Cleveland Restoration Society

➢ Est 1972

➢ 35 Trustees & Honorary Life Trustees

➢ 12 Staff Members

➢ $1.2 M Operating Budget

➢ Endowment

➢ Historic Sarah Benedict House & Volunteer’s Garden

➢ Preservation Programs
Advocating for the protection and appreciation of northeastern Ohio’s history and historic built environment.

Educating the public about the economy and importance of repairing and re-using existing buildings.

Leading the way in showing through example that historic preservation is an essential tool towards developing economic growth and community revitalization.

Encouraging policy makers to make choices that will protect the City and region’s important historic landmarks.
Approaches to Vacant and Distressed Properties

1. Receivership
2. Ownership
3. Advocacy and Leadership
4. Heritage Home Program
Courtland House Receivership

- CRS removed 5 liens totaling $700,000
- Stabilized house and made it rehab ready
- Sold to investor
- Home was slated for demolition
- 112 potential owners
- CRS cleared title
- Stabilized structure
- Found buyer
Wade Park Receivership

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• Worst house on the block
• CRS appointed receiver
• CRS does complete rehab
• Sold to owner occupant

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2nd Wade Park Property

- 2nd Wade Park property
- Changed trajectory of entire neighborhood
Upson House Property Ownership

• 1836 Shaker Farmhouse
• Property Gifted to CRS
• Worked with Land Bank
• CRS Prepped for Market
• CRS Marketed the House’s History
East Boulevard Ownership

- CRS bought in foreclosure sale
- 6 rental units
- Resold to sympathetic buyer
- Rehabbed with tax credits
Franklin Boulevard Ownership

- CRS rehabbed the Exterior
- Left interior for owner to decide
The Scofield Mansion
Advocacy and Leadership
Scofield Mansion – CRS Efforts

- Blue Ribbon Task Force
- Secured Trustee donations of over $130,000
- CRS will secure and weatherproof it
- Appeared in Housing Court
- Cleveland Neighborhood Progress will rehab it
Heritage Home Program

1. Free Technical Assistance on home maintenance or improvement
2. Low-Interest Financing to cover project costs
General Eligibility Requirements

• House is at least 50 years old – it does not need to be “historic”

• House contains 3 units or less and is zoned as residential

• House is located in a participating community
Heritage Home Program

Purchased for $9,000

$200,000 loan to fund the entire exterior and interior restoration of the home
Purchased through local CDC for $1,500

$60,000 loan to cover exterior painting, new garage, bathroom, kitchen and cosmetic interior updates
Heritage Home Program

Vacant property purchased for $29,000

$40,000 loan for exterior carpentry and paint, new roof and gutters, interior updates
Land bank property slated for demolition

Purchased by neighbor for $5,000

$45,000 loan to cover exterior restoration and interior renovation work
2006 Economic Impact Study

- Completed by Cleveland State University

- Disproportionate increase in value for:
  - Houses that had utilized the Heritage Home Program
  - Houses within 1/10th of a mile of a Heritage property
2013 Economic Impact Study

- Heritage homeowners stayed in their houses longer

- Heritage properties had 1/5th the rate of foreclosure compared to the county average

Foreclosure Rates

<table>
<thead>
<tr>
<th>Year</th>
<th>County Average</th>
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<tbody>
<tr>
<td>2006</td>
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<tr>
<td>2007</td>
<td>1.0%</td>
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<tr>
<td>2008</td>
<td>1.5%</td>
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<tr>
<td>2009</td>
<td>2.0%</td>
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<tr>
<td>2010</td>
<td>3.0%</td>
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<tr>
<td>2011</td>
<td>3.5%</td>
</tr>
<tr>
<td>2012</td>
<td>2.5%</td>
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<tr>
<td>2013</td>
<td>3.0%</td>
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</table>
24 Years of Reinvestment in the Community!

11,772 Technical Assists valued at $246m
1,378 Loans valued at $52m

Available to residents in 43 communities
Heritage Home Program and Land Banks

- An Additional Land Bank Offering
- Helps homeowners who are not in foreclosure
- Helps maintain neighborhoods
- Heritage Home Program can save a house from demolition
Heritage Home Program and Land Banks

Comparison of Demolition and HHP Rehab

Demolition

- Uses government funds
- Results in a vacant lot
- Hands off

HHP Rehab

- Uses private money
- Results in an occupied house
- Requires hands on approach

Both can be in the Land Bank’s tool kit
How it can work:

• Licensing/Partnership Agreement between CRS and the Land Bank

• The Land Bank operates HHP locally

• CRS provides HHP tools and support using video and audio technology

• Beta tested by Lucas County Land Bank
For more information, please contact:

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