Lead Safe Cleveland

Property Data to Inform Strategies to Reduce Childhood Lead Poisoning

April Urban
Center on Urban Poverty and Community Development

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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**

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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!

All this data...
almost nothing about rental properties!

Addresses are not good
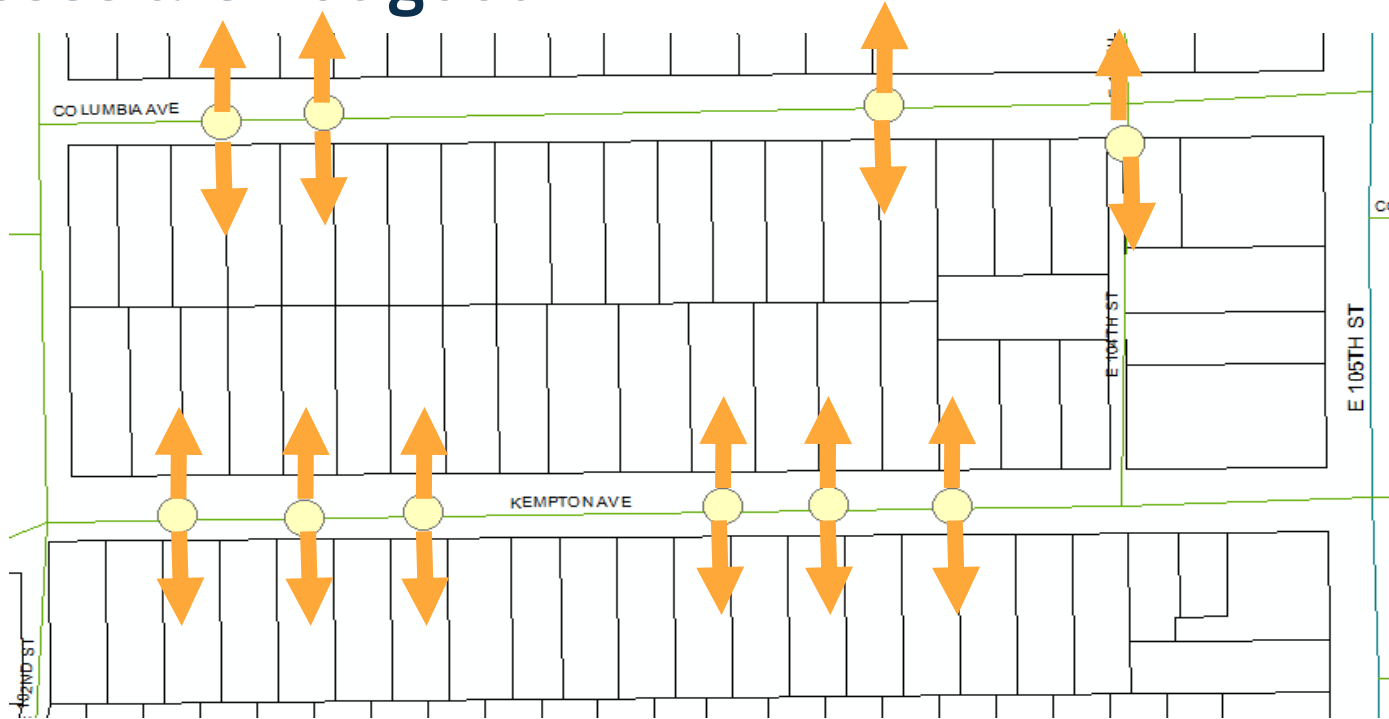
Improving Address Data

For all data sets without parcel numbers:

- Overhauled geocoding process
- Run all datasets through same geocoding process, match on standardized address (Mike Schramm method)
- Supplement with Google API rooftop geocode, spatial match to parcel

- Desired next steps: integrating address parsing and cleaning pre-geocoding

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

# Parcels	56,529
# Units	93,890
Pre-1978 Parcels	94.2%
Owned by Corporate Entity	25.1%
Single Family	49.9%
Two Family	41.1%
3-4 Family	5.3%
5 + Units	2.0%
Lead Poisoning Incident	6.8%

Cleveland Rental Universe- Distress Indicators

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

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Cleveland Rental Universe– By Owner Type

	Owned by Individual	Owned by Corporate Entity
# Parcels	42,348	14,181
Single Family	46.8%	59.0%
Two Family	45.6%	27.7%
3-4 Family	5.1%	5.9%
5 + Units	1.0%	5.4%
% with Certified Delinquent Taxes	24.6%	25.7%
Property Condition Survey Grade C, D, or F	23.2%	24.2%
Tax Valuation (Under $39,000)	47.9%	55.6%
Incidents of Lead Poisoning	6.1%	9.0%

Contact

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