

Western Reserve Land Conservancy Property Inventory Program

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Western Reserve Land Conservancy

- Mission “To provide the people of our region with essential natural assets through land conservation and restoration.”
- Mergers of 13 local land trusts since 1991
- 17 county service territory
- 584 protected properties, 43,000 acres
- Launched Thriving Communities Institute urban program in 2011



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Western Reserve Land Conservancy



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Evolution of Thriving Communities Institute

2011

County
Land Banks

2012

County
Land Banks

Demo
Funding

2013

County
Land Banks

Demo
Funding

Urban
Projects

2014

County
Land Banks

Demo
Funding

Urban
Projects

Greening



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Property Inventory Program

- Based on Mahoning Valley Organizing Collaborative model (2008/2010)
- Comprehensive parcel-based property inventory
- Classify parcels using uniform methodology
- Incorporate partner goals
- Projects have been staffed through partnerships with municipalities (Lorain) & community organizations (Cleveland, East Cleveland, Akron) as well as internally (Sandusky)



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Property Inventory Program Goals

- Identify the number of vacant and abandoned structures in partner communities
- Provide information to help develop strategy to address demolition & rehabilitation opportunities
- Assist partners to access current demo funding
- Quantify the need for additional demo funding
- Baseline for future planning and economic development



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200

Completed Projects

- Lorain ~ 30,000 parcels
- Buckeye/Mount Pleasant ~ 13,500
- East Cleveland ~ 7,000
- Akron ~ 97,000
- Oberlin ~ 3,000
- Sandusky ~ 12,000



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Cleveland Project Development

- December 2013
 - TCI receives 2 yr. grant from Saint Luke's Foundation for Buckeye/Mount Pleasant project
- March 2014
 - Field inventory takes place in Buckeye & Mount Pleasant
- August 2014
 - TCI begins engagement with City of Cleveland Department of Building & Housing and Code Enforcement Partnership SE Collaborative regarding Saint Luke's project results
- December 2014
 - Discussion of City-wide inventory begins



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Cleveland Project Development

- April 2015
 - Project design and finalization
- June 2015
 - Data collection begins
- October 2015
 - Data collection concludes
 - Delivery of project data to Building & Housing
- Late 2015/Early 2016
 - Development of other deliverables

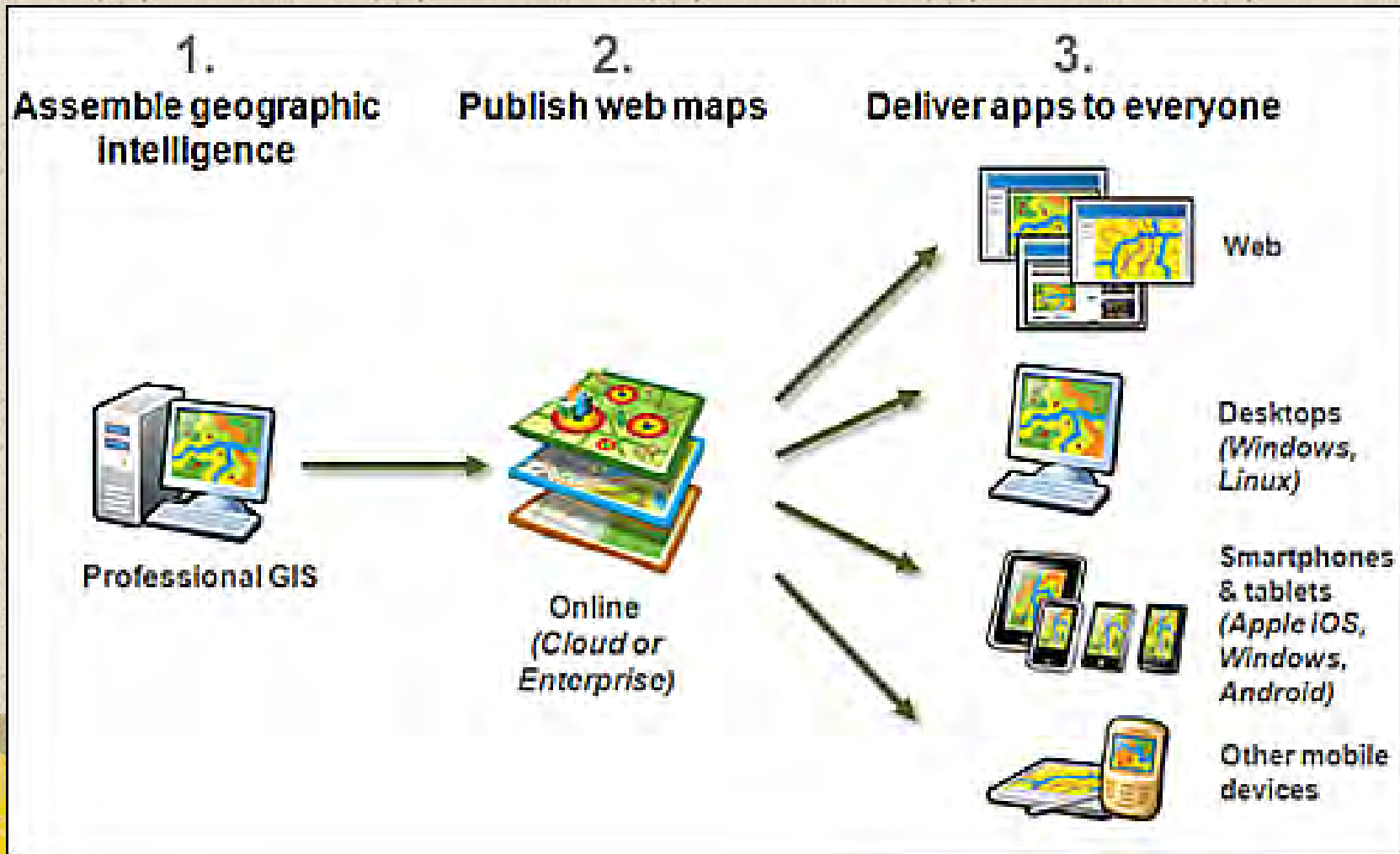


Program Strengths



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Field Survey Technology



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Field Survey Methodology

- Vacant v. Occupied
- Rating “A” – “F”
- Assessment of Potential Code Violations
 - Coordination of final survey criteria with partners
- Photo of structure



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Survey Criteria

Attribute Name	Potential Values
Survey Category	Occupied structure Vacant structure secure Vacant structure open Vacant lot Parking lot Park
Survey Result	A, B, C, D or F
For Sale	Yes/No
Apparent Property Use	Residential Commercial Industrial Other

Attribute Name	Potential Values
Apparent Property Capacity	Single unit Double unit Three or more units
Boarded Windows or Doors	Yes/No
Broken Windows	Yes/No
Damaged Roof	Yes/No
Damaged Paint or Siding	Yes/No
Damaged Gutters or Downspouts	Yes/No
Damaged Garage	Yes/No



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Rating Each Structure: Vacant & Occupied



A. Excellent

- No visible signs of deterioration
- Well maintained and cared for
- New construction/renovation
- Historic detailing, unique



D. Deteriorated

- Major cracking or brick, wood rotting
- Broken or missing windows
- Missing brick and siding
- Open holes



B. Good

- Needs basic improvements
- Minor painting
- Removal of weeds
- Cleaning



F. Unsafe/Hazard

- House is open and a shell
- Can see through completely
- House ransacked and filled with trash
- In danger of collapse
- Immediate safety hazard to neighborhood



C. Fair

- Some cracking of brick or wood
- Major painting required
- Deteriorated cornice
- Crumbling concrete
- Cracked windows or stairs



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Typical Project Deliverables

- Results spreadsheet
 - Parcel records and summary charts/graphs
 - Publication of records to NST Web App
- Analytical report
- Results web map
- GIS data
- Hard copy maps



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Typical Survey Results Table

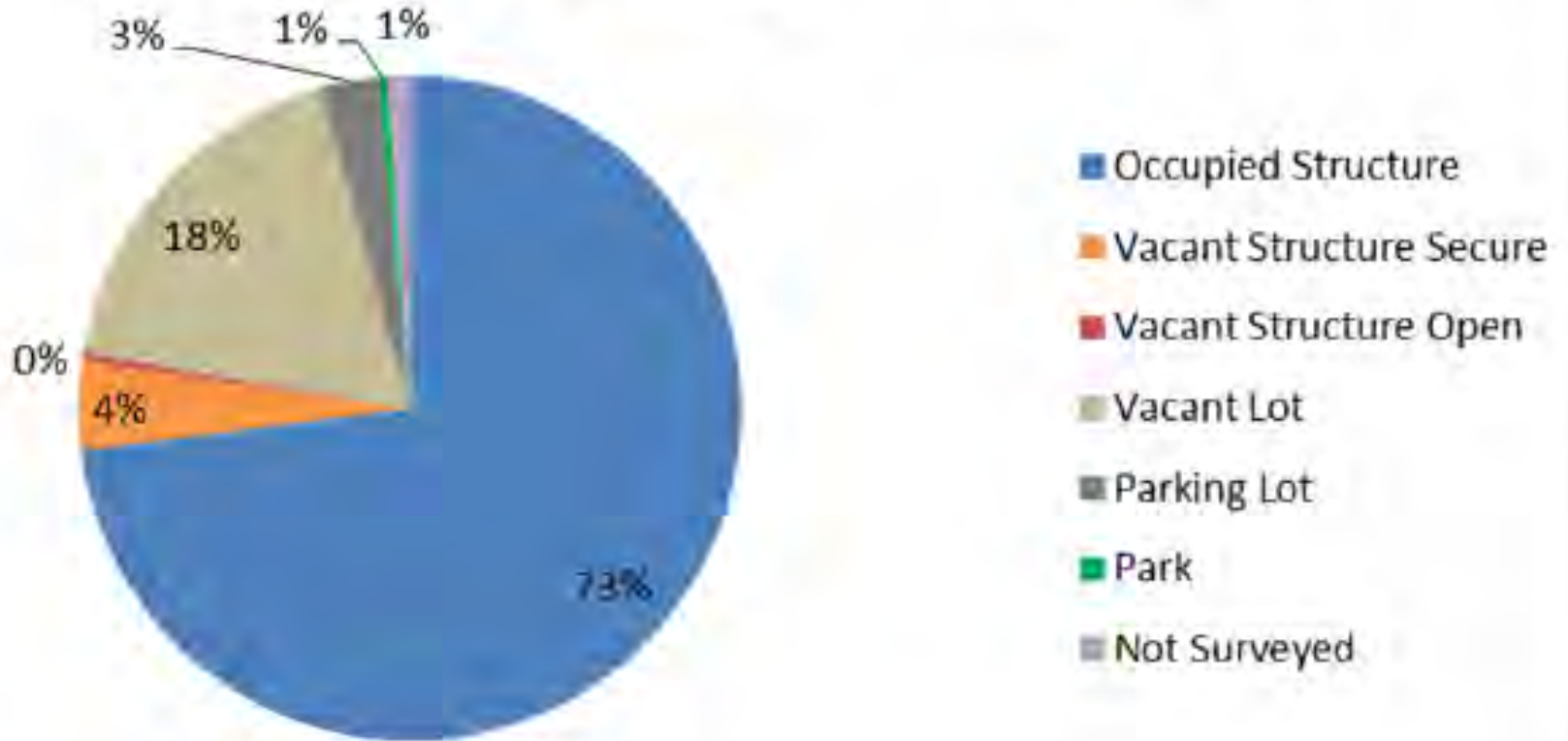
Categories	A	B	C	D	F	Not Graded	Grand Total
Occupied Structure	47439	20715	3001	247	23	323	71748
Vacant Structure Secure	1054	1848	981	295	46	13	4237
Vacant Structure Open	22	69	114	122	41	2	370
Vacant Lot						17679	17679
Parking Lot						2808	2808
Park						412	412
Not Surveyed						1065	1065
Grand Total	51311	24227	4282	676	113	17710	98319



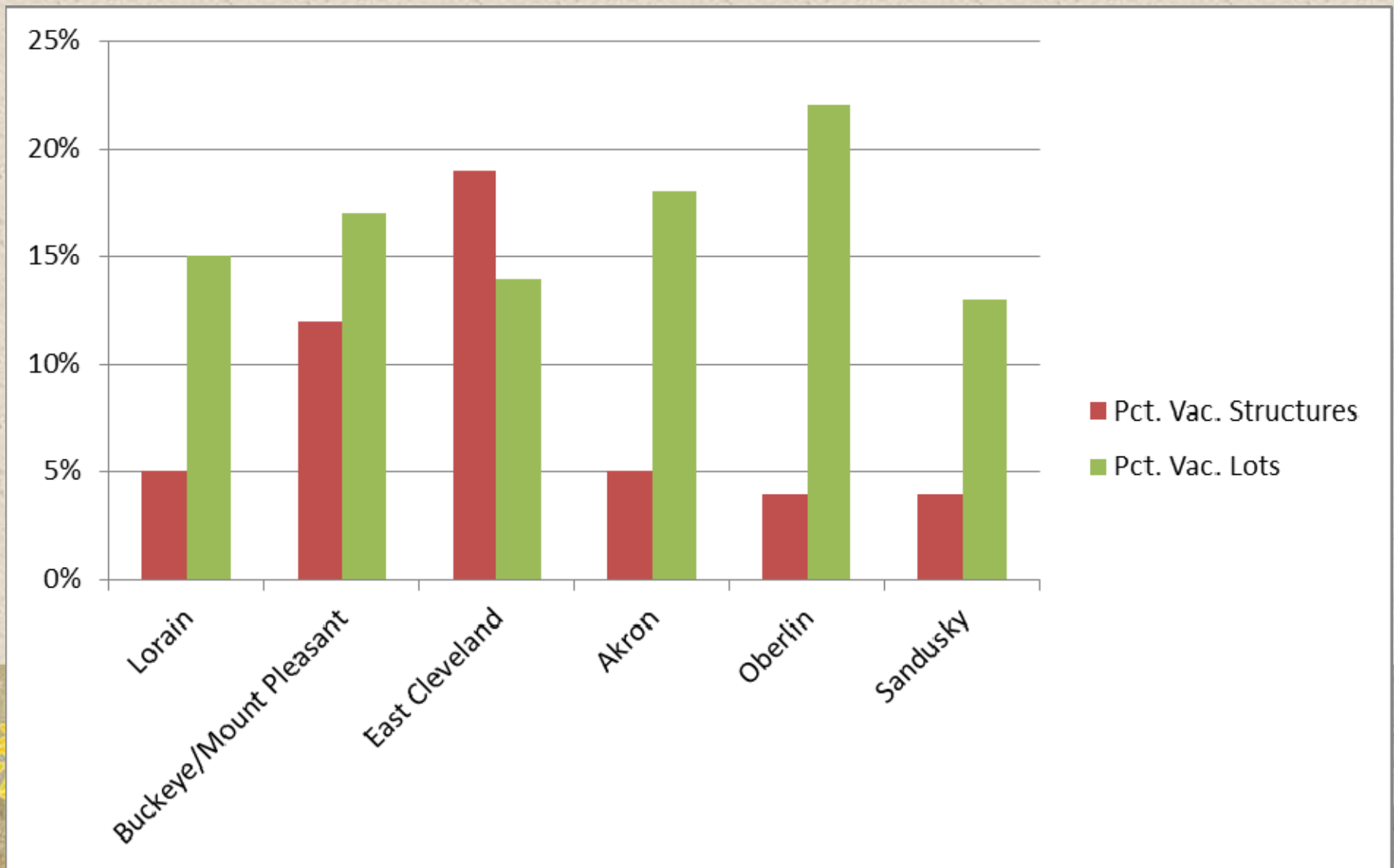
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Typical Survey Results Graph





Property Survey Categorical Breakdown






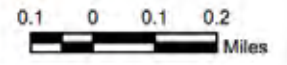
Survey Results Comparison



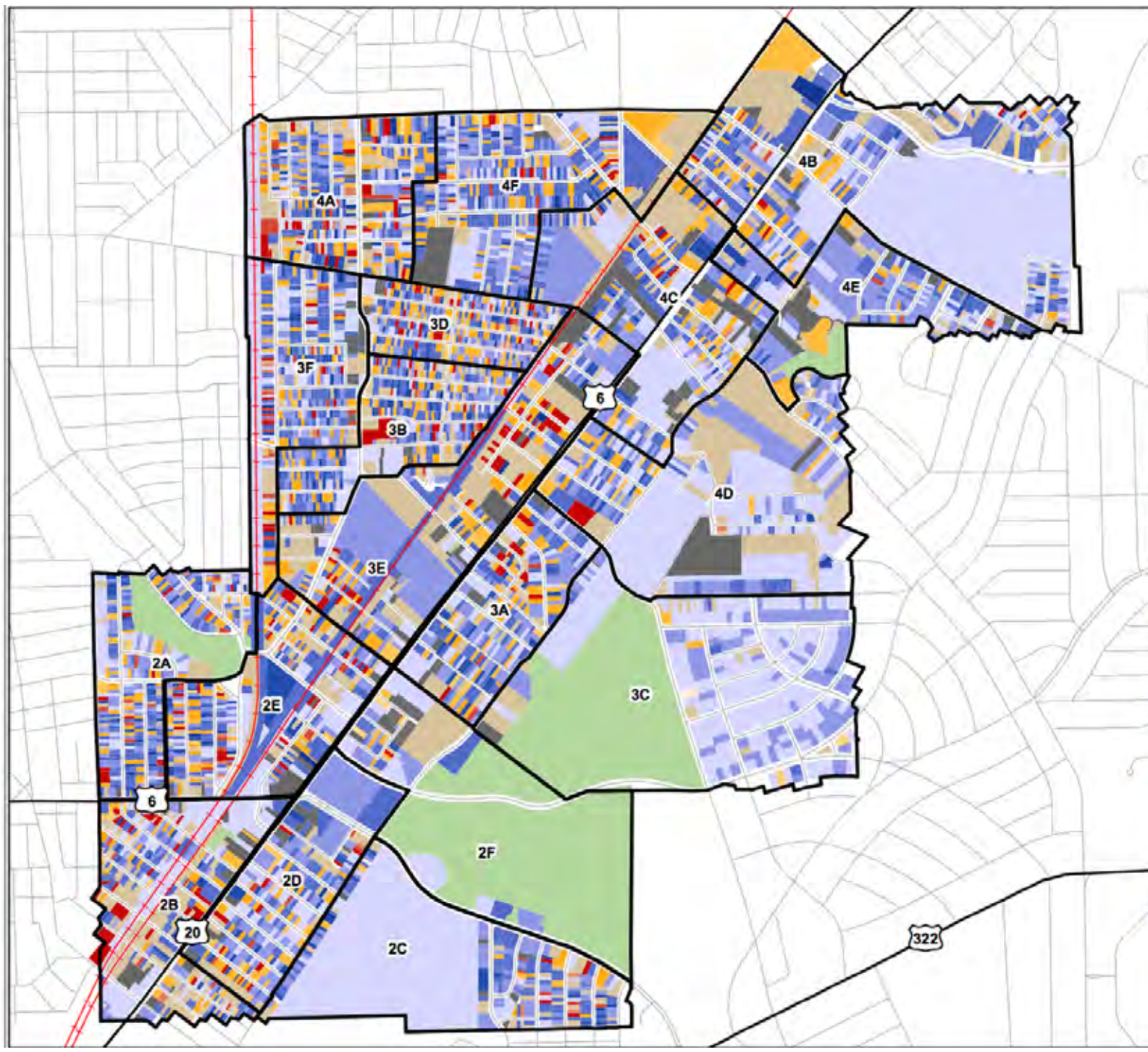
East Cleveland Property Inventory

-  Precincts
-  State Highways
-  Roads - Cuyahoga Co.
-  Active Rail Lines

- Survey Results**
-  Park
 -  Parking Lot
 -  Vacant Lot
- Occupied Structures**
-  F
- Vacant Structures (Secure)**
-  F
- Vacant Structures (Open)**
-  F

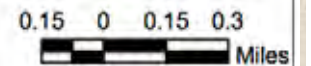
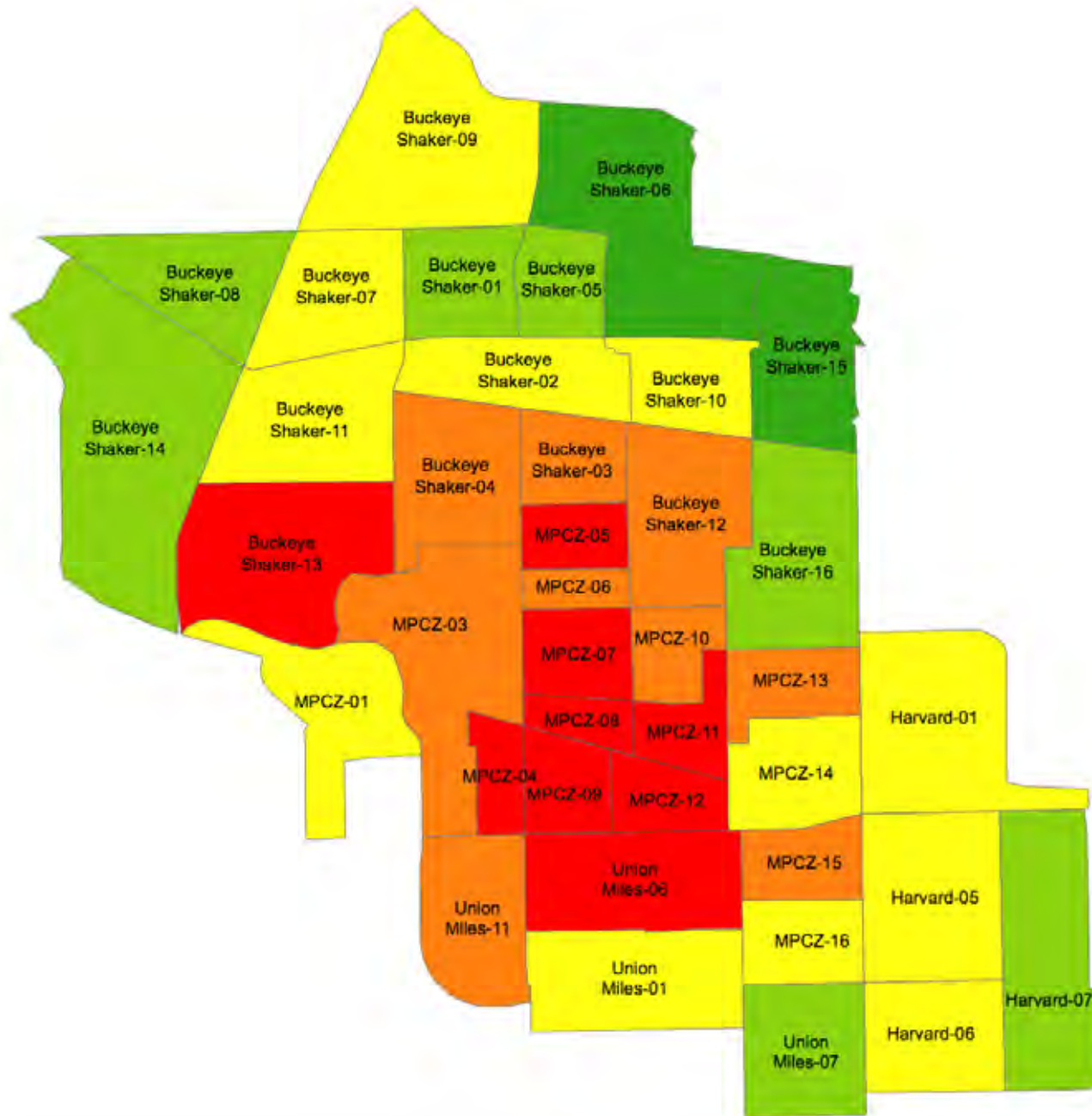
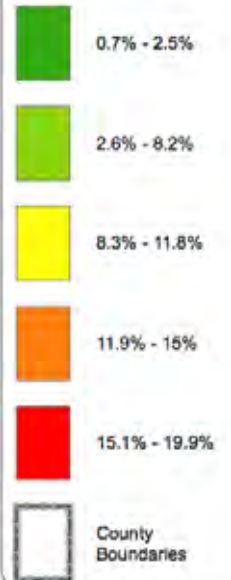


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Map Created 7/14/2014 pb



Saint Luke's Project Concentrated Inspection Areas

Percent Vacant Structures



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Parcel ID Condemned?

13001051

Parcel Address No

3239 E 117 ST,
CLEVELAND, OH
44120

Class

Residential

Ward/Precinct

<null>

Survey Category

Vacant Structure

Survey Result

F

For Sale/Rent

No

Dumping?

No

Notes

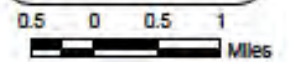
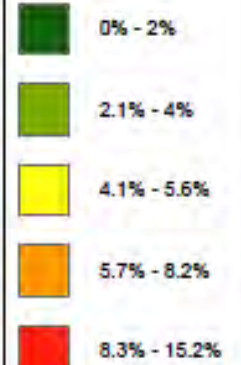
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Akron Property Inventory: Vacant Structures by Census Block Group

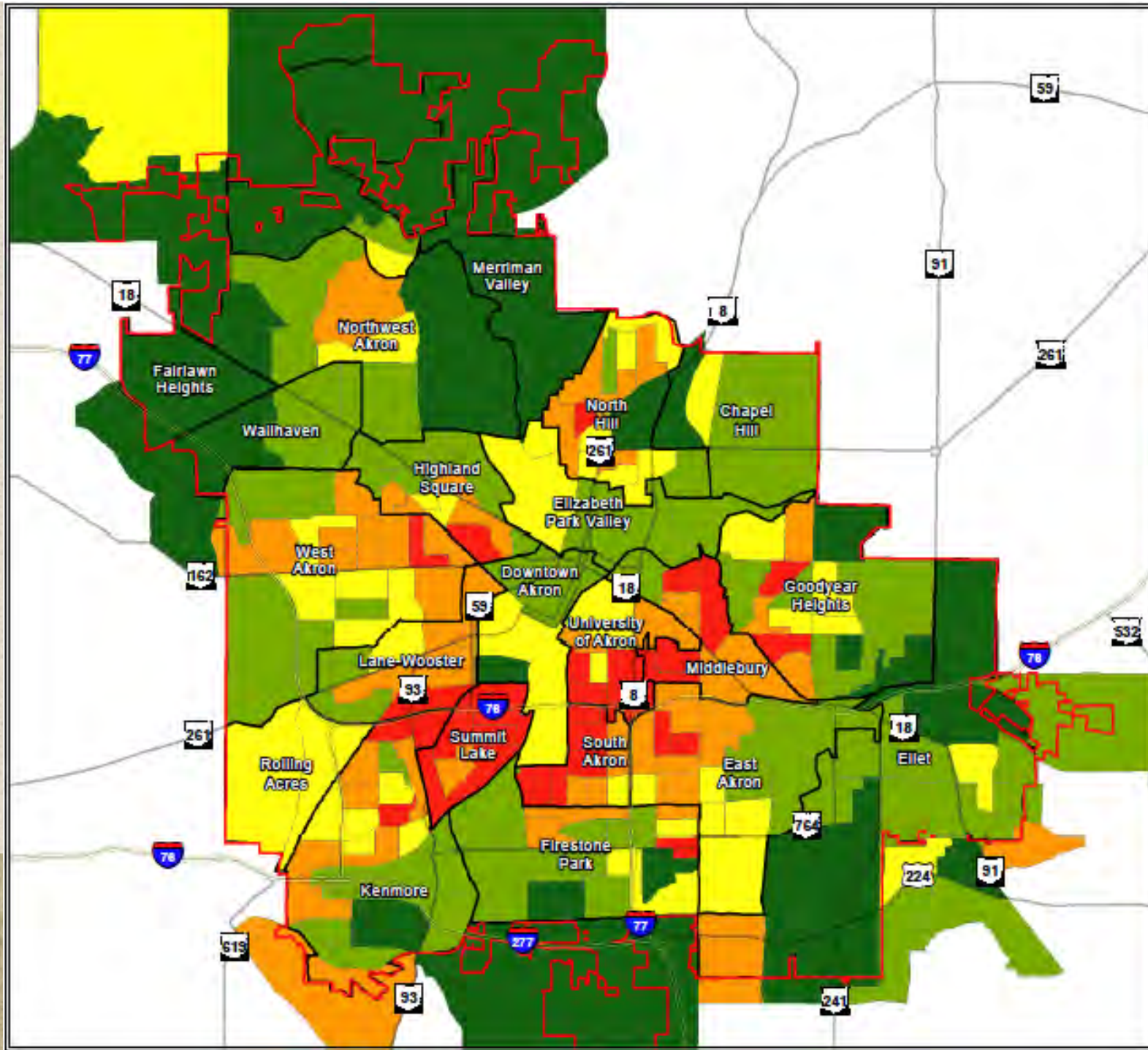
Percent Vacant Structures



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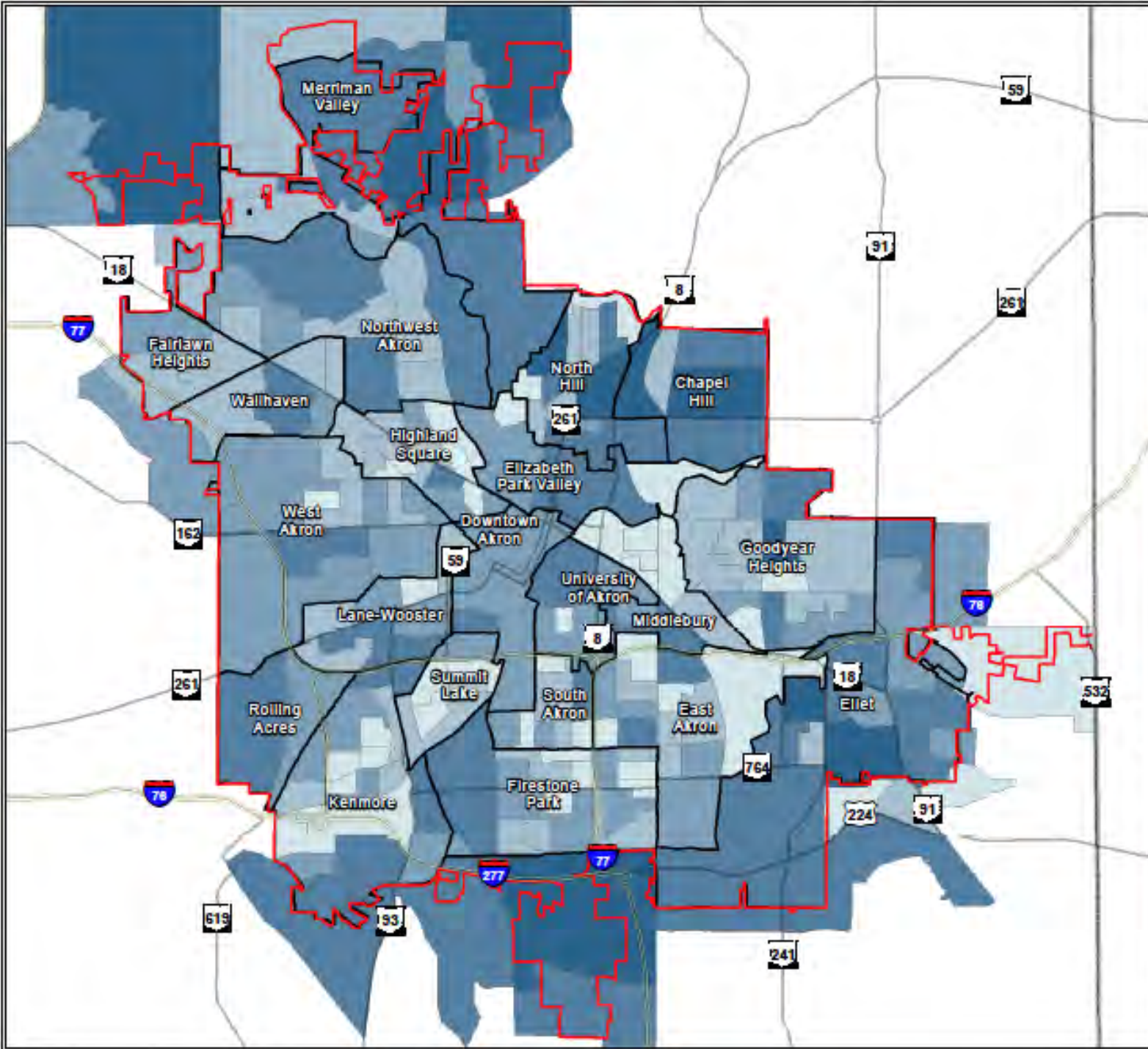
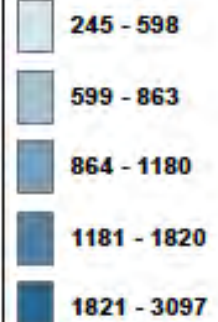
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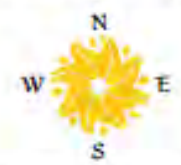
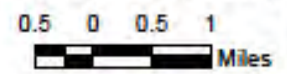


**City of Akron 2012
5-year American
Community
Survey Estimates
by Census Block
Group**

Population



Source: US Census Bureau (www.census.gov)







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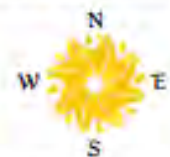
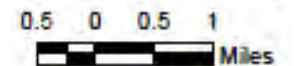
**City of Akron 2012
5-year American
Community Survey
Estimates by
Census Block
Group**

Pct. of Population
for whom Poverty
Status is
Determined with
Income in the
Past 12 Mos.
Below Poverty
Level

- 0% - 11.5%
- 11.6% - 25.8%
- 25.7% - 40.4%
- 40.5% - 58.3%
- 58.4% - 85.8%

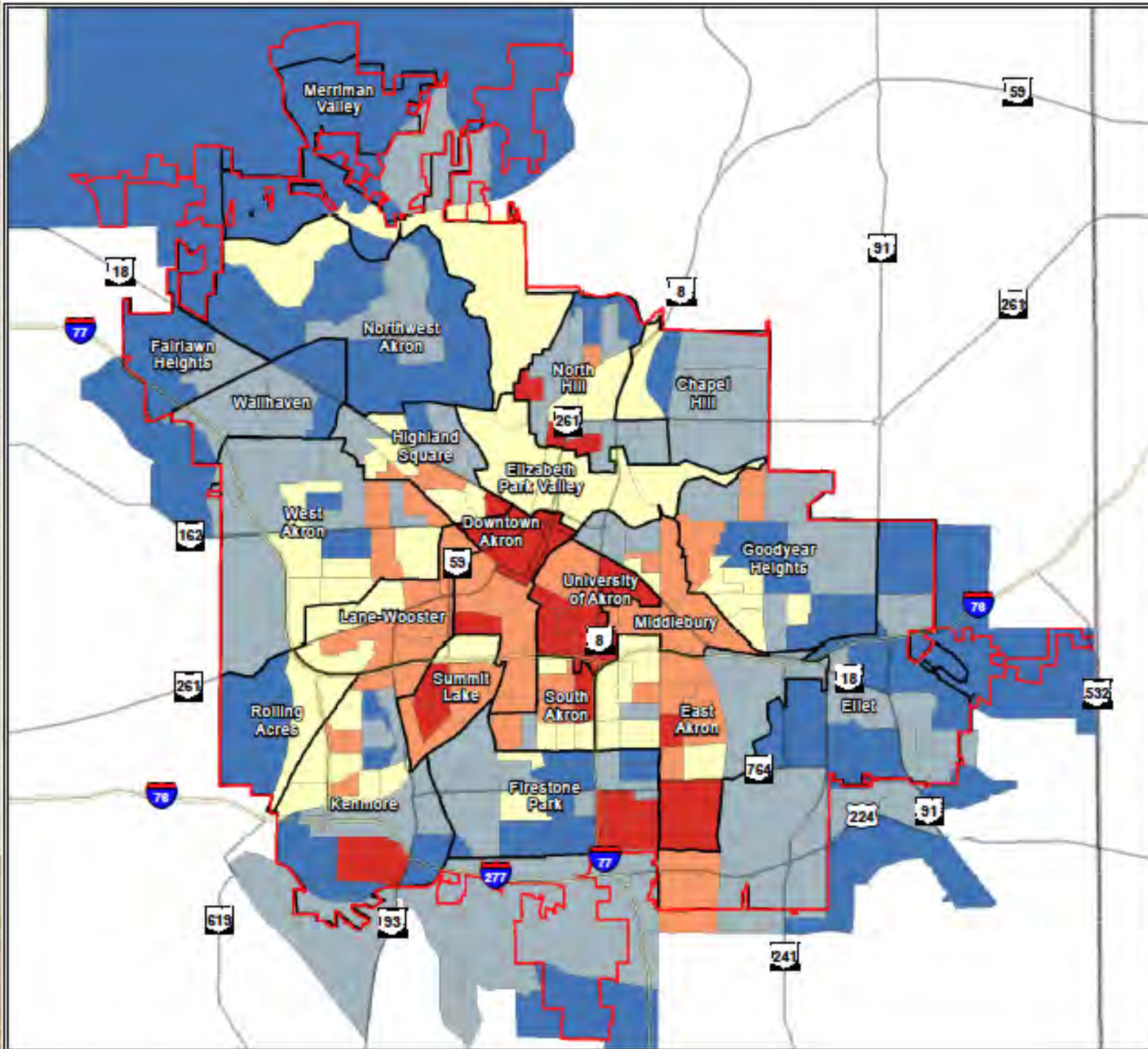
-  Akron
Neighborhoods
-  Municipal
Boundary
-  Interstate
-  State Highways

Source: US Census Bureau (www.census.gov)



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Institute

Discussion & Questions

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