

**Future
Heights**

2018 Annual Meeting

south  euclid
COME TOGETHER & THRIVE


OneSouthEuclid

“We need to develop and disseminate an entirely new paradigm and practice of collaboration that supersedes the traditional silos that have divided governments, philanthropies and private enterprises for decades and replace it with networks of partnerships working together to create a globally prosperous society.”

[Simon Mainwaring](#)

South Euclid Demographics

Who Lives Here?

- Median Age: 39
- Median Income: \$56,538

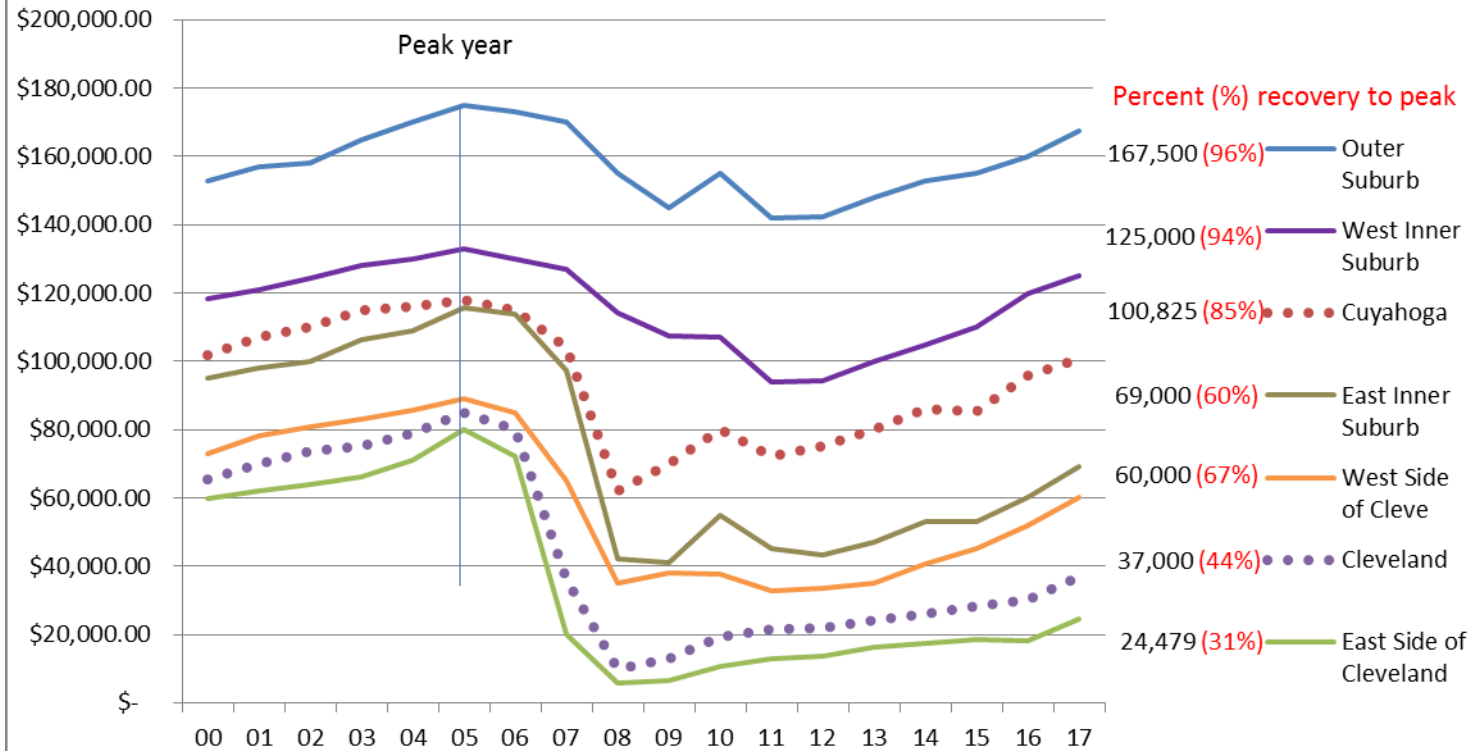
Top Occupational Sectors

- Education & Healthcare: 36%
- Retail: 11%
- Professional Services: 10%
- Finance, Insurance & Real Estate: 8%



22,291
Residents

Median Price - Residential Arms Length Sales Cuyahoga Regions 2000 - 2017

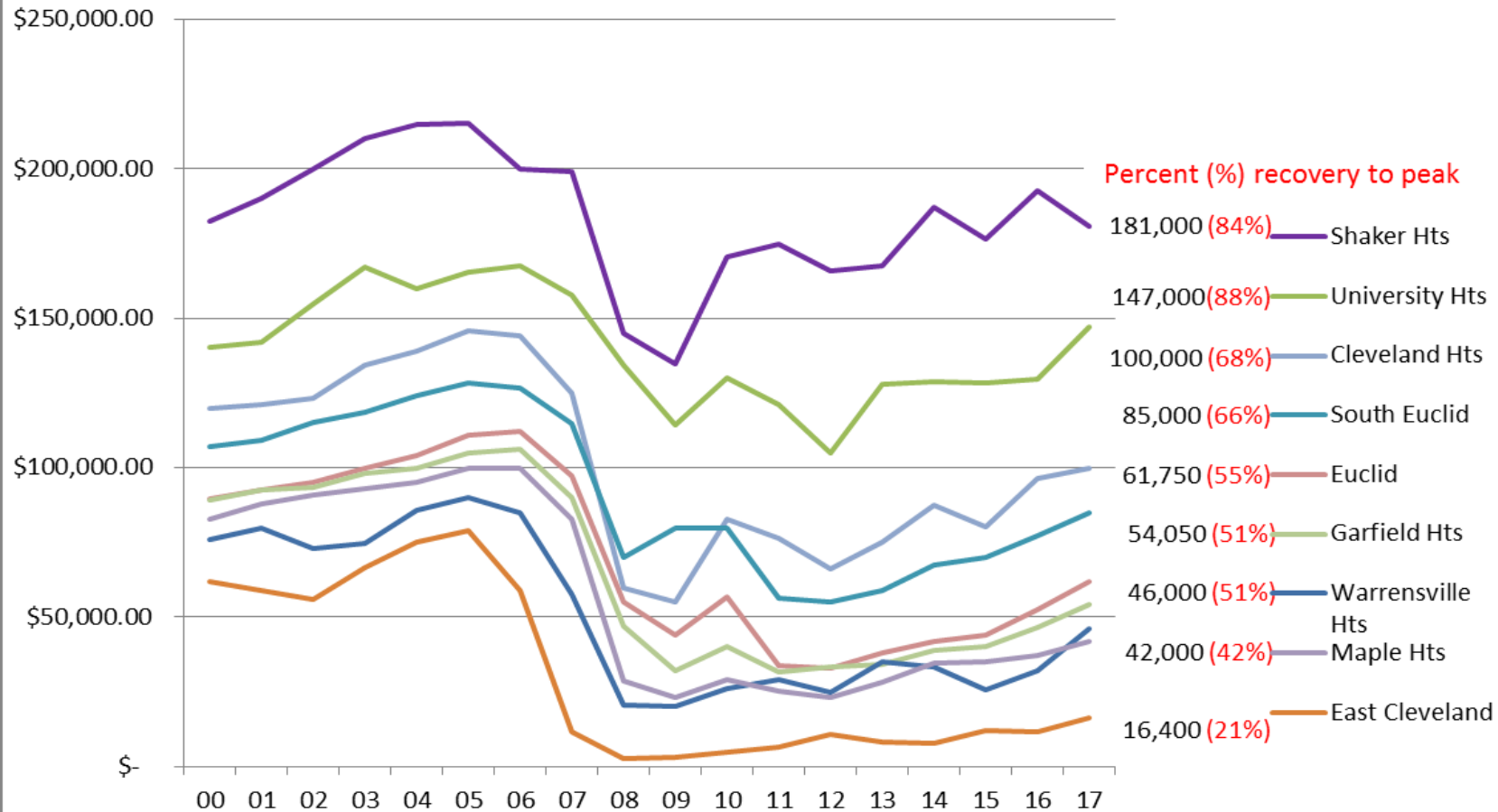


Source: NEO CANDO at Case Western Reserve University.

Arms Length Sales = sales on 1-3 family residential property that exclude: 1) transfers at a Shf Sale, 2) \$0 transfers and 3) transfers to a bank or Federal agency. 1-3 family includes condominiums; includes vacant lots >\$100K.

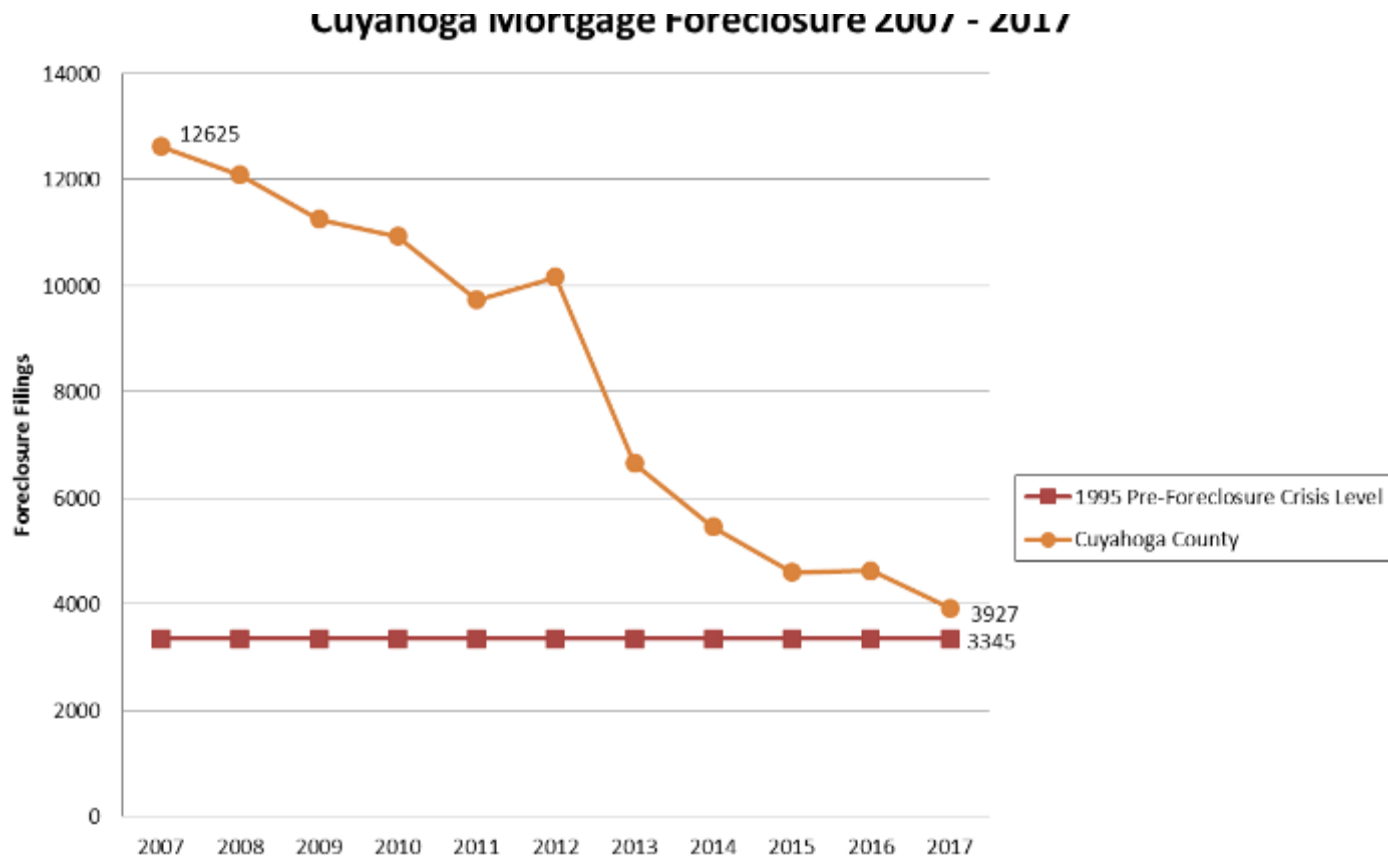
The foreclosure crisis caused home sale prices to drop throughout the county, but most dramatically in the City of Cleveland and the East Inner Suburbs. Homeowners in the predominantly White communities – the Outer Suburbs and West Inner Suburbs – have nearly made a full recovery.

Median Price - Arms Length Sales 2000 - 2017 Nine East Inner Ring Suburbs



Source: NEO CANDO at Case Western Reserve University.

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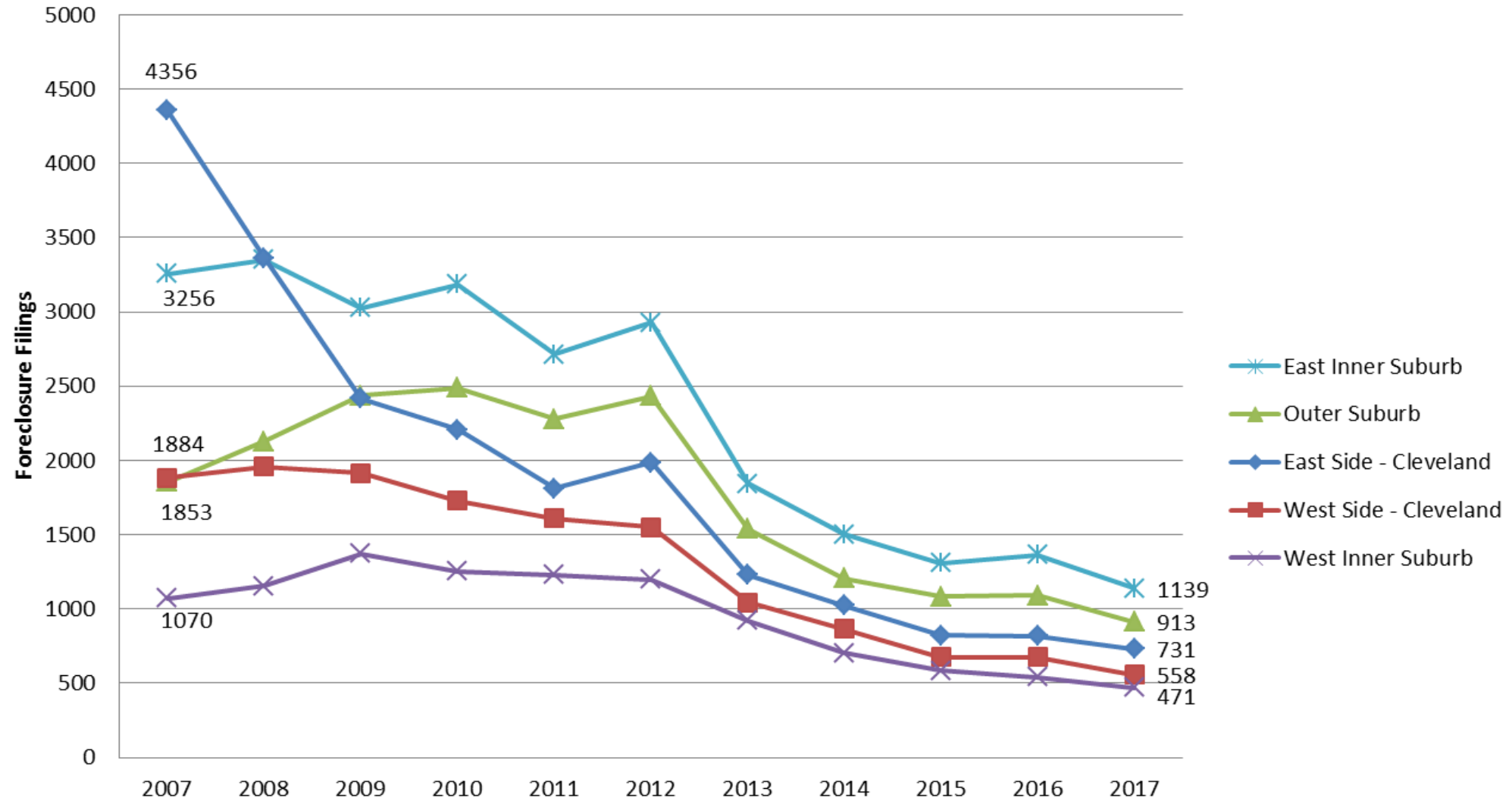
Source: Data provided by NEO CANDO at CWRU; Policy Matters.

In 2007, mortgage foreclosures peaked at four times their rate in 1995.

They have been declining over the past decade and are now on track to reach a level of foreclosure prior to the start of the foreclosure crisis.

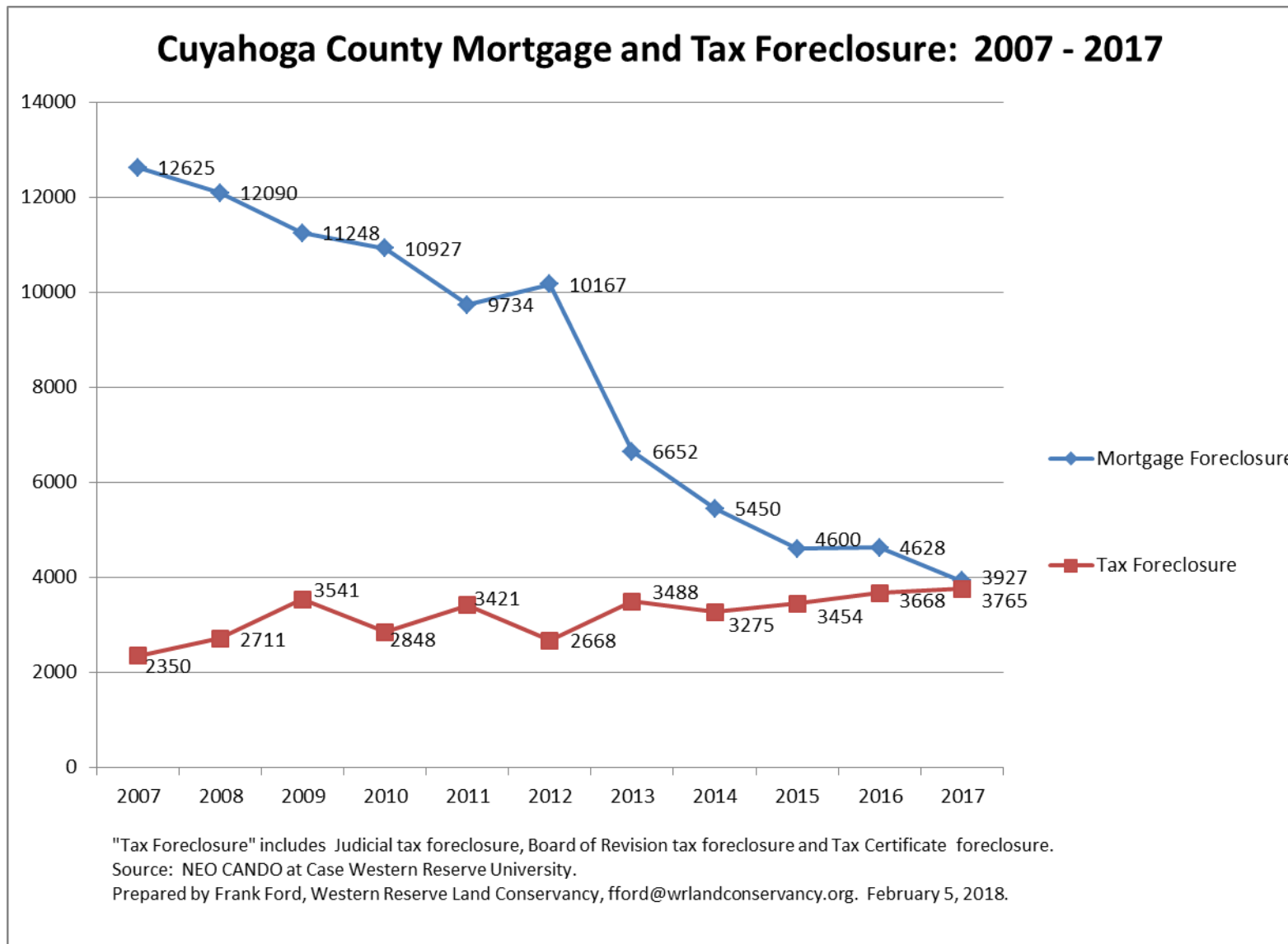
Cuyahoga Mortgage Foreclosure 2007 - 2017

By Region

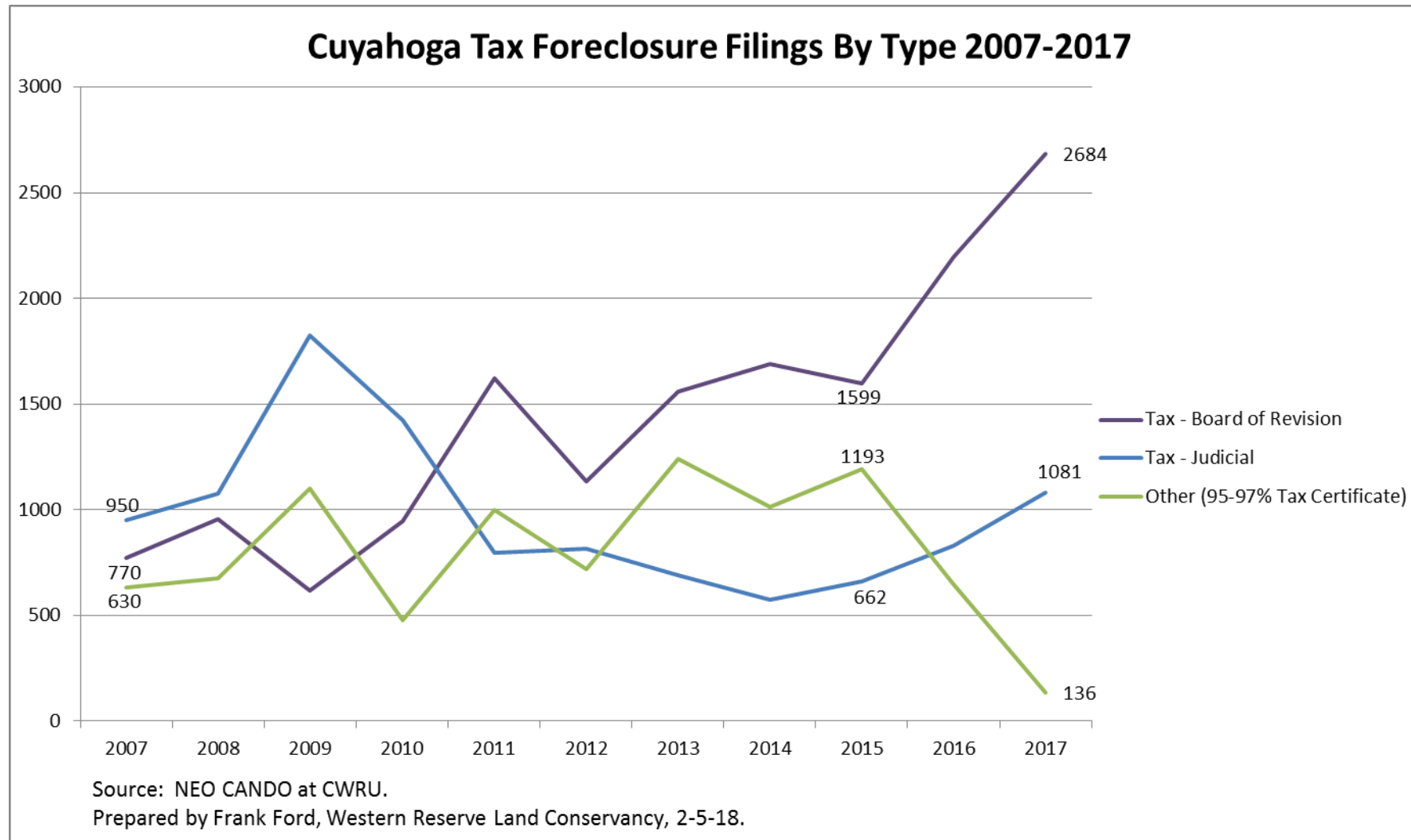


Source: Data provided by NEO CANDU at CWRU.

Prepared by Frank Ford, Western Reserve Land Conservancy, 2-5-18.



Mortgage foreclosure has declined as mortgage delinquency has declined. But a similar trend has not occurred with tax delinquency. Tax foreclosure has not increased to keep pace with the dramatic increase in tax delinquency. The County is approaching 4,000 tax foreclosure filings per year - but there are over 30,000 tax delinquent residential parcels.



Property tax delinquency, and tax foreclosure, must be distinguished from mortgage delinquency in two ways. First, property tax is a debt owed to the public, paying for essential services: schools, police, fire, etc. Second, there are three different types of tax foreclosure.

2017 Property Survey Western Reserve Land Conservancy & Dynamo Metrics

- Evaluation of all residential and commercial parcels.
- Funded by a \$200,000 grant from the Cleveland Foundation.
- Included the communities of South Euclid, Warrensville Heights, Maple Heights, Euclid, and Garfield Heights.

Findings:

- 99% of South Euclid's Housing Stock is rated A or B.
- Impact of demolition on surrounding housing stock citywide: \$45 million
- Impact on rehab activities on surrounding housing stock citywide: \$36 million
- Average impact on neighboring home values of formerly vacant homes that have been rehabbed is \$173,794.

Project Description

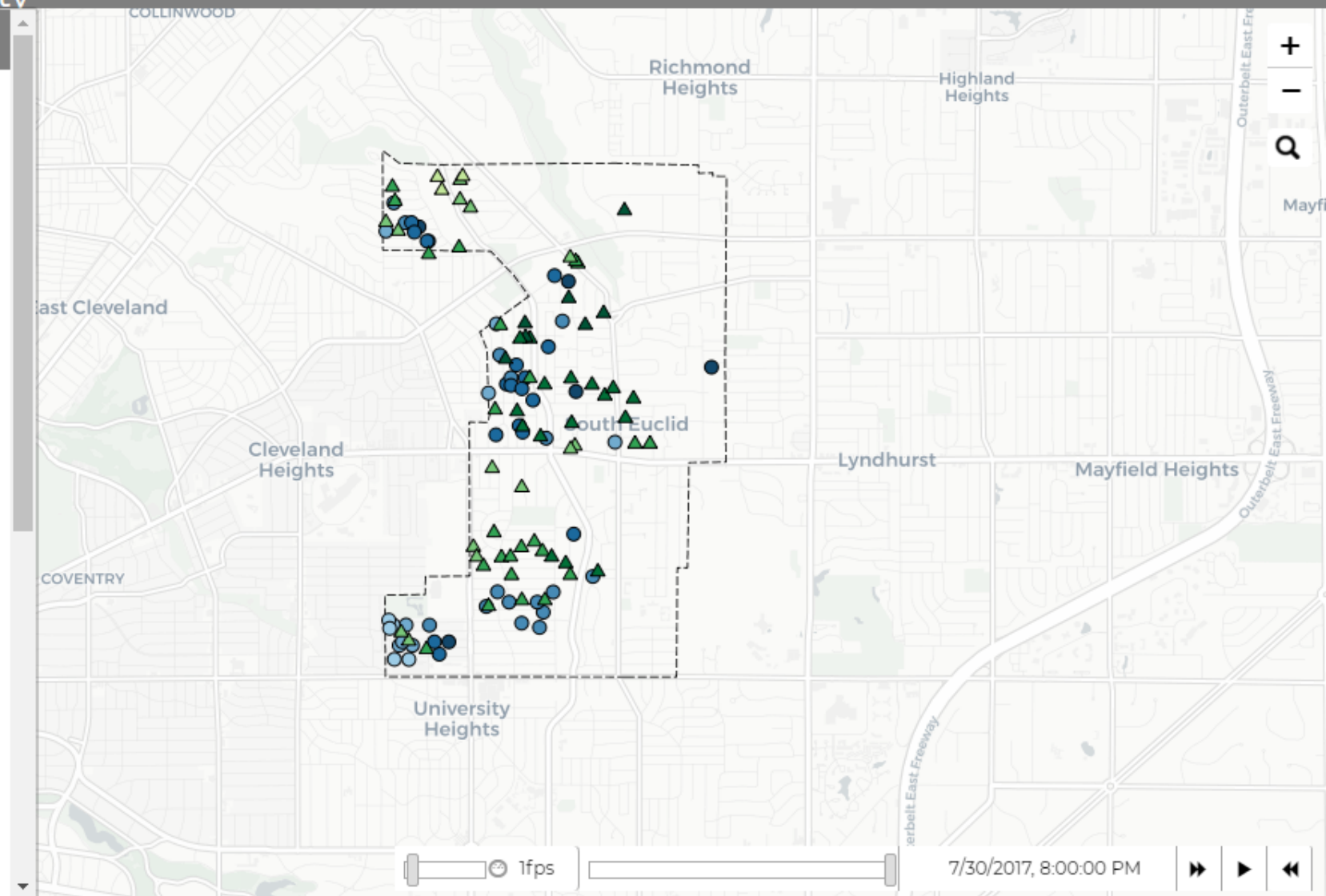
Welcome to Neighborhood Intel by Dynamo Metrics !

Neighborhood Intel is a decision support tool created by Dynamo Metrics. This tool allows communities to monitor the impact of demolition and rehabilitation efforts, while easily identifying trouble spots so that targeted intervention strategies can be implemented.

Communities at the Crossroads: A Survey of Five First-Ring Suburbs examines housing market challenges and opportunities facing five of Cleveland's first-ring suburbs - Euclid, Garfield Heights, Maple Heights, South Euclid, and Warrensville Heights - in the wake of the foreclosure crisis. The report, released in January 2018, summarizes key findings from a property inventory and analysis conducted by Western Reserve Land Conservancy and Dynamo Metrics. The project was commissioned by the City of South Euclid and generously funded by the Cleveland Foundation. For the main project page and report [click here](#).



POWERED BY



<https://oh-seuclid.dynamo.city/public>



99% rated A or B



Vacant Building Registration Ordinance

Combines traditional registration requirement
with a point-of-sale inspection

- Properties are inspected – full interior and exterior
- Buyers are required to assume violations and escrow **100%** of the estimated costs of the repairs
- Daily fines of up to **\$1,000** imposed as a lien on the property
- Criminal misdemeanor charges

DISCOVER

SOUTH EUCLID

green
neighborhoods

The Green Neighborhoods Initiative

- \$1.5 million NSP grant funds as sub grantee of Cuyahoga County
- \$300,000 of grant funds from the First Suburbs Development Council



DISCOVER



SOUTH EUCLID

green
neighborhoods



EXTENSION



south  euclid

COME TOGETHER & THRIVE



ZAREMBA GROUP



Grant Funded Projects



2 Idea Homes Constructed

Green Neighborhoods Idea Houses



**14 Single Family
Home Renovations**



3 Community Parks

Argonne, Winston, Colony



8 Community Gardens

including the new Bexley Garden coming in 2015















SOLD
\$152,000

4088



SOLD
\$162,000







**Neighborhood Revitalization
Grant Funded Projects
since 2010:**

\$3.1M



OneSouthEuclid

Building Growing Creating

COMMUNITY • NEIGHBORHOODS • OPPORTUNITY



south  euclid
COME TOGETHER & THRIVE

A Non-Profit Community Development Corporation


OneSouthEuclid



Growing NEIGHBORHOODS

Neighborhood Revitalization

The Build, Grow & Thrive Residential Resale Program offers residents and developers the opportunity to purchase residential lots and homes for redevelopment.

Grow & Thrive

The "Grow & Thrive" Program offers current residents the opportunity to expand their property by purchasing adjacent lots.

Build & Thrive

The "Build & Thrive" Program offers developers and prospective residents the opportunity to purchase improved residential lots and build brand new homes. Lots are available at an affordable price and include attractive city tax incentives.

Rebuild & Thrive

The "Rebuild & Thrive" Program is a unique deed-in-escrow program that offers developers and residents the chance to purchase affordable homes in safe, family-friendly, and walkable neighborhoods.



Build, Grow, Thrive Residential Resale Program

Since 2013

- Rehab of 28 formerly vacant and blighted homes resulting in \$3.3 Million in sales to owner-occupants.
- 14 vacant lots sold for construction or side lot expansion.
- Program income: \$423,650 which is being reinvested back into the community through the neighborhood grant program.





Beaconwood--Before



Beaconwood--After



New Construction Since 2010



**City-wide CRA provides 5 year, 75%
tax abatement**

- 33 units
- 15 single family in-fill
- 18 Cutter's Creek
- Total Sales: \$5.7 million
- Average sale: \$172,000

Neighborhood Grant Program

- Established in 2016
- Owner Occupied Home Repair - up to \$2,000 for exterior home repairs.
- Community Beautification - up to \$1,000 for projects to beautify public spaces
- Community Event & Engagement - up to \$500 for block parties and community building events.
- Residential Rental - up to \$1,000 for repairs on South Euclid resident-owned rental properties
- Senior Grass Cutting & Snow Plowing
- Storefront Renovation Grant Program new in 2018



Grants Made to the Community since 2016

- Total Grants Awarded: 267
- Total Dollar Amount Granted: \$221,747
- Total Value of Projects: \$519,346





**Median Housing
Prices up 54.5%
in six years**



\$150 million

of residential
and commercial
investment in the city
since 2010



south  euclid

COME TOGETHER & THRIVE



“Never doubt that a small group of thoughtful, committed people can change the world. Indeed, it is the only thing that ever has.”

-Margaret Mead

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