A Collaboration that Works

VAPAC and the First Suburbs
“We need to develop and disseminate an entirely new paradigm and practice of collaboration that supersedes the traditional silos that have divided governments, philanthropies and private enterprises for decades and replace it with networks of partnerships working together to create a globally prosperous society.”

Simon Mainwaring
19 inner ring suburbs of Cleveland
In 2012, for the first time, foreclosures in the inner-ring suburbs exceeded those in Cleveland.
Inner-ring Suburban Key Challenges

◆ Bottom feeding flippers and speculators
◆ Increase in vacant homes and new rental units that exceed the capacity of existing code enforcement resources to manage
◆ Bank walk-aways
◆ Owner walk-aways a.k.a. strategic defaults
◆ Out-migration of population
◆ High amounts of property tax delinquency and reduced general fund revenues
◆ Older housing stock and infrastructure
◆ Homeowners with no funds or negative equity to make repairs and maintain homes
Percentage of Change in Vacant Housing Units 2000-2010

Source: 2000-2010 US Census
Percentage of Change in Owner Occupied Housing Units 2000-2010

Source: 2000-2010 US Census
Of the total number of people living below the poverty line in Cuyahoga County.

31% live in FSC Communities.
57% live in the City of Cleveland.
12% live in the rest of the County.
Collaboration with VAPAC has been mutually beneficial

◆ Creates county-wide collaborations: we know who to talk to get things done, and we can make recommendations for suburban policies that can further county-wide policy agendas (ie. delinquent tax collection, tax lien sales, state forfeiture).

◆ Gives us a voice to raise our unique concerns and have a seat at policy discussions. We provide the ground level view and case studies that help confirm the statistics at the 30,000 foot level.

◆ Better communication creates synergy and keeps entities from working at cross purposes or duplicating efforts.

◆ Breaks down silos and provides a forum for exploring best practices.
Vacant Building Registration Ordinance

Combines traditional registration requirement with a point-of-sale inspection

• Properties are inspected – full interior and exterior
• Buyers are required to assume violations and escrow 100% of the estimated costs of the repairs
• **PENALTY**: daily fines of up to $1,000 imposed as a lien on the property
• Criminal misdemeanor charges
Mission:

One South Euclid will sustain and develop the City of South Euclid and enhance the quality of life of all community stakeholders.

Vision:

Strengthen South Euclid through community and economic development, collaboration, and strategic initiatives.

One South Euclid is a Community Development Corporation established in 2009 to assist the City of South Euclid with community, economic and residential advancement.
**Growing Neighborhoods**

**Neighborhood Revitalization**
The Build, Grow & Thrive Residential Resale Program offers residents and developers the opportunity to purchase residential lots and homes for redevelopment.

**Grow & Thrive**
The “Grow & Thrive” Program offers current residents the opportunity to expand their property by purchasing adjacent lots.

**Build & Thrive**
The “Build & Thrive” Program offers developers and prospective residents the opportunity to purchase improved residential lots and build brand new homes. Lots are available at an affordable price and include attractive city tax incentives.

**Rebuild & Thrive**
The “Rebuild & Thrive” Program is a unique deed-in-escrow program that offers developers and residents the chance to purchase affordable homes in safe, family-friendly, and walkable neighborhoods.
“Never doubt that a small group of thoughtful, committed people can change the world. Indeed, it is the only thing that ever has.”

-Margaret Mead

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