Lead Safe Cleveland

Property Data to Inform Strategies to Reduce Childhood Lead Poisoning

April Urban
Center on Urban Poverty and Community Development
Lead Safe Cleveland Coalition

Philanthropic-led effort to reduce childhood lead poisoning in Cleveland

Three research components:

- Downstream impacts of lead poisoning
- Existing models in other cities
- Typology of Cleveland landlords
Property Integrated Data System

Unifies data across a variety of data silos

Data relevant for neighborhood strategy activities by city, county, and community development entities

Community-driven & informed

Enables endless potential uses

**Data sources include:**
- Property transfers
- Tax records
- Foreclosure filings
- Sheriff’s sales
- Cuyahoga Land Bank records
- Cleveland Land Bank records
- Cleveland Building and Housing code enforcement
- Cleveland Housing Court administrative data
- Geographic information
  ... and more!
Cleveland Rental Universe

Created proxy for rental

- Property characteristics- More than one unit
- Property tax records- Does not take owner occupancy tax credit (except two-family)
- Property tax records- Tax mailing address is different from property address
- Code Enforcement- Rental registration record

For quarter 3 in each year 2016-2018
Cleveland Rental Universe

Rental Universe Characteristics

Quarter 3, 2018

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td># Parcels</td>
<td>56,042</td>
</tr>
<tr>
<td># Units</td>
<td>95,634</td>
</tr>
<tr>
<td>Pre-1978 Parcels</td>
<td>93.9%</td>
</tr>
<tr>
<td>Owned by Corporate Entity</td>
<td>24.8%</td>
</tr>
<tr>
<td>Single Family</td>
<td>49%</td>
</tr>
<tr>
<td>Two Family</td>
<td>41.5%</td>
</tr>
<tr>
<td>3-4 Family</td>
<td>5.4%</td>
</tr>
<tr>
<td>5 + Units</td>
<td>2.3%</td>
</tr>
<tr>
<td>Lead Poisoning Incident</td>
<td>7.5%</td>
</tr>
</tbody>
</table>
Market Values of Rental Properties in 2017
Property Conditions
Based on Western Reserve Land Conservancy's 2015 parcel inventory

WRLC Grade
- Grade: A or B
- Grade: C or worse
Cleveland Rental Universe ➔ Landlord Universe

Property ownership - individual versus corporate entity

Practical considerations for program carry-out

Flagged key words and phrases as signal of ownership by corporate entity

Reviewed manually for additional cleaning

Next steps: Additional owner name cleaning to create indicators of volume of ownership
## Cleveland Rental Universe - By Owner Type

<table>
<thead>
<tr>
<th>Category</th>
<th>Owned by Individual</th>
<th>Owned by Corporate Entity</th>
</tr>
</thead>
<tbody>
<tr>
<td># Parcels</td>
<td>42,348</td>
<td>14,181</td>
</tr>
<tr>
<td>Single Family</td>
<td>46.8%</td>
<td>59.0%</td>
</tr>
<tr>
<td>Two Family</td>
<td>45.6%</td>
<td>27.7%</td>
</tr>
<tr>
<td>3-4 Family</td>
<td>5.1%</td>
<td>5.9%</td>
</tr>
<tr>
<td>5 + Units</td>
<td>1.0%</td>
<td>5.4%</td>
</tr>
<tr>
<td>% with Certified Delinquent Taxes</td>
<td>24.6%</td>
<td>25.7%</td>
</tr>
<tr>
<td>Property Condition Survey Grade C, D, or F</td>
<td>23.2%</td>
<td>24.2%</td>
</tr>
<tr>
<td>Tax Valuation (Under $39,000)</td>
<td>47.9%</td>
<td>55.6%</td>
</tr>
<tr>
<td>Incidents of Lead Poisoning</td>
<td>6.1%</td>
<td>9.0%</td>
</tr>
</tbody>
</table>
RENTAL UNIVERSE BY TYPES OF OWNERS
NEIGHBORHOOD TYPOLOGY
ENCOMPASSING ALL CHARACTERISTICS
FROM PREVIOUS SLIDES
Contact

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