



Cleveland Spaces Vital Places Workshop: **Transforming Cleveland's Vacant Lots Into Vibrant Community Spaces**

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Overview

- Purpose of the Cuyahoga Land Bank
- Life of a Cuyahoga Land Bank Property
- Options for Vacant Land Reuse
- How to Apply
- Questions



Purpose of the Cuyahoga Land Bank

MISSION

- *Strategically Acquire Properties**
- *Return Properties to Productive Use**
 - *Reduce Blight**
 - *Increase Property Value**
- *Support Community Goals**
- *Improve the Quality of Life for County Residents**



Community Impact Since 2009...

TRANSFORMING VACANT LOTS
INTO VIBRANT GREEN SPACES TO
BENEFIT THE COMMUNITY

GREENING: **308**

FACILITATED
RENOVATIONS:

1,774

HOMES RENOVATED BY:
HOME BUYERS, NONPROFIT
PARTNERS, OR THE LAND BANK



\$1.43 BILLION

TOTAL COMMUNITY IMPACT

ACQUISITIONS:

10,951

PROPERTIES ACQUIRED TO
IMPLEMENT BLIGHT REMOVAL,
RENOVATION OR LAND
ASSEMBLY STRATEGIES

DISPOSITIONS:

6,708

PROPERTIES
TRANSFERRED TO
MUNICIPAL LAND
BANKS, DEVELOPERS,
COMMUNITY
GARDENERS OR TO
NEIGHBORS FOR
EXPANDED SIDE YARDS

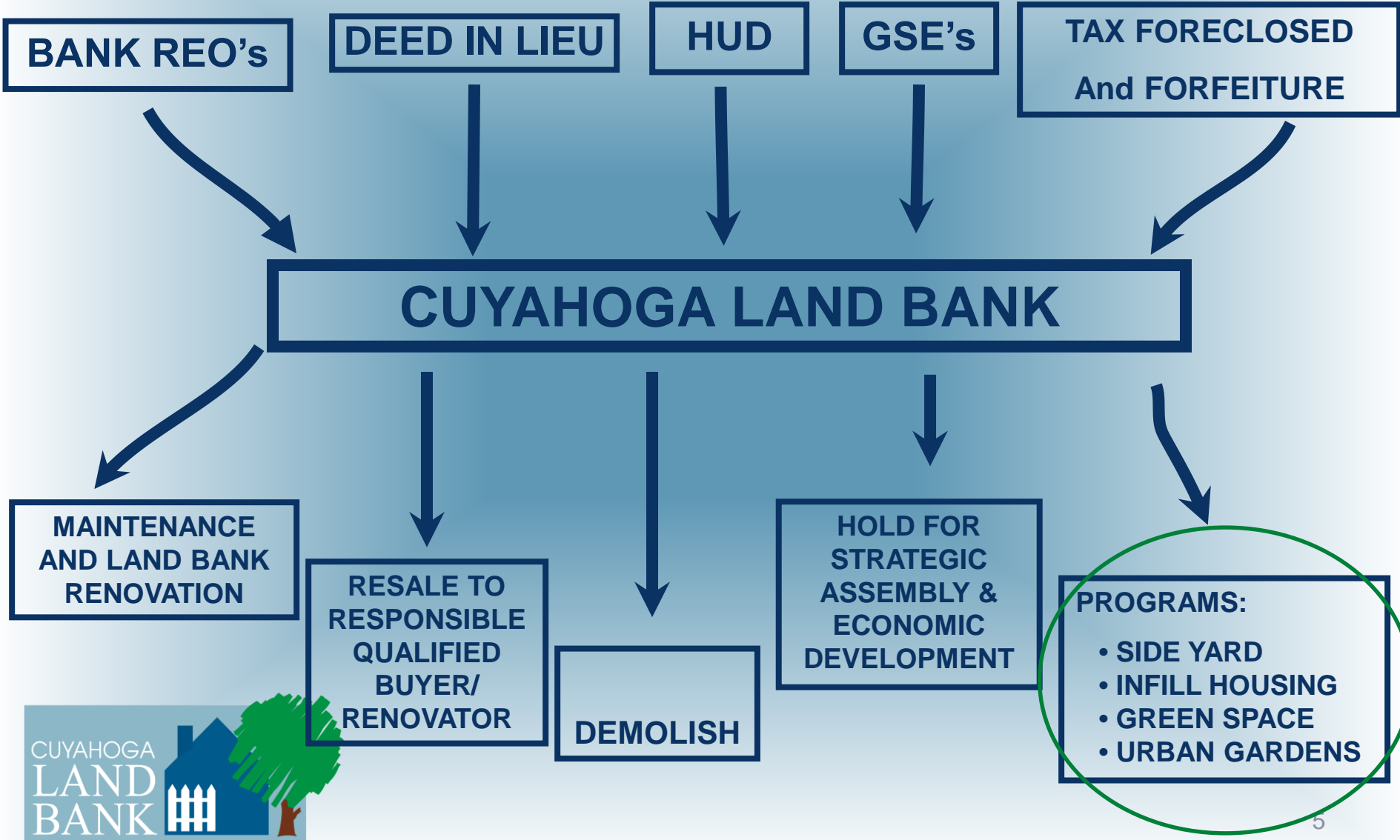
DEMOLITIONS:

7,308

DEMOLISHED
BLIGHTED AND UNSAFE
NEIGHBORHOOD
PROPERTIES



Establishing Pipelines



Accessing Land

The Cuyahoga Land Bank makes land accessible through:

- **Side yard sales** – Eligible homeowners are able to purchase vacant properties next to their homes.
- **Non-profit sales** – Eligible non-profits are able to purchase vacant property for uses that benefit the community
- **For-profit sales** – Eligible for-profits are able to purchase vacant land for uses that promote economic development
- **Leasing** – In 2015 the Cuyahoga Land Bank began offering leasing options for urban agriculture purposes. Successful applicants must have a proven track record, documented support and the resources to create and sustain a successful project.



Site Identification

Identifying Potential Sites

- GIS (Geographical Information Systems)
 - City of Cleveland Planning Commission Website : <http://planning.city.cleveland.oh.us/gis/cpc.html>
 - Cuyahoga County GIS – MyPlace : <https://myplace.cuyahogacounty.us/>
- Cuyahoga Land Bank website - <http://www.cuyahogalandbank.org/sideYard.php>
 - All Cuyahoga Land Bank lots are listed on our website.
- Hit The Streets!
 - Identify nearby properties with visible addresses, and contact the Cuyahoga Land Bank to locate the parcel in which you are interested and check its availability



Eligibility Requirements

Purchase and Lease Process

The process for purchasing and leasing properties depends on the goal of the project and is considered on a case by case basis.

Typically the Following Requirements Apply:

- The applicant cannot be tax delinquent on any property they own
- The applicant cannot have outstanding housing code violations on any property they own
- The applicant cannot have lost a property to tax foreclosure in the past
- The applicant must be able to make and sustain improvements to the lot
- The Council person and/or other community development partners in the area must be in support of the property

The Key – Identify potential sites and work closely WITH the County Land Bank to gain access!



Cuyahoga Land Bank Applications

- Side Yard Program
 - Process varies parcel by parcel, and may take anywhere from 30 days to nine months to complete
 - Once structure is demolished, one may submit an application
 - Requires approval from the City via your local Councilperson
 - If approved, lot is inspected internally to ensure demolition and site finish were completed. Lots are sold to neighbors “AS IS”
 - Purchase Agreement is prepared
 - Owner occupants : \$100.00
 - Investment Property Owners/Landlords : Fair Market Value
 - Confirm that property is clear of all liens, then transfer



Cuyahoga Land Bank Applications

- Non-Profit Land Acquisition
 - Community Development Organizations, Churches, Non-Profits serving special populations
 - May apply for land as community greenspace or gathering space, as well as new development
 - Projects that involve development of the land (new housing, parking, etc.) must receive approval for permits from the City Planning and/or Building and Housing Departments
 - Access Agreement is prepared – Improvements must be made to the site prior to transfer. Agreement requires the lot to be insured, and is valid until transfer is finalized
 - Cost of property : \$100.00
 - Provide proof that work has begun, and property is transferred



Cuyahoga Land Bank Applications

- For-Profit Land Acquisition
 - Business Owners, Individuals
 - May apply for land as community greenspace or gathering space, as well as new development
 - Requires same approval/permitting process with the City
 - Access Agreement Prepared
 - Cost of Property : Fair Market Value
 - Provide proof that work has begun, and property is transferred
- New Construction
 - Application administered through Real Estate Officer in our Programs Department
 - Must provide background and financial capabilities to develop new home(s)
 - Set up a meeting to discuss full process



Do's and Don't's

Do:

- Remember that Cleveland is a National Leader in Urban Gardening!
- Remember the bureaucracy is slow, but the people and system are on your side!
- Consider the benefits of leasing or licensing property as opposed to purchasing property
- Do consider other land such as schools, churches and backyards
- Consider the zoning restrictions that may hinder or promote your ability to make improvements (hoop houses, water, sheds, compost, etc.)
- Call CCLRC (Jason Knauer) if you discover privately held, tax delinquent parcels ideal for growing
- Bring us your ideas!

Don't:

- Buy or accept “donations” of property from private owners without ordering a title search from a reputable title company.
- Get “lost in maps and lists”. Determine the general area you would like to operate in then identify a site.





QUESTIONS?

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