Western Reserve Land Conservancy

Mapping every parcel in America

http://www.wrlandconservancy.org

http://www.makeloveland.com

THIS SURVEY WAS COMPLETED BY WESTERN RESERVE LAND CONSERVANCY WITH LOVELAND TECHNOLOGIES.

Western Reserve Land Conservancy was created to provide the people of our region with essential natural assets through land conservation and restoration.

Loveland Technologies is a Detroit-based company creating a public database of every property in America, along with tools for understanding and improving land use.
About this Project

The citywide survey, which began in June 2015, was conducted by Western Reserve Land Conservancy in cooperation with the City’s Department of Building and Housing, Cleveland City Council and local community development corporations. A 16-member staff, consisting of mostly Cleveland residents, worked to survey all of the more than 158,000 commercial, industrial, residential, and tax-exempt parcels in Cleveland – and the buildings associated with them – to provide a snapshot of the current property condition. Information about each parcel – including its vacancy status, the condition of any structures on it and a photo – was recorded on a tablet computer.

On-the-ground data collection for the survey of Cleveland ended on Oct. 6. The Land Conservancy then began the second phase of the project – compiling the data and performing quality assurance checks. Land Conservancy staff reviewed over 5,200 project records and photographs during this phase of the project.

The Land Conservancy is now entering the third phase of the project – analyzing the data and sharing with community stakeholders. While the Land Conservancy has released the raw property survey data, additional data, including health and crime statistics, will be analyzed alongside the property survey results over the next several months.

While the Land Conservancy does not demolish houses, it does advocate for the removal of vacant and abandoned homes in order to revitalize and create safer, healthier neighborhoods. It is our hope that the survey will provide the city with information that can be used to prioritize what structures should be demolished with available funds and to determine any need for additional demolition and rehabilitation funding.
Key Findings

The results of the property inventory performed by Western Reserve Land indicate that 71% of Cleveland’s parcels of land contained occupied structures. Approximately 8% of parcels were found to be unoccupied structures. An additional 18% of parcels were vacant lots. Approximately 3% fell into other categories.

Of the 112,897 parcels containing occupied structures in the City of Cleveland, over 84% were graded in the A (Excellent) or B (Good) categories. These structures are considered to need only basic improvements (if any) and appeared to be well maintained and cared for.

Of the 12,179 parcels containing vacant structures in the City of Cleveland, 37% were graded D or F. These structures are considered deteriorated or hazardous and exhibit characteristics including major cracking; rotting wood; broken or missing windows; missing brick and siding; open holes; and in danger of collapse.

The five neighborhoods with the highest percentage of vacant D and F properties include: St. Clair-Superior (11.9%), Kinsman (9.8%), Glenvilla (9.2%), Hough (9.2%) and Buckeye-Woodhill (9.1%). The three neighborhoods with the lowest percentage of vacant D and F properties include: Kamm’s (0%), Edgewater (0.1%), and Jefferson (0.2%).

Demolition of blighted properties is known to help stabilize neighborhoods by restoring value to surrounding homes. While the Land Conservancy does not demolish houses, it does advocate for the removal of vacant and abandoned homes. The number of vacant residential properties graded D or F (3,809) combined with the number of residential properties condemned by the City of Cleveland graded at C or higher (1,438) is 28% lower than the 2013 estimate of vacant and distressed properties produced by the City of Cleveland Department of Building and Housing (7,281).

While this may come as good news, an estimated $55-60 million is needed to remove these vacant and distressed properties posing health and safety concerns in Cleveland neighborhoods. Additionally, 37% of the all vacant structures and 14% of all occupied structures were graded in fair condition; without investments in the rehabilitation and maintenance of these structures, these properties could easily deteriorate and pose future concerns.
## Neighborhood Results

### Percentage of All Structures Coded as Vacant

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Structures</th>
<th># Vacant</th>
<th>% Vacant</th>
<th>Neighborhood</th>
<th>Structures</th>
<th># Vacant</th>
<th>% Vacant</th>
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</thead>
<tbody>
<tr>
<td>Bellaire-Puritas</td>
<td>5515</td>
<td>187</td>
<td>3%</td>
<td>Hopkins</td>
<td>25</td>
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<tr>
<td>Broadway-Slavic Village</td>
<td>7899</td>
<td>1342</td>
<td>17%</td>
<td>Hough</td>
<td>2566</td>
<td>488</td>
<td>18%</td>
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<tr>
<td>Brooklyn Centre</td>
<td>3523</td>
<td>155</td>
<td>4%</td>
<td>Jefferson</td>
<td>6670</td>
<td>205</td>
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<tr>
<td>Buckeye-Shaker Square</td>
<td>3068</td>
<td>318</td>
<td>10%</td>
<td>Kinsman</td>
<td>1509</td>
<td>266</td>
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<td>Buckeye-Woodhill</td>
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<td>18%</td>
<td>Lee-Hammond</td>
<td>4714</td>
<td>260</td>
<td>6%</td>
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<tr>
<td>Central</td>
<td>1187</td>
<td>160</td>
<td>13%</td>
<td>Lee-Saville</td>
<td>2118</td>
<td>197</td>
<td>9%</td>
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<tr>
<td>Clark-Fulton</td>
<td>2403</td>
<td>184</td>
<td>8%</td>
<td>Lee-Hammond</td>
<td>4714</td>
<td>260</td>
<td>6%</td>
</tr>
<tr>
<td>Collinwood-Nottingham</td>
<td>4250</td>
<td>629</td>
<td>15%</td>
<td>Mount Pleasant</td>
<td>6055</td>
<td>1023</td>
<td>17%</td>
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<tr>
<td>Cudell</td>
<td>2416</td>
<td>175</td>
<td>7%</td>
<td>North Shore Collinwood</td>
<td>4920</td>
<td>320</td>
<td>7%</td>
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<tr>
<td>Cuyahoga Valley</td>
<td>226</td>
<td>30</td>
<td>13%</td>
<td>Ohio City</td>
<td>2054</td>
<td>147</td>
<td>7%</td>
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<tr>
<td>Detroit Shoreway</td>
<td>3158</td>
<td>255</td>
<td>8%</td>
<td>Old Brooklyn</td>
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<td>327</td>
<td>3%</td>
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<tr>
<td>Downtown</td>
<td>638</td>
<td>79</td>
<td>12%</td>
<td>St Clair-Superior</td>
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<td>677</td>
<td>24%</td>
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<tr>
<td>Edgewater</td>
<td>1206</td>
<td>34</td>
<td>3%</td>
<td>Stockyards</td>
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<td>Euclid-Green</td>
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<td>173</td>
<td>10%</td>
<td>Tremont</td>
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<td>5%</td>
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<tr>
<td>Fairfax</td>
<td>1828</td>
<td>254</td>
<td>14%</td>
<td>Union-Miles</td>
<td>7576</td>
<td>1193</td>
<td>16%</td>
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<tr>
<td>Glenville</td>
<td>9360</td>
<td>1782</td>
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<td>University</td>
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<td>6%</td>
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<tr>
<td>Goodrich-Kirtland Pk</td>
<td>1406</td>
<td>139</td>
<td>10%</td>
<td>West Boulevard</td>
<td>5814</td>
<td>380</td>
<td>6%</td>
</tr>
</tbody>
</table>

Legend:
- 1.9% - 3.4%
- 3.5% - 6.5%
- 6.6% - 8.1%
- 8.2% - 10.3%
- 10.4% - 13.7%
- 15.8% - 19.3%
- 19.4% - 24%

Data sources: Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors.
Neighborhood Results

Percentage of All Parcels Coded as Vacant Lots

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Parcels</th>
<th>Vacant Lots</th>
<th>% Vacant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bellaire-Puritas</td>
<td>6362</td>
<td>592</td>
<td>9%</td>
</tr>
<tr>
<td>Broadway-Slavic Village</td>
<td>11023</td>
<td>2725</td>
<td>25%</td>
</tr>
<tr>
<td>Brooklyn Centre</td>
<td>2670</td>
<td>255</td>
<td>9%</td>
</tr>
<tr>
<td>Buckeye-Shaker Square</td>
<td>3467</td>
<td>304</td>
<td>10%</td>
</tr>
<tr>
<td>Buckeye-Woodhill</td>
<td>2955</td>
<td>1123</td>
<td>38%</td>
</tr>
<tr>
<td>Central</td>
<td>2927</td>
<td>1438</td>
<td>49%</td>
</tr>
<tr>
<td>Clark-Fulton</td>
<td>3173</td>
<td>614</td>
<td>19%</td>
</tr>
<tr>
<td>Collinwood-Nottingham</td>
<td>5695</td>
<td>1159</td>
<td>20%</td>
</tr>
<tr>
<td>Cudell</td>
<td>2788</td>
<td>280</td>
<td>10%</td>
</tr>
<tr>
<td>Cuyahoga Valley</td>
<td>539</td>
<td>229</td>
<td>42%</td>
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<tr>
<td>Detroit Shoreway</td>
<td>4062</td>
<td>688</td>
<td>17%</td>
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<tr>
<td>Downtown</td>
<td>1339</td>
<td>155</td>
<td>12%</td>
</tr>
<tr>
<td>Edgewater</td>
<td>1394</td>
<td>57</td>
<td>4%</td>
</tr>
<tr>
<td>Euclid-Green</td>
<td>2004</td>
<td>258</td>
<td>13%</td>
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<tr>
<td>Fairfax</td>
<td>3659</td>
<td>1632</td>
<td>45%</td>
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<tr>
<td>Glenville</td>
<td>12450</td>
<td>2744</td>
<td>22%</td>
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<tr>
<td>Goodrich-Kirtland Pk</td>
<td>2011</td>
<td>372</td>
<td>18%</td>
</tr>
</tbody>
</table>

Legend:
- 1.9% - 4.1%
- 4.2% - 9.3%
- 9.4% - 12.9%
- 13% - 18.1%
- 18.2% - 24.7%
- 24.8% - 38%
- 38.1% - 49.1%
85% Of Occupied Structures are in Excellent or Good Condition.

Only 1,528 occupied structures were rated as “Deteriorated.” 107 occupied structures were rated as “Unsafe.”
10% Of Structures in Cleveland are Vacant.

The majority of vacant structures were rated as fair, deteriorated, or unsafe.

1,667 of vacant structures rated as unsafe will likely require demolition in near future.

Vacant Structures by Condition:
- A - Excellent: 23%
- B - Good: 21%
- C - Fair: 36%
- D - Deteriorated: 6%
- F - Unsafe/Hazard: 14%
Project Details

Why Conduct the Survey?

Cities need data concerning vacant properties and building conditions to make informed decisions regarding the use of limited demolition and rehabilitation resources.

The Land Conservancy’s property survey program helps municipalities identify the number of vacant and abandoned structures in partner communities, develop strategies to address demolition and rehabilitation opportunities, and assists partners in quantifying the need for and accessing demolition funding.

How did the City of Cleveland Property Survey Come to Be?

Interest in a citywide survey grew last year when the Land Conservancy partnered with the Saint Luke’s Foundation to complete a study of the Buckeye and Mount Pleasant neighborhoods in Cleveland. The survey started in March 2014 and by August 2014, staff engaged City of Cleveland Department of Building & Housing and the Code Enforcement Partnership SE Collaborative regarding project results. Discussion of a citywide survey began in December 2014.

How was the Survey Conducted?

Surveyors were hired to walk the City of Cleveland in teams of two, examining every property in the city from the street or sidewalk. Utilizing mobile devices, surveyors noted whether a property was a vacant or occupied stricter, a vacant lot, a parking lot or a park; graded the condition of any structure(s) on an A - F scale; and photographed the property.

Structures were graded on an A - F scale:

- **A = Excellent**
  - No visible signs of deterioration
  - Well maintained and cared for
  - New construction/renovation
- **B = Good**
  - Needs basic improvements
  - Minor painting
  - Removal of weeds
  - Cleaning
- **C = Fair**
  - Some cracking of brick or wood
  - Major painting required
  - Deteriorated cornice
  - Crumbling concrete
  - Cracked windows or stairs
- **D = Deteriorated**
  - Major cracking or brick, wood rotting
  - Broken or missing windows
  - Missing brick and siding
  - Open holes
- **F = Unsafe/Hazard**
  - House is open and a shell
  - Can see through completely
  - In danger of collapse
  - Immediate safety hazard to neighborhood
How was the Project Funded?

The Cleveland Property Survey was sponsored by The Cleveland Foundation, Rock Ventures, and the Cleveland City Council.

Where Else Have You Conducted Property Surveys?

- Lorain – approximately 30,000 parcels
- East Cleveland – approximately 7,000 parcels
- Akron – approximately 97,000 parcels
- Oberlin – approximately 3,000 parcels
- Sandusky – approximately 12,000 parcels
- Dayton – approximately 75,000 parcels

About Western Reserve Land Conservancy

Western Reserve Land Conservancy provides the people of our region with essential natural assets through land conservation and restoration. The Land Conservancy preserves natural areas and farmland in 17 counties in northern and eastern Ohio; its Thriving Communities urban program works statewide to clean and green urban centers devastated by the foreclosure crisis. To date, the Land Conservancy has permanently preserved more than 575 properties and more than 42,000 acres; led the efforts to create 24 county land banks across Ohio and planted more than 1,100 trees in the city of Cleveland.