



Neighborhood Stabilization City of East Liverpool

Prepared July 2021 by



Commissioned by



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Executive Summary

This Neighborhood Stabilization Plan reviews how the population decline in East Liverpool resulted in abandoned and blighted houses across the city and provides recommendations for addressing the issue.

Better City analyzed the city's residential parcels¹. There are 7,551 residential parcels in the city, 1,324 of these are tax delinquent, 1,065 are vacant, and 174 are underutilized (a term we use herein to reference land that is worth more than the vertical improvements on it—often an indicator of blight). The abandonment and blight have negatively impacted property values, housing stock, and municipal resources (in addition to unpaid property taxes, problem properties strain resources due to municipal service calls).

The goal of this initiative is to decrease residential blight and improve quality of life for city residents. The four key elements of this strategy (and their subtasks) are as follows:

1. Strategically demolish and rehabilitate houses.
 - a. Refine list of remediation targets with the visual survey of blighted houses. Initial target list based on parcel data is in Appendix B.
 - b. Obtain funding for acquisition and demolition by pursuing grants and fundraising.
 - c. Coordinate acquisitions with the Community Improvement Corporation and the County Land Bank.
 - d. Coordinate remediation with contractors and developers for demolition and rehabilitation. Conduct lot-greening activities and facilitate care of vacant lots.
2. Remove trash, junk, and weeds from vacant lots.
 - a. Publicize the mow-to-own program.
 - b. Host community cleanup events.
 - c. Coordinate with volunteer groups.
3. Decrease and prevent shadow rentals and slumlords through ongoing planning and tracking of key performance indicators (utilizing a GIS), and determine if additional strategic approaches are needed to decrease code violations.
4. Provide residents with information and resources.
 - a. Host informational seminars by PNC.
 - b. Create an informational resource website and booklet for residents.

¹ Note: Unless otherwise stated— property data comes from the Columbiana County Auditor's CAMA database, extracted August 2020.

Background

Decline of Industry & Population

East Liverpool, Ohio is a rural community located on the Ohio River and bordering West Virginia to the south and Pennsylvania to the east. Incorporated in 1834, pottery manufacturing emerged as the city's major industry in the late 1800's, fueled its population growth, and created great wealth which is reflected in the ornate architecture of its historic downtown.

Starting in 1949, the pottery industry entered a period of steady decline due to the success of lower-cost overseas competition penetrating the global market. By 1970, the industry had been decimated by imports, 95% of which came from Japan, which had captured more than half of the U.S. market in the low-to medium-price ranges and 30% of the premium market. Pottery industry leaders petitioned Congress for relief by passing amendments to The Trade Act of 1970.² However, foreign competition continued to undercut the profitability of local firms for decades.

Without other job opportunities, people moved out of the city in search of employment and the population began a steady decline. The city's population is 9,985 as of the 2020 Census, less than half of what it was at its peak of 26,243 in the 1970 Census.

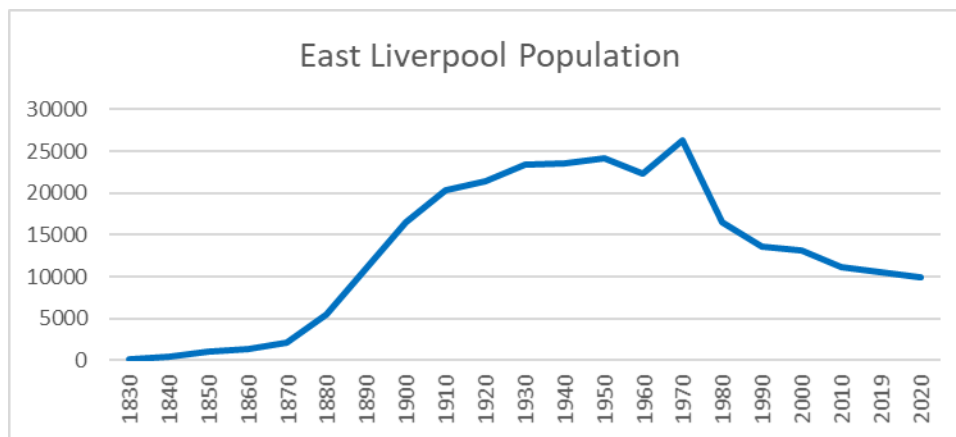


Chart 1 – East Liverpool Population 1830 to 2019

Issue with Problem Properties

The City is striving to improve its economic condition, working to bring in new employers and developers to revitalize the historic downtown. However, due to the steady population decline, the City of East Liverpool has many abandoned and dilapidated houses. There are abandoned houses on nearly every residential street, and these negatively impact the value of other properties, detract from the quality of life of those living nearby, and impede neighborhood redevelopment and city-wide economic development goals.

The housing stock oversupply, widespread blight, and abandonment have negative impacts on the City and community, and this Neighborhood Stabilization Plan provides an analysis of the negative impacts of problem properties and outlines the strategy for remediation of residential blight in East Liverpool.

² Trade Act of 1970: Amendments 925 and 1009 to H.R. 17550

Residential and exempt parcels represent 80% of parcels, 74% of the acreage and 72% of the market value of East Liverpool. Since the City does not receive property tax revenue from the tax-exempt properties, it is critical that the residential properties maintain their values to sustain the tax base.

Classification	# of Parcels	% of Total	Acres	% of Total	Market Value	% of Total
Agricultural	11	0%	44	3%	245,300	0%
Mineral	6	0%	10	1%	900	0%
Industrial	175	2%	150	12%	19,095,800	5%
Commercial	691	7%	130	10%	48,834,800	13%
Residential	7,551	79%	448	34%	179,567,500	49%
Exempt	1,071	11%	518	40%	84,529,100	23%
Land or Utility	33	0%	3	0%	32,093,220	9%
Grand Total	9,538	100%	1,303	100%	364,366,620	100%

Table 1 – City Parcels, Acres, & Market Value

Appendix A analyzes the severity of the abandonment and blight in East Liverpool, and the effects that this has on the local housing market. In summary:

- 1,324 (18%) of residential parcels are delinquent in property taxes.
- Approximately 1,065 (20.2%) of housing units are vacant.
 - Vacancy rates of 20% or more are defined as hypervacancy, "a condition in which vacant properties are so extensive and so concentrated that they define the character of the surrounding area. Hypervacancy indicates that market conditions have deteriorated to the point where properties that have become vacant are as likely or more likely to remain so and ultimately be abandoned rather than reused" (Mallach, 2018).
- 174 residential parcels (4% of those with vertical improvements) are underutilized (meaning the market value of the land exceeds the market value of the vertical improvements). The building on the property having a lower value than the land indicates that the building is likely derelict.
- \$55,600 is the median value of a home in East Liverpool, this is \$53,800 less than the median value of a home in Columbiana County, and \$90,100 less than the median value of a home in Ohio.
 - This difference in values is evidence that the oversupply of housing and the widespread vacancy in East Liverpool has impacted the surrounding property values.
- Only 1.1% of the houses in East Liverpool were built between 2000 and 2019, while 43.6% were built earlier than 1939.
 - The discrepancy in the age of housing units in the city in comparison with the age of housing units in the county and the state is evidence that the regular functionality of the housing market is negatively impacted. With construction happening in the surrounding area, a normal market would result in investment in newly built inventory of housing stock in East Liverpool as well.

Neighborhood Stabilization Strategy

A problem property is any property that fits into categories of blighted, abandoned, tax-delinquent, in-violation, or shadow rental. The goal of this Neighborhood Stabilization Plan is to decrease the number of problem properties across the city and decrease the negative impacts these problem properties have on both their neighborhoods and the city overall and improve quality of life for city residents.

Due to the hypervacancy in East Liverpool, the city must play a proactive role in neighborhood stabilization. There are excellent examples of success in neighborhood stabilization efforts in the nearby cities of Youngstown and Cleveland. In these cities, creative strategies by government, nonprofits, and developers positively impacted market potential.

The Slavic Village neighborhood of Cleveland was a collaborative effort of for-profit and nonprofit organizations, with strong support from city government. Slavic Village Recovery, Inc. (SVR) was formed and initiated strategic demolitions along with rehabilitation of vacant properties for resale to qualified home buyers at affordable prices. Using a cost-effective rehabilitation model, SVR sells single-family homes to buyers for \$50,000 to \$69,000 without using public subsidies.



Figure 1 – YNDC Economic Impact

The Youngstown Neighborhood Development Corporation (YNDC) is a nonprofit, launched by a partnership of the City of Youngstown and the Raymond John Wean Foundation. It strategically demolishes and rehabilitates vacant properties for resale. It also provides strategic planning and a variety of other programs, such as home repair, a mortgage assistance program, and HUD-approved housing counseling. YNDC has created over \$61 million in local economic impact.

Both programs demonstrate that market-building opportunities exist in areas experiencing high vacancies and low valuations. Both projects showed that fully rehabilitated houses at reasonable prices are economically viable and attractive to buyers.

The goal of this initiative is simple—decrease residential blight and improve quality of life for city residents. There are many activities that the city can do to help stabilize East Liverpool neighborhoods. The impact model on the next page (Chart 2) outlines how each input and activity relate to the desired outputs and outcomes to reach these goals. The following sections will be organized by the outputs shown in the impact model. There has already been major progress in this initiative, and the activities completed within the past year are also included in this strategy.



**Improve
Quality
of Life**



**Decrease
Residential
Blight**

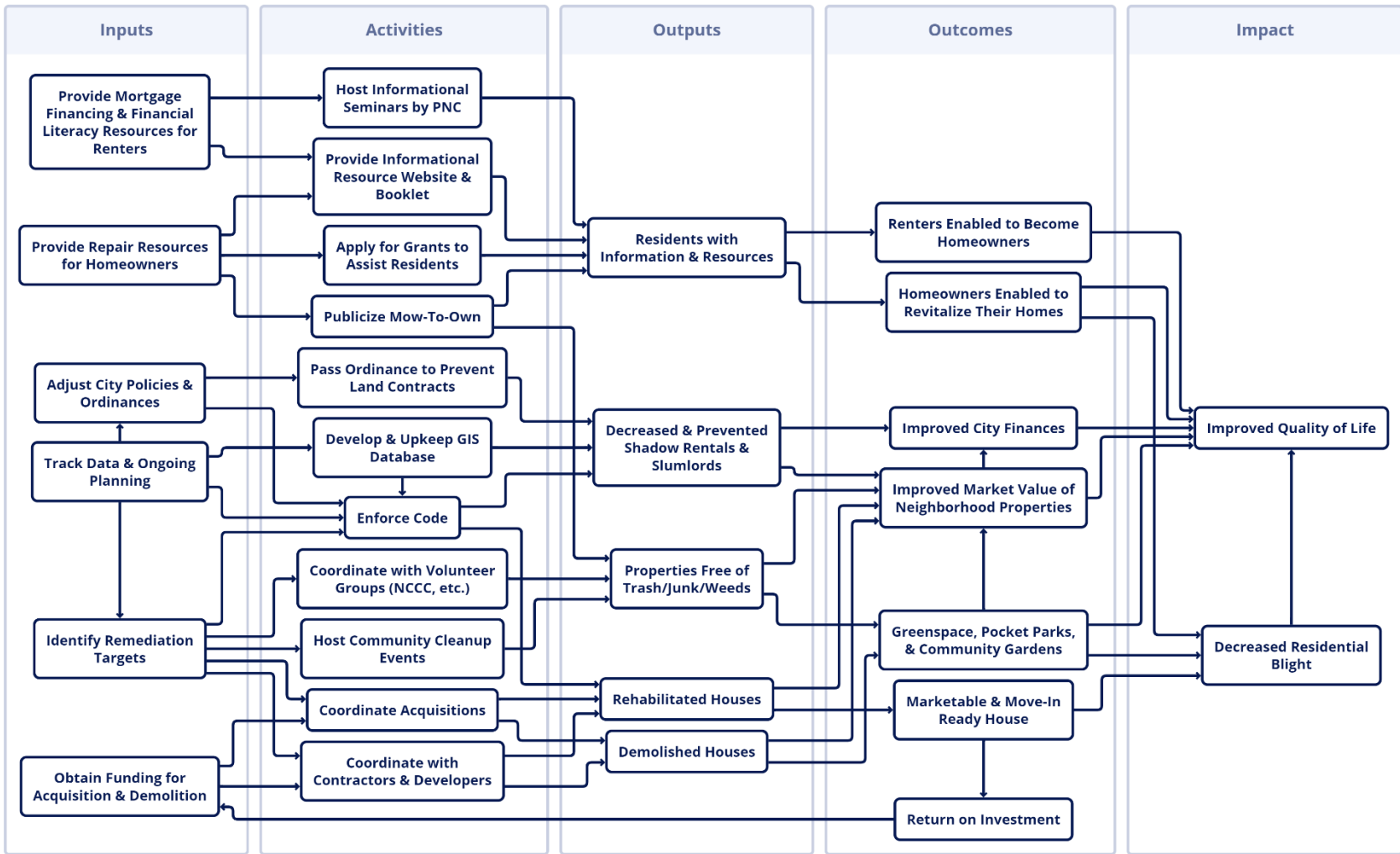


Chart 2 – Housing Initiative Logic Model

Demolish & Rehabilitate Houses

The strategic demolition and rehabilitation of vacant properties for resale is a proven method for residential blight remediation and is the core of East Liverpool’s Neighborhood Stabilization Strategy. The city has already done a significant amount of work to get the initiative rolling. Table 2 shows where each task is in relation to its start and completion. The process is presented here in four main categories:

1. Identify Remediation Targets
2. Obtain Funding for Acquisition & Demolition
3. Coordinate Acquisitions
4. Coordinate Remediation with Contractors & Developers

Process	Task	Done	Doing	To Do
1. Target	Identify Problem Properties		█	
	Neighborhood Target Analysis		█	
	Survey Blighted Parcels			█
2. Fund	Raise Funds for Acquisition & Demolition	█	█	█
3. Acquire	Identify Strategy for Tax Foreclosures	█		
	Coordinate Acquisitions		█	█
4. Remediate	Contract for Rehab/Demo	█	█	█
	Lot Greening			█
	Facilitate Care of Vacant Lots			█

Table 2 – Remediation Process

1. Identify Remediation Targets

The first step is identifying problem properties and selecting targets to prioritize. There are limited resources to tackle this issue that developed over decades. The city’s role in facilitating remediation of blight should rebalance the market, and result in increased involvement of regular market players to continue the process. To maximize the positive impact of the city’s efforts, problem properties to remediate were strategically selected according to their anticipated impact to stabilize the market, while making efficient use of resources.

The target problem properties are:

Tax Delinquent

- These properties are not contributing to the city’s tax base, and many are abandoned.
- Properties that are delinquent on their taxes can be foreclosed on and acquired for approximately \$300 per home, making this category a resource-efficient group to remediate.

Blighted & Vacant

- Under utilization data provides an estimate on which houses are likely blighted, and the ongoing survey of properties will help identify exactly which targets are both blighted and vacant.

Strategic Neighborhoods

- Remediation should begin in neighborhoods with only 1 or 2 problem properties, this will create maximum immediate results in neighborhood stabilization.
- By starting with strategic neighborhoods based on which streets are completely remediable, the city will maximize its investment because the impact to surrounding property values will be greater on streets that have fewer problem properties.



Figure 2 – Target Properties

Process for Identifying Target Properties

The following process was used to prioritize targets based on parcel data from the County Auditor. The full list of priority target properties is in Appendix B. The visual blight survey (underway) can be used to further refine this list.

1. Non-residential properties were removed from the list.
2. Vacant lots were removed from the list.
3. Remaining properties were categorized based on:
 - a. Underutilization Status (land value greater than improvement value)
 - b. Delinquent Status (more than \$0 owed in property taxes)
 - c. Owner Occupancy Status (the property's address is different than the owner's address)
4. The categorized properties were grouped as follows:
 - a. Group A – Delinquent & Underutilized & Non-Owner Occupied
 - b. Group B – Underutilized & Non-Owner Occupied
 - c. Group C – Delinquent & Non-Owner Occupied
 - d. Group D – Delinquent & Underutilized
 - e. Group E – Delinquent
 - f. Group F – Underutilized
 - g. Group G – Non-Owner Occupied

This grouping resulted in the following totals for each category:

A	13
B	58
C	225
D	14
E	286
F	89
G	1,280
Other	2,347
Total	4,312



Map 1 – Properties by Group – Downtown East Liverpool

Process for Identifying Strategic Neighborhoods

There are some streets in East Liverpool that are completely abandoned, with many blighted houses in a row. If the city were to remediate a house or two on these sorts of blocks, it would not necessarily improve the market value on surrounding properties. The best way to stabilize the market is to target on neighborhoods where there is a low density of blight, with only one or two abandoned houses on the street. That way, when remediated, the entire street benefits with increased property values and improved desirability.

The neighborhood target analysis identified which neighborhoods have the fewest properties that need remediation—and these properties are given priority for acquisition and demolition or rehabilitation (depending on their state of disrepair).

Properties were selected based on those that are tax delinquent, as these are candidates for cost-effective acquisition (groups A, C, D, and E). Higher priority goes to properties in groups A, C, and D since they have multiple issues.

For priority levels 1 – 4, their priority number aligns with the total number of target properties on that street. (First priority properties are on streets with only 1 property, next ones are on streets with only 2 properties, etc.)

For priority levels 5 – 56, their priority number aligns with the percentage of target properties on that street that are within groups A, C, D, and E. (Fifth priority properties are on a street with only 6 problem properties, and more than 70% of properties on that street, 5 total, are tax delinquent.)

Priority properties 5 – 8: >70%, 9 – 11: >60%, 12 – 17 >15%, 18 – 27: >40%, and 28 – 56: >30%. Within each section break based on percentages, the order goes from least to highest number of total properties that need remediation.

The full priority target list of the first 359 properties for the city to put into the pipeline is in Appendix B. These target properties are each in a priority group, 1 through 56.

The city should share this list with the County Auditor and let them know that these lists are the top priority properties for the city to acquire and remediate—whether that means demolition or rehabilitation.

Street	A	B	C	D	E	F	G	Total	Priority	% Remediable
EUTAW								1	1	100%
MAPLE								1	1	100%
WATERLOO								1	1	100%
DOROTHY					1			1	1	100%
FAIR					1			1	1	100%
HIGHLAND					1			1	1	100%
RUSSET					1			1	1	100%
DAKOTA		1						2	2	50%
2ND			1		1			2	2	100%
WEDGEWOOD						1		2	2	50%
HAZEL								2	2	100%
CAIN					1		1	2	2	50%
DAVIS					1		1	2	2	50%
DIVISION					1		1	2	2	50%
LEMON					1		1	2	2	50%
WALNUT					1		1	2	2	50%
NORTON			1		1		1	3	3	67%
WOODBINE			1		1		1	3	3	67%
MULBERRY			1				2	3	3	33%
RIVER			1				2	3	3	33%
VALLEY VIEW			1				2	3	3	33%
BURFORD						1		3	3	67%
ALMONT					1		2	3	3	33%
HARRIET					1		2	3	3	33%
INEZ					1		2	3	3	33%
MARTIN					1		2	3	3	33%
SANFORD					1		2	3	3	33%
VIRGINIA					1		2	3	3	33%
FENTON					2		1	3	3	67%
LOGAN		1			1		1	4	4	75%
BATES		1	1		1		1	4	4	75%
DRAIN		1	1		1		1	4	4	75%
PICKERING					1		1	2	4	25%
GRANDVIEW					1		2	1	4	25%
ALTON					2			2	4	100%
ST JOHN					2			2	4	50%
PRICE					1	2	1	4	4	25%
VALLEY					1	2	1	4	4	25%
5TH					1		3	4	4	25%
BAUM					1		3	4	4	25%
HILL					1		3	4	4	25%
SUGAR					1		3	4	4	25%
RAY					2		2	4	4	50%
MOORE			4		1		1	6	5	83%
MONACA		1		1	3		2	7	6	71%
CLAIBOURNE		1	2		5			8	7	100%
FAIRVIEW		1	4		6			11	8	100%
MCKEE			3	1		2	6	9	9	67%
HUSTON			4	3		4	11	10	64%	
GRANT			5	9		8	22	11	64%	
WOOSTER			1	2	1	1	5	12	60%	
DODGE				1	2		2	5	13	60%
CADMUS				4	1	2	6	13	14	54%
EPHRIAM		1	1	2	5	1	4	14	15	57%
1ST				4	4	1	5	14	16	57%
ERIE		1	9	8	15	33	17	55%		
BAXTER			2	1		3	6	18	50%	
GARNER			1	1	1	4	7	19	43%	
MONTROSE			2	1		4	7	20	43%	
CERAMIC			2	2	2	1	2	9	21	44%
PROSPECT			2	2		5	9	22	44%	
JENNINGS			3	2	1	4	10	23	50%	
ALPHA			3	1	1	5	11	24	45%	
JACKMAN			2	3		7	12	25	42%	
COLLEGE			2	5		8	15	26	47%	
DRESDEN			5	6		16	27	27	41%	
DAISY			1	1		3	5	28	40%	
GARFIELD			1	1		3	5	29	40%	
NORTH			1	1		3	5	30	40%	
RIGBY			1	1		3	5	31	40%	
HARKER			1	1		4	6	32	33%	
MONROE			2			4	6	33	33%	
FLORENCE		1	1		1		4	8	34	38%
RAILROAD			3				5	8	35	38%
OAKLAND		1	1		2	1	4	9	36	33%
MAINE			2		1		6	9	37	33%
7TH			2		2		6	10	38	40%
LAURA				4		6	10	39	40%	
BLAKELY			3	1		7	11	40	36%	
OGDEN			1	3		8	12	41	33%	
MAY			2	2	1	7	12	42	33%	
ANDERSON		1	3		2	7	13	43	38%	
OAK			2	2		9	13	44	31%	
RAVINE			1	4		10	15	45	33%	
8TH			2	3		10	15	46	33%	
CENTER		1	2	3		10	16	47	31%	
SUNNYSIDE		3		3	3	4	16	48	38%	
MORTON			2	4	1	9	16	49	38%	
HARVEY		1	1		6	3	7	18	50	39%
BEECHWOOD		1	2	5		1	9	18	51	33%
RILEY				5	2		12	19	52	37%
HAYWOOD			1	8	1	3	11	24	53	38%
9TH		2	1	1	10		21	35	54	34%
LISBON		2	6		7	2	22	39	55	33%
AVONDALE			6		7		30	43	56	30%

Table 3 – Targets by Street

The targets in group G should be pursued last, as they are simply non-owner occupied. (This group specifically needs further examination—to determine if these are abandoned, legal rentals, or shadow rentals. If they are legal rentals than no further action needs to be taken.)



Map 2 – Properties by Group – North End of East Liverpool



Map 3 – Properties by Group – East End of East Liverpool

Survey Blighted Parcels

Identifying properties that contribute to residential blight is an essential first step for the City to stabilize the residential neighborhoods. The target property analysis identified priority properties; however, it is important that in addition to targeting based on the numbers, a visual inventory is taken of the appearance of properties.

The visual survey (underway) can adjust and refine this list as needed. We recommend that the task of completing the visual survey not be divided up between too many individuals, as consistency of responses will be higher with fewer individuals completing the survey.

While the visual survey should cover the entirety of the city, it would be beneficial to begin with the streets listed on Table 3, as these are the streets that would see the most immediate benefit and results from remediation activities.

Surveyors will visit properties identified in the target property list and complete the survey for each property. Surveyors will rate each property's appearance based on the question in the survey, using a scale of 1 to 5, for elements such as the debris in the yard, the state of the roof, and other structural and visual elements that can be viewed from the street. (Later in the initiative it will also be useful to have the survey completed for all neighborhoods, not just those identified as strategic areas.) Survey results will be sorted based on ranking of each observed element, creating a refined priority list among these properties.

2. Obtain Funding for Acquisition & Demolition

The acquisition of tax delinquent properties is affordable, at approximately \$300 per home. The demolition costs approximately \$5,250 per home. Programs that could potentially assist with funding the demolition include the EPA Assessment Grant, CDBG, and State Funding. Additionally, funding could be sought from private foundations and donations.

EPA Assessment Grant

Several of the houses that need to be demolished may have asbestos, which complicates the demolition process. The homes need to be inventoried to identify which ones have asbestos and create a priority plan for the demolition project.

Matthew Didier, contact for EPA Region 5, confirmed that the hazardous substances addressed by the EPA Assessment Grant applies to asbestos. An EPA Assessment Grant would cover the costs both to inventory and plan cleanup and reuse. The funding available for community wide contaminated sites is up-to \$300,000, and funds can be used for inventory, characterize and assess sites; revitalization planning; site-specific cleanup and reuse planning; and community involvement.

Fiscal Year 2021 Assessment Grants and Cleanup Grants solicitations closed in October 2020, the next application round has not been announced as of July 2021. The typical amount of time the solicitation allows from publication until the applications are due is 60 days. The EPA recommends the following preparations are completed in advance of the solicitation opening:

- There will need to be a public meeting prior to application submission.
- The City will need to own the site(s) listed in the application (or discuss alternative agreements with EPA).

- The City needs to request a letter from State acknowledging East Liverpool’s application and plans to apply for grant.
- Description of the reuse strategy or projected reuse for the priority site(s), and how it aligns with government’s land use and revitalization plans.
- Description of the community’s need and how the grant will meet this need.
- Specify project plan, including tasks, project partners and their role(s), how funding will be budgeted, and project schedule and tracking.

Community Development Block Grant

The Community Development Block Grant (CDBG) is funding through HUD that could be utilized for demolition, so long as it is not earmarked for other projects. The next CDBG application window opens in 2022. The application needs to be submitted by the county, so the city will need to coordinate with the Community Action Agency of Columbiana County to apply.

State Funding

The city requested \$150,000 in April 2021 from the State of Ohio to fund the acquisition, demolition, and rehabilitation of blighted residential properties. The funding was approved in the State Budget.

In February 2021, HB155 sponsored by Representatives Upchurch and Smith was introduced into the Ohio House of Representatives, and it is (as of June 23rd) pending in the House Economic & Workforce Development Committee. HB155 would create a new General Revenue Fund-sourced initiative at the Ohio Development Services Agency called the Land Reutilization Nuisance Abatement Program. This program would fund the abatement of nuisance structures on blighted property, with \$50 million appropriated for each of State Fiscal Years 2022 and 2023. Under the bill, the Director is authorized to award grants to county land banks if the land bank that receives the grant commits additional funds in an amount equal to or greater than the amount of the grant. The Director can also set other conditions for use of the funds. However, the Director is prohibited, during any fiscal year, from awarding any single land bank more than 20% of the funds appropriated to the program by the General Assembly in that fiscal year. If this bill passes the County Land Bank can apply for to fund both demolition and rehabilitation of blighted properties.

Private Foundations & Donations

The city and the East Liverpool Community Improvement Corporation (CIC) have raised funds through private donations to the Potters Progress Fund, and these go towards the acquisition and demolition of blighted residential properties. They had raised over \$30 thousand in donations, with the CIC contributing an additional \$25 thousand, as of January 2021.

Additionally, the city has applied for funding from a handful of private sources, such as the Pugliese Foundation, Lowes 100 Hometowns, and the AARP Community Challenge. While no funds have been received from these to-date, there are many additional opportunities to apply. The city will need to coordinate with the East Liverpool Community Partnership for Revitalization to apply for these, as most of the applications must be submitted by a 501c3 nonprofit organization. Initial funding opportunities to explore are listed on Table 4.

Organization	Max Grant	Uses	Links
The Americana Foundation	\$30K	Lot Greening / Urban Gardening	Link
Dale & Edna Walsh Foundation	\$50K	Building renovation, land acquisition	Link
Biery Family Foundation	\$50K	Economic development	N/A
Boeing Foundation	N/A	Community building & economic development	Link
Fruit Tree Planting Foundation	N/A	Donate orchard for community garden	Link
Georgia-Pacific Foundation	N/A	Affordable housing & community safety	Link
Walmart – Local Community Grants	\$5K	Quality of life & economic development	Link
PNC Foundation	N/A	Stabilize communities & eliminate blight	Link
Ametek Foundation	\$160K	Community economic development	N/A
Lockheed Martin	N/A	Program support for communities with employees	Link
Ohio EPA Recycling Programs	N/A	Purchase equipment for collection and processing of construction & demolition debris	Link
Bank of America Charitable Foundation	N/A	Neighborhood revitalization	Link
CSX Corporation Contributions Program	\$5K	Planting trees, supporting community programs	Link
Norfolk Southern Foundation – Local Discretion	\$3K	Community development	Link
Erie Insurance Group	N/A	Community building	Link
Rollin Gerstacker Foundation	N/A	Homes for elderly & community support	Link
KeyBank Foundation	N/A	Stabilize communities to increase housing stock values	Link
AARP – Community Challenge	N/A	Create public places, open space, & parks	Link
Citizens Bank	N/A	Neighborhood revitalization	Link
Kelvin & Eleanor Smith Foundation	N/A	Environment & economic development	Link
AMSTED Industries Foundation	\$10K	Community benefit	N/A
ArcelorMittal	N/A	Green spaces	Link
CB Foundation	N/A	Community improvement	N/A
Baltimore Life Companies	\$500	Community enhancement/clean-up	Link
Dominion Energy Charitable Foundation	N/A	Revitalize neighborhoods	Link
Wabtec Foundation	\$10K	Financial literacy	Link
General Motors	N/A	Financial education & community improvements	Link

Table 4 – Grant Opportunities

3. Coordinate Acquisitions

The City and the Columbiana County Land Reutilization Corporation (also known as the County Land Bank), have been tracking and demolishing problem properties and the community has seen great progress in housing and neighborhood transformation. The County Land Bank has spent \$1.3 million on the acquisition and demolition of blighted homes in East Liverpool. The economic benefits of the Land Bank activities are significant and include increased property values, blight reduction, an increase in property tax revenue, and incentivizing private sector investment and job creation. An economic analysis

conducted in 2019 for the Cuyahoga County Land Bank calculated the impact from its activities over the prior ten years resulted in an increase of \$736M in nearby home values, \$334M of property sales, tax revenue, and private investment activity, \$363M of estimated local economic impact, and 2,469 jobs created (DynamoMetrics, 2019).



Figure 3 – Before & After Demolition on Wall

Identify Strategy for Tax Foreclosures

In November 2020, the city purchased 15 tax-foreclosed houses via auditor’s sale. However, the process to transfer the deeds for these properties from the city to the CIC was time consuming due to the need to work through the City Council vote process. Mayor Bricker and the County Auditor’s Office saw how this created a bottleneck in the initiative and identified a different approach for the purchase of blighted houses in the future.

The strategy that has been identified is for the County Land Bank to acquire the problem properties and administer the remediation process.

Coordinate Acquisitions

The County Land Bank is tasked with administering money to purchase vacant structures throughout the city via auditor’s sale, and with coordinating demolition and rehabilitation of these houses with contractors.

The city will coordinate with the County Land Bank and county to ensure that target properties are remediated first.



Figure 4 – Before & After Demolition at 512 College

4. Coordinate Remediation with Contractors & Developers

Contractors play a key role in the neighborhood stabilization process, as they demolish houses that are structurally unsound, and rehabilitate the houses that can be saved. This strategy is meant to build demand by opening new opportunities to buy or rent in the market rather than shifting existing demand from the private rental market into the subsidized rental sector. While the dysfunctional hypervacant market requires some use of public resources, rather than depending exclusively on public funds the process should also involve some investment by a developer.

The cost to buy or rent rehabilitated houses must be designed to cover the developer's cost. This is where coordination between the city and developers is key, as the city can leverage the funds committed to the blight remediation to make it feasible for developers to take on a project and get a return, despite the current market.

Contract for Rehab/Demo

According to a study by the Lincoln Institute of Land Policy, communities should “Ensure that contractors and developers have quick access to suitable vacant properties at realistic prices with clear, marketable title for rehabilitation. Without the ability to rehabilitate scattered properties and create a steady pipeline of properties for rehabilitation, it is impossible to create the critical mass of activity needed to change the trajectory of a neighborhood's market. Without public sector intervention, even the most determined developer or CDC may find it difficult, if not impossible, to obtain enough properties with clear title and at reasonable cost to create such a pipeline (Mallach, 2018).

The County Land Bank should contract with developers for demolition and rehabilitation of problem properties, enabling the developers to acquire the houses either heavily discounted or free, with the agreement that they will perform the work required to accomplish the blight remediation goals. This

contract can have a timeframe for performance to ensure that the work is done, otherwise the property can return to the County Land Bank's ownership.

A requirement for the demolished houses should be that they are "clean fill"—meaning that the debris from the demolition is removed from the lot and taken to the dump. The alternative, "dirty fill," is when a covering of dirt is placed on top of the debris. Non-clean fill is a cheaper approach to demolition, however according to Scott Smith, a Senior Management Analyst with HUD, dirty fill creates an environmental hazard and safety hazard. One of the contract stipulations for contractors who will do demolition is that they remove the waste and debris from the site.

The purpose for rehabilitating houses that are structurally sound is to create a supply of homes for sale in move-in condition that do not require new buyers to devote significant amounts of money or energy to restore the property. Most home buyers are looking for homes that need only minor improvements. In Cleveland and Youngstown, developers unlocked the market potential of neighborhoods that had been all but written off by the real estate industry by creating an inventory of move-in homes for sale at prices that were realistic for their areas and yet covered the cost of rehabilitation. The requirements when contracting for rehabilitation is that houses are made move-in ready.

Innovative Readiness Training Program

YNDC utilized the Innovative Readiness Training Program (IRT) through department of defense for demolition assistance. Demolition is not a common use of this program, so it is a complicated process to utilize IRT. It can take two years to get the project rolling, and the process begins by getting political support. The first step—before applying for the program—is to reach out to political contacts and request a meeting to explain what East Liverpool is doing to remediate blight and how the city wants to use IRT to assist with demolition (reference Youngstown to show that there is a nearby example of the IRT program being utilized for demolition). Ask congressmen for a letter of reference that can be included in the application. After that the initial request is made through the DOD website, and it will take a couple of months to go through the application process.

In Youngstown the IRT's next steps were to come and do an initial walkthrough and local tour. Youngstown provided them with a GIS map of the vacant properties, and from that point it was another three years before they came out for the project. They required a clean title, and easy buildings to take down (no closely packed houses or low wires), then they brought in equipment and provided demolition. The hauling and dumping fees would still need to be covered by the city.

In addition to applying for assistance from the IRT program, the city can also reach out to the Ohio National Guard directly and see if they have any training needs for landscaping, clearing, roadwork, etc. and volunteer the target properties in East Liverpool for their training activities.

Lot Greening

"Perhaps the most significant vacant property strategy to emerge over the past decade is what has come to be known as 'greening' vacant lots: putting them to such environmentally friendly uses as community gardens, vineyards, and tree farms" (Mallach, 2018).

Even after the market restabilizes the number of houses needed in East Liverpool will be less than those that currently exist. Greening is a long-term strategy to ensure that something is done with the empty lot after demolition occurs, to prevent it from becoming a different type of blighted property—one covered

in weeds that invites dumping. Green spaces are areas with grass, trees, or other vegetation reserved and maintained for recreational or aesthetic purposes.

“The cost to turn each vacant lot into a garden, a park, or a vineyard under the Re-Imagining Cleveland grant program typically ran between \$3,000 and \$6,000—not much, but substantial if multiplied by the number of lots awaiting greening in the typical legacy city” (Mallach, 2018). The process to create green spaces throughout East Liverpool will take time and resources, and it should be anticipated that each green space project will be put into a queue for funding applications. Greening interventions “reduce the inventory of lots that must be maintained by public entities at substantial public cost in staff and equipment. They may increase the level of engagement and cohesion, as well as the quality of life, of the people involved in the green space, or those living in its immediate vicinity” (Mallach, 2016).

A greening strategy should reflect the unique character of each area—and build the support system and infrastructure to ensure that green uses remain sustainable for the future. Green spaces can take many forms, and it is important to identify what is desired by the neighborhood residents in which a green space is located, and what is feasible for both development and maintenance of the space. The individuals who live near the space should have a say in whether it becomes a picnic space, forest patch or arboretum, park or other community gathering and event space, meadow, statue garden or public art space, tree nursery, market garden, community gardens, or something else entirely.

Priority should be given to green space uses that provide for maintenance through an individual or organization other than the city. This reduces the cost to the city and increases the amount of responsibility community members feel for their area. In situations where a property owner who lives adjacent to an empty parcel wants to utilize the mow-to-own program, this is the ideal for that property, as it incentivizes an individual to care for the lot and provides benefit to the neighborhood (because the lot is cared for), the individual (because they gain property), and the city (because they do not need to invest in lot maintenance).

If a neighborhood group recommends a use that involves an organization or community members caring for the lot (such as a community garden) then this should be the second priority use type, as it also ensures upkeep of the property without requiring the city to fund it.

The strategy for lot greening involves the following:

1. Find out from owners of neighboring parcels if they would like to care for the parcel as part of the mow-to-own program. If so, then this provides an individual with stewardship over the parcel who will oversee upkeep and become the property owner.
2. Call a meeting for city residents in the vicinity of the parcel (this could be a neighborhood specific meeting or a ward meeting) and have a small planning charrette—to brainstorm uses, maintenance plan, and determine top two options (allowing some flexibility for availability of resources).
 - a. Prioritization should be given to properties in neighborhoods where there is good turnout of neighborhood residents. This shows that they are poised to be more proactive about tackling blight at the neighborhood level.
3. The city can pursue grant funding to create the green spaces, and coordinate volunteer efforts to develop the space.
 - a. Many of the funding opportunities in Table 4 would be of use to greening activities.

Remove Trash, Junk, & Weeds

Blight has a detrimental effect on the neighboring properties. Blighted properties can refer to both the large issues, such as abandoned and derelict houses, as well as the smaller property nuisances that signal neglect. However, when the large-scale blight is addressed, it also positively impacts the small blight issues in the surrounding area.

Publicize Mow-To-Own

The Mow-To-Own programs is run by the Columbiana County Land Bank. This program enables residents to add to their side lots by mowing a property owned by the Land Bank. Opportunities for residents to participate in this program should be advertised, and when a house is demolished, the neighbors should be given the opportunity to participate in this program if they so desire.

Beautify the Community

Host Community Cleanup Events

The city has had successful Community Cleanup days in 2020 and 2021. These made a significant impact on the look of East Liverpool, and the city should continue to host these events. Recommendations for cleanup days include:

- On the website place a signup link for email reminders regarding community cleanup events, so that residents and businesses can enroll to receive updates and reminders for each event.
- The city should continue to document volunteer activity by taking pictures before, during, and after the cleanup event.
- In addition to doing cleanup, these events can also be an opportunity to provide informational resources to participants.
- Create a post-event survey that participants can fill out (optionally) that allows them to recommend areas for future cleanup events and share a comment on the current cleanup event and how it went.
- Use community cleanup volunteers to assist developing the green space on vacant lots.



Figure 5 – East Liverpool Community Cleanup Volunteers

Install Public Art

In addition to removing the blight—the City plans to take proactive steps to beautify the community. East Liverpool has a historic downtown with beautiful architecture and buildings of cultural and historic significance. There are blank retaining walls across the City of East Liverpool, and the community has

expressed a desire that murals are painted on these walls to create public art pieces that portray the City's past and represent the community's vision for the future.

One mural project was completed by the East Liverpool Museum of Ceramics in May of 2021. The Lady Slippers (a group is made up of museum students, supporters, and marketers) commissioned a local artist, Christopher Leeper, to paint this mural.



The City will seek funding to install additional murals on the remaining retaining walls in downtown East Liverpool.

Coordinate with Volunteer Groups

NCCC AmeriCorps

The final step in the blight remediation process of a property is yard cleanup and landscaping for empty lots after houses are demolished. This landscaping is critical to prevent the empty lots from attracting dumping and achieve overall project goals for blight removal. The City has limited capacity to complete this step because most of the project funding is committed to purchase and demolition costs. There is an urgent and critical need for people who can ensure that yards are cleaned up from demolished houses and that debris is removed from inside the homes targeted for redevelopment.

The aesthetic improvement to neighborhoods where blighted houses were demolished and the empty lot landscaped is significant. Mayor Bricker counseled with YNDC for insight into how they achieved progress in their residential blight remediation—and YNDC advised that the AmeriCorps National Civilian Community Corps (NCCC) assistance was key in getting blight under control. The success in Youngstown is evidence of the impact an NCCC Team can have in assisting with this type of blight remediation project in a community.

The City applied for an NCCC team to help with yard cleanup and landscaping of blighted residential properties across the city in the summer of 2021. The AmeriCorps NCCC Team's primary task will be conducting yard cleanup and landscaping activities to ensure that parcels cleared by demolition look nice. The NCCC Team will also assist with clearing trash out of houses to prepare them for redevelopment. The city intends to utilize NCCC volunteers to assist with the property cleanup in 2021 and in future years as well.

In future years the city could potentially use NCCC to conduct basic preparation to rehabilitate houses, then investigate using Habitat for Humanity on top of those efforts to complete the rehabilitation.

Mayor's Youth Council

The High School is forming a Mayor's Youth Council, which once up and running will facilitate youth involvement in community blight remediation initiatives. This is envisioned as an afterschool auxiliary program, and the planning for what the youth council will do is still underway. It is likely they will assist with cleanup, documenting progress, and social media updates. The youth will also develop and support initiatives to further community goals, providing them with leadership and civic engagement opportunities.

Decrease & Prevent Shadow Rentals & Slumlords

It is important to also address blight that occurs in properties that are not abandoned—and there is a high likelihood of blight in properties that are shadow rentals or owned by slumlords. These rentals strain the city’s budget due to service calls related to police, animal control, and code enforcement. The police department responded to 155 service calls from August 2020 to May 2021. 49% of these calls were regarding properties that have trash, junk, and vehicles on the property creating blight.

Service Call Issue	Ward				Total	%
	1	2	3	4		
Trash/Vehicles	24	26	12	14	76	49%
Uninhabitable/ Poor Living Condition	9	11	12	6	38	25%
Structural	2	10	5	5	22	14%
Other	1	5	1	1	8	5%
Animal	2	3		1	6	4%
Squatting		3		1	4	3%
Pests		1			1	1%
Total	38	59	30	28	155	100%

Table 5 – Calls by Ward & Issue

Rental licensing enables the city to find property owners in case of emergencies or code violations, ensures the unit is up to code and is fit to live in (complying with health and safety standards), and verifies owners understand their obligations under city ordinances. The fee for the license is modest (\$60 per unit), reflecting the cost of sending out notices and maintaining a rental property database. Of the service calls placed to the police department from August 2020 to May 2021, 13 calls (8%) were regarding illegal rentals—rentals that are not licensed with the city. These service calls were usually related to situations with uninhabitable or poor living conditions.

A resident owner is a property owner whose mailing address is in East Liverpool, indicating that the property owner is a city resident. An absentee owner is one whose mailing address is in a different city from that of the property. According to the County Auditor’s database, out of the 7,551 residential properties 81% of are resident owners—the other 19% are absentee owners. (See Table 6.)

Residential	Absentee Owner		Resident Owner		Total
	Total	%	Total	%	
1 Fam Dwlg Lot	480	13%	3137	87%	3617
2 Fam Dwlg Lot	31	17%	153	83%	184
3 Fam Dwlg Lot	11	37%	19	63%	30
4 Fam Dwlg Lot	2	22%	7	78%	9
House Trailer	0	0%	4	100%	4
MFD Home Like Real	0	0%	2	100%	2
MH as Real Estate	2	13%	13	87%	15
Other	49	11%	402	89%	451
Vacant 0-9 A	22	36%	39	64%	61
Vacant Lot	831	26%	2347	74%	3178
Total	1428	19%	6123	81%	7551

Table 6 – Residential Properties by Owner City

Shadow rentals are non-owner-occupied property and are not registered as a rental property. The property is either occupied by family members of the owner or is being operated as an income-producing rental. The properties with absentee owners may be licensed rentals, shadow rentals, or abandoned.

While it is likely that many of these 1,428 properties with absentee owners overlap with the licensed rentals or abandoned houses, there is a strong possibility there are many illegal rentals in the community. There are 1,135 licensed rental units in East Liverpool, yet the 2019 ACS estimates that there are 1,888 renter occupied units, this means there is a possibility that the city has around 753 illegal rentals. This represents over \$45,000 in lost revenue from the rental fees.

Strategies to decrease and prevent shadow rentals and slumlords include systematic and ongoing planning and data tracking, and continuing code enforcement efforts.

Ongoing Planning & Tracking

The city should use available tools to keep track of the number, status, and condition of vacant buildings and lots, including parcel surveys, vacant property registration ordinances, and vacant building notices.

“Concerted efforts need to be made to disseminate information about legal tools and training to provide local governments and their partners with the ability to collect, analyze, and interpret information about their vacant properties so that they can plan responsibly for the future” (Mallach, 2018).

The City should add to the tracking forms that record service calls what the property type was (owner occupied, licensed rental, shadow/illegal rental) as this will enable the city to conduct future analyses and determine whether a certain property type consumes higher proportion of municipal services. If this is the case, a future evaluation to ensure policies are in place that appropriately allocate the cost of municipal services to those properties and categories that consume a higher proportion of services. Otherwise, those properties and categories that consume a small proportion of services are subsidizing the cost on behalf of those that consume a higher proportion.

Track Key Performance Indicators

The health of a community’s housing stock can be determined by tracking several Key Performance Indicators (KPIs) over a defined period. A few KPIs that the city could consider tracking include:

- Total number of problem properties and categorical type of problem properties.
 - How do they trend over time? Does the number of problem properties decline, stay the same, or increase?
 - What types of properties contribute the most to blight?
- Property tax values of properties surrounding problem properties.
 - What is their trend over time and how do they change as issues are resolved?
- Proportion of Non-Owner Occupied to Owner-Occupied properties.
- Frequency of municipal service calls.
 - What property types, property categories, and neighborhoods require the most municipal service calls? How do the frequency of municipal service calls trend over time?
- Total number of properties that are distressed and in need of remediation.
 - How many are moving through the process of being condemned or auctioned by the County Treasurer for tax delinquency?
 - How many are acquired by the city, CIC, or County Land Bank and planned for rehabilitation or demolition?
 - How many are contracted for demolition or rehabilitation?

Geographical Information System for Tracking & Management

Tasks regarding problem properties can also tracked through a Geographical Information System (GIS) and through a task management system such as Basecamp or other cloud-based project management systems. If certain efforts are to be performed by City Staff, County Treasurer, County Auditor, County Land Bank, etc., these could be tracked so that parties that are responsible for performing the work can be reminded of due dates and held accountable when the work has not been completed.

The city has developed a GIS database to provide up-to-date information to city staff, city leadership, and residents of the city regarding the characteristics of its built environment. The GIS database will allow the city to record and track valuable information and will be updated and maintained by city staff. To begin

with setting up the database, the city and its consultants reviewed parcel level data to identify inaccuracies, inconsistencies, and discrepancies in the data and made efforts to correct these errors. These corrections were primarily focused on correcting addresses and owner names.

GIS Information

The initial focus of the GIS database is to create a depository of parcel, buildings, property characteristics, tax, value and ownership information for analysis and mapping. This will provide valuable information for identifying problematic properties and developing plans for neighborhood stabilization. However, this effort can also serve as a catalyst to develop a robust GIS that can be used by multiple departments for infrastructure, capital improvements, municipal service calls, historic properties, etc.



Map 4 - [Neighborhood Conditions](#)

Digital Infrastructure Database

The city public works including water, sewer, solid waste, and road departments can use GIS software to map the location and capacity of existing lines, pump stations, fire hydrants, valves, manholes, test stations, topography, water table, and other system elements and geographic features. Having a digital infrastructure database with reliable locational data will allow the city to track capital improvements and jobs, identify needs, plan operations, avoid excavation damages, and improve customer service.

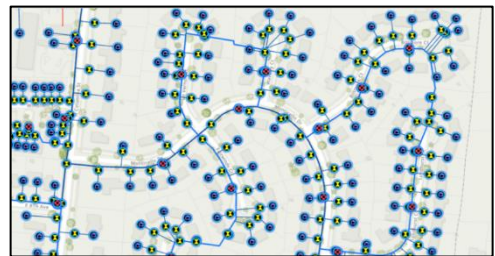


Figure 6 - [Water Utility](#)

Municipal Service Calls

Addresses and geolocation information collected when public safety officers are responding to service requests can be integrated into the GIS. This allows the department heads to track utilization, identify areas of disproportionate service use, and manage coverage. Tracking locations in real time can improve field mobility and situational awareness by pushing data to first responders in the field. Property owner and other information is available in advance when first responders are in route or have just arrived at a residence. Crime analysis can map criminal activities and provide information to officers and command staff to make informed decisions.

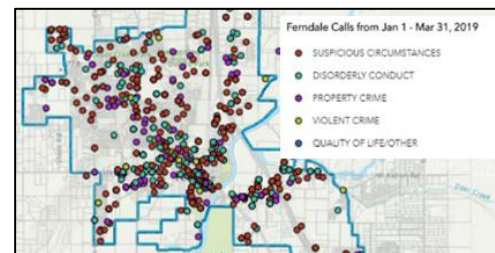


Figure 7 - [Crime Map](#)

Historic Properties

East Liverpool is full of historic properties that have been identified and included in historic district designations. Property information for each historic structure can be uploaded, maintained, and made available for the public to protect and preserve the city's history and culture.

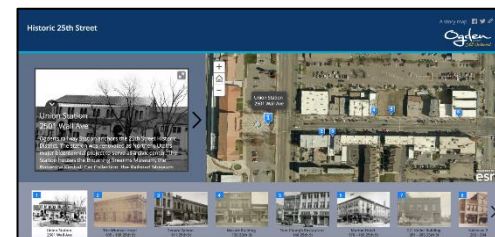


Figure 8 - [Historic Property Website](#)

Code Enforcement

Code violation information can be uploaded and maintained in the GIS to include complaints, pictures, notices, fines, and resolutions for each property in the city. The GIS can be integrated with mobile device data collection to support officers while in the field. Map 6 was created using a GIS.



Figure 9 – Code Compliance

Database Maintenance and Customer Service

A GIS database needs to be accurate, valid, and reliable. A process guide and internal controls should be put in place to ensure that the data being collected and input into the system is correct and consistent in format and cannot be corrupted. For example, if there are several properties with the same owner, the owner's name should be the same across all properties. Addresses should be checked to ensure street names are not misrepresented by St, Ave, Ln, etc. and that these suffixes are consistent in format.

KPIs and internal controls should be tracked and tested for the GIS database including:

- Periodic audits of the data including sampling the database to determine the accuracy and validity of the data.
- Data analysis, including downloading the entire database and performing an analytical review to ensure consistency in format and data entry.
- Internal control audit to ensure that users have the appropriate authority to access and manipulate data.
- End user testing and surveys to create a feedback circuit so iterative improvements can be made over time to improve the user experience.

Code Enforcement

Properties with violations of local real property, building, and health and housing codes remain one of the more common indicators of blighted status. The city has ordinances and processes that are used to cite properties in violation of local code—ensuring that structures and appearance are within the acceptable levels of disrepair and not creating dangerous or deleterious conditions. The Land Contract Ordinance passed in early 2021 was a big step in closing a loophole in the city that contributed to code enforcement issues.

The next step is to determine if there is an ongoing need to decrease the number of properties in violation (properties that were cited for code violations that have not been corrected). There may be alternative approaches to dealing with properties in violation. An example from Gary, Indiana was that they found their code violations were largely ignored, especially by property owners from out of state. Gary developed alternative approaches to code enforcement (adjusting data collection methods, reorganizing their human resources who work in code enforcement, and passing an Unsafe Building Law to make the process of code enforcement more administrative to adjust both cost and approach for enforcement actions) (Abdelazim, 2015).

Initial strategic recommendations for improving East Liverpool's code enforcement program include:

1. Track code violations in the city's GIS.
2. Conduct an analysis of how many properties address the issues in citations within 30 days of receiving the citation.

3. Conduct an analysis of whether the frequency of non-action and remaining in violation is more frequently an issue with out of state property owners.
4. Identify what are the primary challenges faced by residents who struggle with code compliance.
5. Identify alternative solutions and approaches to code enforcement based on the findings to these analyses.

Land Contract Loophole Closure

A land contract is a property that is sold subject to seller financing and mortgage. Should the buyer default on the debt, the seller can pursue eviction and take possession and title of the property. While land installment contracts may be appropriate in some circumstances they are often abused. Often landlords use Land Contracts to supersede city legislation while taking advantage of their tenants, many of whom are in living below the poverty level. Landlords often sell a house on land contract to the tenant to avoid code enforcement actions, knowing that there was a high likelihood that the tenant would default on their payments and the house would revert to the original landlord's ownership. This practice makes it more difficult for people to achieve ownership of a quality home of their own by locking them into a contract for a property that is substandard and perhaps even unsafe.

This city council passed legislation in early 2021 that closes the land contract loophole that has been hurting the buyers and the city for years. This new legislation ensures that city residents' rights are protected and that properties subject to land installment contracts are brought into minimum code compliance before a property can be conveyed. The legislation requires that a Certificate of Property Code Compliance be issued by the Planning Department and/ or Health District upon proof that an inspection has been made of the residential property by a Housing Inspector. The certificated attests that the property meets basic minimum standards of habitability at the time of inspection as defined by the ordinance.

Residents with Information & Resources

According to the 2019 ACS, there are 2,198 owner occupied units (1,124 of which have a mortgage), and 1,888 renter occupied units. 46% of the city’s residents are renters. The cost of living in a rental versus owning a home is similar in East Liverpool—as shown in Chart 3.

The low cost of housing in East Liverpool increases the potential for residents to benefit from home ownership. Historically, owner-occupied homeowners care more about the upkeep of their properties. Residents would benefit from financial literacy information and down payment assistance programs that could make homeownership a reality for them.

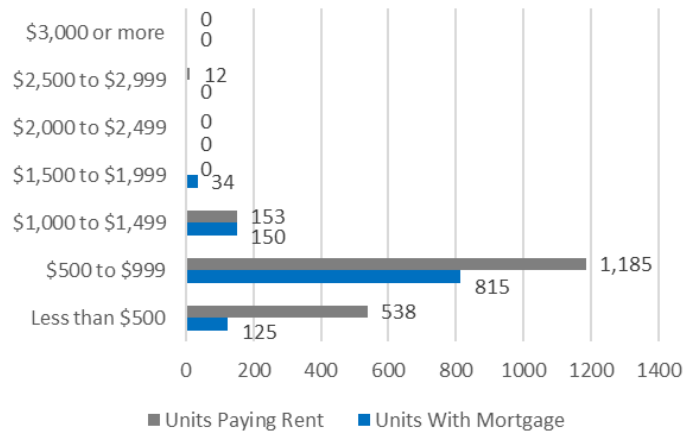


Chart 3 –Monthly Housing Costs

The residents of East Liverpool, both property owners and renters, could benefit a lot from easy access the information and resources.

Host Informational Seminars by PNC

Both the Slavic Village and YNDC have had to help home buyers get mortgage financing, reflecting the difficulty moderate-income and first-time home buyers have had obtaining mortgages. YNDC created its own mortgage program to fill the mortgage access gap for its home buyers. Without access to mortgage, few people are willing or able to become homeowners.

“By creating mortgage programs or by partnering with local lenders and philanthropies, local governments and CDCs should make sure that strategies to reuse vacant properties are combined with realistic, accessible mortgage programs for prospective home buyers” Mallach (2018).

The city can partner with PNC Bank to provide informational seminars regarding home ownership and financing resources for city residents. PNC has discussed their willingness to partner with the City of East Liverpool to help provide educational resources to residents.

Provide Informational Resource Website & Booklet

The city could put together a list of resources for homeowners regarding programs that assist with home repair, as well as best practices for home maintenance. This could be made available as a brochure and a simple webpage.

A similar resource—brochure and webpage—could be put together to assist renters with information they need to become a homeowner. Some of the funding programs that could be included in these resources for residents are listed below. PNC can also help provide insight on the resources that could be included in the brochure and webpage. These could include programs such as:

- USDA 504 – Single Family Housing Repair Loans & Grants – [Link](#).
- USDA 502 – Single Family Housing Direct Home Loans in Ohio – [Link](#).
- USDA – Rural Housing Site Loans – [Link](#).

- Ohio Housing Finance Agency – Homebuyer Assistance Programs – [Link](#).
- USDA - Housing Preservation Grants – [Link](#).
- Community Action Agency of Columbiana County – Home Weatherization Assistance Program – [Link](#).
- Ohio Development – Ohio Housing Trust Fund – [Link](#).

Foreclosure Prevention Programs

The city could create local programs that reduce the flow of properties into vacancy and abandonment. This would require additional research to determine what programs would be effective and needed in the City of East Liverpool specifically. Some effective foreclosure prevention programs include:

- Pennsylvania’s Homeowners Emergency Mortgage Assistance Program, which since 1983 has helped 46,000 Pennsylvania homeowners keep their homes by avoiding foreclosure.
- Property tax “circuit-breakers,” which cap property taxes for low-income homeowners.
- Philadelphia’s Basic Systems Repair Program, which provides funds to repair electrical, plumbing, and heating systems in the homes of lower-income Philadelphians, may also be effective strategies to reduce future abandonment.
- Gary Indiana’s Garage Tear-Down Program, which assisted property owners cited for unsafe accessory building or shed—the second most common citation issued in 2014 in Gary.

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Appendix A – Analysis of Severity

Tax Delinquent Residential Parcels

Residential parcels are assessed an annual tax of \$2.6 million (55%) of all annual property tax collected in the City. Of this, \$2.3 million (88%) is from single family detached products. See Table 7.

Classification	# of Parcels	% of Total	Annual Tax	% of Total	# of Tax Delinquent Parcels	% of Total	Delinquent Taxes	% of Total
Vacant Lot	3,178	42%	92,862	4%	758	57%	348,655	26%
Vacant 0-9 A	61	1%	2,545	0%	17	1%	6,375	0%
1 Fam Dwlg Lot	3,617	48%	2,313,946	88%	470	35%	867,944	64%
2 Fam Dwlg Lot	184	2%	125,860	5%	22	2%	67,252	5%
3 Fam Dwlg Lot	30	0%	21,003	1%	2	0%	7,001	1%
4 Fam Dwlg Lot	9	0%	8,256	0%	0	0%	-	0%
MH as Real Estate	15	0%	12,033	0%	0	0%	-	0%
House Trailer	4	0%	292	0%	0	0%	-	0%
MFD Home Like Real	2	0%	68	0%	0	0%	-	0%
Other	451	6%	52,048	2%	55	4%	57,879	4%
Grand Total	7,551	100%	2,628,913	100%	1,324	100%	1,355,107	100%

Table 7 - Annual Tax by Residential Use

There are 7,551 residential parcels in the city, of these 1,324 (18%) are delinquent in property taxes. Of the 3,617 one family dwelling units, 470 (35%) are delinquent in property taxes, resulting in \$868,000 in unpaid taxes annually.

Property taxes are the main source of local funding of government services and education, and the high percentage of delinquent parcels negatively impacts the budgets of the city and the school district. In many cases the tax delinquency is also an indicator of abandonment as well. These negative impacts make tax delinquent parcels a primary target for remediation activities.

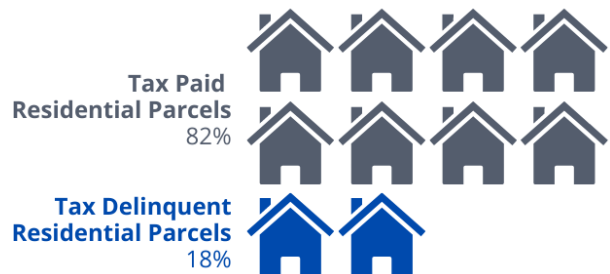


Chart 4 – Tax Payment for Residential Parcels

Vacant Residential Parcels

According to the 2019 ACS, there are 5,275 housing units in East Liverpool. The ACS³ estimates that 1,065 of these units (20.2%) are vacant. This level of abandonment is unsurprising considering the decline in population.

Not all vacant properties are problem properties, as an empty but well-maintained house for sale is unlikely to negatively impact the neighborhood. If the owner is still paying the taxes and keeping the property in good repair, then the property is not negatively impacting the city or the neighborhood. Properties that are visibly abandoned and neglected, however, can have a devastating effect—undermining their neighbors’ quality of life, diminishing the value of nearby properties, and imposing fiscal burdens on the city.

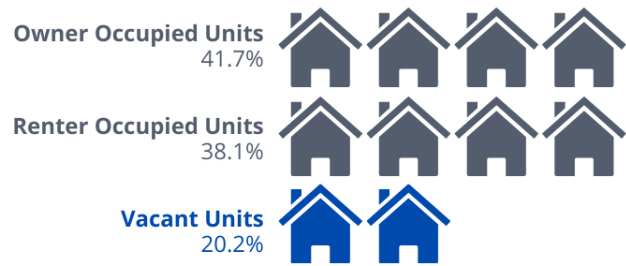
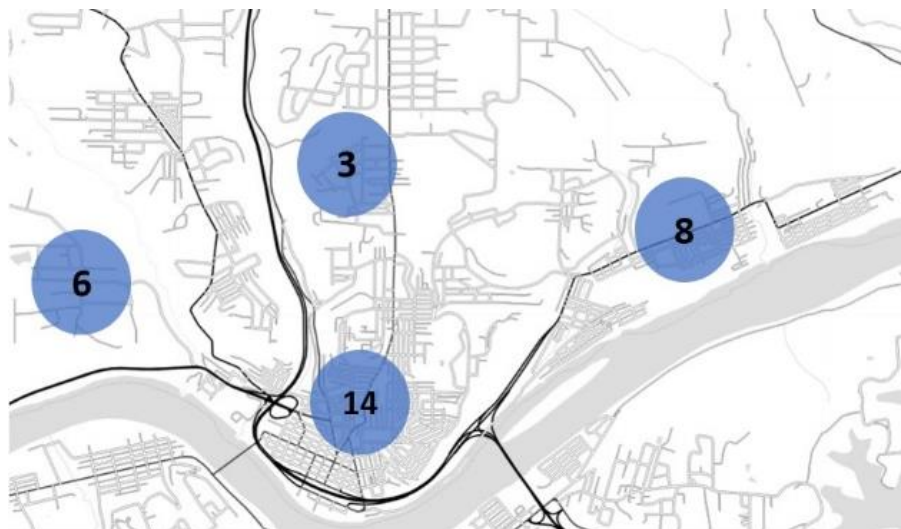


Chart 5 – Unit Occupancy, 2019 ACS

When vacancy rates are at 20% or more, as they are in East Liverpool, this is defined as hypervacancy. “Hypervacancy is not merely the existence of large numbers of vacant properties; it is a condition in which vacant properties—either buildings or vacant lots or both—are so extensive and so concentrated that they define the character of the surrounding area. Hypervacancy indicates that market conditions have deteriorated to the point where properties that have become vacant are as likely or more likely to remain so and ultimately be abandoned rather than reused” (Mallach, 2018).

Abandoned houses pose public health and safety risks as the structures are unsafe due to deterioration, fires, pests, or asbestos. When fires occur in abandoned buildings, the city must put out the fire, putting strain on the city’s budget. There were 271 Structure Fires from July 1, 2010, through July 20, 2020, and 31 of these burnt homes need to be demolished.



Map 5 – Burnt Houses Needing Demolition by Ward

³ Note that although the ACS counts vacant housing units, units are not the same as buildings or structures. The count is approximate, and often varies from the total when communities conduct a local survey.

Blighted Residential Parcels

Blight is a term that covers a range of property issues, however its generally refers to the sight of a building falling into disrepair. Since blight is a visual issue, data alone cannot identify blighted and derelict properties. A city-wide visual survey is underway to identify which houses are derelict. The survey will provide a count of, and location for, the blighted houses. However, we can get an initial idea of the level of blight from the underutilized property data.

Underutilized Parcels	# of Total	Land Value	Improvement Value	Market Value
1 Fam Dwlg Lot	14	17,935,400	141,853,200	159,788,600
2 Fam Dwlg Lot	1	544,400	7,561,600	8,106,000
3 Fam Dwlg Lot	-	79,700	1,187,200	1,266,900
4 Fam Dwlg Lot	-	23,900	437,400	461,300
MH as Real Estate	-	131,800	755,100	886,900
House Trailer	3	12,700	4,300	17,000
MFD Home Like Real	1	3,600	3,700	7,300
Other	155	1,169,100	2,046,200	3,215,300
Grand Total	174	19,900,600	153,848,700	173,749,300

Table 8 – Under-Utilized Residential Parcels

An Underutilized Property is a parcel with vertical improvements where the market value of the land exceeds the market value of the vertical improvements. Excluding vacant parcels, there are 4,312 residential parcels in East Liverpool. Out of these 174 (4%) are underutilized. When the building on the property has a lower value than the land, that can be an indicator that the building is derelict. The Other category of parcels has the highest level of under-utilization, followed by single family lots.

Non-owner-occupied properties have different addresses for the property and the owner, indicating the owner may not reside at the property. Owner-occupied properties have the same address for the property and the owner, indicating that the owner resides at the property. Of the underutilized parcels, 1,525 (35%) are owner-occupied and 2,839 (65%) are non-owner-occupied properties. Of the not underutilized parcels, 2,765 (53%) are owner-occupied and 2,409 (47%) are non-owner-occupied properties. Non-owner-occupied properties are distressed or blighted 38% more often than owner-occupied properties.

	Non-Owner Occupied		Owner Occupied		Total
Not Underutilized	2,409	47%	2,765	53%	5,174
Underutilized	2,839	65%	1,525	35%	4,364
Total	5,248	55%	4,290	45%	9,538

Table 9 – Under-Utilized & Owner Type

Impact on Property Values

Vacant properties rob surrounding homes of their value. “In a 2001 study, researchers from Philadelphia found that houses within 150 feet of a vacant or abandoned property experienced a net loss of \$7,627 in value. Properties within 150 to 300 feet experienced a loss of \$6,819 and those within 300 to 450 feet experienced a loss of \$3,542... all else being equal, houses on blocks with abandonment sold for \$6,715 less than houses on blocks with no abandonment” (Bass et al., 2005).



Chart 6 – Impact on Adjacent Homes, Bass et al, 2005

A study in Columbus, Ohio found that vacant buildings on a block can reduce the value of nearby properties by 20% or more (Seo, 2011). A study on vacant properties in the Cleveland area found that being within 500 feet of a vacant property depresses the sale price of a non-distressed home by 1.7% in low-poverty areas and 2.1% in medium-poverty areas (Whitaker, 2012).

The oversupply of housing and the widespread vacancy in East Liverpool has a large impact on surrounding property values. In East Liverpool there are 933 units valued less than \$50 thousand, 1,044 units between \$50-99 thousand, and 100 units between \$100-500 thousand. According to the 2019 ACS, the median value of a home in East Liverpool is \$55,600, this is 51% the median value of a home in Columbiana County (\$53,800 less than their median value), and 38% the median value of a home in Ohio (\$90,100 less than their median value).



Chart 7 – Median House Price, 2019 ACS

In East Liverpool there are entire streets filled with abandoned and blighted houses. While these streets need help, the city can have a greater impact by targeting remediation activities in neighborhoods with only 1 or 2 blighted houses. This targeted approach will make significant impact on neighboring properties, immediately creating areas that are more favorable (to help improve the overall marketability of houses in East Liverpool) and improving the property values on the entire street.

Additionally, the removal of any visual blight will help create neighborhoods where people want to live—raising both the quality of life and the property values for residents of those neighborhoods. This includes cleaning and caring for vacant lots. When a lot is uncared for, the likelihood of dumping trash and junk on the lot increases—creating a negative cycle. The city and neighborhood residents can work to keep empty lots from becoming problems by ensuring that trash is removed, and basic landscaping (weed removal and lawn mowing) occurs.

Impact on Housing Stock

“Housing markets have largely ceased to work in hypervacant areas...The buyer is almost always an investor who may plan to milk the property for a few years and ultimately walk away, rather than a homebuyer seeking a place to live” (Mallach, 2018). When blighted houses negatively impact the value of neighboring properties, they also reduce the likelihood of new investment in that neighborhood. This results in a lack of new housing stock, because regardless of the demand, there is a decrease in the return on investment of building a new property, since its value is immediately decreased due to the influence of neighboring properties.

Only 1.1% of the houses in East Liverpool were built between 2000 and 2019, while 43.6% were built earlier than 1939. The discrepancy in the age of housing units in the city in comparison with the age of housing units in the county and the state is evidence that the regular functionality of the housing market is negatively impacted. With construction happening in the surrounding area, a normal market would result in investment in newly built inventory of housing stock in East Liverpool as well.

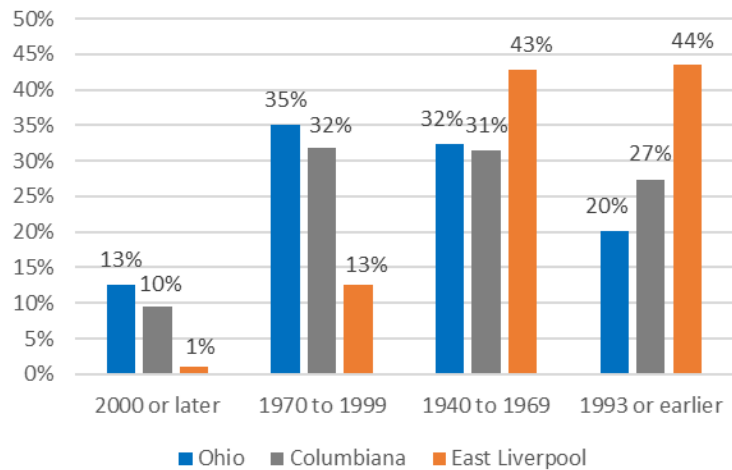


Chart 8 – Year Structure Built, 2019 ACS

According to anecdotal input from hospital employees, there is need for housing for young professionals in the city. Many people choose to commute daily to avoid living in an old house in a blighted neighborhood. Data regarding inflow/outflow job counts from the 2018 ACS support this, since there are 2,236 people who are employed in East Liverpool that live outside the city.

An analysis of the relation between housing and income shows that in East Liverpool there is an under-consumption of housing—in other words—residents spend less on their housing than their income allows. Chart 9 shows households within each income group, and the estimated number of units in East Liverpool that would cost approximately 30% of their income. For the low-income groups (up to \$14,999 household income), there is an oversupply of housing by 319 to 440 units per group. For the income groups above \$20,000, there is an undersupply—or a gap—between the units they could afford and the units available at those price points.

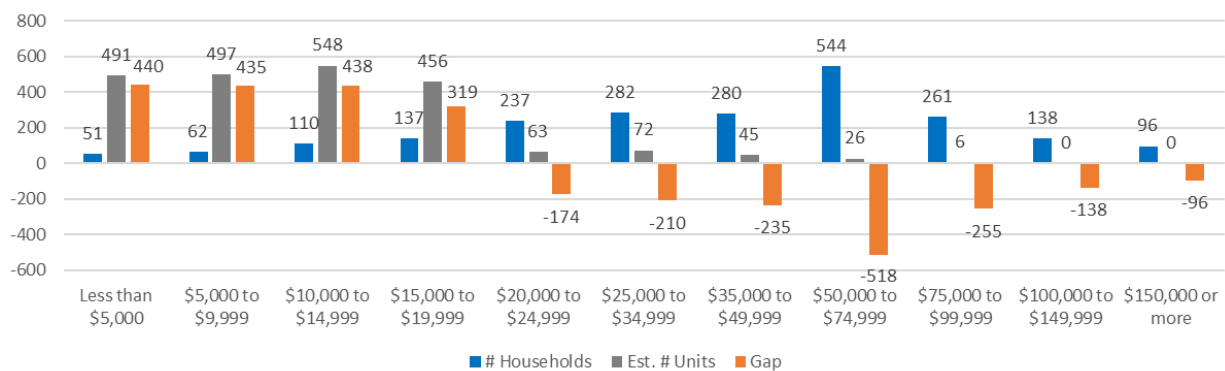


Chart 9 – Owner-Occupied Unit Gap Analysis

It is important that housing costs do not overburden residents, however people can leverage their income to live in a quality house that fits their needs. This is important also because if people who can afford mid-to high-priced houses move into those houses, it decreases pressures on the low-priced housing market. Under-leveraged individuals can upgrade and be well within their incomes, which in turn makes it easier for lower income individuals to afford homes. Many of the residents of East Liverpool who are under-consuming in their housing are likely settling for what is available because they want to be in the city, yet they would happily upgrade if new housing stock was available.

An ideal level of housing consumption would have 60% of households living in housing that costs 20% to 29% of their income. As shown in both Chart 10 (rental affordability) and Chart 11 (housing affordability), there are no income groups that currently have 60% of households in that 20% to 29% group. Over 60% of households with incomes of \$50,000 or more live in housing that costs less than 20% of their income. Over 60% of households with income of less than \$20,000 live in housing that costs 30% or more of their income.

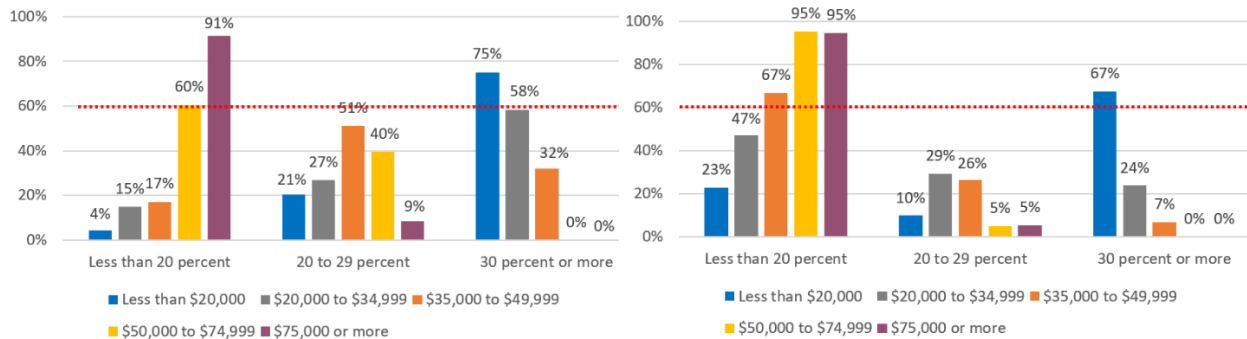


Chart 10 – Rental Housing Affordability

Chart 11 – Owner Occupied Housing Affordability

This indicates potential demand for new housing product in the local market once the blight—and its impact on surrounding properties—is reduced. Once that happens new development can occur, and the higher income groups are likely to move into this housing, which will open more housing options for the lower income groups.

The city can involve contractors in the neighborhood stabilization process by facilitating their involvement in rehabilitating houses that are in good enough condition to be saved. The city can also work with developers to encourage development of newer housing stock in the city.

Appendix B – List of Priority Targets

Highlighted parcels were pulled by the County Auditor in July 2021.

Process to determine targets:

1. Filter to remove all non-residential properties
2. Filter to remove vacant lots
3. Determine their status as:
 - A. Underutilized - yes if land value > improvement value.
 - B. Delinquent - yes if delinquent taxes > 0.
 - C. Owner Occupied - no if situs street = owner street.
4. Categorize
 - A. Delinquent + Underutilized + Non-Owner Occupied
 - B. Underutilized + Non-Owner Occupied
 - C. Delinquent + Non-Owner Occupied
 - D. Delinquent + Underutilized
 - E. Delinquent
 - F. Underutilized
 - G. Non-Owner Occupied
5. Group by neighborhood
6. Assign priority levels based on groups A, C, D, and E. (These groups have tax delinquent properties—therefore are actionable as they can be easily and inexpensively acquired.)
 - A. For priority levels 1 – 4, their priority number aligns with the total number of properties on that street that need remediation and are within groups A, C, D, and E.
 - i. First priority properties are on streets with only 1 property, next ones are on streets with only 2 properties, etc.
 - B. For priority levels 5 – 56, their priority number aligns with the percentage of properties on that street that need remediation and are within groups A, C, D, and E.
 - i. Fifth priority properties are on a street with only 6 problem properties, and more than 70% of properties on that street (5 total) are tax delinquent.
 - ii. Priority properties 5 – 8: >70%, 9 – 11: >60%, 12 – 17 >15%, 18 – 27: >40%, and 28 – 56: >30%.
 - iii. Within each section break based on percentages, the order goes from least to highest number of total properties that need remediation.

The following table lists the first 359 target properties by priority. The visual survey (underway) can be used to adjust and refine this list as needed. The city should share this list with the County Auditor and let them know that these lists are the top priority properties for the city to acquire and remediate—whether that means demolition or rehabilitation.

Parcel Number	Street Address	Category	Priority
37-01105.000	1062 WATERLOO ST	C	1
37-07922.000	EUTAW AVE	C	1
37-05551.000	524 MAPLE ST	C	1
37-02681.000	2898 FAIR ST	E	1
37-04076.000	820 HIGHLAND ST	E	1
37-06667.000	1517 RUSSET LN	E	1

Parcel Number	Street Address	Category	Priority
37-02438.000	1428 DOROTHY ST	E	1
37-06711.000	132 W 2ND ST	C	2
37-04860.000	1021 HAZEL ST	C	2
37-04434.000	610 WEDGEWOOD ST	C	2
37-09172.000	2110 HAZEL ALY	C	2
37-07384.000	677 WALNUT ST	E	2
37-02940.000	130 W 2ND ST	E	2
37-03294.000	820 DIVISION ST	E	2
37-00258.000	2023 DAVIS ST	E	2
37-06782.000	833 LEMON ST	E	2
37-05767.000	1734 DAKOTA ST	E	2
37-01241.000	724 CAIN ST	E	2
37-03290.000	306 NORTON ST	C	3
37-06256.000	1053 VALLEY VIEW ST	C	3
37-06963.000	634 RIVER RD	C	3
37-01822.000	805 BURFORD ST	C	3
37-04157.000	809 BURFORD ST	C	3
37-08515.000	513 MULBERRY ST	C	3
37-04057.000	1924 WOODBINE ST	C	3
37-02975.000	684 ALMONT ST	E	3
37-08657.000	1825 WOODBINE ST	E	3
37-07085.000	321-323 NORTON ST	E	3
37-03305.000	777 FENTON ST	E	3
37-09195.000	789 FENTON ST	E	3
37-01593.000	307 VIRGINIA AVE	E	3
37-06731.000	526 MARTIN ST	E	3
37-11506.000	711 SANFORD ST	E	3
37-07519.000	650 INEZ AVE	E	3
37-00647.000	3282 HARRIET ST	E	3
37-05840.000	932 LOGAN ST	A	4.1
37-01244.000	819 ALTON ST	C	4.1
37-00059.000	920 ALTON ST	C	4.1
37-02892.000	258 DRAIN ST	C	4.1
37-01068.000	1457.5 BATES ST	C	4.1
37-02555.000	878 LOGAN ST	C	4.1
37-05025.000	DRAIN ST	D	4.1
37-03320.000	BATES ST	D	4.1
37-01675.000	827 ALTON ST	E	4.1
37-06186.000	906 ALTON ST	E	4.1
37-11238.000	260 DRAIN ST	E	4.1
37-00576.000	861 LOGAN ST	E	4.1
37-03319.000	1352 BATES ST	E	4.1
37-07477.000	810 ST JOHN ST	C	4.2

Parcel Number	Street Address	Category	Priority
37-08944.000	816 ST JOHN ST	C	4.2
37-05488.000	846 GRANDVIEW ST	C	4.2
37-00980.000	451 PICKERING ST	C	4.2
37-03647.000	354 RAY ST	E	4.2
37-05633.000	515 SUGAR ST	E	4.2
37-08348.000	337 RAY ST	E	4.2
37-08539.000	206 BAUM ST	E	4.2
37-08628.000	306 W 5TH ST	E	4.2
37-04687.000	744 PRICE ST	E	4.2
37-08186.000	745 VALLEY AVE	E	4.2
37-02942.000	350 HILL ST	E	4.2
37-01607.000	300 MOORE ST	C	5
37-04375.000	266 MOORE ST	C	5
37-10104.000	253 MOORE ST	C	5
37-07006.000	242-244 MOORE ST	C	5
37-07005.000	234 MOORE ST	E	5
37-01826.000	1017 MONACA ST	A	6
37-01827.000	1017 MONACA ST	C	6
37-06489.000	1031 MONACA ST	E	6
37-11609.000	1009 MONACA ST	E	6
37-11610.000	1009 MONACA ST	E	6
37-02792.000	1056 CLAIBOURNE ST	A	7
37-05188.000	1021 CLAIBOURNE ST	C	7
37-08431.000	1013 CLAIBOURNE ST	C	7
37-01965.000	1069 CLAIBOURNE ST	E	7
37-03132.000	343 CLAIBOURNE ST	E	7
37-03133.000	340 CLAIBOURNE ST	E	7
37-05421.000	1019 CLAIBOURNE ST	E	7
37-01966.000	1069 CLAIBOURNE ST	E	7
37-08705.000	FAIRVIEW ST	A	8
37-02417.000	926 FAIRVIEW ST	C	8
37-02962.000	855 FAIRVIEW ST	C	8
37-07714.000	913 FAIRVIEW ST	C	8
37-09088.000	832 FAIRVIEW ST	C	8
37-02191.000	854 FAIRVIEW ST	E	8
37-03466.000	848 FAIRVIEW ST	E	8
37-03889.000	867 FAIRVIEW ST	E	8
37-06250.000	944 FAIRVIEW ST	E	8
37-06486.000	936 FAIRVIEW ST	E	8
37-08640.000	944 FAIRVIEW ST	E	8
37-02888.000	299 MCKEE ST	C	9
37-03357.000	MCKEE ST	C	9
37-02882.000	396 MCKEE ST	C	9

Parcel Number	Street Address	Category	Priority
37-07271.000	204 MCKEE ST	E	9
37-01587.000	1015 HUSTON AVE	C	10
37-03442.000	1017 HUSTON AVE	C	10
37-11569.000	953 HUSTON AVE	C	10
37-08491.000	1014 HUSTON AVE	C	10
37-01475.000	1048 HUSTON AVE	E	10
37-06709.000	1052 HUSTON AVE	E	10
37-08078.000	1029 HUSTON AVE	E	10
37-02637.000	345 GRANT ST	C	11
37-03344.000	416 GRANT ST	C	11
37-05573.000	314 GRANT ST	C	11
37-06562.000	412 GRANT ST	C	11
37-01866.000	420 GRANT ST	C	11
37-01673.000	331 GRANT ST	E	11
37-01709.000	319 GRANT ST	E	11
37-03347.000	343 GRANT ST	E	11
37-07755.000	344 GRANT ST	E	11
37-08372.000	310 GRANT ST	E	11
37-08779.000	351 GRANT ST	E	11
37-08934.000	353 GRANT ST	E	11
37-09706.000	315 GRANT ST	E	11
37-04120.000	313 GRANT ST	E	11
37-03284.000	1706 WOOSTER AVE	C	12
37-09257.000	1724 WOOSTER AVE	E	12
37-09828.000	1723 WOOSTER AVE	E	12
37-00721.000	DODGE ST	C	13
37-00104.000	1201 DODGE ST	E	13
37-00799.000	1191 DODGE ST	E	13
37-03908.000	831 CADMUS ST	C	14
37-04462.000	741 CADMUS ST	C	14
37-06595.000	704 CADMUS ST	C	14
37-09749.000	702 CADMUS ST	C	14
37-10033.000	718-722 CADMUS ST	D	14
37-05130.000	739 CADMUS ST	E	14
37-09258.000	825 CADMUS ST	E	14
37-07528.000	1031 EPHRIAM ST	A	15
37-08132.000	1012 EPHRIAM ST	C	15
37-05083.000	EPHRIAM ST	C	15
37-02180.000	1058 EPHRIAM ST	E	15
37-04180.000	1006 EPHRIAM ST	E	15
37-05289.000	1052 EPHRIAM ST	E	15
37-06380.000	1025 EPHRIAM ST	E	15
37-08665.000	1066 EPHRIAM ST	E	15

Parcel Number	Street Address	Category	Priority
37-03699.000	440 1ST AVE	C	16
37-05433.000	501 1ST AVE	C	16
37-08710.000	536 1ST AVE	C	16
37-09179.000	503 1ST AVE	C	16
37-04413.000	531 1ST AVE	E	16
37-07551.000	458 1ST AVE	E	16
37-08079.000	497 1ST AVE	E	16
37-08626.000	528 1ST AVE	E	16
37-00653.000	1210 ERIE ST	A	17
37-00654.000	1210 ERIE ST	C	17
37-01541.000	1215 ERIE ST	C	17
37-01875.000	1309-REAR ERIE ST	C	17
37-03554.000	1281 ERIE ST	C	17
37-03789.000	1272 ERIE ST	C	17
37-04001.000	ERIE ST	C	17
37-05724.000	1278 ERIE ST	C	17
37-06726.000	1174 ERIE ST	C	17
37-05725.000	1278 ERIE ST	C	17
37-02293.000	1184 ERIE ST	E	17
37-02935.000	1194 ERIE ST	E	17
37-05434.000	1252 ERIE ST	E	17
37-07481.000	1260 ERIE ST	E	17
37-07735.000	1259 ERIE ST	E	17
37-08381.000	1304 ERIE ST	E	17
37-08821.000	1192 ERIE ST	E	17
37-10100.000	1237 ERIE ST	E	17
37-00694.000	866 BAXTER ST	C	18
37-04147.000	841 BAXTER ST	C	18
37-03815.000	847 BAXTER ST	E	18
37-02713.000	740 GARNER AVE	C	19
37-02812.000	748 GARNER AVE	D	19
37-10142.000	752 GARNER AVE	E	19
37-07929.000	MONTROSE ST	C	20
37-07930.000	MONTROSE ST	C	20
37-07894.000	1621 MONTROSE ST	E	20
37-07157.000	1323 CERAMIC ST	C	21
37-09092.000	1324 CERAMIC ST	C	21
37-02369.000	1436 CERAMIC ST	E	21
37-08351.000	1226 CERAMIC ST	E	21
37-01552.000	415 PROSPECT ST	C	22
37-05007.000	420 PROSPECT ST	C	22
37-08486.000	433 PROSPECT ST	E	22
37-08634.000	417 PROSPECT ST	E	22

Parcel Number	Street Address	Category	Priority
37-09027.000	1110 JENNINGS AVE	C	23
37-07107.000	1718 JENNINGS AVE	C	23
37-09832.000	1720 JENNINGS AVE	C	23
37-04505.000	1702 JENNINGS AVE	E	23
37-09438.000	1712 JENNINGS AVE	E	23
37-00377.000	1701 ALPHA ST	C	24
37-00398.000	1717 ALPHA ST	C	24
37-07642.000	1602 ALPHA ST	C	24
37-04923.000	1712 ALPHA ST	D	24
37-05650.000	1608 ALPHA ST	E	24
37-01867.000	353 JACKMAN ST	C	25
37-02096.000	451 JACKMAN ST	C	25
37-04753.000	331 JACKMAN ST	E	25
37-05171.000	309 JACKMAN ST	E	25
37-06156.000	329 JACKMAN ST	E	25
37-03025.000	608 COLLEGE ST	C	26
37-10055.000	434 COLLEGE ST	C	26
37-06374.000	612 COLLEGE ST	E	26
37-06881.000	614 COLLEGE ST	E	26
37-07182.000	511 COLLEGE ST	E	26
37-08671.000	529 COLLEGE ST	E	26
37-04508.000	505 COLLEGE ST	E	26
37-00874.000	1294 DRESDEN AVE	C	27
37-00974.000	1073 DRESDEN AVE	C	27
37-03564.000	766 DRESDEN AVE	C	27
37-09084.000	813 DRESDEN AVE	C	27
37-00700.000	DRESDEN AVE	C	27
37-00021.000	937 DRESDEN AVE	E	27
37-00341.000	1292 DRESDEN AVE	E	27
37-02746.000	812 DRESDEN AVE	E	27
37-03237.000	915 DRESDEN AVE	E	27
37-04017.000	916 DRESDEN AVE	E	27
37-09616.000	911-913 DRESDEN AVE	E	27
37-08276.000	731 DAISY ALY	C	28
37-05376.000	818 DAISY ALY	E	28
37-02632.000	309 GARFIELD ST	C	29
37-06325.000	310 GARFIELD ST	E	29
37-09250.000	832 NORTH ST	C	30
37-03167.000	930 NORTH ST	E	30
37-02358.000	815 RIGBY ST	C	31
37-03214.000	805 RIGBY ST	E	31
37-05467.000	1185 HARKER AVE	C	32
37-07414.000	1172 HARKER AVE	E	32

Parcel Number	Street Address	Category	Priority
37-09933.000	314-1/2 MONROE ST	C	33
37-06933.000	411 MONROE ST	C	33
37-02151.000	909 FLORENCE ST	A	34
37-03056.000	918 FLORENCE ST	C	34
37-03287.000	928 FLORENCE ST	E	34
37-07017.000	1110 RAILROAD ST	C	35
37-07419.000	1054 RAILROAD ST	C	35
37-08082.000	908 RAILROAD ST	C	35
37-04049.000	525 OAKLAND AVE	C	36
37-09744.000	701 OAKLAND AVE	E	36
37-10266.000	509 OAKLAND AVE	E	36
37-05605.000	1600 MAINE BLVD	C	37
37-07100.000	115 MAINE BLVD	C	37
37-10108.000	1616 MAINE BLVD	E	37
37-04373.000	211 W 7TH ST	C	38
37-09836.000	207 W 7TH ST	C	38
37-07701.000	236 W 7TH ST	E	38
37-09992.000	205 W 7TH ST	E	38
37-02617.000	713-715 LAURA AVE	E	39
37-06323.000	834 LAURA AVE	E	39
37-07292.000	711 LAURA AVE	E	39
37-11573.000	828 LAURA AVE	E	39
37-05191.000	424 BLAKELY ST	C	40
37-06704.000	410 BLAKELY ST	C	40
37-10101.000	412 BLAKELY ST	C	40
37-02906.000	213 BLAKELY ST	E	40
37-04333.000	328 OGDEN ST	C	41
37-08397.000	316 OGDEN ST	E	41
37-10107.000	308 OGDEN ST	E	41
37-11508.000	363-1/2 OGDEN ST	E	41
37-03359.000	922 MAY ST	C	42
37-06431.000	933 MAY ST	C	42
37-04442.000	1012 MAY ST	E	42
37-09550.000	917 MAY ST	E	42
37-02250.000	1899 ANDERSON BLVD	C	43
37-11364.000	1890 ANDERSON BLVD	C	43
37-07679.000	1719 ANDERSON BLVD	C	43
37-01812.000	1830 ANDERSON BLVD	E	43
37-01811.000	1830 ANDERSON BLVD	E	43
37-04114.000	1039 OAK ST	C	44
37-03817.000	OAK ST	C	44
37-01897.000	832 OAK ST	E	44
37-09882.000	1070 OAK ST	E	44

Parcel Number	Street Address	Category	Priority
37-05511.000	176 RAVINE ST	C	45
37-04544.000	142 RAVINE ST	E	45
37-05098.000	114 RAVINE ST	E	45
37-06976.000	238 RAVINE ST	E	45
37-08531.000	112 RAVINE ST	E	45
37-00383.000	967 W 8TH ST	C	46
37-10155.000	937 W 8TH ST	C	46
37-04621.000	330 E 8TH ST	E	46
37-00361.000	1065 W 8TH ST	E	46
37-08469.000	237 W 8TH ST	E	46
37-02971.000	261 CENTER ST	C	47
37-06824.000	255 CENTER ST	C	47
37-08128.000	252 CENTER ST	E	47
37-09246.000	151 CENTER ST	E	47
37-11566.000	304 CENTER ST	E	47
37-01859.000	SUNNYSIDE ST	D	48
37-01860.000	1359 SUNNYSIDE ST	D	48
37-03954.000	1296 SUNNYSIDE ST	D	48
37-02330.000	1332 SUNNYSIDE ST	E	48
37-03953.000	1296 SUNNYSIDE ST	E	48
37-07165.000	1336 SUNNYSIDE ST	E	48
37-01557.000	408 MORTON ST	C	49
37-08652.000	712 MORTON ST	C	49
37-00245.000	425 MORTON ST	E	49
37-03328.000	900 MORTON ST	E	49
37-03653.000	433 MORTON ST	E	49
37-08274.000	409 MORTON ST	E	49
37-08084.000	HARVEY AVE	A	50
37-04765.000	2220 HARVEY AVE	E	50
37-06556.000	2143 HARVEY AVE	E	50
37-06700.000	1838 HARVEY AVE	E	50
37-07666.000	1834 HARVEY AVE	E	50
37-07719.000	2163 HARVEY AVE	E	50
37-06555.000	2143 HARVEY AVE	E	50
37-09792.000	211 BEECHWOOD ST	A	51
37-02695.000	188 BEECHWOOD ST	C	51
37-05407.000	148 BEECHWOOD ST	C	51
37-09793.000	213 BEECHWOOD ST	C	51
37-09805.000	205 BEECHWOOD ST	C	51
37-02697.000	188 BEECHWOOD ST	C	51
37-01583.000	664 RILEY AVE	C	52
37-01681.000	631 RILEY AVE	C	52
37-02636.000	625 RILEY AVE	C	52

Parcel Number	Street Address	Category	Priority
37-06944.000	666 RILEY AVE	C	52
37-04371.000	660 RILEY AVE	C	52
37-02720.000	674 RILEY AVE	E	52
37-08356.000	807 RILEY AVE	E	52
37-01659.000	130 HAYWOOD ST	C	53
37-05395.000	290 HAYWOOD ST	C	53
37-06801.000	148 HAYWOOD ST	C	53
37-07602.000	225 HAYWOOD ST	C	53
37-08198.000	311 HAYWOOD ST	C	53
37-11411.000	278 HAYWOOD ST	C	53
37-07604.000	225 HAYWOOD ST	C	53
37-08474.000	290 HAYWOOD ST	C	53
37-03120.000	HAYWOOD ST	E	53
37-01059.000	822 W 9TH ST	C	54
37-05765.000	W 9TH ST	D	54
37-00359.000	307 W 9TH ST	E	54
37-04376.000	259 W 9TH ST	E	54
37-05978.000	268 W 9TH ST	E	54
37-08467.000	264 W 9TH ST	E	54
37-09738.000	320 W 9TH ST	E	54
37-09808.000	262 W 9TH ST	E	54
37-04468.000	711 W 9TH ST	E	54
37-05764.000	817 W 9TH ST	E	54
37-06867.000	707 W 9TH ST	E	54
37-09065.000	827 W 9TH ST	E	54
37-00129.000	1911 LISBON ST	C	55
37-01067.000	931 LISBON ST	C	55
37-10017.000	838 LISBON ST	C	55
37-00528.000	LISBON ST	C	55
37-00016.000	1101 LISBON ST	C	55
37-01003.000	1867 LISBON ST	C	55
37-03646.000	868 LISBON ST	E	55
37-03780.000	865 LISBON ST	E	55
37-08888.000	861 LISBON ST	E	55
37-00690.000	1529 LISBON ST	E	55
37-02752.000	1822 LISBON ST	E	55
37-04440.000	1880 LISBON ST	E	55
37-09771.000	1246 LISBON ST	E	55
37-00588.000	847 AVONDALE ST	C	56
37-03471.000	1025 AVONDALE ST	C	56
37-05166.000	1027 AVONDALE ST	C	56
37-07269.000	640 AVONDALE ST	C	56
37-07850.000	735 AVONDALE ST	C	56

Parcel Number	Street Address	Category	Priority
37-05172.000	633-635 AVONDALE ST	C	56
37-03004.000	834 AVONDALE ST	E	56
37-04504.000	1120 AVONDALE ST	E	56
37-04563.000	1200 AVONDALE ST	E	56
37-05300.000	626 AVONDALE ST	E	56
37-05453.000	1104 AVONDALE ST	E	56
37-07790.000	808 AVONDALE ST	E	56
37-09041.000	800-802 AVONDALE ST	E	56