

A photograph of the Cleveland skyline, featuring several prominent skyscrapers and a large bridge in the foreground. The text is overlaid on the lower portion of the image.

**The Neighborhood Stabilization Team Web App:
Democratizing Data in Cleveland, Ohio**

Presentation for Strategic Data-Use to Stabilize Neighborhoods Conference
Federal Reserve Bank of Richmond, Baltimore Branch, December 7th, 2011

Neighborhood Progress, Inc.



Community Development Financing Intermediary

- Founded 1988, granted \$25M in operating support to CDCs
 - Developed over 6,500 Homes (\$580M)
 - Developed 2.5M SF Commercial (\$250M)
- Strategic Investment Initiative (2004-05)
 - Competitive grant process now in 9 neighborhoods
 - Place-based development
 - Creating neighborhoods of choice
- Developing (New Village Corp.), Lending (Village Capital Corp)
- Vacant Land Reuse (Re-Imagining Cleveland)
- Neighborhood Stabilization Team
 - Work with all 20 NSP2 areas in NE Ohio



Neighborhood Stabilization Team

□ **Mission:**

- To combine and leverage the talents, resources, expertise, and neighborhood knowledge of the NST members in order to develop strategic stabilization steps to combat foreclosures, vacancy and blight, as well as protect recent investment.

Neighborhood Stabilization Team

□ Members:

- Justin Fleming, Esq. NPI
- Frank Fork, Esq. NPI
- April Hirsh Case Western Reserve University, NEO CANDO
- CDC /Municipal Staff from 23 different entities
 - Housing and commercial development directors, acquisition specialist, code enforcement & foreclosure prevention staff

□ Consultants

- Mike Schramm, Case Western Reserve University, NEO CANDO
- Eamon Johnson, Case Western Reserve University, NEO CANDO
- Kermit Lind, Esq. Cleveland Marshall College of Law

Neighborhood Stabilization Team

□ Meetings:

- 23 different groups meet quarterly, with updated maps, data, and a projector
- Find and prioritize destabilizing elements, considering the type, location, and severity
- Assign “homework”
 - Finite resources and time require the strategic targeting of stabilization efforts
 - Focus on the relationship between community assets (schools, rehabs, new con, etc.) and destabilizing factors
 - Take action where NST efforts will have the greatest stabilizing effect

Neighborhood Stabilization Team

□ **Method:**

- GET DATA: Assemble parcel level, accurate, timely data from key sources
- DEMOCRATIZE DATA: Implement an interface for users to navigate, manipulate, and retrieve data in a manner most useful to them
- USE DATA: Develop asset-based, data driven stabilization agendas with input from all key stakeholders

What is NEO CANDO?

“Northeast Ohio Community and Neighborhood Data for Organizing”



- 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 goes online, 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)

NST Web App: What Is It?

- An online, interactive, self-updating property information data harvester, built on NEO CANDO
- Housed “in a cloud”, so it can be accessed by any computer with web access
 - Removes the need to send and track large files
 - Also serves as a communication tool between organizations
- Access is limited to authenticated users, and inputting data is further limited by geographic “groups” to ensure data integrity
- Highly adaptable, under constant development based on user-feedback

Automatically Harvested Sources:

- Cuyahoga County Auditor and Recorder
 - Ownership, value, encumbrances, property characteristics such as square footage, number of rooms, zoning, etc.
- Cuyahoga County Treasurer tax delinquency
 - Tax balance, certification and publication dates, tax foreclosure eligibility
- Cuyahoga Common Pleas Court
 - Parties, case number and type, docket entries, status
- Sheriff's Department
 - Parties, appraisal and purchase price
- First American ARM, HMDA, etc.
 - Subprime lender, ARM reset dates

HOME | CONTACT | CUYAHOGA COUNTY HOME

CUYAHOGA COUNTY AUDITOR

Real Property Information

General Information Transfer History Certified Values Land Record Residential Bldg. Sketch Taxes Search Page

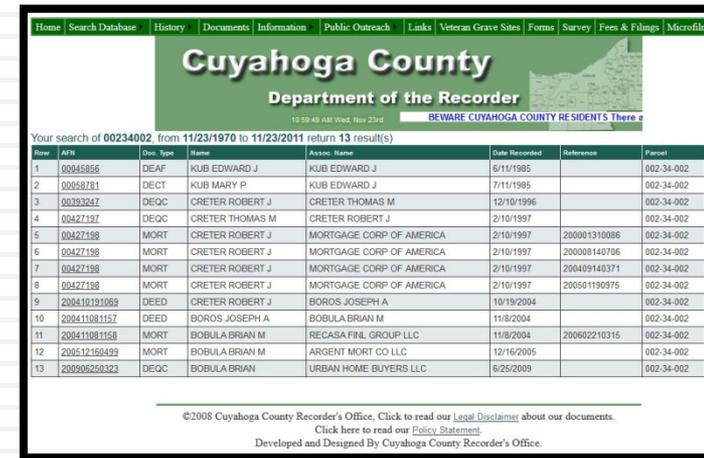
PRIMARY OWNER: Drake Robert A.
 SECONDARY OWNER: Drake Sarah E.
 PROPERTY ADDRESS: 18900 Roadkill Rd, Rocky River, OH 44116
 TAX MAILING ADDRESS: Robert A Drake, 10050 Roadkill Dr, Rocky River, OH 44116-2928
 LEGAL DESCRIPTION: 17 S & W NP & NEXT E 0018 30130098
 PROPERTY CLASS: SINGLE FAMILY DWELLING

2010 (pay in 2011) TAXBILL SUMMARY

PARCEL NUMBER	301-22-097	TAXSET	Rocky River	TAX YEAR	2010 (pay in 2011)
ASSESSED VALUES		MARKET VALUES		FLAGS	
LAND VALUE	14,950.00	LAND VALUE	42,700.00	2.5% RED.	Y
BUILDING VALUE	63,775.00	BUILDING VALUE	182,300.00	HOMESTEAD	N
TOTAL VALUE	78,725.00	TOTAL VALUE	224,900.00	FORECLOSURE	N
HOMESTEAD VALUE	0			CERT. PEND.	N
				CERT. SOLD	N
				PAYMENT PLAN	N
HALF YEAR CHARGE AMOUNTS		RATES			
GRASS TAX	4,711.39	FULL RATE	119.7		
LE SS 2% RED.	1,030.19	2% RED. RATE	347921		
SUB TOTAL	3,677.20	EFFECTIVE RATE	78.0530	ESCROW	
10% RED. AMOUNT	367.72			ESCROW	N
2.5% RED. AMOUNT	76.81			PMT AMOUNT	0.00
HOMESTEAD RED. AMOUNT	0.00			ACCOUNT	
TOTAL ASSESSMENTS	0.00				
HALF YEAR NET TAXES	2,689.17				
TAX BALANCE SUMMARY:		CHARGES	5,370.34	PAYMENTS	2,689.17
				BALANCE DUE	2,689.17
2010 (pay in 2011) CHARGE AND PAYMENT DETAIL					
Tax information as up to the hour - tell me more.					
TAXSET	CHARGE TYPE	CHARGES	PAYMENTS	BALANCE	
Rocky River	1st half tax	2,689.17	2,689.17	0.00	
	1ST HALF BALANCE	2,689.17	2,689.17	0.00	
	2nd half tax	2,689.17	0.00	2,689.17	
	2ND HALF BALANCE	2,689.17	0.00	2,689.17	
TOTAL BALANCE		5,370.34	2,689.17	2,689.17	

Automatically Harvested Sources (cont):

- USPS vacancy
- County & Cleveland Land Bank
 - Current and future inventory, assessment, and status
- Cleveland Building and Housing
 - Permits, Violations, Board-Ups, Condemnations, Demolition info
- Cleveland Metro Housing Authority
 - Current Section 8 licensing, Vendor contact information
- Geographic Assignments
 - NSP1, NSP2, NSP3, Historic districts, City HTF Model Blocks, NPI Model Blocks, City Code Enforcement Target Areas, etc.



Home Search Database History Documents Information Public Outreach Links Veteran Grave Sites Forms Survey Fees & Filings Microsoft

Cuyahoga County

Department of the Recorder

10:59:49 AM Wed, Nov 23rd

Beware CUYAHOGA COUNTY RESIDENTS There e

Your search of 00234002 from 11/23/1970 to 11/23/2011 return 13 result(s)

Row	AFN	Doc Type	Name	Assoc. Name	Date Recorded	Reference	Parcel
1	00045856	DEAF	KUB EDWARD J	KUB EDWARD J	6/11/1985		002-34-002
2	00058781	DECT	KUB MARY P	KUB EDWARD J	7/11/1985		002-34-002
3	00393247	DEQC	CRETER ROBERT J	CRETER THOMAS M	12/10/1996		002-34-002
4	00427197	DEQC	CRETER THOMAS M	CRETER ROBERT J	2/19/1997		002-34-002
5	00427198	MORT	CRETER ROBERT J	MORTGAGE CORP OF AMERICA	2/19/1997	200001310086	002-34-002
6	00427198	MORT	CRETER ROBERT J	MORTGAGE CORP OF AMERICA	2/19/1997	200008140706	002-34-002
7	00427198	MORT	CRETER ROBERT J	MORTGAGE CORP OF AMERICA	2/19/1997	200409140371	002-34-002
8	00427198	MORT	CRETER ROBERT J	MORTGAGE CORP OF AMERICA	2/19/1997	200501190975	002-34-002
9	200410191069	DEED	CRETER ROBERT J	BOROS JOSEPH A	10/19/2004		002-34-002
10	200411081157	DEED	BOROS JOSEPH A	BOBULA BRIAN M	11/8/2004		002-34-002
11	200411081158	MORT	BOBULA BRIAN M	RECASA FINL GROUP LLC	11/8/2004	200602210315	002-34-002
12	200512150499	MORT	BOBULA BRIAN M	ARGENT MORT CO LLC	12/16/2005		002-34-002
13	200906250323	DEQC	BOBULA BRIAN	URBAN HOME BUYERS LLC	6/25/2009		002-34-002

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Click here to read our [Policy Statement](#).
Developed and Designed By Cuyahoga County Recorder's Office.

Manually Recorded and “On the Ground” Data:

- CDC Vacancy and Condition Surveys
- CDC Assets Designations
- Encumbrance and Title Research
- Foreclosure research
- Property sale information (MLS)
- Demolition Request Lists
- Other Code enforcement data
- Vacant Land Initiative Status
- Notes Regarding Stabilization Outreach

Condition and Occupancy					
Survey Date	Parcel Status	Land Use	Building Occupancy	Building Condition	Lot Condition
02/03/2011	Developed - Existing Building	Commercial (retail, office, restaurant, etc)	Occupied	B - Good	C - Fair
02/03/2011	Developed - Existing Building	Commercial (retail, office, restaurant, etc)	Occupied	A - Superior	A - Superior
12/30/2010	Developed - Existing Building	Residential SF detached (house w/ sideyard, etc)	Occupied	B - Good	B - Good

Compiling the Data in the NST Web App

[NST Home] [LOG OUT] User: jdf@neighborhoodprogress.org CASE.EDU: HOME | DIRECTORIES | SEARCH



NST Web Application

NEO CANDO Home | Property Data | Social and Economic Data | Quick Profiles | Poverty Center Home

NST Resources

Browsing parcels in the Ohio City Service Area group.

Columns: [show all](#) [hide all](#) [General Info](#) [Use - Occupany - Condition](#) [Encumbrances](#) [At-risk Factors](#)

[Foreclosure Outreach](#) [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](#) [Owner filter](#) [Bulk update](#) [Download](#) [Search](#) [Map](#) [Reset](#)

Filters: [Remove all](#)

Sorters: [Remove all](#)

11 to 20 of 4485 records. [< previous page <](#) [> next page >](#) Records per page: 10 [show filters](#)

Property Characteristics																						
Parcel	House Number	Street Name	# of Units	Property Class	Land Use Code	Zoning Code	Zoning Description	Parcel Size (sq ft)	Area Measured by GIS (sq ft)	Area Measured by GIS (acres)	Frontage (sq ft)	Depth (sq ft)	Lot Shape	TotBldgs	Total Usable Area (sq ft)	TotUsabl	Year Built	Exterior walls	# of Bedrooms	# of Bathrooms	# of 1/2 Bathrooms	Auditor Condition
003-29-008	1803	W 45TH ST	3	Residential	Three family dwelling	2F	RESIDENCE TWO FAMILY	3,960	3,975	0.0912534	30	132	Rectangular	1	2,422	2,422	1900	Frame (r)	4	3	0	Average
003-29-009	1807	W 45TH ST	0	Commercial	Commercial vacant land	2F	RESIDENCE TWO FAMILY	0	5,298	0.121625	40	0		1	0	0	0		0	0	0	
003-29-010	1811	W 45TH ST	3	Residential	Three family dwelling	2F	RESIDENCE TWO FAMILY	5,280	5,301	0.121694	40	132	Rectangular	2	2,904	2,904	1900	Frame (r)	2	1	0	Average
003-29-011	1815	W 45TH ST	1	Residential	Single family dwelling	2F	RESIDENCE TWO FAMILY	5,280	5,303	0.12174	40	132	Rectangular	1	2,188	2,188	1900	Frame (r)	4	1	0	Average
003-29-012	1819	W 45TH ST	2	Residential	Two family dwelling	2F	RESIDENCE TWO FAMILY	3,960	3,979	0.0913453	30	132	Rectangular	1	1,987	1,987	1900	Aluminum/Vinyl (r)	4	2	0	Good
003-29-013	1821	W 45TH ST	1	Residential	Single family	2F	RESIDENCE TWO	3,960	3,979	0.0913453	30	132	Rectangular	1	1,324	1,324	1900	Stucco (r)	4	1	0	Good

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[Version 0.2.5, data refreshed 11/16/2011]



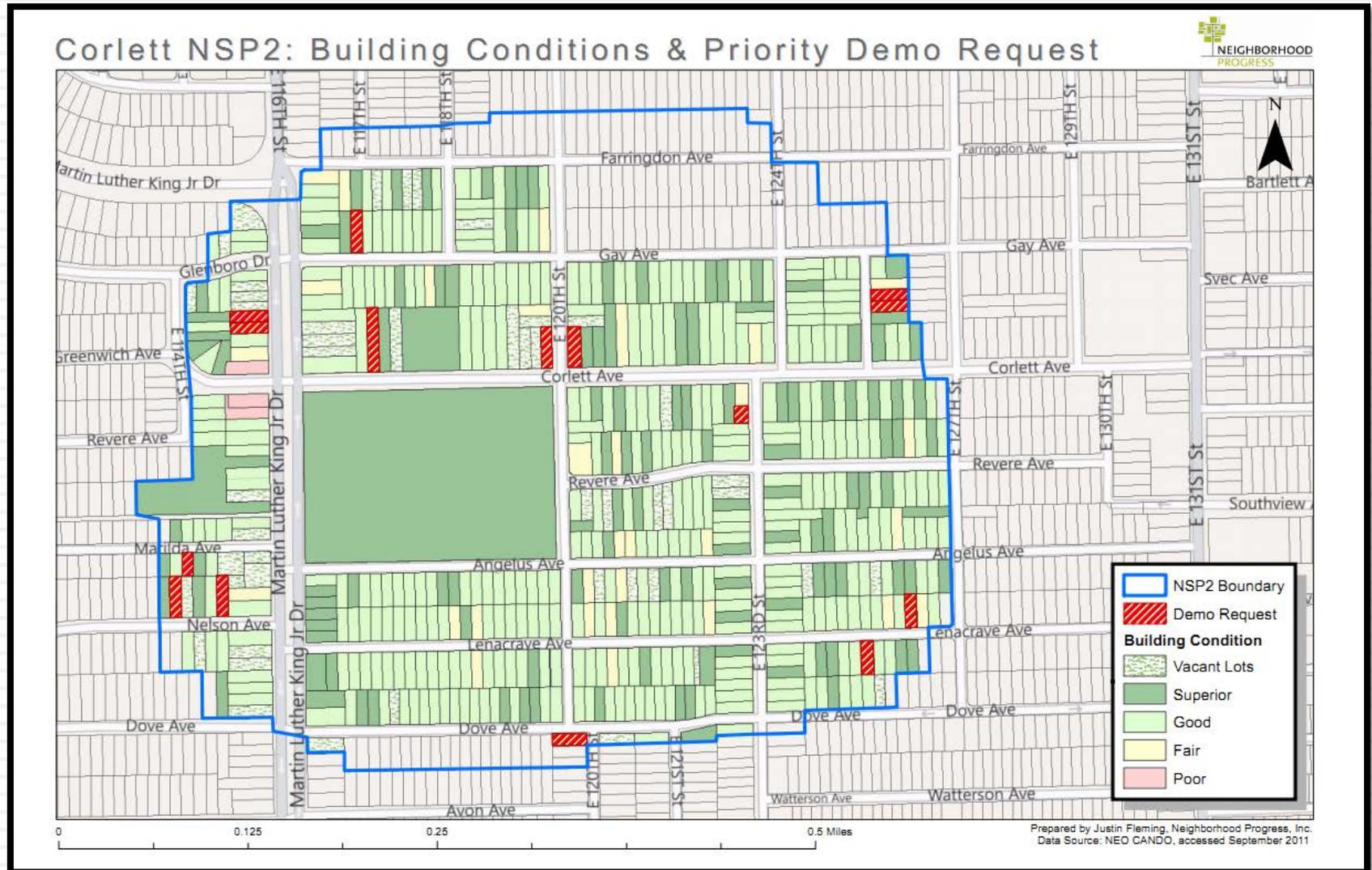
Neighborhood Stabilization Team
Slavic Village
 November 23, 2011

Visualizing the Data: Map Key

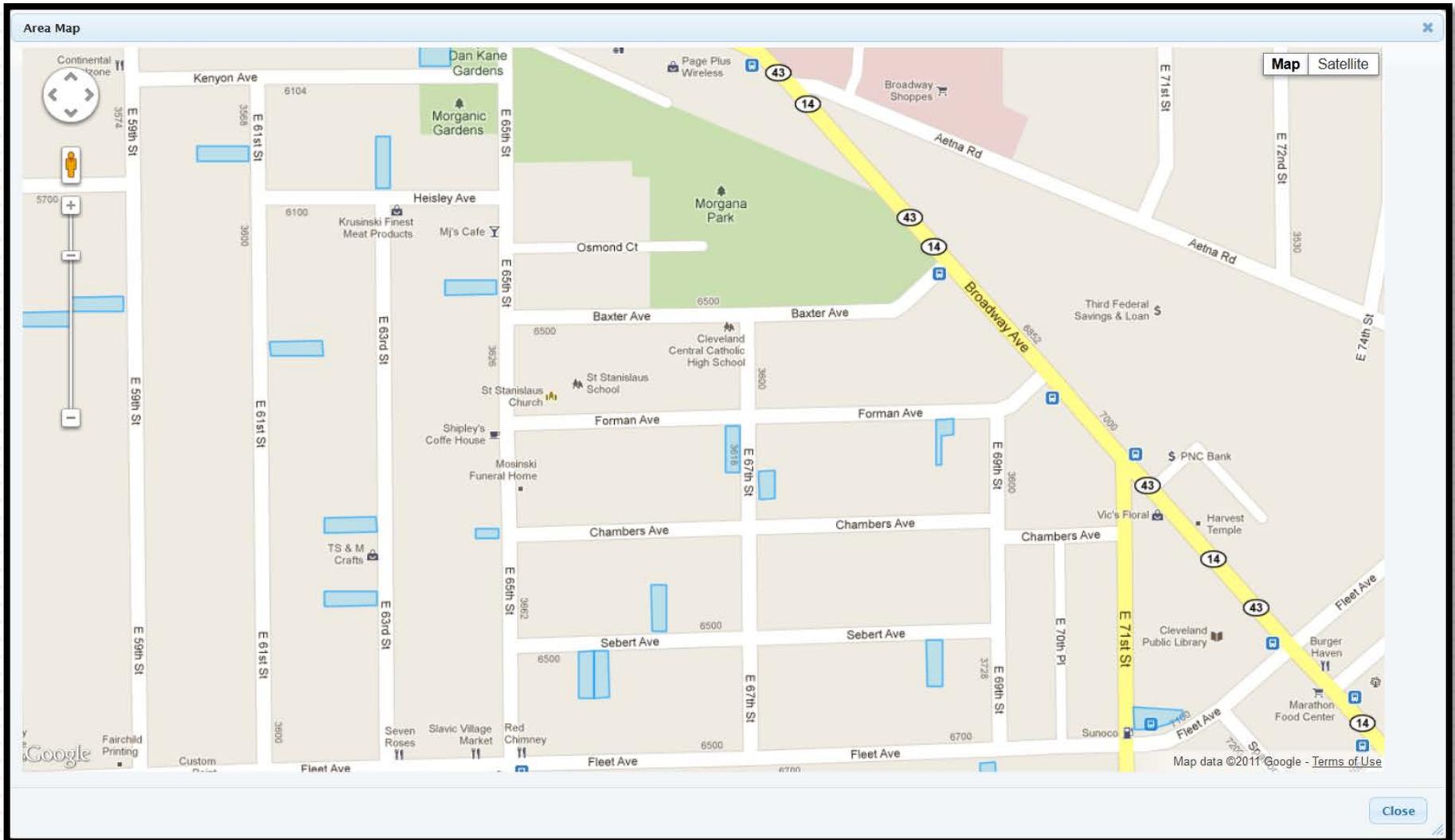


Visualizing the Data: Mapping Manual

Data in GIS



Visualizing the Data: Mapping on the fly

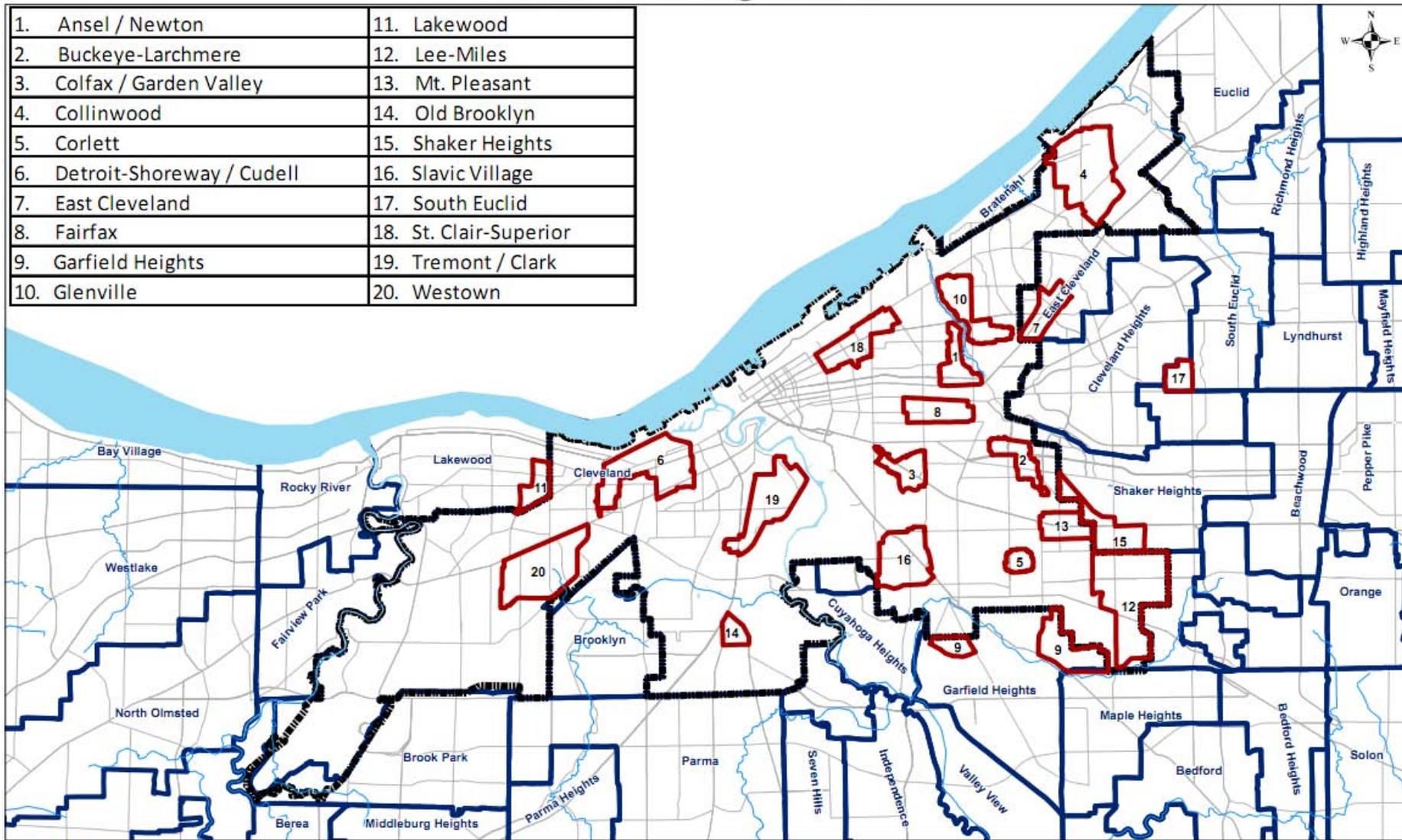


Visualizing the Data: Integrating Streetview



HUD NSP 2 - Target Areas

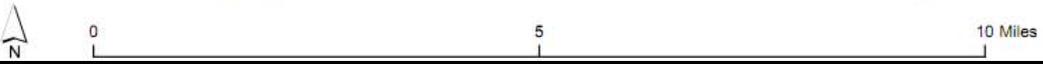
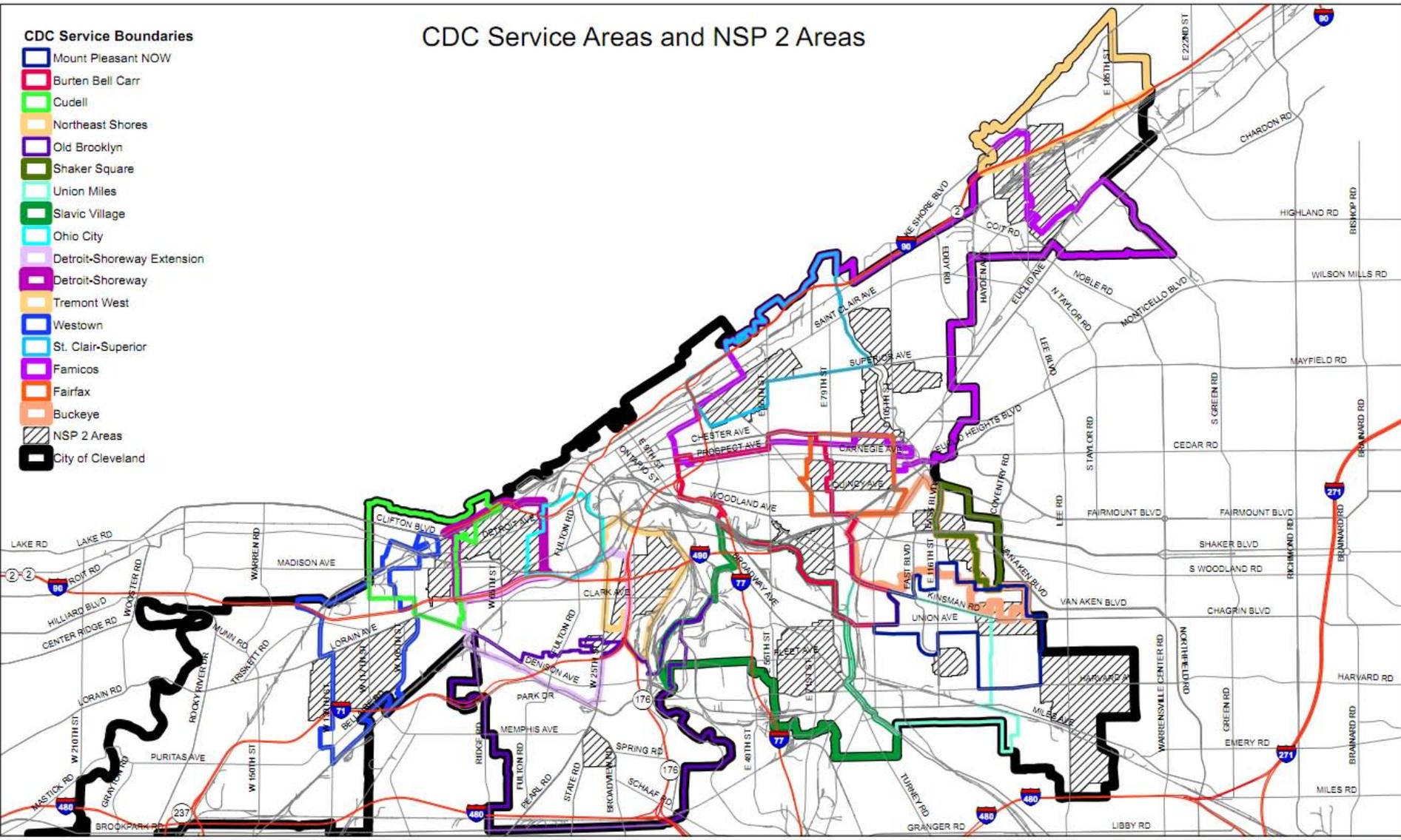
1. Ansel / Newton	11. Lakewood
2. Buckeye-Larchmere	12. Lee-Miles
3. Colfax / Garden Valley	13. Mt. Pleasant
4. Collinwood	14. Old Brooklyn
5. Corlett	15. Shaker Heights
6. Detroit-Shoreway / Cudell	16. Slavic Village
7. East Cleveland	17. South Euclid
8. Fairfax	18. St. Clair-Superior
9. Garfield Heights	19. Tremont / Clark
10. Glenville	20. Westtown



CDC Service Areas and NSP 2 Areas

CDC Service Boundaries

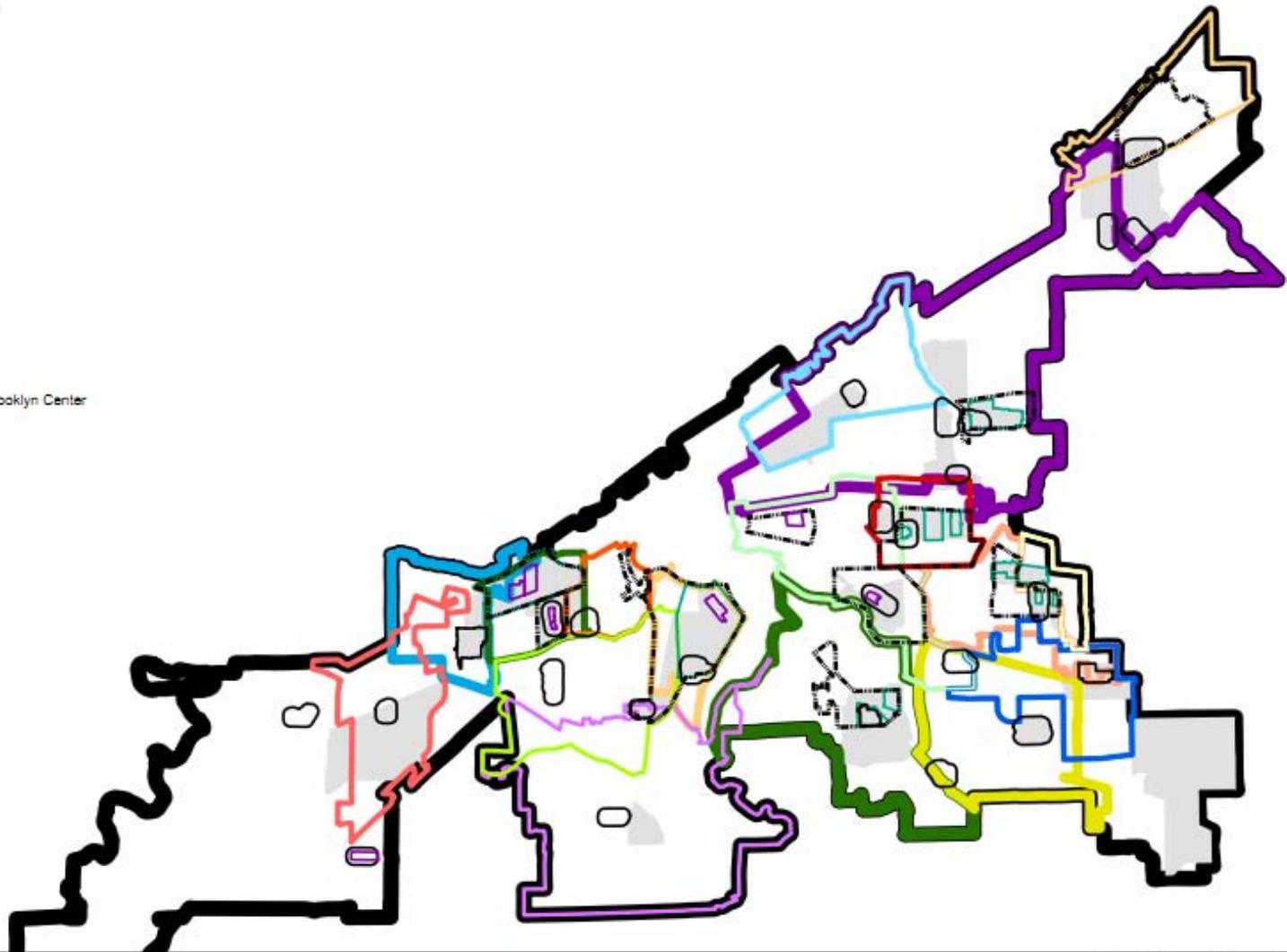
- Mount Pleasant NOW
- Burten Bell Carr
- Cudell
- Northeast Shores
- Old Brooklyn
- Shaker Square
- Union Miles
- Slavic Village
- Ohio City
- Detroit-Shoreway Extension
- Detroit-Shoreway
- Tremont West
- Westtown
- St. Clair-Superior
- Famicos
- Fairfax
- Buckeye
- NSP 2 Areas
- City of Cleveland



Prepared by: Center on Urban Poverty and Community Development
 Mandel School of Applied Social Sciences
 Case Western Reserve University
 September 27, 2010

CDC Service Boundaries

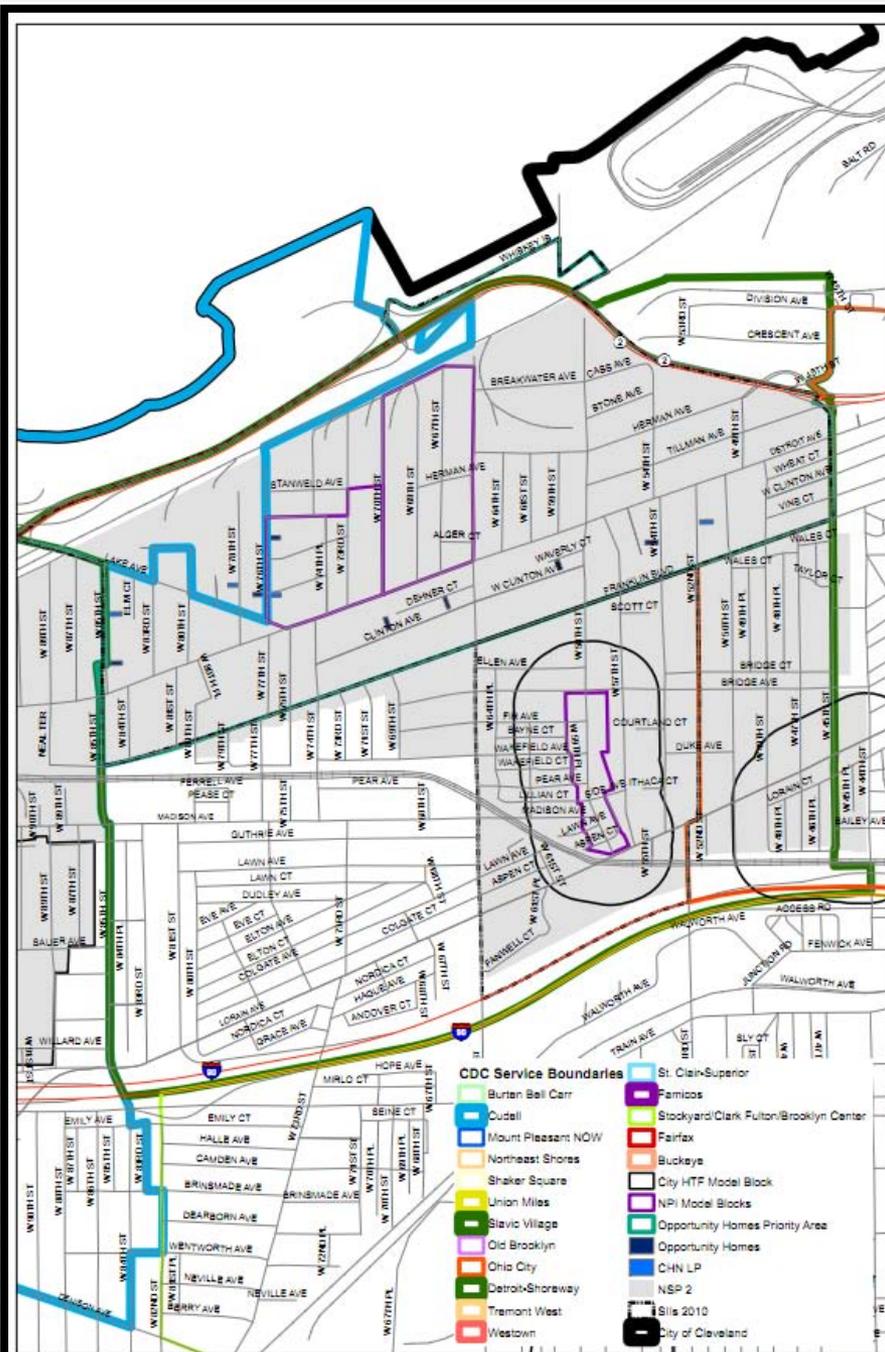
-  Burten Bell Carr
-  Cudell
-  Mount Pleasant NOW
-  Northeast Shores
-  Shaker Square
-  Union Miles
-  Slavic Village
-  Old Brooklyn
-  Ohio City
-  Detroit-Shoreway
-  Tremont West
-  Westtown
-  St. Clair-Superior
-  Famicos
-  Stockyard/Clark Fulton/Brooklyn Center
-  Fairfax
-  Buckeye
-  City HTF Model Block
-  NPI Model Blocks
-  Opportunity Homes
-  NSP 2
-  Sills 2010
-  City of Cleveland



CDC Investment Areas

0 2.5 5 Miles

Prepared by: Center on Urban Poverty and Community Development,
Mandel School of Applied Social Sciences,
Case Western Reserve University
November 2, 2010



Detroit Shoreway

0 300 600 Feet

Prepared by: Center on Urban Poverty and Community Development,
 Medical School of Applied Social Sciences,
 Case Western Reserve University
 November 2, 2010



NST Web App In Action

Neighborhood Stabilization Team | Search Decision Menu

neocando.case.edu/nst/UserHome?

Browsing parcels in the Slavic Village NSP2 group.

Columns: show all | hide all | **General Info** | Use - Occupany - Condition | Encumbrances | At-risk Factors

Foreclosure Outreach | 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 | Owner filter | Bulk update | Download | Search | Map | Reset

Filters: Remove all

Sorters: Remove all

1 to 10 of 2944 records. < previous page > next page > Records per page: 10 show filters

General Info																						
Parcel	House Number	Street Name	Destabilization Indicator	Owner	Date Acquired	Last Sale Amount	Deed Type	Owner Info Source	Delinquent Tax Balance	Asset Designation	Additional Asset Notes	For Sale?	For Sale Notes	Initial REO Clearinghouse Offering Date	Acquisition Interest	OpHo and CHN LP	NST Follow-up	General Notes	Section 8 Flag	Section 8 Move-In date	Section 8 Vendor?	Section 8 Vendor Phone
125-33-039	7001	UNION AVE		PATTON, DEBORAH A	08/23/1995	\$61,300	WAR	aud	\$0										0	-		
125-33-040	7005	UNION AVE	Out of REO	EZ ACCESS FUNDING, LLC	09/21/2010	\$0	Quit	au2	\$0.11										0	-		
125-33-041	7009	UNION AVE	Fore - Inactive	PARKER,DWANE	09/19/2006	\$0	DEAU	rec	\$1,345.51										0	-		
125-33-042	3479	E 70TH ST		KING, FELICIA	03/27/2006	\$0	Quit	au2	\$0										0	-		
125-33-043	3475	E 70TH ST	Fore - Inactive	LANDMARK REO CLUB, LLC.	10/22/2009	\$12,000	Quit	au2	\$4,234.32										0	-		
125-33-044	3471	E 70TH ST	Out of REO	POUNTNEY, MARY K.	06/10/2008	\$1,500	Warra	au2	\$0										0	-		
125-35-027	3463	E 72ND ST		Clevel Hous Net, Inc.,	02/22/2007	\$0	Renta	au2	\$0										0	-		
125-35-028	3450	E 72ND ST		MADEWELL	05/20/2008	\$20,000	Warra	au2	\$4,040.58										0	-		

Data received. Query time: 5.186 seconds. [Version 0.2.5.]

Geographies | User Group | Data Sources | About NEO CANDO | Legal Disclaimer | General Information



Balt Presentation short version wmv).wmv

NST Web App: Other Application

- Tracking Housing Dynamics
 - Vacancy Rates, Foreclosure Activity, Average Sale Price, etc.
- Cleveland Code Enforcement Partnership
 - Partnership between Cleveland Building and Housing Dept. and CDCs
 - The NST Web App is the property research and communication platform
- Program Tracking
 - NSP2 Vacant Land initiative, “Relmaging Cleveland, 2.0”
 - NST Web App identified candidates and tracks program progress
 - Used by CDCs to track other housing programs
 - Paint Program
 - HTF Model Block Spending
 - 50/50 sidewalk repair



The End

Thanks!

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