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Housing Market Recovery in Cuyahoga County:

Will Cleveland's East Side Be Left Behind?

Housing Trends in Cuyahoga County
1995 – 2018

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EXECUTIVE SUMMARY

This report is the fourth in a series of housing trends reports published previously in 2016¹, 2017², and 2018³. In this report it is evident the upward trend in home sale prices seen over the past several years is continuing. This trend is strongest in the areas that had been least impacted by foreclosure and property abandonment: the Outer Suburbs, the West Inner Suburbs and the West Side of Cleveland. There is also evidence that blight removal efforts are paying dividends in the form of stronger home sale prices in the two areas that had been hit hardest by subprime lending, foreclosure and property abandonment: the East Inner Suburbs and the East Side of Cleveland.

In the East Inner Suburbs applications for demolition funding from the Cuyahoga Demolition Fund have diminished significantly, to the point where the housing market is strong enough to support a shift from demolition to renovation as the primary response to vacancy and abandonment⁴.

Even the East Side of Cleveland, the region hardest hit by abusive lending and foreclosure, shows signs of recovery, as documented by a recent study conducted by Western Reserve Land Conservancy that found that between 2015 and 2018 blight decreased while median home sale prices increased.

These ***positive trends must be balanced against a number of concerns:***

- The ***East Side of Cleveland stands in stark contrast to other regions*** of Cuyahoga County by only having recovered 34% of its prior median home sale price.
- The ***upward momentum in the East Side of Cleveland is now threatened - funding to sustain the unfinished job of blight removal will run out in 2020***. Current blight removal funding is expected to run out in 2020, leaving thousands of blighted homes to undermine a housing market that is still struggling to recover. But the problem is more immediate than 2020 – due to funding constraints the Cuyahoga Land Bank has already reached its capacity to take new blighted properties and as a result has stopped taking properties that require demolition.

¹ “Is The Foreclosure Crisis Over: It Depends On Where You’re Standing”, Frank Ford, 3-23-16.

<https://www.dropbox.com/s/74uxoy3qwbfc9c0/Cuyahoga%20Housing%20Trends%203-23-16rev.pdf?dl=0>

² “Housing Trends In Cuyahoga County: A 2017 Update”, Frank Ford, 5-30-17.

<https://www.dropbox.com/s/s6gfts8bxjiwmi/Housing%20Trends%202017%20Update.pptx?dl=0>

³ “Housing Trends In Cuyahoga County: Race And Geography Still Matter”, Frank Ford, 8-1-18.

<https://www.dropbox.com/s/Oglee0uiebm8c1b/Cuyahoga%20Housing%20Trends%202018.pdf?dl=0>

⁴ The suburb of East Cleveland stands out as one exception to this statement – significant blight remains that is undermining and destabilizing the housing market in that community.

- There is continued evidence of ***disproportionate negative impact on majority African American regions of Cuyahoga County*** with respect to every metric analyzed in this report: mortgage foreclosure, property tax delinquency, vacancy and abandonment, home sale price, and access to mortgage lending.
- Black borrowers seeking home purchase loans are denied more than twice as often as white borrowers. Even more troubling, ***high income blacks*** are denied loans more often than ***moderate*** and ***middle income*** whites.

This report continues the methodology of the three previous reports by looking at the Cuyahoga County housing market from two vantage points. First, historical data⁵ is presented so that current conditions can be seen in relation to conditions prior to the foreclosure crisis⁶. Second, and perhaps more importantly, trends are analyzed at the “sub-market” level; more than 90 Cuyahoga County suburbs and Cleveland neighborhoods are analyzed along with 5 Cuyahoga County regions: East Side of Cleveland, West Side of Cleveland, East Inner Suburbs, West Inner Suburbs and Outer Suburbs.⁷

A complete picture of the health of the Cuyahoga County housing market can only be achieved when neighborhood and suburban sub-markets are taken into consideration. In updating three previous housing trend reports, there are significant positive trends worth noting, but there are also serious problems which continue to undermine housing market recovery, particularly in communities with a high proportion of African American residents. The foreclosure crisis cannot be deemed “over” in Cuyahoga County while significant portions of the county continue to be burdened with residual impact from the crisis.

The following is a summary of the positive findings and challenges this research has revealed, as well as a set of recommendations for consideration by public officials and community development practitioners.

Positive signs:

1. Mortgage foreclosure filings are now down to 1995 (pre-foreclosure crisis) levels.
2. Vacancy and abandonment continue to decline in all neighborhoods, suburbs and regions of Cuyahoga County.

⁵ Much of the data for this report was provided by Northeast Ohio Community and Neighborhood Data for Organizing (NEOCANDO) at Case Western Reserve University (CWRU). Cleveland neighborhood home sales and vacancy data are reported according to new neighborhood boundaries adopted by the City of Cleveland in 2012. At the time of this report Cleveland neighborhood foreclosure filing data was not available for the 2012 boundaries and is instead reported for the pre-2012 boundaries.

⁶ There is no definitive source for determining when the foreclosure crisis began. Many would cite 2007 when the Wall Street Journal began to write about the collapse of major financial institutions. However, increases in mortgage foreclosure were observed in Cuyahoga County as early as 2000. For the purpose of this report 1995 will be deemed to be “prior to the foreclosure crisis”.

⁷ See Appendix A, F and G for communities in the 5 Cuyahoga County regions delineated by CWRU.

3. An upward trend in median home sale prices is continuing in virtually all neighborhoods, suburbs and regions of Cuyahoga County.
4. Even in the areas that had seen the greatest abandonment and housing market collapse, removal of blighted structures is paying dividends in the form of stronger home sale prices.
5. In the West Side of Cleveland, and in most suburbs, market recovery is strong enough to support a shift from demolition to rehab as the primary response to housing abandonment.
6. Personal outreach to delinquent taxpayers by the Cuyahoga County Fiscal Office, Cuyahoga Prosecutor and foreclosure counseling agencies is having a beneficial impact: \$15 Million has been collected, the number of taxpayers on payment plans has increased, and the number of delinquent parcels has come down.
7. Tax foreclosure on occupied homes by private investors who bought tax debt from Cuyahoga County is decreasing, and being replaced by tax foreclosure by the county; to the extent tax foreclosure is unavoidable this is preferable.

Issues and Challenges:

1. As the following list of issues and challenges demonstrates, there is continued evidence that the key finding in last year's report is still true: neighborhoods and regions in Cuyahoga County with majority African American population are experiencing disproportionate negative impact with respect to every metric analyzed in this report.
2. The upward momentum of housing recovery in the majority African American East Side of Cleveland is now in jeopardy. Funds for demolition will run out in 2020, leaving 3,300 blighted structures; more than three quarters (77%) of these are in the East Side of Cleveland.
3. Meanwhile, although the East Side of Cleveland has seen upward momentum, the median sale price there is \$27,500, representing a recovery of only 34%. In contrast to other regions such as the East Inner Suburbs, the job of blight removal that sets the stage for housing renovation is unfinished, and will remain unfinished when demolition funds run out in 2020.
4. The Cuyahoga Land Bank has reached its maximum inventory of properties that can be addressed with the demolition funding available. They've had to drastically cut back taking vacant and abandoned properties coming out of the Board of Revision (BOR) tax foreclosure process. BOR had been the main beneficial pathway for the most distressed property in Cuyahoga County. Currently, more than half of the county's vacant and tax delinquent property (57%) is in the East Side of Cleveland.
5. Tax foreclosed properties sold at forfeiture auctions have a high failure rate. With the Land Bank no longer able to take the properties that require demolition, the number of distressed properties going to forfeiture auctions will increase. The overwhelming majority of these will be in the East Side of Cleveland.

6. Property tax delinquency represents residual damage from the economic distress of the foreclosure crisis and remains disproportionately higher in the East Inner Suburbs and East Side of Cleveland. High property tax delinquency means a loss of revenue for schools, police, fire and social services in communities struggling to recover.
7. Low median home sale prices (below \$50,000 in many communities) should present an opportunity for homeownership – but access to home purchase loans at that level is low. Instead distressed neighborhoods are becoming “cash markets” where potential home buyers have to compete with cash investors who often convert properties to rentals which erodes the homeownership base of these communities.
8. Black borrowers seeking home purchase loans are denied more than twice as often as white borrowers. Even more troubling, high income blacks are denied loans more often than moderate and middle income whites.
9. There is also continued disparity along racial lines with respect to access to loans for home repair and home improvement. The regions of Cuyahoga County in most need of rebuilding their housing markets, the East Inner Suburbs and the East Side of Cleveland, have the least access to home repair loans to maintain their housing.
10. Low median home sale prices create difficult circumstances for responsible investors willing to undertake substantial investment to bring back vacant distressed homes: because of low prices in many neighborhoods, a completed home renovation may not appraise for an amount required to cover the cost of renovation.
11. Foreclosures are down to 1995 levels, but homes in the East Side of Cleveland are worth far less than they were circa 1995-2000. Although foreclosures are down, those who do face foreclosure in weaker neighborhood markets are at a greater disadvantage now – they have less to bargain with and less leverage to negotiate a settlement that will keep them in their homes.
12. Mortgage delinquencies have been decreasing but for the first time in the past 9 years they did not decrease between 2017 and 2018, and are currently double the pre-foreclosure crisis delinquency rate experienced between 1995 and 1998. Meanwhile, at a national level, watchdog agencies like the Consumer Financial Protection Bureau that were set up to guard against mortgage abuse are being weakened by the current Federal Administration.
13. The Cuyahoga County Common Pleas Court’s successful foreclosure mediation program is ending, and with it, the right of foreclosed homeowners to have a foreclosure counselor advocate for them at settlement negotiations.

Recommendations

1. This report demonstrates that much has been accomplished toward housing market recovery, with significant portions of Cuyahoga County now able to shift from a blight removal strategy to a housing renovation and redevelopment strategy. But the celebration of accomplishments must not obscure the fact that the job is not finished, and that the greatest work remaining is in

the African American communities that were targeted for abusive lending that caused a collapse of their housing markets. An appropriate three-part celebratory narrative should be:

- a) The investment of county, state and Federal resources in blight removal is working to restore housing markets.
- b) But funds are running out before the job can be finished in the most vulnerable markets.
- c) There is a need for those investments to continue to complete the job.

A narrative that focuses on a) without emphasizing b) and c) runs the risk that funders and the general public will hear “mission accomplished” and fail to support the need for additional resources.

- ***It is important that elected officials and civic leaders acknowledge the unfinished job of blight removal and housing recovery in the East Side of Cleveland and the suburb of East Cleveland, and the inherent issues of race and equity that underscore the continuing struggle for housing market recovery.***
 - ***It is equally important that all stakeholders lend their expertise and voices to raise the remaining demolition funds needed for blight removal that will enable these distressed housing markets to support growth investments such as housing renovation and redevelopment.***
 - ***Any funds remaining in Cuyahoga County’s \$50 Million Demolition Fund should be reserved for the East Side of Cleveland and the suburb of East Cleveland.***
2. Although mortgage foreclosure filings are down, there are still 3,000 families facing foreclosure each year, and in the weaker housing markets homeowners have little bargaining power with which to negotiate a settlement that enables them to keep their home. Cuyahoga County has had some of the best foreclosure intervention programs in the state, if not the country. The county should do all it can to retain those initiatives that have proven successful.
 - ***Continue to invest in housing counseling agencies to provide mortgage foreclosure counseling to homeowners.***
 - ***Provide funding to continue the successful Common Pleas Court Foreclosure Mediation Program, or alternatively,***
 - ***Encourage the Court to adopt a local rule that gives a homeowner the right to request mediation and the right to have a housing counselor present to advocate on their behalf.***
 3. Cuyahoga County, in collaboration with housing advocates, has implemented significant initiatives to reduce property tax delinquency and increase tax collection. Support for these successful initiatives should be continued.
 - ***Continue to invest in the joint effort by the County Prosecutor and County Treasurer to reach out personally to delinquent tax payers to help them get on payment plans.***
 - ***Continue to invest in housing counseling agencies to provide tax delinquency and tax foreclosure counseling to taxpayers.***
 - ***Continue to a) carefully vet buyers of tax liens, b) include provisions in tax lien sales contracts that protect taxpayers, and c) exclude from lien sales properties likely to become abandoned.***
 4. For years housing advocates have encouraged and applauded an increase in Board of Revision (BOR) Tax Foreclosure filings on vacant and abandoned property. BOR foreclosure, and subsequent transfer to the Cuyahoga Land Bank, had been the primary beneficial path for

distressed property. The Land Bank no longer has resources to take a property requiring demolition unless there is a beneficial end user who will take responsibility for the property. This means more of these properties will end up being sold at Forfeiture Auctions to irresponsible investors – an outcome the Land Bank was set up to avoid. Until new resources are raised to enable the Land Bank to take these distressed properties, Cuyahoga County should:

- ***Pursue state legislation that would allow counties to withhold distressed properties from annual forfeiture auctions.***
 - ***Refrain from filing BOR or Judicial tax foreclosure on vacant abandoned properties when there is either no funding for demolition or no end user identified who can assume responsibility for the property.***
5. The banking industry needs to do more to meet home purchase and home repair credit needs in Cuyahoga County.
- ***Programs that are working, such as the KeyBank Challenge Home Repair Loan program in Cleveland Heights, should be expanded to more communities and neighborhoods. Other banks should be encouraged to follow this model.***
 - ***All local banks should be encouraged to customize loan programs and loan officer compensation to meet home purchase credit needs in communities that still have median home values at or below \$50,000. Banks should invest sufficiently in marketing efforts to insure that homebuyers, realtors and realtists⁸ know about these programs.***
 - ***In order to avoid the problem of a small dollar mortgage (e.g. \$40,000) being characterized as “high cost”, banks should consider waiving fees to bring the total cost of the mortgage under the “high cost” threshold.***
6. Both Cuyahoga County and the City of Cleveland should use their substantial influence and resources to leverage more innovation and lending from local banks, as noted above.
- ***In 1991 the City of Cleveland became one of the first local governments in the country to require that city funds be deposited in banks that are meeting credit needs in underserved communities. Cleveland should join with housing and community development advocates to review the program for any beneficial adjustments in light of current housing market conditions.***
 - ***Cuyahoga County is about to select one or more banks to be the depositories of \$600 million in county funds. Cuyahoga County should solicit suggestions from housing and community development advocates with respect to the process for selecting, contracting with and monitoring bank depositories.***

⁸ Realtists are members of the National Association of Real Estate Brokers (NAREB), formed in 1947 by African American real estate professionals who were excluded from the National Association of Realtors.

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PART 1 – MORTGAGE FORECLOSURE: A MAJOR CAUSE OF HOUSING ABANDONMENT SINCE 1995

Findings and Observations:

- **Mortgage foreclosure filings have dropped to 1995 pre-foreclosure-crisis levels.**
- **But 90+ day mortgage delinquencies are still double their 1995 levels, and for the first time in 10 years, mortgage delinquencies did not decline in 2018.**
- **The cumulative impact of mortgage foreclosure has had a disproportionate negative impact on homeowner equity in predominantly African American communities in Cuyahoga County.**
- **Filings are back to 1995 levels, but the plight of foreclosed homeowners in the hardest hit regions is not: now having less leverage to negotiate with their lender because their home has less value than in prior periods.**

Using data collected by Case Western Reserve University (CWRU) and housed in the University's Northeast Ohio Community and Neighborhood Data for Organizing (NEOCANDO) data system, this report begins with an analysis of foreclosure trends between 2006⁹ and 2018¹⁰, and will break out filings by type (mortgage and tax foreclosure) and by neighborhood, suburb and Cuyahoga regions.¹¹ The dramatic decline of mortgage foreclosure reported in earlier versions of this update has continued through 2018 (Figure 1 below). Mortgage foreclosure filings have now reached their 1995 pre-crisis level.¹²

⁹ Depending on availability of data, in some cases 2007 was used as the starting point for analysis.

¹⁰ The mortgage foreclosure data in this report combines foreclosures on commercial and industrial property. As a point of reference, an analysis of 84,513 foreclosures filed in Cuyahoga County between 2007 and 2012 reveals that 91% were on residential-class property. The foreclosure crisis in Cuyahoga County has overwhelmingly been a **housing crisis**.

¹¹ In addition to the tables and charts on the following pages, Table 37 in Appendix B at the end of this report provides an analysis of foreclosure filings in each neighborhood and suburb between 2006 and 2018.

¹² The foreclosure count for 1995 combines mortgage and tax foreclosure.

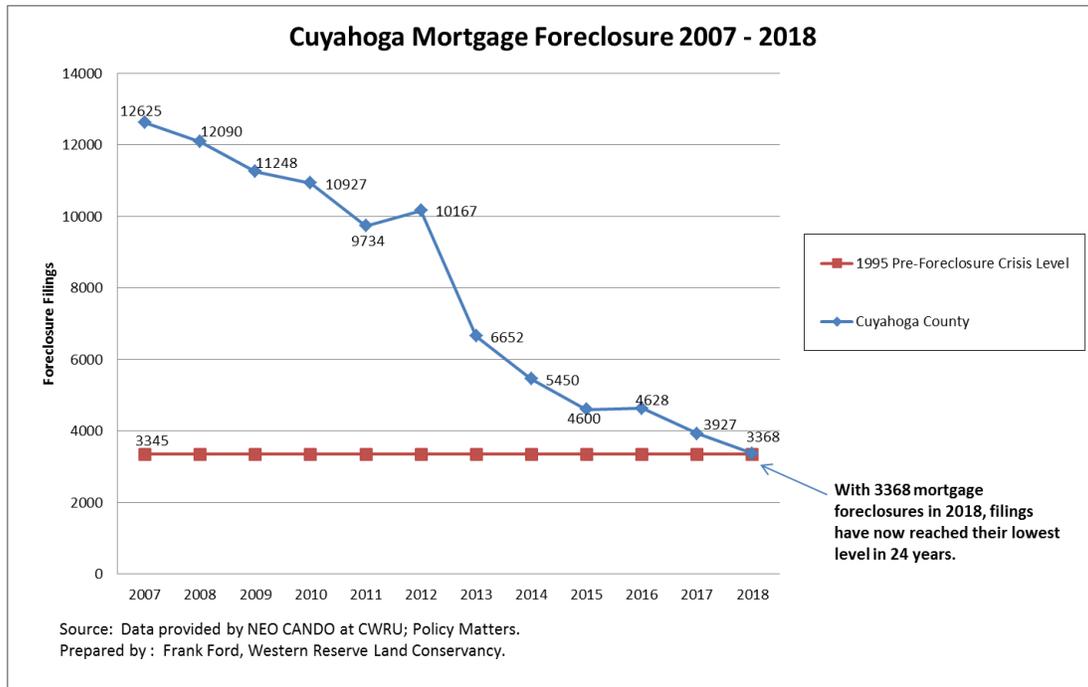


Figure 1

Mortgage foreclosure filings continue to decline but the homeowners in hardest hit areas like the East Side of Cleveland and some East inner suburbs face greater hardship and are more likely to lose their homes today because, as will be documented in Part 4 of this report, their homes are worth much less than back in 1995-2000. At that time a foreclosed homeowner had greater leverage with which to negotiate a settlement with their lender, and stay in their home.

Figure 2 below shows that the downward trend of mortgage foreclosure filings can be seen in all regions of Cuyahoga County. The greatest drop has been on the east side of Cleveland where foreclosures had been at their highest in 2007. For several years the outer-ring suburbs ran counter to the overall downward trend; foreclosures were on the increase in the outer suburbs until 2012. However, since then they have joined all regions of Cuyahoga County on a similar downward trajectory. The brief increase in the outer suburbs, while foreclosures were declining in other parts of the county, is consistent with anecdotal reports from foreclosure counselors that as foreclosures on subprime loans in the inner city began to decrease in 2008 and 2009, the economic recession and the loss of jobs associated with the foreclosure crisis led to an increase in foreclosures on prime loans in the suburbs.

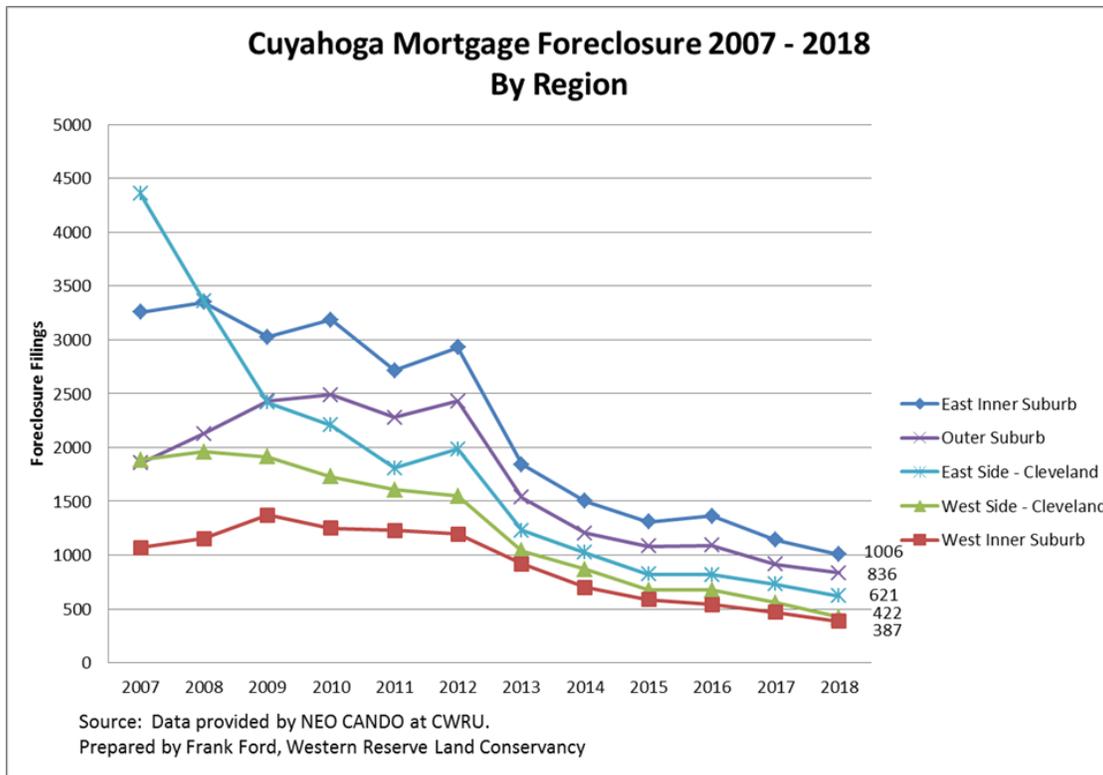


Figure 2

Although all regions of Cuyahoga County are experiencing declines in mortgage foreclosure, the crisis has not been experienced equally by all regions. When mortgage foreclosure filings in a region are compared to the number of parcels in that region (Table 1 below), it becomes clear that some areas have experienced a greater **concentration** of mortgage foreclosure activity. When viewing the cumulative 13-year period between 2006 and 2018, the highest concentration of foreclosure activity is in the majority African American neighborhoods in the East Side of Cleveland and the East Inner Suburbs (41% and 35% highlighted in red in the table below).¹³ Table 1 also reveals the greater loss of equity and value experienced by homeowners in majority African American communities compared to the loss experienced in majority White communities. As will be noted in more detail later in this report, the loss was even greater when, for example, median home sale prices dropped dramatically in the East Side of Cleveland from \$80,000 in 2006 to \$6,000 in 2008. Median prices in Cleveland’s East Side neighborhoods have now risen to \$27,500 in 2018, but that still represents a staggering \$52,500 loss in value and equity.

¹³ Because there could be more than one foreclosure filing in the same year on a parcel, and even several foreclosures could have been filed on the same parcel over the 13 year period – the percentages cited in Table 1 cannot be interpreted as the “percent of parcels that have had a foreclosure”. Nevertheless these percentages are useful as an indication of the volume of foreclosure activity distributed over different geographies.

**Concentration of Mortgage Foreclosure
Cuyahoga County 2006 - 2018
Impact On Homeowner Equity**

CUYAHOGA REGION	Cumulative Filings	Residential parcels	Concentration of Filings To Parcels	2006 Median Sale Price	2018 Median Sale Price	Loss of Value	Percent African American
East Side of Cleveland	25,727	63,389	41%	\$ 80,000	\$ 27,500	\$ (52,500)	80.74%
East Inner Suburb	29,608	83,424	35%	\$ 115,700	\$ 73,500	\$ (42,200)	52.32%
West Side of Cleveland	16,607	58,437	28%	\$ 89,000	\$ 70,000	\$ (19,000)	18.81%
West Inner Suburb	11,737	72,895	16%	\$ 133,000	\$ 125,000	\$ (8,000)	3.45%
Outer Suburb	21,911	166,203	13%	\$ 173,000	\$ 174,500	\$ 1,500	9.14%
Unknown Region	1,506	4,845	31%	\$ 110,000	\$ 105,000	\$ (5,000)	NA
COUNTY	107,096	449,193	24%	\$ 118,000	\$ 108,500	\$ (9,500)	29.64%

Data Source: NEO CANDO at Case Western Reserve University.

"Unknown Region" are parcels that, for example, overlap region boundaries and cannot be associated with a single region in NEOCANDO.

Residential parcel count as of 8-14-18.

Table 1

A significant body of research has documented how predatory subprime lenders targeted African American communities for risky high interest loans that resulted in high rates of default and foreclosure. The rationale for this business decision was articulated in a study conducted jointly by authors from Massachusetts Institute of Technology, and Princeton, Brigham Young, and Northwestern universities.

“With financial deregulation and the popularization of mortgage-backed securities, the dynamics of inequality shifted from opportunity hoarding to exploitation, as individuals and communities of color came to be seen as a fruitful market for the discriminatory marketing of high-cost loans that would boost the profits of investment banks, the salaries and bonuses of lending officers, and the fees and profits of mortgage brokers.

As a result, black and Latino borrowers were frequently steered into high-cost, high-risk mortgages that later pushed borrowers into foreclosure and repossession. Instead of building wealth, these high-cost loans relentlessly stripped assets away from black and Latino communities and widened inequalities.¹⁴”

The proliferation of subprime lending in Cuyahoga County has been previously documented in an earlier report in this series of housing trends reports:

¹⁴ “The Social Structure of Mortgage Discrimination”, Steil, Albright, Rugh, and Massey. 11-3-17. <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6084476/#R27>. See also “Predatory Lending: Redlining in Reverse”, Squires, Gregory D. Shelterforce Online (Jan./Feb. 2005). <https://shelterforce.org/2005/01/01/predatory-lending-redlining-in-reverse/>

“In 2006 Cleveland’s Housing Research and Advocacy Center (HRAC, now known as the Fair Housing Center For Rights & Research) found that in 2004 subprime lenders accounted for 45% of all home purchase loans made in Cleveland. In fact, one subprime lender – Argent Mortgage – alone accounted for 23% of all loans in 2004, equivalent to the combined market share of eight of the most prominent prime lenders in Cleveland at that time: Third Federal Savings and Loan, Charter One Bank, Fifth Third Bank, National City Bank, Ohio Savings Bank, Key Bank, US Bank and Dollar Bank. A subsequent study by HRAC in 2010 documented the dramatic rise in subprime lending in Cleveland, from 3.23% in 1995, to 19.07% in 1998, to 29.46% in 2003 and to 45% in 2004¹⁵.”

Table 1 above bears witness to predatory targeting; the concentration of foreclosure filings varies directly with the concentration of African American population. Tragically, the inverse is also true: loss of equity and home value is most pronounced in areas with the highest African American population. A similar pattern is observed in the East Inner Suburbs, which have the second highest concentration of foreclosure filings to parcels (36%), and the second highest percentage of African American population (52.32%).

It is worth noting that in 2006 the median home sale price in the East Side of Cleveland was \$80,000, only slightly less than the median sale price in the West Side of Cleveland - \$89,000. Yet, over the next 13 years the East Side experienced significantly more foreclosure and abandonment than the West Side. The West Side has now recovered to a \$70,000 median sale price while the East Side has only recovered to \$27,500.

At the end of this report, Appendix B includes a table which provides foreclosure data for Cuyahoga County suburbs and Cleveland neighborhoods.

The downward trend in mortgage foreclosure filings is a hopeful sign. A similar trend is observed with mortgage delinquencies which are typically the precursor to mortgage foreclosure. Figure 3 below shows that 90+ day mortgage delinquencies have declined sharply along with foreclosure filings. However, while their fall is dramatic, delinquencies have not fallen as low as foreclosure filings and are still double the rate they were in 1995. In addition, for the first time in 10 years mortgage delinquencies did not decline in 2018. This suggests that a significant number of borrowers are still in financial distress and could benefit from foreclosure counseling, foreclosure mediation and homeowner assistance.

¹⁵ “Housing Market Recovery in Cuyahoga County: Race and Geography Still Matter”, Western Reserve Land Conservancy, 2018.

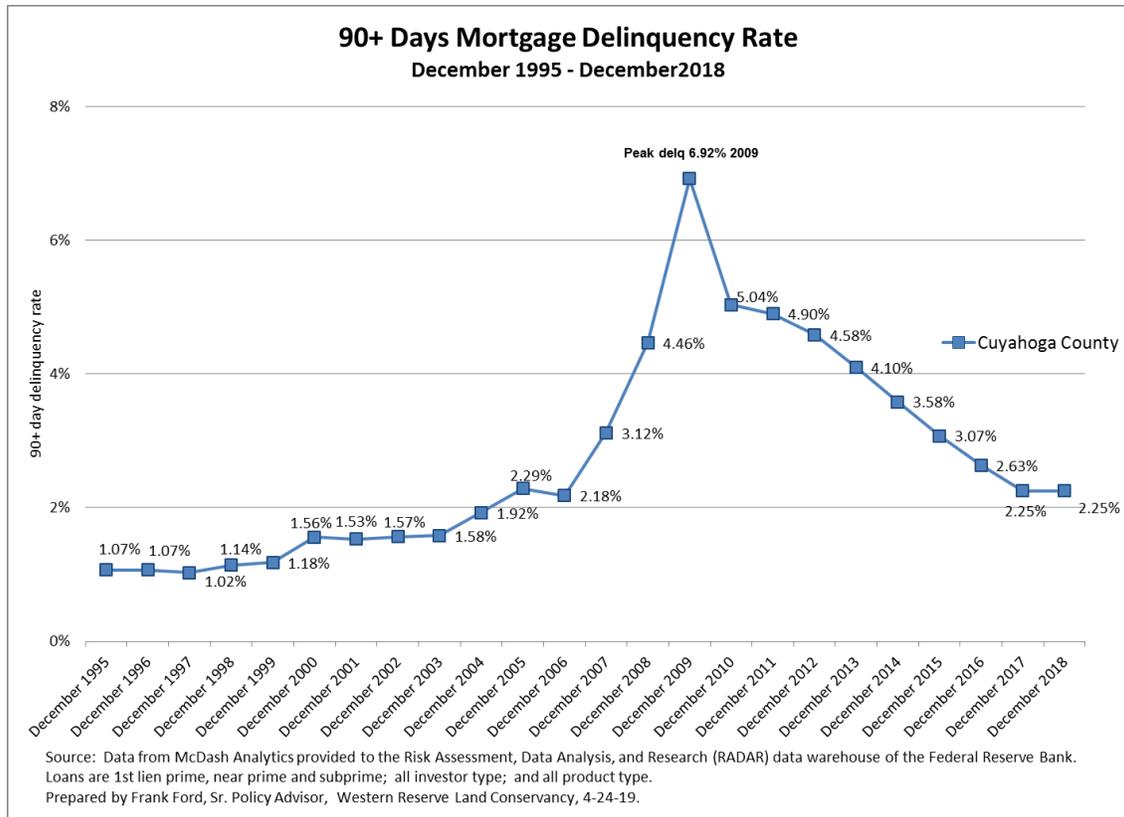


Figure 3

The overall trends for mortgage delinquency and mortgage foreclosure are very positive but there are causes for concern.

- First, depressed home sale prices in hard hit areas put foreclosed homeowners in a poor bargaining position to negotiate a settlement with their lender.
- Second, as noted above, 90+ day delinquencies did not come down further in 2018.
- Third, protections for foreclosed homeowners at the national level are weakening. The positive trends in recent years were due in part to a crackdown on abusive and irresponsible lending by the Consumer Financial Protection Bureau (CFPB). Unfortunately, the Executive Branch of the Federal government has begun rolling back the enforcement and oversight role of the CFPB¹⁶.
- Fourth, the Cuyahoga County Common Pleas Court is eliminating its successful Foreclosure Mediation Program, which was funded by (now declining) mortgage foreclosure filing fees. The key to the program was that it enabled foreclosure counseling agencies to function as advocates for foreclosed homeowners in mediation sessions with lenders.

¹⁶ “CFPB moves to further ease enforcement on financial services industry”, Housing Wire, 12-11-18. <https://www.housingwire.com/articles/47673-cfpb-moves-to-further-ease-enforcement-on-financial-services-industry> “New Report: CFPB allows predatory lenders to target the nation’s military personnel”. Consumer Federation of America. 11-1-18. https://consumerfed.org/press_release/new-report-cfpb-allows-predatory-lenders-to-target-the-nations-military-personnel/

Local government officials, as well as housing and community development advocates, should continue to support foreclosure prevention initiatives and monitor mortgage foreclosure activity closely in this coming period.

PART 2 – PROPERTY TAX DELINQUENCY: FURTHER FALLOUT FROM THE FORECLOSURE CRISIS

Findings and Observations:

Tax Delinquency

- **Total residential property tax delinquency has continued to climb.**
- **The average delinquency on tax delinquent parcels has continued to climb.**
- **Tax delinquency disproportionately impacts predominantly African American communities in Cuyahoga County.**
- **On the positive side, new initiatives by the Cuyahoga County Fiscal Office, Cuyahoga Prosecutor and foreclosure counseling agencies are having a beneficial impact.**
- **The rate of delinquency increase is slowing down, the number of delinquent parcels is coming down and the number of delinquent taxpayers making payments has increased.**

Tax Foreclosure

- **Tax foreclosure on occupied homes by private investors who bought tax debt from Cuyahoga County is decreasing, and being replaced by tax foreclosure by the county; to the extent foreclosure is unavoidable this is preferable.**
- **Board of Revision (BOR) tax foreclosure on vacant properties remains high. This had been a desired result when the Cuyahoga Land Bank could take these properties. But now the Land Bank no longer has the resources to take properties from BOR that require demolition. This will have a negative impact in the East Side of Cleveland, where the majority of these properties are located.**
- **Tax foreclosed properties sold at forfeiture auctions have a high failure rate. With the Land Bank no longer able to take the properties that require demolition, the number of distressed properties going to forfeiture auctions will increase. The overwhelming majority of these will be in the East Side of Cleveland.**

Over the past 10 years the cumulative effect of the foreclosure crisis, the economic recession that followed, and the economic hardship this placed on homeowners, resulted in a dramatic rise of property tax delinquency, particularly for majority African American communities in the East Side of Cleveland and in the East Inner Suburbs of Cuyahoga County. While the financial distress of this delinquency clearly impacts individual taxpayers and neighboring property owners, it also has a broader impact on Cleveland and suburban communities that have lost essential tax revenue for police, fire, social services and municipal school systems.

Section A that follows will document the scope of the **tax delinquency** problem and the steps now being taken to address it. **Section B** will discuss the different types of property **tax foreclosure** and their respective trends. **Section C** will discuss the disposition of properties that are not bid on at a tax foreclosure Sheriff Sale and are offered for sale at a **Tax Forfeiture** Auction.

A. Property Tax Delinquency

Scope of the Tax Delinquency Problem

Table 2 and Figure 4 below show that the number of residential delinquent parcels, which had been steadily rising through 2015, has been coming down since May of 2016.

Residential Class Tax Delinquency 2010-2018					
Tax Year	Collection as of	Total Parcels Delinquent	Amount Delinquent	Average Delinquency	Median Delinquency
2009	Nov 2010	27,717	\$89,912,521	\$3,064	\$1,727
2010	Sept 2011	31,528	\$122,711,085	\$3,892	\$2,389
2011	Dec 2012	28,736	\$123,328,196	\$4,292	\$2,388
2012	Nov 2013	29,559	\$142,908,969	\$4,835	\$2,688
2013	Sept 2014	30,737	\$166,263,520	\$5,409	\$2,715
2014	May 2015	34,872	\$202,287,351	\$5,801	\$2,684
2015	May 2016	35,874	\$224,066,701	\$6,246	\$2,861
2016	Sept 2017	32,211	\$227,507,133	\$7,063	\$3,141
2017	Sept 2018	32,041	\$238,151,701	\$7,433	\$2,980

Source: Cuyahoga County Treasury data provided to NEO CANDO at Case Western Reserve University. All residential-class parcels with Total Net Delinquent Balance greater than or equal to \$1.

Frank Ford, Western Reserve Land Conservancy, 5-30-19.

Table 2

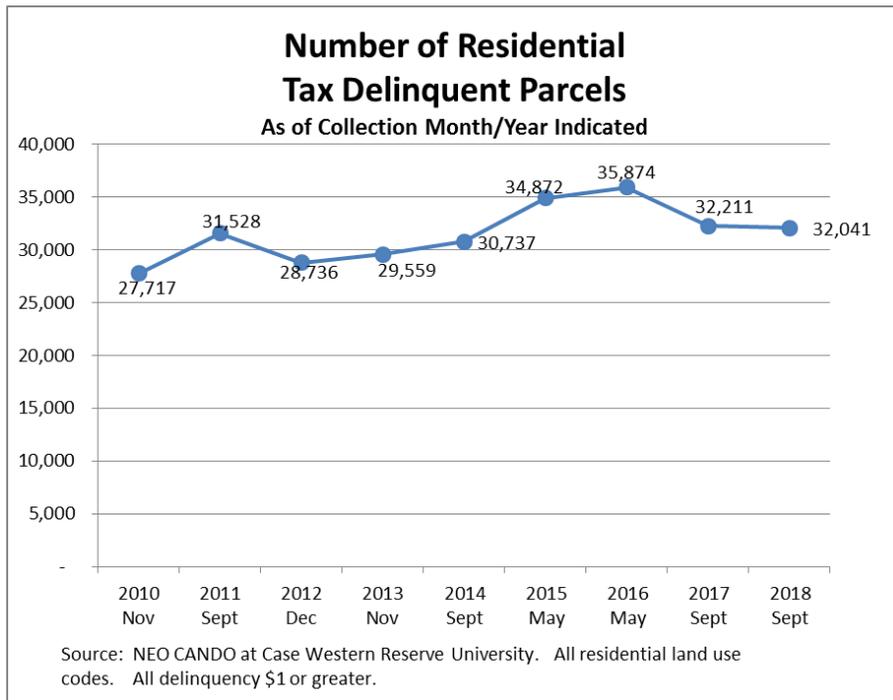


Figure 4

However, the more serious problem is the dramatic rise in total residential delinquency, which has gone from \$89 million in 2009 to \$238 million in 2018 (Figure 5 below).

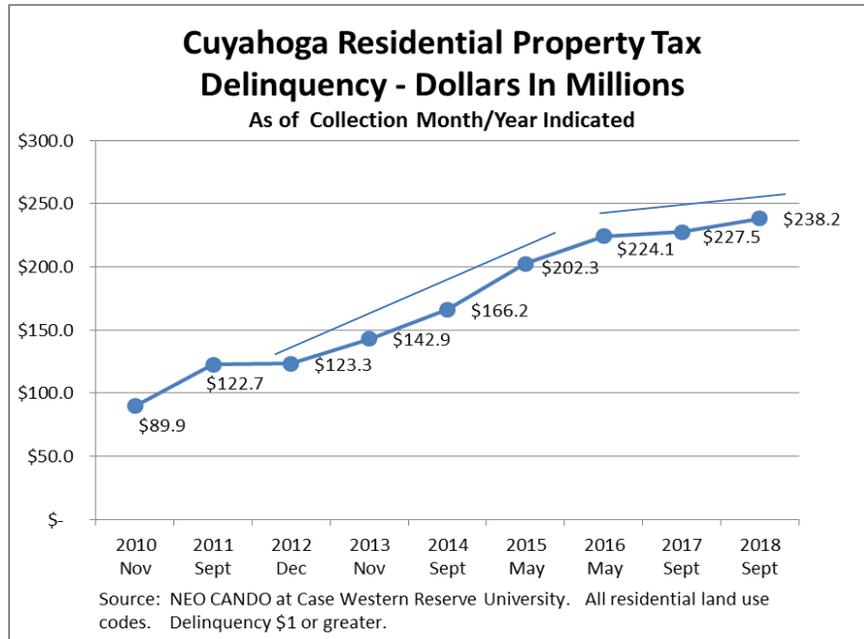


Figure 5

But Figure 5 also shows that the rate of increase has slowed since May of 2016. The cumulative increase may have less to do with the increase in the *number* of delinquent parcels, and more to do with the fact that once delinquency begins on a parcel it *tends to compound and grow*. Figure 6 below shows that the average per-parcel delinquency has more than doubled from \$3,064 in 2009 to \$7,433 in 2018. The average per parcel increase is likely due to the fact that parcels that have serious long term delinquency are getting further in debt.

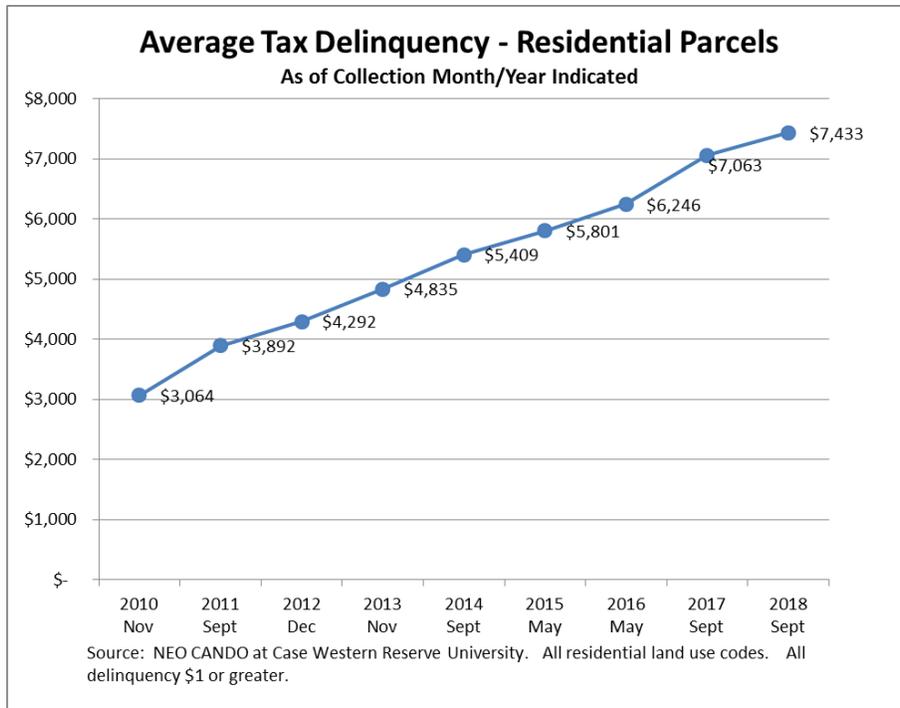


Figure 6

The escalation in property tax delinquency observed over the past nine years follows the same pattern seen with mortgage delinquency and foreclosure; the geographic distribution disproportionately impacts majority African American communities. As indicated in Table 3 below, the East Side of Cleveland accounts for nearly half of the residential delinquency in Cuyahoga County. The East Inner Suburbs has the next largest portion, at 35%. School systems and city services in these communities have taken a substantial hit from the loss of tax revenue.

Cuyahoga Residential Property Tax Delinquency By Region Collection as of September 2018 (sorted by percent of residential delinquency)						
Cuyahoga Region	Residential Parcels Delinquent	Residential Parcels	Percent of Parcels Delinquent in Region	Residential Delinquent Balance	Percent of Cuyahoga Residential Delinquency	Percent African American
East Side of Cleveland	15,715	63,389	25%	\$110,623,323	46%	80.74%
East Inner Suburb	7,929	83,424	10%	\$84,491,359	35%	52.32%
West Side of Cleveland	4,099	58,437	7%	\$19,386,250	8%	18.81%
Outer Suburb	2,931	166,203	2%	\$17,256,878	7%	9.14%
West Inner Suburb	1,167	72,895	2%	\$5,444,119	2%	3.45%
Unknown region	200	4,845	4%	\$949,772	0%	NA
	32,041			\$238,151,701	100%	

Source: Cuyahoga Treasury data provided to NEO CANDO at Case Western Reserve University.
Residential class parcels with Total Net Delinquent Balance of at least \$1.
Unknown region are parcels that, for example, overlap region boundaries and cannot be associated with a single region in NEOCANDO.

Table 3

Figures 7 and 8 below graphically illustrate the disproportionate impact of Property Tax Delinquency in the two regions that were hit hardest by the Foreclosure Crisis – the East Side of Cleveland and the East Inner Suburbs.

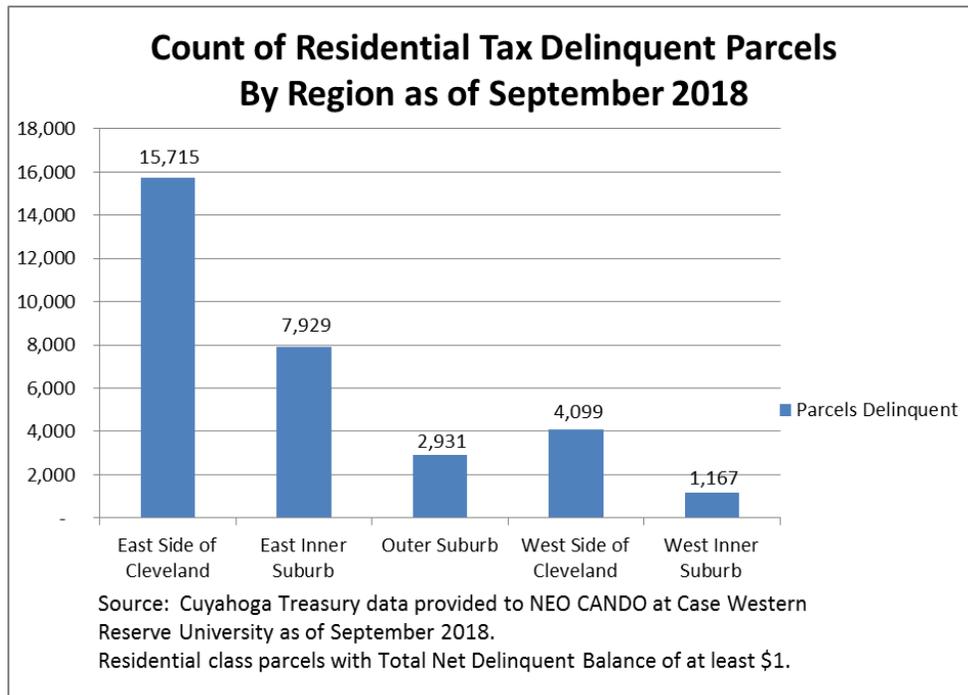


Figure 7

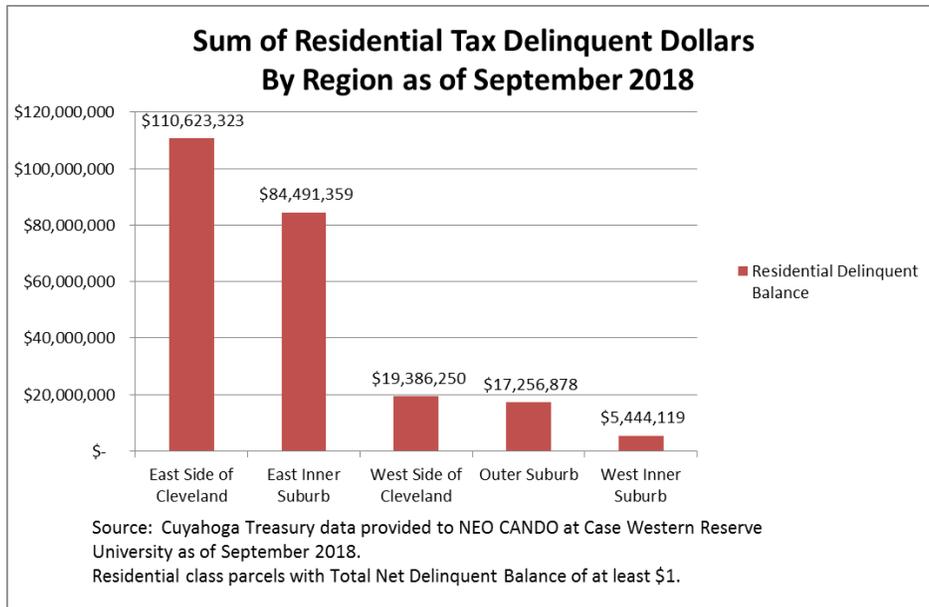


Figure 8

About 22% of the residential delinquency is on property that is not likely to generate recovery: these are either vacant buildings (12.04%), or vacant land (9.90%) (Figure 9 below). The most beneficial path for these properties has been transfer to the Cuyahoga County Land Reutilization Corporation (the Cuyahoga Land Bank) following a special tax foreclosure procedure at the Cuyahoga County Board of Revision. However, due to lack of funding for blight removal, the Cuyahoga Land Bank can no longer take vacant buildings that require demolition. As will be discussed later in this report, this will likely have a negative impact on housing market recovery in the most distressed region of the county, the East Side of Cleveland.

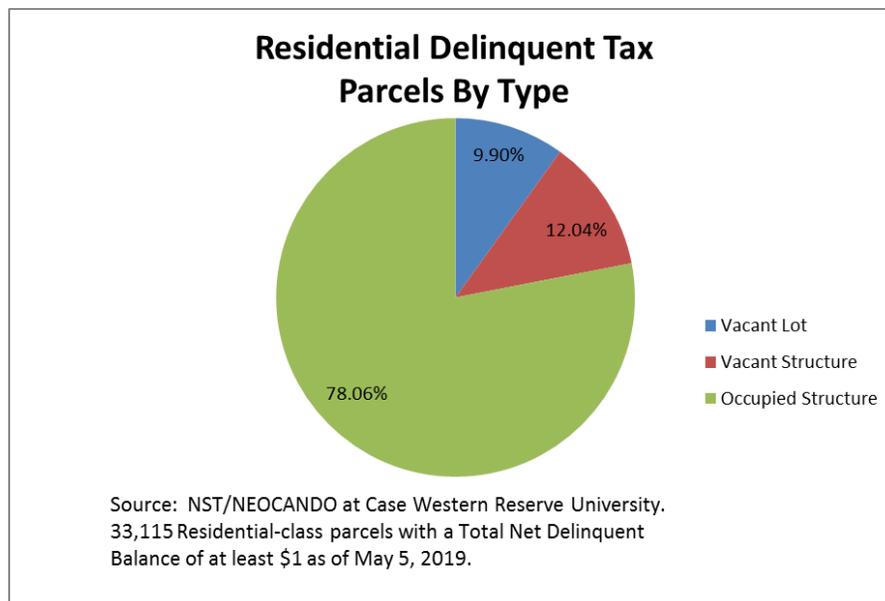


Figure 9

Approximately 28% of the \$238 million delinquency consists of “special assessments” that are above and beyond the basic tax liability on a property. These would normally be assessments for community improvements, but they have increased significantly as a result of the foreclosure crisis as municipalities have been forced to take on additional responsibilities for demolition, boarding-up, grass-cutting and other nuisance abatement for abandoned properties. Table 4 below shows that more than half of the special assessments are on property in the East Side of Cleveland, which is consistent with that area’s history of abusive lending practices, foreclosure, abandonment and blight.

Residential Tax Delinquency and Special Assessments By Region			
Collection as of September 2018			
(sorted by special assessment delinquency)			
Region	All Residential Delinquency	Special Assessment Portion of Delinquency	Regional Percent of Total Special Assessments
East Side of Cleveland	110,623,322.90	36,309,829.25	55%
East Inner Suburb	84,491,358.98	21,095,185.54	32%
West Side of Cleveland	19,386,249.50	5,032,628.51	8%
Outer Suburb	17,256,878.01	2,386,861.38	4%
West Inner Suburb	5,444,118.75	648,846.44	1%
Unknown region	949,772.45	266,705.46	0%
Total	238,151,700.59	65,740,056.58	

Source: Cuyahoga Treasury data provided to NEO CANDO at Case Western Reserve University.

Table 4

Appendix C at the end of this report includes tables which provide a detailed breakdown of tax delinquency for each Cuyahoga County suburb and Cleveland neighborhood.

Action Being Taken to Reduce Property Tax Delinquency

Since the release of a 2015 study of Cuyahoga County tax delinquency¹⁷, representatives from the Cuyahoga County Treasurer, County Prosecutor and Fiscal Office have been meeting regularly with housing and community development advocates to review recommendations for increasing tax collection and reducing delinquency. A number of new policies and procedures have been implemented. Perhaps the most significant change, following a major recommendation in the 2015

¹⁷ “Property Tax Delinquency and Tax Lien Sales in Cuyahoga County, Ohio”, Vacant and Abandoned Property Action Council (VAPAC), 2015.
<https://www.dropbox.com/s/t6rdrx8mvcjgsg6/Cuyahoga%20Tax%20Liens%20Sales%203-1-15.pdf?dl=0>

study, is a shift in orientation: less reliance on the sale of tax debt to private investors, and more reliance on, and enhancement of, Cuyahoga County's own internal collection tools. Here are some examples:

- Screening of tax liens to avoid selling liens on severely distressed and low value properties.
- Careful vetting of tax lien buyers to insure fair treatment of homeowners and to insure responsible disposition of properties if tax foreclosure is necessary. This has resulted in a substantial reduction in tax foreclosure by private investors, as will be outlined in more detail in the next section of this report.
- Increasing staff capacity in both the Treasury and the Prosecutor's office.
- Re-establishing a special unit, originally created by former Cuyahoga County Treasurer Jim Rokakis, which reaches out to delinquent taxpayers. The new unit is a collaborative effort between the County Prosecutor and County Treasurer. Its goal is to reach out to delinquent taxpayers at the earliest possible opportunity and to help them get on a payment plan before their delinquency escalates. Since January 2018 this initiative has generated \$15.7 million in property tax payments.
- Engaging the services of Cuyahoga County's housing counseling agencies, and tapping into their expertise in mortgage foreclosure counseling to assist delinquent taxpayers facing tax foreclosure. One agency reports that the county's \$90,000 investment in its counseling contract has returned \$584,577 in delinquent tax payments to the county, and arranged payment plans for homeowners totaling an additional \$2,020,748 delinquency.¹⁸
- Working in collaboration with suburban municipalities and Cleveland City Council, encouraging them to reach out to their constituents to let them know about payment plan options and housing counseling assistance.
- Specifically targeting senior citizens – recipients of the Homestead Exemption who may be delinquent – and offering them assistance.

Aggressive and timely outreach, combined with the offer of payments plans, is having a significant impact on getting the delinquency problem under control. Table 5 and Table 6 below suggest the difference that can be made by engaging delinquent taxpayers with payment plans. As of September 2018, over five thousand delinquent parcels were under a payment plan, increasing the probability that \$19 million of the outstanding delinquency will be collected.

¹⁸ Performance reported by Community Housing Solutions on May 17, 2019, covering the period January 2017 through May 17, 2019.

Cuyahoga Residential Tax Delinquency And Payment Plans Collection as of September 2018 (sorted by delinquent balance on payment plan)							
Cuyahoga Region	Residential Parcels Delinquent	Residential Delinquent Balance	Parcels on Payment Plan	Percent of Delq Parcels on Plan	Delq Balance On Payment Plan	Parcels not on Payment Plan	Delq Balance Not On Payment Plan
East Inner Suburb	7,929	\$ 84,491,359	1,581	20%	\$ 7,407,672	6,348	\$ 77,083,687
East Side of Cleveland	15,715	\$ 110,623,323	2,108	13%	\$ 6,846,001	13,607	\$ 103,777,322
Outer Suburb	2,931	\$ 17,256,878	566	19%	\$ 2,215,982	2,365	\$ 15,040,896
West Side of Cleveland	4,099	\$ 19,386,250	764	19%	\$ 2,204,643	3,335	\$ 17,181,607
West Inner Suburb	1,167	\$ 5,444,119	261	22%	\$ 840,309	906	\$ 4,603,810
Unknown region	200	\$ 949,772	15	8%	\$ 51,762	185	\$ 898,010
	32,041	\$ 238,151,701	5,295	17%	\$ 19,566,369	26,746	218,585,332

Source: Cuyahoga Treasury data provided to NEO CANDO at Case Western Reserve University.
Residential class parcels with Total Net Delinquent Balance of at least \$1.

Table 5

Payment Plans on Delinquent Residential Tax: 2018 and 2017						
	Residential Parcels Delinquent	Residential Delinquent Balance	Parcels on Payment Plan	Percent of Delq Parcels on Plan	Delq Balance On Payment Plan	Parcels not on Payment Plan
2018	32,041	\$ 238,151,701	5,295	17%	\$ 19,566,369	26,746
2017	32,211	\$ 227,507,133	5,005	16%	17,474,506	27,206

Source: Cuyahoga Treasury data provided to NEO CANDO at Case Western Reserve University.
Residential class parcels with Total Net Delinquent Balance of at least \$1.

Table 6

B. Property Tax Foreclosure

As noted earlier, property owners who become delinquent on their property taxes can enter into payment plans with Cuyahoga County. The county can also sell a taxpayer's delinquency to a third party in the form of a tax lien certificate. The tax certificate buyer can also enter into a payment plan with the delinquent property owner.

When taxes are left unpaid to the county or a tax certificate buyer, the response will likely be one of three types of property tax foreclosure: Judicial, Board of Revision, or Tax Certificate foreclosure.

- **Judicial tax foreclosure** cases are typically initiated on **occupied property** and are filed by the County Prosecutor in the County Common Pleas Court.
- **Board of Revision (BOR) tax foreclosure** cases are also filed by the County Prosecutor and are limited by Ohio law to tax delinquent properties that are **vacant lots or vacant buildings**. They are filed with the Clerk of the Common Pleas Court but are heard and decided by an administrative board, the Board of Revision.
- **Tax Certificate foreclosures** are the third type of tax foreclosure and are filed by private parties who purchased taxpayer debt from the County in the form of liens or certificates. In recent years Cuyahoga County has been careful not to sell tax certificates on vacant property; however, a tax certificate property could subsequently become vacant and be foreclosed on by the certificate purchaser.

Figure 10 below shows the trend of these three types of tax foreclosure over the past 12 years. Board of Revision (BOR) tax foreclosures on vacant lots and vacant buildings have generally been increasing since 2009 when the Cuyahoga Land Bank was created, with the exception of a few years when they dropped slightly, including in 2018.

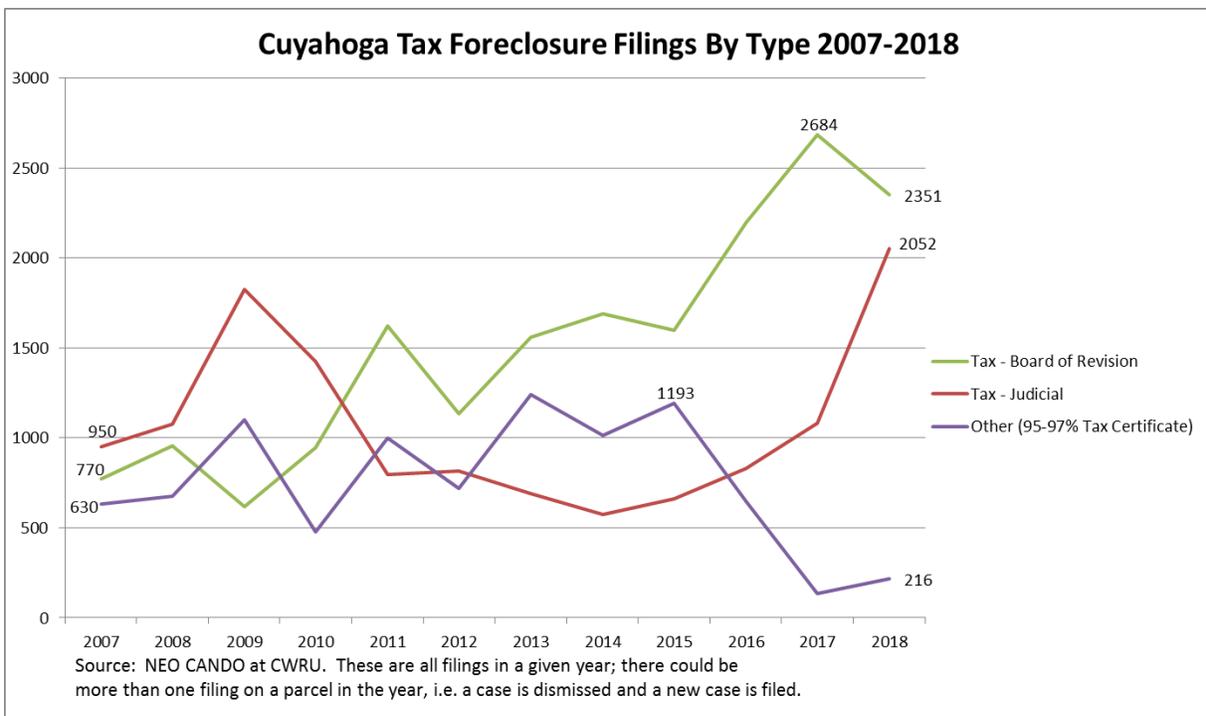


Figure 10

Two of the three types of tax foreclosure, Judicial and Tax Certificate, are more likely initiated on occupied property. As noted earlier, Cuyahoga County’s primary objective is to minimize tax delinquency and tax foreclosure by working with taxpayers in a proactive manner and offering counseling and payment plans. But if that fails, tax foreclosure must be initiated to insure recovery of the tax debt and provide essential revenue for schools, police, fire and social services. Figure 10

demonstrates that since 2015 these two types of foreclosure have been moving in opposite directions: tax certificate foreclosure by private investors is going down, and Judicial foreclosure by the county is going up. To the extent tax foreclosure must happen, this is preferable. The past problems associated with selling tax certificates to private investors have been well documented.¹⁹ However, with the county's implementation of recommendations from housing advocates, noted above, the problems previously documented have lessened substantially.

Board of Revision tax foreclosure has been Cuyahoga County's best method for taking control of abandoned property undermining the housing market, since those distressed properties are almost always tax delinquent. Housing and community development advocates have praised Cuyahoga County's aggressive filing of BOR cases, particularly with respect to blighted structures requiring demolition, because they can be transferred to the Cuyahoga Land Bank and their blight eliminated by either renovation or demolition. However, ***with funding for demolition running out in 2020, the Cuyahoga Land Bank has already reached maximum capacity and has stopped taking BOR properties that require demolition.*** In the absence of an alternative path for these distressed properties, they will be offered at a Sheriff's auction with the minimum bid being the amount of taxes owed. If there are no bids at two consecutive Sheriff's sales, the property must, by law, be forfeited to the state and offered for sale at an annual Forfeited Lands auction where properties can be sold for less than the taxes owed. Figure 11 below shows that BOR and Judicial case filings have been about equal. But going forward, with the Land Bank no longer able to take BOR properties that require demolition, more of those distressed properties will end up in forfeiture auctions.

¹⁹ See: "Property Tax Delinquency and Tax Lien Sales in Cuyahoga County", Vacant and Abandoned Property Action Council (2015) <http://www.wrlandconservancy.org/publications-by-type/special-publications/>; "The True Cost of Not Paying Your Property Taxes In Ohio," Charles D. Rittenhouse, Univ. of Dayton Law Review, Vol. 36:2 (2011); "Making Debt Pay: Examining The Use Of Property Tax Delinquency As A Revenue Source," Michelle Z. Marchiony, Emory Univ. Law Journal, Vol. 62:217 (2012), available at <http://law.emory.edu/elj/content/volume-62/issue-1/comments/making-debt-pay.html>; "The Other Foreclosure Crisis—Property Tax Lien Sales", National Consumer Law Center, (July 2012); "Analysis of Bulk Tax Lien Sale—City of Rochester", Center For Community Progress, (Feb. 2013); "Homes for the Taking—Liens, Losses and Profiteers," Michael Sallah, Debbie Cenziper, Steven Rich, Washington Post (Sept. 8, 2013), available at <http://www.washingtonpost.com/sf/investigative/collection/homes-for-the-taking/>; "Debt-Collecting Machine," Michael Sallah, Debbie Cenziper, Washington Post (Dec. 8, 2013), available at <http://www.washingtonpost.com/sf/investigative/2013/12/08/debt-collecting-machine/>; "Predators Target Homes of Older Americans," AARP Bulletin (April 2014).

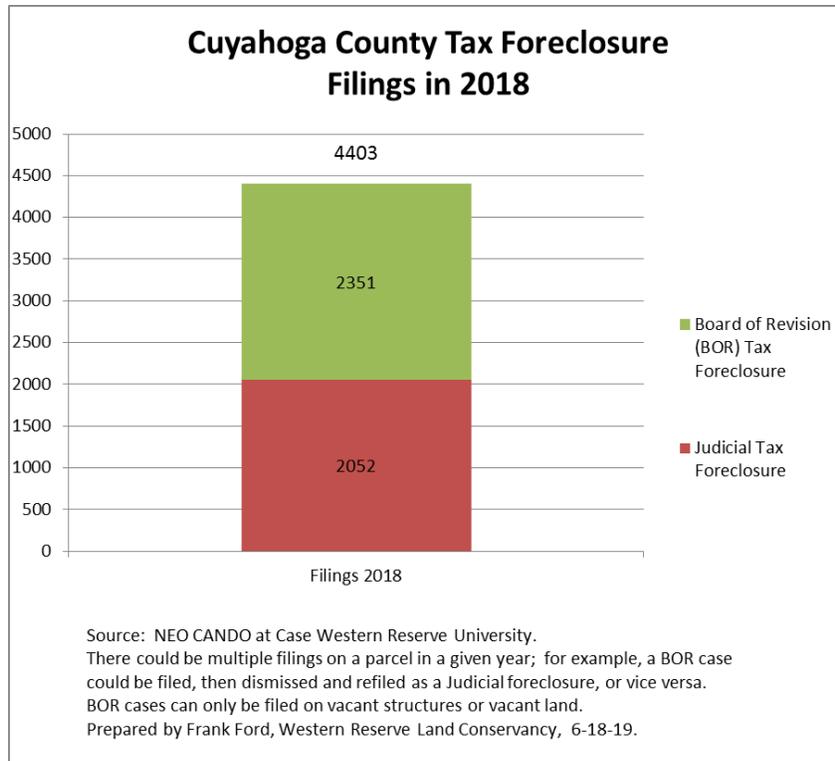


Figure 11

A major benefit of land banks in weak housing markets has been their ability to keep distressed property from ending up in Forfeiture auctions, and from getting into the hands of irresponsible speculators and property flippers. Now, with the land bank no longer able to take the most distressed properties, the aggressive filing of BOR cases, once praised by housing advocates, will have an effect opposite of what was once intended.

Table 7 below shows the potential pipeline for new BOR cases. There are currently 3,329 vacant tax delinquent residential structures (not already owned by a land bank) that could qualify for BOR tax foreclosure and transfer to a land bank. This had been the primary path for distressed properties in Cuyahoga County. But as noted earlier the Cuyahoga Land Bank no longer has the resources to take properties from this pool that will require demolition. The greatest portion (58%) of these is in the East Side of Cleveland; with no beneficial path and outcome available, these properties will likely end up in tax forfeiture, described in the next section.

Vacant 1-3 Family Homes With Certified Tax Delinquency of at Least \$1,000 (not already owned by a land bank or city)		
Region	Count	Percent
East Side of Cleveland	1916	58%
East Inner Suburb	1006	30%
West Side of Cleveland	231	7%
Outer Suburb	126	4%
West Inner Suburb	50	2%
Total	3329	

Source: US Postal Vacancy data (4th quarter 2018) and Cuyahoga County tax delinquency data extracted from NEO CANDO at Case Western Reserve University on 5-8-19.

Table 7

C. Property Sold At Tax Forfeiture Auction

The major difference between Sheriff Sale auctions and Tax Forfeiture auctions is that if no bid is received for the full amount of the taxes owed at a Forfeiture auction, the property can then be offered for sale “at the best price obtainable”²⁰, which is typically a significantly reduced price, often less than \$500.

In 2016 an analysis was conducted of 2,281 unduplicated properties that sold at Cuyahoga Forfeiture auctions between 2010 and 2015 (a subset of 1,806 were in the City of Cleveland)²¹. Using a variation on a “survival” analysis applied in a 2013 study of post-foreclosure property published by Harvard University²², the analysis conducted for this test looked at how many of the 1,806 in the City of Cleveland “failed to survive” as of 2016, where failure to survive meant the properties had any one of the following characteristics:

- Were now **condemned**.
- Had been **demolished**.
- Were found to be **a vacant structure rated either D or F** in a survey conducted by Western Reserve Land Conservancy for the City of Cleveland in 2015.
- Had again become **tax delinquent** with a certified delinquency of **at least \$1,000**.

²⁰ Ohio Revised Code 5723.06(A)(2).

²¹ “Auction Sales of Low Value Distressed Property”, Western Reserve Land Conservancy, 2016. https://www.dropbox.com/s/p859q4x134aa6tk/Auction%20Sales%20of%20Low%20Value%20Distressed%20Property_5-25-16.pdf?dl=0

²² “The Role of Investors in the One-To-Three-Family REO Market: The Case of Cleveland”, Harvard University, 2013. <http://www.jchs.harvard.edu/research/publications/role-investors-one-three-family-reo-market-case-cleveland>

The analysis was limited to Cleveland because condemnation data was not available for all Cuyahoga municipalities, and the survey data on property condition was only available for the City of Cleveland. **The result was that 1,192, or 66%, of the Cleveland properties sold at forfeiture auction between 2010 and 2015 met at least one of the failure criteria as of 2016.**

The analysis was repeated for 1,539 that sold between 2010 and 2014, eliminating the more recent sales in 2015. The result was similar: 1,065, or 69%, of the properties in that pool met at least one of the failure criteria. A further result, perhaps more important, is that **999 (94%) of the failed properties were located in the majority African American East Side of Cleveland.**

As of 6-7-19 there were 760 properties set to be auctioned off in the 2019 Cuyahoga County tax forfeiture auction²³. Just over one-third of those, 272, were either vacant structures (92) or vacant lots (180); 71% of the vacant structures are in the East Side of Cleveland (Table 8 below).

760 Properties On Cuyahoga County Forfeiture List as of 6-7-19								
Sorted by Percent of Vacant Structure								
Region	Occupied Structure		Vacant Structure		Vacant Lot		Total	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent
East Side of Cleveland	324	66%	65	71%	128	71%	517	68%
East Inner Suburb	120	25%	25	27%	23	13%	168	22%
West Side of Cleveland	30	6%	2	2%	15	8%	47	6%
Outer Suburb	12	2%	0	0%	8	4%	20	3%
West Inner Suburb	2	0%	0	0%	6	3%	8	1%
	488	100%	92	100%	180	100%	760	100%

Source: Cuyahoga County Fiscal Office as of 6-7-19; 4th Quarter 2018 US Postal Vacancy and vacant lot count from NEO CANDO at Case Western Reserve University.

Table 8

Until recently, vacant structures on the forfeiture list that require demolition would have been taken by the Cuyahoga Land Bank and spared from exposure at a public auction.

To their credit, the Cuyahoga Treasurer and Fiscal Office have adopted many recommendations from housing and community development advocates to try to dissuade irresponsible flipping and speculating

²³ Just prior to the release of this report, Cuyahoga County announced it was removing from the 2019 sale 352 properties which have gone through Board of Revision (BOR) tax foreclosure, due to pending litigation challenging the constitutionality of the BOR process. The analysis in this section is conducted on the full list, including the BOR properties.

by bidders at forfeiture auctions. But, ultimately, they cannot refuse to put a property up for sale since Ohio law mandates that properties on the forfeiture list must be offered for sale at least once a year²⁴. There is currently a proposal in the state legislature to amend state law to give counties the discretion to withhold from forfeiture sale distressed properties which, as the research in this report suggests, can undermine housing value and stability. In the meantime, while the Cuyahoga Land Bank is unable to take the properties that would require demolition, Cuyahoga County should explore alternatives for tax delinquent structures in highly distressed neighborhoods. Keeping in mind that these distressed properties typically have less value than the amount of taxes owed on them, the county could consider either not filing tax foreclosure on these distressed properties, or, alternatively, pursuing a tax foreclosure, obtaining a judgment, but then not requesting a Sheriff Sale since they typically don't sell at Sheriff Sales and are then automatically forfeited to the state. While Cuyahoga County has no authority to refuse to offer these properties for sale once they have failed to sell at a Sheriff Sale and are forfeited to the state, the county may be able to halt the process that drives them to state forfeiture.

PART 3 – VACANCY AND BLIGHT: AN OUTCOME OF THE FORECLOSURE CRISIS THAT UNDERMINES HOUSING MARKET RECOVERY

Findings and Observations:

- **Vacancy continues to decline although it remains disproportionately higher in predominantly African American regions: the East Inner Suburbs and the East Side of Cleveland.**
- **The most blighted vacant structures are also on the decline, but remain a significant problem in the East Side of Cleveland and the suburb of East Cleveland.**
- **Blight has been substantially addressed in the Inner Ring Suburbs, to the point where that region can support a shift from demolition to renovation as the primary response to vacancy.**
- **When demolition funding runs out in 2020, a significant quantity of blight will remain in the East Side of Cleveland, threatening to undermine housing market gains in that region.**

There are two categories of vacancy important to housing market stabilization and recovery. The first consists of dwellings that are unoccupied, discussed below in Section A. The second is a subset of the first – dwellings that are not only unoccupied but suffering from long term abandonment or severe distress, discussed in Section B. Properties in this second category are the ones doing the most to undermine confidence in the housing market and they are often the most costly to renovate. In weaker housing markets, where the cost of renovation may not be recovered by the proceeds from resale, removal by demolition is often necessary in order to protect the viability of other homes in the vicinity.

²⁴ There is one exception – a county can refuse to sell a property to a bidder that has property that is currently tax delinquent. But as long as their other properties are tax current, a county cannot refuse to sell to a bidder, even if the bidder has a history of allowing properties to become tax delinquent, a history of failing to maintain properties in compliance with local codes, or a history of prosecution for fraud or other abuse of property. This is a serious gap in Ohio law which allows irresponsible bidders to take advantage of low value property sales at forfeiture auctions.

A. Vacancy – Unoccupied Homes

Among the housing trends reviewed in this report, and among housing trends generally, vacant property trends are difficult to measure, yet the blight that results from abandonment may be the single greatest factor that undermines housing market recovery. Most housing indicators can be ascertained from one or more public records sources: mortgage and tax foreclosure filings, property tax delinquency, home mortgage lending, home sale transfer prices, property tax valuation, etc. Since the foreclosure crisis began, researchers and policy makers have struggled to find ways to identify vacant structures on a neighborhood, city or county basis. There is as yet no readily accessible government records source that can reliably determine whether a 1-3 family home is vacant. It is important to note that the US Census provides data on vacant housing “units”, but not vacant “structures”. This is an important distinction in a city like Cleveland, as well as in inner ring suburbs, where there are many up-and-down or side-by-side doubles, and houses with a 3rd floor rental unit. Census data, while vital for many purposes, is not a useful tool for counting vacant “structures.”

The two best methods for determining vacant structures are 1) United States Postal Service data collected from mail carriers reporting whether they believe a home to be unoccupied, and 2) door-to-door surveys where a surveyor on the sidewalk attempts to assess whether a home is unoccupied²⁵.

Tracking Vacancy With US Postal Data

In 2010, CWRU began acquiring data from the US Postal Service based on addresses that mail carriers reported as either apparently uninhabitable or as not receiving mail for 6 months or longer. In its raw form these data, as with Census data, do not indicate whether a **structure** is vacant, only whether a **housing unit** (address) is vacant. Researchers with NEOCANDO at CWRU then cross-reference this data with Cuyahoga County Auditor data on 1-3 family residential structures. If all addresses in a structure report postal vacancy, the structure is noted as vacant. If at least one address in a 1-3 family structure is reported as occupied, the structure is noted as occupied. The postal data is typically received at the beginning of each quarter of the calendar year. In between quarters the count in the NEOCANDO data system is adjusted on an ongoing basis for a number of factors, the foremost being the demolition of vacant structures. Tables and charts on the following pages show 2010 through fourth quarter 2018 postal vacancy trends for Cuyahoga regions. Detailed tables of vacant 1-3 family residential structures in every Cuyahoga County suburb and every Cleveland neighborhood are provided in Appendix D at the end of this report.

²⁵ A third method in theory could be better than either of these – municipal water data indicating that water is completely off, or at such a low usage that occupancy is unlikely. Case Western Reserve University attempted to employ this method in the past but the quality of the data was not consistent. Still, if this could be improved it would be a great asset.

Figure 12 below shows the 4th quarter vacancy trend in Cuyahoga County for the past nine years. The highest count in this period was 21,894 vacant structures in the fourth quarter of 2010. The count has now come down to 13,256 as of the fourth quarter 2018. This overall decline is a positive development and likely results from two factors. First, as noted earlier in this report, mortgage foreclosures have been steadily decreasing which means fewer homes have been abandoned due to foreclosure. Second, the City of Cleveland, suburban municipalities, and the Cuyahoga Land Bank have been working hard to clear or repurpose blighted homes. This effort has been aided by the availability of funds from the Cuyahoga County Demolition Fund, and funding from the City of Cleveland and the US Treasury's Hardest Hit Program.

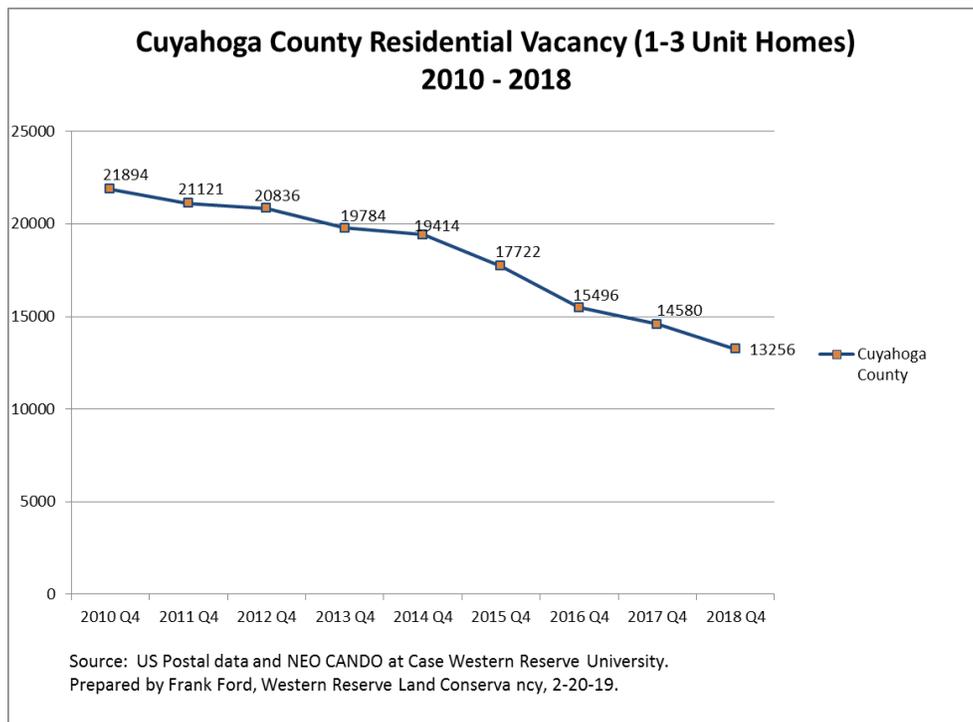


Figure 12

As with foreclosure filing trends noted earlier, vacancy and abandonment have not impacted all areas of Cuyahoga County equally. A disproportionate number of vacant structures can be found in the majority African American east side neighborhoods of Cleveland and the East Inner Suburbs (Figure 13 below).

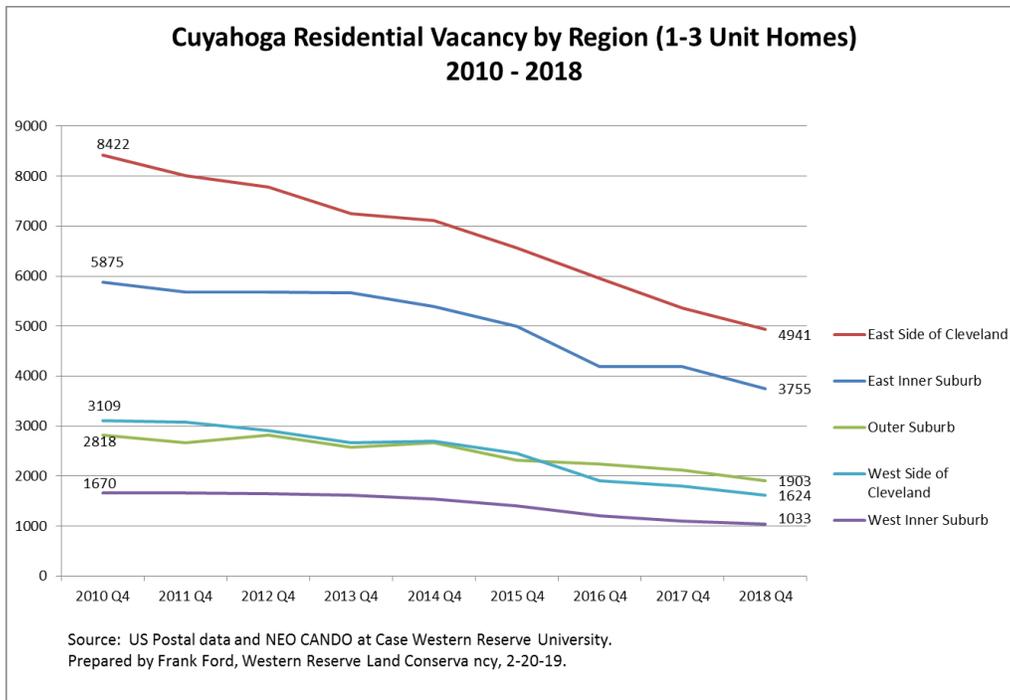


Figure 13

These two regions of Cuyahoga County have consistently comprised an overwhelming majority of all vacant structures over the past eight years. Considerably lower numbers of vacant structures are found in the West Inner Suburbs, the West Side of Cleveland and the Outer Suburbs.

Tracking Vacancy With Property Surveys

In 2015 Western Reserve Land Conservancy (the Land Conservancy) conducted a door-to-door sidewalk survey of every property in the City of Cleveland – 158,000 parcels. The results of that survey were discussed in the 2016 version of this Housing Trends Report²⁶. In 2018 the Cleveland survey was updated for 13 neighborhoods in the East Side of Cleveland – 79,000 parcels (including just under 53,000 structures)²⁷. The survey found declining vacancy in each of the 13 neighborhoods. Table 9 below shows the number of vacant residential structures in 2015 and 2018, and the amount of decline in each neighborhood.

²⁶ “Is The Foreclosure Crisis Over: It Depends On Where You’re Standing”, Frank Ford, 3-23-16.
<https://www.dropbox.com/s/74uxoy3qwbcf9c0/Cuyahoga%20Housing%20Trends%202013-23-16rev.pdf?dl=0>

²⁷ “Cleveland Neighborhoods by the Numbers: 2018 Update”, 3-20-19.
<https://www.wrlandconservancy.org/articles/2019/03/20/cleveland-property-inventory-2018/>

Residential Building Vacancy Counts 2015-2018 13 East Side Cleveland Neighborhoods (sorted by 2015 count)				
Neighborhood	2015	2018	Reduction	Percent Reduction
Glenville	1551	1080	471	30%
Broadway-Slavic Village	1118	843	275	25%
Union-Miles	1054	771	283	27%
Mount Pleasant	892	605	287	32%
Collinwood-Nottingham	482	329	153	32%
St.Clair-Superior	432	253	179	41%
Hough	386	276	110	28%
Kinsman	305	256	49	16%
Buckeye-Shaker Square	279	196	83	30%
Buckeye-Woodhill	249	173	76	31%
Lee-Harvard	241	121	120	50%
Lee-Seville	181	86	95	52%
Fairfax	179	149	30	17%
Source: 2015 and 2018 surveys conducted by Western Reserve Land Conservancy.				

Table 9

When considering the numbers in Table 9, it is important to keep in mind the different sizes of these neighborhoods. For example, Glenville, Broadway-Slavic Village and Union-Miles have 3 to 4 times as many structures as St. Clair-Superior, Buckeye-Woodhill and Kinsman. Another way to view these numbers is to consider the *concentration of vacancy* – what percent of all residential structures in that neighborhood are vacant? The chart in Figure 14 below shows the concentration of vacancy in the 13 neighborhoods, and graphically displays the *change* in concentration between 2015 and 2018. In 2015 the highest concentration of vacancy was in the St. Clair-Superior neighborhood. On the positive side, Figure 14 also demonstrates that St. Clair-Superior experienced the greatest reduction in vacancy concentration between 2015 and 2018.

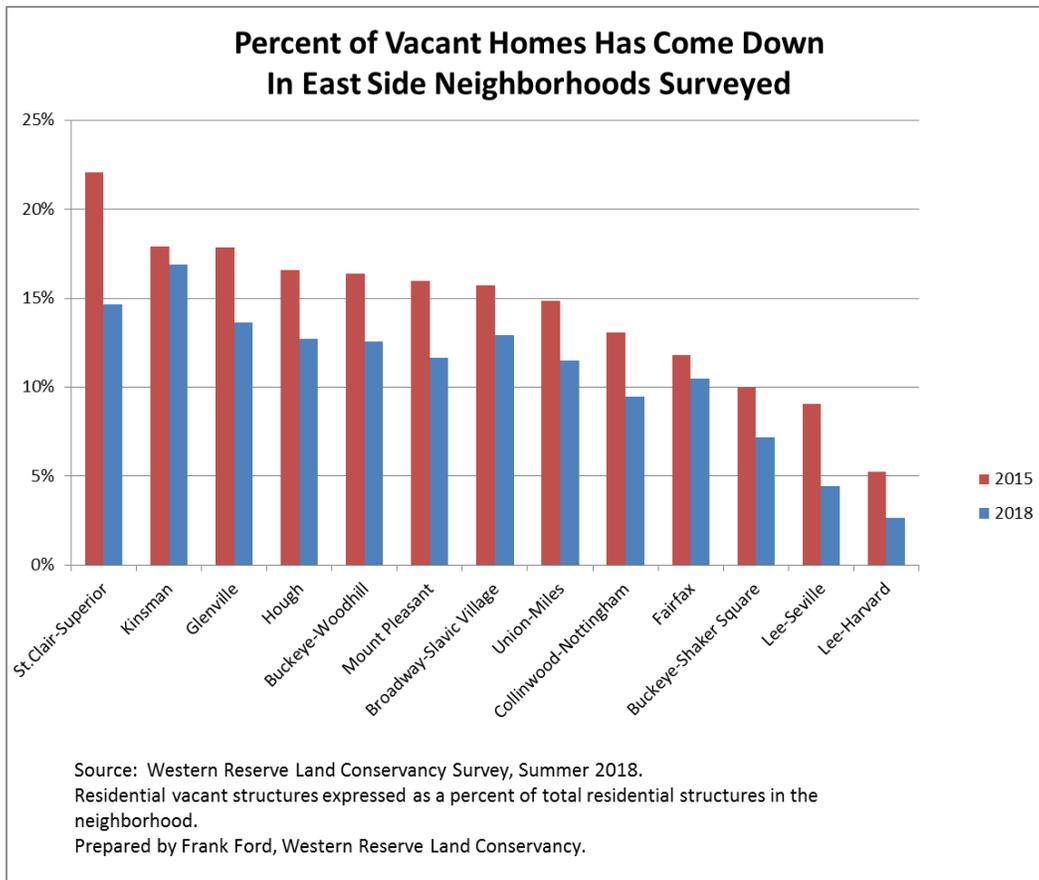


Figure 14

B. Vacancy Combined With Severe Distress – The Greatest Threat To Housing Market Recovery

Vacancy can be an indicator of housing market instability, but vacancy with visible blight and distress is more than an indicator – it’s also a causal factor that undermines the housing market value of adjacent and adjoining properties. In depressed housing markets, where the cost of renovating an abandoned home may be far greater than the value upon resale, demolition may be the most cost effective means of removing blight that is threatening the equity and investment of nearby homeowners. With demolition funding expected to run out in 2020 it is more important than ever to have an accurate picture of blight trends, both now through 2020, and a projection of what will remain when funds expire. This report looks at two methods for estimating severe distress.

Cleveland Survey: 2018 Update for 13 East Side Cleveland Neighborhoods

Door-to-door surveys, such as the Cleveland survey done by the Land Conservancy in 2015, are a useful supplemental tool for assessing a community’s property conditions. Both the 2015 and the 2018 surveys used a similar methodology: in addition to assessing vacancy, properties were assigned a grade according to their perceived condition - A, B, C, D or F. Properties that were rated D or F, **and also vacant**, were considered possible demolition candidates. An inherent limitation to sidewalk surveys is

they cannot assess conditions inside a home. To compensate for this the Land Conservancy cross-referenced their findings with City of Cleveland condemnation data. Doing this revealed a number of A, B, or C properties (mostly C) that appeared intact on the outside but were condemned. Table 10 below lists the number of properties that may require demolition (vacant DF or condemned ABC) in each neighborhood in 2015 and 2018. Properties are ranked in the table according to the number of these properties in 2015. The concentration of these properties is also expressed as a percent of the total structures in each neighborhood (Table 10 and Figure 15, below).

Vacant DF + Condemned ABC Structures In East Side Neighborhoods Surveyed						
	2015			2018		
Neighborhood	Structures	Vac DF + ABC Cond	% Vac DF + ABC Cond	Structures	Vac DF + ABC Cond	% Vac DF + ABC Cond
Glenville	9360	1124	12%	8578	810	9%
Broadway-Slavic Village	7989	751	9%	7404	547	7%
Union-Miles	7576	703	9%	7187	485	7%
Mount Pleasant	6055	646	11%	5610	410	7%
St. Clair-Superior	2403	340	14%	2154	201	9%
Collinwood-Nottingham	4255	327	8%	4022	211	5%
Hough	2696	303	11%	2506	206	8%
Kinsman	1909	238	12%	1736	162	9%
Buckeye-Woodhill	1745	209	12%	1597	146	9%
Buckeye-Shaker Square	3086	168	5%	3004	107	4%
Fairfax	1828	151	8%	1692	121	7%
Lee-Seville	2118	80	4%	2061	52	3%
Lee-Harvard	4714	56	1%	4676	39	1%
Totals	55734	5096	9%	52227	3497	7%

Source: Western Reserve Land Conservancy Surveys in 2015 and 2018.
Vacant structures rated D or F combined with any A-B-C structure condemned by the City of Cleveland. Prepared by Frank Ford, Western Reserve Land Conservancy.

Table 10

A positive finding is that every neighborhood saw a decrease in the number of distressed properties that may require demolition. And, with the exception of the Lee-Harvard neighborhood (which had the lowest concentration), each saw a decrease in the concentration of these distressed properties. The St. Clair-Superior neighborhood saw the greatest decrease in concentration of blighted properties, from 14% in 2015 to 9% in 2018. These positive results are a testament to the blight removal efforts of the City of Cleveland and the Cuyahoga Land Bank in recent years and they correspond to increased median home sale prices that will be documented in the next section of this report. Notwithstanding this positive trend, the prevalence of blight remains high in the East Side of Cleveland, and, as will be discussed next, the expected depletion of demolition funding in 2020 could undermine the gains that have been seen.

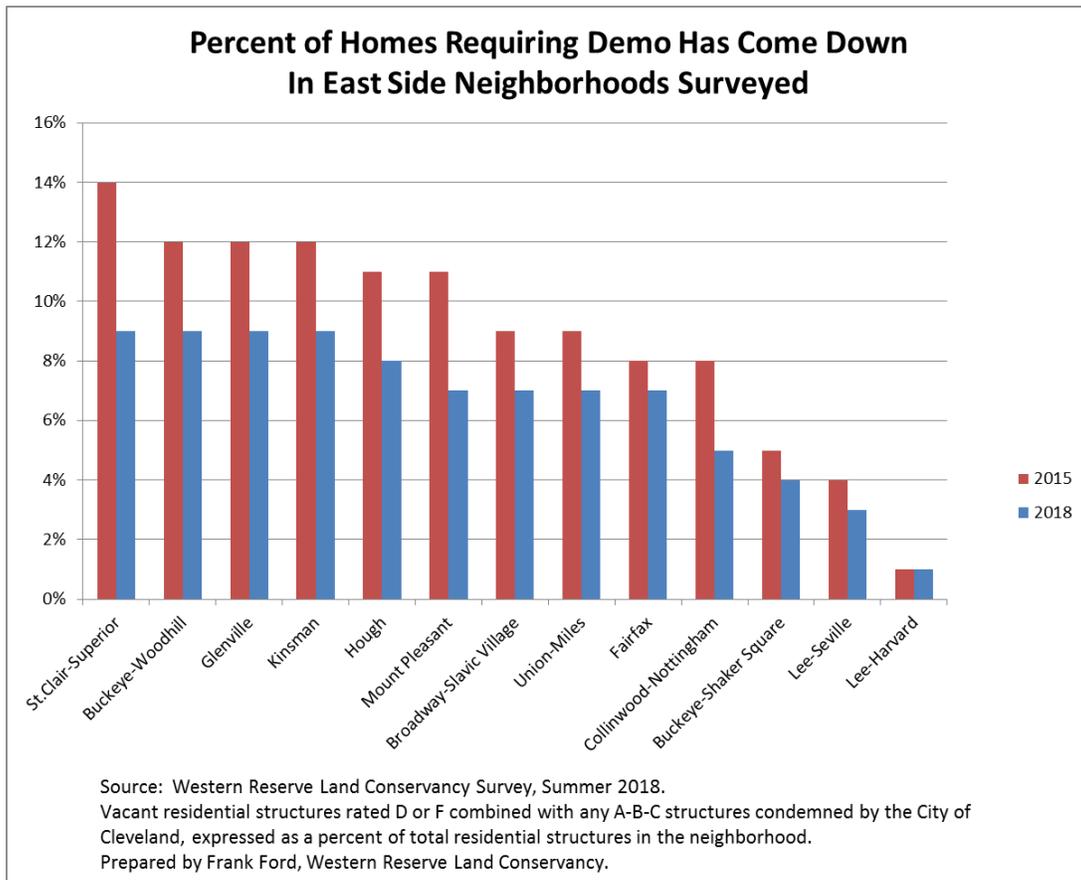


Figure 15

Estimate by the Vacant and Abandoned Property Action Council

In February 2019 a working group of the Vacant and Abandoned Property Action Council (VAPAC) was formed to look beyond the City of Cleveland to assess the need for demolition county-wide. The working group set out to answer three questions: 1) what is the current number of residential properties in Cuyahoga County that will likely require demolition, 2) how much funding is currently available for demolition, and 3) what will be the remaining number of properties requiring demolition after demolition funding runs out in 2020? The working group was comprised of representatives from the Cuyahoga Land Bank, the City of Cleveland, Cuyahoga County Council, the Cuyahoga Department of Development, inner ring suburbs, and other housing and community development professionals.

The working group reviewed information from a variety of sources: US postal vacancy data, property surveys, applications submitted to Cuyahoga County for demolition funding and code inspection and enforcement data. The working group estimated that there are 5,600 1-3 family homes that still require demolition, and there is available funding to address 2,270 of them. When funding runs out in 2020 there will be 3,330 blighted homes remaining that will continue to undermine the value and stability of neighborhood housing markets (Table 11 below).

Estimate of Severe Distress and Potential Demolition in Cuyahoga County			
	1-3 Family Homes That Will Likely Require Demolition	1-3 Family Homes For Which Demolition Funding is Available	1-3 Family Homes For Which No Demolition Funding is Available
Cleveland	4,790	1,790	3,000
<i>Cleveland East Side (85%)</i>	<i>4,072</i>	<i>1,522</i>	<i>2,550</i>
<i>Cleveland West Side (15%)</i>	<i>719</i>	<i>269</i>	<i>450</i>
East Cleveland	510	280	230
Balance of Suburbs	300	200	100
Total	5,600	2,270	3,330

Source: The Demolition Working Group of the Vacant and Abandoned Property Action Council, February 2019. Participants included representation from the City of Cleveland, inner ring suburbs, Cuyahoga Land Bank, Western Reserve Land Conservancy, Cuyahoga County Council, Cuyahoga County Department of Development. These estimates were derived from municipal inspection and code enforcement data, US Postal vacancy data, property surveys and applications to the Cuyahoga Demolition Fund.

Table 11

Table 11 above also demonstrates that the 3,330 blighted homes will not be distributed equally throughout Cuyahoga County; 3,000 (91%) of the 3,330 will be in the City of Cleveland and 2,550 (77%) of them will be in the East Side of Cleveland. The working group’s analysis was limited to the current inventory of blighted homes; it did not take into consideration currently occupied homes that may become vacant over the next year as a result of mortgage or tax foreclosure. By the end of 2020 the East Side of Cleveland housing market, the region of the county with the highest percent of African American population, and the area that experienced the most predatory lending and foreclosure, will be most at risk when funding for blight removal runs out.

PART 4 – HOME SALE TRENDS: A KEY BAROMETER FOR MEASURING HOUSING MARKET RECOVERY

Findings and Observations:

- Median home sale prices continue their upward trend in all regions of Cuyahoga County.
- This trend is strongest in the areas that were least impacted by foreclosure and blight: the Outer Suburbs, the West Inner Suburbs and the West Side of Cleveland.
- Blight removal efforts are paying dividends in the form of stronger home sale prices in the two areas that had been hit hardest by subprime lending, foreclosure and property abandonment: the East Inner Suburbs and the East Side of Cleveland.
- However, the East Side of Cleveland stands in stark contrast to other regions as it has still only recovered 34% of its prior peak home sale price. Further, the gains in the East Side are now threatened - funding to sustain the unfinished job of blight removal will run out in 2020.

A. Median Price of Arms-Length Sales

Home Sale Trends Methodology

The tables on the following pages present median home sale prices for every Cuyahoga County suburb and for every Cleveland neighborhood, and cover a 19-year period from 2000 through 2018. In addition, median sale prices are provided for the major regions of Cuyahoga County: Outer Suburbs, East Inner Suburbs, West Inner Suburbs, the East Side of Cleveland and the West Side of Cleveland.

The methodology used in this report addresses four limitations faced when attempting to describe annual trends of distressed housing markets.

1. Sheriff Sales. Over the past two decades the Cuyahoga County housing market has experienced an unprecedented number of foreclosures, Sheriff Sales and property transfers to foreclosing financial institutions. The recorded purchase price for these transactions may be very low or even \$0. The large volume of these unusual transactions gives an artificially distorted, and low, view of the housing market and misrepresents what a willing buyer would pay a willing seller in a standard “**arms-length**” transaction.

2. MLS Listings. The second issue has the opposite impact and is represented by popular online home sale websites such as Trulia and Zillow which primarily rely on sales that resulted from a property being listed on the Multiple Listing Service (MLS) by a real estate agent. Such sites are extremely useful for homebuyers seeking homes for sale by real estate agents. However, research relying on the MLS would omit many arms-length sales in distressed housing markets that are not listed on the MLS, painting an unrealistically high picture of median home sale prices.

3. Single family vs 1-3 family. A third issue can be found in reports which limit their analysis to sales of **single family homes**. This leaves out sales of two-family homes, side-by-side or up-down doubles, some of which have an apartment on a third floor. These 2 and 3 family homes are more typically found in older and more distressed housing markets. In the city of Cleveland, for example, 20% of the homes have a 2nd or 3rd unit.

4. Sextennial appraisal. A fourth limitation is presented when an analysis of housing trends is based on county appraisal values. In Ohio counties only appraise each property once every six years, with an estimate provided at the 3-year midpoint.

In order to capture annual housing market trends in Cuyahoga County, this report and the three preceding reports published in 2016, 2017 and 2018 follow an emerging trend established by researchers who analyze annual housing trends by excluding non-arms-length sales that would distort housing market value.²⁸ The arms-length sales presented in this report come from sales on 1-3 family

²⁸ For example, see “Estimating the Effect of Demolishing Distressed Structures in Cleveland, OH, 2009-2013: Impacts on Real Estate Equity and Mortgage-foreclosure”, Nigel G. Griswold, Benjamin Calnin, Michael Schramm, Luc Anselin & Paul Boehnlein; and “The Impact of Vacant, Tax-Delinquent, and Foreclosed Property on Sales Prices of Neighboring Homes”, Stephan Whitaker and Thomas J. Fitzpatrick IV, a Federal Reserve Working Paper, 2012.

residential properties reported by the Cuyahoga County Fiscal Office. They are not limited to sales listed on the MLS by a real estate agent, or to sales on single-family homes. However, this report does exclude sales which would tend to artificially lower median sale prices: 1) sales taking place at a Sheriff Sale, 2) transfers to financial institutions and government agencies such as HUD and Fannie Mae, and 3) \$0 dollar transactions, such as transfers between family members and close business associates.

On the following pages three tables are presented: Table 12 provides historical median home sale prices for Cleveland neighborhoods based on the latest **2012 Statistical Planning Area (SPA) neighborhood boundaries adopted by the City of Cleveland**. Table 13 provides historical median home sale prices for Cuyahoga suburbs. Table 14 provides historical median home sale prices for the City of Cleveland, Cuyahoga County and five major regions: the East Side of Cleveland, the West Side of Cleveland, the East Inner Suburbs, the West Inner Suburbs, and the Outer Suburbs.

The highest median price in each region during the 19-year period is shaded green, and the lowest median price in the period is shaded orange. For most Cleveland neighborhoods and Cuyahoga suburbs the highest median price during this 19-year period occurred in 2005. There was greater variance with the lowest median price; for most Cleveland neighborhoods the bottom was in either 2008 or 2009, with a handful of neighborhoods hitting bottom in later years. In the suburbs the peak years were generally between 2004 and 2006; the lowest median prices in the suburbs tended to be between 2011 and 2013, three to four years after Cleveland neighborhoods hit their lowest point.

A column at the far right of each table is provided to help gauge the extent to which neighborhood and suburban sub-markets are recovering. This column shows the 2018 median price as a percentage of the highest median (green shaded) price during the 19-year period.

Each table is sorted by the 2018 median price as a percentage of the prior peak price in the 19-year period. For example, in the Cleveland table the Detroit Shoreway, Ohio City, Kamms and Edgewater neighborhoods have exceeded their prior peak prices from 2005-06 and are now at their highest point in the past 19 years. Conversely, Hough, Glenville, St. Clair-Superior, Union-Miles, Buckeye-Woodhill, Broadway-Slavic Village, Kinsman, Mount Pleasant and Fairfax neighborhoods are among the lowest, recovering by 2018 only 23-33% of the peak median price they once experienced.

Overview of Home Sale Trends

Home sale prices are on an upward trajectory in virtually all neighborhoods and suburbs of Cuyahoga County, including those hardest hit by the foreclosure crisis. For two years in a row, and for the first time in 19 years, seven²⁹ Cleveland neighborhoods saw their highest median prices: University, Tremont, Detroit-Shoreway, Central, Edgewater, Kamm's, and Ohio City. A second notable achievement is that one of those seven is the Central neighborhood in the east side of Cleveland. The number of sales in Central was small in comparison to other Cleveland neighborhoods, only 30, but this number is consistent with the number of Central sales in prior years. A table in Appendix F provides the ***number*** of sales for all neighborhoods and suburbs during the 18-year period. Figure 16 below shows the trends for

²⁹ Hopkins would be an eighth neighborhood, but there are only 7 parcels in Hopkins and there have only been 22 sales in the past 19 years.

seven of the strongest housing markets in Cleveland, five on the West Side and two on the East Side. Downtown and University on the East Side have the highest median sale price of any Cleveland neighborhoods, at \$225,000 and \$182,500 respectively. Home sale prices in Ohio City and Detroit Shoreway have seen steep increases over the past 5 to 6 years. This is a positive trend for the property tax base of Cleveland, and means a significant increase of equity for homeowners. But it does raise a concern about affordability for non-homeowner residents of these neighborhoods. Renters comprise 65% of the Detroit Shoreway neighborhood, and the median family income is only \$32,878. Renters comprise 70% of the Ohio City neighborhood and the median family income is only \$27,345³⁰. Average rent as of April 2019 in Ohio City is \$1,744³¹. If 30% of income were allocated for housing expense, a median income of \$27,345 would only support a monthly rent of \$683.

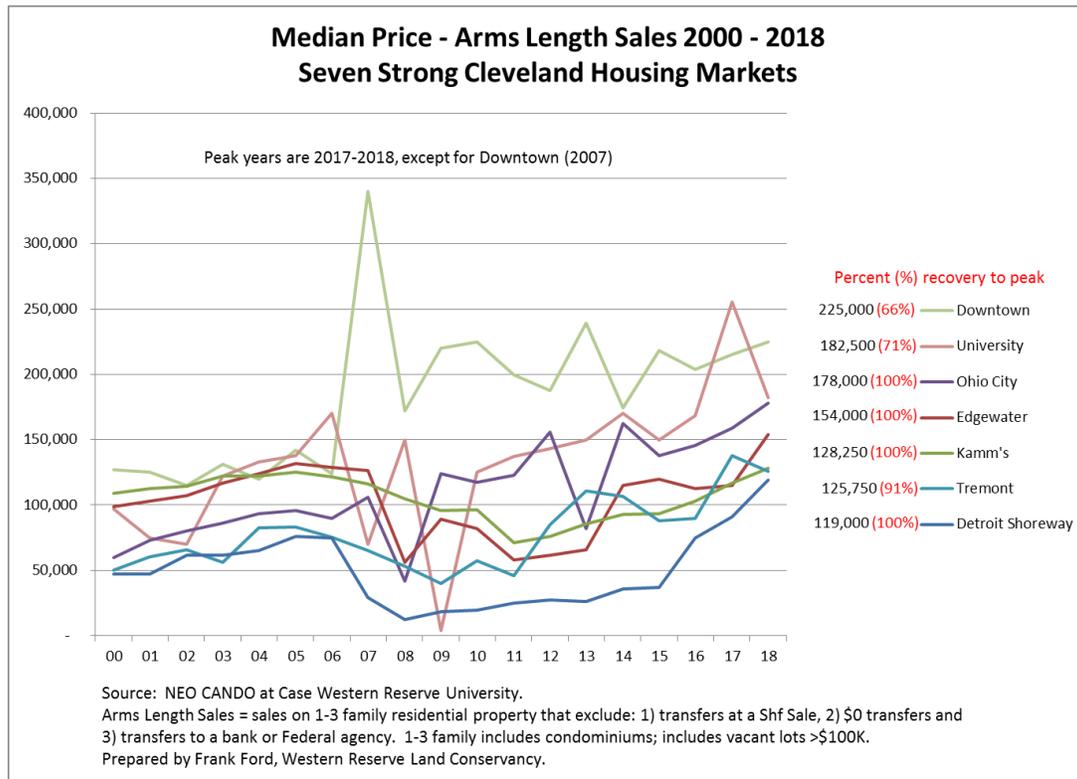


Figure 16

Notwithstanding these upward price trends in most of Cuyahoga County, housing market recovery in the East Side of Cleveland stands in stark contrast to recovery in the suburbs and the West Side of Cleveland. In 2017, 39 of 57 suburbs had recovered 70% or more of their prior peak median home sale price; one year later, in 2018, this had increased to 43 suburbs recovering 70% or more. In contrast, only 10 of 34 Cleveland neighborhoods had recovered this much value by 2018, although this is an increase from the 8 that had recovered that much value in 2017. With the exception of University, one of the hottest real estate markets in the city of Cleveland, no neighborhood on the East Side of Cleveland came close to 70% recovery.

³⁰ 2012 5-Year Estimate, US Census and NEO CANDO at CWRU.

³¹ <https://www.rentjungle.com/average-rent-in-cleveland-rent-trends/>

Median Home Sales Price 2000 – 2018: Cleveland Neighborhoods (2012 SPA boundaries)
Orange = year with lowest median sale price. Green = peak year. Sorted by 2018 as % of Peak Year.

Neighborhood	MEDIAN PRICE OF ARMS LENGTH SALES																		2018 as % of peak yr	Neighborhood	
	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17			18
Detroit Shoreway	47,000	47,000	61,500	61,500	65,000	76,200	74,730	29,000	12,500	18,500	19,500	25,000	27,500	26,100	35,900	37,200	75,000	91,250	119,000	100%	Detroit Shoreway
Edgewater	98,500	103,000	107,250	116,500	123,750	132,000	128,500	126,500	56,000	89,000	82,000	58,000	61,650	65,750	115,000	119,500	112,500	115,000	154,000	100%	Edgewater
Kamm's	109,000	112,500	114,500	122,000	122,000	125,000	121,298	116,000	105,000	96,000	96,110	71,000	76,000	85,500	92,500	93,400	102,750	117,000	128,250	100%	Kamm's
Ohio City	59,950	73,000	80,000	86,350	93,500	96,000	90,000	106,250	42,000	124,000	117,500	122,950	155,750	82,000	162,250	137,500	145,500	159,000	178,000	100%	Ohio City
Tremont	50,000	60,250	65,500	56,000	82,750	83,035	75,500	65,000	53,000	40,000	57,500	46,000	84,950	110,858	106,500	88,000	90,000	137,500	125,750	91%	Tremont
Central	24,750	44,500	22,000	67,500	54,000	39,900	57,500	80,020	92,900	25,500	21,000	25,000	44,900	36,000	44,500	35,000	51,050	97,825	84,950	87%	Central
Hopkins		94,000	135,000	140,000	103,200	118,000	149,900	111,900	127,125		79,150		110,000	119,000		125,000		150,000	124,000	83%	Hopkins
Old Brooklyn	87,500	90,000	94,000	95,000	100,000	101,158	95,000	87,000	65,000	54,900	56,300	42,800	43,000	40,000	50,000	53,000	59,000	70,000	78,500	78%	Old Brooklyn
University	97,250	75,000	70,000	122,000	133,000	137,500	170,000	70,000	150,000	3,950	125,000	137,000	142,950	150,000	170,000	150,000	168,250	255,500	182,500	71%	University
Bellaire-Puritas	66,750	69,000	75,000	77,000	75,000	75,250	78,000	55,000	29,900	32,500	30,000	25,000	27,000	27,600	30,000	32,400	38,000	40,900	55,350	71%	Bellaire-Puritas
Jefferson	76,000	80,000	81,500	83,000	83,500	91,650	84,000	66,000	39,000	40,000	35,250	27,000	29,993	30,500	35,000	42,000	46,525	57,250	61,294	67%	Jefferson
Downtown	126,950	125,000	114,900	131,250	120,000	141,750	123,794	340,000	172,000	219,950	225,000	199,500	187,400	239,500	174,450	218,500	204,000	215,000	225,000	66%	Downtown
West Boulevard	70,000	71,500	71,000	75,000	80,650	82,175	75,000	51,500	25,000	21,000	26,588	21,500	20,250	22,950	26,810	27,725	35,000	39,101	46,000	56%	West Boulevard
Cudell	56,500	61,300	59,000	63,000	64,000	78,000	60,000	26,300	18,500	14,175	16,153	20,000	17,750	19,000	22,000	20,000	25,000	30,200	43,050	55%	Cudell
Brooklyn Centre	57,500	65,000	62,500	70,000	68,250	75,000	67,000	34,750	17,250	20,000	18,888	16,110	15,000	16,000	22,250	25,126	24,550	30,000	41,000	55%	Brooklyn Centre
Goodrich-Kirtland Park	31,000	31,000	45,000	52,000	53,500	58,000	56,153	55,000	30,000	25,000	30,000	23,925	26,000	27,100	21,500	26,300	25,000	28,000	30,000	52%	Goodrich-Kirtland Park
Lee-Harvard	79,800	81,500	78,500	82,350	85,000	86,500	85,000	47,000	25,000	28,251	26,500	20,500	18,250	21,500	25,025	22,000	36,101	38,000	44,000	51%	Lee-Harvard
Buckeye-Shaker Square	77,000	75,000	82,500	85,000	83,000	86,000	90,000	25,100	8,000	8,000	14,200	21,000	25,101	21,755	25,500	35,000	30,000	31,250	42,550	47%	Buckeye-Shaker Square
North Shore Collinwood	78,000	83,500	82,000	88,000	90,000	96,000	86,000	67,000	20,100	22,639	34,500	29,500	28,500	30,000	33,500	36,600	36,250	37,150	45,000	47%	North Shore Collinwood
Clark-Fulton	49,000	48,500	46,000	54,360	60,000	60,950	65,000	20,950	10,000	9,000	13,000	11,707	14,100	16,125	18,875	19,971	21,500	28,850	29,150	45%	Clark-Fulton
Stockyards	48,000	53,200	46,950	48,000	58,000	60,000	60,450	20,000	10,000	9,240	15,444	16,000	11,000	12,000	19,750	15,000	18,888	23,000	26,400	44%	Stockyards
Collinwood-Nottingham	61,500	56,950	65,750	69,000	65,000	74,900	62,904	22,945	7,500	7,000	10,250	11,134	10,000	14,900	17,500	16,000	17,000	23,000	28,300	38%	Collinwood-Nottingham
Lee-Seville	62,000	60,000	60,000	58,000	63,000	74,000	60,000	29,450	9,250	9,000	12,500	12,734	13,100	16,000	16,518	21,600	15,500	31,500	27,000	36%	Lee-Seville
Euclid-Green	63,200	67,000	68,000	74,500	68,200	84,000	66,400	28,000	7,550	8,500	13,350	14,500	8,501	17,051	14,500	13,590	20,000	25,950	30,300	36%	Euclid-Green
Broadway-Slavic Valley	54,500	53,950	51,000	50,000	62,000	75,000	71,100	16,500	5,000	6,200	10,000	12,000	12,500	12,500	15,000	14,800	13,000	20,350	25,000	33%	Broadway-Slavic Valley
Fairfax	37,000	34,900	35,400	59,500	30,250	78,000	77,500	9,000	3,000	3,783	10,000	10,470	10,000	15,000	22,950	38,400	22,975	23,750	25,800	33%	Fairfax
Mount Pleasant	60,000	65,750	63,400	65,000	76,000	84,000	80,000	19,950	5,500	5,677	8,600	9,075	8,700	12,750	13,188	14,987	14,000	24,750	26,500	32%	Mount Pleasant
Union-Miles	55,000	57,500	61,400	67,500	69,900	80,500	55,125	16,000	5,500	5,500	8,600	9,500	9,129	12,000	14,720	15,000	14,950	20,000	23,800	30%	Union-Miles
Kinsman	40,500	52,200	47,950	57,500	72,000	70,000	39,225	13,000	3,500	4,000	5,950	7,500	7,750	10,880	19,750	15,250	13,700	20,200	21,000	29%	Kinsman
Buckeye-Woodhill	46,000	63,800	46,000	36,450	68,000	81,000	67,000	12,000	3,100	4,200	11,562	10,000	10,082	15,000	9,700	14,875	14,850	20,400	22,500	28%	Buckeye-Woodhill
Glenville	52,000	63,000	60,750	58,000	66,500	82,000	62,000	17,000	4,000	5,500	6,500	9,000	12,000	11,000	16,000	16,700	14,700	17,500	21,000	26%	Glenville
St.Clair-Superior	44,100	45,000	50,000	49,450	45,500	75,000	32,000	6,000	3,000	4,000	7,500	5,000	8,000	9,000	10,000	9,632	12,800	16,700	19,000	25%	St.Clair-Superior
Hough	43,000	36,500	35,000	44,500	45,000	80,000	66,666	8,500	2,500	3,600	5,925	7,000	13,250	11,850	12,000	11,500	15,000	15,650	18,000	23%	Hough
Cuyahoga Valley				100,000	12,999															0%	Cuyahoga Valley

Table 12. Source: NEOCANDO at Case Western Reserve University. “Arms-Length Sales” are sales on 1-3 family residential homes that exclude 1) transfers taking place at Sheriff Sale, 2) transfers to a bank or federal agency, and 3) \$0 dollar transactions. One to three family residential homes include condominiums. Note: in some cases an unexpected low or high value could result from a small number of sales in any given year. See the tables in Appendix F for the corresponding number of sales.

Median Home Sales Price 2000 – 2018: Cuyahoga Suburbs
Orange = year with lowest median sale price. Green = peak year. Sorted by 2018 as % of Peak Year.

Suburb	MEDIAN PRICE OF ARMS LENGTH SALES																		2018 as % of peak yr	Location	
	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17			18
Bay Village	157,500	159,450	162,000	176,000	182,000	177,000	180,000	195,000	176,000	160,000	191,000	189,000	187,900	184,250	185,000	205,000	209,250	226,500	240,000	100%	Bay Village
Berea	114,000	117,100	121,600	125,000	127,000	130,750	128,500	125,000	114,000	110,000	114,950	103,250	100,950	110,000	109,971	117,000	118,500	125,000	138,400	100%	Berea
Brecksville	206,450	213,750	215,000	216,500	230,000	228,250	229,000	234,900	232,500	222,355	223,000	199,500	213,000	225,000	200,000	227,500	240,000	233,900	248,450	100%	Brecksville
Fairview Park	128,500	133,750	135,000	138,000	142,500	144,000	144,250	138,450	136,000	135,000	128,000	130,000	128,600	125,950	139,000	135,000	146,500	160,000	173,000	100%	Fairview Park
Independence	180,000	195,000	191,500	190,000	217,000	220,000	214,000	204,000	202,000	182,000	184,000	163,750	185,000	180,000	200,000	212,000	195,000	206,200	233,000	100%	Independence
Lakewood	120,000	124,000	125,000	133,000	135,000	135,000	133,000	125,089	103,000	100,000	100,110	90,000	93,500	106,000	120,000	124,000	139,900	150,000	165,000	100%	Lakewood
Moreland Hills	369,000	383,750	311,250	320,000	340,000	392,500	370,000	487,500	375,000	330,000	326,000	275,000	357,375	344,250	250,000	370,000	409,000	375,000	499,250	100%	Moreland Hills
North Olmsted	136,500	138,000	139,000	145,000	150,000	152,500	152,000	146,500	135,000	125,000	130,000	119,250	110,250	120,000	126,000	130,000	138,000	146,000	157,000	100%	North Olmsted
North Royalton	176,000	160,000	169,950	178,000	173,000	186,000	190,000	180,000	177,000	160,000	171,000	150,000	160,000	151,500	175,000	180,000	180,000	180,000	208,950	100%	North Royalton
Olmsted Township	172,900	156,250	158,750	174,000	174,372	197,500	202,000	186,500	168,000	159,900	170,000	167,950	160,000	164,000	175,000	160,000	183,000	195,000	205,000	100%	Olmsted Township
Rocky River	165,000	165,000	167,000	179,000	200,000	185,000	186,750	185,000	182,250	178,500	177,500	175,000	183,000	189,450	197,500	200,000	201,500	220,000	231,000	100%	Rocky River
Strongsville	172,000	175,000	181,000	185,000	196,356	198,000	205,000	200,000	180,000	170,000	175,000	161,500	163,500	173,000	178,500	182,600	189,900	193,950	205,000	100%	Strongsville
Westlake	200,000	192,000	192,000	201,750	190,000	225,000	212,500	226,000	190,000	200,000	220,000	199,000	205,000	200,175	203,375	208,500	223,000	229,000	250,000	100%	Westlake
Seven Hills	163,000	165,500	164,000	175,000	175,000	181,700	177,750	171,107	159,500	155,000	146,000	133,000	138,000	145,950	155,000	150,500	159,000	166,000	180,000	99%	Seven Hills
Olmsted Falls	140,000	146,000	140,000	139,900	150,000	159,750	147,500	139,500	134,900	125,000	130,000	130,000	118,600	128,500	125,555	134,000	134,950	145,000	158,000	99%	Olmsted Falls
Middleburg Heights	146,500	143,400	150,000	150,000	156,900	157,950	157,000	148,500	140,000	140,000	135,750	122,000	132,000	128,000	133,000	130,000	140,000	150,000	155,000	98%	Middleburg Heights
Bratenahl	197,500	186,000	184,900	201,250	200,000	265,000	252,500	220,000	153,250	137,500	181,500	135,000	205,000	186,500	209,000	225,000	200,000	260,000	260,000	98%	Bratenahl
Broadview Heights	159,000	176,000	156,000	172,000	190,350	210,000	209,700	214,500	203,100	166,500	206,250	185,000	190,000	188,250	189,000	183,500	206,000	235,000	230,000	98%	Broadview Heights
Solon	228,250	234,500	234,000	249,250	247,750	268,750	290,000	288,000	262,500	240,000	235,000	245,000	225,000	238,000	282,500	253,500	243,250	266,500	281,000	97%	Solon
Beachwood	251,000	230,000	250,800	255,000	285,000	268,500	262,250	250,000	225,000	235,000	238,750	201,250	226,000	230,000	242,500	247,000	262,500	268,500	273,500	96%	Beachwood
Brook Park	117,000	117,000	119,400	122,750	125,000	130,500	128,800	127,500	115,000	105,000	103,950	90,000	84,750	91,500	86,000	96,650	106,250	116,500	125,000	96%	Brook Park
Highland Heights	278,000	226,000	231,000	257,000	239,751	270,000	268,500	235,000	220,000	229,000	228,500	224,000	206,500	204,000	219,500	240,000	235,000	260,000	262,500	94%	Highland Heights
Brooklyn Heights	128,050	120,000	142,000	155,000	157,375	151,000	144,500	148,900	137,500	142,000	142,550	115,000	114,000	116,750	115,000	150,000	127,000	135,000	147,750	94%	Brooklyn Heights
Parma Heights	115,000	117,000	122,000	125,000	128,000	127,850	123,000	120,500	107,600	100,000	96,900	85,000	80,400	85,250	89,900	89,950	103,000	114,900	119,900	94%	Parma Heights
Parma	110,000	115,000	118,000	120,000	124,000	125,000	125,000	119,500	105,000	98,500	98,995	80,000	80,000	85,000	85,000	90,000	100,000	106,000	115,000	92%	Parma
Mayfield Heights	123,000	125,000	131,250	139,500	139,250	147,000	151,000	142,000	130,000	123,000	123,500	106,500	115,000	111,750	120,000	125,000	120,500	132,900	135,000	89%	Mayfield Heights
Lyndhurst	129,750	138,000	138,000	142,000	147,000	152,000	147,575	148,000	134,000	121,000	120,000	109,900	106,000	104,500	117,900	115,000	119,900	126,000	135,750	89%	Lyndhurst
Orange	283,500	295,500	303,400	275,000	338,500	295,250	318,753	315,000	279,250	227,500	278,750	259,250	295,500	286,950	339,900	290,000	320,795	287,500	300,000	88%	Orange
Pepper Pike	345,000	336,000	374,000	347,500	422,000	470,000	408,500	423,000	335,000	347,800	371,500	370,000	320,000	377,500	361,250	375,000	380,000	407,500	410,000	87%	Pepper Pike
Walton Hills	182,000	196,500	213,500	190,725	193,750	233,500	190,000	195,700	161,000	149,500	157,500	138,250	150,000	145,000	179,000	189,000	183,000	163,500	203,675	87%	Walton Hills
University Heights	140,250	142,000	155,000	167,000	160,000	165,450	167,500	157,900	134,413	114,500	130,000	121,000	105,000	128,125	128,750	128,300	129,612	147,000	145,400	87%	University Heights
Chagrin Falls Township	200,000	233,900	195,000	239,000	221,500	260,250	233,500	297,250	250,000	241,700	261,000	200,000	262,050	283,000	267,450	244,000	290,500	302,500	262,350	87%	Chagrin Falls Township
Shaker Heights	182,600	190,000	200,000	210,000	215,000	215,470	200,000	199,000	145,000	134,950	170,575	175,000	166,000	167,500	187,000	176,750	192,750	181,000	184,500	86%	Shaker Heights
Glenwillow	136,000	166,500	262,000	180,000	235,000	342,500	301,000	219,500	255,950	240,000	245,000	220,500	188,000	258,000	253,260	230,000	309,325	237,800	292,500	85%	Glenwillow
Woodmere	225,000	228,000	120,000	142,500	158,000	133,250	245,000	140,000	175,875	173,000	225,000	188,000	40,000	28,000	54,000	189,000	226,000	91,108	208,150	85%	Woodmere
Bedford Heights	111,450	109,050	115,900	123,239	123,500	126,750	124,950	115,000	68,450	70,000	63,500	69,500	76,500	68,700	71,000	78,950	89,950	86,550	107,500	85%	Bedford Heights
Brooklyn	108,250	113,000	113,000	120,000	121,950	127,000	125,000	117,400	98,000	99,250	91,750	85,000	75,000	78,000	77,750	85,100	91,625	96,800	99,900	79%	Brooklyn
Mayfield Village	182,000	175,000	205,000	242,500	226,750	220,000	245,750	208,000	208,300	217,500	209,000	170,000	174,000	207,500	193,500	190,000	210,000	205,000	190,000	77%	Mayfield Village

Suburb	MEDIAN PRICE OF ARMS LENGTH SALES																		2018 as % of peak yr	Location	
	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18		
Richmond Heights	150,000	147,750	155,500	164,000	167,000	175,000	166,445	149,900	141,250	122,000	121,500	112,250	100,000	110,000	115,000	113,000	117,500	132,000	133,000	76%	Richmond Heigh
Gates Mills	463,500	360,000	526,250	400,000	416,250	411,250	425,000	450,000	368,500	391,000	350,000	410,000	330,000	330,000	377,500	363,500	428,500	480,000	391,250	74%	Gates Mills
Cuyahoga Heights	120,000	132,000	130,525	146,500	120,000	174,500	145,000	118,000	125,000	72,450	124,250	124,450	125,000	101,450	163,000	113,950	125,000	135,000	125,000	72%	Cuyahoga Heig
Oakwood	96,000	122,000	117,500	90,688	155,000	120,000	120,500	89,900	107,000	60,000	94,000	75,450	85,000	80,000	116,294	120,000	125,500	132,000	110,000	71%	Oakwood
Cleveland Heights	120,000	121,000	123,250	134,200	139,000	146,000	144,000	125,000	60,000	55,000	82,950	76,425	66,000	75,000	87,675	80,250	96,500	100,000	102,500	70%	Cleveland Heigh
South Euclid	107,000	109,300	115,000	118,750	124,000	128,250	126,500	114,900	70,000	80,000	79,950	56,250	55,000	59,000	67,500	70,000	77,350	85,000	86,000	67%	South Euclid
Bedford	87,400	93,500	102,500	107,000	109,600	117,450	109,950	93,035	70,000	49,450	60,500	48,000	40,000	55,500	55,000	62,000	65,000	71,425	78,000	66%	Bedford
Bentleyville	481,000	467,500	527,250	600,000	721,250	660,000	717,794	720,000	513,375	545,000	609,750	514,000	525,000	502,500	552,500	440,000	680,000	372,000	470,000	65%	Bentleyville
Valley View	218,000	228,500	242,450	215,000	265,000	237,750	269,750	266,000	236,000	223,500	160,000	225,000	166,000	219,000	235,000	125,000	180,000	264,450	167,000	62%	Valley View
Hunting Valley	1,250,000	974,250	1,166,100	937,500	1,200,000	1,150,000	1,750,000	725,000	1,400,000	810,000	1,150,000	939,563	1,375,000	1,042,500	759,900	1,486,000	1,275,000	1,085,000	1,075,000	61%	Hunting Valley
Warrensville Height	75,950	79,900	72,900	74,900	86,000	90,000	84,900	57,500	20,750	20,000	26,000	29,250	24,800	34,900	33,350	25,500	32,000	46,000	54,000	60%	Warrensville He
Euclid	89,550	92,800	95,000	100,000	104,000	111,000	112,000	97,500	55,000	44,000	56,900	34,000	33,000	38,200	42,000	44,000	52,500	61,750	65,000	58%	Euclid
Newburgh Heights	72,500	73,500	83,000	80,450	78,000	85,000	87,500	44,000	38,000	41,025	36,950	17,300	27,500	36,050	49,500	28,750	44,500	40,000	50,000	57%	Newburgh Heig
Garfield Heights	89,000	92,500	93,250	98,000	99,750	105,000	106,450	90,000	47,110	32,000	40,000	31,500	33,488	34,425	39,000	40,000	46,500	54,050	60,000	56%	Garfield Heights
Maple Heights	83,000	87,900	90,750	92,900	95,000	100,000	100,000	82,850	28,500	23,250	29,150	25,100	23,000	28,300	34,530	35,000	37,200	42,000	50,000	50%	Maple Heights
Highland Hills	73,500	63,000	85,000	70,750	98,969	126,000	61,500	33,575	18,500	13,000	26,001	21,000	13,300	48,900	35,000	38,650	90,950	46,450	60,100	48%	Highland Hills
North Randall	90,000	104,000	98,650	152,500	124,000	125,000	110,000	59,250	70,950	26,500	55,000	88,000		40,000	50,000	62,700	86,500	23,500	66,350	44%	North Randall
East Cleveland	62,000	59,000	56,000	66,575	75,000	79,000	59,050	11,500	2,500	3,000	5,000	6,500	10,625	8,250	7,939	12,000	11,270	16,450	25,000	32%	East Cleveland
Lindale	37,900			129,000	120,000	95,000		27,625	6,750	4,312	43,000	20,950		12,000	30,500	19,000	23,050	40,800	32,500	25%	Lindale

Table 13. Source: NEOCANDO at Case Western Reserve University. “Arms-Length Sales” are sales on 1-3 family residential homes that exclude 1) transfers taking place at Sheriff Sale, 2) transfers to a bank or federal agency, and 3) \$0 dollar transactions. One to three family residential homes include condominiums. Note: in some cases an unexpected low or high value could result from a small number of sales in any given year. See the tables in Appendix F for the corresponding number of sales.

Median Home Sales Price 2000 – 2018: Cuyahoga Regions
Orange = year with lowest median sale price. Green = peak year. Sorted by 2018 as % of Peak Year.

Region	MEDIAN PRICE OF ARMS LENGTH SALES																		2018 as % of peak yr	Location	
	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17			18
Outer Suburb	153,000	157,000	158,000	165,000	169,950	175,000	173,000	170,000	155,000	145,000	155,000	142,000	142,500	148,000	152,850	155,000	160,000	167,500	174,500	100%	Outer Suburb
West Inner Suburb	118,400	121,000	124,500	128,000	130,000	133,000	130,000	126,900	114,250	107,500	106,950	94,000	94,500	100,000	105,000	110,000	119,900	119,900	125,000	94%	West Inner Sub
Cuyahoga	102,000	107,000	110,000	115,000	116,000	118,000	115,000	104,000	62,000	70,000	80,000	72,000	75,000	80,000	86,000	85,500	96,000	101,000	108,500	92%	Cuyahoga
West Side of Cleve	73,000	78,000	81,000	83,000	85,700	89,000	85,000	65,000	35,000	38,000	37,500	32,900	33,500	35,000	40,500	45,000	52,205	60,000	70,000	79%	West Side of Cl
East Inner Suburb	94,900	98,000	100,000	106,150	108,900	115,700	114,000	97,500	42,000	41,000	54,900	45,000	43,300	47,000	52,900	52,900	60,000	69,060	73,500	64%	East Inner Subu
Cleveland	65,500	70,000	73,700	75,000	79,000	84,900	79,900	36,050	9,900	13,000	19,400	21,400	22,000	24,000	26,050	28,300	30,000	37,000	42,500	50%	Cleveland
East Side of Cleve	59,900	62,000	63,900	66,000	71,000	80,000	72,050	20,000	5,817	6,700	10,500	13,000	13,550	16,150	17,500	18,500	18,100	24,500	27,500	34%	East Side of Cle
Unknown Cuy Regi	89,000	91,500	99,000	102,200	113,000	110,000	110,000	106,000	86,900	83,245	82,000	60,000	70,000	72,250	85,500	82,500	89,950	104,500	105,000	93%	Unknown Cuy R

Table 14. Source: NEOCANDO at Case Western Reserve University.

“Arms-Length Sales” are sales on 1-3 family residential homes that exclude 1) transfers taking place at Sheriff Sale, 2) transfers to a bank or federal agency, and 3) \$0 dollar transactions. One to three family residential homes include condominiums. 1-3 family residential also includes vacant lots sold for \$10,000 or more; these would typically be cases of new home construction where county records still indicate a vacant lot. Note: in some cases an unexpected low or high value could result from a small number of sales in any given year. See the tables in Appendix F for the corresponding number of sales.

“Unknown Cuyahoga Region”: A small number of sales, approximately 100 to 300 in each year, are on properties that do not have a geographic identifier recognized by the NEOCANDO data system. These are not included in the neighborhood, suburb or sub-region counts and median values. They are included in the Cuyahoga counts and median values.

Figure 17 below demonstrates the positive upward trend in all regions of Cuyahoga County, and it shows that the two regions least impacted by the foreclosure crisis – the Outer Suburbs and the West Inner Suburbs – have almost completely recovered from the crisis. Similarly, the West Side of Cleveland, also impacted less by the foreclosure crisis, has now recovered 79% of its prior peak median price.

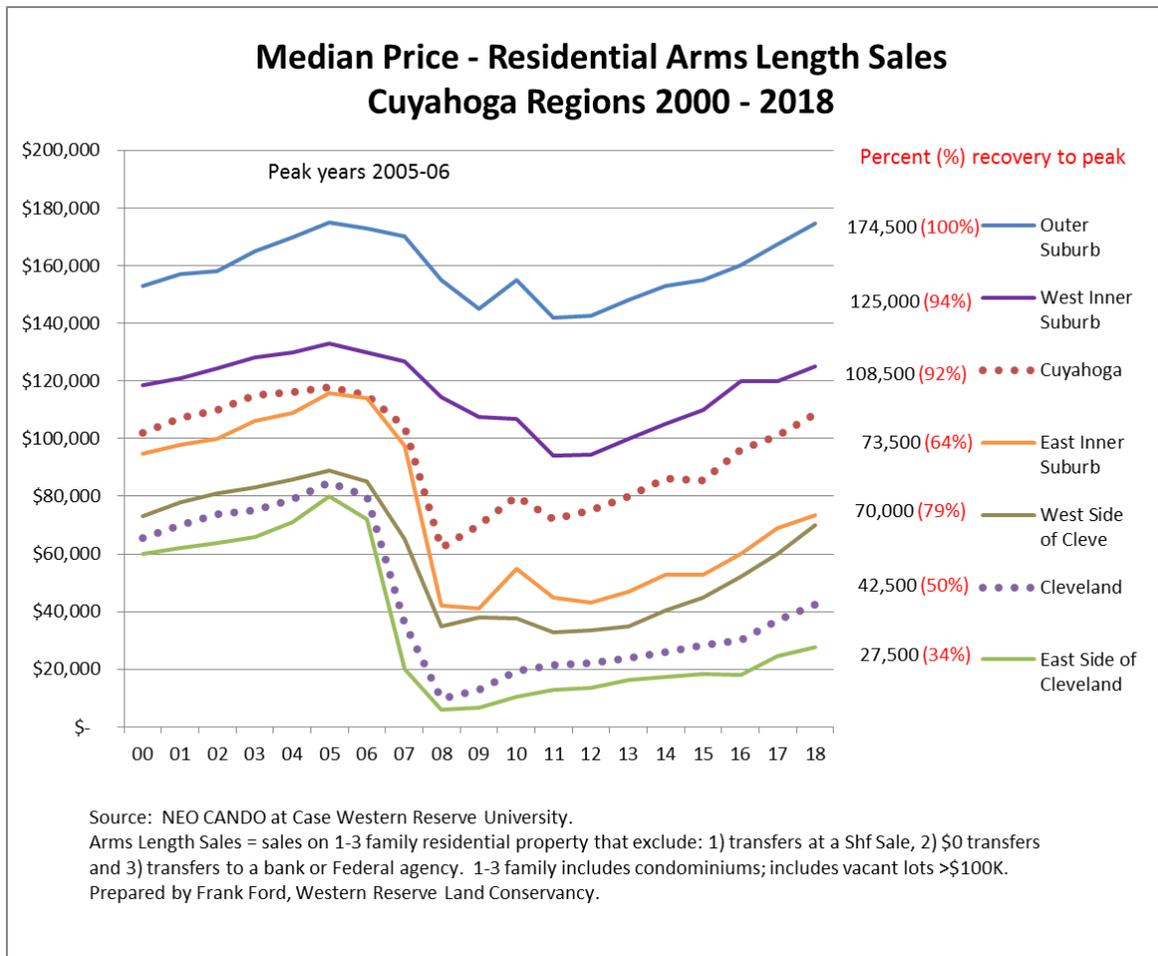


Figure 17

As will be discussed later in this report (Table 15), the East Side of Cleveland was hit hardest by foreclosure and abandonment, followed by the East Inner Suburbs. With the exception of the suburb of East Cleveland, blight and abandonment in the East Inner Suburbs has now been substantially addressed to the point where median sale prices have recovered 64%, sufficient to support an intentional shift from housing demolition to housing renovation. The East Side of Cleveland is a different story; the median sale price of \$27,500 represents only a 34% recovery. The current status of the housing market in the East Side of Cleveland is a contradiction: it represents both a victory....and a potential setback. That the East Side of Cleveland has gone from a \$6,000 median sale price in 2008 to \$27,500 in 2018 is a great accomplishment attributable to the blight removal and market stabilization work of the Cleveland Building and Housing Department and the Cuyahoga Land Bank, both supported by Federal and Cuyahoga County funding. The potential setback lies in the fact that, unlike the suburbs, blight removal is far from completed in the East Side of Cleveland and the funding is expected to expire in 2020, leaving 3,000 blighted homes (Table 11) to undermine the progress and momentum that has been developed.

By comparison, it is estimated that the suburbs will have only several hundred blighted homes remaining.

There are other regional disparities, not as severe as the East Side of Cleveland, but worth noting. At their peak in 2005 the median home sale prices for Cuyahoga County (\$118,000) and Cleveland City (\$84,900) were only about \$33,000 apart. As of 2018 that disparity had widened to \$66,000, with Cuyahoga at \$108,500 and Cleveland at only \$42,500.

Similarly, in 2005 the peak median home sale prices for the Outer Suburbs (\$175,000) and the East Inner Suburbs (\$115,700) were \$59,000 apart. As of 2018 the disparity has grown to \$101,000, with the Outer Suburbs at \$174,500 and the East Inner Suburbs at \$73,500. (However, this is a slightly smaller disparity than the \$102,100 difference seen three years ago). Both the Outer Suburbs and the West Inner Suburbs have recovered more than 94% of their peak median price and more than 100% of their 2000 median price. At least with respect to housing price, the foreclosure crisis is over in the Outer Suburbs and the West Inner Suburbs. While the East Inner Suburbs and the West Side of Cleveland have not fully recovered, a case can be made that their percent of recovery, at 64% and 79% respectively, is now sufficient for their housing markets to support a shift from demolition to renovation as their primary response to housing vacancy. By contrast, the 2018 the median home sale price in the East Side of Cleveland, at \$27,500, was still only 34% of the peak price in 2005 (\$80,000) and only 46% of the peak price in 2000 (\$59,900).

Inner Ring Suburbs

While Figure 17 demonstrated that the 5 sub-regions of Cuyahoga County have different levels of housing recovery, there are also variances within sub-regions. In Figure 18 below we see that the percent of recovery for each of the West Inner Suburbs is strong, at 79 to 100%, but the median prices vary from a high of \$231,000 in Rocky River to \$99,900 in Brooklyn.

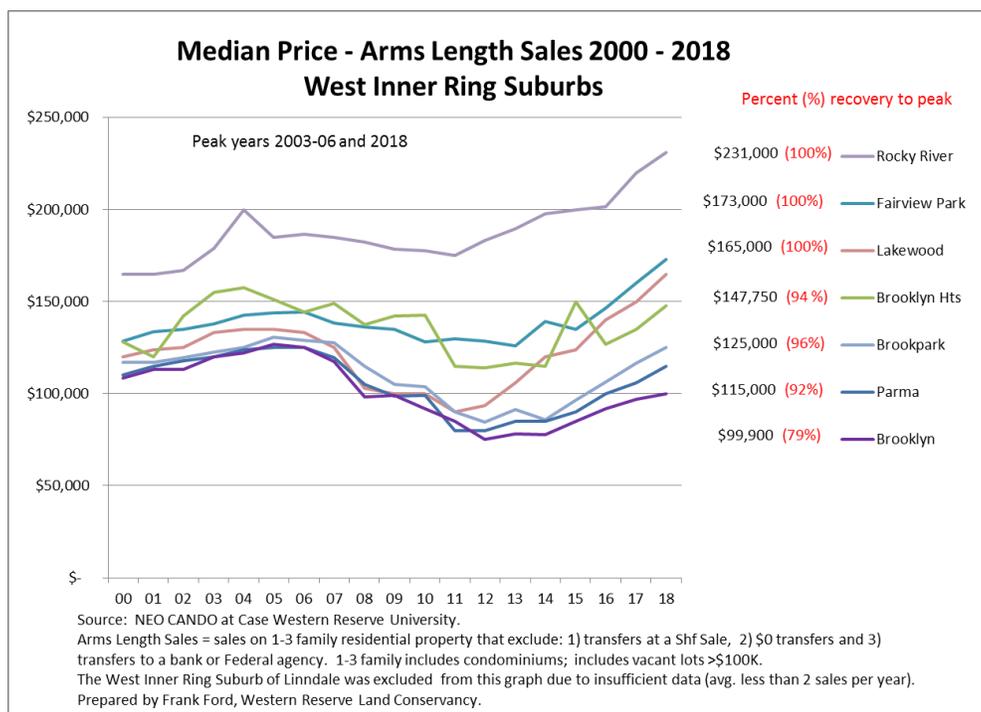


Figure 18

There is a much greater variance of recovery in the East Inner Suburbs from a high of 86% in Shaker Heights and 87% in University Heights, to East Cleveland at only 32% (Figure 19 below). East Cleveland is the one Inner Ring Suburb whose recovery and median sale price are similar to the more distressed East Side Cleveland neighborhoods.

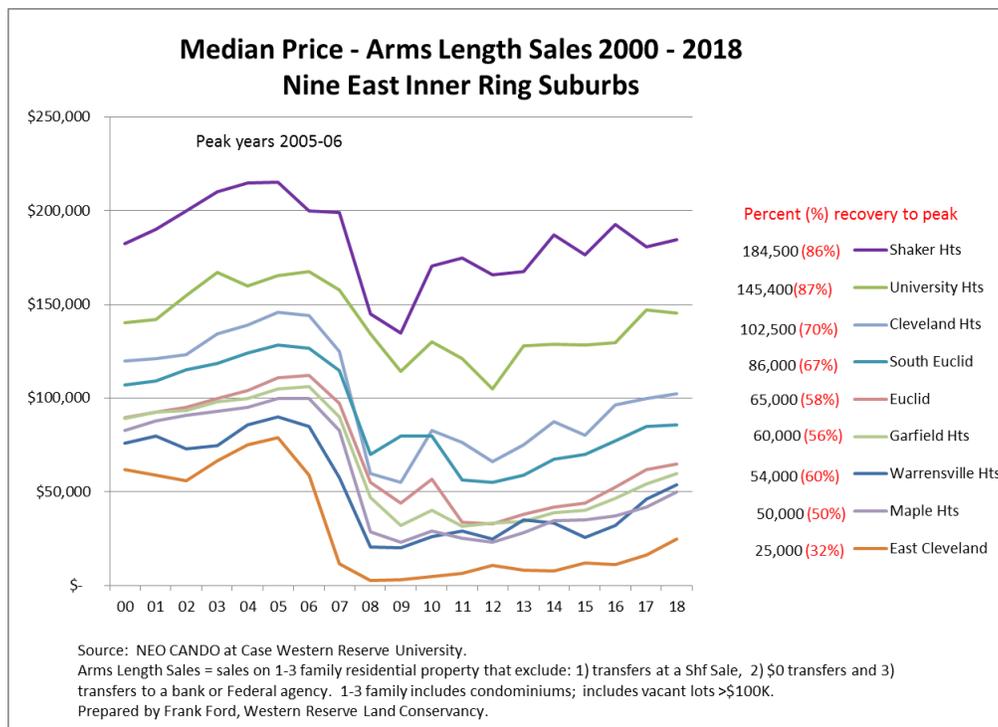


Figure 19

West Side of Cleveland

Six of the most rapidly escalating housing markets in Cuyahoga County are in the West Side of Cleveland: Ohio City, Tremont, Kamms, Edgewater, Detroit Shoreway and Old Brooklyn (Figure 20 below). Four of these neighborhoods, Detroit Shoreway, Edgewater, Kamm’s and Ohio City are at their highest point in the past 19 years. Figure 20 below also reveals a wide range of median price among neighborhoods in the West Side of Cleveland. In 2000, two of the strongest neighborhoods were Old Brooklyn and Kamms, with median prices of \$87,500 and \$109,000. Their trends followed a similar path through their peak in 2005 and their low point in 2011, but after that their trends diverge with Kamms recovering more (100% of peak) in the past few years and Old Brooklyn less (78% of peak). Six West Side neighborhoods began this 19-year period grouped together in the \$50,000 to \$70,000 range: Ohio City, Tremont, Detroit Shoreway, Bellaire Puritas, Cudell and Stockyards. Three of these neighborhoods – Ohio City, Tremont and Detroit-Shoreway – have now experienced significant recovery and the 2018 median price for each is more than double their 2000 price. The median price in the Stockyards neighborhood is still struggling to recover at only \$26,400; Stockyards is the one West Side neighborhood whose recovery and median sale price are similar to the more distressed East Side Cleveland neighborhoods.

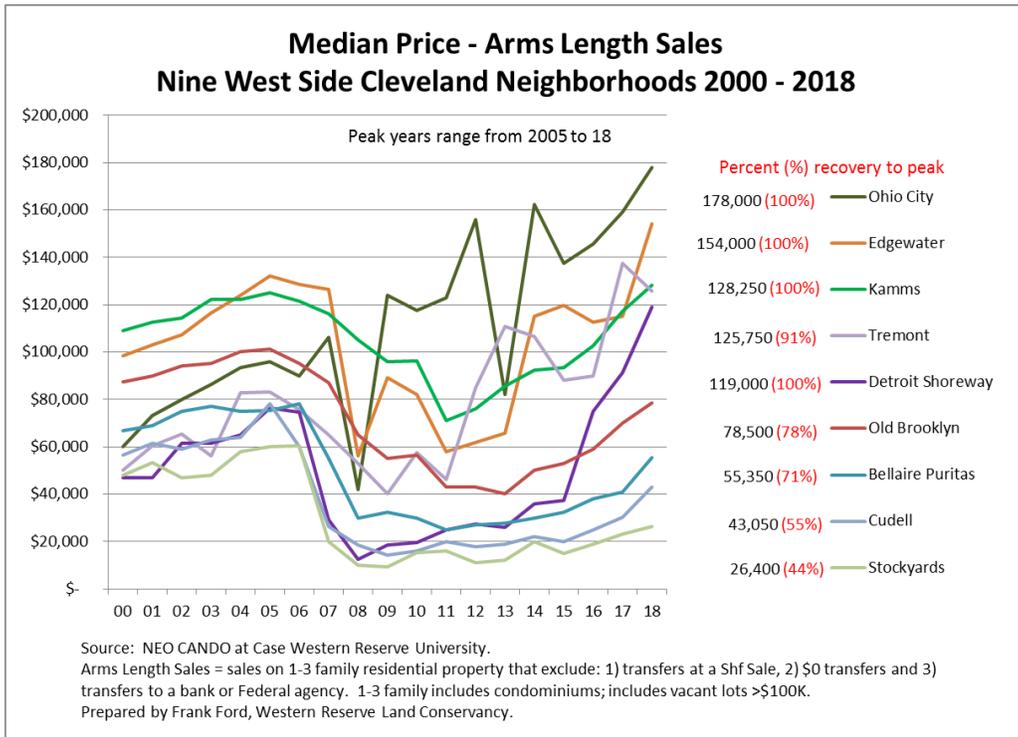


Figure 20

East Side of Cleveland

As noted earlier the East Side of Cleveland has experienced the greatest concentration of foreclosure, housing vacancy and blight in Cuyahoga County. The substantial impact of this devastation can be seen in the dramatic drop in median home sale prices over the past 19 years (Figure 21 below).

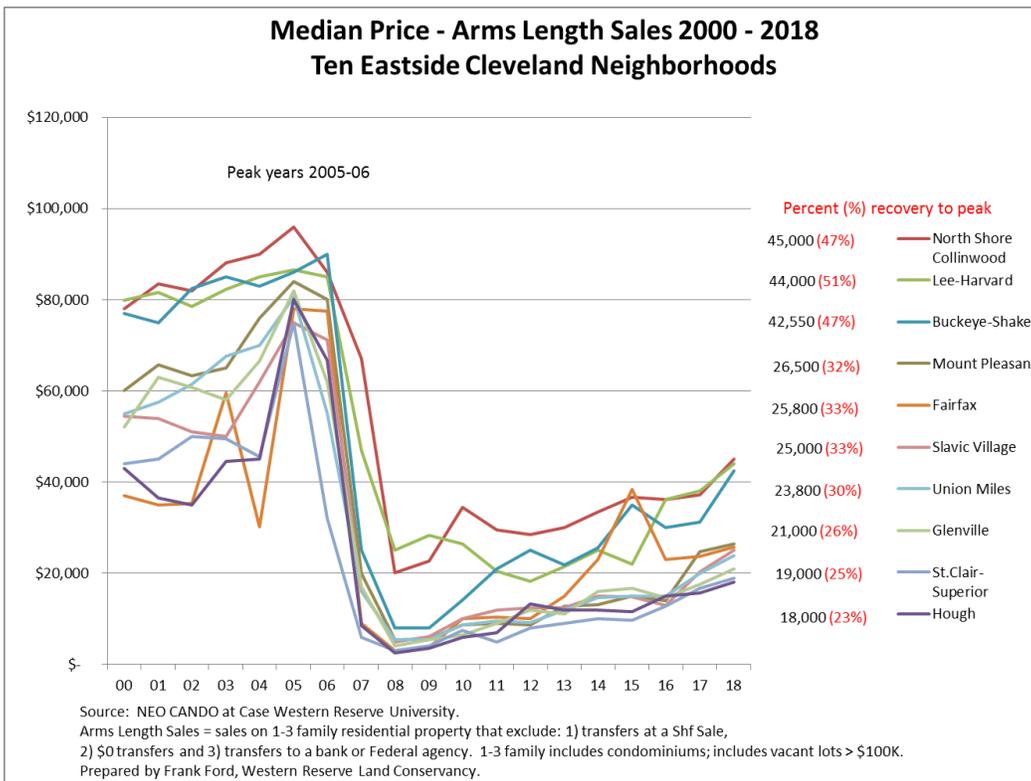


Figure 21

In the span of just two years median prices for Glenville, Broadway-Slavic Village, Mount Pleasant and Union-Miles went from \$75,000-80,000 down to \$5,000 or less. On the positive side, each of the East Side neighborhoods in Cleveland are on an upward trend, but their 2018 median prices are still far below both their prior peak price and their 2000 levels. One temporary exception to the East Side trend was the Fairfax neighborhood, where median prices spiked dramatically to \$38,400 between 2013 and 2015 but have fallen back in line with other hard-hit East Side neighborhoods. The temporary spike in median price in the Fairfax neighborhood is attributable to sales of new town homes for \$150,000 to \$200,000 in the section of the neighborhood adjacent to Cleveland Clinic. However, once those sales were concluded, the median sale price of homes in Fairfax fell back to \$23,750, suggesting the sale of those homes in that brief period did not have an impact on the balance of home sales in the Fairfax housing market. It is worth noting that Fairfax is one of a handful of neighborhoods on the border of the University neighborhood which, as noted earlier in Figure 16, is one of the strongest real estate markets in Cleveland with a 2018 median sale price of \$182,500. The Fairfax neighborhood's immediate proximity to the University neighborhood, and Cleveland Clinic, could ultimately lead to increased interest in housing there.

Another neighborhood in close proximity to University is the Glenville neighborhood, which has seen some sales above \$200,000. Some may wonder, how could the median sale price in Glenville be only \$21,000 when there have been home sales above \$200,000? Figure 22 below provides the explanation. There were 491 arms-length sales in 2018 and there were indeed 5 sales above \$200,000. Each of the sales was in close proximity to the University neighborhood. But, as Figure 22 demonstrates, the vast majority of Glenville sales were below \$50,000, with 57% of the 491 sales being below \$25,000. The high end sales taking place on the fringe of the Glenville neighborhood are not a sufficient market stimulus to overcome 810 blighted homes that undermine housing market recovery in the majority of the neighborhood (Table 10)³². The relationship between blight and home sale price will be discussed further in the next section.

³² See Table 10 and "Cleveland Neighborhoods by the numbers: 2018 Update", 3-20-19.
<https://www.wrlandconservancy.org/articles/2019/03/20/cleveland-property-inventory-2018/>

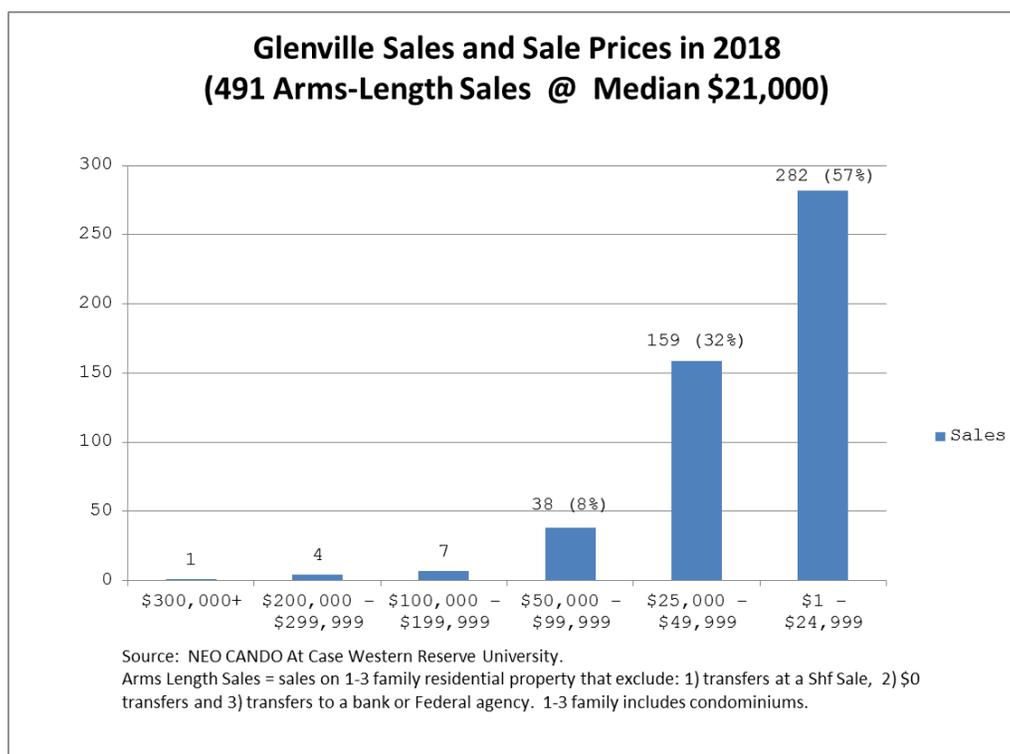


Figure 22

B. Impact of Housing Distress and Blight On Home Price Trends

As demonstrated by Figures 20 and 21 above, the East and West Sides of Cleveland have very different median home sale price experiences as they emerge from the foreclosure crisis. It may be tempting for some to attribute this stark difference to an historic racial imbalance, and draw an oversimplified conclusion: “African American neighborhoods have been distressed for years, it’s not a surprise.” The data tells a different story.

In 2005, the median home sale price in the West Side was \$89,000 while the median in the East Side was only slightly less, \$80,000. The difference was not that great, although the racial imbalance was significant, as noted in Table 15 below. What was different was the level of mortgage foreclosure from predatory lending in these two regions which became increasingly evident when foreclosure filings peaked in 2007, also noted in Table 15 below. As noted in Part 1 of this report high-cost subprime loans were heavily marketed in African American communities because of the increased profits they generated, even when many African American borrowers would have qualified for a lower cost prime loan³³. As a result, the East Side of Cleveland experienced 4,359 mortgage foreclosures in the peak year of 2007, while the West Side experienced only 1,885. By 2015, the difference in foreclosure activity could be seen in the respective abandonment and blight in these two regions, with the East Side of Cleveland having 4,678 homes requiring demolition, while the West Side had only 568. Finally, in 2018, we see that the two regions, once having similar median home sale prices, are now very different: the West Side has recovered 79% of its lost value while the East Side has only recovered 34%. **African American homeowners in the East Side of Cleveland have experienced far greater blight, and suffered**

³³ “Financial Services in Distressed Communities,” Fannie Mae Foundation, August 2001.

a far greater – and tragic – loss of equity and value than white homeowners on the West Side. For most American families the equity in their home is the greatest portion of their net worth.

Impact of Foreclosure and Blight on Sale Price East Side and West Side of Cleveland							
Region	Percent African American Population in 2000	Median Sale Price in 2005	Peak Foreclosure Filings (2007)	Properties rated "Demo" in 2015	Median Sale Price in 2018	Percent Market Recovery in 2018	Percent African American Population in 2012
Cleveland West Side	12%	\$89,000	1,885	568	\$70,000	79%	19%
Cleveland East Side	78%	\$80,000	4,359	4,678	\$27,500	34%	81%
				5,246			
US Census, Sale Price and Foreclosure Filings from NEO CANDO at Case Western Reserve University.							
Demo rating from Cleveland property survey, Western Reserve Land Conservancy, 2015.							
Prepared by Frank Ford, Western Reserve Land Conservancy.							

Table 15

The 2018 survey of the East Side of Cleveland described in Part 3 of this report provides a further opportunity to consider the relationship between blight and median home sale prices. The charts on the following pages compare neighborhood blight rates (Figure 23) with neighborhood price trends (Figure 24). In chart 23, the 13 neighborhoods surveyed are ranked left to right according to the concentration of blighted residential structures – the percent of residential parcels that were found to have either a condemned structure or a structure rated D or F in the surveys conducted in 2015 and 2018. In chart 24 the 13 neighborhoods are shown in the same left to right order, with their 2015 and 2018 median home sale prices. Two general trends are evident: home price tends to be higher where blight is lower, and a downward change in blight tends to be associated with an upward change in home sale price.

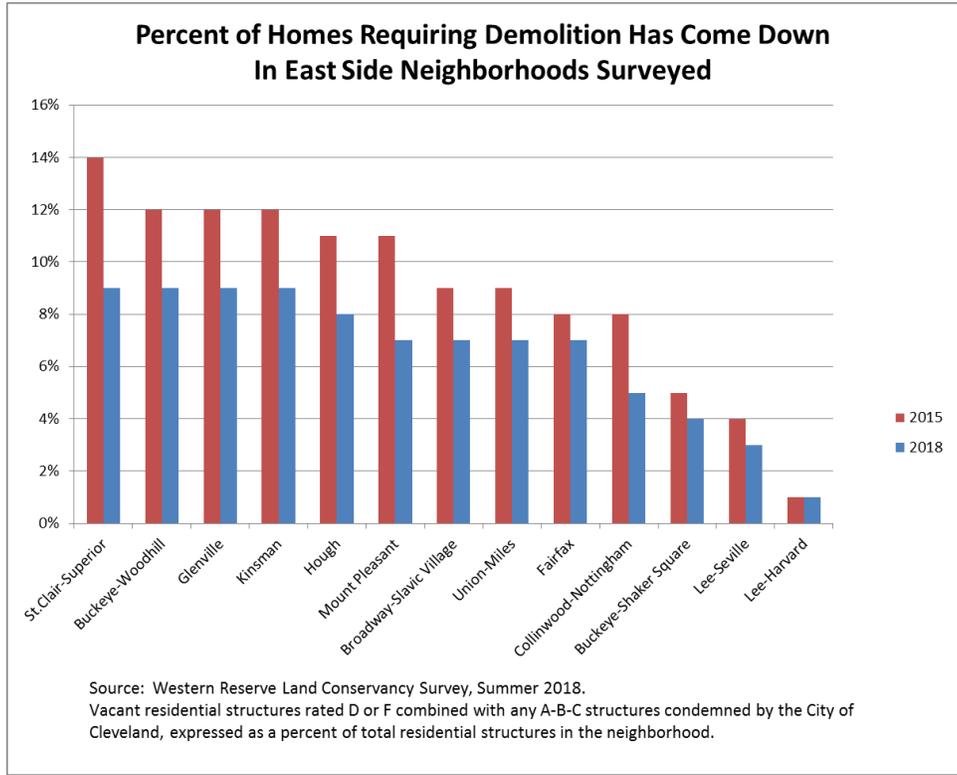


Figure 23

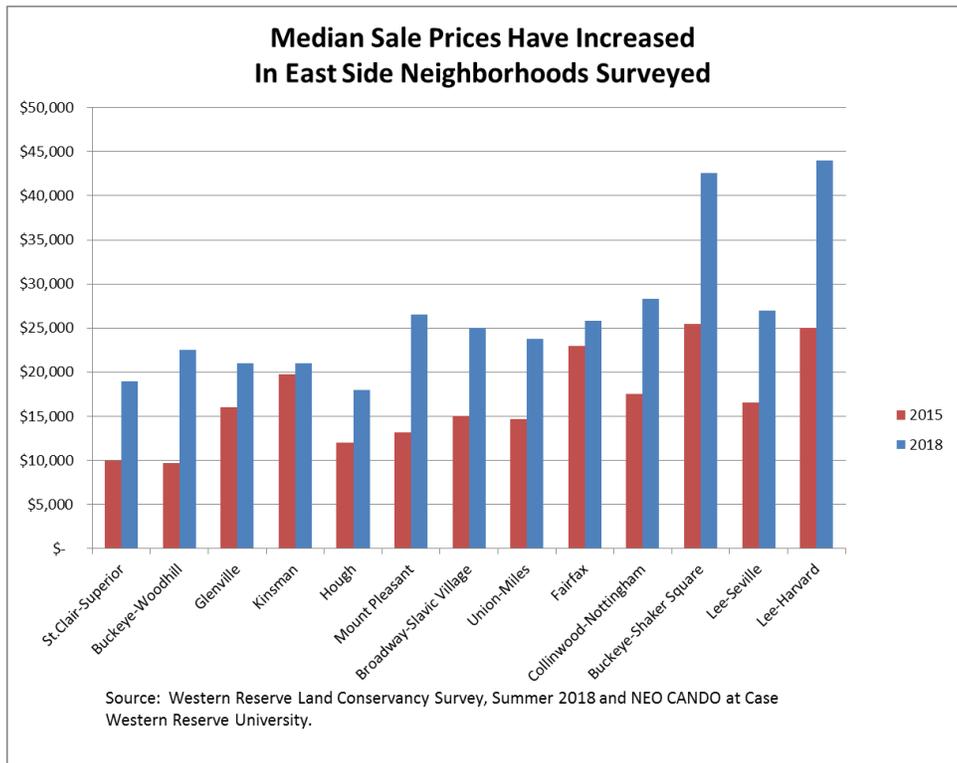


Figure 24

C. The Role of Blight Removal In Housing Market Recovery

Market recovery can be accomplished in even the most distressed housing markets when a coordinated effort is made to eliminate blight in close proximity to housing redevelopment. One of the best examples of this is the Slavic Village Rediscovered (SVR) Project in the Slavic Village neighborhood in the East Side of Cleveland. This project benefits from a number of components in the pursuit of housing renovation and market recovery: leadership from individuals like Albert Ratner, the late Robert Klein and Cleveland Councilman Tony Brancatelli; leadership from organizations like Slavic Village Development Corporation and Cleveland Neighborhood Progress; and property acquisition expertise from the Cuyahoga Land Bank. Two features in particular demonstrate a smart approach to dealing with the blight that has plagued the Slavic Village neighborhood. First, vacant house candidates for renovation and resale are carefully assessed to identify the most viable candidates, typically those with mechanical systems and components that can be reused, thus keeping project costs as low as possible. Second, the more distressed homes in close proximity are slated for demolition by the Cuyahoga Land Bank or the City of Cleveland so they do not undermine the success of the homes being renovated and marketed for resale. The SVR Project began acquiring vacant homes in June of 2013. Using this approach, the SVR Project acquired 52 homes on 28 target streets. Forty-nine (49) of those homes have been renovated and sold for prices ranging from \$48,500 to \$84,900, with a median sale price of \$67,900. This is a remarkable achievement in a distressed East Side Cleveland neighborhood where the median sale price overall is only \$27,500. During the same six-year time period, and on those same 28 streets, 310 blighted homes were demolished, a roughly 6 to 1 ratio of blight elimination to renovation. Figure 25 below graphically illustrates the supportive role that blight removal has played in this project.

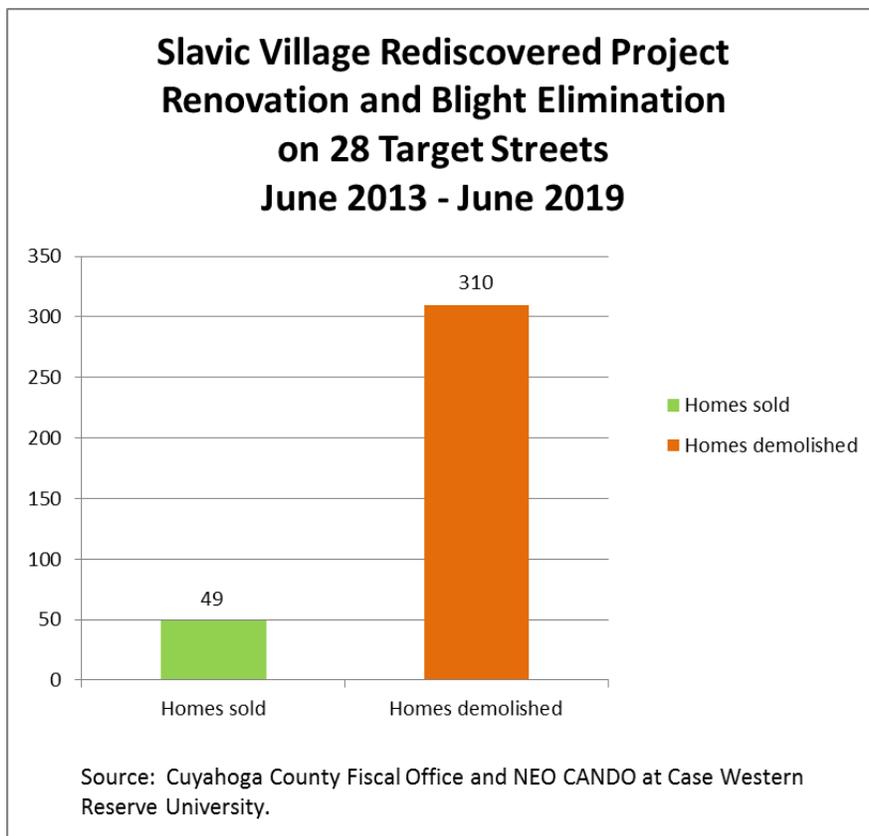


Figure 25

The 28 streets of the SVR Project represent approximately one fourth of the Slavic Village neighborhood. The property survey conducted by the Land Conservancy in 2018, referenced earlier in Part 3 of this report, found that there remain 112 vacant and blighted homes rated D or F on the 28 streets in the SVR Project. How will those threats to the SVR Project be dealt with when demolition funds run out in 2020? More importantly, how will the SVR Project be replicated in the balance of the Slavic Village neighborhood, or in any other East Side Cleveland neighborhood, after blight removal funds run out in 2020? It will be vitally important to raise additional blight removal funding to continue to support housing market recovery in Slavic Village, other East Side neighborhoods in Cleveland, and the suburb of East Cleveland.

D. Volume of Arms-Length Sales

In addition to median price another important indicator of housing market health and recovery is the **number** of arms-length home sales. As noted earlier in this report, arms-length sales are traditional sales between a buyer and a seller, in contrast to sales taking place at a foreclosure auction and other post-foreclosure sales to banks and government agencies. As Figure 26 below indicates, the number of these relatively normal sales began to decline as foreclosures were reaching their peak. With the exception of a brief upward spike around 2008 in the East Side of Cleveland (which also shows up in the Cleveland trend line) and the East Inner Suburbs, the number of arms-length sales in all sub-regions of Cuyahoga County dropped significantly and reached bottom between 2010 and 2011. It is a positive sign that this more normal sale activity has been increasing for the past 7 years. However, as will be discussed in the next section of this report, a significant number of these arms-length sales may involve investors rather than homeowners, as traditional home buyers find it difficult to access home purchase mortgages in the lower priced communities.

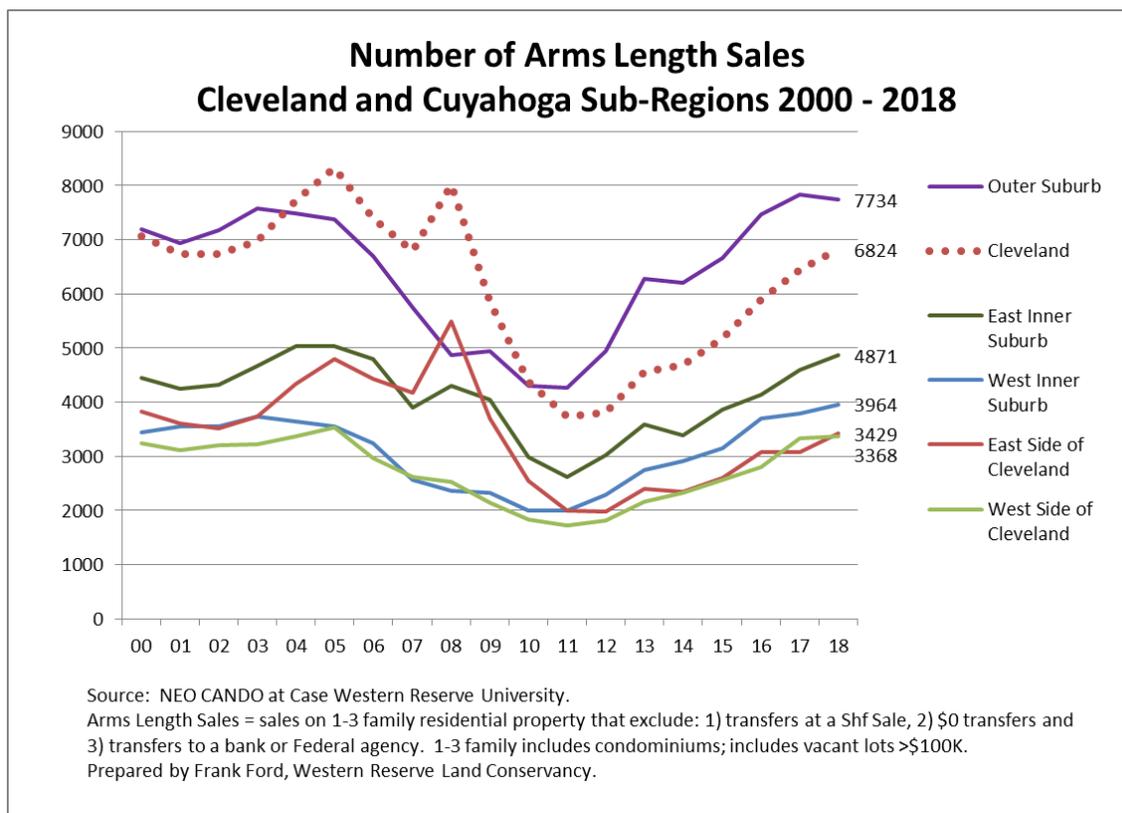


Figure 26

A table in Appendix F provides the number of sales for all neighborhoods and suburbs during the 19-year period.

PART 5 - HOME MORTGAGE LENDING: THE FUEL THAT RUNS THE ENGINE OF HOUSING MARKET RECOVERY

Key Findings and Observations:

- African American borrowers are denied loans more often than white borrowers, even when they have equivalent income. In fact, African American borrowers are denied more often than white borrowers with significantly less income.
- Regions of Cuyahoga County with a higher percentage of African American residents tend to have less access to home purchase and home improvement loans.
- There are distinct differences in how individual lenders meet the credit needs of regions with majority African American population.
- Huntington Bank is a top lender in home purchase lending and among the top 5 in home improvement lending.
- Key Bank is the top lender for home improvement loans in all regions, but their home purchase lending is significantly less than other lenders operating in Cuyahoga County.
- The East Side of Cleveland, the area with the greatest need for home repair and home improvement lending, has the least access to those resources.

A. Mortgage Lending Background

Evolution of Lending to African American Communities

This report has reviewed the health of the Cuyahoga County housing market from a number of perspectives and has found that majority African American regions of the county have been disproportionately impacted with each metric applied. Part 5 looks at access to mortgage lending and will demonstrate a similar disproportionate negative impact.

Disparities with access to lending by race have a long history which can be divided into three periods.

Redlining. After the depression of the 1920s, which resulted in the failure of many banks and the loss of life savings for many depositors, Congress enacted legislation that required banks to operate with more “safe and sound” business practices. In 1933, as part of the New Deal, the Federal government established the Home Owner’s Loan Corporation (HOLC) to make loans to homeowners facing loss of their property. HOLC issued maps that rated neighborhoods and communities based on their perceived “risk”. High risk neighborhoods, which were typically African American neighborhoods, were shaded red and labeled the most “hazardous” for lending. Over time the term “redlining” evolved to refer to the unwillingness of banks to make loans to African American borrowers and their communities. From the 1930s into the 1970s the denial of mortgage credit for home purchase and home repair led to significant disinvestment and decline in African American communities. In 1977 Congress enacted the Community Reinvestment Act (CRA) which sought to undo decades of lending discrimination and disinvestment. CRA had two key elements: 1) it required banks to meet the credit needs of all segments of their market, including people of color, and 2) it reinforced the lessons learned in the 1930s by also requiring banks to meet credit needs consistent with “safe and sound” business practices. Over the next two decades lending increased in African American communities, and with the reinforced emphasis on safety and soundness, the lending increases were accomplished with low rates of default and foreclosure³⁴.

Reverse Redlining. Between 1995 and 2000 some mortgage lenders and brokers began to see an opportunity to profit from a reversal of the prior business model, that is, to ***continue to perceive African American communities as high risk, but instead of refusing to make loans, make the loans and charge higher fees and interest.*** These risky “subprime” loans, which had high rates of default and foreclosure, were further enabled by the ability of the originating lenders to sell these loans in bulk to the Federal National Mortgage Association (“Fannie Mae”), the Federal Home Loan Mortgage Corporation (“Freddie Mac”) and Wall Street investment firms. The principle of “safety and soundness” was abandoned in the pursuit of higher profits by everyone involved: mortgage brokers, lenders, and bulk purchasers of loans. As noted in Part 1 of this report, the term “predatory lending” has been used to describe lenders who aggressively targeted African American borrowers to take costly subprime loans. The result of these ill-advised practices, which eventually became wide-spread in the lending industry, was a monumental foreclosure and economic crisis which led to a housing market collapse in many parts of Cuyahoga County.

Current Lending in Weaker Markets. This report has documented that many distressed communities are beginning to recover, but still face challenges. One of those challenges, particularly for majority African American communities, is gaining access to loans for home purchase or home repair. As much

³⁴ “Don’t Blame the Community Reinvestment Act”, The American Prospect, 6-26-09.
<https://prospect.org/article/dont-blame-community-reinvestment-act>

as irresponsible lending was the fuel that drove the collapse of some Cuyahoga housing markets, access to responsible lending is essential to drive the recovery of those markets. This report has demonstrated that the median home sale price in some East Side Cleveland neighborhoods and some East Inner Suburbs has fallen below \$50,000. Realtors and housing advocates have both reported anecdotal stories of **credit-worthy homebuyers** unable to obtain a mortgage loan for a home purchase below \$50,000. Lenders have stated those loans “are not profitable.”³⁵ It is worth noting that lenders are not claiming that a \$40,000 home purchase loan is unsafe or unsound – only that it is less profitable. There is a tragic irony at work here. African American communities have experienced decades of loss of real estate value, first by being denied loans, and then by massive foreclosure resulting from being targeted for predatory loans. Now, at a time when low home sale prices could mean an opportunity for homeownership, the low prices are working against these communities in three ways. First, many loan officers don’t want to work on a small dollar loan that will generate a small commission; second, because bank regulators frown upon lenders making “high cost” loans, some lenders will avoid small dollar home purchase loans because when the standard fees are added the loan can appear to be “high cost” even if the interest rate is not unusually high; and third, low home sale prices attract cash investors who can close a deal faster than a home buyer who needs to go through the process of applying for a mortgage loan.

Lending data used in this report

In addition to enacting CRA in 1977, Congress also enacted the Home Mortgage Disclosure Act (HMDA) in 1974 which requires lenders to disclose their home mortgage lending data. The data is submitted to the Federal Financial Institutions Examination Council (FFIEC) every March for the prior calendar year, and made publicly available in subsequent months. The data for this report is 2017 data for Cuyahoga County which was acquired and made available through the NEOCANDO data system at CWRU. The HMDA data reports applications a lender received for home purchase, home improvement and home refinance mortgage loans. The data also reports whether 1) the lender approved the loan and the loan was originated, meaning issued to the borrower (in this report referred to as the “loan was made”), 2) the lender approved the loan but the borrower did not accept the loan, 3) the lender rejected the application, 4) the application was withdrawn by the applicant, or 5) the lender closed the file because the applicant never completed the application process. This report focuses on loans made and loans rejected. Finally, the HMDA data also reports loans that were purchased by a lender, after another lender had already processed the application and originated (made) the loan. This report focuses on the action taken by the lender who processed the application and made the decision to loan, or not. Accordingly, loans that were subsequently purchased by another lender were excluded from the data used in this report.

Comprehensive 2018 data for Cuyahoga County has not yet been released by the FFIEC.

³⁵ Comments observed at the October 27, 2017 “Ohio Fair Lending Conference” and at a May 2, 2018 forum co-sponsored by the Akron Cleveland Association of Realtors and the Greater Cleveland Reinvestment Coalition.

B. Application of the Lending Data

Each year more than 300 financial institutions receive and process applications for mortgage loans in Cuyahoga County. Later in this report Subsection E will provide tables and charts that look at the lending activity of the top 15 lenders according to a variety of categories, including their lending to traditionally underserved borrowers and communities. Providing information on individual lenders is timely for two reasons.

Selection of Bank Depositories by the Cuyahoga County Treasury. Cuyahoga County is in the process of soliciting proposals from banks to serve as the depositories for \$600 Million in county funds.

Government agencies throughout the country engage in a similar process and the criteria for selection is usually based on the competitiveness of a number of factors, including interest paid on deposits and the efficient processing of deposits, payments, etc. Cuyahoga County is now looking to follow the example of some cities that have expanded the criteria to include the degree to which a depository bank is meeting the credit and banking needs of underserved communities³⁶. The information provided in this section may assist the county, as well as housing and community development stakeholders, to evaluate the performance of lenders operating in Cuyahoga County.

Community Benefits Agreements. In 2016 three banks that operate in Cuyahoga County entered into “community benefits agreements” (CBAs) with the National Community Reinvestment Coalition (NCRC)³⁷. Although the agreements were multi-year and multi-state in scope, each of the three banks are based in Ohio: KeyBank (Cleveland), Fifth Third (Cincinnati) and Huntington (Columbus). CBAs (or CRA agreements as they have been known in the past) usually come about because a bank is seeking approval from a Federal regulatory agency to merge or acquire another bank. The approval can be denied if either of the merging banks has a poor record of meeting community banking and credit needs. Each of the banks made sizeable commitments to improve their lending performance.

KeyBank	\$16.5 Billion (January 2016)
Huntington	\$16.1 Billion (May 2016)
Fifth Third	\$30 Billion (November 2016)

The 2017 data in this report reflects the first full year of implementation of these agreements.

CBA/CRA agreements are not new; they date back to the decade following the passage of the Community Reinvestment Act (CRA) referenced earlier in this report. A common criticism of these agreements is that they sometimes promise large investment, with little mechanism for tracking and assuring that the investments actually reach the targeted communities and borrowers. In the tables that follow in subsection E the three banks with CBA Agreements are noted in **bold red font** to more easily identify where they stand in relation to other lenders, and each other.

³⁶ As noted earlier, Cleveland was one of the first cities in the country to do this. See “Summary of Local Responsible Banking Ordinances, National Community Reinvestment Coalition, 2012. https://ncrc.org/wp-content/uploads/2012/07/summary_responsiblebank.pdf

³⁷ “Banks Community Benefits Agreements Bring Billions in Community Reinvestment”, March 21, 2017. <https://www.policylink.org/equity-in-action/newsletters/banks-cbas>

C. Race and Lending

It is beyond the scope of this report to address whether *intentional* lending discrimination has occurred or is occurring. However, this report does document the extent to which African American borrowers, and their communities, have received disproportionately fewer mortgage loans, *irrespective of cause*. The ability to obtain loans for home purchase and home improvement is essential for the financial health of a community, and in particular, for the majority African American communities in Cuyahoga County that are still struggling to recover from the foreclosure crisis. The disparities demonstrated in this section, on their face, warrant the attention of elected officials and civic leaders.

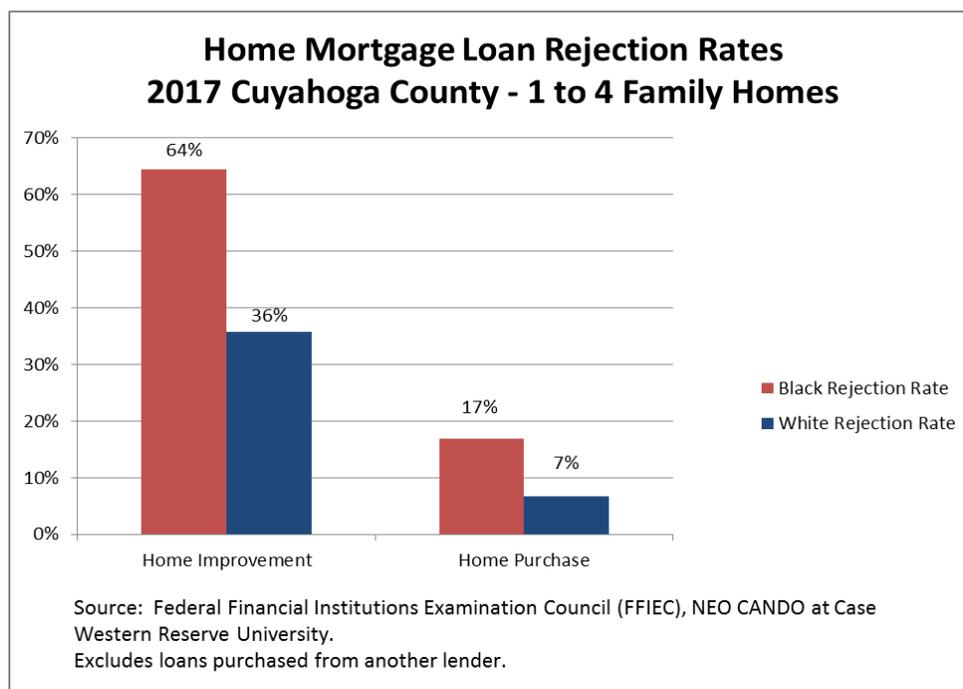


Figure 27

As figure 27 above demonstrates, African American borrowers who apply for loans are rejected significantly more often than White borrowers. The disparity is found with both home purchase loans and home improvement loans.

This report finds that even upper income Black borrowers are denied loans at a higher rate than White borrowers of similar income (Table 16 below). In 2017 Blacks with incomes greater than 120% of the \$59,523 Cuyahoga median family income (= above \$71,427) were rejected at a rate of 13% while White borrowers with similar income experienced a rejection rate of only 5%. In fact, as demonstrated in Table 16 below, the 13% denial rate for Black borrowers was even greater than the denial rate for Moderate Income (9%) and Middle Income (7%) white borrowers. This is revealed even more graphically in Figure 28, below.

Home Purchase Loan Rejection Rates By Race and Income Of Applicant Cuyahoga County 2017			
Income	Black	White	Ratio - Black to White
Low <\$29,762	26%	17%	1.49
Moderate \$29,763 - 47,618	16%	9%	1.76
Middle \$47,619 - 71,427	18%	7%	2.69
High > \$71,427	13%	5%	2.65
All Incomes	17%	7%	2.51

Source: Federal Financial Institutions Examination Council (FFIEC), 2012 US Census and NEO CANDO at Case Western Reserve University.
Cuyahoga median income \$59,523 per US Census 2012 - 5 year estimate.
Applications for home purchase loans on 1-4 family.
Excludes loans purchased from another bank.

Table 16

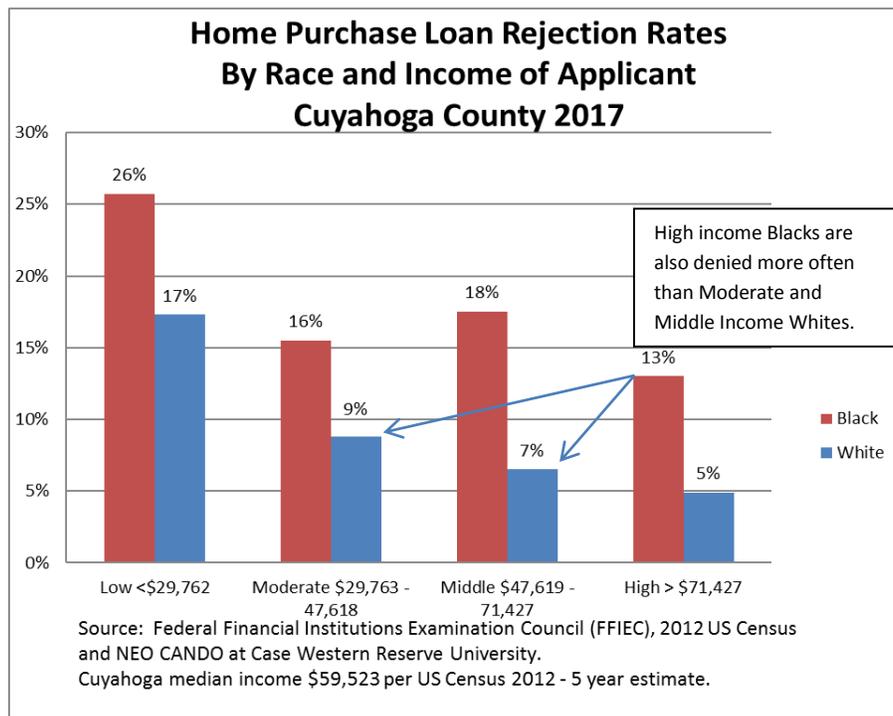


Figure 28

Income levels applied in the analysis above are based on standard categories used by Federal regulatory agencies in their evaluation of lenders³⁸:

Low income: less than 50% of median family income

Moderate income: at least 50% but less than 80% of median family income

Middle income: at least 80% but less than 120% of median family income

High income: greater than or equal to 120% of median family income

³⁸ <https://www.minneapolisfed.org/publications/community-dividend/defining-low--and-moderate-income-and-assessment-areas>

This report also looked at rejection rates for Black borrowers in 2017 from the three banks with CBA Agreements. Table 17 provides the rejection rates for both White and Black borrowers for each of the three banks. In addition, the ratio of Black to White rejection is also provided. One bank might have tougher underwriting standards than another bank; just looking at the rejection rate percentage alone would not be sufficient since a bank's overall rejection for all applicants, White or Black, might be high. The important consideration would be whether the underwriting standards are applied equally to White and Black borrowers; the rejection rate ratio adds an important perspective.

Home Purchase Loan Rejection Rates By Race and Income Of Applicant Banks With Community Benefits Agreements Cuyahoga County 2017									
Income	Fifth Third			Huntington			Key		
	Black	White	Ratio Black to White	Black	White	Ratio Black to White	Black	White	Ratio Black to White
Low <\$29,762	27%	24%	1.13	20%	11%	1.86	67%	55%	1.22
Moderate \$29,763 - 47,618	18%	15%	1.24	18%	12%	1.42	39%	10%	4.03
Middle \$47,619 - 71,427	25%	11%	2.35	21%	9%	2.41	80%	12%	6.88
High > \$71,427	9%	5%	1.88	21%	10%	2.03	22%	8%	2.78
All Incomes	19%	10%	1.95	20%	11%	1.86	44%	12%	3.71
Source: Federal Financial Institutions Examination Council (FFIEC), 2012 US Census and NEO CANDO at Case Western Reserve University.									
Cuyahoga median income \$59,523 per US Census 2012 - 5 year estimate.									
Applications for home purchase loans on 1-4 family.									
Excludes loans purchased from another bank.									

Table 17

While there is not a one-to-one ratio of rejection for any of the three CBA lenders, Table 17 suggests that the ratios of Black denial to White denial for both Fifth Third (1.95) and Huntington (1.86) are lower than the overall ratios for all banks found earlier in Table 16 (2.51), and considerably lower than the overall ratio for KeyBank (3.71), as well as the KeyBank ratios at the moderate (4.03), middle (6.88) and high (2.78) income levels. Figure 29 below provides a graphical depiction of the rejection rate ratios of the three CBA lenders.

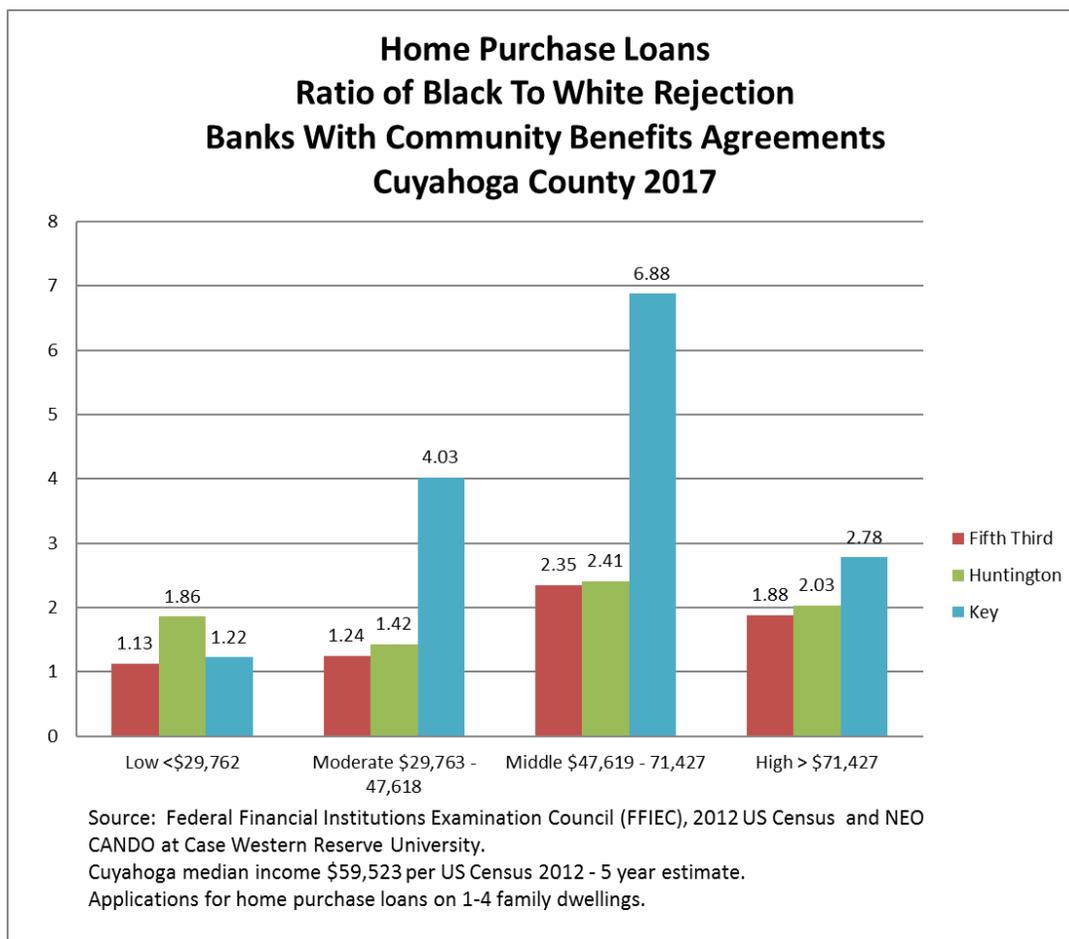


Figure 29

Sub-section D that follows looks at access to mortgage loans in five Cuyahoga regions, based on the aggregate lending of all lenders making loans in Cuyahoga County. Sub-section E will isolate the individual lending of the top 15 lenders in various categories.

D. Aggregate Lending by Region

All Loan Types

Table 18 below shows the aggregate mortgage dollars applied for and loaned in the five Cuyahoga regions for all types of loans and from all lenders. In the Outer Suburbs significantly more dollars were applied for (\$3,123,642,000) and received (\$2,057,864,000) than in the other regions. This is likely due to the Outer Suburbs having nearly double the number of residential parcels than the other regions, and the higher value of homes in the Outer Suburbs. But Table 18 also shows the **percent** of dollars loaned to dollars applied for, which helps gauge a region’s access to mortgage loans irrespective of home value and number of parcels. The percent of loan dollars received in the East Side of Cleveland is significantly lower (47%) than in the other four regions.

2017 Home Mortgage Dollars By Cuyahoga Region			
Cuyahoga region	Dollars Applied For (000's)	Dollars Loaned (000's)	Percent of Dollars Loaned
Outer Suburb	3,123,642	2,057,864	66%
West Inner Suburb	997,507	684,226	69%
East Inner Suburb	720,527	437,095	61%
West Side of Cleveland	486,292	313,252	64%
East Side of Cleveland	447,882	212,595	47%
Total	5,775,850	3,705,032	64%

Source: NEO CANDO at Case Western Reserve University.
Includes all loan types: Home Purchase, Rehab and Refinancing.
Excludes loans purchased from another lender that originated the loan.

Table 18

Figure 30 below shows the same data in a more graphical depiction.

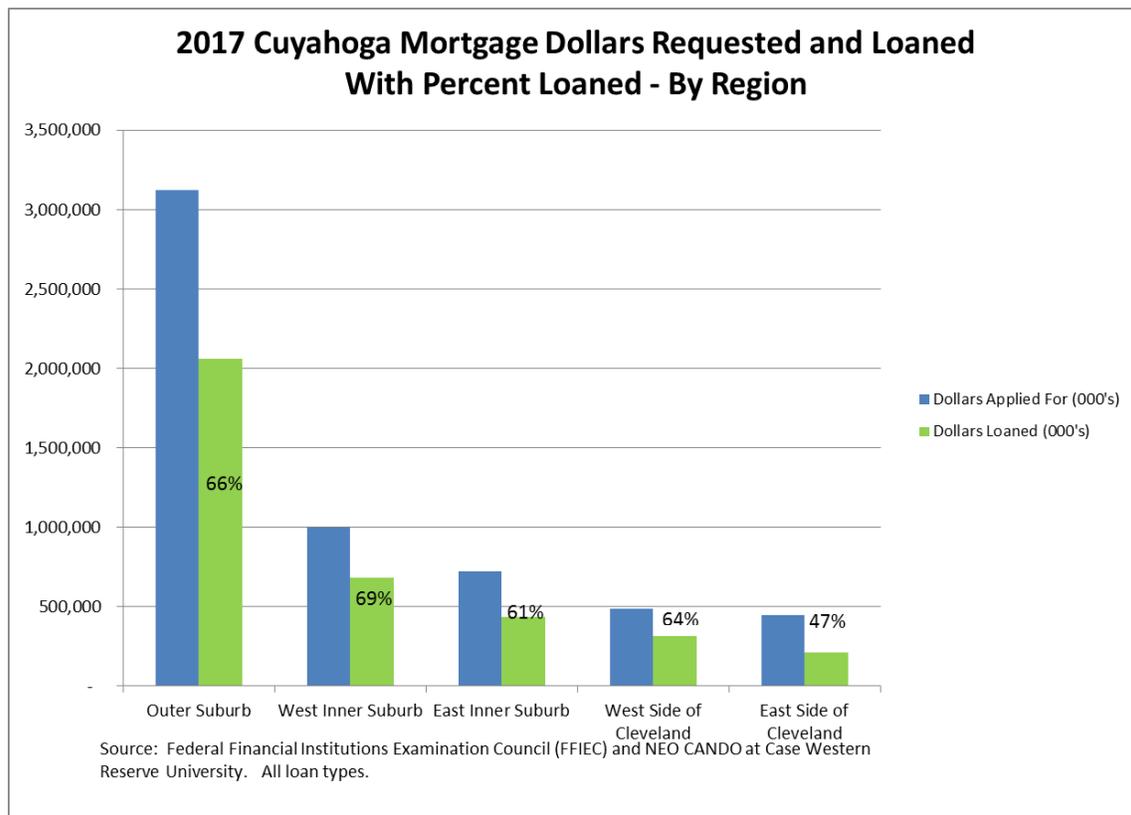


Figure 30

Home Purchase Lending

One explanation often put forward for why a neighborhood or region received less dollars and loans, particularly with respect to home purchase lending: there simply weren't that many loans applied for,

or alternatively, there were fewer home sales taking place. Table 19 below breaks down by region the number of home sales, loan applications and loans made in 2017. It also shows the percent of home sales that were associated with a loan.³⁹ It allows a comparison between the number of home sales in 2017 to the number of home mortgage loan applications and loans made in 2017.

2017 Cuyahoga Home Sales and Home Purchase Loans					
Region	1-3 Family Arms Length Sales	1-4 Family Home Purchase Loan Applications	Loan Applications as a Percent of Sales	1-4 Family Loans Made	Loans Made as a Percent of Sales
Outer Suburb	7,827	8,289	106%	6,467	83%
West Inner Suburb	3,800	3,815	100%	3,008	79%
West Side of Cleveland	3,340	2,368	71%	1,766	53%
East Inner Suburb	4,598	3,212	70%	2,289	50%
East Side of Cleveland	3,087	635	21%	416	13%
Totals	22,652	18,319		13,946	

Source: Federal Financial Institutions Examination Council (FFIEC) and NEO CANDO at Case Western Reserve University.

Home purchase only, excludes applications for home improvement and refinancing

Excludes loans purchased from another lender that originated the loan.

Excludes loan applications for multifamily and manufactured homes

Arms length sales exclude shf sales, transfers to financial inst. and gov't agencies, \$0 transfers.

1-2 family transfers have historically been 99.5% of all transfers; 3-4 family have been statistically insignificant.

Table 19

The low median home sale prices cited earlier in this report should present an opportunity for homebuyers. But in the East Side of Cleveland, where there were 3,087 home sales, there were only 635 home purchase loan applications submitted and only 416 loans made. Only 13% of the sales had a mortgage loan associated with them. The highest ratio of loans to sales was in the Outer Suburbs and the West Inner suburbs. The West Side of Cleveland and the East Inner Suburbs had lower loan-to-sale ratios, but fared significantly better than the East Side of Cleveland.

This is particularly troubling for an East Side of Cleveland housing market struggling to recover.

The data shows there were plenty of sales taking place in the East Side of Cleveland in 2017, but very few mortgage loans associated with them. There are four possible factors at work, some of which may be inter-related.

- Loan officers reluctant to spend time on home sales below \$50,000 because the commission earned will be less than on home sales at \$200,000 and higher.
- Lenders reluctant to make loans below \$50,000 because the standard fees, in proportion to the loan size, make the loan appear “high cost” which is frowned upon by Federal regulators.
- Decades of lending discrimination, well documented over the years, could have a chilling effect on borrowers – “why apply when I’ve been turned down so many times”.

³⁹ Two databases were used. The sales data consisted of 1-3 family homes and the loan data consisted of 1-4 family homes. While they are different, the difference is statistically insignificant: The overwhelming majority (99.5%) of all transfers of property in Cuyahoga County is on 1-2 family homes.

- An increase in both local and out of state investors who are willing to pay cash to turn these low cost properties into rental investments.

Figure 31 below provides a graphical depiction of the data presented above in Table 19. Both the applications and loans made were significantly less in the East Side of Cleveland, but the number of 1-3 family home sales in the East Side of Cleveland was comparable to the volume of sales in all other regions except for the Outer Suburbs.

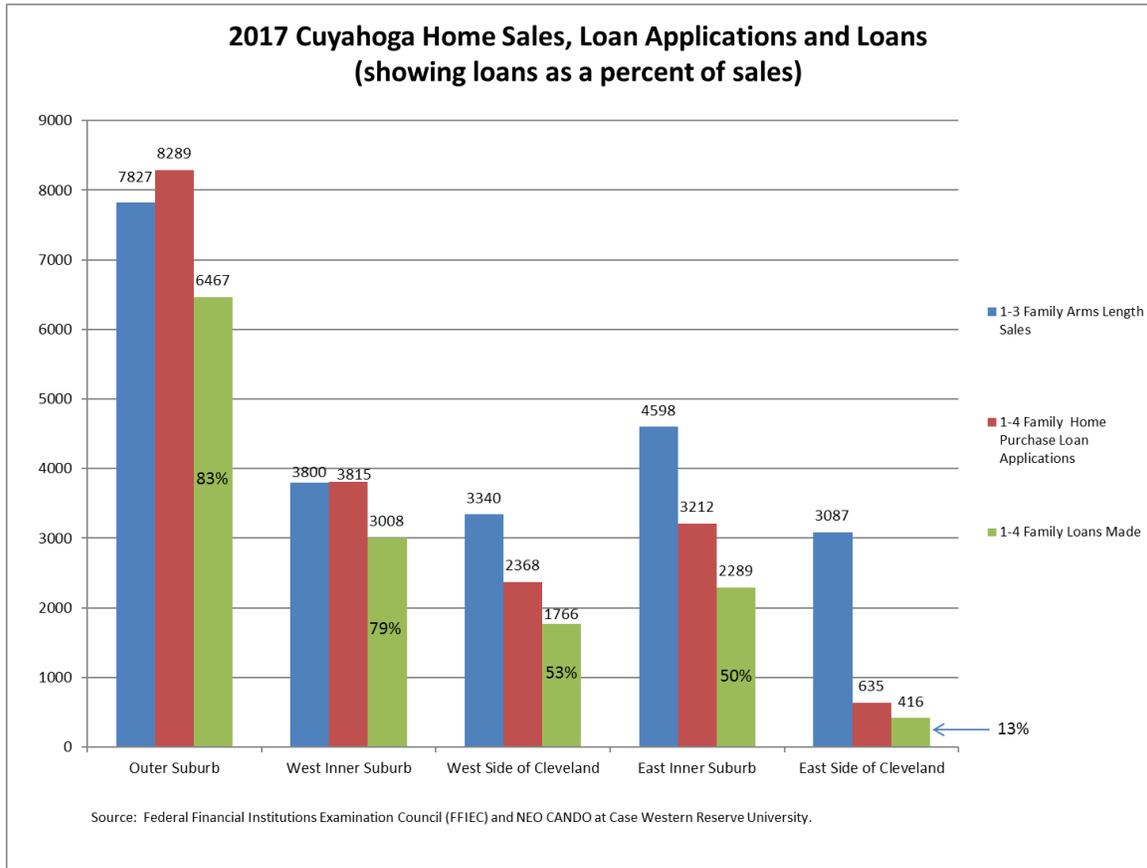


Figure 31

Home Improvement Lending

In 2015 the Land Conservancy conducted a door-to-door property survey of all structures in the City of Cleveland. Just over 112,000 residential homes were graded. There were 89,486 residential homes rated A or B: these were believed to require little or no repair. The remaining homes had some level of visible disrepair undermining the value of homes around them. Among those, there were 5,324 homes rated D or F that were presumed to either require demolition, or substantial renovation – beyond the scope of work envisioned by a typical home repair loan. There were 17,505 homes rated C; these would likely comprise the greatest demand for home repair loans.

However, as noted below in Table 20, the C-rated properties were not distributed equally throughout Cleveland. A far greater proportion of them were located in the East Side of Cleveland.

Cleveland Property Inventory (2015)	
17,505 C-Rated Residential Parcels	
Eastside	Westside
12,733	4,772
72.7%	27.3%

Source: Western Reserve Land Conservancy Survey, 2015.

Table 20

A review of HMDA loan data for 2017 suggests that home improvement loans have also not been distributed equally across Cuyahoga County. Figure 32 below demonstrates that residents in the East Side of Cleveland, where the Land Conservancy survey documented that home repair needs are greatest, have the least access to home improvement loans. The 2017 data showed an improvement for the East Inner Suburbs, 38% rate of loans made compared to 32% in 2016. The East Inner Suburbs are now on a par with the West Side of Cleveland, but still trail the West Inner and Outer Suburbs for access to home improvement lending.

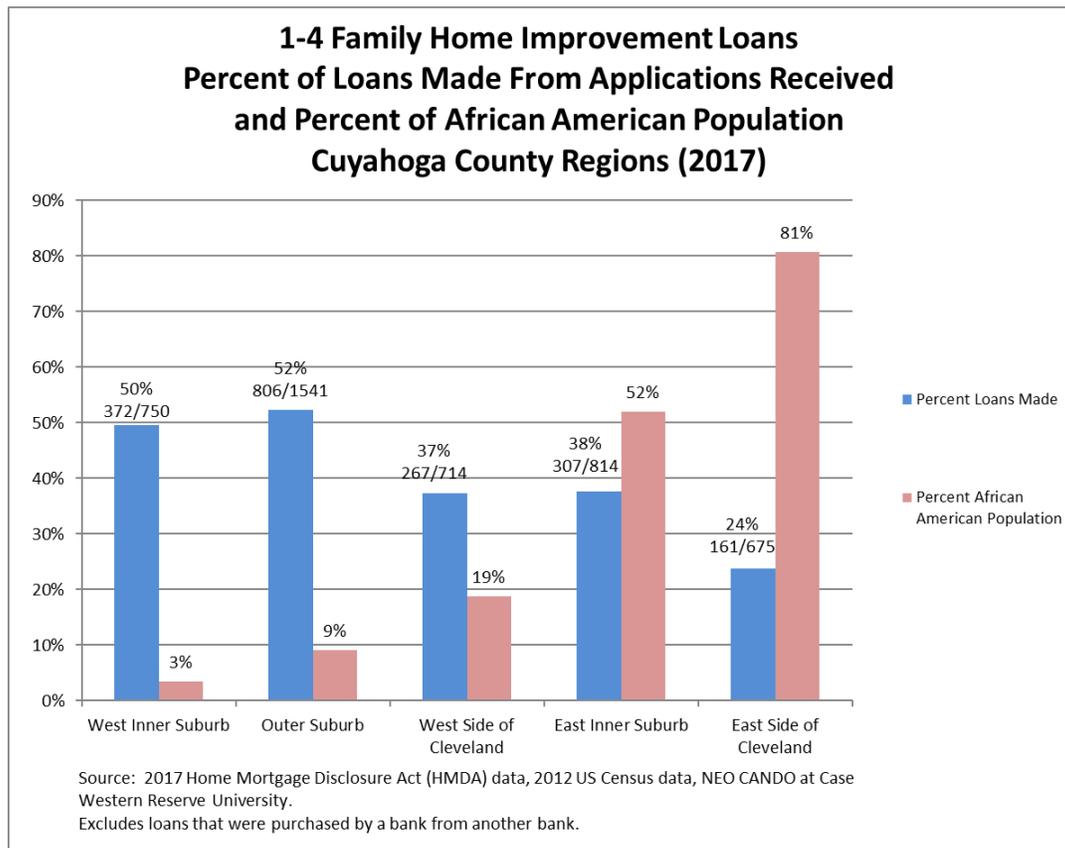


Figure 32

Most striking is the disparity of access to home improvement loans by race. The region with the least access is the East Side of Cleveland, where more than 80% of the population is African American. Across all five regions of the Cuyahoga County, access to home improvement loans decreases as percent of African American population increases. Table 21 below provides a detailed breakdown of the data represented by Figure 32.

1-4 Family Home Improvement Loans Percent of Loans Made and Percent of African American Population Cuyahoga Regions (2017)									
Cuyahoga Region	Loans Made	Approved but not accepted	Rejected	Withdrawn	File closed - incomplete	Total Applications	Percent Loans Made	Percent African American Population	2017 Median Home Sale Price
West Inner Suburb	372	15	292	44	27	750	50%	3%	\$ 125,000
Outer Suburb	806	49	530	93	63	1541	52%	9%	\$ 167,500
West Side of Cleveland	267	18	382	27	20	714	37%	19%	\$ 60,000
East Inner Suburb	307	15	417	47	28	814	38%	52%	\$ 69,000
East Side of Cleveland	161	9	456	22	27	675	24%	81%	\$ 24,479
Grand Total	1913	106	2077	233	165	4494	43%		

Source: Federal Financial Institutions Examination Council (FFIEC), US Census, and Cuyahoga County Recorder data housed at NEO CANDU at Case Western Reserve University.
Home Improvement loans on 1-4 family homes. Excludes loans purchased from another bank.

Table 21

E. Individual Lender Activity

Tables 22 through 36 that follow show the top 15 lenders who made home purchase or home improvement loans in different regions of Cuyahoga County. While the tables address different categories of lending, they each provide the same core information for the top 15 lenders in each category:

- Dollars loaned
- Number of loans made
- Percent of dollars and loans applied for that were loaned
- The number of applications received.

The number of applications received is an indication of the market share the lender has earned, and also may be an indication of the marketing and outreach a lender has done to create a welcoming environment that says “we want your business”. This is particularly important in light of decades of abusive lending practices discussed earlier in this report.

Home Purchase Loans: Top 15 Lenders

Tables 22 through 25 show the top 15 lenders who made the most home purchase loans in Cuyahoga County and the City of Cleveland, as well as in two regions that have struggled to recover from the foreclosure crisis: the majority African American East Side of Cleveland and the East Inner Suburbs. Thirty-one (31) of 34 Cleveland neighborhoods are low or moderate income, as are 19 of 20 Cleveland East Side neighborhoods. County-wide (Table 22 below), the top home purchase lender in 2017 is Third Federal Savings and Loan (1,243 loans), followed by Howard Hanna Mortgage (1,164), Huntington Bank (850), Quicken Loans (817) First Federal of Lakewood (798), Crosscountry Mortgage (730) and Fifth Third Bank (655). Two of the banks with Community Benefits Agreements (CBAs), Huntington and Fifth Third, are in the top 15. The third bank with a CBA agreement, KeyBank, is not in the top 15.

Top 15 Lenders That Made Home Purchase Loans on 1-4 Family Homes In Cuyahoga County in 2017 Sorted by Loans Made						
Lender (CBA Lender in red)	Loans Applied For			Dollars Applied For (000)		
	Loans Applied For	Loans Made ↓	Percent of Loans Applied For That Were Made	Dollars Applied For (000)	Dollars Loaned (000)	Percent of Dollars Applied For That Were Loaned
Third Federal S&L	1414	1243	88%	239,934	210,018	88%
Howard Hanna	1274	1164	91%	218,573	199,778	91%
Huntington Bank	1057	850	80%	182,092	149,564	82%
Quicken Loans	1147	817	71%	156,891	115,533	74%
First Federal of Lakewood	1010	798	79%	183,976	147,330	80%
Crosscountry Mortgage	989	730	74%	147,445	108,691	74%
Fifth Third Bank	879	655	75%	145,672	112,016	77%
PNC Bank	533	395	74%	79,772	60,044	75%
First National Bank of PA	364	309	85%	83,668	72,645	87%
Union Home Mortgage	371	304	82%	52,631	43,563	83%
Lendus LLC	335	294	88%	42,050	37,302	89%
Citizens Bank	355	265	75%	49,867	36,722	74%
Dollar Bank	359	251	70%	43,316	30,091	69%
Wells Fargo	381	249	65%	59,659	43,231	72%
Chase Bank	338	249	74%	68,151	50,869	75%
Top 15 Total	10806	8573	79%	1,753,697	1,417,397	81%

Table 22

Top 15 Lenders That Made Home Purchase Loans on 1-4 Family Homes In City of Cleveland in 2017 Sorted by Loans Made						
Lender (CBA Lender in red)	Loans Applied For			Dollars Applied For (000)		
	Loans Applied For	Loans Made ↓	Percent of Loans Applied For That Were Made	Dollars Applied For (000)	Dollars Loaned (000)	Percent of Dollars Applied For That Were Loaned
Huntington Bank	220	170	77%	23,966	19,807	83%
First Federal of Lakewood	216	168	78%	30,025	23,848	79%
Third Federal S&L	156	133	85%	21,424	18,207	85%
Quicken Loans	196	128	65%	21,147	12,764	60%
Howard Hanna	136	124	91%	18,471	17,189	93%
Lendus LLC	103	91	88%	11,018	9,771	89%
Fifth Third Bank	137	89	65%	14,595	10,199	70%
Crosscountry Mortgage	127	81	64%	14,277	9,915	69%
Dollar Bank	104	71	68%	8,605	5,996	70%
PNC Bank	101	70	69%	9,926	7,045	71%
Citizens Bank	82	57	70%	7,722	5,523	72%
New York Community Bank	57	54	95%	912	813	89%
Chemical Bank	54	43	80%	8,762	7,896	90%
Keybank	75	42	56%	9,073	5,827	64%
Wells Fargo	75	42	56%	6,987	4,426	63%
Top 15 Total	1839	1363	74%	206,910	159,226	77%

Table 23

Huntington Bank is the top lender in the city of Cleveland with 170 loans followed by First Federal of Lakewood (168 loans), Third Federal (133), and Quicken (128) (Table 23 above). CBA lenders Fifth Third and KeyBank rank 7th and 14th respectively in the number of home purchase loans made in Cleveland.

As discussed earlier in this report, the East Side of Cleveland has seen a lower volume of home purchase lending than the rest of Cuyahoga County. Table 24 below shows the top 15 lenders that made home purchase loans in the East Side of Cleveland. Huntington made the most loans with 43, followed by Lendus LLC (39) and New York Community Bank (34). CBA lenders Fifth Third and KeyBank ranked 14th and 15th with only 9 and 6 loans respectively.

The ranking of New York Community Bank (NYCB) as 3rd is somewhat misleading. Nearly all of their 54 home purchase loans in the City of Cleveland (34 in the East Side) were second mortgages in the amount of \$5,000. Housing advocates had complained that after NYCB acquired Ohio Savings Bank in 2009, mortgage lending at the bank declined and some branches were closed. As an outcome of that controversy NYCB agreed to provide a number of second mortgages on homes sold by the non-profit CHN Housing Partners. In late 2017 NYCB shut down its residential mortgage business in Cleveland.

Top 15 Lenders That Made Home Purchase Loans on 1-4 Family Homes In the East Side of Cleveland in 2017 Sorted by Loans Made						
Lender (CBA Lender in red)	Loans Applied For			Dollars Applied For (000)		
	Loans Applied For	Loans Made ↓	Percent of Loans Applied For That Were Made	Dollars Applied For (000)	Dollars Loaned (000)	Percent of Dollars Applied For That Were Loaned
Huntington Bank	60	43	72%	6,082	4,492	74%
Lendus LLC	40	39	98%	4,948	4,820	97%
New York Community Bank	36	34	94%	264	196	74%
First Federal of Lakewood	33	21	64%	4,288	2,920	68%
PNC Bank	30	21	70%	1,884	1,421	75%
Dollar Bank	31	20	65%	2,015	1,396	69%
Howard Hanna	20	17	85%	2,946	2,703	92%
Third Federal S&L	20	16	80%	2,236	1,789	80%
Quicken Loans	23	14	61%	1,715	1,284	75%
American Midwest Mortgage	19	13	68%	1,542	1,071	69%
Crosscountry Mortgage	28	13	46%	2,698	1,261	47%
Fairway Independent Mortgage	15	12	80%	903	742	82%
Citizens Bank	18	10	56%	1,511	952	63%
Fifth Third Bank	15	9	60%	880	647	74%
Keybank	16	6	38%	1,968	1,431	73%
Top 15 Total	404	288	71%	35,880	27,125	76%

Table 24

In the East Inner Suburbs (Table 25 below) the top lender is Howard Hanna with 200 loans, followed by Huntington (156), Crosscountry Mortgage (152) Quicken Loans (150) and Fifth Third (92). The third bank with a CBA agreement, KeyBank, is not in the top 15 in the East Inner Suburbs.

Top 15 Lenders That Made Home Purchase Loans on 1-4 Family Homes In the East Inner Suburbs in 2017 Sorted by Loans Made						
Lender (CBA Lender in red)	Loans Applied For			Dollars Applied For (000)		
	Loans Applied For	Loans Made ↓	Percent of Loans Applied For That Were Made	Dollars Applied For (000)	Dollars Loaned (000)	Percent of Dollars Applied For That Were Loaned
Howard Hanna	215	200	93%	35,744	33,361	93%
Huntington Bank	197	156	79%	26,331	22,094	84%
Crosscountry Mortgage	217	152	70%	25,757	18,763	73%
Quicken Loans	226	150	66%	22,389	15,956	71%
Fifth Third Bank	136	92	68%	16,387	12,041	73%
Third Federal S&L	102	87	85%	15,951	13,471	84%
Lendus LLC	97	84	87%	10,046	8,789	87%
First Federal of Lakewood	99	81	82%	16,068	14,147	88%
PNC Bank	104	68	65%	11,551	7,864	68%
Wells Fargo	104	67	64%	9,262	6,456	70%
Fairway Independent Mortgage	82	64	78%	7,714	6,280	81%
American Midwest Mortgage	66	48	73%	5,885	4,065	69%
Dollar Bank	66	46	70%	5,703	3,994	70%
First National Bank of PA	50	41	82%	8,353	7,536	90%
Union Home Mortgage	56	39	70%	4,397	3,407	77%
Top 15 Total	1817	1375	76%	221,538	178,224	80%

Table 25

Home Improvement Loans: Top 15 Lenders

Tables 26 through 29 below show the top 15 lenders that made loans for home repair and home improvement in 2017. By a wide margin KeyBank is the top home improvement lender in Cuyahoga County, the city of Cleveland, the East Side of Cleveland and the East Inner Suburbs. In Table 26 below we see that KeyBank led county-wide with 616 home improvement loans, followed by Dollar Bank (282), PNC Bank (196), Huntington (119) and Third Federal (111). The third CBA lender, Fifth Third Bank, ranked 9th in this table with 49 loans. KeyBank and Huntington participate in the Cuyahoga County Home Enhancement Loan Program (HELP), which provides a subsidy to lower the interest rate on home improvement loans.

In Table 27 below KeyBank leads home improvement lending in the city of Cleveland with 154 loans followed by Dollar Bank (58), Citizens Bank (54), PNC (45) and Huntington Bank (30). Fifth Third, the third lender in the region with a CBA agreement, ranked 10th with 4 home improvement loans in Cleveland.

Top 15 Lenders That Made Home Improvement Loans on 1-4 Family Homes In Cuyahoga County in 2017 Sorted by Loans Made						
Lender (CBA Lender in red)	Loans Applied For			Dollars Applied For (000)		
	Loans Applied For	Loans Made ↓	Percent of Loans Applied For That Were Made	Dollars Applied For (000)	Dollars Loaned (000)	Percent of Dollars Applied For That Were Loaned
Keybank	1194	616	52%	40,956	21,680	53%
Dollar Bank	546	282	52%	26,985	16,371	61%
PNC Bank	560	196	35%	18,000	8,087	45%
Huntington Bank	398	119	30%	15,222	6,110	40%
Third Federal S&L	254	111	44%	18,782	10,195	54%
Citizens Bank	292	82	28%	5,330	2,503	47%
US Bank	222	62	28%	7,666	2,506	33%
Navy Federal Credit Union	113	50	44%	1,810	659	36%
Fifth Third Bank	97	49	51%	7,679	3,425	45%
Suntrust Banks	94	33	35%	2,227	953	43%
Cardinal Credit Union	34	26	76%	1,977	1,640	83%
Union Capital Mortgage	28	26	93%	5,583	5,087	91%
Union Home Mortgage	35	25	71%	5,833	4,551	78%
First National Bank of PA	41	23	56%	2,872	2,162	75%
Home Savings Bank	17	14	82%	4,008	3,699	92%
Top 15 Total	3925	1714	44%	164,930	89,628	54%

Table 26

Top 15 Lenders That Made Home Improvement Loans on 1-4 Family Homes In City of Cleveland in 2017 Sorted by Loans Made						
Lender (CBA Lender in red)	Loans Applied For			Dollars Applied For (000)		
	Loans Applied For	Loans Made ↓	Percent of Loans Applied For That Were Made	Dollars Applied For (000)	Dollars Loaned (000)	Percent of Dollars Applied For That Were Loaned
Keybank	385	154	40%	12,832	5,416	42%
Dollar Bank	165	58	35%	4,886	1,424	29%
Citizens Bank	185	54	29%	1,756	589	34%
PNC Bank	181	45	25%	2,858	789	28%
Huntington Bank	110	30	27%	2,648	1,172	44%
US Bank	81	18	22%	1,487	438	29%
Navy Federal Credit Union	41	15	37%	676	163	24%
Third Federal S&L	36	9	25%	1,617	577	36%
Fifth Third Bank	22	4	18%	1,006	214	21%
Union Home Mortgage	5	4	80%	756	722	96%
Discover Bank	26	3	12%	1,055	114	11%
Suntrust Banks	21	3	14%	312	57	18%
Royal United Mortgage	3	3	100%	225	225	100%
USAA Federal Savings Bank	4	2	50%	630	292	46%
Towpath Credit Union	2	2	100%	6	6	100%
Top 15 Total	1267	404	32%	32,750	12,198	37%

Table 27

As noted earlier in this report the East Side of Cleveland is the region of Cuyahoga County with the greatest housing distress and the greatest need for home repair resources, yet it is the region with the least access to home improvement loans. Overall, there were a relatively small number of home improvement loans made in the East Side of Cleveland. Table 28 below shows that, even in the East Side of Cleveland, KeyBank is the leader in making home improvement loans with 50 loans, followed by PNC (27 loans), Dollar Bank (20), Citizens Bank (16) and Huntington (13). Fifth Third Bank is 8th on this list with 2 home improvement loans.

Top 15 Lenders That Made Home Improvement Loans on 1-4 Family Homes In the East Side of Cleveland in 2017 Sorted by Loans Made						
Lender (CBA Lender in red)	Loans Applied For			Dollars Applied For (000)		
	Loans Applied For	Loans Made ↓	Percent of Loans Applied For That Were Made	Dollars Applied For (000)	Dollars Loaned (000)	Percent of Dollars Applied For That Were Loaned
Keybank	181	50	28%	5,499	1,496	27%
PNC Bank	109	27	25%	1,669	449	27%
Dollar Bank	72	20	28%	1,965	330	17%
Citizens Bank	79	16	20%	714	141	20%
Huntington Bank	57	13	23%	1,282	387	30%
Navy Federal Credit Union	30	9	30%	528	106	20%
US Bank	38	8	21%	701	244	35%
Fifth Third Bank	11	2	18%	199	37	19%
Towpath Credit Union	2	2	100%	6	6	100%
Discover Bank	14	1	7%	519	29	6%
Suntrust Banks	11	1	9%	131	25	19%
First Midwest Bank	2	1	50%	45	25	56%
Home Loan Investment Bank	2	1	50%	17	9	53%
Nationstar Mortgage	2	1	50%	112	56	50%
Royal United Mortgage	1	1	100%	45	45	100%
Top 15 Total	611	153	25%	13,432	3,385	25%

Table 28

In the East Inner Suburbs (Table 29 below) KeyBank is the leader with 109 home improvement loans, followed by Dollar Bank (29 loans), and PNC (27). Huntington, Third Federal and Navy Federal Credit Union each made 18 loans. Fifth Third Bank made 9 home improvement loans in the East Inner Suburbs.

Top 15 Lenders That Made Home Improvement Loans on 1-4 Family Homes In the East Inner Suburbs in 2017 Sorted by Loans Made						
Lender (CBA Lender in red)	Loans Applied For			Dollars Applied For (000)		
	Loans Applied For	Loans Made ↓	Percent of Loans Applied For That Were Made	Dollars Applied For (000)	Dollars Loaned (000)	Percent of Dollars Applied For That Were Loaned
Keybank	210	109	52%	5,941	3,037	51%
Dollar Bank	73	29	40%	2,441	1,139	47%
PNC Bank	102	27	26%	2,662	1,207	45%
Huntington Bank	78	18	23%	1,910	780	41%
Third Federal S&L	46	18	39%	3,152	2,031	64%
Navy Federal Credit Union	43	18	42%	679	240	35%
US Bank	54	11	20%	1,703	344	20%
Citizens Bank	41	11	27%	363	96	26%
Fifth Third Bank	16	9	56%	694	387	56%
Cardinal Credit Union	13	9	69%	465	369	79%
Union Capital Mortgage	6	6	100%	731	731	100%
Suntrust Banks	15	4	27%	410	85	21%
Union Home Mortgage	6	4	67%	1,002	663	66%
USAA Federal Savings Bar	6	4	67%	446	277	62%
First National Bank of PA	5	4	80%	546	471	86%
Top 15 Total	714	281	39%	23,145	11,857	51%

Table 29

Home Purchase Loans \$50,000 and Under: Top 15 Lenders

Regions of Cuyahoga County that were subjected to predatory subprime loan activity have experienced high rates of foreclosure, abandonment and blight which in turn led to a collapse of housing market value in these regions. Virtually all East Side of Cleveland neighborhoods have median home sale prices well below \$50,000 and some East Inner Suburbs have median sale prices that are still well below the level they were at 10-15 years ago. For these regions to recover they need access to home purchase mortgages for sales in amounts of \$50,000 or less. This section of Part 5 takes a close look at the top 15 lenders who made these low value loans in 2017.

In Table 30 below we see that at a county-wide level Huntington Bank made the most loans for \$50,000 or less at 66, followed by Third Federal Savings and Loan (58), New York Community Bank (NYCB) (51), Wells Fargo (44), First Federal of Lakewood (43) and Fifth Third Bank (37). As noted earlier most of the loans made by NYCB, while technically meeting the definition of a “home purchase loan”, were actually second mortgages in the amount of \$5,000. The third lender with a CBA agreement, KeyBank, made 16 loans.

In the city of Cleveland, Table 31 below, Huntington Bank made 31 home purchase loans for \$50,000 or less, which was the largest number (after accounting for the second mortgages issued by NYCB). Next were Dollar Bank (26 loans) and First Federal of Lakewood (23). CBA lenders Fifth Third and KeyBank made 12 and 8 loans respectively.

Top 15 Lenders That Made Home Purchase Loans \$50,000 or Less 1-4 Family Homes in Cuyahoga County 2017 Sorted by Loans Made						
Lender (CBA Lender in red)	Loans Applied For			Dollars Applied For (000)		
	Loans Applied For	Loans Made ↓	Percent of Loans Applied For That Were Made	Dollars Applied For (000)	Dollars Loaned (000)	Percent of Dollars Applied For That Were Loaned
Huntington Bank	93	66	71%	3,464	2,513	73%
Third Federal S&L	66	58	88%	2,635	2,324	88%
New York Community Bank	55	51	93%	466	370	79%
Wells Fargo	75	44	59%	2,907	1,796	62%
First Federal of Lakewood	62	43	69%	2,307	1,621	70%
Fifth Third Bank	75	37	49%	2,841	1,470	52%
Quicken Loans	60	34	57%	2,499	1,446	58%
PNC Bank	49	34	69%	1,979	1,379	70%
Dollar Bank	55	33	60%	1,814	1,030	57%
Citizens Bank	33	23	70%	1,328	931	70%
Howard Hanna	26	21	81%	1,131	913	81%
US Bank	39	19	49%	1,494	765	51%
KeyBank	46	16	35%	1,644	625	38%
CrossCounty Mortgage	17	8	47%	734	352	48%
Chemical Bank	18	7	39%	662	258	39%
Top 15 Total	769	494	64%	27,905	17,793	64%

Table 30

Top 15 Lenders That Made Home Purchase Loans \$50,000 or Less 1-4 Family Homes in City of Cleveland 2017 Sorted by Loans Made						
Lender (CBA Lender in red)	Loans Applied For			Dollars Applied For (000)		
	Loans Applied For	Loans Made ↓	Percent of Loans Applied For That Were Made	Dollars Applied For (000)	Dollars Loaned (000)	Percent of Dollars Applied For That Were Loaned
New York Community Bank	51	49	96%	307	271	88%
Huntington Bank	46	31	67%	1,678	1,162	69%
Dollar Bank	38	26	68%	1,166	756	65%
First Federal of Lakewood	36	23	64%	1,375	912	66%
Quicken Loans	35	19	54%	1,420	777	55%
Wells Fargo	32	18	56%	1,166	716	61%
Third Federal S&L	23	18	78%	864	669	77%
Citizens Bank	24	17	71%	941	658	70%
PNC Bank	20	13	65%	769	484	63%
Fifth Third	28	12	43%	997	458	46%
Keybank	21	8	38%	751	298	40%
US Bank	18	8	44%	684	320	47%
Fairway Independent Mortga	7	6	86%	228	189	83%
Chemical Bank	10	4	40%	337	133	39%
Crosscounty Mortgage	9	2	22%	373	82	22%
Top 15 Total	398	254	64%	13,056	7,885	60%

Table 31

Earlier in this report Table 19 documented that there were 3,087 home sales in 2017 in the East Side of Cleveland, but only 635 loan applications and only 416 loans made. The median price of the 3,087 home sales in 2017 was \$24,500. In Table 32 below the number of loans at \$50,000 or less by any lender in the East Side of Cleveland was small, with the highest being Dollar Bank - 11 loans made (again, after the \$5,000 second mortgages made by NYCB).

Top 15 Lenders That Made Home Purchase Loans \$50,000 or Less 1-4 Family Homes in the East Side of Cleveland 2017 Sorted by Loans Made						
Lender (CBA Lender in red)	Loans Applied For			Dollars Applied For (000)		
	Loans Applied For	Loans Made ↓	Percent of Loans Applied For That Were Made	Dollars Applied For (000)	Dollars Loaned (000)	Percent of Dollars Applied For That Were Loaned
New York Community Bank	35	34	97%	201	196	98%
Dollar Bank	17	11	65%	382	237	62%
PNC Bank	12	8	67%	428	273	64%
Huntington Bank	11	7	64%	384	256	67%
Quicken Loans	10	5	50%	348	176	51%
US Bank	9	3	33%	301	104	35%
First Federal of Lakewood	8	4	50%	264	154	58%
KeyBank	8	2	25%	287	71	25%
Third Federal S&L	8	6	75%	276	199	72%
Wells Fargo Bank	8	1	13%	218	21	10%
Citizens Bank	7	4	57%	249	137	55%
Fifth Third Bank	7	3	43%	208	82	39%
Fairway Independent Mortgage	5	4	80%	151	112	74%
American Midwest Mortgage	4	2	50%	172	96	56%
Chemical Bank	4	1	25%	108	26	24%
Top 15 Total	153	95	62%	3,977	2,140	54%

Table 32

Similarly, the number of small dollar loans applied for and made in the East Inner Suburbs was low (Table 33). The top lenders in this category were Wells Fargo (26 loans) and Huntington (12 loans), with all other lenders making less than a dozen small dollar loans in the East Inner Suburbs.

Top 15 Lenders That Made Home Purchase Loans \$50,000 or Less 1-4 Family Homes in the East Inner Suburbs in 2017 Sorted by Loans Made						
Lender (CBA Lender in red)	Loans Applied For			Dollars Applied For (000)		
	Loans Applied For	Loans Made ↓	Percent of Loans Applied For That Were Made	Dollars Applied For (000)	Dollars Loaned (000)	Percent of Dollars Applied For That Were Loaned
Wells Fargo	39	26	67%	1,567	1,080	69%
Huntington Bank	20	12	60%	720	423	59%
Fifth Third	23	9	39%	871	373	43%
PNC Bank	13	9	69%	533	380	71%
First Federal of Lakewood	9	8	89%	305	262	86%
Fairway Independent Mort	8	6	75%	211	199	94%
Third Federal S&L	7	6	86%	295	256	87%
Quicken Loans	14	5	36%	581	219	38%
US Bank	10	5	50%	413	233	56%
Navy Federal Credit Union	8	5	63%	292	189	65%
Citizens Bank	6	4	67%	258	182	71%
Nations Direct Mortgage	4	4	100%	142	142	100%
KeyBank	14	3	21%	482	127	26%
Howard Hanna	4	3	75%	147	117	80%
PrimeLending	3	3	100%	97	97	100%
Top 15 Total	182	108	59%	6,914	4,279	62%

Table 33

Home Purchase Loans to White and Black Borrowers: Top 15 Lenders

Table 34 (below) lists the top 15 lenders who made home purchase loans to White borrowers. Third Federal is the leading lender with 1,053 loans, followed closely by Howard Hanna with 1,021 loans. First Federal of Lakewood and Huntington ranked 3rd and 4th with 652 and 628 loans respectively.

Table 35 (below) lists the top 15 lenders who made home purchase loans to Black borrowers. Huntington is the leading lender with 130 loans, followed by Crosscountry (118 loans), Lendus LLC (112) and Quicken Loans (91). One interesting observation is that Third Federal was the number one lender to White borrowers, but does not appear in the top 15 for Black borrowers. This does not necessarily mean that Third Federal is rejecting Black borrowers more than White borrowers, but it does suggest that Third Federal, a bank located in the majority African American East Side of Cleveland, should consider whether its current marketing efforts are sufficient to attract Black borrowers.

Top 15 Lenders Making Home Purchase Loans to White Borrowers 1-4 Family Homes in Cuyahoga County in 2017 Sorted by Loans Made						
Lender (CBA Lender in red)	Loans Applied For			Dollars Applied For (000)		
	Loans Applied For	Loans Made ↓	Percent of Loans Applied For That Were Made	Dollars Applied For (000)	Dollars Loaned (000)	Percent of Dollars Applied For That Were Loaned
Third Federal S&L	1191	1053	88%	198,032	174,763	88%
Howard Hanna	1115	1021	92%	190,614	174,776	92%
First Federal of Lakewood	811	652	80%	142,138	115,544	81%
Huntington Bank	762	628	82%	137,031	114,600	84%
Crosscountry Mortgage	729	577	79%	113,868	88,997	78%
Fifth Third Bank	662	509	77%	109,128	85,165	78%
Quicken Loans	553	414	75%	79,752	61,068	77%
First National Bank of PA	316	272	86%	72,044	62,382	87%
Union Home Mortgage	296	247	83%	44,125	36,563	83%
PNC Bank	280	209	75%	40,453	30,474	75%
Citizens Bank	277	208	75%	38,582	28,273	73%
Wells Fargo	262	190	73%	45,545	35,245	77%
Chase Bank	242	188	78%	48,131	39,242	82%
Lendus LLC	190	171	90%	25,347	23,178	91%
Nations Lending Corp.	237	166	70%	33,588	24,039	72%
Top 15 Total	7923	6505	82%	1,318,378	1,094,309	83%

Table 34

Top 15 Lenders Making Home Purchase Loans to Black Borrowers 1-4 Family Homes in Cuyahoga County in 2017 Sorted by Loans Made						
Lender (CBA Lender in red)	Loans Applied For			Dollars Applied For (000)		
	Loans Applied For	Loans Made ↓	Percent of Loans Applied For That Were Made	Dollars Applied For (000)	Dollars Loaned (000)	Percent of Dollars Applied For That Were Loaned
Huntington Bank	177	130	73%	18,024	13,686	76%
Crosscountry Mortgage	180	118	66%	20,846	13,929	67%
Lendus LLC	126	112	89%	14,295	12,851	90%
Quicken Loans	146	91	62%	15,204	9,309	61%
American Midwest Mortgage	106	77	73%	10,166	7,456	73%
Dollar Bank	99	72	73%	6,973	5,138	74%
Howard Hanna	77	68	88%	9,529	8,555	90%
PNC Bank	96	66	69%	8,918	6,217	70%
Fairway Independent Mortgage	84	66	79%	8,296	6,659	80%
Fifth Third Bank	104	65	63%	10,519	6,869	65%
New York Community Bank	47	43	91%	1,213	1,085	89%
Union Home Mortgage	57	41	72%	5,442	4,312	79%
Nations Lending Corporation	60	39	65%	6,600	4,638	70%
Liberty Home Mortgage	51	34	67%	5,817	3,725	64%
Bank of America	38	33	87%	4,621	4,190	91%
Top 15 Total	1448	1055	73%	146,463	108,619	74%

Table 35

Home Purchase Loans to Low and Moderate Income Borrowers: Top 15 Lenders

In one final analysis of individual lender activity this report looks at lenders who made home purchase loans to low and moderate income borrowers. These are borrowers who have incomes of less than 80% of the \$59,523 Cuyahoga median income, i.e. below \$47,618. In Table 36 below we see that Quicken Loans is the top lender in this category with 244 loans, followed by Howard Hanna (220 loans), Crosscountry Mortgage (206 loans), Huntington (203 loans), Third Federal (194 loans) and Fifth Third (178 loans). KeyBank, the third CBA lender in Cuyahoga County, was not among the top 15 lenders in this category; KeyBank ranked 21st with 51 loans to low and moderate income borrowers.

Top 15 Lenders Making Home Purchase Loans to Low and Moderate Income Borrowers (Below 80% of Cuyahoga median income of \$59,523 = below \$47,618) 1-4 Family Homes in Cuyahoga County in 2017 Sorted by Loans Made						
Lender (Lenders with CBA in red)	Loans Applied For			Dollars Applied For (000)		
	Loans Applied For	Loans Made ↓	Percent of Loans Applied For That Were Made	Dollars Applied For (000)	Dollars Loaned (000)	Percent of Dollars Applied For That Were Loaned
Quicken Loans	361	244	68%	30,209	20,949	69%
Howard Hanna	249	220	88%	24,348	21,467	88%
Crosscountry Mortgage	312	206	66%	31,207	21,600	69%
Huntington Bank	267	203	76%	20,671	15,576	75%
Third Federal S&L	216	194	90%	17,683	15,809	89%
Fifth Third Bank	269	178	66%	23,491	15,873	68%
Lendus LLC	185	164	89%	18,693	16,540	88%
PNC Bank	176	129	73%	14,726	10,904	74%
Dollar Bank	159	116	73%	11,063	7,893	71%
First Federal of Lakewood	147	107	73%	13,600	10,372	76%
Union Home Mortgage	110	87	79%	9,849	7,835	80%
American Midwest Mortgage	110	84	76%	9,491	7,194	76%
Citizens Bank	110	82	75%	10,598	7,203	68%
Nations Lending Corp.	123	76	62%	12,563	7,633	61%
Fairway Independent Mortg	98	74	76%	8,914	6,860	77%
Top 15 Total	2892	2164	75%	257,106	193,708	75%

Table 36

PART 6 – FINAL THOUGHTS AND RECOMMENDATIONS

In updating three previous housing trend reports, there are significant positive trends worth noting, but there are also serious problems which continue to undermine housing market recovery, particularly in communities with a high proportion of African American residents. The following is a summary of the positive findings and challenges this research has revealed, as well as a set of recommendations for consideration by public officials and community development practitioners.

Positive signs:

1. Mortgage foreclosure filings are now down to 1995 (pre-foreclosure crisis) levels.

2. Vacancy and abandonment continue to decline in all neighborhoods, suburbs and regions of Cuyahoga County.
3. An upward trend in median home sale prices is continuing in virtually all neighborhoods, suburbs and regions of Cuyahoga County.
4. Even in the areas that had seen the greatest abandonment and housing market collapse, removal of blighted structures is paying dividends in the form of stronger home sale prices.
5. In the West Side of Cleveland, and in most suburbs, market recovery is strong enough to support a shift from demolition to rehab as the primary response to housing abandonment.
6. Personal outreach to delinquent taxpayers by the Cuyahoga County Fiscal Office, Cuyahoga Prosecutor and foreclosure counseling agencies is having a beneficial impact: \$15 Million has been collected, the number of taxpayers on payment plans has increased, and the number of delinquent parcels has come down.
7. Tax foreclosure on occupied homes by private investors who bought tax debt from Cuyahoga County is decreasing, and being replaced by tax foreclosure by the county; to the extent tax foreclosure is unavoidable this is preferable.

Issues and Challenges:

1. As the following list of issues and challenges demonstrates, there is continued evidence that the key finding in last year's report is still true: neighborhoods and regions in Cuyahoga County with majority African American population are experiencing disproportionate negative impact with respect to every metric analyzed in this report.
2. The upward momentum of housing recovery in the majority African American East Side of Cleveland is now in jeopardy. Funds for demolition will run out in 2020, leaving 3,300 blighted structures; more than three quarters (77%) of these are in the East Side of Cleveland.
3. Meanwhile, although the East Side of Cleveland has seen upward momentum, the median sale price there is \$27,500, representing a recovery of only 34%. In contrast to other regions such as the East Inner Suburbs, the job of blight removal that sets the stage for housing renovation is unfinished, and will remain unfinished when demolition funds run out in 2020.
4. The Cuyahoga Land Bank has reached its maximum inventory of properties that can be addressed with the demolition funding available. They've had to drastically cut back taking vacant and abandoned properties coming out of the Board of Revision (BOR) tax foreclosure process. BOR had been the main beneficial pathway for the most distressed property in Cuyahoga County. Currently, more than half of the county's vacant and tax delinquent property (57%) is in the East Side of Cleveland.
5. Tax foreclosed properties sold at forfeiture auctions have a high failure rate. With the Land Bank no longer able to take the properties that require demolition, the number of distressed properties going to forfeiture auctions will increase. The overwhelming majority of these will be in the East Side of Cleveland.
6. Property tax delinquency represents residual damage from the economic distress of the foreclosure crisis and remains disproportionately higher in the East Inner Suburbs and East Side

of Cleveland. High property tax delinquency means a loss of revenue for schools, police, fire and social services in communities struggling to recover.

7. Low median home sale prices (below \$50,000 in many communities) should present an opportunity for homeownership – but access to home purchase loans at that level is low. Instead distressed neighborhoods are becoming “cash markets” where potential home buyers have to compete with cash investors who often convert properties to rentals which erodes the homeownership base of these communities.
8. Black borrowers seeking home purchase loans are denied more than twice as often as white borrowers. Even more troubling, high income blacks are denied loans more often than moderate and middle income whites.
9. There is also continued disparity along racial lines with respect to access to loans for home repair and home improvement. The regions of Cuyahoga County in most need of rebuilding their housing markets, the East Inner Suburbs and the East Side of Cleveland, have the least access to home repair loans to maintain their housing.
10. Low median home sale prices create difficult circumstances for responsible investors willing to undertake substantial investment to bring back vacant distressed homes: because of low prices in many neighborhoods, a completed home renovation may not appraise for an amount required to cover the cost of renovation.
11. Foreclosures are down to 1995 levels, but homes in the East Side of Cleveland are worth far less than they were circa 1995-2000. Although foreclosures are down, those who do face foreclosure in weaker neighborhood markets are at a greater disadvantage now – they have less to bargain with and less leverage to negotiate a settlement that will keep them in their homes.
12. Mortgage delinquencies have been decreasing but for the first time in the past 9 years they did not decrease between 2017 and 2018, and are currently double the pre-foreclosure crisis delinquency rate experienced between 1995 and 1998. Meanwhile, at a national level, watchdog agencies like the Consumer Financial Protection Bureau that were set up to guard against mortgage abuse are being weakened by the current Federal Administration.
13. The Cuyahoga County Common Pleas Court’s successful foreclosure mediation program is ending, and with it, the right of foreclosed homeowners to have a foreclosure counselor advocate for them at settlement negotiations.

Recommendations

1. This report demonstrates that much has been accomplished toward housing market recovery, with significant portions of Cuyahoga County now able to shift from a blight removal strategy to a housing renovation and redevelopment strategy. But the celebration of accomplishments must not obscure the fact that the job is not finished, and that the greatest work remaining is in the African American communities that were targeted for abusive lending that caused a collapse of their housing markets. An appropriate three-part celebratory narrative should be:
 - a) The investment of county, state and Federal resources in blight removal is working to restore housing markets.
 - b) But funds are running out before the job can be finished in the most vulnerable markets.
 - c) There is a need for those investments to continue to complete the job.

A narrative that focuses on a) without emphasizing b) and c) runs the risk that funders and the general public will hear “mission accomplished” and fail to support the need for additional resources.

- ***It is important that elected officials and civic leaders acknowledge the unfinished job of blight removal and housing recovery in the East Side of Cleveland and the suburb of East Cleveland, and the inherent issues of race and equity that underscore the continuing struggle for housing market recovery.***
 - ***It is equally important that all stakeholders lend their expertise and voices to raise the remaining demolition funds needed for blight removal that will enable these distressed housing markets to support growth investments such as housing renovation and redevelopment.***
 - ***Any funds remaining in Cuyahoga County’s \$50 Million Demolition Fund should be reserved for the East Side of Cleveland and the suburb of East Cleveland.***
2. Although mortgage foreclosure filings are down, there are still 3,000 families facing foreclosure each year, and in the weaker housing markets homeowners have little bargaining power with which to negotiate a settlement that enables them to keep their home. Cuyahoga County has had some of the best foreclosure intervention programs in the state, if not the country. The county should do all it can to retain those initiatives that have proven successful.
- ***Continue to invest in housing counseling agencies to provide mortgage foreclosure counseling to homeowners.***
 - ***Provide funding to continue the successful Common Pleas Court Foreclosure Mediation Program, or alternatively,***
 - ***Encourage the Court to adopt a local rule that gives a homeowner the right to request mediation and the right to have a housing counselor present to advocate on their behalf.***
3. Cuyahoga County, in collaboration with housing advocates, has implemented significant initiatives to reduce property tax delinquency and increase tax collection. Support for these successful initiatives should be continued.
- ***Continue to invest in the joint effort by the County Prosecutor and County Treasurer to reach out personally to delinquent tax payers to help them get on payment plans.***
 - ***Continue to invest in housing counseling agencies to provide tax delinquency and tax foreclosure counseling to taxpayers.***
 - ***Continue to a) carefully vet buyers of tax liens, b) include provisions in tax lien sales contracts that protect taxpayers, and c) exclude from lien sales properties likely to become abandoned.***
4. For years housing advocates have encouraged and applauded an increase in Board of Revision (BOR) Tax Foreclosure filings on vacant and abandoned property. BOR foreclosure, and subsequent transfer to the Cuyahoga Land Bank, had been the primary beneficial path for distressed property. The Land Bank no longer has resources to take a property requiring demolition unless there is a beneficial end user who will take responsibility for the property. This means more of these properties will end up being sold at Forfeiture Auctions to irresponsible investors – an outcome the Land Bank was set up to avoid. Until new resources are raised to enable the Land Bank to take these distressed properties, Cuyahoga County should:
- ***Pursue state legislation that would allow counties to withhold distressed properties from annual forfeiture auctions.***

- ***Refrain from filing BOR or Judicial tax foreclosure on vacant abandoned properties when there is either no funding for demolition or no end user identified who can assume responsibility for the property.***
5. The banking industry needs to do more to meet home purchase and home repair credit needs in Cuyahoga County.
- ***Programs that are working, such as the KeyBank Challenge Home Repair Loan program in Cleveland Heights, should be expanded to more communities and neighborhoods. Other banks should be encouraged to follow this model.***
 - ***All local banks should be encouraged to customize loan programs and loan officer compensation to meet home purchase credit needs in communities that still have median home values at or below \$50,000. Banks should invest sufficiently in marketing efforts to insure that homebuyers, realtors and realtists⁴⁰ know about these programs.***
 - ***In order to avoid the problem of a small dollar mortgage (e.g. \$40,000) being characterized as “high cost”, banks should consider waiving fees to bring the total cost of the mortgage under the “high cost” threshold.***
6. Both Cuyahoga County and the City of Cleveland should use their substantial influence and resources to leverage more innovation and lending from local banks, as noted above.
- ***In 1991 the City of Cleveland became one of the first local governments in the country to require that city funds be deposited in banks that are meeting credit needs in underserved communities. Cleveland should join with housing and community development advocates to review the program for any beneficial adjustments in light of current housing market conditions.***
 - ***Cuyahoga County is about to select one or more banks to be the depositories of \$600 million in county funds. Cuyahoga County should solicit suggestions from housing and community development advocates with respect to the process for selecting, contracting with, and monitoring bank depositories.***

This study has demonstrated that a complete picture of the health of the Cuyahoga County housing market only comes into focus when neighborhood and suburban sub-markets are taken into consideration. While mortgage foreclosure filings are down dramatically in all regions of the county, the foreclosure crisis cannot be deemed “over” in Cuyahoga County while significant portions of the county continue to be burdened with residual impact from the crisis.

⁴⁰ Realtists are members of the National Association of Real Estate Brokers (NAREB), formed in 1947 by African American real estate professionals who were excluded from the National Association of Realtors.

Appendix A: Cuyahoga Regions, Suburban Municipalities and Cleveland Neighborhoods

Cuyahoga County Regions

Source: NEO CANDO at Case Western Reserve University

East Side of Cleveland

Buckeye-Shaker
 Broadway Slavic Village
 Central
 Collinwood-Nottingham
 Cuyahoga Valley
 Downtown
 Euclid-Green
 Fairfax
 Glenville
 Goodrich-Kirtland Park
 Hough
 Kinsman
 Lee-Harvard
 Lee-Seville
 Mt. Pleasant
 North Shore Collinwood
 St. Clair-Superior
 Union-Miles
 University
 Woodland Hills

West Side of Cleveland

Brooklyn Centre
 Clark-Fulton
 Cudell
 Detroit-Shoreway
 Edgewater
 Hopkins
 Jefferson
 Kamms Corners
 Ohio City
 Old Brooklyn
 Puritas-Longmead
 Stockyards
 Tremont
 West Boulevard

East Inner Suburbs

Bratenahl
 Cleveland Hts.
 Cuyahoga Hts.
 East Cleveland
 Euclid
 Garfield Hts.
 Maple Hts.
 Newburgh Hts.
 Shaker Hts.
 South Euclid
 Warrensville Hts.

West Inner Suburbs

Brooklyn
 Brooklyn Hts.
 Brookpark
 Fairview Park
 Lakewood
 Linndale
 Parma
 Rocky River

Outer Suburbs

Bay Village
 Beachwood
 Bedford
 Bedford Hts.
 Bentleyville
 Berea
 Brecksville
 Broadview Hts.
 Chagrin Falls Twp.
 Chagrin Falls Village
 Gates Mills
 Glenwillow
 Highland Hills
 Highland Hts.
 Hunting Valley
 Independence
 Lyndhurst
 Mayfield Hts.
 Mayfield Village
 Middleburg Hts.
 Moreland Hills
 North Olmsted
 North Randall
 North Royalton
 Oakwood
 Olmsted Falls
 Olmsted Twp.
 Orange
 Parma Hts.
 Pepper Pike
 Richmond Hts.
 Seven Hills
 Solon
 Strongsville
 University Hts.
 Valley View
 Walton Hills
 Westlake
 Woodmere

Appendix B: Mortgage Foreclosure Filings – Neighborhoods and Suburbs

Cuyahoga County Communities Hardest Hit by Mortgage Foreclosure																		
Cities and Neighborhoods With The Highest Concentration of Mortgage Foreclosure Filings 2006 - 2018																		
Location	Type	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total Filings 06-18	Resid. Parcels	Filings as a % of resid. parcels	Location
South Collinwood	Cleve	303	307	256	172	156	116	126	87	68	40	73	52	42	1798	3522	51%	South Collinwood
Maple Hts.	Suburb	474	536	599	490	540	427	463	274	213	182	195	206	169	4768	10236	47%	Maple Hts.
South Broadway	Cleve	391	459	348	282	263	204	196	134	101	73	68	59	48	2626	5693	46%	South Broadway
North Collinwood	Cleve	243	269	287	235	249	184	221	144	94	68	97	82	75	2248	5174	43%	North Collinwood
North Randall	Suburb	8	4	7	5	6	2	4	5	5	7	6	6	7	72	166	43%	North Randall
Corlett	Cleve	316	321	259	179	174	138	152	90	75	88	60	52	57	1961	4554	43%	Corlett
Mt. Pleasant	Cleve	429	418	346	212	172	164	193	111	87	91	65	72	51	2411	5601	43%	Mt. Pleasant
Euclid-Green	Cleve	116	106	87	61	59	61	61	40	36	19	23	22	24	715	1717	42%	Euclid-Green
North Broadway	Cleve	215	198	114	85	52	37	37	27	24	10	18	12	10	839	2026	41%	North Broadway
Central	Cleve	19	28	39	26	24	52	47	31	29	22	27	21	16	381	941	40%	Central
Forest Hills	Cleve	291	307	226	132	129	99	103	48	37	35	38	23	20	1488	3722	40%	Forest Hills
East Cleveland	Suburb	500	431	323	168	172	108	137	79	69	54	53	48	32	2174	5439	40%	East Cleveland
Woodland Hills	Cleve	192	148	123	72	62	48	53	37	37	31	22	29	22	876	2215	40%	Woodland Hills
Union-Miles	Cleve	332	332	226	138	114	105	105	54	52	41	44	34	40	1617	4117	39%	Union-Miles
Euclid	Suburb	523	637	714	659	739	644	706	481	372	339	332	269	241	6656	16951	39%	Euclid
Lee-Miles	Cleve	271	315	263	244	252	184	216	155	133	109	128	129	104	2503	6400	39%	Lee-Miles
Glenville	Cleve	441	399	287	190	168	124	157	91	77	70	56	46	30	2136	5627	38%	Glenville
Buckeye-Shaker	Cleve	229	192	145	145	90	105	103	66	52	48	28	33	28	1264	3337	38%	Buckeye-Shaker
West Boulevard	Cleve	191	193	225	189	198	161	162	99	117	65	82	60	43	1785	4743	38%	West Boulevard
Clark-Fulton	Cleve	164	164	167	134	107	101	87	63	38	27	24	31	27	1134	3043	37%	Clark-Fulton
Garfield Hts.	Suburb	377	418	417	446	445	424	467	279	240	213	212	146	146	4230	11381	37%	Garfield Hts.
Bedford Hts.	Suburb	85	109	96	92	125	87	119	61	62	51	54	54	48	1043	2843	37%	Bedford Hts.
Cudell	Cleve	138	142	119	107	96	73	56	54	49	31	32	28	15	940	2564	37%	Cudell
Stockyards	Cleve	114	113	109	93	53	61	67	27	28	21	19	23	10	738	2061	36%	Stockyards
St. Clair-Superior	Cleve	179	183	101	79	48	58	59	33	25	21	13	13	12	824	2330	35%	St. Clair-Superior
Brooklyn Centre	Cleve	93	89	111	92	65	72	62	49	38	34	32	25	23	785	2228	35%	Brooklyn Centre
Warrensville Hts.	Suburb	165	179	162	153	137	113	111	92	87	56	62	40	57	1414	4121	34%	Warrensville Hts.
Bedford	Suburb	133	159	158	174	174	174	185	100	72	70	68	66	63	1596	4750	34%	Bedford
South Euclid	Suburb	230	261	310	336	344	298	350	194	153	141	169	144	108	3038	9130	33%	South Euclid
Jefferson	Cleve	192	196	230	234	240	256	211	162	118	98	113	95	57	2202	6657	33%	Jefferson
Puritas-Longm	Cleve	201	215	204	220	201	189	177	111	96	87	83	59	62	1905	5780	33%	Puritas-Longm
Fairfax	Cleve	112	86	65	48	55	37	39	22	37	19	19	19	11	569	1768	32%	Fairfax
Industrial Valley	Cleve	8	8	5	7	3	3	3	0	1	0	0	0	0	38	120	32%	Industrial Valley
Oakwood	Suburb	45	46	55	57	55	48	55	28	25	14	24	12	24	488	1587	31%	Oakwood
Cleveland Hts.	Suburb	485	508	524	495	498	448	451	260	232	192	233	180	152	4658	15202	31%	Cleveland Hts.
Glenwillow	Suburb	11	11	15	9	5	2	8	6	2	3	4	1	1	78	255	31%	Glenwillow
Hough	Cleve	157	171	121	64	77	56	78	37	43	27	23	22	18	894	3060	29%	Hough
Newburgh Hts.	Suburb	22	30	21	20	28	18	22	30	9	9	5	10	2	226	774	29%	Newburgh Hts.
Highland Hills	Suburb	5	7	6	6	9	3	5	0	1	1	1	1	1	46	160	29%	Highland Hills
Old Brooklyn	Cleve	263	309	350	362	354	319	382	242	182	168	150	120	93	3294	11526	29%	Old Brooklyn
Linndale	Suburb	4	0	1	0	3	1	2	0	1	0	1	2	0	15	54	28%	Linndale
Detroit-Shoreway	Cleve	153	187	129	152	96	103	69	58	50	32	28	26	19	1102	4036	27%	Detroit-Shoreway
Riverside	Cleve	31	32	47	56	48	46	46	23	22	20	18	14	11	414	1539	27%	Riverside
Richmond Hts.	Suburb	65	61	80	92	110	80	110	76	49	48	40	43	40	894	3688	24%	Richmond Hts.
Shaker Hts.	Suburb	190	235	257	227	244	218	207	138	120	137	108	93	88	2262	9643	23%	Shaker Hts.
Kinsman	Cleve	66	53	17	12	20	5	9	4	5	3	0	7	2	203	949	21%	Kinsman
Edgewater	Cleve	42	50	47	39	43	40	43	24	16	15	10	14	9	392	1893	21%	Edgewater
Brookpark	Suburb	94	133	153	147	148	126	133	129	102	66	63	78	56	1428	7410	19%	Brookpark
Woodmere	Suburb	1	3	2	9	5	7	7	1	2	1	2	1	3	44	229	19%	Woodmere
University Hts.	Suburb	75	73	85	86	75	75	89	49	38	47	37	35	40	804	4259	19%	University Hts.
Olmsted Falls	Suburb	55	66	61	64	59	81	97	57	42	25	32	30	21	690	3789	18%	Olmsted Falls

Table 37. Source: NEOCANDO at Case Western Reserve University.

**Cuyahoga County Communities Hardest Hit by Mortgage Foreclosure
Cities and Neighborhoods With The Highest Concentration of Mortgage Foreclosure Filings 2006 - 2018**

Location	Type	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total Filings 06-18	Resid. Parcels	Filings as a % of resid. parcels	Location
Berea	Suburb	92	100	116	131	129	93	103	76	61	66	55	49	40	1111	6111	18%	Berea
Parma Hts.	Suburb	74	78	118	135	129	130	127	103	78	75	55	45	44	1191	6568	18%	Parma Hts.
Lakewood	Suburb	247	296	311	410	323	332	300	183	157	129	108	78	58	2932	16215	18%	Lakewood
Bratenahl	Suburb	7	16	14	27	30	7	11	14	10	2	7	3	11	159	899	18%	Bratenahl
Parma	Suburb	364	460	482	555	530	527	559	454	298	295	275	229	201	5229	30130	17%	Parma
Kamms Corners	Cleve	59	100	110	129	150	123	146	88	83	60	68	52	39	1207	6999	17%	Kamms Corners
Ohio City	Cleve	41	57	64	59	44	39	19	25	21	9	12	4	6	400	2338	17%	Ohio City
Brooklyn	Suburb	37	43	53	71	72	81	54	43	45	33	35	30	24	621	3671	17%	Brooklyn
University	Cleve	20	29	13	12	16	9	8	9	1	6	4	2	4	133	797	17%	University
Orange	Suburb	16	18	32	23	17	21	23	17	15	6	11	7	7	213	1311	16%	Orange
Tremont	Cleve	38	36	46	48	34	25	22	13	12	13	8	9	8	312	2023	15%	Tremont
Olmsted Twp.	Suburb	44	54	62	84	79	75	65	43	37	36	33	25	16	653	4249	15%	Olmsted Twp.
Downtown	Cleve	3	6	12	10	12	4	3	1	2	5	8	2	1	69	452	15%	Downtown
Goodrich-Kirt	Cleve	18	21	20	10	10	16	14	8	7	1	3	5	6	139	955	15%	Goodrich-Kirt
North Olmsted	Suburb	110	135	172	204	192	181	186	148	112	84	99	74	61	1758	12138	14%	North Olmsted
Lyndhurst	Suburb	49	66	97	97	106	104	110	56	54	46	34	34	28	881	6632	13%	Lyndhurst
Mayfield Hts.	Suburb	54	54	76	82	90	78	105	68	40	46	59	27	31	810	6188	13%	Mayfield Hts.
North Royalton	Suburb	104	105	122	160	166	153	145	88	77	75	72	59	51	1377	10884	13%	North Royalton
Solon	Suburb	103	89	108	100	112	123	104	52	53	42	42	38	41	1007	8580	12%	Solon
Fairview Park	Suburb	59	58	72	90	81	77	70	57	44	34	33	38	29	742	6501	11%	Fairview Park
Cuyahoga Hts.	Suburb	0	2	4	5	5	6	0	1	0	0	1	3	0	27	238	11%	Cuyahoga Hts.
Middleburg Hts.	Suburb	35	37	51	80	67	65	71	43	44	26	39	22	27	607	5989	10%	Middleburg Hts.
Strongsville	Suburb	108	144	159	178	194	196	183	120	85	80	88	73	59	1667	16602	10%	Strongsville
Brooklyn Hts.	Suburb	6	7	4	6	8	5	9	6	4	2	2	2	2	63	659	10%	Brooklyn Hts.
Bay Village	Suburb	37	67	78	79	71	59	59	50	16	26	24	24	27	617	6461	10%	Bay Village
Mayfield Village	Suburb	12	10	9	9	14	12	15	7	6	8	8	9	2	121	1299	9%	Mayfield Village
Beachwood	Suburb	24	32	32	40	39	29	40	19	17	22	17	9	6	326	3663	9%	Beachwood
Valley View	Suburb	6	2	4	10	9	11	5	10	5	4	5	4	4	79	889	9%	Valley View
Westlake	Suburb	65	99	95	133	128	111	124	71	54	60	39	32	36	1047	11817	9%	Westlake
Chagrin Village	Suburb	12	12	14	16	24	24	14	12	13	4	3	5	3	156	1781	9%	Chagrin Village
Gates Mills	Suburb	9	2	12	13	10	11	9	5	6	6	4	3	7	97	1111	9%	Gates Mills
Broadview Hts.	Suburb	46	49	61	73	76	67	74	52	32	30	36	33	22	651	7553	9%	Broadview Hts.
Rocky River	Suburb	43	73	79	92	86	79	69	49	50	29	27	17	17	710	8295	9%	Rocky River
Seven Hills	Suburb	23	45	31	33	54	47	49	31	32	27	28	26	21	447	5256	9%	Seven Hills
Walton Hills	Suburb	3	5	9	6	11	8	6	9	5	7	7	6	6	88	1054	8%	Walton Hills
Pepper Pike	Suburb	19	22	23	28	24	12	21	13	11	10	11	12	7	213	2653	8%	Pepper Pike
Highland Hts.	Suburb	22	23	22	39	36	24	36	18	10	18	15	10	10	283	3556	8%	Highland Hts.
Moreland Hills	Suburb	6	11	10	13	14	12	14	6	7	5	7	8	5	118	1540	8%	Moreland Hills
Brecksville	Suburb	35	33	32	52	45	46	36	25	26	13	29	23	14	409	5496	7%	Brecksville
Bentleyville	Suburb	1	0	1	2	5	6	5	0	0	0	1	2	2	25	355	7%	Bentleyville
Independence	Suburb	25	20	17	22	23	18	22	12	8	5	8	8	11	199	3180	6%	Independence
Hunting Valley	Suburb	0	2	0	1	1	2	0	0	2	0	1	0	0	9	303	3%	Hunting Valley
Chagrin Twp.	Suburb	0	0	1	0	0	0	0	0	0	0	0	0	0	1	51	2%	Chagrin Twp.
Unknown Loc.		213	206	137	80	69	94	76	82	141	80	112	102	96	1488	5127	29%	Unknown Loc.
TOTAL		11,728	12,621	12,084	11,243	10,924	9,727	10,159	6,649	5,444	4,594	4,627	3,930	3,368	107,098	449,579	24%	TOTAL
CLEVELAND		6,071	6,239	5,318	4,329	3,934	3,417	3,532	2,267	1,893	1,507	1,496	1,296	1,043	42,342	122,507	35%	CLEVELAND
CUYAHOGA		11,728	12,621	12,084	11,243	10,924	9,727	10,159	6,649	5,444	4,594	4,627	3,930	3,368	107,098	449,579	24%	CUYAHOGA

Notes:
 1 Filings are individual filings with unique court case numbers; however, there could have been multiple filings on a parcel in any given year, or over multiple years.
 2 Parcel counts are residential-class parcels in Cuyahoga County as of 2015, from NEO CANDO.
 3 "Unknown location" represent parcels that do not have a geographic identifier recognized by the NEO CANDO data system.
 Source: NEO CANDO at Case Western Reserve University.
 Prepared by Frank Ford, Western Reserve Land Conservancy, 1-21-19.

Table 37, continued. Source: NEOCANDO at Case Western Reserve University.

Appendix C: Property Tax Delinquency – Neighborhoods and Suburbs

Residential Property Tax Delinquency Collection as of September 2018 (sorted by % of parcels delinquent)					
Location	Type	Residential parcels	Residential Parcels delinquent	Percent of parcels delinquent	Delinquency
East Cleveland	Suburb	5430	1977	36.41%	25,579,397.86
Union-Miles	Cleve neigh	8624	2307	26.75%	17,676,875.85
Glenville	Cleve neigh	11116	2928	26.34%	21,794,059.17
Mount Pleasant	Cleve neigh	6566	1678	25.56%	12,938,460.96
Collinwood-Nottingham	Cleve neigh	4693	1102	23.48%	8,777,209.13
St.Clair-Superior	Cleve neigh	3019	671	22.23%	5,051,245.83
Kinsman	Cleve neigh	2629	547	20.81%	3,450,213.00
Euclid-Green	Cleve neigh	1870	384	20.53%	2,867,262.10
Lee-Seville	Cleve neigh	2501	485	19.39%	2,514,172.88
Broadway-Slavic Village	Cleve neigh	9331	1781	19.09%	12,192,108.44
Buckeye-Woodhill	Cleve neigh	2385	453	18.99%	3,060,141.45
Warrensville Heights	Suburb	3388	627	18.51%	4,598,254.93
Hough	Cleve neigh	4305	786	18.26%	4,616,412.18
Buckeye-Shaker Square	Cleve neigh	3118	562	18.02%	4,416,408.85
Fairfax	Cleve neigh	2741	444	16.20%	2,640,317.09
Clark-Fulton	Cleve neigh	2584	418	16.18%	2,239,849.28
Stockyards	Cleve neigh	3210	504	15.70%	2,851,108.58
Lee-Harvard	Cleve neigh	4796	697	14.53%	3,569,608.48
North Randall	Suburb	158	20	12.66%	241,854.51
North Shore Collinwood	Cleve neigh	4951	619	12.50%	3,659,433.77
Highland Hills	Suburb	153	19	12.42%	246,841.03
Brooklyn Centre	Cleve neigh	2535	314	12.39%	1,820,820.13
Maple Heights	Suburb	9926	1208	12.17%	12,167,080.69
Glenwillow	Suburb	255	30	11.76%	54,670.01
Downtown	Cleve neigh	60	7	11.67%	71,415.81
Cudell	Cleve neigh	2449	281	11.47%	1,303,908.78
Newburgh Heights	Suburb	779	84	10.78%	523,567.28
Linndale	Suburb	56	6	10.71%	26,282.92
Goodrich-Kirtland Pk	Cleve neigh	998	105	10.52%	620,321.83
Oakwood	Suburb	1583	165	10.42%	1,044,742.75
Detroit Shoreway	Cleve neigh	3226	317	9.83%	1,477,473.00
Garfield Heights	Suburb	11356	1044	9.19%	9,118,655.65
West Boulevard	Cleve neigh	5746	519	9.03%	2,650,394.35
Bedford Heights	Suburb	2763	247	8.94%	769,090.33

Table 38. Source: Cuyahoga County Treasury and NEO CANDO at Case Western Reserve University.

**Residential Property Tax Delinquency
Collection as of September 2018
(sorted by % of parcels delinquent)**

Location	Type	Residential parcels	Residential Parcels delinquent	Percent of parcels delinquent	Delinquency
Central	Cleve neigh	1515	118	7.79%	643,320.31
University	Cleve neigh	698	54	7.74%	208,222.33
Woodmere	Suburb	245	18	7.35%	161,804.56
Euclid	Suburb	15712	1147	7.30%	7,062,028.72
Bellaire-Puritas	Cleve neigh	5590	392	7.01%	1,267,498.99
Cleveland Heights	Suburb	14753	986	6.68%	15,564,715.19
Tremont	Cleve neigh	2545	168	6.60%	726,809.55
Ohio City	Cleve neigh	2096	122	5.82%	441,420.83
Bedford	Suburb	4455	247	5.54%	1,687,077.89
Shaker Heights	Suburb	8344	453	5.43%	6,418,327.65
Richmond Heights	Suburb	3456	187	5.41%	1,042,056.41
Edgewater	Cleve neigh	1136	61	5.37%	227,964.20
Jefferson	Cleve neigh	6531	339	5.19%	1,329,212.70
Olmsted Township	Suburb	3770	184	4.88%	956,813.55
Bratenahl	Suburb	555	25	4.50%	146,296.86
Cuyahoga Heights	Suburb	237	10	4.22%	42,557.62
South Euclid	Suburb	8745	351	4.01%	3,013,255.85
Old Brooklyn	Cleve neigh	11525	462	4.01%	2,324,305.20
University Heights	Suburb	4232	110	2.60%	833,535.36
Valley View	Suburb	889	23	2.59%	68,814.18
Olmsted Falls	Suburb	2875	69	2.40%	455,251.26
Orange	Suburb	1136	27	2.38%	278,102.19
Lakewood	Suburb	13050	310	2.38%	1,744,662.31
Chagrin Falls Township	Suburb	1543	35	2.27%	204,201.86
Kamms	Cleve neigh	9244	203	2.20%	725,735.39
North Olmsted	Suburb	10484	202	1.93%	940,327.19
Berea	Suburb	6408	117	1.83%	734,157.12
Brooklyn	Suburb	3687	66	1.79%	225,304.27
Lyndhurst	Suburb	5885	100	1.70%	988,590.69
Parma	Suburb	29394	494	1.68%	2,375,956.56
Parma Heights	Suburb	6212	102	1.64%	417,343.36
Brook Park	Suburb	7071	116	1.64%	320,059.20
Brooklyn Heights	Suburb	662	10	1.51%	16,594.46
Mayfield Heights	Suburb	5423	81	1.49%	512,574.71
Rocky River	Suburb	6357	93	1.46%	504,681.85
Solon	Suburb	8422	122	1.45%	952,428.68

Table 38, continued. Source: Cuyahoga County Treasury and NEO CANDU at Case Western Reserve University.

Residential Property Tax Delinquency Collection as of September 2018 (sorted by % of parcels delinquent)					
Location	Type	Residential parcels	Residential Parcels delinquent	Percent of parcels delinquent	Delinquency
Seven Hills	Suburb	5271	71	1.35%	370,260.24
Middleburg Heights	Suburb	5244	67	1.28%	350,386.97
Fairview Park	Suburb	5876	75	1.28%	250,778.25
Independence	Suburb	3183	38	1.19%	292,862.79
Westlake	Suburb	8855	105	1.19%	586,883.56
North Royalton	Suburb	9125	108	1.18%	386,807.93
Highland Heights	Suburb	3420	38	1.11%	239,874.11
Gates Mills	Suburb	1132	12	1.06%	187,080.52
Mayfield Village	Suburb	1227	13	1.06%	68,465.88
Pepper Pike	Suburb	2559	27	1.06%	280,694.74
Brecksville	Suburb	4651	49	1.05%	216,926.59
Walton Hills	Suburb	1054	11	1.04%	82,081.71
Beachwood	Suburb	3313	34	1.03%	147,244.54
Broadview Heights	Suburb	6068	57	0.94%	252,375.04
Bay Village	Suburb	6325	55	0.87%	410,485.86
Bentleyville	Suburb	359	3	0.84%	48,360.33
Moreland Hills	Suburb	1495	12	0.80%	174,227.75
Strongsville	Suburb	16079	129	0.80%	564,498.53
Cuyahoga Valley	Cleve neigh	14	0	0.00%	-
Hopkins	Cleve neigh	7	0	0.00%	-
Hunting Valley	Suburb	302	0	0.00%	-
Source: Cuyahoga Treasury data provided to NEO CANDO at Case Western Reserve University. Residential class parcels with Total Net Delinquent Balance of at least \$1.					

Table 38 continued. Source: Cuyahoga County Treasury and NEO CANDO at Case Western Reserve University.

Appendix D: US Postal Vacancy – Neighborhoods and Suburbs

1-3 Family Residential Vacancy 4th Quarter 2018 Cleveland Neighborhoods and Cuyahoga Suburbs (sorted by % of parcels with vacant structure)				
Location	Type	Count	Residential Parcels	Percent of parcels with vacant structures
East Cleveland city	Suburb	848	5430	15.62%
Glenville	Cleve	1264	11116	11.37%
Union-Miles	Cleve	736	8624	8.53%
Lee-Seville	Cleve	182	2501	7.28%
Cuyahoga Valley	Cleve	1	14	7.14%
Collinwood-Nottingham	Cleve	332	4693	7.07%
Maple Heights city	Suburb	658	9926	6.63%
Euclid-Green	Cleve	119	1870	6.36%
Mount Pleasant	Cleve	416	6566	6.34%
Broadway-Slavic Village	Cleve	550	9331	5.89%
Highland Hills village	Suburb	9	153	5.88%
St.Clair-Superior	Cleve	177	3019	5.86%
North Shore Collinwood	Cleve	273	4951	5.51%
Lee-Harvard	Cleve	250	4796	5.21%
Detroit Shoreway	Cleve	163	3226	5.05%
Brooklyn Centre	Cleve	123	2535	4.85%
Ohio City	Cleve	98	2096	4.68%
Hough	Cleve	197	4305	4.58%
Bratenahl village	Suburb	25	555	4.50%
Euclid city	Suburb	699	15712	4.45%
Goodrich-Kirtland Pk	Cleve	44	998	4.41%
Newburgh Heights village	Suburb	33	779	4.24%
Garfield Heights city	Suburb	476	11356	4.19%
Cudell	Cleve	97	2449	3.96%
Stockyards	Cleve	125	3210	3.89%
Warrensville Heights city	Suburb	118	3388	3.48%
West Boulevard	Cleve	199	5746	3.46%
Edgewater	Cleve	39	1136	3.43%
Kinsman	Cleve	89	2629	3.39%
Cleveland Heights city	Suburb	494	14753	3.35%

Table 39. Source: US Postal Data and NEO CANDO at Case Western Reserve University.

1-3 Family Residential Vacancy 4th Quarter 2018 Cleveland Neighborhoods and Cuyahoga Suburbs (sorted by % of parcels with vacant structure)				
Location	Type	Count	Residential Parcels	Percent of parcels with vacant structures
Buckeye-Shaker Square	Cleve	102	3118	3.27%
Bedford city	Suburb	145	4455	3.25%
Buckeye-Woodhill	Cleve	77	2385	3.23%
Clark-Fulton	Cleve	83	2584	3.21%
North Randall village	Suburb	5	158	3.16%
South Euclid city	Suburb	274	8745	3.13%
Fairfax	Cleve	81	2741	2.96%
University Heights city	Suburb	115	4232	2.72%
Bellaire-Puritas	Cleve	146	5590	2.61%
Cuyahoga Heights village	Suburb	6	237	2.53%
Richmond Heights city	Suburb	85	3456	2.46%
Jefferson	Cleve	153	6531	2.34%
Tremont	Cleve	53	2545	2.08%
Bedford Heights city	Suburb	57	2763	2.06%
Woodmere village	Suburb	5	245	2.04%
University	Cleve	14	698	2.01%
Old Brooklyn	Cleve	223	11525	1.93%
Central	Cleve	28	1515	1.85%
Oakwood village	Suburb	29	1583	1.83%
Chagrin Falls township	Suburb	28	1543	1.81%
Moreland Hills village	Suburb	27	1495	1.81%
Parma city	Suburb	515	29394	1.75%
Mayfield village	Suburb	21	1227	1.71%
Parma Heights city	Suburb	106	6212	1.71%
Downtown	Cleve	1	60	1.67%
Fairview Park city	Suburb	97	5876	1.65%
Bay Village city	Suburb	102	6325	1.61%
Brooklyn city	Suburb	59	3687	1.60%
Rocky River city	Suburb	98	6357	1.54%
Shaker Heights city	Suburb	124	8344	1.49%
Berea city	Suburb	91	6408	1.42%

Table 39, continued. Source: US Postal Data and NEO CANDO at Case Western Reserve University.

1-3 Family Residential Vacancy 4th Quarter 2018 Cleveland Neighborhoods and Cuyahoga Suburbs (sorted by % of parcels with vacant structure)				
Location	Type	Count	Residential Parcels	Percent of parcels with vacant structures
Olmsted township	Suburb	53	3770	1.41%
Mayfield Heights city	Suburb	76	5423	1.40%
Lakewood city	Suburb	182	13050	1.39%
Bentleyville village	Suburb	5	359	1.39%
Pepper Pike city	Suburb	34	2559	1.33%
Kamms	Cleve	122	9244	1.32%
North Olmsted city	Suburb	132	10484	1.26%
Solon city	Suburb	101	8422	1.20%
Middleburg Heights city	Suburb	62	5244	1.18%
Glenwillow village	Suburb	3	255	1.18%
Lyndhurst city	Suburb	68	5885	1.16%
Walton Hills village	Suburb	12	1054	1.14%
Brecksville city	Suburb	52	4651	1.12%
Brook Park city	Suburb	76	7071	1.07%
Seven Hills city	Suburb	56	5271	1.06%
North Royalton city	Suburb	95	9125	1.04%
Highland Heights city	Suburb	34	3420	0.99%
Olmsted Falls city	Suburb	27	2875	0.94%
Brooklyn Heights village	Suburb	6	662	0.91%
Valley View village	Suburb	8	889	0.90%
Beachwood city	Suburb	27	3313	0.81%
Independence city	Suburb	24	3183	0.75%
Westlake city	Suburb	63	8855	0.71%
Strongsville city	Suburb	105	16079	0.65%
Broadview Heights city	Suburb	36	6068	0.59%
Orange village	Suburb	5	1136	0.44%
Gates Mills village	Suburb	0	1132	0.00%
Hunting Valley village	Suburb	0	302	0.00%
Linndale village	Suburb	0	56	0.00%
Hopkins	Cleve	0	7	0.00%
Source: US Postal Vacancy Data and NEO CANDO at Case Western Reserve University. 1-3 family structure is counted vacant if there are no occupied units. A unit is considered unoccupied if mail is uncollected for six weeks.				

Table 39 continued.

Appendix E: Home Purchase Loans – Neighborhoods and Suburbs

Home Purchase Loans on 1-4 Family Homes In Cuyahoga County Suburbs and Cleveland Neighborhoods (2017) (Sorted by Percent of Loans Applied for That Were Made)							
Location	Type	Loans Applied For			Dollars Applied For (000)		
		Loans Applied For	Loans Made	Percent of Loans Applied For That Were Made ↓	Dollars Applied For (000)	Dollars Loaned (000)	Percent of Dollars Applied For That Were Loaned
Valley View	Suburb	21	21	100%	4,243	4,243	100%
Woodmere	Suburb	1	1	100%	256	256	100%
Highland Heights	Suburb	149	133	89%	36,364	31,965	88%
Bay Village	Suburb	355	299	84%	88,694	73,397	83%
Fairview Park	Suburb	368	307	83%	58,118	48,822	84%
Walton Hills	Suburb	36	30	83%	6,140	5,169	84%
Buckeye-Woodhill	Cleve	6	5	83%	211	137	65%
Kinsman	Cleve	6	5	83%	89	25	28%
Mayfield Heights	Suburb	306	254	83%	41,917	34,622	83%
North Royalton	Suburb	474	389	82%	86,531	71,498	83%
Olmsted Falls	Suburb	176	144	82%	23,167	19,247	83%
Rocky River	Suburb	406	332	82%	97,627	80,061	82%
Middleburg Heights	Suburb	323	262	81%	43,211	34,275	79%
University Heights	Suburb	269	218	81%	39,106	32,393	83%
Olmsted Township	Suburb	221	178	81%	44,623	35,953	81%
Central	Cleve	15	12	80%	1,576	1,329	84%
Ohio City	Cleve	156	124	79%	32,391	27,228	84%
Chagrin Falls Village	Suburb	102	81	79%	36,759	26,866	73%
Clark-Fulton	Cleve	43	34	79%	4,789	4,065	85%
Westlake	Suburb	566	447	79%	141,283	112,035	79%
Brook Park	Suburb	301	237	79%	32,580	25,580	79%
Strongsville	Suburb	956	752	79%	195,382	153,645	79%
Detroit Shoreway	Cleve	210	165	79%	41,608	33,088	80%
Lyndhurst	Suburb	391	307	79%	51,269	41,167	80%
Parma	Suburb	1,498	1,175	78%	161,408	126,354	78%
Broadview Heights	Suburb	351	274	78%	72,129	56,658	79%
Jefferson	Cleve	195	152	78%	13,758	10,853	79%
Lakewood	Suburb	1,061	826	78%	167,316	130,671	78%
Berea	Suburb	345	268	78%	43,559	33,950	78%
Cleveland Heights	Suburb	677	525	78%	91,728	74,057	81%

Table 40. Source: Federal Financial Institutions Examination Council (FFIEC) and NEO CANDO at Case Western Reserve University.

Home Purchase Loans on 1-4 Family Homes In Cuyahoga County Suburbs and Cleveland Neighborhoods (2017) (Sorted by Percent of Loans Applied for That Were Made)							
Location	Type	Loans Applied For			Dollars Applied For (000)		
		Loans Applied For	Loans Made	Percent of Loans Applied For That Were Made ↓	Dollars Applied For (000)	Dollars Loaned (000)	Percent of Dollars Applied For That Were Loaned
Solon	Suburb	445	345	78%	127,382	99,722	78%
Beachwood	Suburb	177	137	77%	47,510	37,416	79%
Kamm's	Cleve	561	432	77%	64,470	49,784	77%
Orange	Suburb	65	50	77%	18,839	14,973	79%
North Olmsted	Suburb	619	472	76%	84,558	64,668	76%
Old Brooklyn	Cleve	516	393	76%	42,188	32,016	76%
Tremont	Cleve	130	99	76%	30,717	23,556	77%
Parma Heights	Suburb	370	281	76%	40,821	30,843	76%
North Shore Collinwood	Cleve	97	73	75%	7,538	5,612	74%
Brecksville	Suburb	290	218	75%	75,447	55,841	74%
Seven Hills	Suburb	252	188	75%	42,615	31,100	73%
Mayfield Village	Suburb	47	35	74%	10,297	7,706	75%
Gates Mills	Suburb	43	32	74%	21,433	17,443	81%
Hough	Cleve	30	22	73%	4,215	3,088	73%
Brooklyn	Suburb	163	119	73%	15,332	11,234	73%
South Euclid	Suburb	468	341	73%	47,418	35,076	74%
Pepper Pike	Suburb	161	117	73%	63,398	46,135	73%
Shaker Heights	Suburb	601	436	73%	129,811	102,238	79%
Euclid	Suburb	575	415	72%	48,331	35,618	74%
Lee-Harvard	Cleve	97	70	72%	8,131	6,100	75%
Downtown	Cleve	49	35	71%	10,961	8,912	81%
Independence	Suburb	128	91	71%	34,430	22,217	65%
Moreland Hills	Suburb	76	54	71%	40,343	27,184	67%
Bellaire-Puritas	Cleve	182	129	71%	11,036	7,893	72%
Bedford	Suburb	188	132	70%	17,527	12,239	70%
Lee-Seville	Cleve	20	14	70%	1,404	862	61%
Edgewater	Cleve	85	59	69%	15,722	10,276	65%
Richmond Heights	Suburb	215	148	69%	30,987	22,128	71%
Bratenahl	Suburb	35	24	69%	7,298	5,362	73%
Oakwood	Suburb	72	49	68%	10,663	7,374	69%

Table 40, continued.

Home Purchase Loans on 1-4 Family Homes In Cuyahoga County Suburbs and Cleveland Neighborhoods (2017) (Sorted by Percent of Loans Applied for That Were Made)							
Location	Type	Loans Applied For			Dollars Applied For (000)		
		Loans Applied For	Loans Made	Percent of Loans Applied For That Were Made ↓	Dollars Applied For (000)	Dollars Loaned (000)	Percent of Dollars Applied For That Were Loaned
Garfield Heights	Suburb	481	326	68%	34,608	23,396	68%
Cudell	Cleve	57	38	67%	3,872	2,578	67%
Brooklyn Heights	Suburb	18	12	67%	2,282	1,479	65%
Goodrich-Kirtland Pk	Cleve	6	4	67%	548	386	70%
Highland Hills	Suburb	3	2	67%	102	63	62%
Buckeye-Shaker Square	Cleve	53	34	64%	5,391	3,772	70%
West Boulevard	Cleve	144	92	64%	9,255	5,786	63%
Broadway-Slavic Village	Cleve	70	44	63%	4,954	2,954	60%
Warrensville Heights	Suburb	75	47	63%	7,030	4,532	64%
Newburgh Heights	Suburb	24	15	63%	2,088	1,330	64%
Union-Miles	Cleve	24	15	63%	1,120	498	44%
University	Cleve	24	15	63%	5,900	3,635	62%
Euclid-Green	Cleve	13	8	62%	913	681	75%
Bedford Heights	Suburb	94	57	61%	10,115	6,136	61%
Maple Heights	Suburb	248	149	60%	16,109	10,082	63%
Stockyards	Cleve	42	25	60%	2,371	1,385	58%
Fairfax	Cleve	19	11	58%	1,330	1,000	75%
Mount Pleasant	Cleve	42	23	55%	1,653	746	45%
Brooklyn Centre	Cleve	47	24	51%	3,099	1,644	53%
North Randall	Suburb	2	1	50%	71	42	59%
St.Clair-Superior	Cleve	13	6	46%	372	89	24%
Glenville	Cleve	37	17	46%	2,447	1,264	52%
East Cleveland	Suburb	28	11	39%	1,997	1,117	56%
Collinwood-Nottingham	Cleve	14	3	21%	744	182	24%
Totals		18,319	13,946	76%	2,887,025	2,239,002	78%

Source: Federal Financial Institutions Examination Council (FFIEC) and NEO CANDO at Case Western Reserve University.

Applications for home purchase loans on 1-4.

Excludes loans purchased from another bank; excludes loans for home repair and refinance.

Table 40, continued.

Appendix F: Number of Arms-Length Home Sales 2000 – 2018

Neighborhood	NUMBER OF ARMS LENGTH SALES - CLEVELAND NEIGHBORHOODS																		Neighborhood	
	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17		18
Bellaire-Puritas	263	257	277	294	305	258	246	241	257	185	140	143	149	181	190	172	247	283	274	Bellaire-Puritas
Broadway-Slavic V	685	644	620	622	762	818	679	611	784	568	436	324	322	340	358	333	409	440	457	Broadway-Slav
Brooklyn Centre	138	121	126	129	152	159	149	132	128	90	83	73	70	84	104	108	126	135	133	Brooklyn Centre
Buckeye-Shaker Sc	173	209	214	189	199	259	223	201	268	169	132	109	113	140	126	178	170	184	214	Buckeye-Shak
Buckeye-Woodhill	99	103	89	100	129	141	126	107	201	85	58	49	36	63	65	66	60	67	75	Buckeye-Wood
Central	22	20	19	24	29	27	31	22	43	36	16	15	19	35	27	27	34	20	30	Central
Clark-Fulton	150	146	140	137	149	174	128	122	129	123	87	74	67	92	104	111	97	128	130	Clark-Fulton
Collinwood-Nottingh	305	324	290	292	322	359	344	315	385	266	166	130	139	175	172	171	197	218	239	Collinwood-Not
Cudell	190	136	136	181	178	169	159	148	159	122	79	66	82	75	109	106	126	147	162	Cudell
Cuyahoga Valley				1	3											0	0	0	0	Cuyahoga Valle
Detroit Shoreway	199	171	176	163	191	221	183	163	181	138	119	103	109	161	183	184	208	296	249	Detroit Shorewa
Downtown	18	23	33	24	23	24	20	37	34	22	23	34	24	50	54	52	36	56	39	Downtown
Edgewater	104	80	94	86	86	93	63	46	23	34	37	37	34	50	55	65	64	73	67	Edgewater
Euclid-Green	77	75	95	66	90	117	116	95	136	64	48	39	51	64	55	42	79	74	74	Euclid-Green
Fairfax	121	119	116	116	134	158	104	144	158	104	50	46	45	37	40	39	68	62	55	Fairfax
Glenville	522	523	472	569	610	753	714	651	965	587	429	278	281	327	348	401	421	402	491	Glenville
Goodrich-Kirtland P	50	46	38	46	44	57	42	45	37	31	19	20	18	29	19	20	29	37	41	Goodrich-Kirtla
Hopkins		2	1	1	1	1	1	2	1		2		1	1		3	0	1	4	Hopkins
Hough	152	117	126	147	167	158	177	145	211	125	104	59	62	64	63	67	72	68	94	Hough
Jefferson	371	339	360	356	355	458	311	299	283	216	211	200	180	217	212	265	241	338	365	Jefferson
Kamm's	459	484	517	489	544	523	421	367	324	333	287	273	309	367	376	435	518	535	570	Kamm's
Kinsman	105	84	88	118	109	143	116	124	155	113	64	51	44	67	62	66	82	82	93	Kinsman
Lee-Harvard	155	143	153	154	189	180	180	188	225	170	118	110	130	162	146	193	245	226	225	Lee-Harvard
Lee-Seville	92	85	101	79	117	99	119	134	146	79	50	37	55	62	58	88	91	116	114	Lee-Seville
Mount Pleasant	374	300	276	334	415	417	450	384	563	391	230	190	171	200	218	266	319	341	319	Mount Pleasant
North Shore Collinw	277	265	263	256	292	287	249	262	287	226	179	171	167	198	169	185	222	210	277	North Shore Col
Ohio City	116	103	95	132	79	106	103	90	63	77	79	94	92	135	124	150	156	158	169	Ohio City
Old Brooklyn	584	619	672	606	658	612	563	450	419	402	339	316	355	409	414	476	483	607	594	Old Brooklyn
St.Clair-Superior	165	127	159	160	176	194	157	185	219	141	137	73	64	89	84	73	108	74	112	St.Clair-Superio
Stockyards	192	180	192	197	193	245	196	176	170	127	118	103	113	113	139	136	135	193	187	Stockyards
Tremont	123	124	114	131	126	142	124	101	102	81	69	71	86	100	112	109	118	139	150	Tremont
Union-Miles	390	390	354	419	507	569	560	497	650	510	271	259	220	275	270	302	420	386	452	Union-Miles
University	40	13	19	23	28	40	21	23	17	16	22	14	20	21	17	33	34	26	29	University
West Boulevard	347	360	306	326	356	376	326	287	286	222	180	171	175	184	209	254	280	316	340	West Boulevard

Table 41. Source: NEOCANDO at Case Western Reserve University.

NUMBER OF ARMS LENGTH SALES - CUYAHOGA SUBURBS																				
Suburb	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	Suburb
Bay Village	399	362	405	399	401	368	334	283	235	269	209	194	275	280	297	362	342	382	320	Bay Village
Beachwood	140	177	162	190	179	142	146	138	113	133	122	130	115	161	146	163	196	196	188	Beachwood
Bedford	243	205	238	261	235	260	226	171	153	162	118	135	137	169	177	191	192	238	209	Bedford
Bedford Heights	100	76	101	116	119	116	110	108	100	99	55	64	78	85	90	102	72	102	127	Bedford Heights
Bentleyville	28	12	16	21	22	19	22	19	10	14	14	11	11	15	16	21	11	15	11	Bentleyville
Berea	291	318	313	290	312	310	297	243	211	222	192	186	162	227	259	257	317	343	337	Berea
Bratenahl	57	46	31	40	47	44	44	25	42	37	34	27	21	44	37	67	43	51	51	Bratenahl
Brecksville	246	214	248	226	258	250	222	197	138	132	135	136	160	196	182	184	235	239	240	Brecksville
Broadview Heights	315	257	297	321	366	316	306	292	229	192	200	176	215	292	259	322	321	295	327	Broadview Heig
Brook Park	269	281	272	262	259	263	268	195	193	203	158	165	160	207	235	256	314	292	330	Brook Park
Brooklyn	130	131	139	162	174	162	151	123	101	100	114	98	91	106	102	133	142	167	151	Brooklyn
Brooklyn Heights	14	13	16	21	22	16	25	15	16	19	14	15	9	14	16	23	15	19	22	Brooklyn Height
Chagrin Falls Town	133	93	125	126	115	114	93	102	73	77	74	65	68	107	108	112	124	128	113	Chagrin Falls To
Cleveland Heights	813	776	830	873	900	1003	901	795	834	783	650	486	593	719	650	714	855	899	954	Cleveland Heigh
Cuyahoga Heights	7	6	8	9	9	6	8	3	7	6	4	4	7	4	4	10	3	9	13	Cuyahoga Heig
East Cleveland	320	287	310	352	417	443	432	329	556	397	269	165	128	146	115	161	186	170	196	East Cleveland
Euclid	928	905	876	964	1013	928	878	751	729	760	503	496	633	722	680	813	781	900	977	Euclid
Fairview Park	343	369	362	370	337	365	280	258	176	210	195	189	219	270	271	285	334	332	343	Fairview Park
Garfield Heights	532	523	532	563	630	629	642	501	441	504	375	385	440	506	505	584	634	696	727	Garfield Heights
Gates Mills	44	41	28	39	34	44	41	41	22	18	21	27	35	56	42	36	36	48	40	Gates Mills
Glenwillow	2	4	1	3	5	2	8	8	20	9	8	10	7	7	19	11	6	10	10	Glenwillow
Highland Heights	120	121	104	122	128	139	132	107	79	73	70	83	106	127	112	127	147	151	123	Highland Height
Highland Hills	8	2	5	6	5	1	4	6	5	3	1	7	6	7	5	5	6	8	7	Highland Hills
Hunting Valley	11	4	4	8	13	10	7	7	5	3	6	6	10	7	11	18	4	12	7	Hunting Valley
Independence	82	75	71	109	85	81	94	67	71	71	69	66	78	87	96	103	100	84	109	Independence
Lakewood	954	958	1000	988	932	917	830	680	655	633	527	535	621	697	783	855	1008	1015	1087	Lakewood
Linndale	2			1	1	1		4	2	2	2	2		1	4	1	2	1	5	Linndale
Lyndhurst	336	339	375	381	367	410	312	289	219	241	201	185	245	325	323	360	391	415	472	Lyndhurst
Maple Heights	550	452	506	544	580	590	626	484	591	526	348	311	309	372	395	449	465	479	569	Maple Heights
Mayfield Heights	293	256	272	280	308	329	283	268	241	227	176	174	182	244	241	281	326	343	384	Mayfield Height

Table 41. Source: NEOCANDO at Case Western Reserve University.

NUMBER OF ARMS LENGTH SALES - CUYAHOGA SUBURBS																				
Suburb	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	Suburb
Mayfield Village	50	49	57	42	58	42	38	41	31	38	28	28	27	38	41	47	61	48	44	Mayfield Village
Middleburg Heights	252	250	225	265	231	262	251	188	172	159	122	167	179	233	228	213	265	314	252	Middleburg Heig
Moreland Hills	63	78	66	69	73	57	57	53	45	39	42	41	48	64	75	53	73	64	64	Moreland Hills
New burgh Heights	41	34	28	48	38	47	39	25	29	26	18	30	28	25	40	42	32	31	43	New burgh Heig
North Olmsted	519	561	551	565	563	553	487	413	313	321	289	270	364	488	435	495	544	596	572	North Olmsted
North Randall	1	6	6	4	3	5	4	8	6	5	5	2		1	4	4	4	5	8	North Randall
North Royalton	381	304	346	397	348	338	352	255	227	211	212	200	275	315	294	359	336	411	404	North Royalton
Oakw ood	33	41	38	34	39	41	42	33	37	31	30	24	31	31	35	35	42	45	51	Oakw ood
Olmsted Falls	181	170	195	207	220	188	150	141	123	111	85	86	110	130	138	140	186	183	171	Olmsted Falls
Olmsted Tow nship	105	128	92	116	124	136	130	110	108	107	77	86	113	151	151	114	169	161	157	Olmsted Tow ns
Orange	56	60	64	65	56	48	54	39	44	54	48	34	48	64	59	55	71	60	75	Orange
Parma	1223	1332	1284	1438	1428	1369	1308	936	938	857	711	711	837	1038	1064	1167	1405	1527	1584	Parma
Parma Heights	296	305	340	339	317	320	300	264	214	264	158	183	192	282	243	262	315	355	362	Parma Heights
Pepper Pike	122	99	103	92	91	93	100	90	73	83	98	83	83	87	130	107	127	119	117	Pepper Pike
Richmond Heights	173	172	154	169	176	182	160	118	116	111	102	104	121	135	143	157	176	165	156	Richmond Heigh
Rocky River	504	474	483	498	485	455	386	361	284	310	277	278	346	424	431	426	482	447	442	Rocky River
Seven Hills	161	175	180	179	194	168	186	136	128	122	135	105	133	166	195	201	231	227	223	Seven Hills
Shaker Heights	545	537	529	560	565	585	494	448	491	480	420	366	383	476	454	465	512	644	632	Shaker Heights
Solon	364	414	345	382	390	361	323	297	284	282	225	239	272	335	306	313	392	390	355	Solon
South Euclid	540	553	550	560	641	600	540	369	403	367	282	274	368	443	419	406	500	556	579	South Euclid
Strongsville	763	725	721	762	733	738	642	529	433	449	387	378	509	587	623	629	787	756	734	Strongsville
University Heights	278	279	324	307	309	322	246	241	224	234	185	182	187	248	232	272	335	316	326	University Heigh
Valley View	15	14	16	21	19	20	22	15	9	12	16	15	12	19	11	20	20	18	19	Valley View
Walton Hills	21	24	14	50	34	19	19	23	22	18	16	18	19	32	25	21	36	34	49	Walton Hills
Warrensville Height	124	139	131	149	198	168	191	163	178	170	87	81	109	133	96	146	137	164	129	Warrensville He
Westlake	567	525	563	602	557	569	499	403	343	349	375	356	333	472	452	512	472	549	565	Westlake
Woodmere	1	3	7	6	2	6	3	6	3	5	3	3	5	1	5	5	3	1	6	Woodmere

Table 41, continued. Source: NEOCANDO at Case Western Reserve University

		NUMBER OF ARMS LENGTH SALES - CUYAHOGA REGIONS																		
Region	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	Region
Cleveland	7058	6732	6731	6967	7718	8337	7401	6794	8009	5853	4382	3732	3803	4567	4682	5176	5895	6438	6824	Cleveland
Cuyahoga	22469	21792	22111	23254	24185	24602	22411	19215	19739	17333	13811	12729	14212	17403	17463	19076	21520	23010	23698	Cuyahoga
East Inner Suburb	4457	4258	4331	4662	5038	5043	4795	3893	4301	4056	2990	2625	3019	3590	3395	3856	4148	4598	4871	East Inner Subu
East Side of Cleve	3822	3610	3525	3738	4345	4800	4428	4170	5484	3703	2552	2008	1981	2398	2351	2602	3087	3087	3429	East Side of Cle
Outer Suburb	7193	6938	7172	7571	7489	7379	6702	5749	4879	4950	4309	4259	4951	6271	6208	6670	7472	7827	7734	Outer Suburb
West Inner Suburb	3439	3558	3556	3740	3638	3548	3248	2572	2365	2334	1998	1993	2283	2757	2906	3146	3702	3800	3964	West Inner Sub
West Side of Cleve	3236	3122	3206	3229	3373	3537	2973	2624	2525	2150	1830	1724	1822	2169	2331	2574	2796	3340	3368	West Side of Cl
Unknown Cuy Regi	322	306	321	314	302	295	265	207	185	140	132	120	156	218	272	228	304	347	306	Unknown Cuy R

Table 41. Source: NEOCANDO at Case Western Reserve University.

Appendix G: Cleveland Neighborhood

Cleveland Neighborhoods Statistical Planning Areas

Created by the City of Cleveland in 2012



Appendix H: Cuyahoga Suburbs

