted in descending order by tax delinquency
Tax delinquencies $500- $1,000 in Cleveland Heights
NST-Maps
Basics of Property Information

• Data tied to a unique property that has distinct ownership
  • Address (multiple addresses per parcel [multi family])
  • Parcel/PIN (multiple parcels per address [large building])
  • Lot/block
  • Owner names should be standardized (Deutsche Bank is spelled at least 100 different ways in Cuyahoga County Auditor data)

• Maintained by:
  • Municipality (code enforcement, use, zoning, occupancy)
  • County (taxes, deeds and real estate, mortgages, foreclosure notices/sales) [some places municipality also handles county functions]
State of Parcel Based Data in Cleveland and Cuyahoga County, OH

• City and county are really good at putting basic property information online at the parcel level
  • you can look up one parcel, owner or street at a time.
  • you also have to visit multiple sites (auditor, recorder, CCLRC, court, sheriff, city dept of BandH [Building and Housing], etc)
  • New parcel data sources (foreclosure filings are related to a property, but prior to 2005, the subject property was never referenced in the electronic court docket)

• City and county are really good at putting basic web GIS products that attempt to cut across silos
• However there is a line dividing data for transparency purposes and data for community analysis purposes
System that Integrates Existing Public Data – NEO CANDO

- Identify properties that meet specific criteria in a geography (tax delinquent and condemned in a particular CDC target areas)

- Property “research” [lower case “r”] (trend analysis)
- Number of condemnations, demolitions, interventions, etc aggregated to target area/neighborhood/county/municipal level

- Property “Research” [capital “R”] (using data to create more data)
- “Pathways to Foreclosure report” – Research report combining foreclosure filings, foreclosure deeds, HMDA, mortgage recordings, vacancy data, etc allowed us to then identify those at risk for foreclosure, which then lead to outreach by foreclosure counselors.

Most of these data exist in public websites, but none of this is possible without data intermediary
NEO CANDO – Data Access

- Social and Economic data (pre aggregated for trend analysis)
  - Property data combined with Census, Crime, Public Assistance, etc
  - All data publically accessible

- Property Data section (individual property data available across silos)
  - Sales, foreclosure, sheriff, characteristics, taxes, market values
  - Most data publically accessible (data on sensitive issues are limited to CDCs/nonprofits/government) [foreclosure filing/sheriff sales]

- NST database (Neighborhood Stabilization Team) – Specific purposed parcel based application that merges together the last record from every source, allows users to enter their own data
  - Accessible to only trained partners (one example CDC code enforcement partnership)

Ad-hoc data requests and research is another way to engage with the data
These all occur at various intervals, but most data are updated weekly.
Challenges to Acquiring Data

- Three main challenges: bureaucratic reluctance, lack of trust, perceived burden on data providers
  - Government agencies with messy/incomplete/non electronic data
  - Silos within county and city government
Overcoming Challenges

• Champions within government are a good thing
  – Vacant and Abandoned Property Action Council (VAPAC) [city, county, suburbs, cdc, foundations]

• Need to provide valid reason to provide data and bring credibility (more than data for the sake of data)

• Scale of foreclosure crisis has encouraged sharing of information
Density of Residential Sheriff's Deeds, 2006
Cuyahoga County, OH

Prepared by: Center on Urban Poverty and Community Development,
Mandel School of Applied Social Sciences,
Case Western Reserve University
December 10, 2007
Source: NEO CANDO (http://neocando.case.edu)
Cuyahoga County Auditor
Density of Residential Sheriff's Deeds, 2007
Cuyahoga County, OH

Prepared by: Center on Urban Poverty and Community Development,
Mandel School of Applied Social Sciences,
Case Western Reserve University
August 28, 2009
Source: NEO CANDO (http://neocando.case.edu)
Cuyahoga County Auditor
## Cuyahoga County Foreclosure Filings: 2006 - 2010

### All Foreclosure Filings (mortgage, tax and BOR combined)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>East Side of Cleveland</td>
<td>5,486</td>
<td>5,716</td>
<td>4,835</td>
<td>4,691</td>
<td>-18%</td>
<td>3,952</td>
<td>-31%</td>
</tr>
<tr>
<td>West Side of Cleveland</td>
<td>1,998</td>
<td>2,106</td>
<td>2,279</td>
<td>2,315</td>
<td>10%</td>
<td>1,970</td>
<td>-6%</td>
</tr>
<tr>
<td>East Inner Suburb</td>
<td>3,276</td>
<td>3,507</td>
<td>3,714</td>
<td>3,432</td>
<td>-2%</td>
<td>3,609</td>
<td>3%</td>
</tr>
<tr>
<td>West Inner Suburb</td>
<td>879</td>
<td>1,103</td>
<td>1,246</td>
<td>1,418</td>
<td>29%</td>
<td>1,328</td>
<td>20%</td>
</tr>
<tr>
<td>Outer Suburb</td>
<td>1,773</td>
<td>1,946</td>
<td>2,386</td>
<td>2,566</td>
<td>32%</td>
<td>2,641</td>
<td>36%</td>
</tr>
<tr>
<td>Unknown Geography</td>
<td>449</td>
<td>604</td>
<td>349</td>
<td>375</td>
<td>-38%</td>
<td>279</td>
<td>-54%</td>
</tr>
<tr>
<td>Cleveland</td>
<td>7,484</td>
<td>7,822</td>
<td>7,114</td>
<td>7,006</td>
<td>-10%</td>
<td>5,922</td>
<td>-24%</td>
</tr>
<tr>
<td>Cuyahoga County</td>
<td>13,861</td>
<td>14,982</td>
<td>14,809</td>
<td>14,797</td>
<td>-1%</td>
<td>13,779</td>
<td>-8%</td>
</tr>
</tbody>
</table>

### Mortgage Foreclosure Filings

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>East Side of Cleveland</td>
<td>4,345</td>
<td>4,354</td>
<td>3,362</td>
<td>2,407</td>
<td>-45%</td>
<td>2,174</td>
<td>-50%</td>
</tr>
<tr>
<td>West Side of Cleveland</td>
<td>1,710</td>
<td>1,869</td>
<td>1,950</td>
<td>1,887</td>
<td>1%</td>
<td>1,718</td>
<td>-8%</td>
</tr>
<tr>
<td>East Inner Suburb</td>
<td>2,937</td>
<td>3,201</td>
<td>3,314</td>
<td>2,982</td>
<td>-7%</td>
<td>3,144</td>
<td>-2%</td>
</tr>
<tr>
<td>West Inner Suburb</td>
<td>828</td>
<td>1,046</td>
<td>1,131</td>
<td>1,322</td>
<td>26%</td>
<td>1,232</td>
<td>18%</td>
</tr>
<tr>
<td>Outer Suburb</td>
<td>1,587</td>
<td>1,812</td>
<td>2,099</td>
<td>2,374</td>
<td>31%</td>
<td>2,458</td>
<td>36%</td>
</tr>
<tr>
<td>Unknown Geography</td>
<td>324</td>
<td>352</td>
<td>248</td>
<td>278</td>
<td>-21%</td>
<td>198</td>
<td>-44%</td>
</tr>
<tr>
<td>Cleveland</td>
<td>6,055</td>
<td>6,223</td>
<td>5,312</td>
<td>4,294</td>
<td>-31%</td>
<td>3,892</td>
<td>-37%</td>
</tr>
<tr>
<td>Cuyahoga County</td>
<td>11,731</td>
<td>12,634</td>
<td>12,104</td>
<td>11,250</td>
<td>-11%</td>
<td>10,924</td>
<td>-14%</td>
</tr>
</tbody>
</table>

### BOR and Tax Foreclosure Filings

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>East Side of Cleveland</td>
<td>879</td>
<td>1,150</td>
<td>1,232</td>
<td>1,781</td>
<td>55%</td>
<td>1,663</td>
<td>45%</td>
</tr>
<tr>
<td>West Side of Cleveland</td>
<td>214</td>
<td>119</td>
<td>238</td>
<td>244</td>
<td>105%</td>
<td>224</td>
<td>88%</td>
</tr>
<tr>
<td>East Inner Suburb</td>
<td>144</td>
<td>165</td>
<td>277</td>
<td>221</td>
<td>34%</td>
<td>294</td>
<td>78%</td>
</tr>
<tr>
<td>West Inner Suburb</td>
<td>20</td>
<td>17</td>
<td>57</td>
<td>40</td>
<td>135%</td>
<td>37</td>
<td>118%</td>
</tr>
<tr>
<td>Outer Suburb</td>
<td>88</td>
<td>74</td>
<td>159</td>
<td>78</td>
<td>5%</td>
<td>95</td>
<td>28%</td>
</tr>
<tr>
<td>Unknown Geography</td>
<td>37</td>
<td>192</td>
<td>71</td>
<td>77</td>
<td>-60%</td>
<td>58</td>
<td>-70%</td>
</tr>
<tr>
<td>Cleveland</td>
<td>1,093</td>
<td>1,269</td>
<td>1,470</td>
<td>2,025</td>
<td>60%</td>
<td>1,887</td>
<td>49%</td>
</tr>
<tr>
<td>Cuyahoga County</td>
<td>1,382</td>
<td>1,717</td>
<td>2,034</td>
<td>2,441</td>
<td>42%</td>
<td>2,371</td>
<td>38%</td>
</tr>
</tbody>
</table>
Median Percent of Value Remaining After Sheriff’s Sale, by Year of Sheriff’s Sale

Prepared by: Center on Urban Poverty and Community Development, Mandel School of Applied Social Sciences, Case Western Reserve University.
Source: NEO CANDO (http://neocando.case.edu), Tabulation of Cuyahoga County Auditor Data.
Percentage of all REO properties sold at extremely distressed prices of $10,000 or less, Cuyahoga County, 2004-2009

Capital “R”

Prepared by: Center on Urban Poverty and Community Development, Mandel School of Applied Social Sciences, Case Western Reserve University.
Source: NEO CANDO (http://neocando.case.edu), Tabulation of Cuyahoga County Auditor Data.
Examples CCLRC’s use of NST and NST data
Buyer Eligibility Criteria

• The **Buyer EYE**
  • What is it?
  • What are we looking for?
    • Delinquent Property Taxes
    • Foreclosures
    • Condemnation
    • Housing Code Violations
    • Pattern of flipping
    • Secretary of State – different entities
    • Most data comes from NEO CANDO
The “Clumper”
A tool to look at aggregations of land accessible to the CCLRC
Cuyahoga Land Bank – NEO CANDO – NST Data Trajectory Tiers

<table>
<thead>
<tr>
<th>Tier 1 – <strong>UNDER CONTROL</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• In Cuyahoga Land Bank Inventory</td>
<td></td>
</tr>
<tr>
<td>• Properties pending transfer to Cuyahoga Land Bank</td>
<td></td>
</tr>
<tr>
<td>• In Municipal Land Bank Inventory</td>
<td></td>
</tr>
<tr>
<td>• State Forfeiture</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tier 2 – <strong>ABOUT TO BE UNDER CONTROL</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Nuisance Demo (Municipal/Cuyahoga Land Bank)</td>
<td></td>
</tr>
<tr>
<td>• Tax foreclosure Affidavit to Municipal Land Bank</td>
<td></td>
</tr>
<tr>
<td>• Tax foreclosure Affidavit to Cuyahoga land Bank</td>
<td></td>
</tr>
<tr>
<td>• Fannie Mae</td>
<td></td>
</tr>
<tr>
<td>• HUD</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tier 3 – <strong>CAN STEER TO PRODUCTIVE USE</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Tax foreclosure affidavit – not sent to a Land Bank</td>
<td></td>
</tr>
<tr>
<td>• Tax foreclosure (not dismissed)</td>
<td></td>
</tr>
<tr>
<td>• Tax delinquency</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tier 4 – <strong>OTHER VACANT/BLIGHTED</strong></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Mortgage foreclosure (not dismissed)</td>
<td></td>
</tr>
<tr>
<td>• Bank Owned (not HUD or Fannie Mae)</td>
<td></td>
</tr>
<tr>
<td>• Other vacant lot</td>
<td></td>
</tr>
<tr>
<td>• Other vacant structure</td>
<td></td>
</tr>
</tbody>
</table>
Tiers 1, 2, 3 adjacency analysis greater than 2 acres
The “Eye”
A spatial analysis tool built on top of NST data
Property Profile System

Enter a parcel to EYE!
124-24-084

Cuyahoga County Land Reutilization Corp. 323 W. Lakeside Avenue Suite 160, Cleveland OH 44113
Office: (216) 698-8853  Fax: (216) 698-8972
Email support
PPN: 124-24-092
Address: , Cleveland, OH, 44104
Link to: Auditor Cert Values Tax Bill Recorder
Full Eye Analysis for Parcel: 124-24-092

What is it?

General Information

<table>
<thead>
<tr>
<th>Foreclosure Status</th>
<th>Owner</th>
<th>Vacant Land</th>
<th>Municipal Land Bank</th>
<th>Vacant Lot Type (Auditor)</th>
<th>Tax Delinquency Above $500 Flag</th>
<th>Postal Vacancy/City Vacancy Combined</th>
</tr>
</thead>
<tbody>
<tr>
<td>CITY OF CLEVELAND LB81</td>
<td>1</td>
<td>1</td>
<td>VACA</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Values and Taxes

<table>
<thead>
<tr>
<th>Auditor Estimated Land Value</th>
<th>Auditor Estimated Building Value</th>
<th>Total Estimated Value</th>
<th>Tax Abatement Code</th>
<th>Two and a half Reduction Flag</th>
<th>Homestead Flag</th>
<th>Tax Balance</th>
<th>Taxes Owed - First Half</th>
<th>Taxes Owed - Second Half</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
<td>NONE</td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Property Characteristics

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Land Use Code</th>
<th>Property Class</th>
<th>Zoning ID</th>
<th>Zoning Description</th>
<th>Lot Size (GIS Sq feet)</th>
<th>Lot Size (GIS Acres)</th>
<th>Frontage (feet)</th>
<th>Depth (feet)</th>
<th>Total Buildings (auditor)</th>
<th>Building Sq Footage (all buildings)</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAND REUTILIZATION (LAND BANKS)</td>
<td>Land bank</td>
<td>SI</td>
<td>INDUSTRY-LIGHT</td>
<td>0</td>
<td>7490</td>
<td>0.1719467401</td>
<td>50</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Cleveland Demolition
# What's Near It? (Proximity)

<table>
<thead>
<tr>
<th>Block and Face</th>
<th>Census Block</th>
<th>Within a quarter mile</th>
<th>Within a half mile</th>
<th>Within a mile</th>
</tr>
</thead>
</table>
| Total Number of Parcels in Geography | Par: 59  
Acres: 11.72 | Par: 51  
Acres: 10.99 | Par: 423  
Acres: 116.29 | Par: 1623  
Acres: 417.74 | Par: 6471  
Acres: 1,713.50 |
| Vacant Land | Par: 49  
(83.05%)  
Acres: 8.31 (70.93%) | Par: 41  
(80.39%)  
Acres: 7.58 (68.99%) | Par: 279  
(65.96%)  
Acres: 48.88 (42.03%) | Par: 948  
(58.41%)  
Acres: 168.41 (40.31%) | Par: 3194  
(49.36%)  
Acres: 570.7 (33.29%) |
| Tier 1 (Forf, CCLRC Acq, CCLRC PA, City LB) | Par: 35  
(59.32%)  
Acres: 5.30 (45.23%) | Par: 28  
(54.90%)  
Acres: 4.66 (42.39%) | Par: 166  
(39.24%)  
Acres: 23.71 (20.39%) | Par: 576  
(35.49%)  
Acres: 76.06 (18.21%) | Par: 1705  
(26.35%)  
Acres: 203.4 (11.87%) |
| Tier 2 (Tier 1, Affidavit to Landbank, FM, HUD, Nusiance Demo) | Par: 39  
(66.10%)  
Acres: 5.78 (49.34%) | Par: 32  
(54.62%)  
Acres: 5.14 (46.78%) | Par: 193  
(45.63%)  
Acres: 27.54 (23.68%) | Par: 662  
(40.79%)  
Acres: 86.28 (20.65%) | Par: 1990  
(30.75%)  
Acres: 244.2 (14.26%) |
| Tier 3 (Tiers 1, 2, tax delinquent, other tax foreclosure) | Par: 42  
(71.19%)  
Acres: 8.34 (71.21%) | Par: 35  
(68.63%)  
Acres: 7.70 (70.10%) | Par: 238  
(56.26%)  
Acres: 54.95 (47.25%) | Par: 825  
(50.83%)  
Acres: 143.85 (34.44%) | Par: 2622  
(40.52%)  
Acres: 458.5 (26.77%) |
| Tier 4 (Tiers 1, 2, 3, Mortgage Foreclosure not dismissed, other vacant lots/structures) | Par: 51  
(86.44%)  
Acres: 9.52 (81.26%) | Par: 43  
(84.31%)  
Acres: 8.79 (80.01%) | Par: 327  
(77.30%)  
Acres: 69.49 (59.76%) | Par: 1103  
(67.96%)  
Acres: 214.51 (51.35%) | Par: 3956  
(61.13%)  
Acres: 742.4 (43.34%) |
| Municipal Land Bank | Par: 34  
(57.63%)  
Acres: 5.16 (44.01%) | Par: 27  
(52.94%)  
Acres: 4.51 (41.09%) | Par: 164  
(38.77%)  
Acres: 23.46 (20.17%) | Par: 567  
(34.94%)  
Acres: 75.09 (17.97%) | Par: 1634  
(25.25%)  
Acres: 195.4 (11.41%) |
## What's Next To It? (Adjacency)

### Information on Adjacent Parcels

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Street</th>
<th>Foreclosure Status</th>
<th>Owner</th>
<th>Vacant Land</th>
<th>Municipal Land Bank</th>
<th>Tax Delinquency Above $500</th>
<th>Forfeiture Flag</th>
<th>Auditor Estimated Building Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>124-24-001</td>
<td></td>
<td></td>
<td>CLEVELAND CITY OF LB/97</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>124-24-002</td>
<td></td>
<td></td>
<td>CLEVELAND CITY OF L/B 99</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>124-24-083</td>
<td></td>
<td></td>
<td>CLEV CITY OF LAND REUTL PRGM</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>124-24-085</td>
<td>7014</td>
<td>GRAND AVE</td>
<td>CLEVELAND, CITY OF LB93</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>124-24-086</td>
<td>7014</td>
<td>GRAND AVE</td>
<td>CLEVELAND, CITY OF LB93</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>124-24-103</td>
<td></td>
<td></td>
<td>CLEVELAND CITY OF LB/97</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>124-24-104</td>
<td></td>
<td></td>
<td>TAYLOR BOBBY</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td></td>
<td>656</td>
</tr>
</tbody>
</table>

### Adjacency Analysis

<table>
<thead>
<tr>
<th>Parcel List</th>
<th>Number of Parcels</th>
<th>Square Feet</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>124-24-001</td>
<td>25</td>
<td>2,314</td>
<td>0.06</td>
</tr>
</tbody>
</table>
18,000 tax foreclosure eligible properties in Cuyahoga County that aren’t already in foreclosure

County Gov’t has resources/capacity to file 4,000 new cases per year

Which candidates would be most desireable to land banks (vacant lots → City of Cleveland, vacant structures → CCLRC)
Tax foreclosure candidate project

- **First filter →** HB 294 fast track eligible (vacant lot/vacant structure [brings total down to 8,000 candidates])
- **Second filter →** properties land banks don’t want (historic/commercial/industrial/large apartment bldgs [unless end user with pass through agreement])
- **Third filter →** properties land banks want
  - target areas (NSP2, SII, Economic Development)
  - vacant structures in nicer neighborhoods/suburbs (potential renovation or resale)
  - land aggregations (tier 3 properties [tax delinquent adjacent to other tax delinquent/tax foreclosure/land bank owned properties “clumps”])
Tax foreclosure candidate project

- Geographically batched in pools of 300 candidates
  - The CCLRC does land affidavits to determine HB 294 eligibility and trajectory
  - We want inspectors to not have to drive around the county to complete weekly inspection batches
Thank you!
Questions?