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!
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

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td># Parcels</td>
<td>56,529</td>
</tr>
<tr>
<td># Units</td>
<td>93,890</td>
</tr>
<tr>
<td>Pre-1978 Parcels</td>
<td>94.2%</td>
</tr>
<tr>
<td>Owned by Corporate Entity</td>
<td>25.1%</td>
</tr>
<tr>
<td>Single Family</td>
<td>49.9%</td>
</tr>
<tr>
<td>Two Family</td>
<td>41.1%</td>
</tr>
<tr>
<td>3-4 Family</td>
<td>5.3%</td>
</tr>
<tr>
<td>5 + Units</td>
<td>2.0%</td>
</tr>
<tr>
<td>Lead Poisoning Incident</td>
<td>6.8%</td>
</tr>
</tbody>
</table>
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
<table>
<thead>
<tr>
<th></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>
Contact

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