THE TOLEDO SURVEY

Community Progress Report

Wade Kapszukiewicz, Chair

David Mann, President

May 2015

LUCAS COUNTY LandBank

Why The Toledo Survey?

- No current or comprehensive data on the condition of Toledo's housing stock
- No accurate **"demolition list"**
- Confusing reports on "vacant" properties
- Inability to make **data-driven decisions** that strengthen neighborhoods and allocate available resources strategically

VOLUNTEER
TOLEDO SURVEY PROJECT

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LandBank

Why the Lucas County Land Bank?

- Our mission is to strengthen neighborhoods and preserve property values by returning vacant, abandoned, and tax-delinquent properties to productive use
- To do that, the Land Bank needs **reliable** information!
- The Land Bank is ready to tackle difficult problems
- Our community deserves this **first-of-its-kind** data

LUCAS COUNTY LandBank

Project Goals

Phase One - Collection

- Survey all 120,000 properties in the City of Toledo

Phase Two - Mapping

- Combine Toledo Survey data with other property and economic information through GIS mapping technology

- Provide comprehensive, neighborhood-based reports to public officials, local leaders, neighborhood groups, block watches, CDCs, etc.

Phase Three – Ongoing Action!

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Phase One - Collection

- The Land Bank partnered with LocalData to allow surveys to be collected in the field with tablets and smartphones
- All 120,000 properties were mapped and logistically targeted for collection

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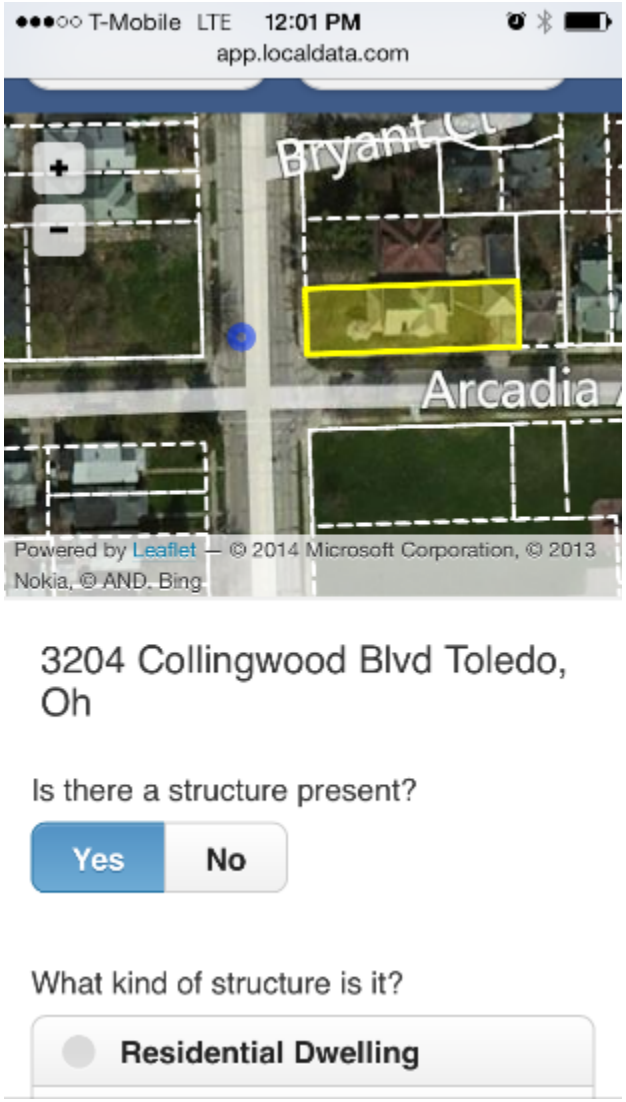
Phase One - Collection

- Every property was visited and surveyed for the following characteristics:

- Property Type
  - (Structure or Vacant Lot)
  - (Residential, Commercial, Garage Only)
- Occupancy
  - (Occupied or Unoccupied)
- Condition Grade
  - (A, B, C, D, or F)
- Condition Damage
  - (Roof Damage, Fire Damage, etc.)



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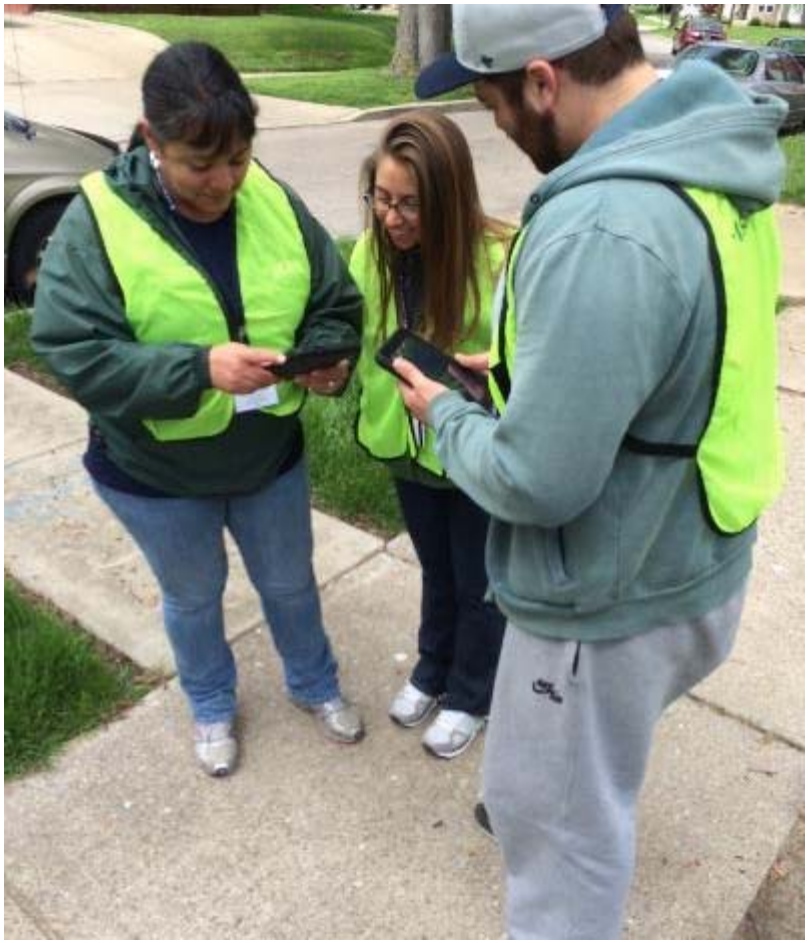
Phase One - Collection

- Collected from
  March 2014 – March 2015
- Collected by volunteers and paid canvassers
  - 70% - paid canvassers
  - 30% - volunteers
- Sunshine, Rain, Snow, Ice
- Total cost: $60,000+



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PHASE ONE IS FINISHED!

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Project Goals

Phase One - Collection

- ~~Survey all 120,000 properties in the City of Toledo~~

Phase Two - Mapping

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Phase Three – Ongoing Action!

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SO – WHAT DID WE LEARN?

- Toledo's overall housing stock is stronger than some might think
- Even after years of demolition activity, significant challenges remain with blighted properties
- Too many homeowners and property owners cannot keep up on major exterior maintenance
- Thousands of vacant properties are ready for action!

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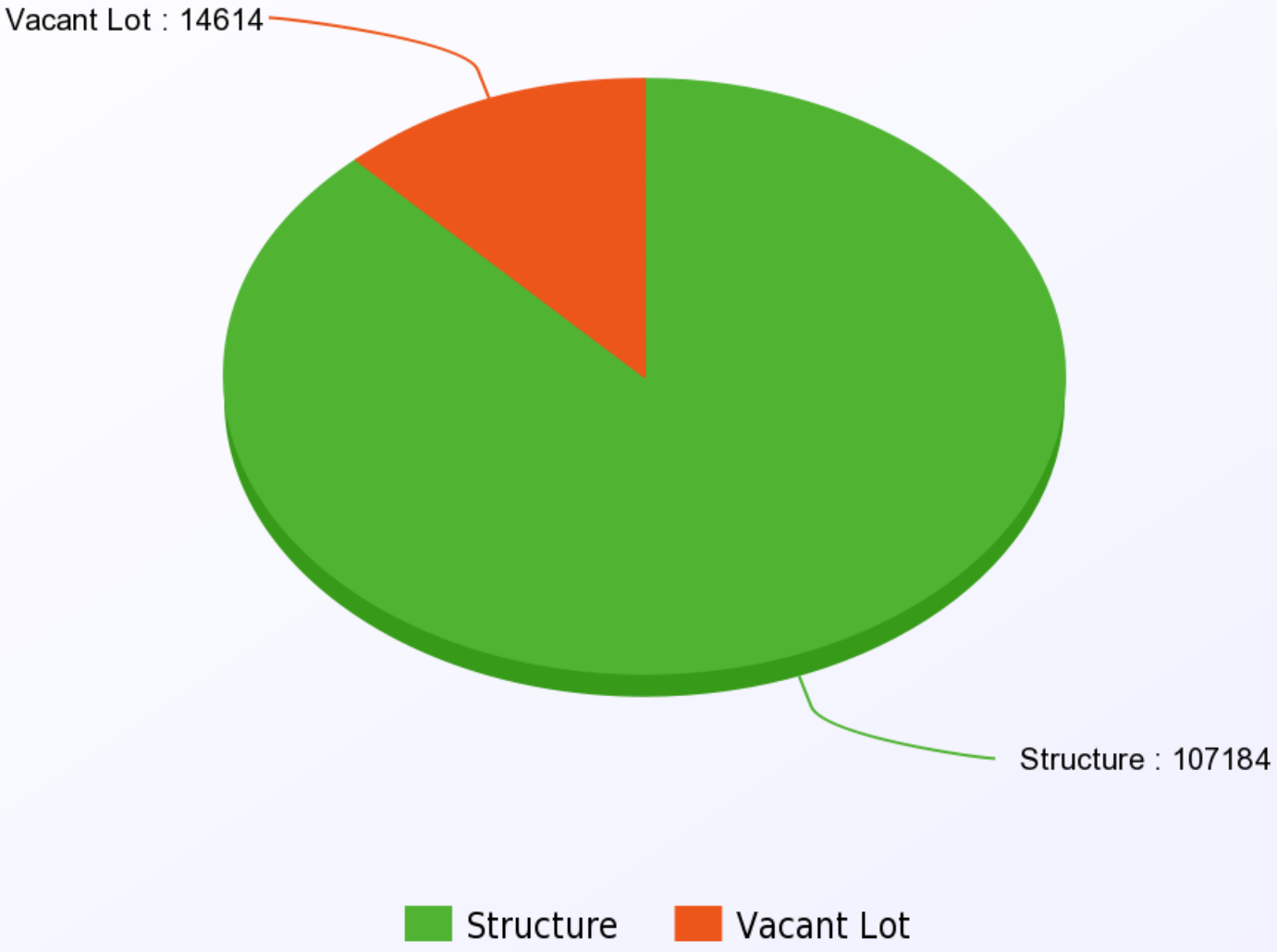
The Toledo Survey - Structure or Vacant Lot



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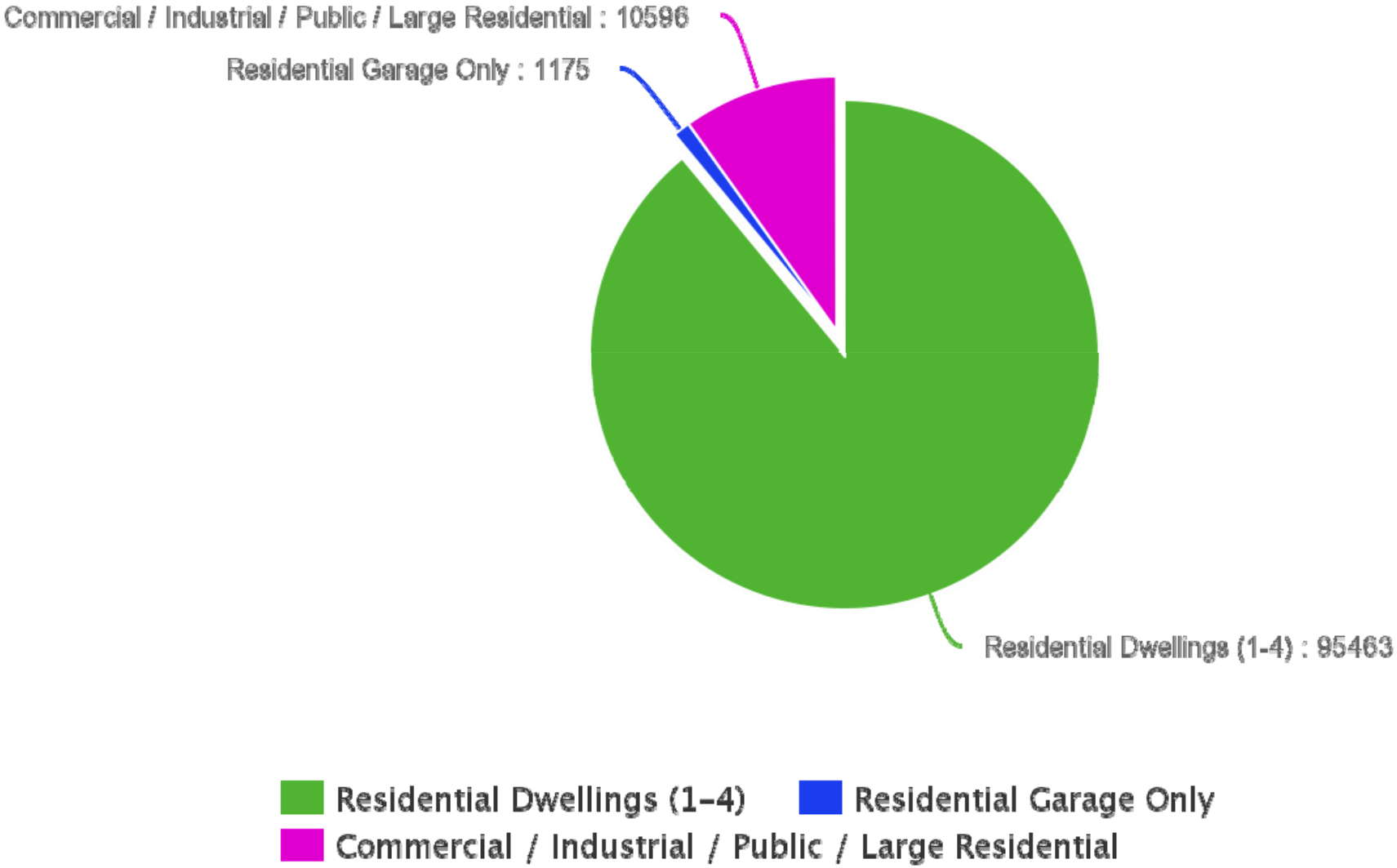
The Toledo Survey - Structure Type



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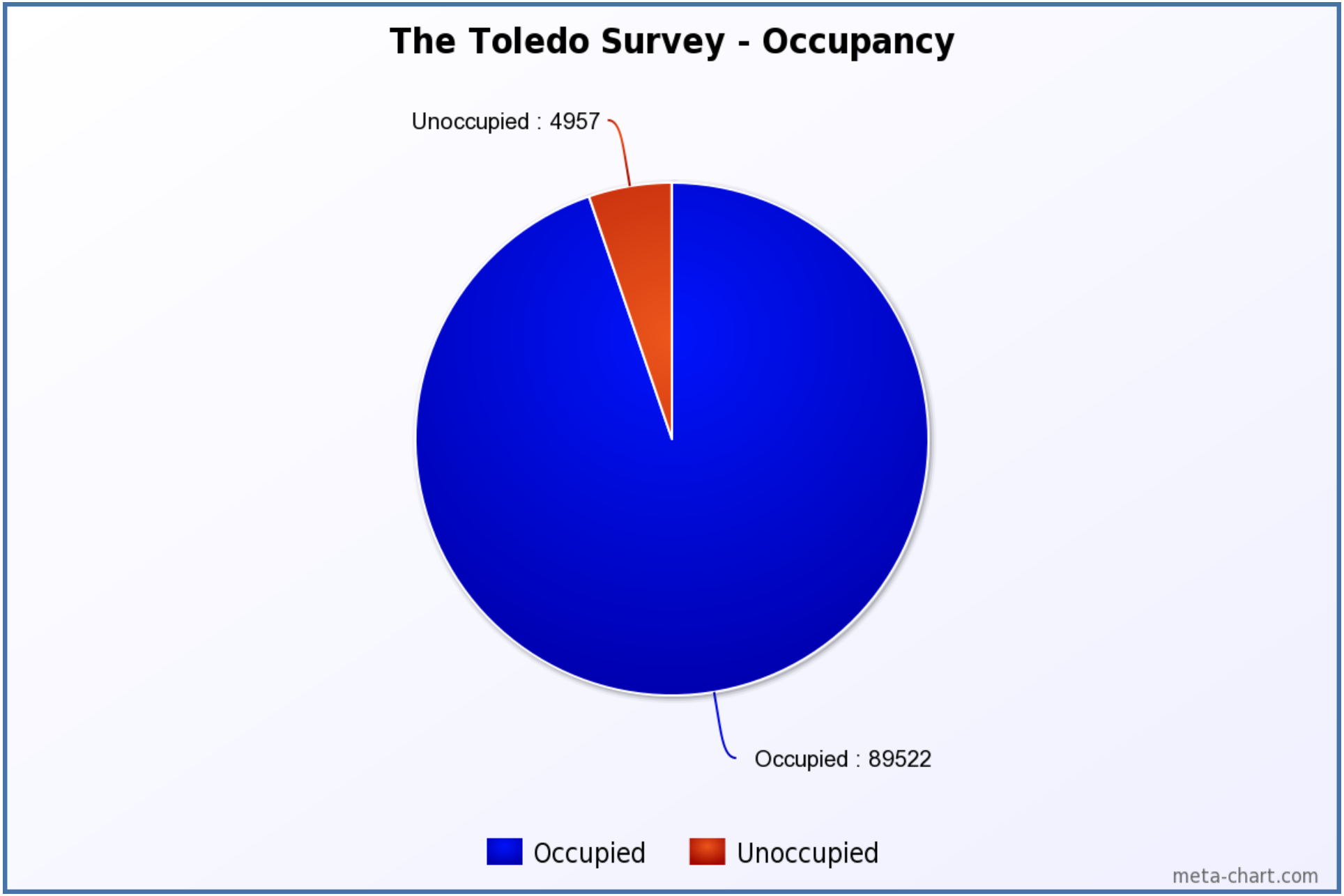

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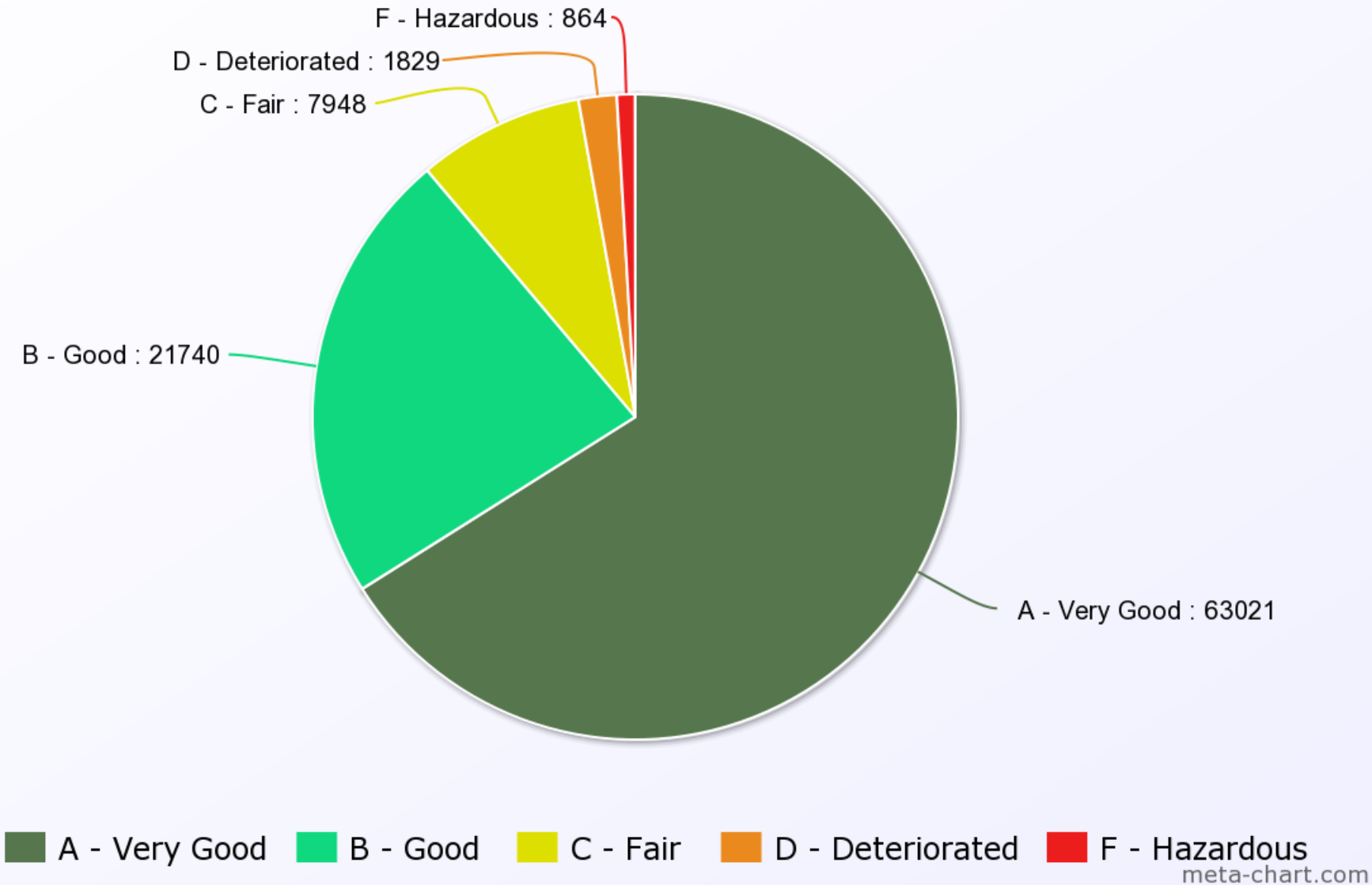
The Toledo Survey - Condition Grade



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Our Demolition Challenge

- More than 2,700 “D” and “F” rated properties ready to be demolished immediately
- More than 1,300 “C” rated properties that also have roof damage and fire or foundation damage
- Average cost of demolition -- $8,000

Expected Community Cost

$32,000,000

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The Renovation Opportunity

- Almost **3,000** properties are unoccupied but rated as an "A" or "B" or "C"

- These properties present the best renovation opportunity if the community can get control

- The Land Bank's renovation program has already successfully saved more than **200** homes & commercial businesses

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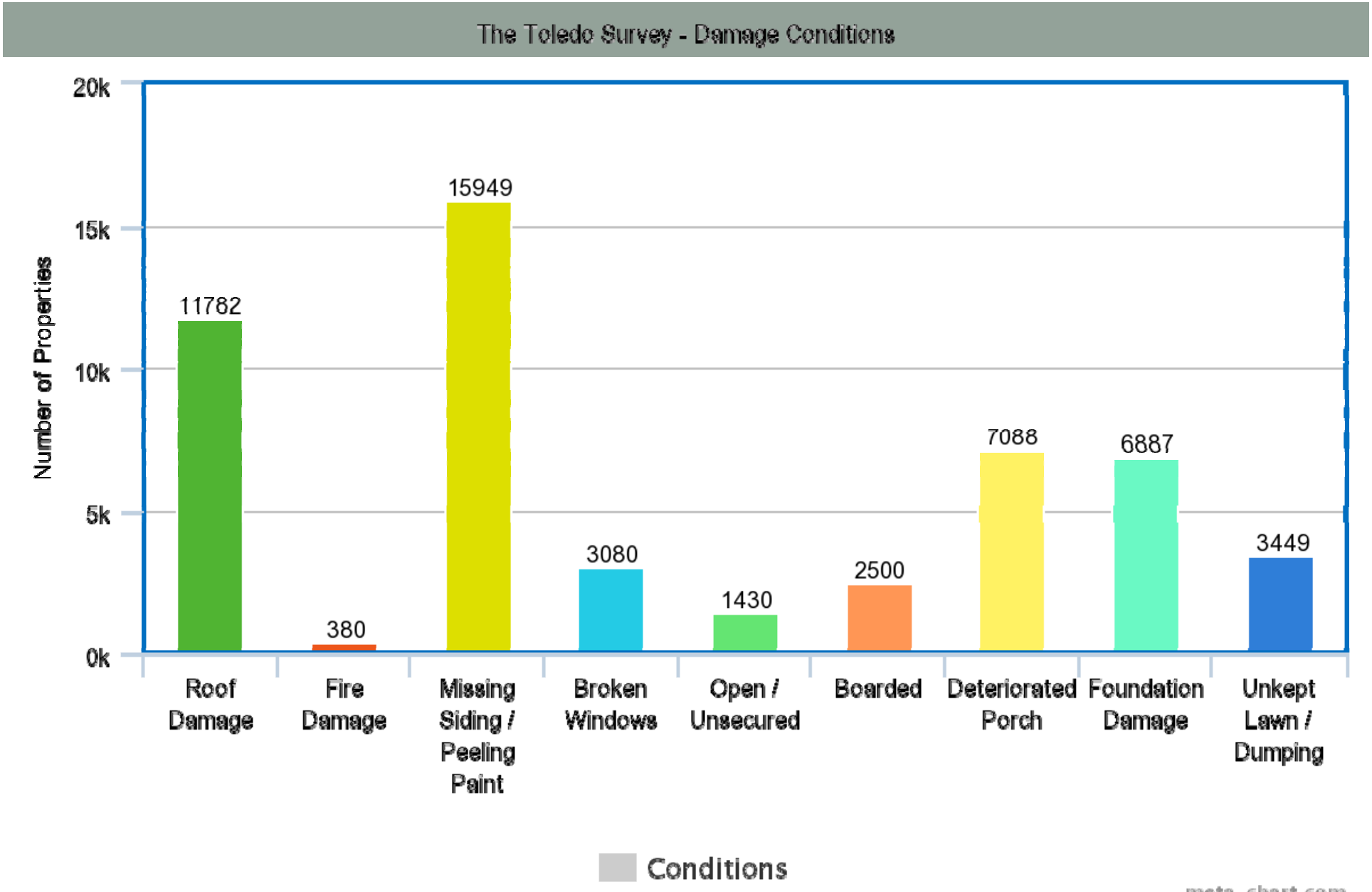

meta-chart.com

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The Problem of Maintenance

- Almost 20% of all residential homes in Toledo have a **serious maintenance issue** (roof damage, foundation damage, fire damage)
- Thousands of properties make neighborhoods **unattractive** due to crumbling porches, peeling paint, broken windows, and unkempt lawns
- Homeowners living in the most challenged neighborhoods do not have a strong incentive to make **new investments**

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Are we worse off than other places?

Detroit, Michigan

78,506 “D” and “F” properties

21% demo blight

Gary, Indiana

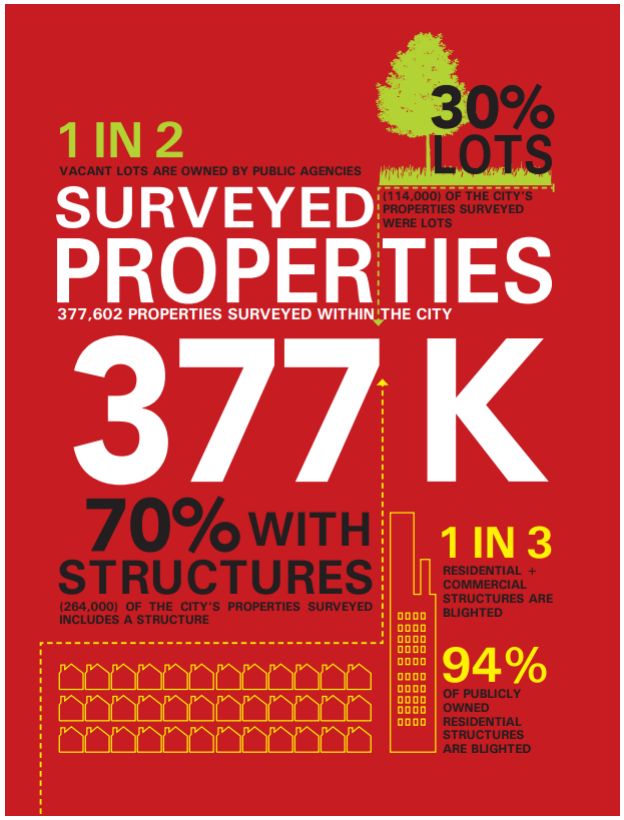
15,607 “D” and “F” properties

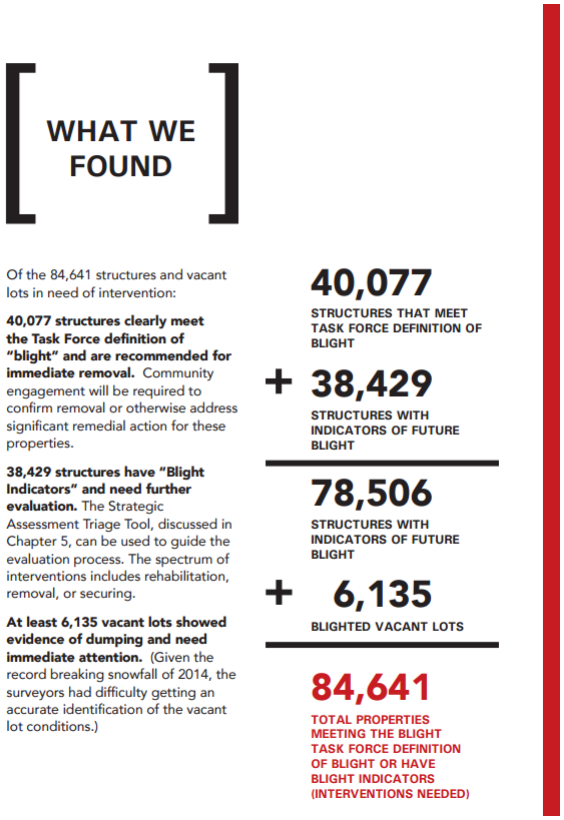
27% demo blight

Toledo, Ohio

2,700 “D” or “F” properties

2.7% demo blight





Sources: Detroit Blight Task Force (www.timetoendblight.org)
Gary Parcel Survey (www.garymaps.com)

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PHASE TWO – MAPPING & REPORTING

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Project Goals

~~Phase One - Collection~~

- ~~Survey all 120,000 properties in the City of Toledo~~

In Progress

Phase Two - Mapping

- Combine survey data with other property and economic information through GIS layers
- Provide comprehensive, neighborhood-based reports to public officials, local leaders, neighborhood groups, block watches, CDCs, etc.

Phase Three – Ongoing Action!

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Mapping and Layers

The Land Bank is working with a local team to collect additional layers of data and create mapping tools

Our Goals

- Make the Toledo Survey data available to the public
- Allow the Land Bank to make targeted investments
- Give policymakers additional tools to combat blight
- Provide new information to neighbors and others about their community

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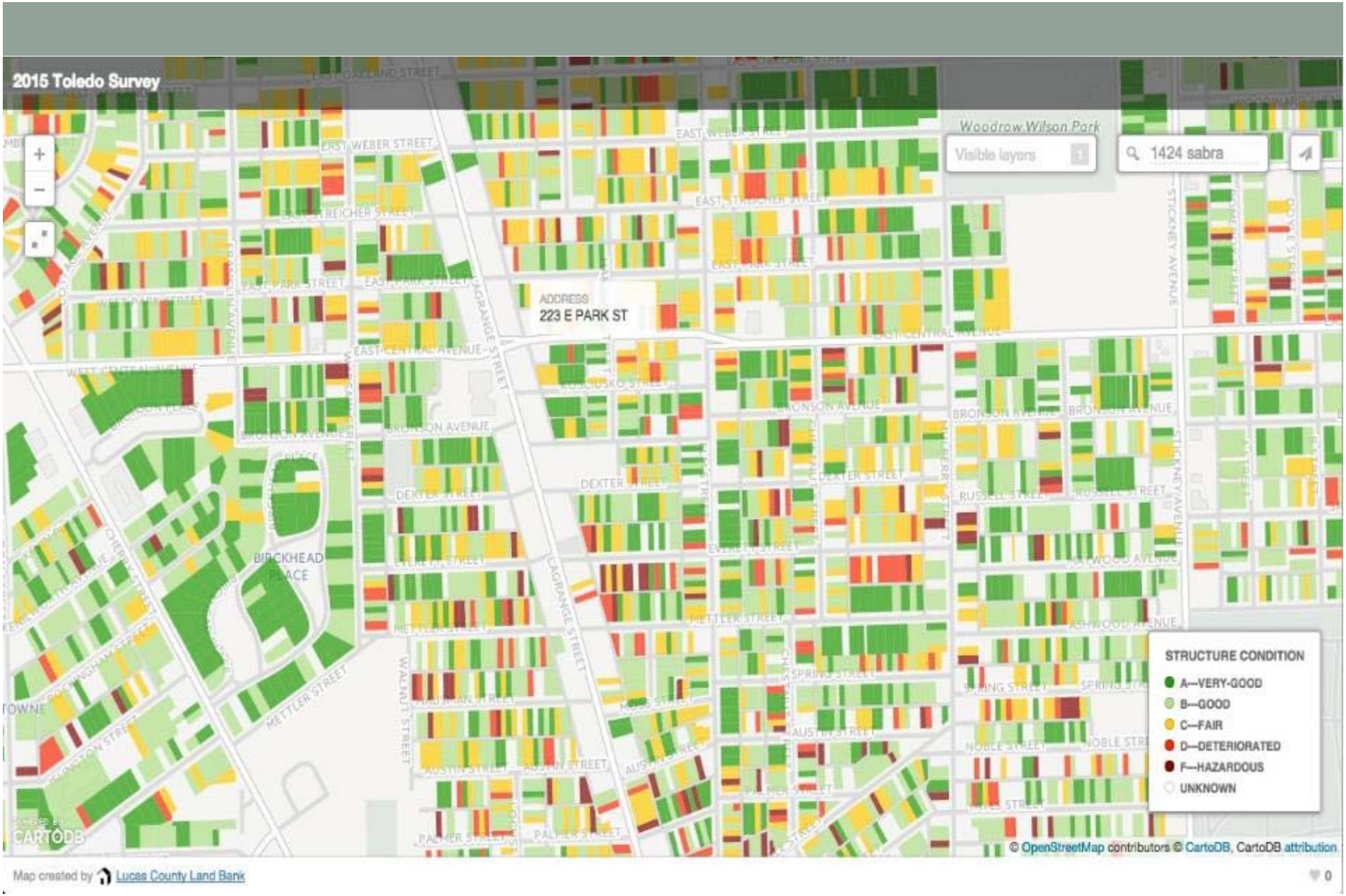

Map created by Lucas County Land Bank

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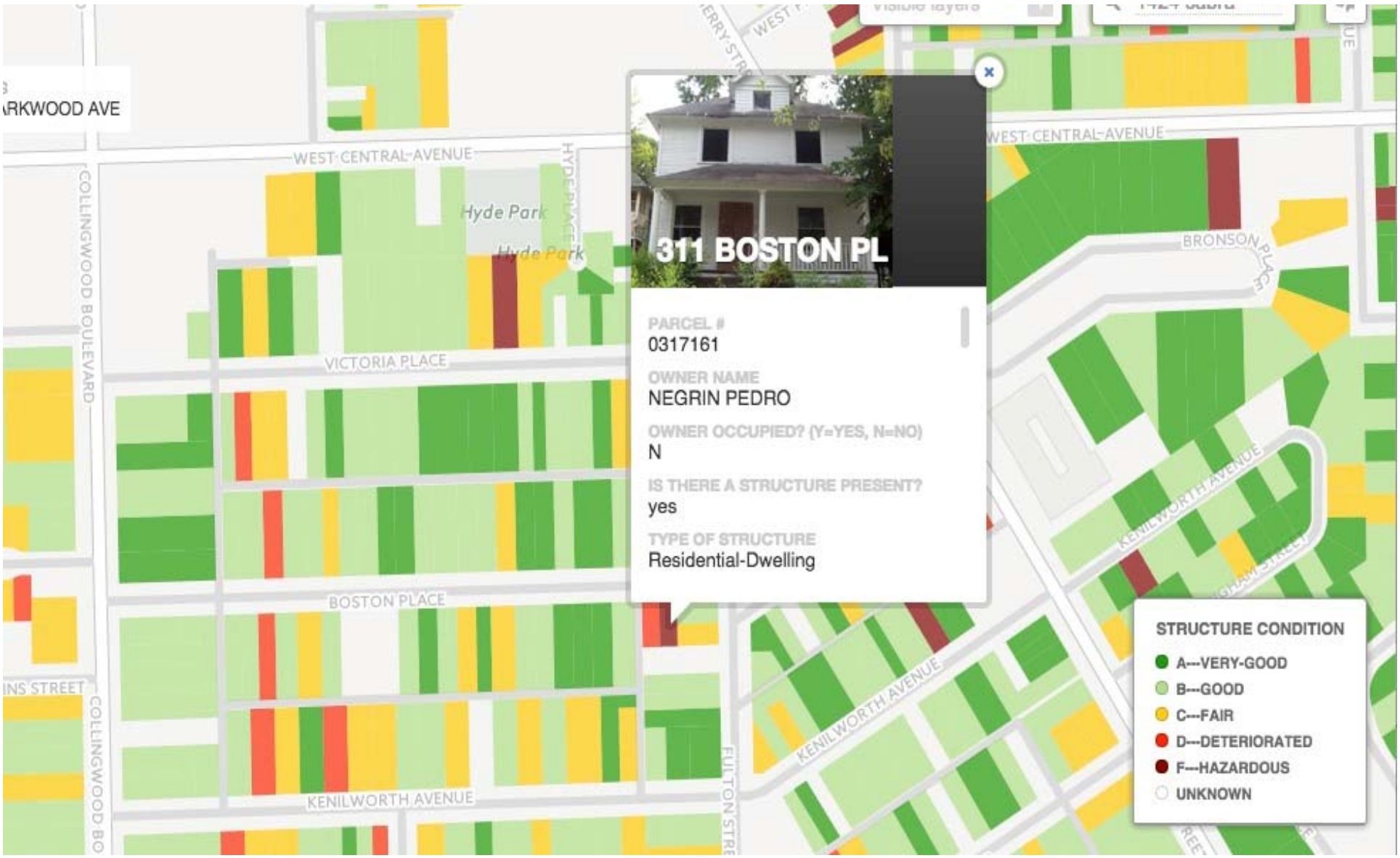

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Next Steps

- Under Phase Two, the Land Bank will continue to work with our partners to create **mapping tools** and showcase the information collected

- Soon, updated **County property information** will be integrated into the system

- Once the mapping tools are completed, the Land Bank will be reaching out to our **neighborhood partners**
  - Neighborhood Reports will be made available to every part of the community

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PHASE THREE – ONGOING ACTION!

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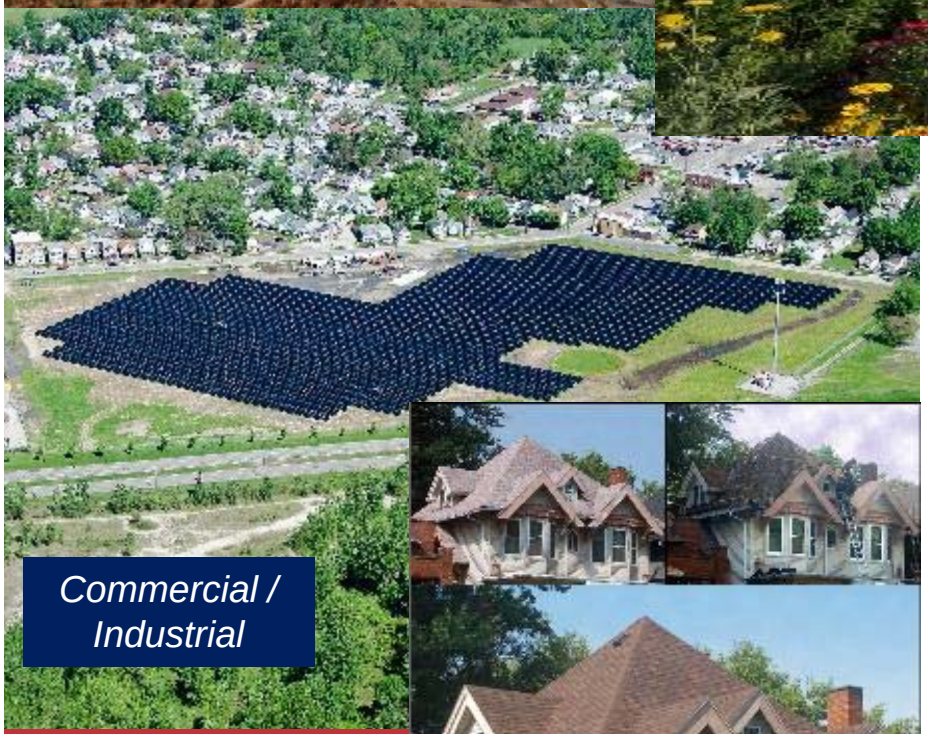

HERITAGE HOME PROGRAM

THE BLADE

One of America's Great Newspapers

Published: Monday, 3/2/2015

Residential Renovation

Land bank adds to mission as houses restored to glory

Fixer-uppers go private, strengthen neighborhoods

BY MARK REITER
BLADE STAFF WRITER

When Leitha Sackmann first walked into the abandoned white and green house on South Detroit Avenue, the walls in the bathroom had gaping holes from vandals who had stripped the copper plumbing.

The 60-year-old house is adjacent to the home that Mrs. Sackmann and her husband, Richard, have lived in for more than 30 years.

With its moldy walls and ceilings, the three-bedroom house was clearly a fixer-upper, but sat among homes valued at more than $40,000.

Leitha and Dick Sackmann show the kitchen they had renovated in the South Detroit Avenue house that they purchased from the Lucas County Land Bank.

Questions?

Learn more at

www.LucasCountyLandBank.org

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5th Floor, One Government Center

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