



City of East Cleveland
Master Plan

2003

Prepared by the Cuyahoga County Planning Commission

**CITY OF EAST CLEVELAND
MASTER PLAN**

2003

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2003

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Chapter One

Community Goals

“The future is not completely beyond our control. It is the work of our own hands.”

Robert F. Kennedy

OVERVIEW

The development of a master plan or comprehensive plan to provide guidance for land use decisions has been a common practice in cities throughout the United States for decades. However, in recent years, the rapidly changing demographic, social, and economic conditions faced by many communities has given way to the realization that a more up-to-date planning instrument that reflects current issues, concerns, and community goals, is clearly needed. The planning document for today’s changing communities must extend beyond just land use decisions to address the complex social and economic issues facing cities such as East Cleveland.

The first chapter of the East Cleveland Master Plan is the beginning of a comprehensive process designed to develop a unified vision of East Cleveland’s future and the steps that need to be undertaken to make that vision a reality. The initial step in this process involved seeking input from community stakeholders who live, work, and/or invest in East Cleveland. This input was instrumental in the development of a series of community goals.

WHAT ARE COMMUNITY GOALS?

Community goals are broadly worded statements that, together, express a vision of what a community desires to be in the long-term. Community goals can encompass such diverse issues as the provision of adequate housing, the enhancement of commercial areas, the retention and attraction of industrial development, the provision of infrastructure improvements, the delivery of human services, and the overall improvement of the quality-of-life for city residents.

Community goals also act as a guide for future decision making, providing broad direction to the Mayor’s Office, City Council members, the Planning Commission, the Zoning Board of Appeals, other City officials, and City Departments on major issues facing the community. Additionally, community goals can be a resource through which the private sector, such as landowners, developers, and business owners, can know the intentions of the City and be guided accordingly.

Because community goals are generally and broadly stated, it is necessary to identify the specific actions or steps needed to achieve those goals. This is accomplished through the development of objectives. Objectives are a series of specific tasks that need to be accomplished in order to achieve a specific goal. This chapter introduces a series of community goals that are based on the needs outlined by community stakeholders who live, work, and/or invest in East Cleveland. Objectives for each of the goals listed will be more fully developed in later chapters.

WHY SHOULD A COMMUNITY DEVELOP COMMUNITY GOALS?

A community should develop community goals for a number of reasons. The most common reason to develop community goals is to establish a clear vision of what the community wants to be and the steps that need to be taken to get there. Communities also develop community goals as a way to begin to approach complex problems and issues that affect the community or as a way to manage the inevitable demographic, social, and economic changes that occur over time.

Every community is continually affected by the processes of change, both within and outside of its boundaries. Over the past several decades, demographic, social, and economic trends have had a profound impact on the City of East Cleveland. At times, the negative consequences of these changes may seem to outweigh the positive consequences; the external forces affecting the city and its residents may seem to be beyond the direct control of the city policy makers. Nonetheless, it is important to identify and focus on the challenges facing the city and to confront them. Developing a clear vision of what the future of East Cleveland should be, through the development of community goals and the use of proper planning tools, are techniques to use to begin the process of managing change. By taking a proactive stance, the City of East Cleveland will be better positioned to create opportunities for a better future.

EAST CLEVELAND COMMUNITY GOALS**The Process**

The development of community goals was the initial step in the preparation of the East Cleveland Master Plan. The development of these goals was an essential part of the process because the goals will establish the basic framework and direction for the remaining components of the Plan. The process of community goal development focused primarily upon gathering input from community stakeholders who live, work, and/or invest in East Cleveland. This information was gathered through both community meetings and surveys.

A Town Meeting, held in March, 1994 at the East Cleveland Public Library, launched the East Cleveland Master Plan. The purpose of this meeting was to solicit the perspectives of residents, merchants and other business people, social service and housing providers, institutional representatives, and City officials concerning community strengths, needs, and priorities.

When the Town Meeting was held, the City of East Cleveland was in the process of applying to the U.S. Department of Housing and Urban Development (HUD) for funding and designation as an “Enterprise Community”. In conjunction with the Enterprise Community application process, a series of six public meetings were held in March and April, 1994 at the East Cleveland Community Theatre, the East Cleveland Public Library, and the Martin Luther King, Jr. Civic Center. Issues raised at these six meetings paralleled those discussed at the Town Meeting and supplemented the information gathered specifically for the East Cleveland Master Plan.

In addition, information gathered from two surveys augmented the responses collected at the meetings. The first survey was a business survey distributed to selected East Cleveland businesses in May, 1994. East Cleveland business owners were asked to provide general information about their respec-

tive businesses and give their opinions regarding the business climate in the city. The results of this survey are contained in *Appendix 8-E*. The second survey was a citywide residential survey distributed to a random sample of residents in February, 1995. Residents were asked to evaluate quality-of-life issues in East Cleveland, such as city services, shopping, housing, recreation, and transportation. The same residential survey was completed in August, 1997 by residents who attended a Community Development Block Grant program public hearing held during a weekend community festival in Forest Hill Park. The results of the residential survey, which totaled 320 responses, is contained in *Appendix 1-A*.

Summary of Public Meetings and Surveys

Strengths

Attendees at the public meetings were asked the question “*What are East Cleveland’s strengths?*”. The responses given by residents during the series of public meetings are summarized in *Exhibit 1-1*. The full responses to this question are illustrated in *Appendix 1-B*.

Exhibit 1-1
Strengths
People of East Cleveland Geographic location of the city Governmental representation/city services Physical/environmental/financial assets Housing stock Community organizations/programs

The strengths expressed during the series of public meetings also appeared in many of the responses to the residential surveys. These strengths are a foundation that can be built upon to make East Cleveland a better place to live, work, and raise a family.

Needs

Attendees at the public meetings were also asked the question “*What are East Cleveland’s needs?*”. The responses given by residents during the series of public meetings are summarized in *Exhibit 1-2*. The full responses to this question are illustrated in *Appendix 1-C*.

Exhibit 1-2
Needs
Economic development/job creation Job training/education Affordable housing/housing issues Infrastructure repair/improvements Community image Commercial/retail development Public safety/crime prevention Health issues and needs Child/youth issues and needs Community/family values Increased communication Open space/recreation Government functions

The needs expressed during the series of public meetings also appeared in the responses to the business and residential surveys. These needs form the basis for the development of community goals for East Cleveland.

Development of Community Goals

Based upon comments, suggestions, and concerns received from both the attendees of the series of public meetings and the respondents of the business and residential surveys, the Cuyahoga County Planning Commission outlined the following series of primary community goals:

- ✓ Strengthen employment and economic development opportunities.
- ✓ Maintain and revitalize neighborhoods.
- ✓ Provide a suitable living environment.
- ✓ Develop and strengthen community-based partnerships.

- ✓ Enhance the management of city government.
- ✓ Improve community image.

Accompanying each of these primary goals is a series of secondary goals that further refine the concept set forth in the respective primary goal.

Strengthen Employment and Economic Development Opportunities
Revitalize and expand the light industrial base of the city by retaining current businesses and attracting additional businesses to East Cleveland.
Encourage economic development strategies that: <ol style="list-style-type: none"> 1) Create decent paying jobs for residents; 2) Expand the tax base of the city; and 3) Enhance focal points of activity for commercial and industrial businesses.
Improve and maintain the accessibility and infrastructure of the community for manufacturers, merchants, employees, and residents.
Identify educational and job training opportunities to meet the needs of residents and the business community.
Ensure that residents and employees have an effective public transit system to serve their needs.
Maximize opportunities for linkages with employers and institutions in East Cleveland and surrounding areas, such as University Circle.
Maintain and Revitalize Neighborhoods
Provide clean, attractive retail stores and services that meet the needs of the residents and the business community.
Offer a variety of housing choices to keep existing residents and attract new residents to the City of East Cleveland.
Emphasize strategies that increase homeownership opportunities.
Maintain, reuse, and revitalize both the existing building stock and the vacant land in the city through a variety of public and private initiatives.
Maintain and rehabilitate existing infrastructure (streets, sidewalks, curbs, street lighting, water lines, sanitary sewers, parking lots, and city facilities).
Maintain and improve the physical appearance and use of park and recreation areas.
Provide a Suitable Living Environment
Develop and implement strategies and programs to strive for a safe, crime-free, drug-free, gang-free environment throughout the city.
Provide a clean and attractive city for everyone to enjoy.
Promote an environmentally safe city through responsible development and responsive enforcement.

Develop and Strengthen Community-Based Partnerships
Encourage local institutions (public and private) to continue to improve their commitment and effectiveness to the community.
Ensure that residents feel a sense of belonging to their neighborhood and their community.
Increase citizen involvement.
Capitalize on existing community assets such as institutions, organizations, and facilities to build a network that encourages interaction among people every day.
Establish and support constructive educational, cultural, social, and recreational opportunities for residents of all ages.
Encourage residents, businesses, institutions, and city government to work together to develop solutions to common problems.
Enhance Management of City Government
Increase the efficiency of City Hall departments.
Maximize employee contact with all segments of the community by building opportunities for positive interaction on programs and services.
Facilitate communication and coordination among city departments, boards, and commissions.
Improve communication between city government, residents, the business community, and local institutions.
Develop working relationships with surrounding communities and county departments to maximize coordination for projects that have common impacts.
Promote progressive and responsive leadership at all levels of city government.
Improve Community Image
Improve the image and identity of the residential, commercial, and industrial areas through public right-of-way improvements, attractive street amenities, landscaping, well-designed building rehabilitation, and new construction projects.
Market East Cleveland internally as well as externally.
Promote fairness and respect for everyone, foster a sense of pride in the community, celebrate diversity, and work to strengthen civic values.

Appendix One

Community Goals

Appendix 1-A, East Cleveland Quality of Life Survey (Residential Survey), 1995 and 1997, 320 Total Responses**1. How long have you lived in the City of East Cleveland?**

- 13 - Less than 1 year
- 44 - 1 to 4 years
- 44 - 5 to 9 years
- 217 - 10 or more years
- 1 - Multiple response
- 1 - No response

2. Do you own or rent your current home?

- 165 - Own
- 146 - Rent
- 2 - Multiple response
- 7 - No response

3. In what type of housing do you currently reside?

- 156 - Single-family home
- 97 - Two-family home
- 35 - Low-rise apartment (3 stories or less)
- 22 - High-rise apartment (4 stories or more)
- 6 - Multiple response
- 4 - No response

4. What type of housing programs would you like to see offered/continued in East Cleveland? (please check all that apply)

- 240 - Low interest loan programs to help residents fix up their homes
- 178 - Weatherization programs
- 192 - Paint programs
- 197 - Programs for first time buyers to purchase a home
- 195 - New housing construction on vacant lots
- 181 - Stricter housing code enforcement to keep up neighborhoods
- 140 - Workshops to learn how to repair my home
- 128 - Workshops on budgeting, planning for home maintenance, and contracting repairs
- 139 - A tool loan program where I could borrow tools to repair my home myself
- 131 - A program to make it easier to purchase home insurance
- 13 - Other programs

(continued on following page)

Appendix 1-A (continued)

5. On average, over the course of a year, how frequently do you, or members of your household, use the following recreational facilities in the City of East Cleveland? (please check all that apply)

Facility	Once a week or more	Once or twice a month	Less than once a month	Never	Multiple Response	No Response
Martin Luther King, Jr. Civic Center	25	28	57	103	3	104
Parks						
Forest Hill Park	98	70	84	34	6	28
Pattison Park	10	11	29	128	2	140
Superior Hill	40	20	50	102	4	104
Tot Lots						
Dalemont	7	2	19	162	1	129
Wadena	6	3	17	158	2	134
Scioto	8	4	19	160	0	129
Mann Avenue	9	6	17	156	1	131
Hawley	3	3	15	165	2	132
Coit	11	10	16	150	1	132
Other	4	1	5	56	2	252

6. How could the City improve the recreational facilities? (please check all that apply)

84 - Need a park/playground closer to my house

217 - Better maintenance of grounds is needed at existing recreation facilities

163 - Equipment needs to be repaired/replaced at existing recreation facilities

150 - Parks/playgrounds are not safe

221 - Need more structured activities/programs for children and youth at existing recreation facilities

47 - Other improvements needed

7. Which items do you usually purchase in the City of East Cleveland? Which items do you usually purchase outside the City of East Cleveland? (please check all that apply)

Items	Purchase in East Cleveland	Purchase outside East Cleveland	Purchase Inside and Outside East Cleveland
Supermarket shopping/groceries	99	167	29
Convenience store goods	139	93	11
Prescriptions/drug store items	178	88	13
Ladies/mens/childrens clothing	56	193	16
Ladies/mens/childrens shoes	65	183	16
Furniture/housewares	43	206	9
Hardware/building/home improvement supplies	74	167	14
Gasoline/auto repair	168	72	24
Tires/batteries/oil/automotive supplies	82	152	17
Restaurant (dine in)	62	182	17
Restaurant (carry out or fast food)	160	73	38
Nightclubs	43	127	16
Barber shop/beauty shop/hair stylist	113	134	12
Drycleaners/laundromat	144	108	11
Doctor/Dentist	84	185	7
Bank/credit union	111	143	16

(continued on following page)

Appendix 1-A (continued)

8. If you do not usually purchase the above items in the City of East Cleveland, why not? (please check all that apply)

- 172 - Selection is limited
- 137 - Prices are too high
- 131 - Quality of merchandise is poor
- 54 - Store hours are inconvenient
- 47 - Store does not have enough parking
- 126 - Safety/security concerns
- 132 - Store/service is not available in East Cleveland

9. Where do you shop for the items that you usually purchase outside the City of East Cleveland?

Not tallied.

10. Are there any additional types of stores that you would like to see move into East Cleveland? (please specify)

Types of Stores	Responses	
	Number	Percent of All Responses
Food store/grocery store/supermarket	48	15.0%
Family restaurant	24	7.5%
Hardware store/building supply store/home improvement store	21	6.6%
Discount/variety store	20	6.3%
Department store/ladies/mens/childrens/ clothing store	14	4.4%
All other responses	51	15.9%

11. Please indicate your level of satisfaction with the following items by checking the appropriate response.

Item	Overall Rating	Satisfied	Somewhat Satisfied	No Opinion	Somewhat Dissatisfied	Dissatisfied
a. Police protection	3.17	66	90	20	58	57
b. Fire protection	4.29	167	68	35	10	9
c. Garbage removal	3.96	128	91	14	29	22
d. Snow removal	3.08	67	79	13	65	63
e. Condition of city streets and sidewalks	2.19	15	59	9	83	117
f. Adequacy of streetlighting	2.96	56	71	20	63	66
g. East Cleveland Public Library	4.43	182	66	20	8	8
h. East Cleveland Public School System	3.47	78	84	32	40	36
i. Availability of cultural activities	3.10	48	69	63	46	46
j. Condition of parks and playgrounds	2.62	36	64	21	74	84
k. Recreational activities for children	2.52	24	52	44	76	78
l. Recreational activities for teens	2.37	23	42	45	61	99
m. Availability of shopping	2.72	32	74	25	70	72
n. Variety of stores	2.74	36	67	37	71	70
o. Selection of merchandise	2.56	26	53	36	78	72
p. Affordability of housing	2.85	39	60	59	56	61
q. Condition of housing	2.23	18	44	26	78	105
r. Availability of public transportation	3.91	122	74	47	20	20
s. Convenience of public transportation	3.97	118	81	40	17	17
t. Availability of residential parking	3.21	60	78	45	48	46
u. Availability of parking in commercial areas	3.33	62	68	56	55	25
v. Availability of medical services	3.45	65	83	65	35	27
w. Availability of day care services	3.38	47	59	121	23	15
x. Neighborhood condition (such as the condition of surrounding homes, cleanliness of street, etc.)	2.35	32	53	13	65	117
y. Neighborhood safety	2.33	23	54	15	63	106

(continued on following page)

Appendix 1-A (continued)

12. In a series of community meetings held last spring, residents said that they would like to see a stronger “notion of downtown”. What area would you say seems to be the main downtown area in East Cleveland? (please pick one area)

- 194 - Area around Euclid and Superior
- 31 - Euclid Avenue around the East Cleveland Public Library and the East Cleveland Theatre
- 67 - Euclid Avenue around East Cleveland City Hall and the Windermere Rapid Station
- 18 - Area around Euclid and Taylor
- 36 - Hayden Avenue
- 5 - Other
- 42 - No response

13. What do you like about living in the City of East Cleveland?

Narrative response (data available)

14. What don't you like about living in the City of East Cleveland?

Narrative response (data available)

15. How much longer do you plan to live in East Cleveland?

- 60 - 1 year or less
- 64 - 2-4 years
- 40 - 5-9 years
- 97 - 10 years or more

16. Which category best describes your age group?

- 1 - Under 21
- 10 - 21-24
- 41 - 25-34
- 86 - 35-44
- 57 - 45-54
- 57 - 55-64
- 53 - 65 or older
- 5 - Multiple response
- 10 - No response

17. Are you

- 83 - Male
- 214 - Female
- 8 - Multiple response
- 15 - No response

(continued on following page)

Appendix 1-A (continued)

18. Which category best describes your household?

- 161 - Single
- 69 - Married couple, one income
- 64 - Married couple, two incomes
- 8 - Multiple response
- 18 - No response

19. Do you have children/grandchildren (under age 18) who live with you?

- 137 - Yes
- 158 - No
- 2 - Multiple response
- 23 - No response

20. Are you retired?

- 87 - Yes
- 214 - No

The City of East Cleveland is planning to hold several meetings to help plan for the future of our city and to inform residents about the results of specific studies that will be done for the Master Plan.

21. What public meeting place(s) would be best for you to attend these meetings? (please check all that apply)

- 155 - Martin Luther King, Jr. Civic Center
- 181 - East Cleveland Public Library
- 66 - East Cleveland Theatre
- 65 - Helen S. Brown Senior Center
- 114 - East Cleveland City Hall
- 15 - Other meeting place
- 9 - No response

22. What time(s) would be best for you to attend a public meeting? (please check all that apply)

- 49 - Weekday mornings
- 44 - Weekday afternoons
- 130 - Weekdays between 5:00 p.m. and 7:00 p.m.
- 107 - Weekday evenings, after 7:00 p.m.
- 62 - Saturday mornings, before noon
- 81 - Saturday afternoons
- 12 - Other day or time
- 11 - No response

Thank you for completing this questionnaire.

Appendix 1-B, What are East Cleveland’s Strengths? (Resident Responses from Public Meetings)	
<p>People of East Cleveland</p> <ul style="list-style-type: none"> ✓ Committed citizenry ✓ Can do attitude ✓ Combined willingness ✓ Experience of long-term residents ✓ Dreams of citizens to have better city ✓ Citizen pride ✓ Manpower available to train or implement programs ✓ History of city/strong identity <p>Government Representatives/City Services</p> <ul style="list-style-type: none"> ✓ Mayor/Council ✓ Minority representation in government ✓ Accessibility of local officials ✓ Fire department ✓ Police response time <p>Housing Stock</p> <ul style="list-style-type: none"> ✓ Housing stock; quality built ✓ Start of first new housing construction in many years ✓ Affordable housing for persons and families starting out <p>NOTE: Items are not in priority order</p>	<p>Physical/Environmental/Financial Assets</p> <ul style="list-style-type: none"> ✓ Parks/playgrounds ✓ Available land ✓ School system ✓ Rapid transit line and bus service ✓ Transportation network of north/south/east/west streets ✓ Railroad Lines ✓ Community activities (community theater, civic center, library) ✓ Meridia Huron hospital ✓ Environmentally clean city ✓ Tax base <p>Community Resources</p> <ul style="list-style-type: none"> ✓ Church network; facilities strategically located ✓ Grassroots community programs ✓ Senior citizen program ✓ Nonprofit organizations ✓ Domestic violence program <p>Geographic Location of the City</p> <ul style="list-style-type: none"> ✓ Small size of city (more manageable) ✓ Location as close-in suburb ✓ Close to University Circle
<p>SOURCE: Responses of meeting attendees, City of East Cleveland Enterprise Community Program Application Meeting, held Saturday, March 12, 1994, 10:00 A.M.-12:00 Noon, East Cleveland Community Theater</p>	

Exhibit 1-C, What are East Cleveland's Needs? (Resident Responses from Public Meetings)

Economic Development/Job Creation

- ✓ More industry/jobs
- ✓ Big/small industry
- ✓ Not minimum wage jobs
- ✓ Need funding for small business (start up, renovation)
- ✓ Job bank to match workers
- ✓ Need to work with Environmental Protection Agency (EPA) to clean up the area around Ivanhoe
- ✓ Need to work with community leaders to approach banks (to lend to residents/businesses)

Job Training/Education

- ✓ More job training, especially vocational training for young adults
- ✓ Job apprenticeship program
- ✓ More commitment of local employers to job training

Affordable Housing/Housing Issues

- ✓ More home owners
- ✓ Incentives to attract homebuyers
- ✓ More rehabilitation
- ✓ More money to fix homes
- ✓ Housing demolition, if necessary
- ✓ Shelter for violent crime victims
- ✓ Homeless shelter
- ✓ Review residential parking needs
- ✓ Overcrowded conditions/too many people living in some houses
- ✓ Need site improvements on lots; i.e. pave some vacant lots for parking, landscape others
- ✓ Need program to clean-up vacant lots
- ✓ Need to attract developer for the residential development of large tracts of vacant land
- ✓ Need to look at incentives (i.e. low interest loans, tax abatement, land assembly) to attract residential developers
- ✓ Need to work with community leaders to approach banks (to lend to residents/businesses)
- ✓ Need to utilize Community Reinvestment Act (CRA) requirements placed on banks by the Federal government

Infrastructure Repair/Improvements

- ✓ Street pavement repair
- ✓ Sidewalk improvements
- ✓ Better street lighting
- ✓ Sewer improvements
- ✓ Repair school buildings
- ✓ New city building
- ✓ Need location to take trash and bulk items now that residents can't take it to the transfer station

Community Image

- ✓ Need better image of city
- ✓ Change image of city
- ✓ Identify East Cleveland on highway signs
- ✓ Commercial/Retail Development
- ✓ Better food shopping
- ✓ Hardware/home improvement store
- ✓ Hotel
- ✓ Commercial development along the Euclid corridor
- ✓ Stronger notion of a downtown
- ✓ Moratorium on strip malls
- ✓ Review of commercial parking needs
- ✓ Need site improvements on lots; i.e. pave some vacant lots for parking, landscape others
- ✓ Need to rehabilitate the structures that can be rehabilitated
- ✓ Need program to clean-up vacant lots

Public Safety/Crime Prevention

- ✓ More police protection
- ✓ More quality police visibility in neighborhoods
- ✓ More jail space
- ✓ More enforcement by police
- ✓ More citizen involvement with police
- ✓ Community policing
- ✓ Stop violence
- ✓ Stop drug dealers

(continued on following page)

Appendix 1-C (continued)

Health Issues and Needs

- ✓ Drug prevention awareness
- ✓ Drug treatment programs
- ✓ Teen pregnancy (prevention)

Child/Youth Issues and Needs

- ✓ Social service programs for juveniles
- ✓ Social service programs for victims of child abuse
- ✓ More sense of belonging for youth
- ✓ Reinstate funds for Social Service Block Grant from the State of Ohio for child care
- ✓ Invest in youth education and recreation programs
- ✓ Programs for young (especially girls)
- ✓ Productive places for youth to go

Community/Family Values

- ✓ More pride is needed
- ✓ Foster sense of ownership/responsibility
- ✓ Stronger "family"
- ✓ Put God first
- ✓ Prayer
- ✓ Commitment to change
- ✓ Citizen empowerment

Increased Communication

- ✓ More communication between City Hall and the community
- ✓ "An ear" by city hall for community
- ✓ East Cleveland newspaper/newsletter
- ✓ Need to take community input into consideration
- ✓ Need to implement what the community plans
- ✓ Need to market/get word out for the plan; contact churches, street clubs, cable station
- ✓ Need to reorganize/reactivate street clubs

Open Space/Recreation

- ✓ Improve small playgrounds
- ✓ Structured activities (youth/families/seniors) at MLK Center; churches; schools
- ✓ Outdoor swimming pool is needed
- ✓ Need additional facilities
- ✓ Need centers conveniently located for everyone
- ✓ Improve condition of parks
- ✓ Pond in Forest Hills Park has no water
- ✓ Need more activities and programs/new types of programs to expose youth to new sports and activities
- ✓ Availability of supervision for youth participating in recreation programs

Government Functions

- ✓ More health inspectors for markets
- ✓ Need local health department
- ✓ Residency rule for city workers
- ✓ Improve city vehicles (service department)
- ✓ Better utilization of civic center
- ✓ Good planning commission
- ✓ Adhere to regulations
- ✓ Set up central location for social service groups
- ✓ Document employee recruitment efforts
- ✓ Need drug testing for City employees/school system employees

NOTE: Items are not in priority order

SOURCE: Responses of meeting attendees, City of East Cleveland Enterprise Community Program Application Meeting, held Saturday, March 12, 1994, 10:00 A.M.-12:00 Noon, East Cleveland Community Theater

Chapter Two

Demographics

INTRODUCTION

Demographic analysis is an essential part of a comprehensive plan for a community. Identification of the current demographic and socio-economic characteristics of East Cleveland, communities surrounding East Cleveland, and the Cleveland metropolitan region are vital, both for understanding the community and providing information that can be utilized for making policy decisions.

This chapter provides a profile of East Cleveland on a variety of demographic and socio-economic characteristics, such as population, households, racial composition, income and employment, and tax revenue. Past trends for selected data are included when applicable. For comparison purposes, data is also presented for Cuyahoga County and the nearby communities of Cleveland, Cleveland Heights, Euclid, Shaker Heights, and South Euclid.

Additional demographic and socio-economic data is included in *Chapter 5 - Housing Plan*, *Chapter 6 - Quality of Life*, *Chapter 7 - Park and Recreation Analysis*, *Chapter 8 - Commercial/Industrial Market Analysis*, and *Chapter 9 - Parking Analysis*.

POPULATION AND HOUSEHOLD CHARACTERISTICS

Population Change

The U.S. Census showed that during 1930 through 1970, the population of East Cleveland remained steady in the 38,000 to 40,000 range (*see Appendix 2-A*). In the past thirty years however, East Cleveland has been losing population at an accelerating rate. Since 1970, the population has declined by 31%. According to the U.S. Census, the population in 2000 was 27,217.

The changing population characteristics experienced in East Cleveland reflect a combination of local, regional, and national trends. Locally, the changing racial and ethnic patterns occurring in the city, especially those occurring between 1950 and 1970, played an important role in the changing demographics of East Cleveland. Regionally, inner-ring cities such as East Cleveland have continued to experience an outmigration of population to communities near the edges of Cuyahoga County and into adjacent counties. At the national level, the tendency toward smaller family sizes has been continuing for several decades not only in East Cleveland, but in communities throughout the country.

In comparison to East Cleveland, the populations in the surrounding communities of Cleveland Heights, Euclid, Shaker Heights, and South Euclid, as well as in Cuyahoga County as a whole, continued to grow until the 1960s and 1970s. After that period, the population began to decline in these five communities, as well as in the county as a whole. Cleveland, which sustained a 48% loss in population that began in the 1950s and has continued to the present, was the exception.

Birth and Death Rates

Annual birth and death rates are based on the number of live births or deaths per 1,000 persons. During the period 1990-1999, the average annual birth rate in East Cleveland has steadily declined from about 20 per 1,000 persons to about 13 per 1,000 persons. During the same period, the average annual

birth rate in Cuyahoga County declined from about 16 per 1,000 persons to about 13 per 1,000 persons (*see Appendix 2-B*).

During the period 1990-1999, the average annual death rate in East Cleveland ranged from about eight to ten per 1,000 persons. During the same period, the average annual death rate in Cuyahoga County consistently remained in the range of ten to eleven per 1,000 persons.

Population Density

East Cleveland, with a land area of about three square miles and a 2000 population of just over 27,000, is, at 8,751 persons per square mile, one of the most densely settled communities in Cuyahoga County. Only Lakewood, the first suburb to the west of Cleveland, has a higher population density than East Cleveland.

In comparison, the surrounding communities of Cleveland, Cleveland Heights, Euclid, Shaker Heights, and South Euclid have a population density approximately 30% to 40% lower than East Cleveland, while Cuyahoga County as a whole has a density almost two-thirds lower (*see Appendix 2-C*).

Age and Gender Composition

The rise in life expectancy and the aging “baby boom generation”— those persons born after World War II through 1965 – have affected the increase in the median age over the last several decades at both the national and local levels. In East Cleveland, the median age rose from 28.3 in 1970 to 33.9 in 2000. In comparison, the median age in Cuyahoga County was 29.7 in 1970 and 37.3 in 2000.

Overall, the population of East Cleveland is younger than Cuyahoga County as a whole (*see Exhibit 2-1 and Appendix 2-D*). Between 1980 and 2000, almost one-third of the population of East Cleveland has been consistently age 19 and under, compared to 29% to 27% of the countywide population. In contrast, East Cleveland has lost a significant number of residents age 20-34. Between 1980 and 2000, the number of residents age 20-34 in East Cleveland decreased from just under 15,000 to just under 9,000. Finally, the percentage increase in the number of East Cleveland residents age 65 and over has been much lower than countywide. From 1980 to 2000, the number of East Cleveland residents age 65 and over has increased 6% from about 3,400 to 3,600, compared to 13% countywide (192,000 to 217,000).

The percentages of male and female residents, within separate age groups, have remained relatively steady over the period 1970-2000 (*see Appendix 2-E*). As of 2000, the percentage of female residents increased steadily with age, representing about one-half of the population for persons age 19 and under, more than 55% of the population by the 25-34 age group, 60% of the population by the 55-64 age group, and two-thirds of the population for the 75 and over age group.

Number of Households

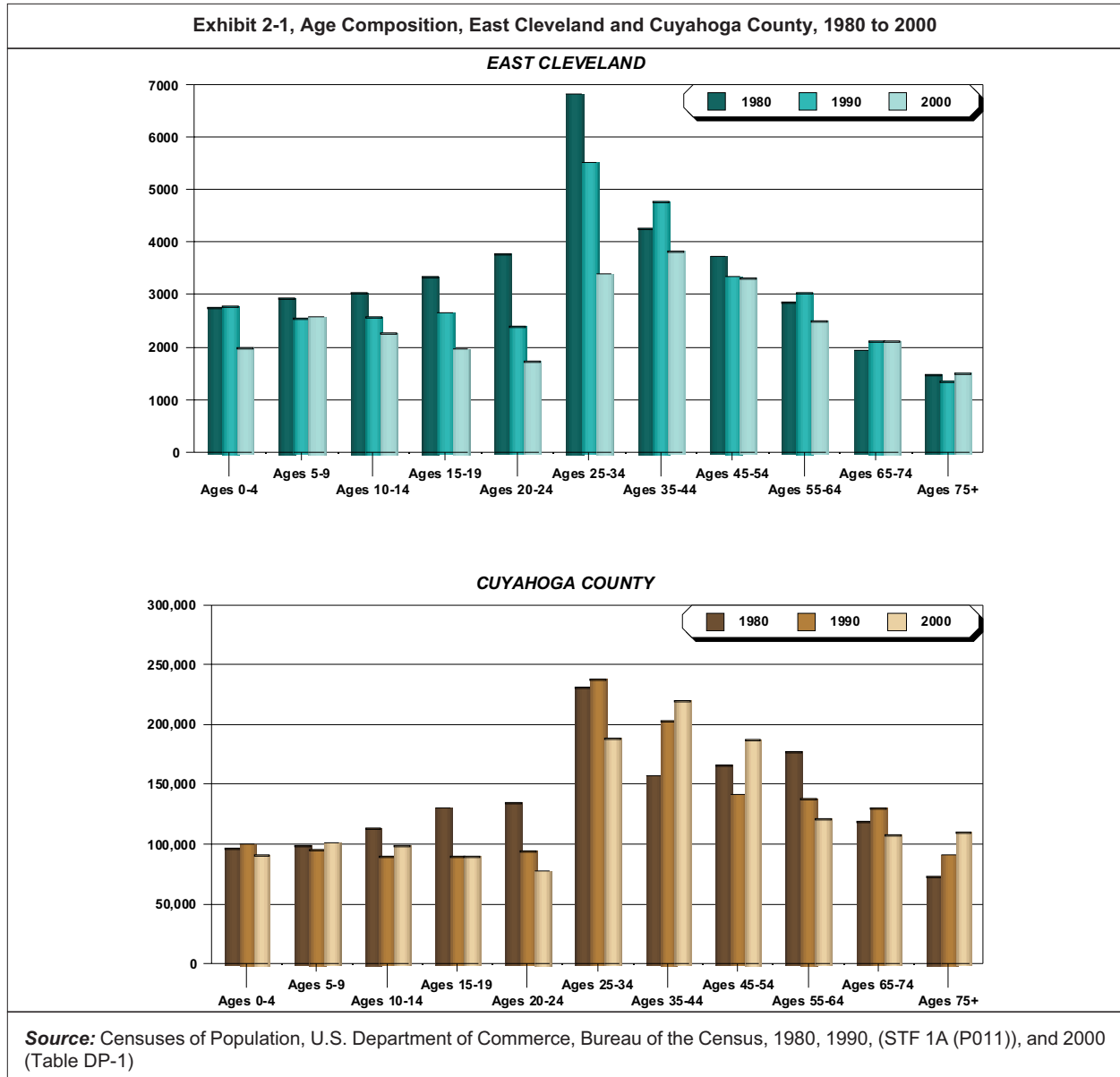
The total number of households in East Cleveland continued to grow until 1980, when there were 14,853 households living in the city. Between 1980 and 2000, the number of households in East Cleveland declined 23% to 11,210. During the same period, the number of households in Cleveland decreased by a similar percentage. In contrast, the number of households in the surrounding commu-

nities of Cleveland Heights, Euclid, Shaker Heights, and South Euclid, as well as Cuyahoga County as a whole, remained virtually unchanged during the period 1980 to 2000 (*see Appendix 2-F*).

Household Size

The steady decline in the number of persons per household in East Cleveland, from 2.68 persons in 1970 to 2.39 persons in 2000, reflected primarily the increase in the number of one-family households seen both regionally and nationally. During the period 1970 to 2000, the 11% decline in persons per household in East Cleveland was significantly less than the 17% to 25% decrease in surrounding communities and countywide, generally due to the presence in East Cleveland of a greater number of children (*see Appendix 2-G*).

Exhibit 2-1, Age Composition, East Cleveland and Cuyahoga County, 1980 to 2000



In terms of household size, about one-quarter of all households in East Cleveland in 2000 were comprised of three or four persons, which is similar to the figure for Cuyahoga County (*see Appendix 2-H*). The contrast between households in East Cleveland and Cuyahoga County occurred in the percentage of one- and two-person households. In 2000, 38% of all households in East Cleveland had one person, compared to 33% countywide, and 26% of all households in East Cleveland had two persons, compared to 31% in Cuyahoga County.

For families, the number of persons has not changed significantly over the past thirty years. In 1980, the number of persons per family in East Cleveland was 3.27, compared to 3.20 in 2000. During the same period for Cuyahoga County, the number of persons per family decreased from 3.23 to 3.06.

Household Type

When specific types of households are examined, several trends within the overall decline in the number of households in East Cleveland are clear (*Appendix 2-I*). The total number of families, defined by the U.S. Census Bureau as a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption, decreased in East Cleveland from about 8,200 in 1990 to 6,400 in 2000. As of 2000, 57% of all households in East Cleveland were family households, compared to 62% in Cuyahoga County. According to the 2000 Census, of these family households in East Cleveland, 2,380 were married couples, 826 of whom had children under the age of eighteen. In comparison, 4,039 were single heads of household, 2,372 of whom had children under the age of eighteen.

Nonfamily households, defined by the U.S. Census Bureau as a householder living alone or with nonrelatives only, decreased in East Cleveland from about 5,150 in 1990 to 4,800 in 2000. This 7% decline however, was much less than the 16% decrease in total households during the same period. As of 2000, 43% of all households in East Cleveland were nonfamily households, compared to 38% in Cuyahoga County.

In 2000, households with one or more persons age 65 or older represented 25% of all households in East Cleveland, compared to 27% of all households in Cuyahoga County.

Racial Composition

Like many older, urban communities across the country, East Cleveland has witnessed dramatic changes in the racial and ethnic composition of its residents. In 1950, the population of East Cleveland was less than 1% non-white and was still only 2.4% non-white in 1960 (*see Appendix 2-J*). The term non-white was used by the U.S. Bureau of the Census in 1950 and 1960 and included all races other than white.

W. Dennis Keating, Professor of Law and Urban Planning, Cleveland State University and author of *The Suburban Racial Dilemma, Housing and Neighborhoods*, stated “In the decade spanning 1960 to 1970, however, East Cleveland and the composition of its population changed dramatically. A period of racial transition fueled by real estate blockbusting resulted in a proportional increase of the black population to 67 percent by 1970. During the 1970s, East Cleveland resegregated into a predominantly black suburb.”

Today, East Cleveland is the largest predominately African-American city in Cuyahoga County. Of the 27,217 residents living in East Cleveland according to the 2000 Census, more than 93% identified themselves as African-American, almost 5% identified themselves as White, and less than 1% identified themselves as American Indian and Alaska Native, Asian, Native Hawaiian and Other Pacific Islander, or Some Other Race. As part of the 2000 Census, a new response choice allowed persons to indicate that they were of “two or more races.” In East Cleveland, just over 1% of persons chose this response. Finally, in the 2000 Census less than 1% of residents indicated that they were of Hispanic or Latino origin, which could include persons of any race.

Place of Birth

As of 2000, 70% of East Cleveland residents (19,001 persons) were born in the State of Ohio. Another 27% (7,229 persons) were born elsewhere in the United States, less than 1% were born outside the United States (187 persons), and 3% (800 persons) were foreign born. For Cuyahoga County, the corresponding figures were 72% of residents born in the State of Ohio, 20% born elsewhere in the United States, 1% born outside the United States, and almost 7% foreign born.

INCOME AND EMPLOYMENT CHARACTERISTICS

Income

Household income and family income figures for 1989 and 1999 showed that incomes in East Cleveland remained lower than the surrounding communities of Cleveland, Cleveland Heights, Euclid, Shaker Heights, South Euclid, and Cuyahoga County. In addition, during the 1990's the income of households in East Cleveland declined further in comparison to other communities, because incomes did not increase faster than the rate of inflation (*see Exhibit 2-2*).

Household income refers to all of the households in a community, including households having only one person. In 1989, the median household income in East Cleveland was \$16,378. By 1999 that figure had risen to \$20,542. By adjusting the 1989 figure for inflation, the 1999 figure is \$714 below the amount that would be expected due to inflation. Incomes in nearby communities such as Cleveland Heights, Euclid, and Shaker Heights also struggled to improve faster than inflation. In comparison, median household incomes in Cleveland, South Euclid, and Cuyahoga County as a whole did outpace inflation over the ten-year period, with the gain ranging from \$1,500 to \$2,800 in household income by 1999.

Family income includes only households where a head of household lives with one or more persons who are related to the head of household by birth, marriage, or adoption. Family income figures are higher than household incomes, due to the frequency of two wage earners in the same household. In 1989, the median family income in East Cleveland was \$20,068. By 1999 that figure had risen to \$26,053, which is very close to the amount that would be expected due to inflation. In comparison, median household incomes in all nearby communities and Cuyahoga County as a whole outpaced inflation over the ten-year period, with the gain ranging from \$350 to \$6,200 in family income by 1999.

Exhibit 2-2, Median Household Income and Median Family Income, East Cleveland, Selected Communities, and Cuyahoga County, 1989 and 1999

Area	Median Household Income		Gain (Loss) Compared to Inflation, 1989-1999	
	1989	1999	Dollar Amount	Percent
East Cleveland	\$16,378	\$20,542	(\$714)	-3.4%
Cleveland	\$17,822	\$25,928	\$2,798	12.1%
Cleveland Heights	\$36,043	\$46,731	(\$48)	-0.1%
Euclid	\$26,904	\$35,151	\$233	0.7%
Shaker Heights	\$51,128	\$63,983	(\$2,374)	-3.6%
South Euclid	\$36,119	\$48,346	\$1,469	3.1%
Cuyahoga County	\$28,595	\$39,168	\$2,056	5.5%
Area	Median Family Income		Gain (Loss) Compared to Inflation, 1989-1999	
	1989	1999	Dollar Amount	Percent
East Cleveland	\$20,068	\$26,053	\$8	0.0%
Cleveland	\$22,448	\$30,286	\$1,152	4.0%
Cleveland Heights	\$43,541	\$58,028	\$1,518	2.7%
Euclid	\$34,228	\$45,278	\$855	1.9%
Shaker Heights	\$65,913	\$85,893	\$347	0.4%
South Euclid	\$40,637	\$58,958	\$6,217	11.8%
Cuyahoga County	\$35,749	\$49,559	\$3,162	6.8%

Note: A ten-year inflation factor of 1.297861 was applied to the 1989 figures in order to adjust them to the equivalent 1999 level (U.S. Census Bureau, Public Information Office, May 20, 2002, Note Concerning Consumer Price Index (CPI-U-RS) Values in the 2000 Demographic Profile, Table DP-3, Footnote 4, and in Table DP-4, Footnote 6.

Source: Censuses of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 3A (General Profiles)) and 2000, (Table DP-3)

Source of Income

When compared to Cuyahoga County as a whole, a lower percentage of East Cleveland households have earnings, Social Security, and retirement benefits as sources of income, and a higher percentage of households have Supplemental Security Income and public assistance as sources of income (*see Appendix 2-K*). According to the 2000 Census, 69% of all households in East Cleveland received income in 1999 from earnings, compared to 76% of all Cuyahoga County residents. In addition, 23% of East Cleveland households received Social Security income during 1999, compared to 28% of households countywide. The level of households with retirement income was also lower in East Cleveland (16%) than for all Cuyahoga County households (18%).

As part of 1999 income, 13% of East Cleveland households received public assistance, compared to 5% of households countywide. Finally, 9% of East Cleveland households received Supplemental Security Income during 1999, compared to 5% of households countywide.

Employment Status

The potential labor force in East Cleveland in 2000, which included all persons age 16 years and older, consisted of 19,974 persons, of which 11,046 (55%) were part of the civilian labor force (*see Appen-*

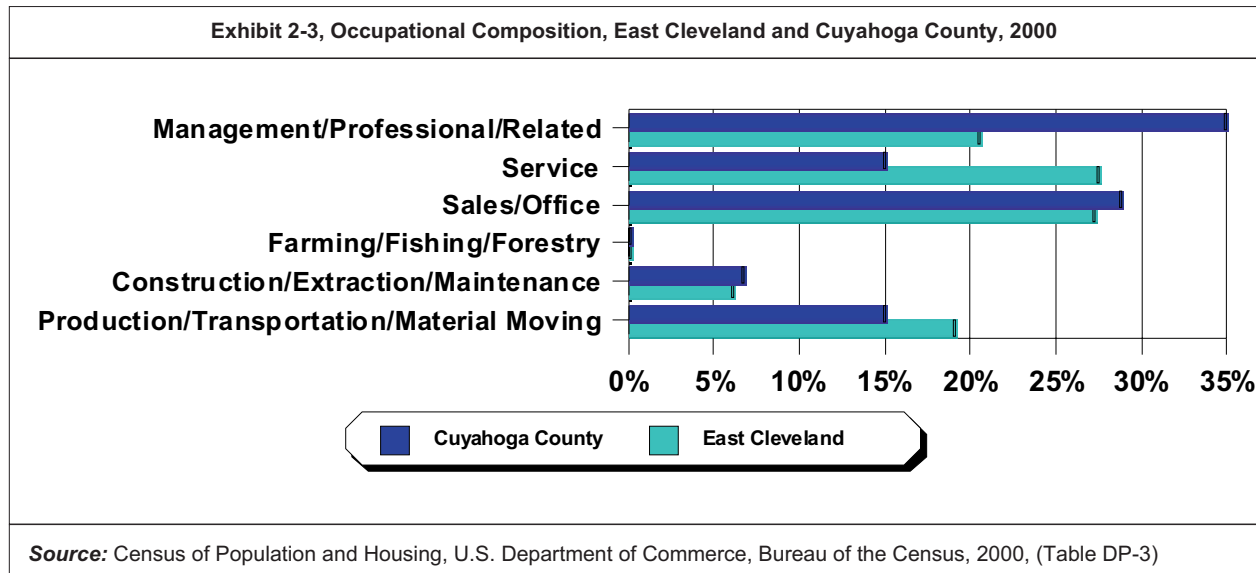
dix 2-L). The remaining 8,928 persons were not in the labor force, which included students, homemakers, retirees, and those persons not actively seeking employment.

Eighty-five percent of the civilian labor force (9,384 persons) was employed, a lower percentage than Cuyahoga County as a whole (94%). As of the 2000 Census, the unemployment rate in East Cleveland was 15.0%, which was significantly higher than Cleveland (11.2%), Cleveland Heights (3.7%), Euclid (5.1%), Shaker Heights (3.5%), South Euclid (3.0%), and Cuyahoga County (6.2%).

Occupational Composition

The occupational composition of residents of East Cleveland shows similarities and differences to that of Cuyahoga County residents as a whole (*see Exhibit 2-3 and Appendix 2-M*). In 2000, over 55% of East Cleveland residents were employed in service occupations and sales and office occupations, compared to 44% of all county residents. An additional 20% of East Cleveland residents were employed in management, professional, and related occupations, compared to 35% of residents countywide. Finally 19% of East Cleveland residents were employed in production, transportation, and material moving occupations, compared to 15% of all county residents.

During the 1990’s, the number of East Cleveland residents in every major occupational category identified by the Census declined. Over 80% of this decline occurred in the areas of sales and office occupations and production, transportation, and material moving occupations.



Commuting to Work

According to the 2000 Census, three-quarters of all East Cleveland workers traveled to and from work by privately-owned vehicles, either driving alone (62%) or as part of a car pool (13%) (*see Appendix 2-N*). In comparison, 88% of all Cuyahoga County residents traveled to and from work by privately-owned vehicles. In East Cleveland, public transportation was used by 18% of workers, which is three times the number of workers countywide who commuted using public transportation.

Major Employers

The employer base of East Cleveland consists of both large and small businesses (*see Appendix 2-O*). The three largest employers in East Cleveland total approximately 2,500 jobs: Huron Hospital (990), East Cleveland Board of Education (800), and G. E. Lighting (700). The next tier of employers is substantially smaller in size: Greater Cleveland Regional Transit Authority - Hayden Garage (402), City of East Cleveland (275), A. M. McGregor Home (234), Candlewood Park Healthcare Center (155), Spero Electric Corporation (100), and the partner companies of Norman Noble, Inc. and Electrolizing Corporation of Ohio (100).

TAX REVENUES

Taxes are an important source of revenue for communities, providing funds for services, facilities, and other improvements needed and desired by residents and businesses. The amount of tax revenue collected affects the quality and availability of the services and facilities that the local government can provide.

The three primary sources of tax revenue for local governments in Ohio are income taxes, property taxes, and personal property taxes. *Income taxes* are generated by taxing the wages, salaries, and other compensation earned by residents and nonresidents who work in a community. *Real estate taxes* are taxes on the value of real property, which is defined as land, growing crops, and all buildings, structures, improvements, and fixtures on the land. While revenue from real estate taxes is a major source of income for schools, it also provides funds for the municipal government, the county government, libraries, and the Cleveland Metroparks. *Tangible personal property taxes*, which are often referred to as “inventory” taxes, are taxes on the property used by businesses, excluding land and buildings. The personal property tax is levied by the State of Ohio on such items as machinery and equipment, furniture and fixtures, tools, supplies, and inventories. Small businesses are given an exemption on the value of a portion of their personal property, which lowers their tax burden. Personal property taxes are distributed in a manner similar to real estate taxes.

Income Taxes

State law requires that the municipal income tax rate must be uniform within a community and can not exceed 1.00% without a vote of the people. Rates of taxation in Ohio in 2000 ranged from a low of 0.50% in twelve communities to 2.85% in Euclid. In addition, Euclid is the only community to collect municipal income taxes for its corresponding school district. The city’s income tax is 2.38%, and the school district’s income tax is 0.47%. Most communities allow a partial or full credit to residents for municipal income taxes paid to the community where they are employed.

The current municipal income tax rate in East Cleveland is 2.00%, which is the same as Cleveland and Cleveland Heights. Two other nearby communities, Shaker Heights and South Euclid, have a rate of 1.75% (*see Exhibit 2-4*).

Income tax collections rose 15% in East Cleveland from 1998 to 2000, reaching just over \$8.1 million (*see Exhibit 2-4*). On a percentage basis this increase was larger than surrounding communities, including Cleveland, which improved by 12%. Due to the fact that these communities vary in both land area and population, another method to compare income tax collections is on a per capita basis. Using

this method, the per capita income tax collection in East Cleveland for 2000 was \$299. Although this figure is above South Euclid, it is well below the \$400 range for Cleveland Heights and Euclid, the \$600 range for Shaker Heights, and the \$640 range for Cleveland (*see Exhibit 2-7*).

Exhibit 2-4, Municipal Income Tax Collections, East Cleveland and Selected Communities, 1998 to 2000								
Area	Income Taxes			Calendar Year			Change 1998-2000	
	Rate	Credit	Credit Limit	1998	1999	2000	\$	%
	East Cleveland	2.00%	0%	1.00%	\$ 7,057,096	\$ 7,134,389	\$ 8,126,105	\$ 1,069,009
Cleveland	2.00%	50%	1.00%	\$ 273,249,724	\$ 289,789,744	\$ 305,917,114	\$ 32,667,390	12.0%
Cleveland Heights	2.00%	50%	1.00%	\$ 18,393,231	\$ 19,637,336	\$ 20,178,040	\$ 1,784,809	9.7%
Euclid	2.85%	100%	2.85%	\$ 22,683,358	\$ 21,840,892	\$ 21,630,251	\$ (1,053,107)	-4.6%
Shaker Heights	1.75%	50%	1.00%	\$ 16,424,834	\$ 17,384,147	\$ 17,484,261	\$ 1,059,427	6.5%
South Euclid	1.75%	75%	1.00%	\$ 5,269,440	\$ 5,371,975	\$ 5,369,876	\$ 100,436	1.9%

For Euclid, the 2.85% tax rate includes 2.38% for the municipality and 0.47% for the school district. The dollars in this table reflect the collection of 2.38%.

For South Euclid, the income tax rate increased from 1.50% to 1.75% in 2000.

Sources: Ohio Department of Taxation, Tax Data Series, Table LG-11, 1998 (December 21, 1999), 1999, (November 13, 2000), 2000, (January 22, 2002). Greater Cleveland Growth Association, Cuyahoga County Municipality Tax Rates, 2002.

Real Estate Taxes

Real estate tax rates are expressed using the term “mills” or “millage.” A mill is equal to \$1 per \$1,000 of assessed valuation of a property. The assessed value of a property is 35% of the market value. The amount of millage that is collected for Cuyahoga County government, the Cuyahoga County Library System (unless a community has its own library system), and the Cleveland Metroparks is the same for each jurisdiction in Cuyahoga County. The millage that is collected for the individual city and school district varies with each taxing jurisdiction, based upon the levies that have been approved.

There are two tax rates for each community, depending on the land classification. One rate is for residential/agricultural property and the second is for commercial/industrial property. The tax rate for residential/agricultural property is usually the lower of the two categories.

The “*effective tax rate*,” which factors in all exemptions and credits, is used to determine the amount of real estate taxes to be paid by a property owner. As mentioned, these rates can vary with the taxing jurisdiction. For example, the range for the effective residential/agricultural tax rates countywide for 2001 (collected in 2002) was between 39.70 in Independence and 93.98 in the Cleveland/Shaker Heights School District. Commercial/industrial tax rates ranged between 40.51 in Independence and 107.48 in the Cleveland/Shaker Heights School District.

The effective real estate tax rate for residential/agricultural property for East Cleveland in 2001 (collected in 2002) was 70.34, which is equal to property taxes of \$1,612 annually on a \$75,000 property (*see Appendix 2-P*). This property tax payment figure is above the \$1,400 range for \$75,000 properties in Cleveland and Euclid, but less than the \$1,700 range for South Euclid and the over \$2,000 range for Cleveland Heights and Shaker Heights.

The effective real estate tax rate for commercial/industrial property for East Cleveland in 2001 (collected in 2002) was 93.29, which is equal to property taxes of \$2,940 annually on a \$100,000 property (*see Appendix 2-P*). This property tax payment figure is above the \$2,400 range for \$100,000 properties in Cleveland, Euclid, and South Euclid, but less than the \$3,200 range for Cleveland Heights and the \$3,300 range for Shaker Heights.

Real estate assessments represent the value established for properties within a community for the purpose of levying property taxes. For tax rate purposes, similar types of building uses are examined together as a group. The standard groupings are residential/agricultural, commercial/industrial, and public utilities property. In order to keep the assessment value in balance with the current real estate market, all real estate property in Cuyahoga County is reassessed by the Cuyahoga County Auditor every three years.

The percentage of real estate in each of the property types listed above has a financial impact on a community. For example, in a community with a high percentage of residential real estate, with a limited amount of commercial or industrial property, it is residents, through the property taxes paid on their homes, who must generate most of the revenue needed for city services and programs. In addition, the absence of significant retail, office and/or industrial development means limited income tax collections from employees, which in turn focuses more attention on residential property owners as the primary source through which to fund needed services. Conversely, if a community has extensive retail, office, and/or industrial development, the real estate taxes and income taxes generated by these properties will lessen the amount of revenue needed to be raised through property taxes on residential real estate.

Property tax dollars collected within each community are distributed to the school district, local government, Cuyahoga County, libraries and Cleveland Metroparks. The specific percentages of the distributions vary by community and are based upon the tax levies that have been approved over time. In addition, each time a new tax levy is approved, or an existing tax levy expires, the percentages change slightly. Finally, the percentages are slightly different between the residential/agricultural category and the commercial/industrial category.

The majority of the funds are distributed to the school district (*see Appendix 2-Q*). For property taxes collected in East Cleveland in 2002, over 60% of the funds are distributed to the school district. For nearby communities, the percentages range from less than 60% in Cleveland to over 70% in Shaker Heights. Other taxing entities receive the balance of the funds. For property taxes collected in East Cleveland in 2002, the municipal government will receive under 20%, which is similar to some nearby communities. The percentage is under 15% in Euclid and about 10% in Shaker Heights. Distributions to the county government are in the 12% to 18% range. Finally, the combined portion distributed to the library system serving the community, plus Cleveland Metroparks, is about 4% to 6%.

The amount of taxes charged to owners of real estate and on public utility tangible property has remained almost unchanged in East Cleveland during the tax collection years 2000 to 2002, ranging from \$14.7 million in 2000, \$14.9 million in 2001, and \$14.5 million in 2002 (*see Exhibit 2-5*). When examined in more detail, the residential/agricultural category increased \$351,000, from \$7,811,000 to \$8,162,000; the commercial/industrial category increased \$70,000, from \$4,757,000 to \$4,827,000; the public utility tangible property category declined \$660,000, from \$2,174,000 to \$1,514,000. The decrease in the last category was due to changes in state law that reduced the taxation rate on public utility tangible property. This change reduced the taxes charged statewide by \$88 million and negatively affected many communities.

Exhibit 2-5, Real Estate and Public Utility Tangible Personal Property Taxes Charged, East Cleveland, Selected Communities, and Cuyahoga County, 1999 to 2001 (Collected in 2000 to 2002)					
Area	Calendar Year 1999 (2000 Collection)	Calendar Year 2000 (2001 Collection)	Calendar Year 2001 (2002 Collection)	Change 1999-2001	
				\$	%
East Cleveland	\$ 14,741,000	\$ 14,942,000	\$ 14,503,000	\$ (238,000)	-1.6%
Cleveland	\$ 332,706,000	\$ 345,611,000	\$ 366,119,000	\$ 33,413,000	10.0%
Cleveland Heights	\$ 58,448,000	\$ 68,724,000	\$ 67,967,000	\$ 9,519,000	16.3%
Euclid	\$ 46,112,000	\$ 47,609,000	\$ 47,197,000	\$ 1,085,000	2.4%
Shaker Heights	\$ 60,527,000	\$ 68,988,000	\$ 68,499,000	\$ 7,972,000	13.2%
South Euclid	\$ 25,469,000	\$ 26,320,000	\$ 28,762,000	\$ 3,293,000	12.9%
Cuyahoga County	\$ 1,500,710,000	\$ 1,633,373,000	\$ 1,670,390,000	\$ 169,680,000	11.3%
East Cleveland Detail					
Category	Calendar Year 1999 (2000 Collection)	Calendar Year 2000 (2001 Collection)	Calendar Year 2001 (2002 Collection)	Change 1999-2001	
				\$	%
Residential/Agricultural	\$ 7,811,000	\$ 8,166,000	\$ 8,162,000	\$ 351,000	4.5%
Commercial/Industrial	\$ 4,757,000	\$ 4,666,000	\$ 4,827,000	\$ 70,000	1.5%
Public Utility Tangible	\$ 2,174,000	\$ 2,111,000	\$ 1,514,000	\$ (660,000)	-30.4%
Total	\$ 14,741,000	\$ 14,942,000	\$ 14,503,000	\$ (238,000)	-1.6%
Numbers may not equal total due to rounding in Ohio Department of Taxation reports.					
Percentage reductions required by Section 319.301 of the Ohio Revised Code were applied to the gross taxes levied to obtain the "taxes charged" figures. In addition, the "taxes charged" figures include reimbursements provided by the State of Ohio General Revenue Fund: the 10% rollback for all real property, the 2.5% rollback for residential real property, and homestead exemptions.					
Source: Ohio Department of Taxation, Tax Data Series, Table PD-27, 1999, (August 22, 2000), 2000, (January 28, 2002), 2001, (August 23, 2002). Ohio Department of Taxation, Tax Data Series, Table PD-23, 1999, (August 1, 2000), 2000, (July 31, 2001), 2001, (July 31, 2002).					

In comparison, the amount of taxes charged countywide rose 11% during the tax collection period 2000 to 2002. Nearby communities generally recorded an increase similar to the countywide figure, including Cleveland (10%), Cleveland Heights (16%), Shaker Heights (13%), and South Euclid (13%). In contrast, Euclid increased only 2% during the same period.

Due to the fact that these communities vary in both land area and population, another method to compare the amount of taxes charged to owners of real estate and on public utility tangible property is on a per capita basis. Using this method, the per capita taxes charged in East Cleveland for 2000 was \$549.

This figure is well below the \$700 range for Cleveland, the \$900 range for Euclid, the \$1,100 to \$1,300 range for South Euclid and Cleveland Heights, and the \$2,300 range for Shaker Heights (*see Exhibit 2-7*).

It is important to note that these figures are the *taxes charged*, not the amount of taxes collected, because actual property tax collection in East Cleveland has been hindered by the property tax delinquency problem. As of October, 2002, over 2,300 of the approximately 7,100 parcels in East Cleveland were listed as delinquent by the County Auditor for the payment of property taxes.

Tangible Personal Property Taxes

Personal property taxes are taxes on the property used by businesses (excluding land and buildings), such as machinery and equipment, furniture and fixtures, tools, supplies, and inventories. Tangible personal property tax rates apply to every \$100 in property valuation and are very similar to the total real property tax rate (before any credits or exemptions). The distribution of tangible personal property tax dollars, to entities such as the local government and school district, is identical to the distribution for real estate tax dollars collected. Ohio law allows businesses to exempt the first \$10,000 in listed value from this tax, and the tax that would have been owed by the business is reimbursed to the community by the State of Ohio.

The year-to-year amount of taxes levied can fluctuate, particularly in smaller communities with only a moderate size of commercial or industrial tax base. Unlike real estate property, which has its value set before taxes are collected, the valuation of personal property in a community is not known until businesses file their tax returns. For example, valuations will rise when companies make new investments in machinery and equipment, new retail merchants obtain inventory for the first time, or new industrial tenants bring equipment, fixtures, tools, and furniture to a formerly vacant space. Conversely, due to the fact that assets such as machinery, equipment, and furniture are depreciable, their value will diminish in subsequent years, which will lower the amount of the taxes levied. The result is that the amount of tangible personal property tax to be levied for a specific year is less predictable on a short-term basis.

The 2001 tangible personal property tax rate for East Cleveland was \$12.53 per \$100 valuation. This rate is above the \$9 to \$11 range for properties in Cleveland, Euclid, and South Euclid, but less than the \$15 range for Cleveland Heights and the \$18 range for Shaker Heights.

The amount of tangible personal property taxes levied during the period 1999 to 2001 rose 20% in East Cleveland, increasing from \$1.5 million to \$1.8 million (*see Exhibit 2-6*). In comparison, the amount of taxes levied countywide rose 9% during the tax collection period 1999 to 2001. The percentage increase recorded during the three-year period by nearby communities varied considerably, such as under 5% in Cleveland and South Euclid, 10% in Euclid, over 25% in Cleveland Heights, and over 40% in Shaker Heights.

Due to the fact that these communities vary in both land area and population, another method to compare the amount of tangible personal property taxes levied is on a per capita basis. Using this method, the per capita tax levied in East Cleveland for 2000 was \$54. This figure is similar to the \$60 range for Shaker Heights and South Euclid, as well as the \$70 range for Cleveland Heights, but well below the \$180 to \$190 range for Cleveland and Euclid (*see Exhibit 2-7*).

It is important to note that these figures are the *taxes levied*, not the amount of taxes collected. The amount of delinquent tangible personal property taxes for East Cleveland for all previous years is approximately \$275,000, which is equal to about 15% of the taxes levied for 2001. In comparison, the amount of delinquent taxes for Cuyahoga County for all previous years is about \$86.5 million, which is equal to one-third of the taxes levied for 2001.

Exhibit 2-6, Tangible Personal Property Taxes Levied, East Cleveland, Selected Communities, and Cuyahoga County, 1999 to 2001 (Collected in 2000 to 2002)

Area	2001 Tax Rate Per \$100 Valuation	Calendar Year			Change 1999-2001	
		1999	2000	2001	\$	%
		East Cleveland	\$12.53	\$ 1,501,645	\$ 1,470,497	\$ 1,796,945
Cleveland	\$9.35	\$ 83,875,621	\$ 86,912,562	\$ 87,308,175	\$ 3,432,554	4.1%
Cleveland Heights	\$15.66	\$ 2,140,456	\$ 3,729,958	\$ 2,705,037	\$ 564,581	26.4%
Euclid	\$10.46	\$ 9,294,724	\$ 10,160,623	\$ 10,294,632	\$ 999,908	10.8%
Shaker Heights	\$18.06	\$ 1,572,342	\$ 1,732,647	\$ 2,220,495	\$ 648,153	41.2%
South Euclid	\$11.45	\$ 1,439,858	\$ 1,499,346	\$ 1,485,299	\$ 45,441	3.2%
Cuyahoga County	not applicable	\$ 238,547,060	\$ 251,557,415	\$ 259,758,401	\$ 21,211,341	8.9%

Source: Cuyahoga County Auditor's Office; Ohio Department of Taxation, Tax Data Series, Table PD-17, 1999, (August 8, 2000), 2000, (July 17, 2001), 2001, (May 22, 2002). Ohio Department of Taxation, Tax Data Series, Table PD-15, 1999, (August 2, 2000), 2000, (July 12, 2001), 2001, (September 6, 2002).

Tax Generation Summary

For the calendar year 2000, municipal income taxes collected, real estate and public utility tangible personal property taxes charged, and tangible personal property taxes levied totalled about \$24.5 million (*see Exhibit 2-7*). Of this amount, about \$14 million (61%) was from real estate and public utility tangible personal property taxes, \$8 million (33%) from municipal income taxes, and \$1.5 million (6%) from tangible personal property taxes.

The percentage of taxes generated from these three sources varied considerably among nearby communities. The percentage generated from income taxes ranged from 16% to 41%; the percentage generated from real estate and public utility tangible personal property taxes varied from 47% to 79%; and the percentage generated from tangible personal property taxes ranged from 2% to 13%.

Due to the fact that these communities vary in both land area and population, another method to compare the amount of tangible personal property taxes levied is on a per capita basis. Using this method, East Cleveland generates significantly less taxes than nearby communities. The per capita tax generated from these three sources in East Cleveland for 2000 was \$902. This figure is below all of the surrounding communities, including South Euclid (\$1,410), Euclid (\$1,506), Cleveland (\$1,547), Cleveland Heights (\$1,825), and Shaker Heights (\$3,000).

Exhibit 2-7, Tax Generation Summary, East Cleveland and Selected Communities, Calendar Year 2000							
Area	Source						
	Municipal Income Taxes Collected		Real Estate and Public Utility Tangible Personal Property Taxes Charged		Tangible Personal Property Taxes Levied		Total Tax Revenue
	Amount	Percent	Amount	Percent	Amount	Percent	Amount
East Cleveland	\$ 8,126,105	33.1%	\$ 14,942,000	60.9%	\$ 1,470,497	6.0%	\$ 24,538,602
Cleveland	\$ 305,917,114	41.4%	\$ 345,611,000	46.8%	\$ 86,912,562	11.8%	\$ 738,440,676
Cleveland Heights	\$ 20,178,040	21.8%	\$ 68,724,000	74.2%	\$ 3,729,958	4.0%	\$ 92,631,998
Euclid	\$ 21,630,251	27.2%	\$ 47,609,000	60.0%	\$ 10,160,623	12.8%	\$ 79,399,874
Shaker Heights	\$ 17,484,261	19.8%	\$ 68,988,000	78.2%	\$ 1,732,647	2.0%	\$ 88,204,908
South Euclid	\$ 5,369,876	16.2%	\$ 26,320,000	79.3%	\$ 1,499,346	4.5%	\$ 33,189,222

Area	Per Capita Tax Revenue (2000 Population)			
	Municipal Income Taxes Collected	Real Estate and Public Utility Tangible Personal Property Taxes Charged	Tangible Personal Property Taxes Levied	Total Taxes
East Cleveland	\$ 299	\$ 549	\$ 54	\$ 902
Cleveland	\$ 641	\$ 724	\$ 182	\$ 1,547
Cleveland Heights	\$ 397	\$ 1,354	\$ 73	\$ 1,825
Euclid	\$ 410	\$ 903	\$ 193	\$ 1,506
Shaker Heights	\$ 595	\$ 2,346	\$ 59	\$ 3,000
South Euclid	\$ 228	\$ 1,118	\$ 64	\$ 1,410

Area	Municipal Income Tax	Real Estate/Public Utility Tax	Personal Property Tax	Total
South Euclid	228	1,118	64	1,410
Shaker Heights	595	2,346	59	3,000
Euclid	410	903	193	1,506
Cleveland Heights	397	1,354	73	1,825
Cleveland	641	724	182	1,547
EAST CLEVELAND	299	549	54	902

Source: Ohio Department of Taxation. Census of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 2000, (Table DP-1)

Appendix Two

Demographics

Appendix 2-A, Population Change, East Cleveland, Selected Communities, and Cuyahoga County, 1930 to 2000

Area	Population							
	1930	1940	1950	1960	1970	1980	1990	2000
East Cleveland	39,667	39,495	40,047	37,991	39,600	36,957	33,096	27,217
Cleveland	900,429	878,336	914,808	876,050	750,879	573,822	505,616	478,403*
Cleveland Heights	50,945	54,992	59,141	61,813	60,767	56,438	54,052	49,958*
Euclid	12,751	17,866	41,396	62,998	71,552	59,999	54,875	52,717
Shaker Heights	17,783	23,393	28,222	36,460	36,306	32,487	30,831	29,405
South Euclid	4,399	6,146	15,432	27,569	29,579	25,713	23,866	23,537
Cuyahoga County	1,201,455	1,217,250	1,389,532	1,647,895	1,721,300	1,498,400	1,412,140	1,393,978*

Area	Percent Change						
	1930-1940	1940-1950	1950-1960	1960-1970	1970-1980	1980-1990	1990-2000
East Cleveland	-0.4%	1.4%	-5.1%	4.2%	-6.7%	-10.4%	-17.8%
Cleveland	-2.5%	4.2%	-4.2%	-14.3%	-23.6%	-11.9%	-5.4%
Cleveland Heights	7.9%	7.5%	4.5%	-1.7%	-7.1%	-4.2%	-7.6%
Euclid	40.1%	131.7%	52.2%	13.6%	-16.1%	-8.5%	-3.9%
Shaker Heights	31.5%	20.6%	29.2%	-0.4%	-10.5%	-5.1%	-4.6%
South Euclid	39.7%	151.1%	78.6%	7.3%	-13.1%	-7.2%	-1.4%
Cuyahoga County	1.3%	14.2%	18.6%	4.5%	-12.9%	-5.8%	-1.3%

*Revised census population counts have been released for these areas: Cleveland - 477,459; Cleveland Heights - 50,769; and Cuyahoga County - 1,393,845. The changes will not be reflected in reports or web sites published by the State of Ohio Office of Strategic Research or the U.S. Census Bureau.

Sources: Natural Increase and Migration, Greater Cleveland 1919-1937, Howard Whipple Green, Cleveland Health Council, 1938. Censuses of Population, U.S. Department of Commerce, Bureau of the Census, 1940-1980, 1990, (STF 1A (P001)) and 2000, Table DP-1; Office of Strategic Research, Ohio Department of Development, Decennial Census of Population, 1900 to 2000.

Appendix 2-B, Birth and Death Rates, East Cleveland and Cuyahoga County, 1990-1999

Area	Births									
	1990		1991		1992		1993		1994	
	Number	Rate	Number	Rate	Number	Rate	Number	Rate	Number	Rate
East Cleveland	719	19.5	744	22.5	432	13.1	606	18.3	594	17.9
Cuyahoga County	23,033	15.4	22,921	16.2	22,100	15.7	21,510	15.2	20,257	14.3

Area	Deaths									
	1990		1991		1992		1993		1994	
	Number	Rate	Number	Rate	Number	Rate	Number	Rate	Number	Rate
East Cleveland	369	10.0	276	8.3	333	10.1	326	9.9	306	9.2
Cuyahoga County	15,184	10.1	15,123	10.7	14,735	10.4	15,457	10.9	15,518	11.0

Area	Births									
	1995		1996		1997		1998		1999	
	Number	Rate	Number	Rate	Number	Rate	Number	Rate	Number	Rate
East Cleveland	585	17.7	565	17.1	460	13.9	444	13.4	433	13.1
Cuyahoga County	19,904	14.1	19,544	13.8	19,149	13.6	19,049	13.5	18,016	12.8

Area	Deaths									
	1995		1996		1997		1998		1999	
	Number	Rate	Number	Rate	Number	Rate	Number	Rate	Number	Rate
East Cleveland	339	10.2	277	8.4	333	10.1	278	8.4	302	9.1
Cuyahoga County	15,594	11.0	15,176	10.7	15,064	10.7	14,918	10.6	14,982	10.6

Source: City of Cleveland, Department of Public Health, Vital Statistics Report, 1990-1999

Appendix 2-C, Population Density, East Cleveland, Selected Communities, and Cuyahoga County, 1970 to 2000						
Area	Persons Per Square Mile					
	Square Miles (2000)	1970	1980	1990	2000	
East Cleveland	3.11	12,733	11,883	10,642	8,751	
Cleveland	77.6	9,679	7,397	6,517	6,154*	
Cleveland Heights	8.11	7,493	6,959	6,665	6,260*	
Euclid	10.71	6,681	5,602	5,124	4,922	
Shaker Heights	6.28	5,781	5,173	4,929	4,682	
South Euclid	4.69	6,307	5,483	5,089	5,019	
Cuyahoga County	458.49	3,753	3,268	3,080	3,040*	
Area	Persons Per Acre					
	Acres (2000)	1970	1980	1990	2000	
East Cleveland	1,988	19.9	18.6	16.6	13.7	
Cleveland	49,651	15.1	11.6	10.2	9.6*	
Cleveland Heights	5,190	11.7	10.9	10.4	9.8*	
Euclid	6,853	10.4	8.8	8.0	7.7	
Shaker Heights	4,017	9.0	8.1	7.7	7.3	
South Euclid	3,001	9.9	8.6	8.0	7.8	
Cuyahoga County	293,433	5.9	5.1	4.8	4.8*	

*Revised census population counts have been released for these areas. The changes will not be reflected in reports or web sites published by the State of Ohio Office of Strategic Research or the U.S. Census Bureau.

Source: Censuses of Population, U.S. Department of Commerce, Bureau of the Census, 1970-1980, 1990, (STF 1A (P001)) and 2000 (Table DP-1 and SF 1 (square miles and acreage))

Appendix 2-D, Age Composition, East Cleveland and Cuyahoga County, 1970 to 2000													
Age Groups	East Cleveland												
	1970		1980		1990		2000		Percent Change				
	#	% of Total	#	% of Total	#	% of Total	#	% of Total	1970-1980	1980-1990	1990-2000	1970-2000	
0-4	3,472	8.8%	2,750	7.4%	2,777	8.4%	2,001	7.4%	-20.8%	1.0%	-27.9%	-42.4%	
5-9	3,310	8.4%	2,923	7.9%	2,546	7.7%	2,571	9.4%	-11.7%	-12.9%	1.0%	-22.3%	
10-14	3,475	8.8%	3,044	8.2%	2,582	7.8%	2,279	8.4%	-12.4%	-15.2%	-11.7%	-34.4%	
15-19	2,944	7.4%	3,348	9.1%	2,643	8.0%	1,962	7.2%	13.7%	-21.1%	-25.8%	-33.4%	
20-24	4,179	10.6%	3,780	10.2%	2,388	7.2%	1,727	6.3%	-9.5%	-36.8%	-27.7%	-58.7%	
25-34	6,229	15.7%	6,817	18.4%	5,526	16.7%	3,400	12.5%	9.4%	-18.9%	-38.5%	-45.4%	
35-44	4,377	11.1%	4,279	11.6%	4,780	14.4%	3,836	14.1%	-2.2%	11.7%	-19.7%	-12.4%	
45-54	3,937	9.9%	3,731	10.1%	3,342	10.1%	3,317	12.2%	-5.2%	-10.4%	-0.7%	-15.7%	
55-64	3,396	8.6%	2,865	7.8%	3,047	9.2%	2,508	9.2%	-15.6%	6.4%	-17.7%	-26.1%	
65-74	2,547	6.4%	1,933	5.2%	2,113	6.4%	2,120	7.8%	-24.1%	9.3%	0.3%	-16.8%	
75+	1,734	4.4%	1,487	4.0%	1,352	4.1%	1,496	5.5%	-14.2%	-9.1%	10.7%	-13.7%	
Total	39,600	100.0%	36,957	100.0%	33,096	100.0%	27,217	100.0%	-6.7%	-10.4%	-17.8%	-31.3%	
Median Age	28.3		28.4		31.6		33.9						
Age Groups	Cuyahoga County												
	1970		1980		1990		2000		Percent Change				
	#	% of Total	#	% of Total	#	% of Total	#	% of Total	1970-1980	1980-1990	1990-2000	1970-2000	
0-4	140,610	8.2%	96,100	6.4%	100,293	7.1%	90,996	6.5%	-31.7%	4.4%	-9.3%	-35.3%	
5-9	159,158	9.2%	98,689	6.6%	95,303	6.7%	101,372	7.3%	-38.0%	-3.4%	6.4%	-36.3%	
10-14	172,886	10.0%	113,864	7.6%	89,843	6.4%	99,235	7.1%	-34.1%	-21.1%	10.5%	-42.6%	
15-19	153,299	8.9%	129,866	8.7%	90,162	6.4%	89,960	6.5%	-15.3%	-30.6%	-0.2%	-41.3%	
20-24	129,722	7.5%	134,547	9.0%	94,679	6.7%	77,515	5.6%	3.7%	-29.6%	-18.1%	-40.2%	
25-34	203,184	11.8%	231,673	15.5%	238,040	16.9%	188,873	13.5%	14.0%	2.7%	-20.7%	-7.0%	
35-44	197,269	11.5%	157,516	10.5%	203,606	14.4%	219,449	15.7%	-20.2%	29.3%	7.8%	11.2%	
45-54	223,177	13.0%	166,666	11.1%	140,952	10.0%	187,601	13.5%	-25.3%	-15.4%	33.1%	-15.9%	
55-64	173,107	10.1%	177,517	11.8%	138,196	9.8%	121,816	8.7%	2.5%	-22.2%	-11.9%	-29.6%	
65-74	104,217	6.1%	118,687	7.9%	130,507	9.2%	107,327	7.7%	13.9%	10.0%	-17.8%	3.0%	
75+	64,571	3.8%	73,275	4.9%	90,559	6.4%	109,834	7.9%	13.5%	23.6%	21.3%	70.1%	
Total	1,721,300	100.0%	1,498,400	100.0%	1,412,140	100.0%	1,393,978	100.0%	-12.9%	-5.8%	-1.3%	-19.0%	
Median Age	29.7		32.2		34.9		37.3						

Source: Censuses of Population, U.S. Department of Commerce, Bureau of the Census, 1970-1980, 1990, (STF 1A (P011)) and 2000 (Table DP-1)

Appendix 2-E, Age and Gender Composition, East Cleveland, 1970 to 2000										
Age Group	1970					1980				
	Total Persons	Male		Female		Total Persons	Male		Female	
		#	%	#	%		#	%	#	%
0-4	3,472	1,755	50.5%	1,717	49.5%	2,750	1,360	49.5%	1,390	50.5%
5-9	3,310	1,596	48.2%	1,714	51.8%	2,923	1,501	51.4%	1,422	48.6%
10-14	3,475	1,690	48.6%	1,785	51.4%	3,044	1,529	50.2%	1,515	49.8%
15-19	2,944	1,385	47.0%	1,559	53.0%	3,348	1,590	47.5%	1,758	52.5%
20-24	4,179	1,788	42.8%	2,391	57.2%	3,780	1,648	43.6%	2,132	56.4%
25-34	6,229	3,010	48.3%	3,219	51.7%	6,817	3,016	44.2%	3,801	55.8%
35-44	4,377	2,055	46.9%	2,322	53.1%	4,279	1,889	44.1%	2,390	55.9%
45-54	3,937	1,841	46.8%	2,096	53.2%	3,731	1,638	43.9%	2,093	56.1%
55-64	3,396	1,419	41.8%	1,977	58.2%	2,865	1,337	46.7%	1,528	53.3%
65-74	2,547	941	36.9%	1,606	63.1%	1,933	753	39.0%	1,180	61.0%
75+	1,734	546	31.5%	1,188	68.5%	1,487	430	28.9%	1,057	71.1%
Total	39,600	18,026	45.5%	21,574	54.5%	36,957	16,691	45.2%	20,266	54.8%
Age Group	1990					2000				
	Total Persons	Male		Female		Total Persons	Male		Female	
		#	%	#	%		#	%	#	%
0-4	2,777	1,383	49.8%	1,394	50.2%	2,001	1,020	51.0%	981	49.0%
5-9	2,546	1,297	50.9%	1,249	49.1%	2,571	1,298	50.5%	1,273	49.5%
10-14	2,582	1,308	50.7%	1,274	49.3%	2,279	1,128	49.5%	1,151	50.5%
15-19	2,643	1,261	47.7%	1,382	52.3%	1,962	930	47.4%	1,032	52.6%
20-24	2,388	1,050	44.0%	1,338	56.0%	1,727	794	46.0%	933	54.0%
25-34	5,526	2,285	41.3%	3,241	58.7%	3,400	1,476	43.4%	1,924	56.6%
35-44	4,780	1,931	40.4%	2,849	59.6%	3,836	1,619	42.2%	2,217	57.8%
45-54	3,342	1,390	41.6%	1,952	58.4%	3,317	1,423	42.9%	1,894	57.1%
55-64	3,047	1,217	39.9%	1,830	60.1%	2,508	1,025	40.9%	1,483	59.1%
65-74	2,113	886	41.9%	1,227	58.1%	2,120	857	40.4%	1,263	59.6%
75+	1,352	408	30.2%	944	69.8%	1,496	495	33.1%	1,001	66.9%
Total	33,096	14,416	43.6%	18,680	56.4%	27,217	12,065	44.3%	15,152	55.7%

Source: Censuses of Population, U.S. Department of Commerce, Bureau of the Census, 1970-1980, 1990, (STF 1A (P012)) and 2000, SF 1 (P12)

Appendix 2-F, Household Change, East Cleveland, Selected Communities, and Cuyahoga County, 1970 to 2000												
Area	Households				Change							
	1970	1980	1990	2000	1970-1980		1980-1990		1990-2000		1970-2000	
					#	%	#	%	#	%	#	%
East Cleveland	14,632	14,853	13,362	11,210	221	1.5%	-1,491	-10.0%	-2,152	-16.1%	-3,422	-23.4%
Cleveland	248,280	218,297	199,787	190,638	-29,983	-12.1%	-18,510	-8.5%	-9,149	-4.6%	-57,642	-23.2%
Cleveland Heights	20,220	20,901	21,012	20,913	681	3.4%	111	0.5%	-99	-0.5%	693	3.4%
Euclid	24,913	25,504	24,894	24,353	591	2.4%	-610	-2.4%	-541	-2.2%	-560	-2.2%
Shaker Heights	12,558	12,761	12,648	12,220	203	1.6%	-113	-0.9%	-428	-3.4%	-338	-2.7%
South Euclid	9,302	9,406	9,388	9,542	104	1.1%	-18	-0.2%	154	1.6%	240	2.6%
Cuyahoga County	554,239	563,478	563,243	571,457	9,239	1.7%	-235	-0.0%	8,214	1.5%	17,218	3.1%

Source: Censuses of Population, U.S. Department of Commerce, Bureau of the Census, 1970-1980, 1990, (STF 1A (P003)) and 2000 (Table DP-1)

Appendix 2-G, Persons Per Household, East Cleveland, Selected Communities, and Cuyahoga County, 1970 to 2000

Area	Persons Per Households				Change							
	1970	1980	1990	2000	1970-1980		1980-1990		1990-2000		1970-2000	
					#	%	#	%	#	%	#	%
East Cleveland	2.68	2.46	2.45	2.39	-0.22	-8.2%	-0.01	-0.4%	-0.06	-2.4%	-0.29	-10.8%
Cleveland	2.97	2.58	2.48	2.44	-0.39	-13.1%	-0.10	-3.9%	-0.04	-1.6%	-0.53	-17.8%
Cleveland Heights	2.98	2.64	2.52	2.38	-0.34	-11.4%	-0.12	-4.5%	-0.14	-5.6%	-0.60	-20.1%
Euclid	2.85	2.33	2.17	2.14	-0.52	-18.2%	-0.16	-6.9%	-0.03	-1.4%	-0.71	-24.9%
Shaker Heights	2.88	2.54	2.43	2.39	-0.34	-11.8%	-0.11	-4.3%	-0.04	-1.6%	-0.49	-17.0%
South Euclid	3.14	2.70	2.52	2.45	-0.44	-14.0%	-0.18	-6.7%	-0.07	-2.8%	-0.69	-22.0%
Cuyahoga County	3.06	2.62	2.46	2.39	-0.44	-14.4%	-0.16	-6.1%	-0.07	-2.8%	-0.67	-21.9%

Through 1990, the Census Bureau published this characteristic as "median number of persons per household." In 2000, the Census Bureau changed this characteristic to "average household size." The difference in results is likely to be statistically insignificant.

Source: Censuses of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1970-1980, 1990, (STF 1A (H017A)) and 2000, (Table DP-1)

Appendix 2-H, Household Size, East Cleveland and Cuyahoga County, 2000

Number of Persons	East Cleveland				Cuyahoga County			
	Family Households	Non-family Households	Total Households		Family Households	Non-family Households	Total Households	
			#	%			#	%
1 person	not applicable	4,265	4,265	38.0%	not applicable	187,395	187,395	32.8%
2 persons	2,436	457	2,893	25.8%	152,440	25,150	177,590	31.1%
3 persons	1,678	45	1,723	15.4%	83,931	2,985	86,916	15.2%
4 persons	1,144	16	1,160	10.3%	67,532	830	68,362	12.0%
5 persons	602	4	606	5.4%	32,262	279	32,541	5.7%
6 persons	308	2	310	2.8%	11,726	118	11,844	2.1%
7 or more persons	251	2	253	2.3%	6,724	85	6,809	1.2%
Total	6,419	4,791	11,210	100.0%	354,615	216,842	571,457	100.0%

Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 2000, SF 1 (P026)

Appendix 2-I, Household Types, East Cleveland and Cuyahoga County, 1990 and 2000

Households	East Cleveland			
	1990		2000	
	#	%	#	%
Total Households	13,362		11,210	
Nonfamily Households	5,146	38.5%	4,791	42.7%
Family Households	8,216	61.5%	6,419	57.3%
Married Households	3,463	25.9%	2,380	21.2%
Married Households with Children Under 18	1,648	47.6%	826	34.7%
Single Head of Household	4,753	35.6%	4,039	36.0%
Single Head of Households with Children Under 18	3,432	72.2%	2,372	58.7%
Households with Persons 65 and Over	2,663	19.9%	2,771	24.7%
	Cuyahoga County			
	1990		2000	
	#	%	#	%
Total Households	563,243		571,457	
Nonfamily Households	193,160	34.3%	216,842	37.9%
Family Households	370,083	65.7%	354,615	62.1%
Married Households	267,353	47.5%	242,389	42.4%
Married Households with Children Under 18	116,900	43.7%	102,182	42.2%
Single Head of Household	102,730	18.2%	112,226	19.6%
Single Head of Households with Children Under 18	60,339	58.7%	60,839	54.2%
Households with Persons 65 and Over	160,760	28.5%	155,959	27.3%

Source: Censuses of Population, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 1A (P018 and P025)) and 2000 (Table DP-1)

Appendix 2-J, Persons by Race, East Cleveland (1960 to 2000) and Cuyahoga County (2000)

Race	East Cleveland							
	1960		1970		1980		1990	
	#	%	#	%	#	%	#	%
Total Population	37,991		39,600		36,957		33,096	
White	37,086	97.6%	15,922	40.2%	4,494	12.2%	1,766	5.3%
African American	804	2.1%	23,196	58.6%	31,980	86.5%	31,009	93.7%
American Indian, Eskimo, Aleut	11	0.0%	61	0.2%	37	0.1%	37	0.1%
Asian and Pacific Islander	81	0.2%	220	0.6%	209	0.6%	218	0.7%
Other	9	0.0%	201	0.5%	237	0.6%	66	0.2%
Hispanic Origin (of any race)	not available	not available	not available	not available	373	1.0%	185	0.6%
	2000							
	East Cleveland				Cuyahoga County			
	#	%	#	%	#	%	#	%
Total Population	27,217		1,393,978					
One Race	26,827	98.6%	1,370,571	98.3%				
White	1,240	4.6%	938,863	67.4%				
Black or African American	25,418	93.4%	382,634	27.4%				
American Indian and Alaska Native	59	0.2%	2,529	0.2%				
Asian	61	0.2%	25,245	1.8%				
Native Hawaiian and Other Pacific Islander	4	0.0%	338	0.0%				
Some Other Race	45	0.2%	20,962	1.5%				
Two or More Races	390	1.4%	23,407	1.7%				
Hispanic or Latino (of any race)	207	0.8%	47,078	3.4%				

Source: Censuses of Population, U.S. Department of Commerce, Bureau of the Census, 1960, (General Population Characteristics, Table 21), 1970, (General Population Characteristics, Table 27), 1980, (General Population Characteristics, Table 15), 1990, (STF 1A (General Profiles)) and 2000 (Table DP-1)

Appendix 2-K, Source of Income, East Cleveland and Cuyahoga County, 2000

Source of Income	East Cleveland		Cuyahoga County	
	Number	Percent	Number	Percent
With earnings	7,748	69.0%	437,375	76.5%
With Social Security income	2,638	23.5%	161,939	28.3%
With Supplemental Security Income	1,069	9.5%	27,722	4.8%
With public assistance income	1,437	12.8%	30,050	5.3%
With retirement income	1,835	16.4%	104,655	18.3%

Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 2000, Table DP-3

Appendix 2-L, Employment Status, East Cleveland and Cuyahoga County, 2000

Employment Status	East Cleveland		Cuyahoga County	
	#	%	#	%
Persons Age 16 Years and Over	19,974		1,083,541	
Not in Labor Force	8,928	44.7%	406,667	37.5%
In Labor Force	11,046	55.3%	676,874	62.5%
Armed Forces	6		677	
Civilian Labor Force	11,040		676,197	
Employed	9,384	85.0%	634,419	93.8%
Unemployed	1,656	15.0%	41,778	6.2%

Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 2000, Table DP-3

Appendix 2-M, Occupational Composition, East Cleveland and Cuyahoga County, 1990 and 2000						
Occupation	East Cleveland					
	1990		2000		Change 1990-2000	
	#	%	#	%	#	%
Management, professional, related occupations	1,914	15.3%	1,910	20.4%	-4	-0.2%
Service occupations	2,943	23.6%	2,575	27.4%	-368	-12.5%
Sales and office occupations	4,203	33.7%	2,548	27.2%	-1,655	-39.4%
Farming, fishing, and forestry occupations	47	0.4%	0	0.0%	-47	-100.0%
Construction, extraction, and maintenance occupations	676	5.4%	564	6.0%	-112	-16.6%
Production, transportation, and material moving occupations	2,703	21.6%	1,787	19.0%	-916	-33.9%
Total	12,486	100.0%	9,384	100.0%	-3,102	-24.8%
Occupation	Cuyahoga County					
	1990		2000		Change 1990-2000	
	#	%	#	%	#	%
Management, professional, related occupations	176,564	28.0%	220,939	34.8%	44,375	25.1%
Service occupations	80,681	12.8%	94,542	14.9%	13,861	17.2%
Sales and office occupations	217,686	34.6%	181,884	28.7%	-35,802	-16.4%
Farming, fishing, and forestry occupations	3,661	0.6%	606	0.1%	-3,055	-83.4%
Construction, extraction, and maintenance occupations	60,224	9.6%	42,211	6.7%	-18,013	-29.9%
Production, transportation, and material moving occupations	90,696	14.4%	94,237	14.9%	3,541	3.9%
Total	629,512	100.0%	634,419	100.0%	4,907	0.8%

Source: Censuses of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 3A (General Profiles, Labor Force and Commuting)) and 2000, (Table DP-3)

Appendix 2-N, Commuting to Work, East Cleveland and Cuyahoga County, 2000				
Method of Commute	East Cleveland		Cuyahoga County	
	#	%	#	%
Workers Age 16 Years and Over	9,203		622,876	
Car, truck, or van - drove alone	5,721	62.2%	490,729	78.8%
Car, truck, or van - carpooled	1,231	13.4%	56,570	9.1%
Public transportation (including taxicab)	1,644	17.9%	38,910	6.2%
Walked	355	3.9%	15,661	2.5%
Other means	79	0.9%	4,752	0.8%
Worked at home	173	1.9%	16,254	2.6%
Mean travel time to work (minutes)	29.0		24.4	

Source: Census of Population, U.S. Department of Commerce, Bureau of the Census, 2000, Table DP-3

Appendix 2-O, Major Employers, East Cleveland				
Company Name	Street Address	Employees	Product/Service Description	Information Source
Huron Hospital	13951 Terrace Rd.	990	Hospital	A
East Cleveland Board of Education	15305 Terrace Rd.	800	School district	A
G. E. Lighting	1975 Noble Rd.	700	Lighting	D
GCRTA - Hayden Garage	1701 Hayden Ave.	402	Transit authority	C
City of East Cleveland	14301 Euclid Ave.	275	Municipal government	A
A. M. McGregor Home	14900 Private Dr.	234	Nursing home	A
Candlewood Park Healthcare Center	1835 Belmore	155	Nursing home	A
Spero Electric Corporation	1705 Noble Rd.	100	Lighting fixtures	B
Electrolizing Corporation of Ohio	1325 East 152 St.	50	Electrolizing plating services	B
Norman Noble, Inc.	1650 Collamer Rd.	50	Micromachining	A

Listings do not include the retail sector.

Sources: (A) Greater Cleveland Largest Employers Directory, 2000-01, Greater Cleveland Growth Association; (B) Harris InfoSource, 2001; (C) Greater Cleveland Regional Transit Authority, December 2002; (D) The Plain Dealer, December 18, 2002.

Appendix 2-P, Effective Real Estate Tax Rates, East Cleveland and Selected Communities, 2001 (Collected in 2002)						
Area	Residential and Agricultural			Commercial and Industrial		
	Effective Tax Rate	Tax as a Percentage of Market Value	Annual Estimated Taxes on a \$75,000 Property*	Effective Tax Rate	Tax as a Percentage of Market Value	Annual Estimated Taxes on a \$100,000 Property*
East Cleveland	70.34	2.15%	\$1,612	93.29	2.94%	\$2,940
Cleveland	62.74	1.92%	\$1,440	77.78	2.45%	\$2,450
Cleveland Heights	88.12	2.70%	\$2,025	101.41	3.19%	\$3,190
Euclid	59.68	1.83%	\$1,373	74.22	2.34%	\$2,340
Shaker Heights	91.18	2.79%	\$2,093	104.68	3.30%	\$3,300
South Euclid	74.03	2.27%	\$1,703	78.77	2.48%	\$2,480

*Does not include any special assessments or homestead exemption reductions.

Source: Cuyahoga County Auditor's Office

Appendix 2-Q, Distribution of Property Tax Dollars, East Cleveland and Selected Communities, 2001 (Collected in 2002)								
Area	Residential and Agricultural				Commercial and Industrial			
	Schools	City	Cuyahoga County	Library and Metroparks	Schools	City	Cuyahoga County	Library and Metroparks
East Cleveland	60.60%	18.06%	16.18%	5.16%	68.73%	13.61%	12.87%	4.80%
Cleveland	54.76%	20.24%	18.14%	6.86%	62.04%	16.33%	15.43%	6.20%
Cleveland Heights	64.59%	15.89%	12.92%	6.61%	68.30%	13.81%	11.84%	6.06%
Euclid	62.96%	12.00%	19.07%	5.96%	65.56%	13.42%	16.17%	4.85%
Shaker Heights	71.65%	10.86%	12.48%	5.01%	74.63%	9.46%	11.47%	4.45%
South Euclid	62.99%	18.22%	15.37%	3.42%	64.43%	17.11%	15.24%	3.21%

Source: Cuyahoga County Treasurer's Office

Chapter Three

Land Use

INTRODUCTION

The pattern of land use that has evolved within a city strongly affects its image. This chapter will outline the evolution of land use patterns in East Cleveland. Specific historical information has been obtained from atlases, maps, and publications. For the 1990's information, a field survey was conducted by the Cuyahoga County Planning Commission in 1996, followed by selected updates through mid-1999.

LAND USE EVOLUTION

Most of East Cleveland's general development patterns were established during the early 20th century and only minor changes have occurred over the past sixty years. In 1938, approximately 85% of the slightly under 2,000 acres in the city were developed (*see Exhibit 3-1*). The four largest land uses at that time were residential, street rights-of-way, recreation/parks, and vacant land, which totalled 1,636 acres, or 85% of all land in East Cleveland. By 1996, about 95% of the total acreage in the city had been developed. The three largest land uses remained the same, with institutional properties now the fourth largest land use (*see Map 3-1*).

For the future, the general patterns of land uses are not anticipated to change significantly, although demolition of structures may occur in selected locations in order to facilitate improvements or redevelopment.

Land Use Relationships within East Cleveland

The densely developed nature of East Cleveland has resulted in a situation whereby different land uses often occupy adjacent parcels. The types of land uses that abut each other have an impact on the quality of life for residents and the image of the community.

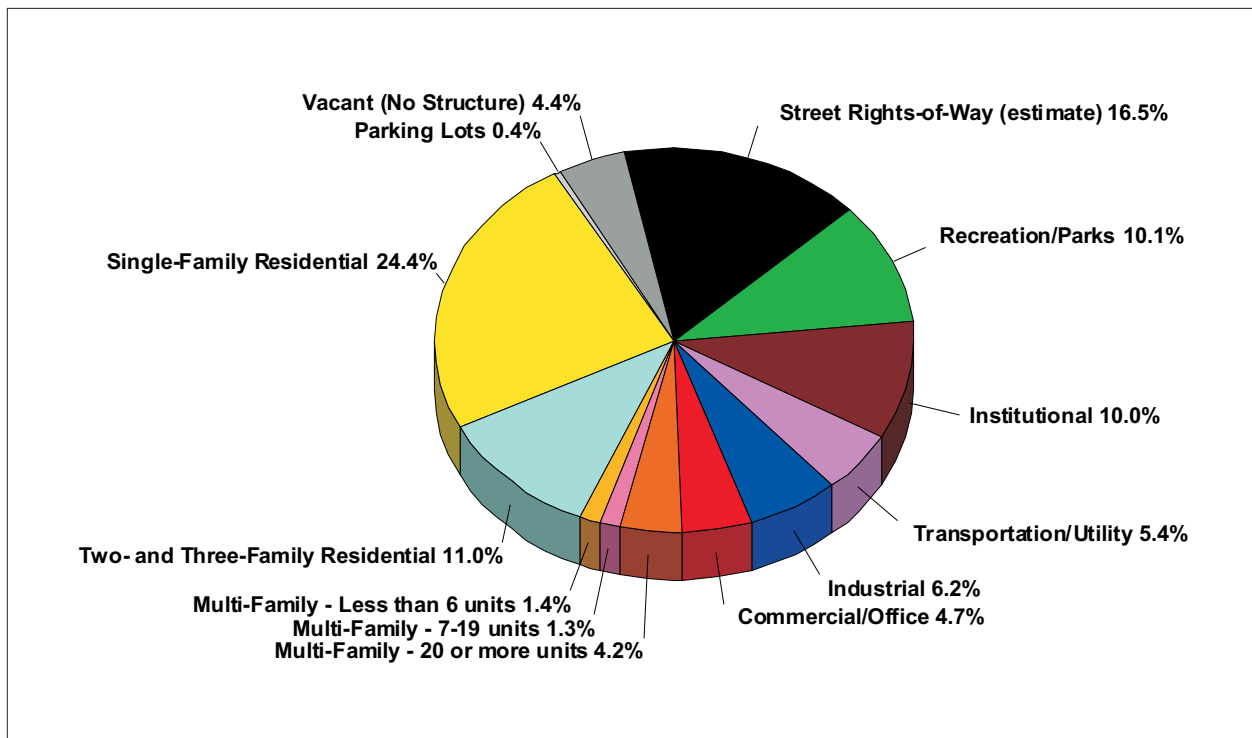
Some combinations of adjacent land uses create few problems, such as homes abutting schools, parks, or cemeteries. Other combinations of adjacent land uses, such as homes abutting commercial areas or industrial structures, can have a negative impact on residents due to noise, traffic, and unsightly views. Some of these problems can be moderated through design features and landscape buffers.

East Cleveland has a number of locations where residential land uses abutting commercial or industrial land uses can create negative impacts, including East 152nd Street, the north side of Noble Road west of Euclid Avenue, the rear of commercial properties fronting on major streets, and small industrial buildings situated in the middle of residential areas. Recommendations to minimize the negative impacts of these types of situations are offered as part of this document.

Land Use Relationships with Adjacent Communities

Understanding the relationship of the land uses in the vicinity of community boundaries is important for planning purposes. Consistency in land use fosters neighborhood stability, as well as influences the direction of future development or redevelopment issues. The implementation of a significant

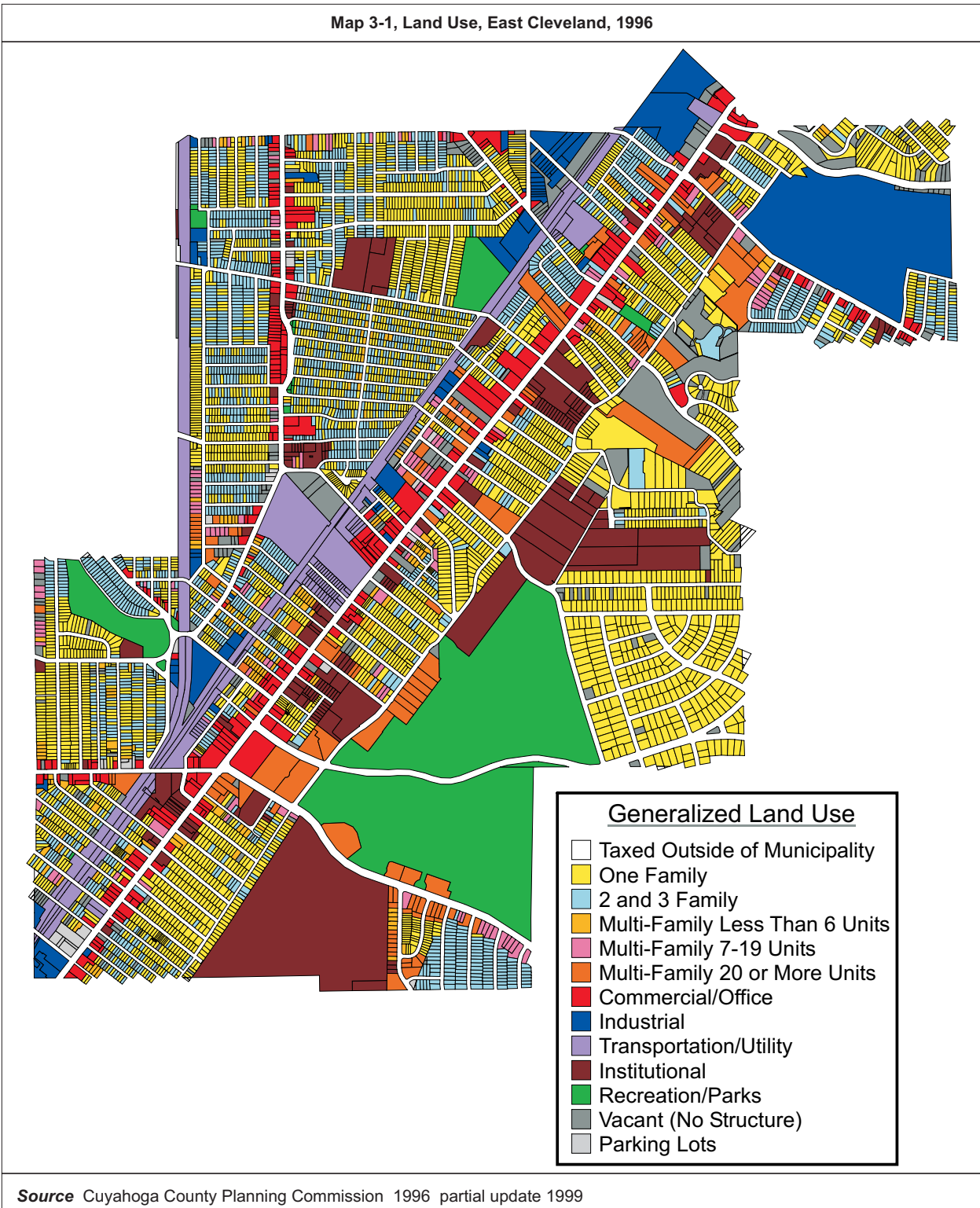
Exhibit 3-1, Land Use, East Cleveland, 1938 and 1996				
Land Use	1938		1996	
	Acreage	Percent of Total Acreage	Acreage	Percent of Total Acreage
Agricultural	61.2	3.2%	0.0	0.0%
Single-Family Residential	423.5	21.9%	484.7	24.4%
Two- and Three-Family Residential	169.3	8.8%	219.2	11.0%
Multi-Family Residential	95.5	4.9%		
Multi-Family - Less than 6 units			27.6	1.4%
Multi-Family - 7-19 units			26.2	1.3%
Multi-Family - 20 or more units			84.4	4.2%
Commercial/Office	99.5	5.2%	93.1	4.7%
Industrial	6.9	0.4%	122.5	6.2%
Transportation/Utility	59.6	3.1%	106.6	5.4%
Institutional	66.5	3.4%	198.1	10.0%
Recreation/Parks	290.6	15.1%	201.0	10.1%
Street Rights-of-Way (estimate)	376.5	19.5%	328.8	16.5%
Vacant (No Structure)	280.9	14.6%	87.2	4.4%
Parking Lots			8.7	0.4%
Total Acreage	1,930.0	100.0%	1,988.0	100.0%



Total Acreage figure varies slightly due to different data sources.

Sources: 1938: Population 1930-1940, W.P.A. Projects 17191 and 18246, Regional Association of Cleveland; 1996: Cuyahoga County Planning Commission; 1996 Total Acreage: U.S. Bureau of the Census, 2000.

Map 3-1, Land Use, East Cleveland, 1996



change in a land use near a community boundary should involve coordination between the communities involved, in order to minimize negative impacts to adjoining neighborhoods or adjust for continuation of the change in use within the adjacent community.

Land use maps for East Cleveland, Cleveland, and Cleveland Heights were reviewed in order to evaluate the contiguous land use patterns of the two communities bordering East Cleveland: Cleveland to the west, north, and south, and Cleveland Heights to the east and south. The documents examined included the *Cleveland Civic Vision 2000 Citywide Plan*, the existing land uses of Cleveland Heights, and historic countywide maps.

It was determined from these generalized land use comparisons that there are currently no significant conflicts between land uses in East Cleveland and the adjacent communities. In general, the land use patterns of Cleveland, Cleveland Heights and East Cleveland have been in existence for a number of decades and have seen little change. The majority of the uses along the edges of East Cleveland are either residential or commercial in nature and overlap into Cleveland or Cleveland Heights. There are also consistencies in some of the light industrial uses on the northern and eastern edges of East Cleveland, as well as the open space acreage in the southeastern portion of East Cleveland. No significant changes are anticipated in the near future involving the land uses in Cleveland or Cleveland Heights that are in proximity to East Cleveland.

Summary

East Cleveland is a fully developed community with an older building stock. With these circumstances, the focus of community efforts needs to be the retention—through maintenance and rehabilitation—of land use patterns that continue to function well, and, in specific areas, redevelopment of land uses that are no longer productive in order to retain and attract businesses and residents. These issues are addressed in other chapters of this document.

NATURAL FEATURES

Floodplains

A floodplain is the relatively flat area or low land adjoining the channel of a river or stream which has been or may be covered by flood water. Floodplains are an important part of the stormwater management system. During periods of heavy or continuous rain, floodplains hold water that may otherwise flow to flood developed areas.

The inventory prepared by the Federal Emergency Management Agency identified no floodplains within East Cleveland.

Although there are no designated floodplains associated with streams flowing on the surface, some sections of East Cleveland and surrounding areas experienced major flooding both in 1959 and 1962. An area with particularly severe flooding was the vicinity of Superior Road, Terrace Road, and Forest Hills Boulevard, as stormwater flowed through the Lower Valley area of Forest Hill Park. As a response to the stormwater runoff originating from the higher elevations east and south of East Cleveland, a dry dam was constructed in Forest Hill Park in 1963. The dam is situated south of Forest Hills

Boulevard above the Lower Valley picnic area of Forest Hill Park. The dam consists of a 318 foot-long earthen embankment oriented north-south, which is approximately 37 feet high. It was designed to retain water from heavier storms predicted to occur less than once every ten years.

In Cleveland Heights, near Mayfield and Superior Roads, a stream exits a culvert and flows generally north and west in Forest Hill Park. While still in Cleveland Heights, the stream re-enters a culvert for the remainder of its course through Forest Hill Park and all of East Cleveland. If stormwater overwhelmed the culvert entrance or clogged it with debris, the water would flow on the surface, collect behind the dry dam, and slowly seep into the water table. If the storm water reached the top of the dry dam, a spillway would direct the overflow in a controlled manner back into the culverted stream.

Wetlands

Wetlands are transitional areas between open water and dry land. The loss or degradation of wetlands can lead to serious consequences, including increased flooding when these natural water storage areas have been reduced in size or eliminated; species decline, extinction, or deformity; and decline in water quality. According to the 1994 report of the Ohio Wetlands Task Force, Ohio has lost more than 90% of its original wetland areas. Therefore, protecting remaining wetland areas is important. Development that impacts wetlands is regulated through the U.S. Army Corps of Engineers.

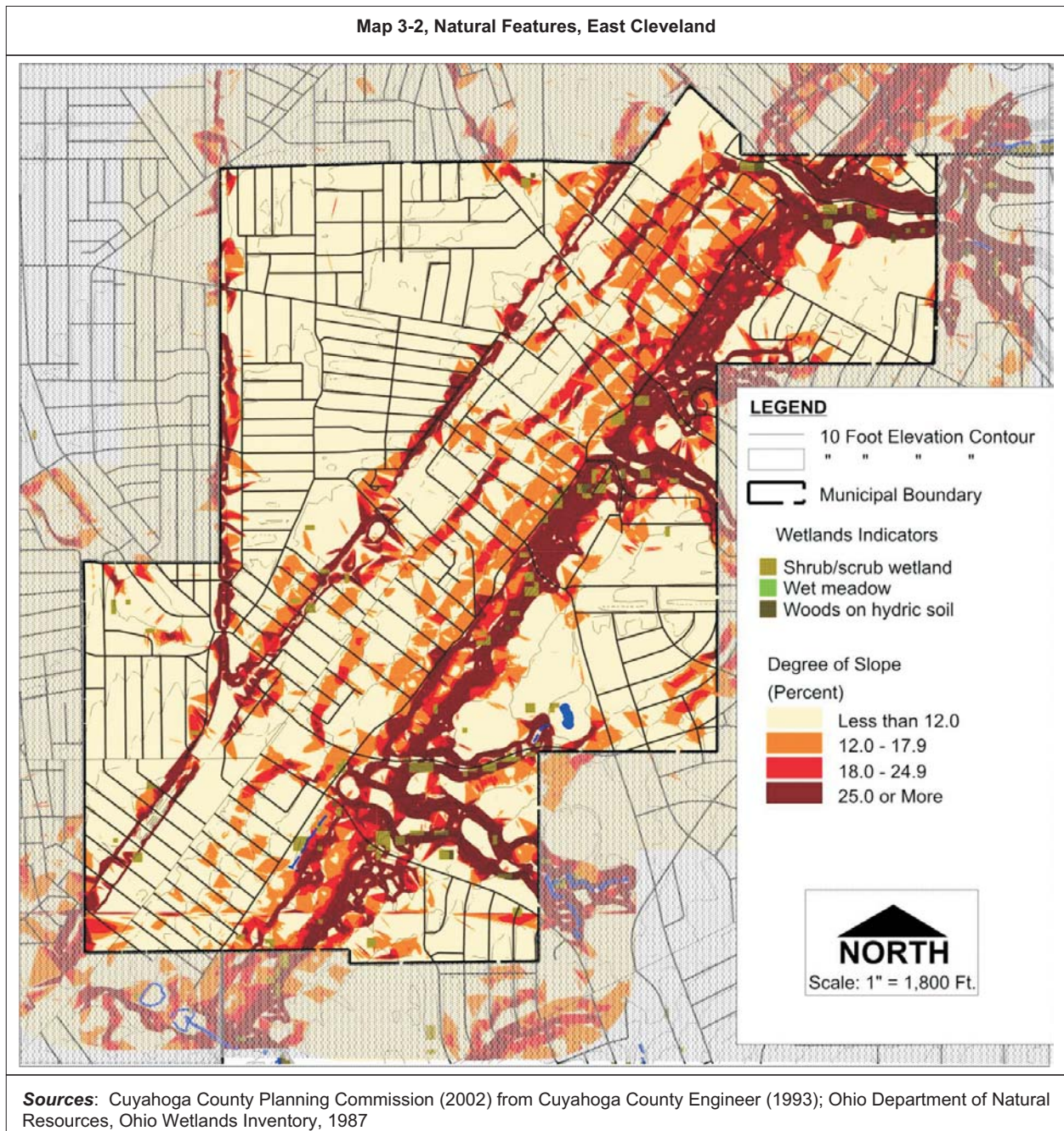
Wetland types range from lands that constantly have standing water to areas that only infrequently have standing water, such as portions of woods or fields. The length of time that standing water is present is the controlling factor in determining the type of plant and animal communities living in wetlands. Even when standing water is not present, wetlands can be identified by the type of soil and plants that are present.

Map 3-2 shows general areas considered to be wetlands, as provided by the Ohio Department of Natural Resources. Due to the steep topography of East Cleveland, the wetlands are generally confined to areas in Forest Hill Park or along wooded slopes. Although these areas would not be generally suitable for construction of buildings, activities such as filling would have an impact. It is important to note that *Map 3-2* provides general locations of areas that may be wetlands. Site specific verification of wetland conditions is required for development projects.

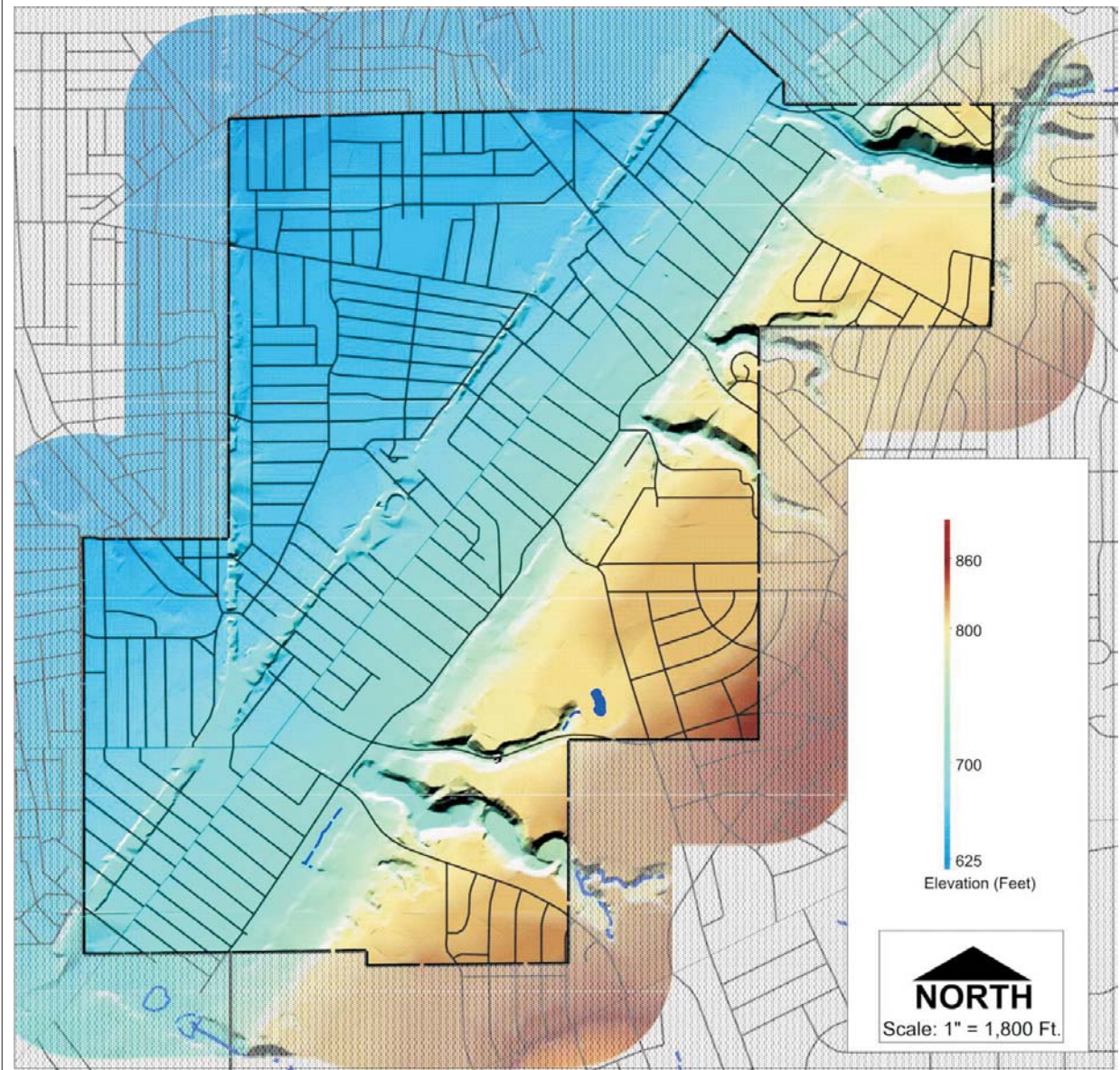
Steep Slopes

Steep slopes are generally defined as land with a slope of 12% or more. Areas of steep slopes usually have higher site preparation costs due to additional engineering work and construction such as cutting, filling, erosion control, and slope reinforcement. Generally, the steep slopes extend in a north-east-southwest direction adjacent to Terrace Road, as well as along the main streets that extend eastward into Cleveland Heights (*see Map 3-2*).

In terms of elevation, the highest portion of the city is in the vicinity of Walden Road, at about 860 feet above sea level (*see Map 3-3*). The terrain then drops steadily about 150 feet to the vicinity of Euclid Avenue, and then continues in a gradual downward slope to the northwest. The lowest point in East Cleveland is in the vicinity of Woodworth Avenue and East 133rd Street, at about 630 feet above sea level.



Map 3-3, Elevation, East Cleveland



Source: Cuyahoga County Planning Commission (2002) from Cuyahoga County Engineer (1993)

Chapter Four

Building Condition

INTRODUCTION

The condition of the building stock has an important impact on a community. Building condition can be an indicator of serious community issues, as well as influence the perceptions that people have of a community.

For example, deteriorated buildings can indicate weak real estate values which affects property tax collections; the loss of small businesses to competition outside and inside the community; absentee landlords who are more interested in their income than in protecting the health and safety of tenants and meeting community standards; or inadequate household income to afford repairs or purchase goods and services.

The overall age of the building stock also affects the situation. Older building stock, such as in East Cleveland, results in buildings needing regular maintenance and often more expensive improvements to systems such as plumbing, electrical, and heating, due to the design life of these systems.

In a community with older housing stock, many buildings are in need of at least minor repair. The communitywide exterior building condition survey completed in East Cleveland, and described in this chapter, includes an assessment of the condition of all one- to three-family residential structures, multi-family structures, and commercial storefronts/office buildings/industrial buildings. The survey focuses on identifying structures with a combination of major rehabilitation needs and/or minor repair items in sufficient number that, in total, represent major rehabilitation. After identifying these structures, their locations have been mapped and concentrations of these structures have been delineated.

The main purpose of this type of building condition survey is to assist the community in implementing targeted programs involving issues such as code enforcement, housing and commercial rehabilitation, economic development, and neighborhood revitalization.

METHODOLOGY

In order to assist communities in Cuyahoga County, the Cuyahoga County Planning Commission (CPC) has developed a methodology of comprehensive and standardized field surveys and mathematical standards to identify concentrations of buildings with repair needs. Areas showing a concentration of substandard properties delineated through the methodology are termed Improvement Target Areas (ITAs).

In addition, the methodology was approved by the U.S. Department of Housing and Urban Development (HUD) in 1984, and reaffirmed in 1991. HUD approval means that the methodology can be used as a test to meet the funding eligibility requirements of the federal Community Development Block Grant (CDBG) program for the national objective of the prevention or elimination of “slums or blight.” For more information concerning the relationship of this methodology to federal and state community development activities, please see the appendix of this chapter.

In 1988, CPC completed a comprehensive property condition survey for East Cleveland of all one- to three-family residential structures, multi-family residential structures, and commercial storefronts/office buildings/industrial buildings.

The same types of properties surveyed in 1988 were also surveyed in 1994, and the surveys have been selectively updated since that time. The surveys encompassed one- to three-family residential structures, mobile homes, multi-family residential structures, and commercial storefronts/office buildings/industrial buildings. The survey criteria and rating scales for all three surveys were the same in 1988 and 1994. All surveys were conducted by CPC staffpersons. The field work was conducted by a team of two persons as “windshield surveys,” meaning from within an automobile. The surveys were conducted during the following time periods (*see Exhibit 4-1*):

Exhibit 4-1, Building Condition Surveys, Survey Dates, East Cleveland		
Survey	Initial Survey	Update
One- to Three-Family Residential Structures	April, 1994 and May, 1994	April, 1996
Multi-Family Residential Structures	April, 1994 and May, 1994	April, 1996
Commercial Storefronts/Office Buildings/Industrial Buildings	April, 1994 and May, 1994	July, 1995
Source: Cuyahoga County Planning Commission		

The surveys were conducted on a structure-by-structure and street-by-street basis, working systematically through the community. Based upon estimates utilizing the 1990 Census, the survey teams examined approximately 6,600 one- to three-family structures and 500 multi-family structures. Based upon an inventory taken in the field at the time of the survey, the survey teams examined approximately 450 commercial storefronts/office buildings/industrial buildings.

It is important to note that the survey work was conducted at a specific point in time. Therefore, any improvements or deterioration that has occurred to a structure since the time of the survey is not part of this inventory. Although a slight change in the number of substandard structures or storefronts within an ITA may occur over time, this variation does not invalidate the basic premise that the ITA continues to identify a concentration of substandard structures or storefronts within a defined geographic area. It is important to note, however, that surveys should be conducted periodically to maintain a current inventory of existing conditions.

It should also be noted that this survey did not assess interior condition and is not a substitute for a detailed building inspection. This survey can, however, be used as an indicator for potential interior building code conditions that warrant further investigation.

FIELD SURVEY METHODOLOGY

One- to Three-Family Residential Structures.

Each one- to three-family residential structure was evaluated against twelve property elements (*see Appendix 4-A*), which included exterior walls, roofing shingles, gutters/downspouts, windows/doors, screen/storm windows and doors, foundation, roof structure, chimney, porch/steps, grounds, drive-ways/private walks, and garage. If the team determined that one or more property elements required repair, the decision was made as to whether the necessary repair was major, moderate, or minor. Based upon the definitions in the criteria, a major repair need was rated as a more severe problem than

a moderate repair need, and a moderate repair need was rated as a more serious problem than a minor repair need. Each definition was also assigned a corresponding point score, with major repair needs assessed a higher value than moderate repair needs, and moderate repair needs assessed a higher value than minor repair needs. Due to the nature of the property elements, nine categories—gutters/downspouts, windows/doors, screen/storm windows and doors, foundation, roof structure, chimney, grounds, driveways/private walks, and garage—contained a combination of only two of the three possible levels of repair needs. The respective point values were then assigned to the property element(s) and the score totalled. If the total score was between 8.0 and 35.0 points, the street and specific address of the property, the individual property element(s) in need of repair, the respective points(s), and the total score were entered on the field survey form (*see Appendix 4-B*). Any property with a total score less than 8.0 points was considered to be sound or in need of only a few repairs and was not recorded on the inventory sheets.

Multi-Family Residential Structures

Each multi-family residential structure was evaluated against thirteen property elements (*see Appendix 4-C*), which included exterior walls, roofing shingles, gutters/downspouts, windows/doors, screen/storm windows and doors, foundation, roof structure, chimney, balconies/porch steps/fire escapes, grounds, driveways/parking lot/private walks, garage/car port and parking adequacy. If the team determined that one or more property elements required repair, the decision was made as to whether the necessary repair was major, moderate, or minor. Based upon the definitions in the criteria, a major repair need was rated as a more severe problem than a moderate repair need, and a moderate repair need was rated as a more serious problem than a minor repair need. Each definition was also assigned a corresponding point score, with major repair needs assessed a higher value than moderate repair needs, and moderate repair needs assessed a higher value than minor repair needs. Due to the nature of the property elements, ten categories—gutters/downspouts, windows/doors, screen/storm windows and doors, foundation, roof structure, chimney, grounds, driveways/parking lot/private walks, garage/car port and parking adequacy—contained a combination of only two of the three possible levels of repair needs. The respective point values were then assigned to the property element(s) and the score totalled. If the total score was between 6.0 and 37.0 points, the street and specific address of the property, the individual property element(s) in need of repair, the respective points(s), and the total score were entered on the field survey form (*see Appendix 4-D*). Any property with a total score less than 6.0 points was considered to be sound or in need of only a few repairs and was not recorded on the inventory sheets.

Commercial Storefronts/Office Buildings/Industrial Buildings.

This survey included all retail business establishments, office buildings, and industrial buildings. Structures with commercial or office uses on the ground floor and apartments on upper floor(s) were placed in this category with commercial and office buildings. All properties were recorded by street and specific address of the property, business name/building name, business type, and building type. Each property was evaluated against the ten property elements (*see Appendix 4-E*), which included facade/exterior walls (condition), facade/exterior walls (design), building signage, windows/doors, accessory building(s), accessory structure(s), site features, occupancy, parking adequacy, and driveway/parking lot. If the team determined that one or more property elements required repair, the decision was made as to whether the necessary repair was major, moderate, or minor. Based upon the definitions in the criteria, a major repair need was rated as a more severe problem than a moderate re-

pair need, and a moderate repair need was rated as a more serious problem than a minor repair need. Each definition was also assigned a corresponding point score, with major repair needs assessed a higher value than moderate repair needs, and moderate repair needs assessed a higher value than minor repair needs. Due to the nature of the property elements, two categories—accessory structures and site features—contained only one of the three possible levels of repair needs. Due to the nature of the property elements, five categories—windows/doors, accessory buildings, occupancy, parking adequacy, and driveway/parking lot—contained a combination of only two of the three possible levels of repair needs. The respective point values were then assigned to the property element(s) and the score totalled. If the total score was between 9.0 and 21.0 points, the individual property element(s) in need of repair, the respective points(s), and the total score were added to the information listed above on the field survey form (*see Appendix 4-F*). Any property with a total score less than 9.0 points was considered to be sound or in need of only a few repairs and condition related data was not recorded on the inventory sheets.

SURVEY RESULTS

Number of Substandard Structures

The total number of substandard properties identified at the time of the 1988 study was 1,458. This compares to 1994/96, when 1,172 total substandard properties were identified (*see Exhibit 4-2*), a decrease of just under 20%. The decrease can be attributed to a combination of factors, including housing rehabilitation and storefront renovation efforts undertaken through both the private and public sectors, as well as building demolition. It should be noted that it is still common for structures in East Cleveland to need repair. This survey documents only the decrease in substandard structures, meaning buildings with a combination of major rehabilitation needs and/or minor repair items in sufficient number that, in total, represent major rehabilitation.

In terms of all substandard structures identified in 1988, one-to three-family structures represented 74.3%, commercial storefronts/office buildings/industrial buildings totalled 12.3%, and multi-family structures accounted for 13.4%. In terms of all substandard structures identified in 1994/96, one-to three-family structures represented 80.6%, commercial storefronts/office buildings/industrial buildings totalled 9.8%, and multi-family structures accounted for 9.6%.

Category	Substandard Properties	
	1988	1994/96
One- to Three-Family Residential Structures	1,083	945
Multi-Family Residential Structures	196	112
Commercial Storefronts/Office Buildings/Industrial Buildings	179	115
Total	1,458	1,172

Source: Cuyahoga County Planning Commission

Estimated Number of Substandard Housing Units

The building condition survey determines substandard structures. The Census Bureau reports housing data only in units, not structures. In order to make this data comparable, CPC has developed a methodology to convert the number of structures into an estimated number of units. For the 1988 survey, the methodology estimated that 27.2% of all housing units citywide were substandard (*see Exhibit 4-3*). For the 1994/96 survey, the methodology estimated that 18.1% of all housing units citywide were substandard. For both surveys, the percentage of substandard multi-family units, defined as four or more units in a structure, occurred at a higher rate than substandard one- to three-family units.

Exhibit 4-3, Improvement Target Area Survey, Estimated Number of Substandard Housing Units, East Cleveland, 1988 and 1994/96					
Category	Total Estimated Units*	Estimated Substandard Housing Units			
		1988		1994/96	
		Number	Percent	Number	Percent
One- to Three-Family Residential	8,026	1,317	16.4	1,124	14.0
Multi-Family Residential	6,832	2,726	39.9	1,560	22.8
Total	14,858	4,043	27.2	2,684	18.1

*Estimates of the number of units are derived from 1990 U.S. Census data. The Census categories of "mobile home" and "other" were excluded.

Source: Cuyahoga County Planning Commission

Estimated Number of Substandard Housing Units by Tenure

The CPC methodology outlined above also includes a review of 1990 U.S. Census data that cross tabulates the number of units in residential structures by tenure (owner-occupied, renter-occupied, or vacant)

For the 1988 survey, the methodology estimated that 16.8% of all owner-occupied housing units were substandard, compared to 31.5% of all renter-occupied housing units, and 30.4% of vacant units (*see Exhibit 4-4*). For the 1994/96 survey the methodology showed a similar pattern, with an estimated 14.5% of all owner-occupied housing units substandard, 19.6% of all renter-occupied housing units substandard, and 19.1% of vacant units substandard.

Abandoned Residential Structures

As part of the survey, the category "abandoned" consists of structures that were boarded, open, or fire damaged. Of the total 1,279 substandard residential structures identified in the 1988 survey, 92 (7.2%) were abandoned. Of the total 1,057 substandard residential structures identified in the 1994/96 survey, 149 (14.1%) were abandoned (*see Exhibit 4-5*). During both surveys, the percentage of abandoned multi-family structures was higher than the percentage of abandoned one- to three-family structures. It is important to note that both the number and percentage of abandoned substandard multi-family structures increased substantially from the 1988 survey to the 1994/96 survey.

Exhibit 4-4, Improvement Target Area Survey, Estimated Number of Substandard Housing Units by Tenure, East Cleveland, 1988 and 1994/96					
Category	Total Estimated Units*	Estimated Substandard Housing Units			
		1988		1994/96	
		Number	Percent	Number	Percent
Owner-Occupied Units	4,207	708	16.8	608	14.5
Renter-Occupied Units	8,848	2,786	31.5	1,731	19.6
Vacant Units	1,803	549	30.4	345	19.1
Total	14,858	4,043	27.2	2,684	18.1

*Estimates of the number of units are derived from 1990 U.S. Census data. The Census categories of "mobile home" and "other" were excluded.

Source: Cuyahoga County Planning Commission

Exhibit 4-5, Improvement Target Area Survey, Abandoned Substandard Residential Structures, East Cleveland, 1988 and 1994/96								
Category	1988			1994/96			Change in Abandoned Residential Structures 1988-1994/96	
	Total Substandard Structures	Abandoned Substandard Residential Structures		Total Substandard Structures	Abandoned Substandard Residential Structures		#	%
		#	%		#	%		
One- to Three-Family Residential Structures	1,083	74	6.8	945	103	10.9	29	39.2
Multi-Family Residential Structures	196	18	9.2	112	46	41.1	28	155.6
Total	1,279	92	7.2	1,057	149	14.1	57	62.0

Source: Cuyahoga County Planning Commission

Number of Substandard Commercial Storefronts/Office Buildings/Industrial Buildings

For the commercial storefronts, office buildings, and industrial buildings in East Cleveland, the 1988 survey showed a total inventory of 461 storefronts/structures and determined that 179 (38.8%) were substandard. The 1994/96 survey showed a total inventory of 450 storefronts/structures and determined that 115 (25.6%) were substandard (*see Exhibit 4-6*).

Vacant Commercial Storefronts/Office Buildings/Industrial Buildings

Of the 461 total commercial storefronts, office buildings, and industrial buildings identified in the 1988 survey, 71 (15.4%) were vacant (*see Exhibit 4-7*). The 1994/96 showed a significant increase in the number and percentage of vacant storefronts and structures. Of the 450 total commercial storefronts, office buildings, and industrial buildings identified in the 1994/96 survey, 109 (24.2%) were vacant.

Condition of Substandard Structures

Along with the number of substandard properties within a community, it is important to know the severity of the condition of the substandard properties. One- to three-family buildings in East Cleveland

Exhibit 4-6, Improvement Target Area Survey, Number of Substandard Commercial Storefronts/Office Buildings/Industrial Buildings, East Cleveland, 1988 and 1994/96

Category	1988			1994/96		
	Total Storefronts/ Structures	#	%	Total Storefronts/ Structures	#	%
Commercial Storefronts/Office Buildings/Industrial Buildings	461	179	38.8	450	115	25.6

Source: Cuyahoga County Planning Commission

Exhibit 4-7, Improvement Target Area Survey, Vacant Commercial Storefronts/Office Buildings/Industrial Buildings, East Cleveland, 1988 and 1994/96

Category	1988			1994/96			Change in Vacant Storefronts/ Structures 1988-1994/96	
	Total Storefronts/ Structures	Vacant Storefronts/ Structures		Total Storefronts/ Structures	Vacant Storefronts/ Structures		#	%
		#	%		#	%		
Commercial Storefronts/ Office Buildings/ Industrial Buildings	461	71	15.4	450	109	24.2	38	53.5

Source: Cuyahoga County Planning Commission

required a score of eight points or more to qualify as substandard. In the 1994/96 survey, one- to three-family structures determined to be substandard had an average point score of 10.72.

Multi-family buildings in East Cleveland required a score of six points or more to qualify as substandard. In the 1994/96 survey, multi-family structures determined to be substandard had an average point score of 9.51.

Commercial storefronts, office buildings, and industrial buildings in East Cleveland required a score of nine points or more to qualify as substandard. In the 1994/96 survey, commercial storefronts, office buildings, and industrial buildings determined to be substandard had an average point score of 10.32.

Generally, the number of substandard structures/storefronts declined as the total point score increased (*see Exhibit 4-8*). In addition, a review of individual point scores showed that the highest point scores were not clustered in any specific section of the city.

As part of the survey on each of the different structure types, the condition of a variety of property elements was assessed. The frequency with which specific property elements have become repair needs of substandard structures can assist in focusing rehabilitation efforts to target the problems having the most impact on an area.

For substandard one- to three-family residential structures, the most common repair needs identified during the survey, along with their frequency, were as follows: porch/steps (94.0%), exterior walls (93.2%), and roof shingles (83.5%) (*see Exhibit 4-9*). Driveways/private walks, gutters/downspouts, grounds, and garages were each identified at a frequency of approximately 50%.

For substandard multi-family residential structures, the most common repair needs identified during the survey, along with their frequency, were as follows: parking adequacy (96.4%), exterior walls (77.7%), balconies/porch steps/fire escapes (68.8%), grounds (68.8%), and windows/doors (67.9%) (*see Exhibit 4-10*). Driveways/parking lot/private walks were identified at a frequency of approximately 50%, while gutters/ downspouts were identified at a frequency of approximately 40%.

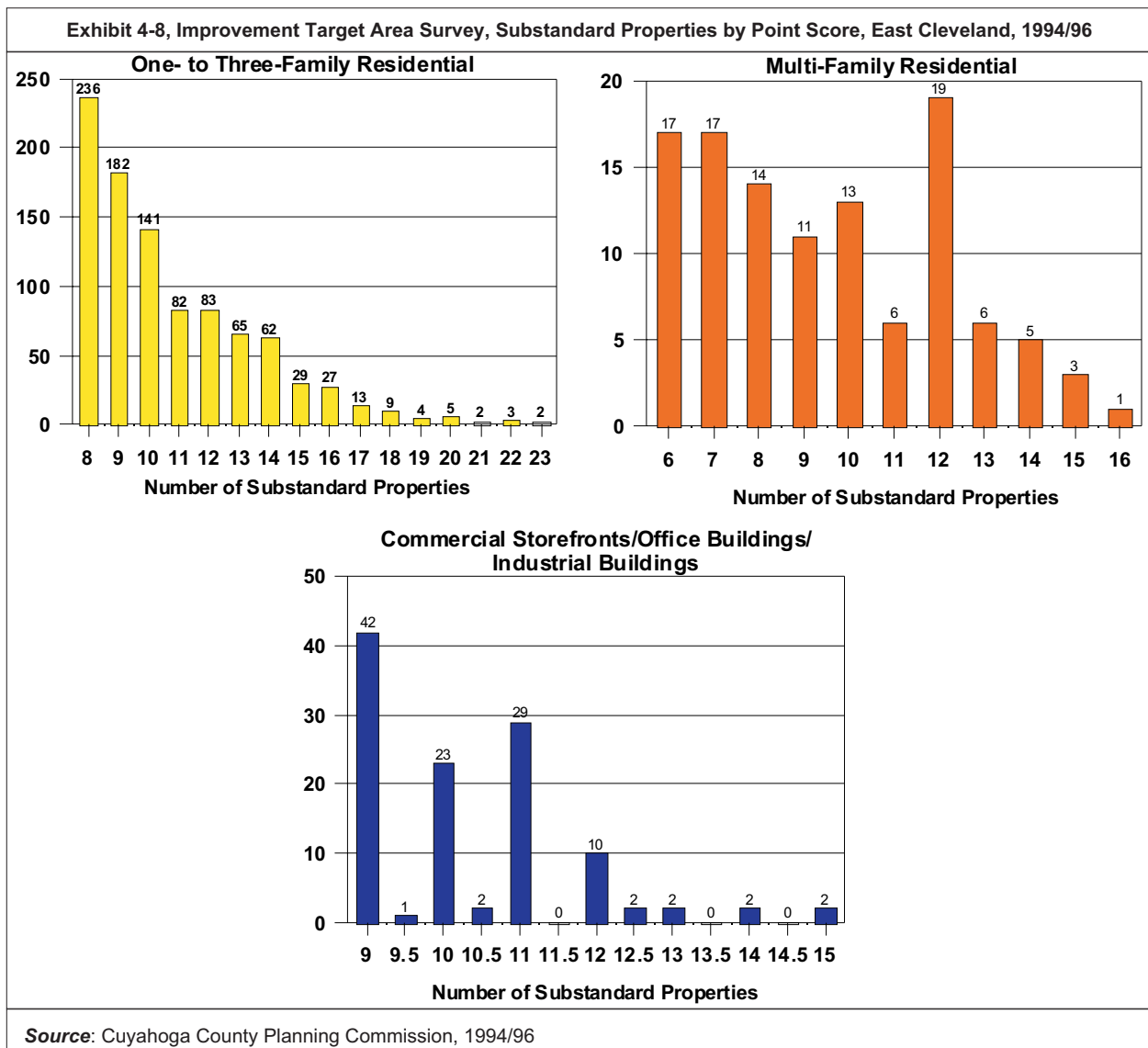
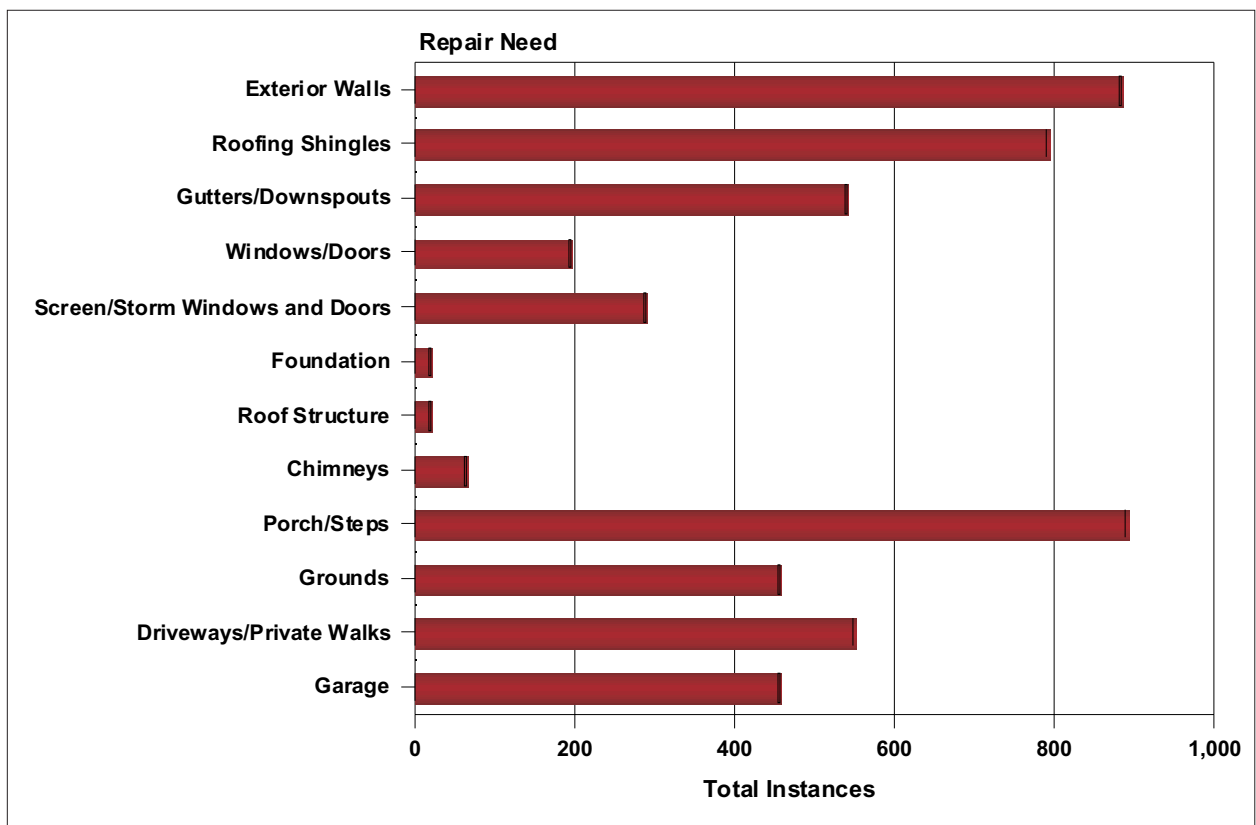


Exhibit 4-9, Improvement Target Area Survey, Repair Needs: Substandard One- to Three-Family Residential Structures, East Cleveland, 1994/96

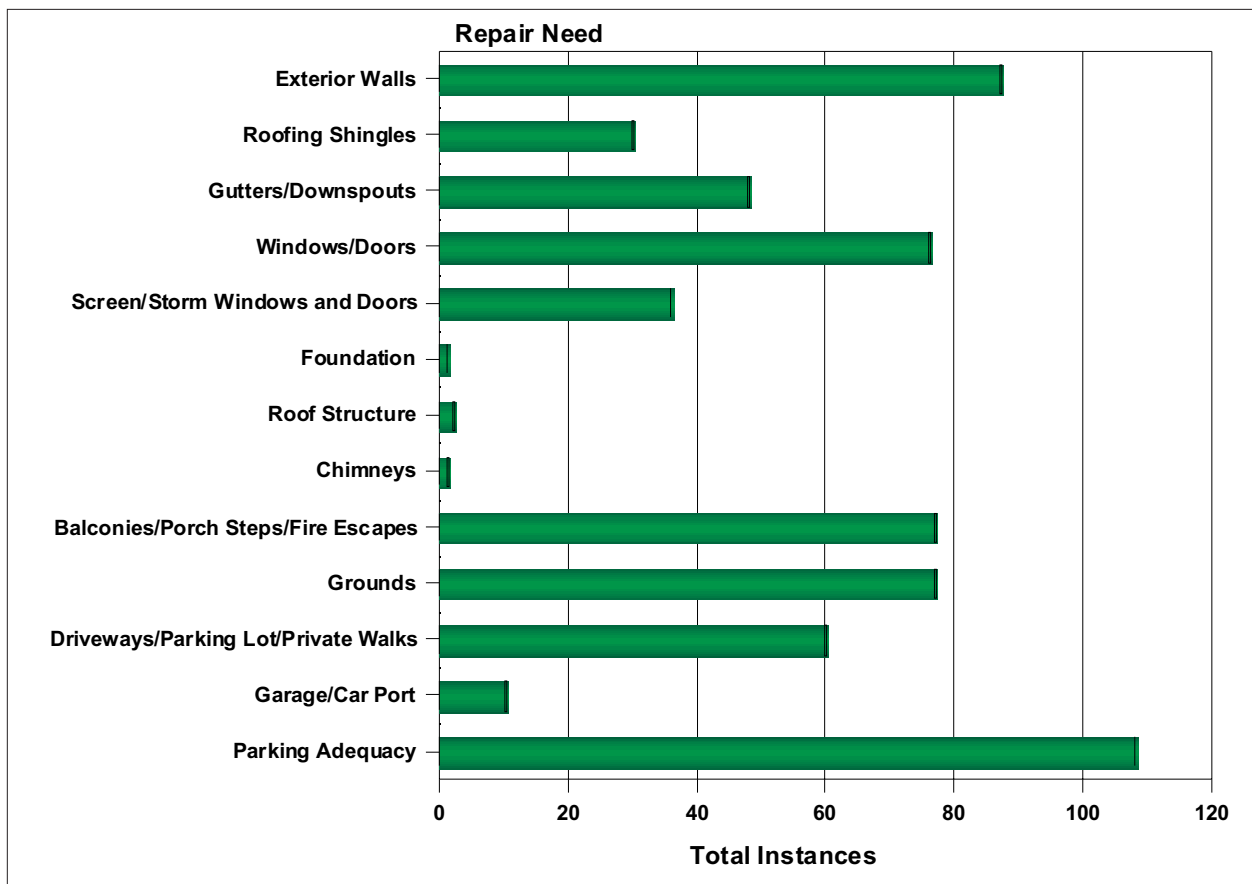
Repair Need	Severity of Repair Need			Total Instances	
	Minor	Moderate	Major	Number	Percent
Exterior Walls	254	206	421	881	93.2
Roofing Shingles	300	423	66	789	83.5
Gutters/Downspouts	171	n/a	366	537	56.8
Windows/Doors	140	n/a	52	192	20.3
Screen/Storm Windows and Doors	191	n/a	96	287	30.4
Foundation	n/a	17	1	18	1.9
Roof Structure	n/a	11	6	17	1.8
Chimneys	53	n/a	10	63	6.7
Porch/Steps	333	459	96	888	94.0
Grounds	208	n/a	246	454	48.0
Driveways/Private Walks	324	n/a	225	549	58.1
Garage	250	n/a	205	455	48.1



n/a = not applicable

Source: Cuyahoga County Planning Commission, 1994/96

Exhibit 4-10, Improvement Target Area Survey, Repair Needs: Substandard Multi-Family Residential Structures, East Cleveland, 1994/96					
Repair Need	Severity of Repair Need			Total Instances	
	Minor	Moderate	Major	Number	Percent
Exterior Walls	70	10	7	87	77.7
Roofing Shingles	24	5	1	30	26.8
Gutters/Downspouts	23	n/a	25	48	42.9
Windows/Doors	22	n/a	54	76	67.9
Screen/Storm Windows and Doors	14	n/a	22	36	32.1
Foundation	n/a	0	1	1	0.1
Roof Structure	n/a	2	0	2	1.8
Chimneys	1	n/a	0	1	0.1
Balconies/Porch Steps/Fire Escapes	29	33	15	77	68.8
Grounds	35	n/a	42	77	68.8
Driveways/Parking Lot/Private Walks	29	n/a	31	60	53.6
Garage/Car Port	3	n/a	7	10	8.9
Parking Adequacy	8	n/a	100	108	96.4



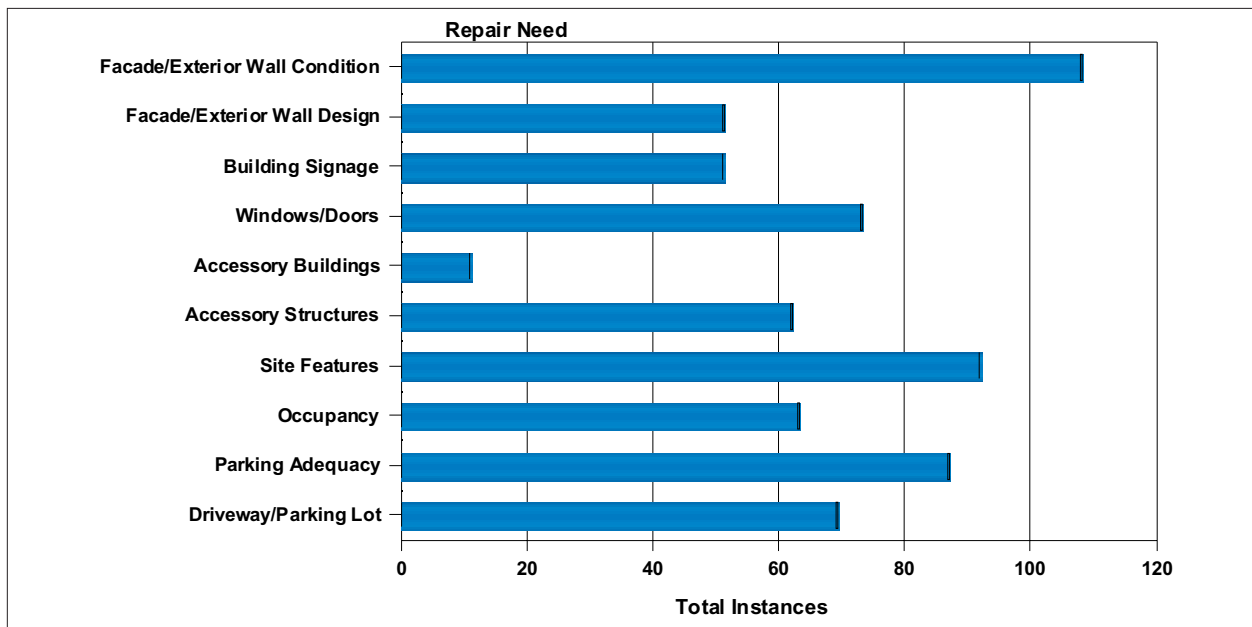
n/a = not applicable

Source: Cuyahoga County Planning Commission, 1994/96

For substandard commercial storefronts/office buildings/industrial buildings, the most common repair need identified during the survey, along with their frequency, were as follows: facade/exterior wall condition (93.9%), Site features (landscaping, private walkways, and alleys) (80.0%), and parking adequacy (75.7%). Windows/doors and driveway/parking lot were each identified at a frequency of approximately 60%. Occupancy and accessory structures (free-standing permanent signs, fences, trash facilities, and billboards) were each identified at a frequency of approximately 50%. Building signage and facade/exterior wall design were each identified at a frequency of approximately 45% (see Exhibit 4-11).

Exhibit 4-11, Improvement Target Area Survey, Repair Needs: Substandard Commercial Storefronts/Office Buildings/ Industrial Buildings, East Cleveland, 1994/96

Repair Need	Severity of Repair Need			Total Instances	
	Minor	Moderate	Major	Number	Percent
Facade/Exterior Wall Condition	22	75	11	108	93.9
Facade/Exterior Wall Design	7	32	12	51	44.3
Building Signage	16	30	5	51	44.3
Windows/Doors	13	n/a	60	73	63.5
Accessory Buildings	5	n/a	6	11	9.6
Accessory Structures*	n/a	n/a	62	62	53.9
Site Features**	n/a	n/a	92	92	80.0
Occupancy	22	n/a	41	63	54.8
Parking Adequacy	11	n/a	76	87	75.7
Driveway/Parking Lot	21	n/a	48	69	60.0



n/a = not applicable

* Free-standing permanent signs, fences, trash facilities, and billboards.

** Landscaping, private walkways, and alleys.

Source: Cuyahoga County Planning Commission, 1994/96

IMPROVEMENT TARGET AREA (ITA) IDENTIFICATION METHODOLOGY

The locations of all substandard properties and ITA boundaries identified in the surveys were mapped on a property line community base map. Each residential structure, office building, or industrial structure was counted only once on the map, regardless of the number of units, building square footage, or property acreage involved. Each commercial property was counted to correspond to the number of substandard storefronts on the parcel, which are labeled on the map.

The next step involved identification of areas with significant concentrations of substandard structures for the purpose of designation as Improvement Target Areas (ITAs). In order to ensure that ITAs would be designated in a consistent manner, the same statistical standards from the 1988 report were utilized again to define the term “concentrations” as used to characterize the number of substandard properties within a specific geographic area.

The primary standard used to qualify a residential area as an ITA was ***25 or more substandard properties within 50 acres or less (one- to three-family structures and multi-family structures)***. Note: Commercial storefronts, office buildings, and industrial buildings located within a qualifying residential area are considered qualified.

The primary standard used to qualify a commercial/office/industrial area was ***25% or more substandard storefronts or structures on a contiguous commercial strip***. Note: This standard was not needed. Please refer to note above concerning qualifying residential areas.

A secondary standard used to qualify a commercial/office/industrial area was ***25% or more substandard storefronts or structures on a blockface (a blockface is defined as the area fronting on a street between two cross streets)***. Note: This standard was used to qualify both sides of Euclid Avenue from Noble Road eastward to the municipal boundary.

The ITA boundaries represent an area within which properties continue to meet one statistical standard selected to delineate that ITA. Multiple statistical standards are not combined within one ITA.

In addition to repeating the same statistical standards as the earlier studies, the delineation of the ITAs has followed several of the same basic guidelines in terms of boundary placement, such as:

- ✓ Avoiding splitting a block with a boundary line.
- ✓ Including both sides of a street whenever possible to avoid using the centerline as a boundary line. Note: Terrace Road is an exception to this guideline due to its role as a dividing line of major land use changes and topography changes.
- ✓ Following rear property lines as a boundary line whenever possible.

The guidelines outlined above provide continuity for an ITA. For example, not placing an ITA boundary midway through a block of buildings, but rather examining the entire block to the next cross street, provides continuity for program development such as housing rehabilitation and infrastructure improvements. In a similar situation, including both sides of a commercial thoroughfare within an ITA assists in program development such as storefront rehabilitation, right-of-way enhancements, and in-

infrastructure improvements. A third example is a parcel situated within an ITA which is out-of-scale with the surrounding area, such as an institutional or governmental use like a community facility, school, or church. Although the facility may be in excellent condition, its inclusion within the ITA boundaries recognizes its location in proximity to a concentration of substandard properties, thus preventing gaps or holes in the boundaries. The continuity that is created may be useful for implementing areawide infrastructure improvement programs. It is also possible that a parcel involved with an ITA could prove to be so large that including the entire area would be infeasible. In this situation, the boundary line would be placed across the parcel in a position approximately equal to the general location of rear property lines of abutting parcels. This type of boundary line placement, away from the street right-of-way, provides continuity along the street frontage for the ITA (this guideline was utilized on Noble Road to provide continuity along the General Electric property).

IMPROVEMENT TARGET AREA DESIGNATION

The 1988 survey identified a number of Improvement Target Areas (ITA), all of which were located west of Terrace Road, plus an ITA east of Terrace Road in the neighborhood at the top of Superior Road hill (*see Map 4-1*). The 1994/96 survey also resulted in the identification of a number of ITAs (*see Map 4-2*). The primary change is that, with the exception of several small areas, the entire area west of Terrace Road now qualifies as an ITA. In addition, east of Terrace Road, new ITAs were also identified along Taylor Road and Noble Road. One area identified as an ITA in the 1988 survey, the neighborhood at the top of Superior Road hill, is no longer an ITA due to a decline in the number of structures identified as substandard.

One of the reasons that the 1994-96 ITA areas are larger in size, while the number of substandard structures and storefronts declined approximately 20% from 1988 to 1994/96, is that substandard structures and storefronts are more widely distributed throughout the community.

Within the ITA areas identified in the 1994/96 survey, there are some portions that have a higher concentration of substandard structures and storefronts (*see Map 4-3*).

For substandard one- to three-family structures, concentrations are located (list not in rank order):

North of Euclid Avenue

- ✓ The area bounded by the municipal boundary (west), Superior Avenue/Lockwood Avenue (north), Euclid Avenue (east), and Auburndale Avenue (south).
- ✓ The area bounded by the municipal boundary (west), the municipal boundary (north), the railroad tracks (east), and Superior Avenue (south).
- ✓ The area bounded by Hayden Avenue (west), the Hayden Avenue Bus Garage (north), the railroad tracks (east), and Eddy Road (south).
- ✓ The area bounded by Hayden Avenue (west), Shaw Avenue (north), the railroad tracks (east), and Bardwell Avenue/Doan Avenue (south).

Map 4-1, Building Condition Survey, Improvement Target Areas, East Cleveland, 1988



Source: Cuyahoga County Planning Commission, 1988

Map 4-2, Building Condition Survey, Improvement Target Areas, East Cleveland, 1994/96



Source: Cuyahoga County Planning Commission, 1994/96

Map 4-3, Concentrations of Substandard Structures/Storefronts within Improvement Target Areas, East Cleveland, 1994/96



Source: Cuyahoga County Planning Commission, 1994/96

- ✓ The area bounded by the railroad tracks (west), Woodworth Avenue (north), Hayden Avenue (east), and Shaw Avenue (south).
- ✓ The triangular area bounded by Coit Road (west), Woodworth Avenue (north), and East 152nd Street (east).

South of Euclid Avenue

- ✓ Roxford Road.
- ✓ The area bounded by Euclid Avenue (west), Superior Road (north), Forest Hill Avenue (east), and the municipal boundary (south).
- ✓ The area bounded by Nelacrest Road (west), Noble Road (north), Neladale Road (east) and, Nelawood Road (south).

For substandard multi-family structures, concentrations are located (list not in rank order):

North of Euclid Avenue

- ✓ East 125th Street (Phillips Avenue north to municipal boundary).
- ✓ East 133rd Street (Third Avenue north to Sixth Avenue).
- ✓ Second Avenue.
- ✓ Properties abutting Allegheny Avenue (Potomac Avenue north to Ardenall Avenue).
- ✓ The area bounded by Hayden Avenue (west), the Hayden Avenue Bus Garage/Windermere Rapid Transit Station (north), Euclid Avenue (east), and Eddy Road (south).

South of Euclid Avenue

- ✓ Roxford Road.

For substandard commercial storefronts/office buildings/industrial buildings, concentrations are located on (list not in rank order):

- ✓ Collamer Street (railroad tracks north to East 152nd Street).
- ✓ Euclid Avenue (Lakefront Avenue/Vassar Street north to Strathmore Avenue/Stanwood Road).
- ✓ Euclid Avenue (Taylor Road north to municipal boundary).
- ✓ Hayden Avenue (Shaw Avenue north to municipal boundary).

NUMBER OF SUBSTANDARD STRUCTURES WITHIN IMPROVEMENT TARGET AREAS

As noted previously, the total number of substandard structures and storefronts identified in the 1988 study was 1,458. As a result of Improvement Target Areas (ITAs) identified in 1988, 1,183 of those structures and storefronts were located within ITAs. This compares to the 1994/96 survey, when 1,172 total substandard structures and storefronts were identified, with 1,143 located within ITAs (*see Exhibit 4-12*). As previously noted, one of the reasons that the 1994/96 ITA areas are larger in size, while the number of substandard structures and storefronts declined approximately 20% from 1988 to 1994/96, is that substandard structures and storefronts are more widely distributed throughout the community.

Exhibit 4-12, Substandard Properties Citywide and within Improvement Target Areas, East Cleveland, 1988 and 1994/96						
Category	Substandard Properties					
	1988			1994/96		
	City Total	Within ITAs		City Total	Within ITAs	
		#	%		#	%
One- to Three-Family Residential Structures	1,083	834	77.0	945	917	97.0
Multi-Family Residential Structures	196	185	94.4	112	111	99.1
Commercial Storefronts/Office Buildings/Industrial Buildings	179	164	91.6	115	115	100.0
Total	1,458	1,183	81.1	1,172	1,143	97.5

Source: Cuyahoga County Planning Commission, 1994/96

Appendix Four

Building Condition

RELATIONSHIP OF BUILDING CONDITION SURVEY TO FEDERAL AND STATE COMMUNITY DEVELOPMENT ACTIVITIES**Federal**

The City of East Cleveland receives funds on an annual basis from the U.S. Department of Housing and Urban Development through the Community Development Block Grant (CDBG) program. In order for a project to be eligible to utilize CDBG funds, it must meet one of the following three national objectives (24 CFR 570.208):

- ✓ aid in the prevention or elimination of slums or blight;
- ✓ be of benefit to low- or moderate-income families; or
- ✓ meet other community development needs of a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs.

Within the federal regulations, activities addressing slums or blight on an area basis must meet the following four criteria (24 CFR 570.208(b)(1):

- ✓ The area, delineated by the recipient, meets a definition of a slum, blighted, deteriorated or deteriorating area under State or local law;
- ✓ Throughout the area there is a substantial number of deteriorated or deteriorating buildings or the public improvements are in a general state of deterioration;
- ✓ Documentation is maintained by the recipient on the boundaries of the area and the condition which qualified that area at the time of its designation; and
- ✓ The assisted activity addresses one or more of the conditions which contributed to the deterioration of the area. Rehabilitation of residential buildings carried out in an area meeting the above requirements will be considered to address the area's deterioration only where each such building rehabilitated is considered substandard under local definition before rehabilitation, and all deficiencies making a building substandard have been eliminated if less critical work on the building is undertaken. At a minimum, the local definition for this purpose must be such that buildings that it would render substandard would also fail to meet the housing quality standards for the Section 8 Housing Assistance Payments Program - Existing Housing.

State

The *Ohio Revised Code* (ORC) contains definitions for the terms "slum" or "blight" in various chapters. These definitions have been written to satisfy the requirements of various government programs, such as *Urban Renewal Debt Retirement Fund* (725.01), *County Renewal Projects* (303.26), *Community Redevelopment Corporations* (1728.01), and *Housing Projects* (3735.40). The definition which most closely coincides with the intent of the federal CDBG regulations is located in Section 725.01,

with an identical definition applying to unincorporated areas located in Section 303.26. The definition of “blighted area” is as follows (differences in the definition as applied to municipalities and unincorporated areas are noted by “[]” marks):

An area within a [municipality] [county but outside the corporate limits of any municipality], which area by reason of the presence of a substantial number of slum, deteriorated, or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions to title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a [municipality] [county], retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition or use.

Substandard Threshold 8 Points or more

Appendix 4-A, 1994/96 Improvement Target Area Survey City of East Cleveland, One- to Three-Family Building Criteria Sheet			
ELEMENT	MAJOR REPAIR	MODERATE REPAIR	MINOR REPAIR
Exterior Walls	(5) All siding: holes in walls; missing siding with exposed structure; obvious and serious damage or rotted siding; or missing bricks or stone. ----- (4) a. Wood, Aluminum, etc.: lack of any paint or extensive peeling of paint over entire house surface; or some rotted, missing or damaged or loose siding requiring repair. b. Stone, brick, Stucco: obvious cracks in bricks; separated brick or stone, missing mortar, large cracks or damage in stucco; spalling of masonry surface. c. Asphalt sheets: loose, torn, damaged, deteriorated or patched asphalt sheets.	(3) a. Wood, Aluminum, etc.: significant peeling of paint on one side or approximately 25% of entire surface; seriously faded or rusted siding (aluminum or steel); damaged siding. b. Brick, Stone, Stucco: needs new pointing of mortar; small cracks or stucco needing paint. c. Asphalt sheets: weathered, old, slightly damaged but sound, peeling trim.	(2) a. Wood, Aluminum, etc.: slightly faded, weathered, slight peeling of paint and peeling trim; slightly damaged or dented siding. b. Brick, Stone, Stucco: weathered, faded, slight peeling of paint and peeling trim. c. Asphalt Sheeting: good sheeting but trim peeled. ----- (1) a. Wood, Aluminum, etc.: slightly faded, little peeling or weathered siding or trim paint peeled. b. Brick, Stone or Stucco: weathered, slight peeling of paint, brick or trim peeling. c. Asphalt Sheeting: basically sound; good trim.
Roofing Shingles	(5) Large holes through roof; exposed rafters or sheeting ----- (4) Significant patching with different roofing materials; significant damage; plastic or tar paper patching	(3) Obvious raised, cupped, warped, cracked, or loose shingles, slates, or tiles; replacement needed	(2) A few missing or damaged shingles, slates, or tiles; some patching ----- (1) Weathered roofing; slight imperfections.
Gutters/ Downspouts	(2) Missing, damaged or rusted gutters and/or downspouts requiring replacement; rotting box or internal gutters		(1) Rusted and/or dented gutters and downspouts requiring repair or protective coating; lack of splash plating; damaged or missing sewer crocks
Windows/Doors	(2) More than 4 broken and/or missing windows or doors; missing primary door; seriously broken or rotted windows and/or door frames requiring replacement		(1) Four or less broken and/or missing windows or doors; seriously damaged or rotted windows and/or door frames requiring replacement.
Screen/Storm Windows and Doors	(2) Many screens, storm windows, or storm doors missing from frames		(1) A few screens, storm windows, or storm doors missing from frames
Foundation	(4) Holes or gaps in foundation causing sagging or structural damage to framing walls; requires immediate attention	(2) Severe cracking and/or mortar deterioration; needing attention but not causing evident structural damage	
Roof Structure	(4) Severely bowed or sagging roof; immediate attention needed	(2) Slightly sagging/bowing roof; attention will eventually be needed if worsens	
Chimney	(2) Missing or severely damaged chimney requiring replacement		(1) Minor mortar deterioration; missing only a few bricks

Appendix 4-A, 1994/96 Improvement Target Area Survey City of East Cleveland, One- to Three-Family Building Criteria Sheet			
ELEMENT	MAJOR REPAIR	MODERATE REPAIR	MINOR REPAIR
Porch/Steps	(3) Severely sagging or tilted porch floor supports and/or roof requiring repair or replacement; sunken, missing or cracked steps requiring repair or replacement	(2) Minor damage to porch floor, supports, and/or roof; a few missing or damaged steps; missing or severely damaged railings and/or lattice	(1) Needs painting; rusted or slightly sagging railing(s); mortar repair needed on steps
Grounds	(2) Excessive open storage of junk, garbage, abandoned vehicles, etc.; severe damage to fencing or other accessory structures		(1) Large bare spots on lawn; minor damage/deterioration to fencing or accessory structures; litter-strewn yard
Driveways/ Private Walks	(2) Severe cracking, rutting, or heaving requiring all or significant replacement		(1) Minor spalling or heaving requiring minor repair; aggregate driveways with sparse covering or ruts requiring filling
Garage	(2) Structurally deficient due to leaning walls, holes in walls and/or roof; extensive repair or replacement needed; missing or deteriorated door(s)		(1) Needs painting; minor damage to siding; worn roof; shingles

Appendix 4-B, 1994/96 Improvement Target Area Survey, City of East Cleveland, One- to Three-Family Building Criteria Sheet

Municipality: East Cleveland

Date: _____

Surveyors: _____

PROPERTY IDENTIFICATION INFORMATION						Score/ Extent Repair	Exterior Walls	Roofing Shingles	Gutters/ Down- spout	Windows/ Doors	Screens/ Storms	Founda- tion	Roof Structure	Chimney	Porch/ Steps	Grounds	Driveway/ Walks	Garage	Aban- doned*		
Street No.	Street Name	No. of Families	Perma- nent Parcel No.	Census Tract	Block Group	Major	5 or 4	5 or 4	2	2	2	4	4	2	3	2	2	2			
						Moderate	3	3				2	2		2						
						Minor	2 or 1	2 or 1	1	1	1			1	1	1	1	1	1	1	1

*(Open, Boarded, Fire Damaged)

Substandard Threshold 6 Points or More

Appendix 4-C, 1994 Improvement Target Area Survey, City of East Cleveland, Multi-Family Building Criteria Sheet			
ELEMENT	MAJOR REPAIR	MODERATE REPAIR	MINOR REPAIR
Exterior Walls	<p>(5) All siding: holes in walls; missing siding with exposed structure; obvious and serious damage or rotted siding; or missing bricks or stone.</p> <p>-----</p> <p>(4) a. Wood, Aluminum, etc.: lack of any paint or extensive peeling of paint over entire building surface; or some rotted, missing or damaged or loose siding requiring repair.</p> <p>b. Stone, Brick, Stucco: obvious cracks in bricks; separated brick or stone, missing mortar, large cracks or damage in stucco; spalling of masonry surface.</p> <p>c. Asphalt sheets: loose, torn, damaged, deteriorated or patched asphalt sheets.</p>	<p>(3) a. Wood, Aluminum, etc.: significant peeling of paint on one side or approximately 25% of entire surface; seriously faded or rusted siding (aluminum or steel); damaged siding.</p> <p>b. Brick, Stone, Stucco: needs new pointing of mortar; small cracks or stucco needing paint.</p> <p>c. Asphalt sheets: weathered, old, slightly damaged but sound, peeling trim</p>	<p>(2) a. Wood, Aluminum, etc.: slightly faded, weathered, slight peeling of paint and peeling trim; slightly damaged or dented siding.</p> <p>b. Brick, Stone or Stucco: weathered, faded, slight peeling of paint and peeling trim.</p> <p>c. Asphalt Sheeting: good sheeting but trim peeled.</p> <p>-----</p> <p>(1) a. Wood, Aluminum, etc.: slightly faded, little peeling or weathered siding or trim paint peeled and needs painting.</p> <p>b. Brick, Stone or Stucco: weathered, slight peeling of paint, brick or trim peeling.</p> <p>c. Asphalt Sheeting: basically sound; good trim.</p>
Roofing Shingles	<p>(5) Large holes through roof; exposed rafters or sheathing</p> <p>-----</p> <p>(4) Significant patching with different roofing materials; significant damage; plastic or tar paper patching</p>	<p>(3) Obvious raised, cupped, warped, cracked, or loose shingles, slates, or tiles; replacement needed</p>	<p>(2) A few missing or damaged shingles, slates, or tiles; some patching</p> <p>-----</p> <p>(1) Weathered roofing; slight imperfections.</p>
Gutters/ Downspouts	<p>(2) Missing, damaged or rusted gutters and/or downspouts requiring replacement; rotting box or internal gutters</p>		<p>(1) Rusted and/or dented gutters and downspouts requiring repair or protective coating; lack of splash plating; damaged or missing sewer crocks</p>
Windows/ Doors	<p>(2) More than 4 broken and/or missing windows or doors; missing primary door; seriously broken or rotted windows and/or door frames requiring replacement</p>		<p>(1) Four or less broken and/or missing windows or doors; seriously damaged or rotted windows and/or door frames requiring replacement.</p>
Screen/Storm Windows and Doors	<p>(2) Many screens, storm windows, or storm doors missing from frames</p>		<p>(1) A few screens, storm windows, or storm doors missing from frames.</p>
Foundation	<p>(4) Holes or gaps in foundation causing sagging or structural damage to framing walls; requires immediate attention</p>	<p>(2) Severe cracking and/or mortar deterioration; needing attention but not causing evident structural damage</p>	
Roof Structure	<p>(4) Severely bowed or sagging roof; immediate attention needed</p>	<p>(2) Slightly sagging/bowing roof; attention will eventually be needed if worsens</p>	
Chimney	<p>(2) Missing or severely damaged chimney requiring replacement</p>		<p>(1) Minor mortar deterioration; missing only a few bricks</p>
Balconies/ Porch Steps/ Fire Escapes	<p>(3) Severely sagging or tilted porch or balcony, floor supports, and/or roof requiring repair or replacement; sunken, missing or cracked steps requiring repair or replacement</p>	<p>(2) Minor damage to porch floor, supports, and/or roof; a few missing or damaged steps; missing or severely damaged porch or balcony railings and/or lattice</p>	<p>(1) Needs painting; rusted or slightly sagging railing(s); mortar repair needed on steps</p>

Appendix 4-C, 1994 Improvement Target Area Survey, City of East Cleveland, Multi-Family Building Criteria Sheet			
ELEMENT	MAJOR REPAIR	MODERATE REPAIR	MINOR REPAIR
Grounds	(2) Excessive open storage of junk, garbage, abandoned vehicles, etc.; severe damage to fencing or other accessory structures		(1) Large bare spots on lawn; minor damage/deterioration to fencing or accessory structures; litter-strewn yard
Driveways/ Parking Lot/ Private Walks	(2) Severe cracking, rutting, or heaving requiring all or significant replacement		(1) Minor spalling or heaving requiring minor repair; aggregate driveways with sparse covering or ruts requiring filling
Garage/ Car Port	(2) Structurally deficient due to leaning walls, holes in walls and/or roof; extensive repair or replacement needed; missing or deteriorated door(s)		(1) Needs painting; minor damage to siding; worn roof, shingles
Parking Adequacy	(2) Severe parking shortage (50% or less of needed spaces); notably inefficient design or location relative to multi-family buildings served		(1) Moderate parking shortage (50-80% of needed spaces); somewhat inefficient design or location relative to multi-family buildings served

Appendix 4-D, 1994/96 Improvement Target Area Survey, City of East Cleveland, Multi-Family Building Criteria Sheet

Municipality: East Cleveland

Date: _____

Surveyors: _____

PROPERTY IDENTIFICATION INFORMATION					Score/ Extent Repair	Exterior Walls	Roofing Shingles	Gutters/ Down- spout	Windows/ Doors	Screens/ Storms	Founda- tion	Roof Structure	Chimney	Balc/ Porch/ Fire Esc.	Grounds	Driveway/ Parking Lot/ Walks	Garage	Parking Adequacy	Aban- doned*		
Street No.	Street Name	No. of Units	Perma- nent Parcel No.	Census Tract/ Block Group	Major	5 or 4	5 or 4	2	2	2	4	4	2	3	2	2	2	2			
					Moderate	3	3				2	2		2							
					Minor	2 or 1	2 or 1	1	1	1			1	1	1	1	1	1	1	1	1

* (Open, Boarded, Fire Damaged)

Substandard Threshold 9 Points or more

Appendix 4-E, 1994/96 Improvement Target Area Survey, City of East Cleveland, Commercial Storefront/Office Building/Industrial Building Criteria Sheet			
ELEMENT	MAJOR REPAIR	MODERATE REPAIR	MINOR REPAIR
Facade/Exterior Walls (condition)	(4) Substantial damage to facade; structural damage; severe deterioration of brick and mortar; rotted wood; missing siding, bricks or stone; complete lack of paint or severe peeling	(3) Minor deterioration of brick and mortar; moderate facade damage or wear; major graffiti; severely damaged gutters or steps; paint peeling on at least 2 walls	(2) Some brick or mortar deterioration; slightly dented siding; minor graffiti; slightly damaged gutters or steps; paint peeling on 1 wall ----- (1) Trim paint peeling; minor peeling or fading paint; cracked steps; peeling gutters
Facade/Exterior Walls (Design)	(3) Major incompatibility with design of building	(2) Moderate incompatibility with design of building	(1) Minor incompatibility with design of building
Building Signage	(3) Signage completely absent from an operating business; completely faded or damaged sign, making it impossible to identify the business	(2) Substantial wear, damage or design incompatibility (including projecting sign with substandard wall sign or wall sign exceeding approximately 30 sq. ft. in area); need for replacement or major repair	(1) Minor wear or damage or design incompatibility (including projecting sign with standard wall sign or more than one wall sign); need for minor alteration; excessive window signage
Windows/Doors	(2) Two or more missing or damaged doors and/or windows for replacement or major repair		(1) One missing or damaged door or window; need for minor repairs
Accessory Building(s)	(1) Structurally deficient due to leaning walls, holes in walls and/or roof, extensive repair or replacement needed; missing or deteriorated door(s)		(1/2) Needs painting; minor damage to siding or doors; worn roof, shingles
Accessory Structures *	(1) Significant wear or damage; major incompatibility with design of main building; unenclosed dumpster; fence in need of major repair or replacement; billboards on building; portable free-standing signs.		
Site Features **	(1) Major landscape maintenance required; major cracking of pavement; substantial litter; abandoned vehicles; streamers, banners or pennants on property		
Occupancy	(2) Abandoned, with vandalism or boarded up.		(1) Vacant but intact.
Parking Adequacy	(2) Severe parking shortage (location has 50% or less of needed spaces); notably inefficient design or location relative to businesses.		(1) Minor - moderate parking shortage (location has 50-80% of needed spaces); somewhat inefficient design or location relative to businesses.

Appendix 4-E, 1994/96 Improvement Target Area Survey, City of East Cleveland, Commercial Storefront/Office Building/Industrial Building Criteria Sheet			
ELEMENT	MAJOR REPAIR	MODERATE REPAIR	MINOR REPAIR
Driveway/ Parking Lot	(2) Concrete or asphalt surface substantially potholed, broken, spalled or heaved over majority of area requiring major or total replacement; bricks missing over most of the area or notably heaved, resulting in uneven surface; severe drainage problem; gravel or dirt surface		(1) Concrete or asphalt cracked, crumbled or spalled but with fairly even surface requiring partial replacement or repair; bricks missing or slightly uneven surface; some drainage problems evident; partial gravel or dirt surface

*Free-standing permanent signs, fences, trash facilities, billboards.

**Landscaping, private walkways and alleys.

Appendix 4-F, 1994/96 Improvement Target Area Survey, City of East Cleveland, Commercial Storefront/Office Building/Industrial Building Criteria Sheet

Municipality: East Cleveland

Date: _____

Surveyors: _____

PROPERTY IDENTIFICATION INFORMATION								Score/ Extent Repair	Facade/ Exterior Walls (Condi- tion)	Facade/ Exterior Walls (Design)	Bldg. Signage	Windows/ Doors	Accessory Bldgs.	Accessory Struc- tures**	Site Features***	Occupancy	Parking Adequacy	Driveway/ Parking Lot	
Address	Bus. Name	Bus. Type*	Bldg. Type	Perma- nent Parcel No(s).	Census Tract	Block Group	Vacant (yes/no)	Major	4	3	3	2	1	1	1	2	2	2	
								Moderate	3	2	2								
								Minor	2 or 1	1	1	1	1/2			1	1	1	

- *1-Freestanding retail/service
- 2-Freestanding office building
- 3-Combination retail/office
- 4-Combination retail/apartment
- 5-Indoor mall/shopping center (5+ stores)
- 6-Small shopping center (less than 5 stores)

- **Free-standing permanent signs, fences, trash facilities, billboards
- ***Landscaping, private walkways, and alleys

Chapter Five

Housing Plan

Part I Housing Analysis

Chapter 5, Housing Plan, will be divided into two sections. The first section of the chapter, *Housing Analysis*, will provide a profile of the housing stock as well as an inventory of housing-related information. The second section of the chapter, *Housing Strategies*, will focus on developing strategies to both strengthen the condition and marketability of the City's existing housing stock and suggest additional housing options for current and prospective residents of East Cleveland.

OVERVIEW

East Cleveland is an older, first ring suburb of Cleveland that was incorporated as a village in 1875 and became a city in 1911. While much of the housing stock in the City was built prior to 1940, the number of housing units continued to increase slightly through 1980. While the City began to lose population between 1970 and 1980, it was not until the 1980's that East Cleveland also began to witness the loss of housing units that has continued through 2000. Additionally, construction of new housing has been minimal over the last several decades.

The current housing profile shows a high percentage of older homes, low owner-occupancy rates, high rental vacancy rates, a high percentage of vacant units, and considerable housing condition problems. Many of these issues have had a negative effect on the City's housing market, translating into limited housing appreciation, an increasing number of home sales, higher property tax delinquencies, and a greater number of sheriff sales.

In spite of these issues, the majority of the housing stock in East Cleveland has many positive attributes. There is a wide range of housing types found throughout the City, from stately single-family homes, built at the turn of the 20th century, to townhouses and high rise contemporary apartment buildings. Many of the homes and apartment buildings are very spacious and possess wonderful architectural details not found in newly built homes of any price. Current home sale prices and contract rents in East Cleveland are lower than those found for comparable space in surrounding communities, making the City's housing stock a good value for the money. Housing investment is occurring throughout the City due to the continuing investments made by both the public and private sectors.

Some of the challenges that homeowners face in regard to housing issues include the need for extensive rehabilitation due to years of deferred maintenance, correcting improvements undertaken that were not sympathetic to the historic character of the residential structures, or neglect. In addition, there are some multi-family structures that are no longer marketable because they lack common amenities desired by renters. In cases where these structures can not be retrofitted, demolition and redevelopment may be the best solution. In a few areas of the City, extensive demolition has already occurred. For these areas, housing redevelopment, utilizing quality designs and materials that will be

compatible with the surrounding neighborhood, is an important strategy to employ so that the City's character and sense of place is maintained.

Most importantly, the City should capitalize on its existing assets, including its central location and its many historic buildings. Rehabilitation programs should be expanded by seeking additional grant funds, partnering with other private and public entities for technical assistance, and establishing the groundwork for the use of financial incentives, such as historic rehabilitation tax credits. Design guidelines and policies are needed that seek to preserve historic homes whenever possible, and ensure design compatibility for new home construction. Programs and strategies that encourage homeownership opportunities for existing residents, as well as attract additional middle and upper income homeowners to the City, should be strengthened and expanded. Finally, administrative procedures and policies need to be examined, streamlined, and amended to better serve the community's needs.

HOUSING CHARACTERISTICS

Housing Supply Relative to Population Change

As illustrated in *Exhibit 5-1*, there were 12,589 housing units and almost 39,500 persons in East Cleveland in 1940. By 1950, the number of housing units in the City had increased by 6.4%, to 13,390 units and the population had increased to 40,047 persons. The number of housing units continued to increase by about 7% over the next two decades, with the number of units increasing from 14,331 in 1960 to 15,368 in 1970. The population decreased to 37,991 in 1960 and then increased to 39,600 in 1970.

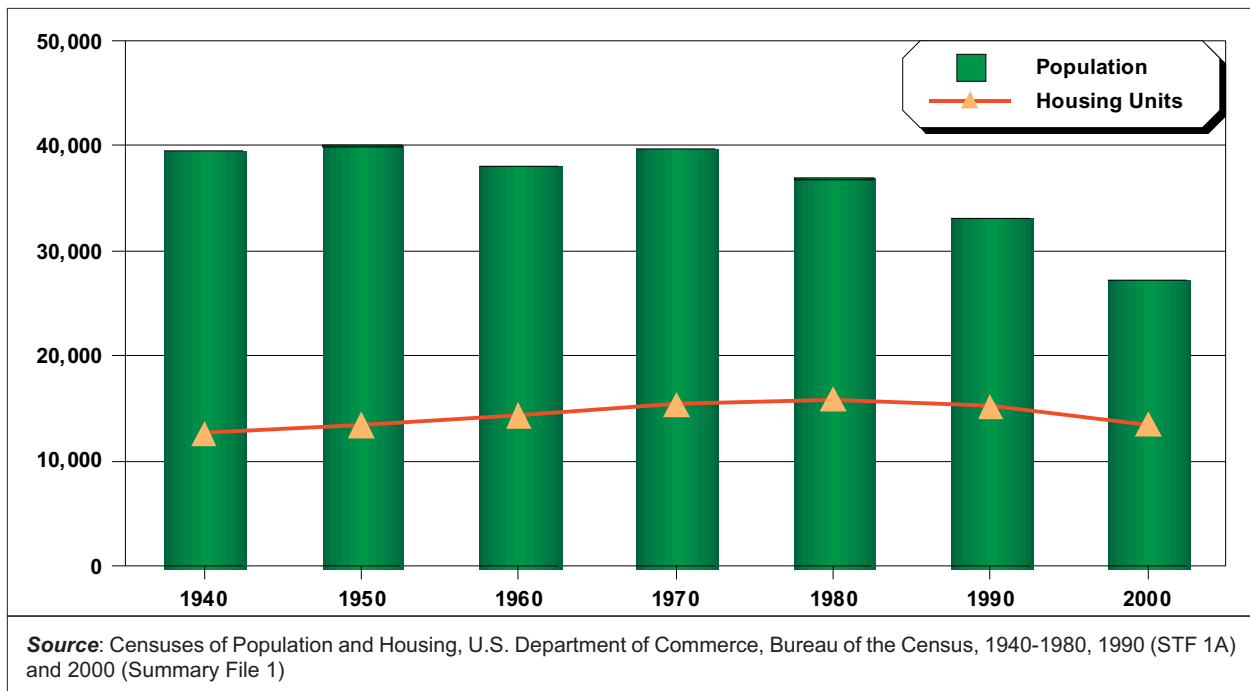
Changes in the number of housing units in East Cleveland did not always mirror the changes in the population. While the number of housing units continued to increase, reaching 15,884 units by 1980, the City's population began to decline, with the 1980 Census showing a population of 36,957 persons. By 1990 however, East Cleveland experienced both a loss of population and a loss of housing units. The 1990 Census documented a 4.5% loss in the number of housing units (a loss of 716 housing units) and a 10.4% loss in population (a loss of 3,861 persons). This decline continued, and by 2000 the Census Bureau documented an 11.1% loss in the number of housing units (a loss of 1,677 housing units) and a 17.8% loss in population (a loss of 5,879 persons).

Over the last decade, the loss of housing units in East Cleveland can primarily be attributed to the demolition of housing units, particularly units located in mid-rise apartment buildings. This trend, coupled with a lack of new construction to replace at least some of those units, has accentuated the problem of housing units lost.

As illustrated on *Map 5-1* and in *Appendix 5-A*, the loss of housing units throughout the City did not follow a uniform pattern. While most of the housing units that were lost over the decade were located in the central and western portions of the City, the highest losses occurred in Census Tract 1503, block group 3 (a 34.0% decline), Census Tract 1504, block group 3 (a 39.9% decline), Census Tract 1514, block group 1 (a 32.2% decline), and Census Tract 1515, block group 1 (a 33.5% decline).¹

Exhibit 5-1, Housing Unit and Population Change, East Cleveland, 1940 to 2000

Decade	Housing Units		Population	
	Total Number		Total Number	
1940	12,589		39,495	
1950	13,390		40,047	
1960	14,331		37,991	
1970	15,368		39,600	
1980	15,884		36,957	
1990	15,168		33,096	
2000	13,491		27,217	
	Change in Housing Units		Change in Population	
	Number	Percent	Number	Percent
1940-1950	801	6.4%	552	1.4%
1950-1960	941	7.0%	-2,056	-5.1%
1960-1970	1,037	7.2%	1,609	4.2%
1970-1980	516	3.4%	-2,643	-6.7%
1980-1990	-716	-4.5%	-3,861	-10.4%
1990-2000	-1,677	-11.1%	-5,879	-17.8%

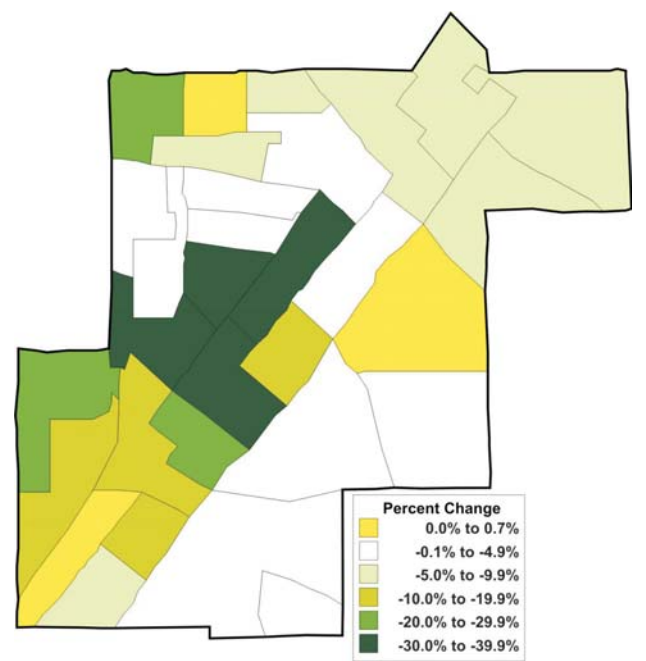


In comparison to most of the surrounding communities, East Cleveland exhibited a greater loss in the percentage of housing units since 1980 (see Exhibit 5-2 and Appendix 5-B). Between 1980 and 2000 the number of housing units in East Cleveland decreased by 15.1%. While Cleveland with a 9.9% decrease, Euclid with a 1.1% decrease, and Shaker Heights with a 2.0% decrease also experienced a loss in the percentage of housing units, each saw much lower percentage decreases than those experienced by East Cleveland. In comparison, Cleveland Heights experienced a 2.0% increase, South Euclid saw a 3.1% increase, and Cuyahoga County as a whole experienced a 3.4% increase in the percentage of housing units over the decade.

Residential Permits for New Construction

Only two single-family homes have been built in East Cleveland since 1990.² One home was built on Stanwood Road by the Lutheran Housing Corporation in 1993. According to the Cuyahoga County Auditor’s Office records, the estimated market value for this home is \$112,000. In spring, 2001, ground was broken for a single-family home on Beersford Place.

Map 5-1, Approximate Percent Change in the Number of Housing Units, by Block Group, East Cleveland, 1990 to 2000*

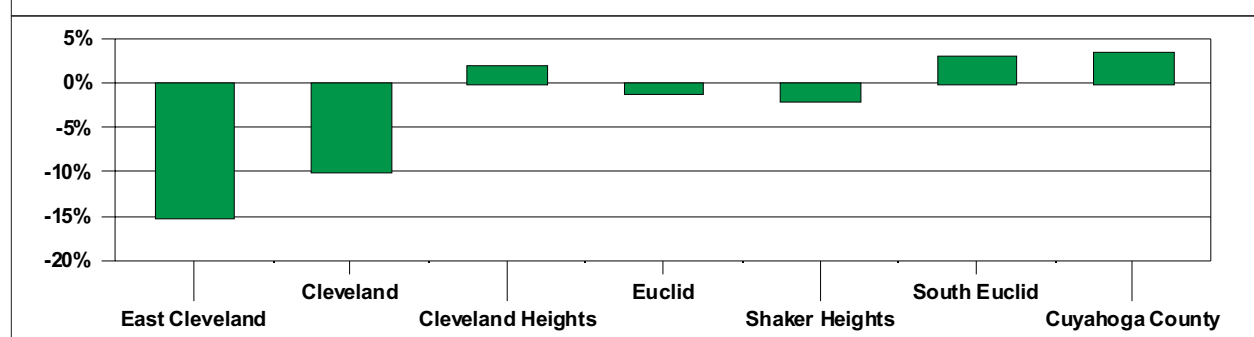


Percent Change in the Number of Housing Units Citywide between 1990 and 2000 was -11.1%

*The boundaries for some census tracts and block groups have changed since 1990, so an exact comparison is not possible

Source: Censuses of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 1A) and 2000 (Summary File 1)

Exhibit 5-2, Percent Housing Unit Change, East Cleveland, Selected Communities, and Cuyahoga County, 1980 to 2000



*Figures reflect revised counts. Figures were corrected by the Census Bureau after counts were published

Source: Censuses of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1980 and 2000 (Summary File 1)

In comparison, Cleveland issued 1,926 residential permits for 2,831 residential units (1,857 single-family homes and 974 units located in 69 multi-family buildings), Cleveland Heights issued 36 residential permits for 45 residential units (34 single-family homes and eleven units located in two multi-family buildings), Shaker Heights issued 52 residential permits for 56 residential units (51 single-family homes and five units located in one multi-family building), and South Euclid issued 34 single-family residential permits over the same period (*see Appendix 5-C*).³ Information on residential building permits was not available from the Bureau of the Census, Building Permits Division for the Cities of East Cleveland and Euclid, because neither City submitted reports to the agency for all, or most, of the annual reporting periods.

Housing Occupancy

The 1990 Census showed that of the 15,168 housing units citywide, 13,362 (88.1%) were occupied and 1,806 (11.9%) were vacant (*see Appendix 5-D*). By 2000, the Census showed that of the 13,491 housing units citywide, 11,210 (83.1%) were occupied and 2,281 (16.9%) were vacant.

Of the 1,806 vacant units citywide in 1990, 243 were vacant and boarded-up. Most of the remaining vacant housing units were either vacant for rent, vacant for sale, rented or sold, but not yet occupied, or used only seasonally. While more detailed data regarding the number of vacant housing units that were vacant and boarded-up for 2000 are not yet available from the Census Bureau, only about three-quarters of all vacant housing units could be categorized as vacant for rent, vacant for sale, rented or sold, but not yet occupied, or used only seasonally. Therefore, most of the remaining vacant housing units may be vacant and boarded-up.

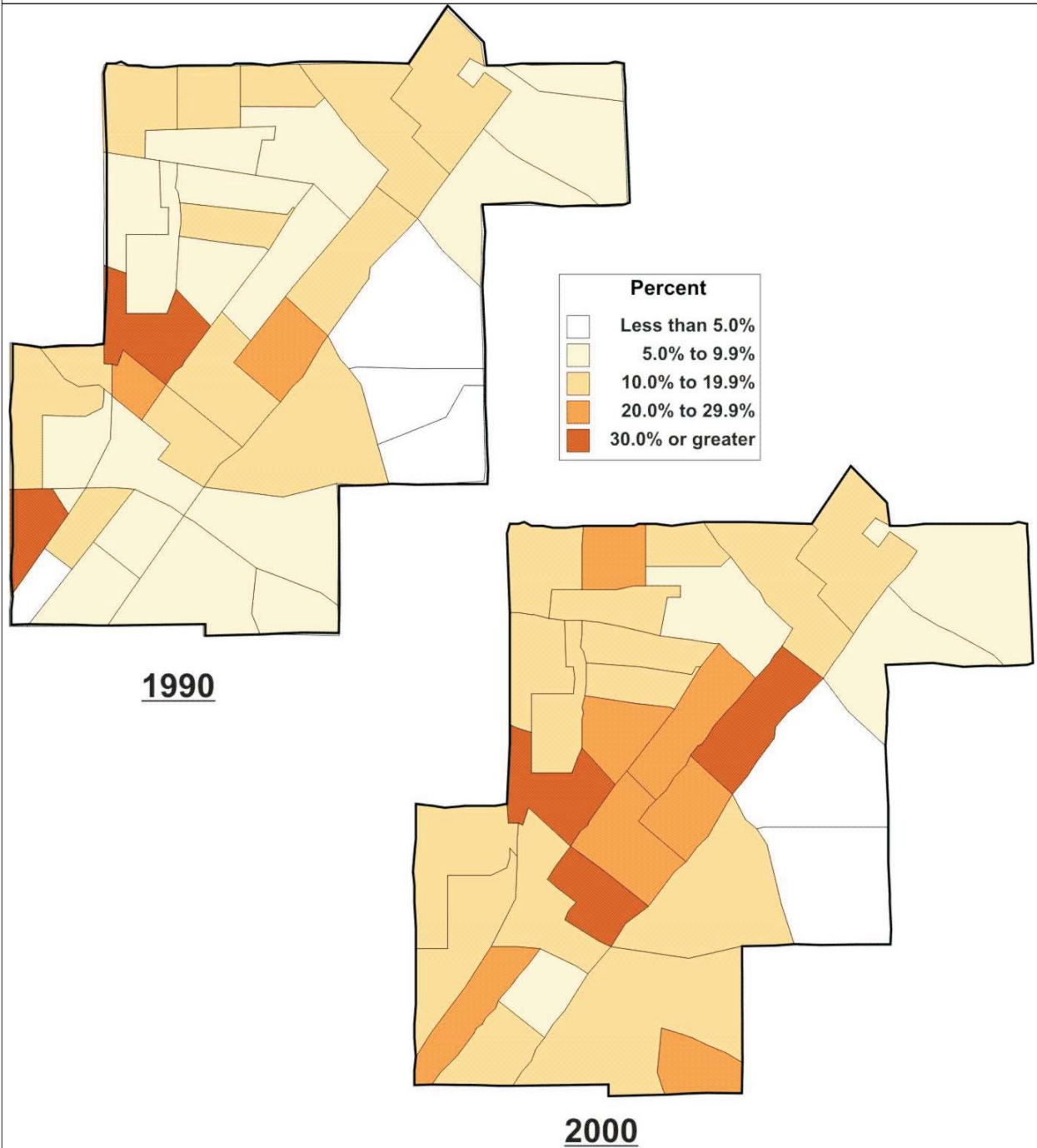
As illustrated on *Map 5-2* and in *Appendix 5-E*, the percentages of vacant housing units in East Cleveland varied considerably by block group, both in 1990 and in 2000. As illustrated, in 1990 the highest percentages of vacant housing units were located primarily in the central and western portions of the City. The highest vacancy rates in 1990 were found in Census Tract 1503, block group 3 (33.7%), in Census Tract 1514, block group 3 (23.7%), in Census Tract 1515, block group 4 (23.0%), and in Census Tract 1518, block group 5 (32.4%).

By 2000, the percentage of vacant housing units had increased in almost every block group and the number of block groups where at least 20% of the housing units were vacant had more than doubled. The highest vacancy rates in 2000 were found in Census Tract 1503, block group 3 (33.2%); in Census Tract 1504, block group 3 (23.0%); in Census Tract 1514, block group 1 (27.5%), block group 2 (30.4%), and block group 3 (27.9%); in Census Tract 1515, block group 1 (20.6%) and block group 2 (34.2%); in Census Tract 1516, block group 1 (21.9%); and in Census Tract 1517, block group 3 (24.0%).

As illustrated in *Appendix 5-D*, during both decades East Cleveland exhibited much higher percentages of vacant housing units than were found in Cleveland (10.9% in 1990 and 11.7% in 2000), Cleveland Heights (3.9% in 1990 and 4.1% in 2000), Euclid (6.4% in 1990 and 6.8% in 2000), Shaker Heights (5.4% in 1990 and 5.9% in 2000), South Euclid (1.9% in 1990 and 3.2% in 2000), or Cuyahoga County as a whole (6.8% in 1990 and 7.4% in 2000).

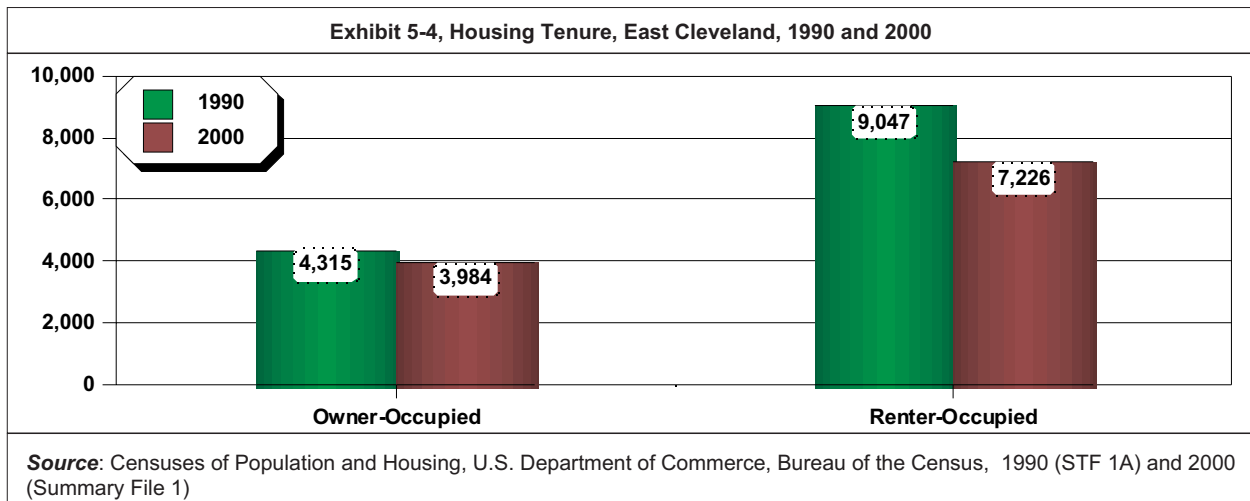
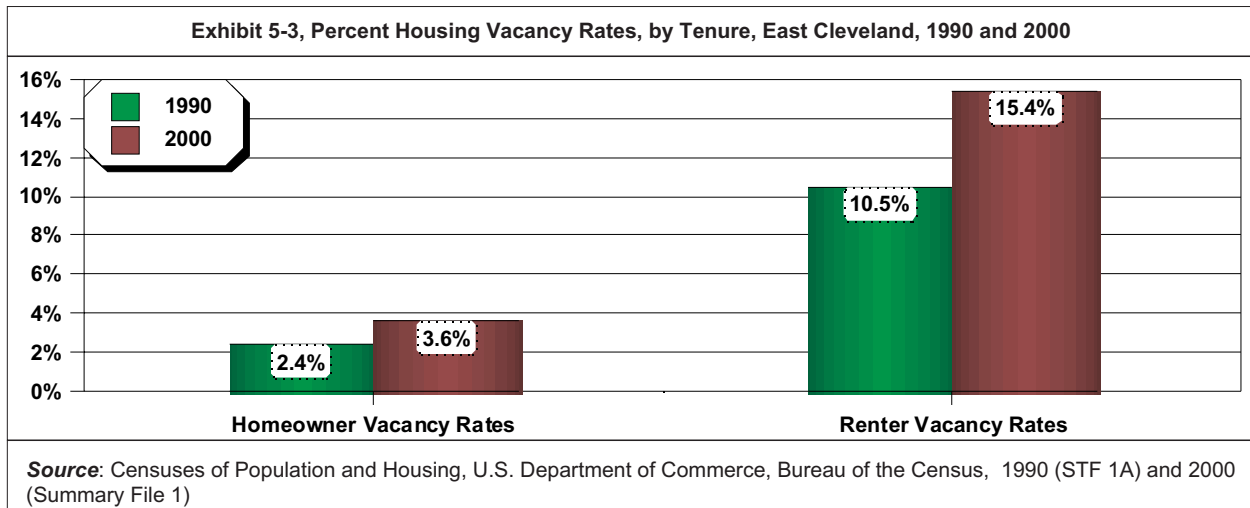
The percentages of vacant housing units in East Cleveland also varied considerably by tenure, both in 1990 and in 2000. As illustrated in *Exhibit 5-3 and Appendix 5-F*, homeowner vacancy rates were

Map 5-2, Percent of Vacant Housing Units, by Block Group, East Cleveland, 1990 and 2000*



Percent Vacant in 1990 Citywide was 11.9%
 Percent Vacant in 2000 Citywide was 16.9%
 *The boundaries for some census tracts and block groups have changed since 1990, so an exact comparison is not possible

Source: Censuses of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 1A) and 2000 (Summary File 1)



2.4% in 1990 and 3.6% in 2000. Renter vacancy rates, at 10.5% in 1990 and 15.4% in 2000, were much higher than homeowner vacancy rates in both decades.

Tenure

Of the total occupied housing units in East Cleveland in 1990, 32.3% (4,315 housing units) were owner-occupied and 67.7% (9,047 housing units) were renter-occupied (*see Exhibit 5-4 and Appendix 5-G*). By 2000, 35.5% of all occupied housing units citywide (3,984 housing units) were owner-occupied and 64.5% (7,226 housing units) were renter-occupied. While it initially appears that there was a slight increase in the percentage of owner-occupancy rates in East Cleveland since 1990, the apparent increase was actually due to the demolition of units, particularly rental units, rather than a net increase in the number of owner-occupied units.

As illustrated, over the last decade the number of owner-occupied units decreased by 7.7%, which was a loss of 331 owner-occupied units. The loss of rental housing units was even greater. Between 1990 and 2000 the City witnessed a 20.1% decline in the percentage of renter-occupied housing units, which was a loss of 1,821 renter-occupied units. As mentioned, many of the units, particularly rental units, were lost to demolition.

In comparison, owner-occupancy rates in the surrounding communities of Cleveland (47.9% in 1990 and 48.5% in 2000), Cleveland Heights (62.6% in 1990 and 62.1% in 2000), Euclid (58.7% in 1990 and 59.5% in 2000), Shaker Heights (64.9% in both 1990 and 2000), and South Euclid (87.4% in 1990 and 83.9% in 2000) were all higher than those found in East Cleveland. Cuyahoga County as a whole, with owner-occupancy rates of 62.0% in 1990 and 63.2% in 2000, also exhibited owner-occupancy rates that were higher than those found in East Cleveland.

Map 5-3 and Appendix 5-H illustrate owner-occupancy rates by block group in East Cleveland for both 1990 and 2000. As illustrated, the highest owner-occupancy rates in 1990 were found in the eastern portion of the City in Census Tract 1512, block group 4 (85.1%) and in Census Tract 1513, block groups 3 (97.4%) and 4 (100.0%). There were 22 block groups where owner-occupancy rates ranged from 30% to 60%. Most of the block groups exhibiting this range of owner-occupancy rates were located in the western portion of the City. The lowest rates of owner-occupancy occurred in the central and southeastern portions of the City, where owner-occupancy rates ranged from 0.4% to 28.6%.

In 2000, the only block group where owner-occupancy rates exceeded 63% was in Census Tract 1513, block group 3 (98.6%), which is located at the eastern border of the City. There were 19 block groups where owner-occupancy rates ranged from 30% to 60%. Most of the block groups exhibiting this range of owner-occupancy rates were still located in the western portion of the City. The lowest rates of owner-occupancy continued to occur in the central and southeastern portions of the City, where owner-occupancy rates ranged from 1.7% to 24.4%.

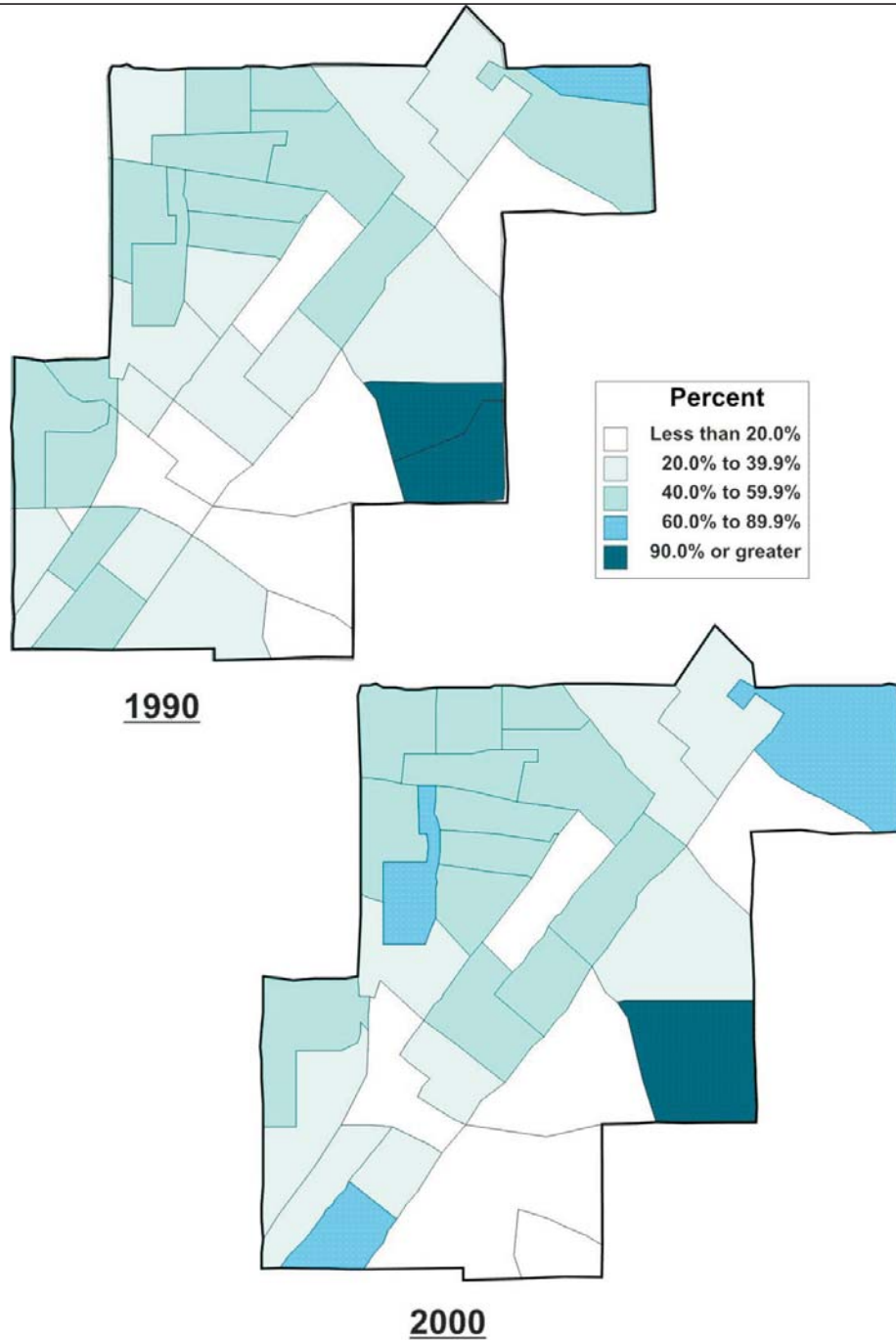
Mobility of East Cleveland Residents

The 1990 Census indicated that of the 30,312 East Cleveland residents who were five years of age or older at the time of the Census, 65.4% (19,826 residents) had lived in East Cleveland for at least the last five years.⁴ Of those residents, 57.1% lived in the same residence as they did in 1985, while 8.3% had moved to a different residence within East Cleveland during the five year period.

The majority of those who lived elsewhere in 1985 but moved to East Cleveland before the 1990 Census, moved to East Cleveland from another community in Cuyahoga County (8,888 persons or 29.3% of all residents) or from elsewhere in Ohio (499 persons or 1.6% of all residents). There were 900 persons who moved to East Cleveland from other parts of the country, most notably from the south (367 persons) and the west (223 persons), and 199 persons who moved to East Cleveland from another country.

The results of a citizen survey undertaken in the mid-1990's, which asked residents the length of time that they had lived in the City, indicated a somewhat higher percentage of resident stability. Of the 320 residents surveyed, 85.6% (261 residents) stated that they had lived in East Cleveland for at least five years. Of the residents living in East Cleveland for at least five years, 217 residents had lived in East Cleveland for ten or more years.

Map 5-3, Percent of Owner-Occupied Housing Units, by Block Group, East Cleveland, 1990 and 2000*



Percent Owner-Occupied Housing Units in 1990 Citywide was 32.3%

Percent Owner-Occupied Housing Units in 2000 Citywide was 35.5%

*The boundaries for some census tracts and block groups have changed since 1990, so an exact comparison is not possible

Source: Censuses of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 1A) and 2000 (Summary File 1)

When asked how much longer those residents planned to live in East Cleveland, approximately 20% said that they expected to live in the City one year or less, about 20% said two to four years, and about 13% said five to nine years. Over 30% of the residents answering the survey said that they expected to live in East Cleveland for ten years or longer.

Housing Type

The 1990 Census showed that East Cleveland exhibited a range of housing types that would appeal to the needs of different segments of the population (*see Exhibit 5-5 and Appendix 5-I*). Single-family housing comprised over one-third of all housing types found in the City. Of the 15,168 housing units citywide, 5,355 units (35.3%) were single-family units (3,799 units were single-family detached units and 1,556 units were single-family attached units). Doubles comprised over 14% (2,132 units) of all housing units citywide. Triples and low and medium density apartment complexes existed in the City, however, each of these categories comprised about 7% to 10% of the housing units in East Cleveland. Approximately 14% of all housing units in the City (2,105 units) were located in multi-family buildings with 50 or more units.⁵

In comparison, almost two-thirds of all housing units countywide were single-family units. Cuyahoga County as a whole exhibited a much higher percentage of single-family detached housing units (56.0% of all housing units countywide) than did East Cleveland, while the percentage of single-family attached units was somewhat lower, at 5.6%. Doubles comprised 10% of all housing units countywide, while triples and low and medium density apartment complexes comprised about 4% to 6% of the housing units in the county. Approximately 9% of all housing units countywide were located in multi-family buildings with 50 or more units.

Patterns found in the communities surrounding East Cleveland were similar to those found countywide, with much higher percentages of single-family housing units located in Cleveland (50.4%), Cleveland Heights (64.9%), Euclid (58.8%), Shaker Heights (57.3%), and South Euclid (88.2%) than was found in East Cleveland (*see Appendix 5-I*).

The 1990 Census also examined housing type by ownership status. In East Cleveland, the majority (83.1%) of all single-family detached housing units and approximately one-third (31.0%) of all single-family attached units were owner-occupied (*see Exhibit 5-6 and Appendix 5-J*). Approximately one-third of all two-family units were owner-occupied, while the remaining types of multi-family units were primarily renter-occupied.

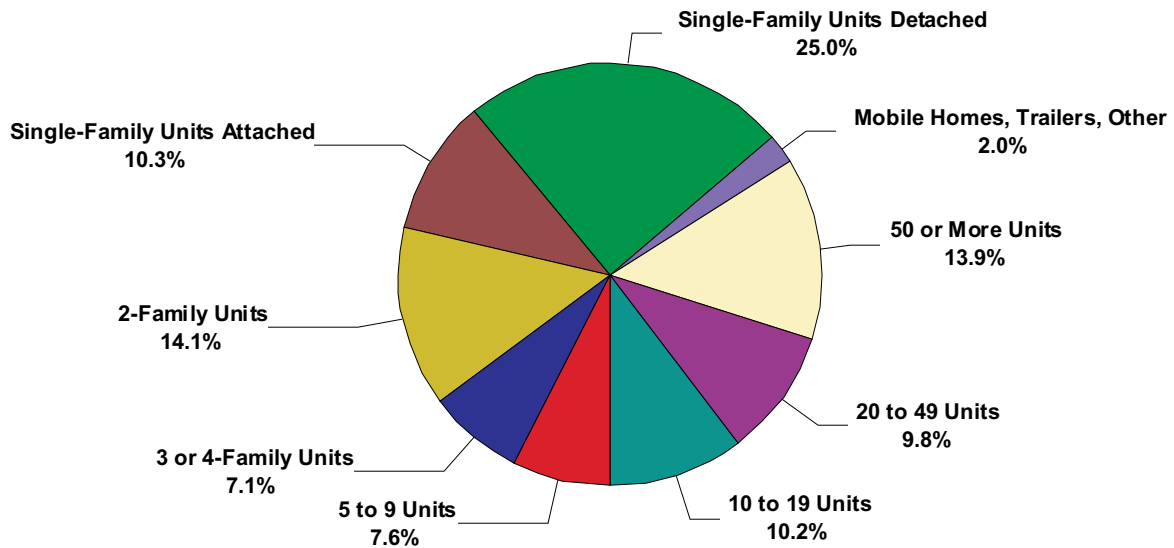
In comparison, 91.3% of all single-family detached housing units and 44.2% of all single-family attached units countywide were owner-occupied. As in East Cleveland, approximately one-third of all two-family units were owner-occupied, while the remaining types of multi-family units were primarily renter-occupied.

Condominiums

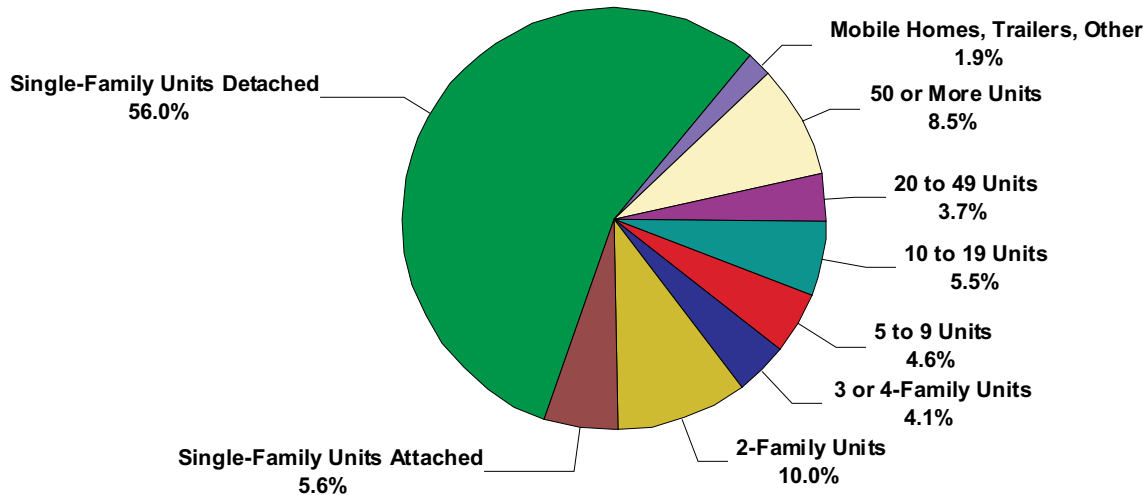
Of the 245 occupied condominiums in East Cleveland in 1990, 12.2% (30 condominiums) were owner-occupied and 87.8% (215 condominiums) were renter-occupied. In comparison, 66.4% of all occupied condominiums countywide (15,326 condominiums) were owner-occupied while 33.6% (7,738 condominiums) were renter-occupied.⁶

Exhibit 5-5, Housing Types, East Cleveland and Cuyahoga County, 1990

East Cleveland

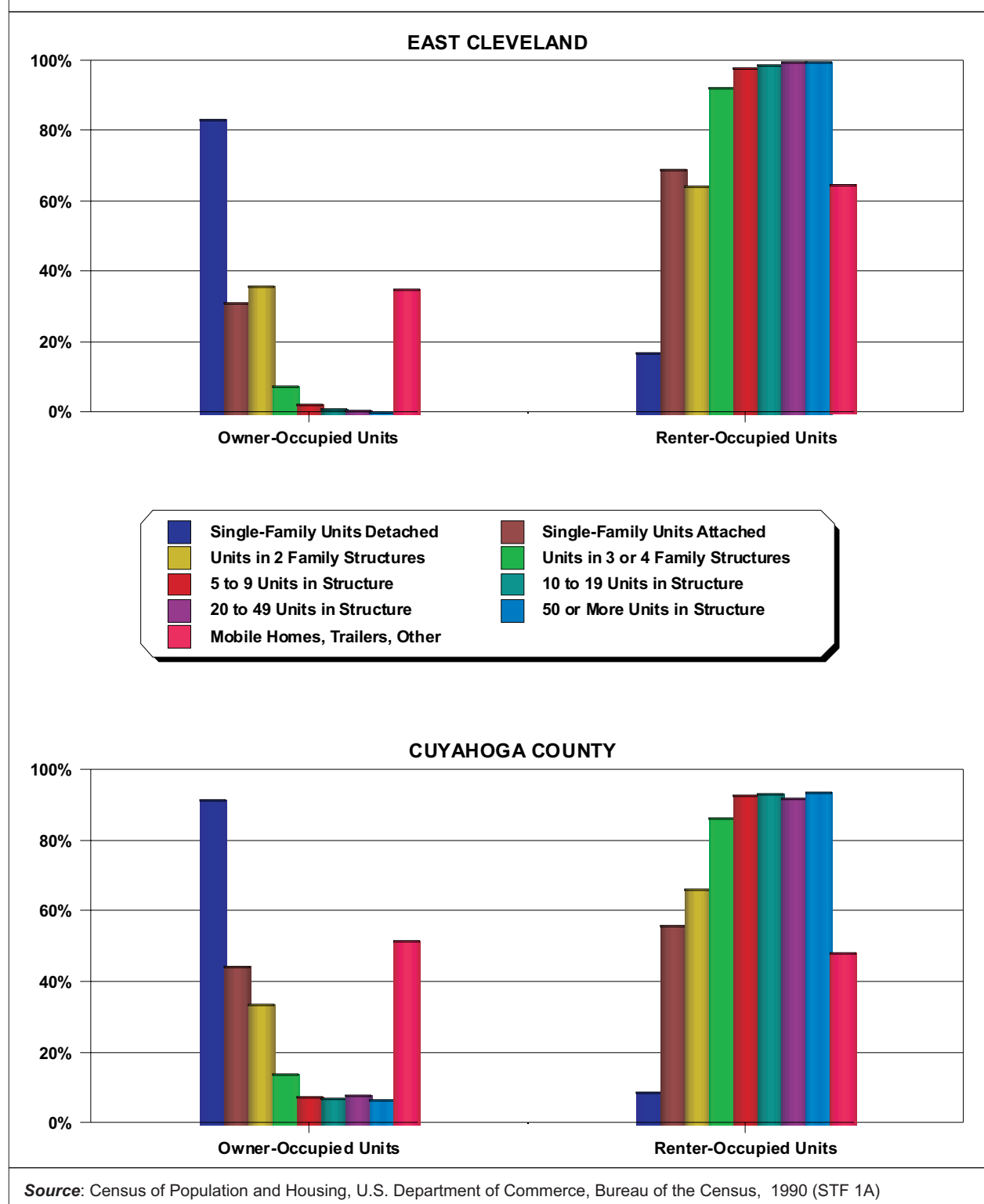


Cuyahoga County



Source: Census of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 1A)

Exhibit 5-6, Percent Housing Type, by Ownership Status, East Cleveland and Cuyahoga County, 1990



Housing Size

Number of Rooms

The median number of rooms found in housing units is a measure that can be used to estimate the average size of units citywide. In 1990, the Census Bureau reported that the median number of rooms for housing units in East Cleveland was 4.9 rooms (*see Appendix 5-K*).⁷ This figure was slightly lower than the surrounding communities of Cleveland (5.1 rooms), Cleveland Heights (6.3 rooms), Euclid (5.1 rooms), Shaker Heights (6.6 rooms), South Euclid (6.4 rooms) and Cuyahoga County as a whole (5.5 rooms).⁸

The housing units in East Cleveland varied in size, which again, would appeal to the needs of different segments of the population. While almost one-half of the housing units in East Cleveland had five to six rooms, larger units and smaller units did exist.

Number of Bedrooms

The number of bedrooms found in housing units is another way to estimate the size of housing units citywide. Of the 15,168 housing units in East Cleveland at the time of the 1990 Census, a breakdown by the number of bedrooms shows a relatively even distribution of units by bedroom size, with 28.3% of all units (4,292 units) having zero or one bedroom, 38.4% of all units (5,831 units) having two bedrooms, and 33.3% of all units (5,045 units) having three or more bedrooms.⁹

When examined by occupancy status and tenure, the 1990 Census showed that there were 4,094 zero and one-bedroom rental units in East Cleveland. Of these, 3,595 units were renter-occupied and 499 units were vacant, for rent (*see Exhibit 5-7 and Appendix 5-L*).¹⁰ There were 4,532 two-bedroom rental units, of which 4,063 units were renter-occupied and 469 units were vacant, for rent. Of the 1,501 three or more bedroom rental units citywide, 1,389 units were renter-occupied and 112 units were vacant, for rent.

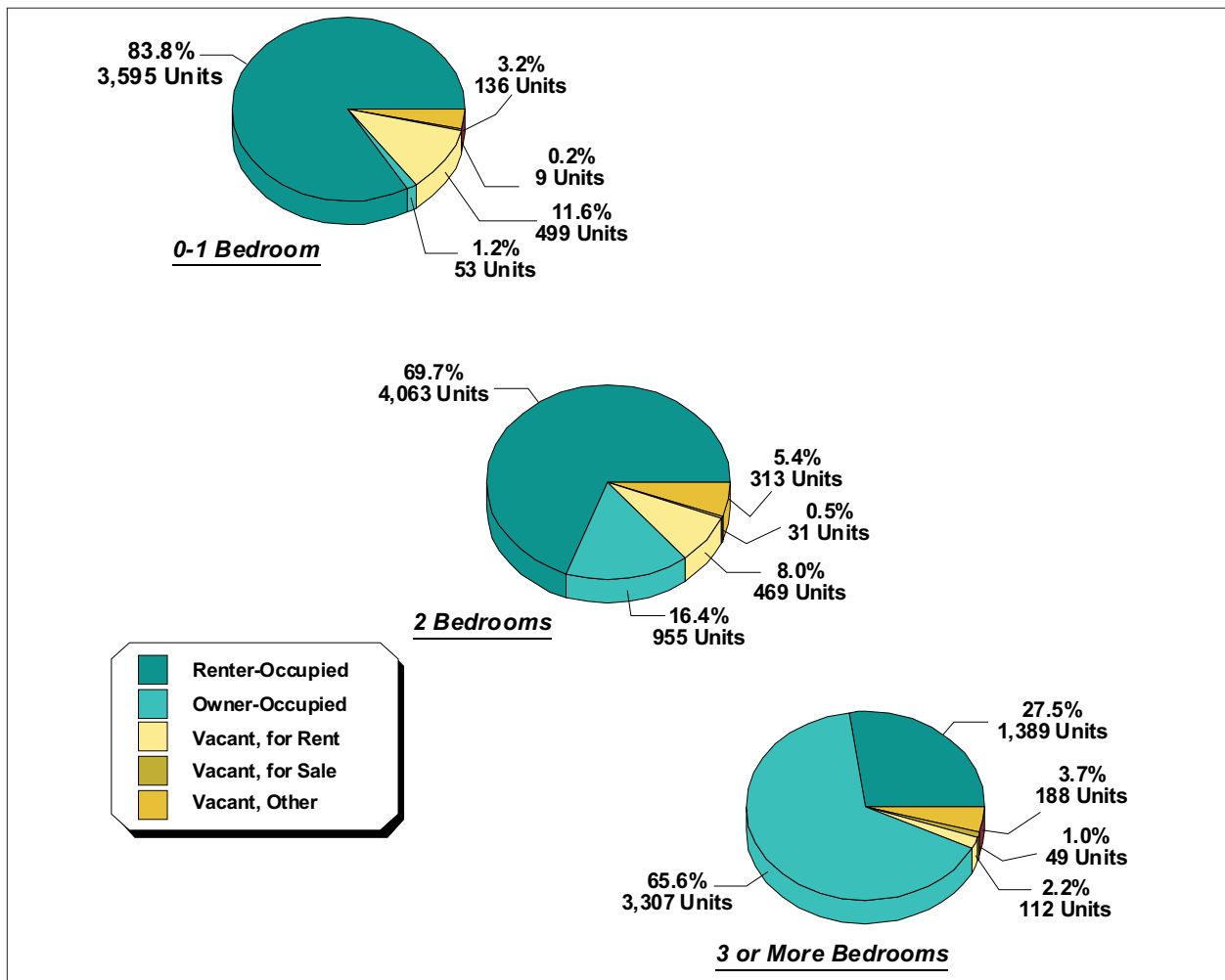
The 1990 Census showed that there were 62 zero and one-bedroom owner-occupied units in East Cleveland. Of these, 53 units were owner-occupied and nine units were vacant, for sale. There were 986 two-bedroom owner-occupied units, of which 955 units were owner-occupied and 31 units were vacant, for sale. Of the 3,356 three or more bedroom owner-occupied units citywide, 3,307 units were owner-occupied and 49 units were vacant, for sale.

Overcrowding

One of the measures used by the Census Bureau as a indicator of overcrowded housing conditions is the ratio of the number of persons living in the housing unit to the number of rooms in that unit. If the ratio is greater than 1.00 persons per room, the household is considered to be living in an overcrowded housing situation. Because there are an extensive quantity of larger homes, overcrowding has not historically been a pervasive issue in East Cleveland. According to the 1980 Census, 2.2% of the occupied housing units (330 units out of 14,853 units) had more than 1.01 persons per room living in the unit. The 1990 Census recorded that 2.3% of the occupied housing units (307 units out of 13,362 units) could be considered overcrowded.¹¹

In comparison, the percentage of occupied housing units with more than 1.01 persons per room living in the unit was slightly higher in Cleveland, at 3.3% in 1980 and 2.9% in 1990. The percentages were slightly lower in the surrounding communities of Cleveland Heights (0.9% in 1980 and 1.2% in 1990), Euclid (1.2% in 1980 and 1.0% in 1990), Shaker Heights (0.3% in 1980 and 0.5% in 1990),

Exhibit 5-7, Total Year-Round Housing Units, by Occupancy Status, Tenure, and Number of Bedrooms East Cleveland, 1990								
Total Year-Round Housing Units, by Occupancy Status	Number of Bedrooms							
	0 to 1 Bedroom		2 Bedrooms		3 or More Bedrooms		Total Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Occupied								
Renter-Occupied	3,595	83.8%	4,063	69.7%	1,389	27.5%	9,047	59.6%
Owner-Occupied	53	1.2%	955	16.4%	3,307	65.6%	4,315	28.4%
Vacant								
Vacant, for Rent	499	11.6%	469	8.0%	112	2.2%	1,080	7.1%
Vacant, for Sale	9	0.2%	31	0.5%	49	1.0%	89	0.6%
Vacant, Other	136	3.2%	313	5.4%	188	3.7%	637	4.2%
Total	4,292	100.0%	5,831	100.0%	5,045	100.0%	15,168	100.0%



Source: CHAS Data Book, U.S. Department of Housing and Urban Development, Table 3, June 7, 1993

South Euclid (0.6% in 1980 and 0.5% in 1990), and Cuyahoga County as a whole (2.0% in 1980 and 1.6% in 1990).

Age of the Housing Stock and Historic Architectural Character

Age of the Housing Stock

The age of the housing stock in a community is often used as an indicator of its condition, because older homes frequently have more repair needs than newer homes and those repair needs are usually more extensive and expensive to undertake. Major systems, such as electrical, plumbing, and heating system replacement are often needed and additional issues, such as lead paint and asbestos, must be addressed.

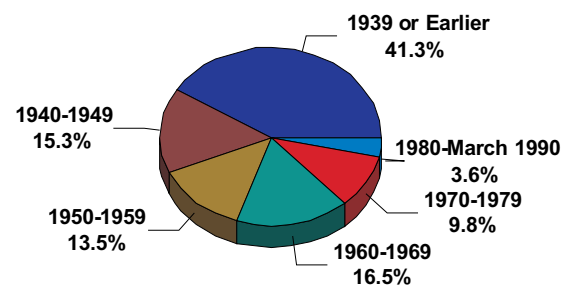
According to the 1990 Census, 41.3% (6,267 units) of the housing stock in East Cleveland was built prior to 1940 (*see Exhibit 5-8 and Appendix 5-M*). While many of these housing units are larger and have more architectural detail than would be found in typical new construction, many of these units have suffered from deferred maintenance or improvements that were not sympathetic to the historic character of the residential structure and thus, need considerable restoration.

Another 45.3% of the housing stock (6,878 units) in East Cleveland was built between 1940 and 1969. While not as old as much of the housing stock in East Cleveland, these are units that are between 33 and 62 years old, an age at which major systems and repair items, such as heating systems and roof replacement, often require attention. Of the remaining housing stock citywide, approximately 10% was built between 1970 and 1979, while 3.6% was built between 1980 and March, 1990.¹²

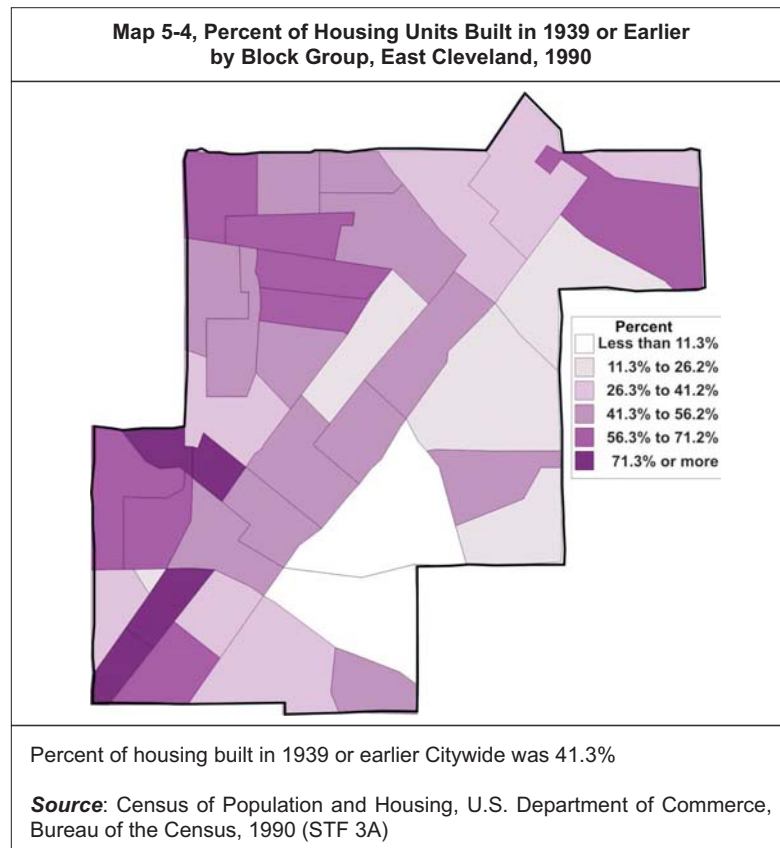
In comparison to surrounding communities, East Cleveland exhibited a much higher percentage of housing units built before 1940 than was found in Euclid (15.6%), Shaker Heights (39.3%), South Euclid (16.5%), or Cuyahoga County as a whole (31.8%) (*see Appendix 5-M*). Cleveland and Cleveland Heights were the only surrounding communities with higher percentages of older housing units, with 52.6% and 56.7% of the housing units built before 1940, respectively.

As illustrated on *Map 5-4* and in *Appendix 5-N*, the percentage of older housing stock in East Cleveland varied considerably by block group. As shown, 25 of the 39 block groups in East Cleveland exhibited percentages of pre-1940 housing stock that were higher than the percentage found citywide. The highest percentages of housing stock built before 1940 were located primarily in the western portion of the City and ranged from 61.2% in Census Tract 1517, block group 3 to 85.4% in Census Tract 1517, block group 4. There were also two areas in the eastern portion of the City that exhibited a concentration of pre-1940 housing stock. These areas included Census Tract 1512, block group 1, with

Exhibit 5-8, Percent of Housing Units, by Year Structure was Built, East Cleveland, 1990



Source: Census of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 3A)



64.7% pre-1940 housing, and Census Tract 1513, block group 3, with 50.9% pre-1940 housing. Older housing units, while not as concentrated, were also common in the remaining block groups.

Historic Architectural Character

As discussed in the *Historic Preservation Plan* chapter, much of the housing stock in East Cleveland was built in the early part of the 20th century. The architecture of these homes and apartment buildings, as well as the layout of the neighborhoods, create a very special sense of place that many newly built communities are trying to recreate. The value of good design, quality construction, and desirable architectural details that are found in so much of East Cleveland's housing stock, if maintained and preserved, will prove to be a real asset to the City.

HOUSING CONDITION AND ENVIRONMENTAL ISSUES

Housing Condition

As discussed in *Chapter Four, Building Condition*, the Cuyahoga County Planning Commission conducted building condition surveys in East Cleveland in 1988 and in 1994, with an update in 1996.¹³

The residential portion of the 1988 survey identified 1,083 substandard one- to three-family structures and 196 substandard multi-family structures in East Cleveland. These figures indicated that citywide, an estimated 16.4% of all one- to three-family structures and an estimated 39.9% of all multi-family structures were substandard. Areas with significant concentrations of substandard structures were designated as Improvement Target Areas (ITAs) (*see Map 5-5*). It should be noted that the majority of these structures were considered restorable.

The residential portion of the 1994/96 survey identified 945 substandard one- to three-family structures and 112 substandard multi-family structures in East Cleveland. These figures indicated that an estimated 14.0% of all one- to three-family structures citywide and an estimated 22.8% of all multi-family structures citywide were substandard. Areas with significant concentrations of substandard structures were designated as Improvement Target Areas (ITAs) (*see Map 5-6*).

Map 5-5, Building Condition Survey, Improvement Target Areas, East Cleveland, 1988



Source: Cuyahoga County Planning Commission, 1988

Map 5-6, Building Condition Survey, Improvement Target Areas, East Cleveland, 1995/96



Source: Cuyahoga County Planning Commission, 1994/96

Incidence of Lead-Based Paint in the Housing Stock

Exposure to lead has been documented to cause serious long term health effects, especially for children. These effects include learning disabilities, decreased growth, hyperactivity, impaired hearing, and brain damage. One of the most common sources of lead exposure is lead dust from interior and exterior house paint. This dust can be released as a result of paint deterioration on exterior walls; abrasion of the paint surface on items such as windows, floors, and stairs; impact on items such as doors; and disturbance of the structure during painting and rehabilitation.

One of the key elements for estimating the number of housing units with lead-based paint is the year the housing unit was constructed, since lead was not banned as an ingredient in paint for residential purposes until 1978. The document, *Comprehensive and Workable Plan for the Abatement of Lead-Based Paint in Privately Owned Structures*, published by the U.S. Department of Housing and Urban Development, found that the percentage of units containing lead increases with the age of the structure. The study estimated that 90% (plus or minus 10%) of the homes built in 1939 or earlier contain lead paint, that 80% (plus or minus 10%) of the homes built between 1940 and 1959 contain lead paint, and 62% (plus or minus 10%) of the homes built between 1960 and 1979 contain lead paint. Homes built after 1979 usually do not contain lead paint.

When the above percentages are applied to the housing stock in East Cleveland, it is evident that lead-based paint occurs frequently. Based on the age of the housing stock as reported by the Census Bureau in 1990, it is estimated that approximately 10,000 to 13,000 housing units within East Cleveland could contain lead-based paint (*see Exhibit 5-9*). These units account for 69% to 89% of all pre-1980 housing units citywide.

Research has also suggested that childhood lead-based paint poisoning is linked to household income, with poisoning occurring more frequently in low-income households. The reasons for the link include:

Exhibit 5-9, Frequency of Lead-Based Paint in Housing, by Age of Units, East Cleveland, 1990								
Housing Units, by Age								
1939 or Earlier*		1940-1959**		1960-1979***		Housing Units Built Before 1980		
Total Units	Units with Lead-Based Paint	Total Units	Units with Lead-Based Paint	Total Units	Units with Lead-Based Paint	Total Units	Units with Lead-Based Paint	
							Number	Percent
6,267	5,013 to 6,267	4,368	3,057 to 3,931	3,993	2,077 to 2,875	14,628	10,147 to 13,073	69.4% to 89.4%
*90% (plus or minus 10%) of all housing units built in 1939 or earlier have lead paint **80% (plus or minus 10%) of all housing units built between 1940 and 1959 have lead paint ***62% (plus or minus 10%) of all housing units built between 1960 and 1979 have lead paint Sources: Census of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 3A) and Comprehensive and Workable Plan for the Abatement of Lead-Based Paint in Privately Owned Structures, U.S. Department of Housing and Urban Development, 1991								

- ✓ older housing units are often less expensive, and therefore will be occupied by households of modest financial means.
- ✓ low-income owners, because they have less income, may find it more difficult to attend to regular property maintenance issues, such as peeling paint, than would a household with a higher income.
- ✓ due to lower income streams from lower rents, landlords may not be willing, or able, to maintain a rental property to the same level as a landlord collecting higher rents at more expensive properties.

Exhibit 5-10 combines the amount of older housing stock, the number of low-income households occupying that older housing stock, and tenure with the lead-based paint issue. The exhibit illustrates that within East Cleveland there are an estimated 8,800 to 10,700 housing units that could contain lead-based paint that are occupied by low-and moderate-income households. About two-thirds of the units that could contain lead-based paint are occupied by renters.

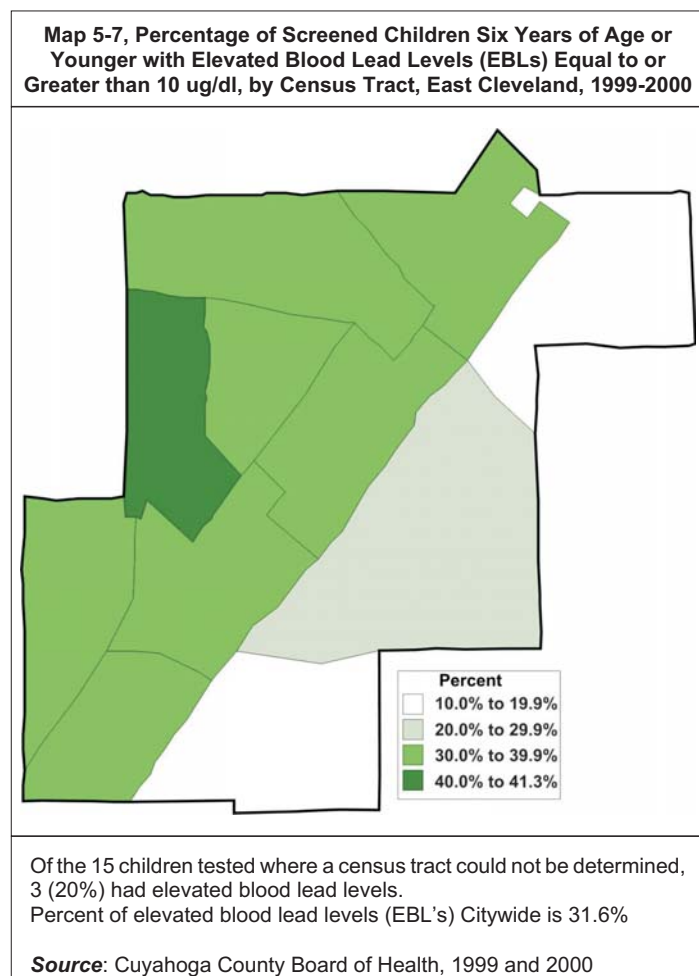
Exhibit 5-10, Frequency of Lead-Based Paint in Housing Occupied by Extremely Low, Very Low, and Low Income Households, by Tenure, East Cleveland, 1990					
Number of Extremely Low, Very Low, and Low Income Households			Estimated Number of Housing Units with Lead-Based Paint		
Total Households	Owners	Renters	Total Households *	Owners	Renters
12,381	3,903	8,478	8,794 to 10,748	3,048 to 3,726	5,746 to 7,022

*The total number of low income households in East Cleveland, using CHAS Data Book, Table 9, is 12,381. CHAS Table 1C, reports 8,977 extremely low, very low, and low income households. While all data are from HUD sources, the discrepancies can not be reconciled

Sources: Census of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 3A); Comprehensive and Workable Plan for the Abatement of Lead-Based Paint in Privately Owned Structures, U.S. Department of Housing and Urban Development, 1991; and CHAS Data Book, U.S. Department of Housing and Urban Development, Table 9

The Cuyahoga County Board of Health has participated with the Centers for Disease Control (CDC) Childhood Lead-Poisoning Prevention Program since 1992. Funding from the CDC enabled the Cuyahoga County Board of Health to expand blood screening efforts in selected communities in Cuyahoga County. One of the cities for which outreach has been targeted by the Cuyahoga County Board of Health is East Cleveland because the community ranks highly on all indices of risk and hazard for lead poisoning.

The seriousness of the problem has been confirmed through elevated blood lead level (EBLs) tests which report the concentration of lead levels in the blood. Between 1999 and 2000, as part of a nine community lead abatement project, the Cuyahoga County Board of Health screened 2,019 children in East Cleveland that were six years of age or younger (*see Appendix 5-O*). Of the children tested, 637 children (31.6%) were identified as having elevated blood lead levels (EBLs) equal to or greater than 10 ug/dl, indicating lead-poisoning and the need for intervention.¹⁴ In comparison, only 6.2% of the



other 6,168 children in the eight other communities that were also part of this lead testing project were identified as having elevated blood lead levels (EBLs) equal to or greater than 10 ug/dl.

As illustrated on *Map 5-7*, the percentage of children with elevated blood lead levels (EBLs) equal to or greater than 10 ug/dl varied considerably by census tract. Of the eleven census tracts in East Cleveland, seven exhibited higher percentages of children with elevated blood lead levels (EBLs) than were found citywide. The highest percentages of children where lead-poisoning was indicated were located primarily in the western portion of the City.

Incidence of Asbestos in the Housing Stock

For decades, asbestos, which is a mineral fiber that occurs naturally in the environment, was added to a variety of products to give them more strength and provide heat insulation and fire resistance. Only much later was it found that inhalation of high levels of asbestos fibers over a period of time has been known to cause se-

rious long term health effects such as asbestosis, mesothelioma, and lung cancer.

While asbestos had many applications for the industrial, automotive, and construction trades, some asbestos hazards found in the home may be found in the following products:¹⁵

- ✓ Some roofing and siding shingles may be made of asbestos cement.
- ✓ House built between 1930 and 1950 may have asbestos as insulation.
- ✓ Asbestos may be present in textured paint and in patching compounds used on wall and ceiling joints. The inclusion of asbestos in these products was banned in 1977.
- ✓ Artificial ashes and embers sold for use in gas-fired fireplaces may contain asbestos.
- ✓ Older products, such as stove-top pads, may have some asbestos compounds.

- ✓ Walls and floors around woodburning stoves may be protected with asbestos paper, millboard, or cement sheets.
- ✓ Asbestos is found in some floor tiles, backing on floor tiles, and floor adhesives.
- ✓ Hot water and steam heating pipes may be coated with an asbestos material or covered with an asbestos blanket or tape.
- ✓ Oil and coal furnaces and door gaskets may have asbestos insulation.¹⁶

Current research indicates that generally, the best thing to do with asbestos in good condition is to leave it alone. If the asbestos is “friable” and shows signs of deterioration or it is anticipated that the asbestos may be disturbed in the course of renovation or demolition work, it is paramount that removal or encapsulation be done by a professional trained in methods for safely handling asbestos.

REAL ESTATE/RENTAL MARKET AND HOME BUYING PATTERNS

Home Sale Prices

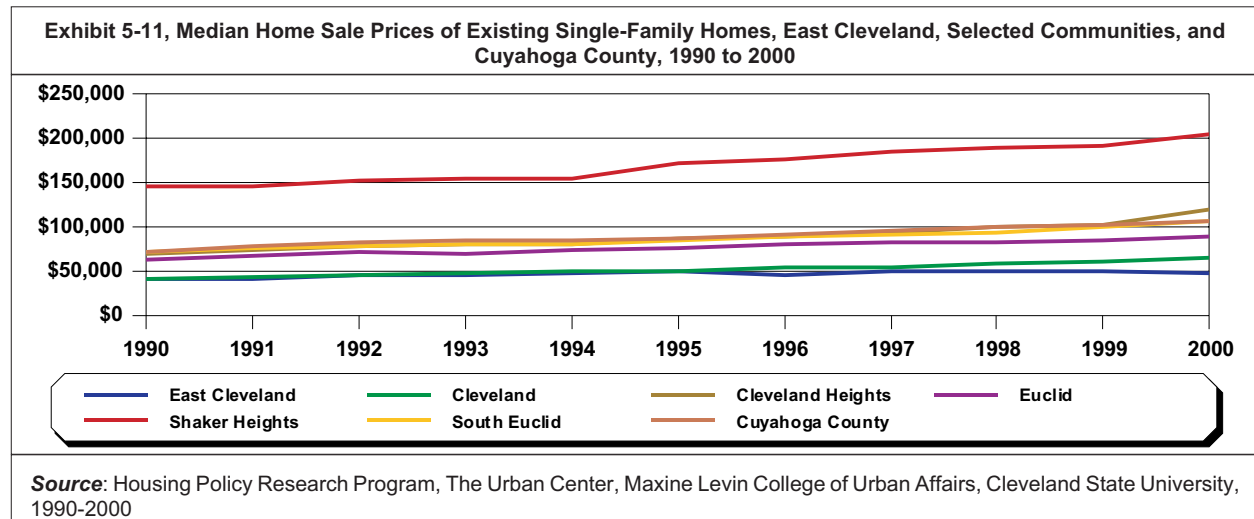
Existing Single-Family Home Sales

The Housing Policy Research Program at Cleveland State University, Cleveland, Ohio, compiles data on an ongoing basis concerning the real estate market in Cuyahoga County. This data showed that the 1990 median sales price of an existing single-family home in East Cleveland was \$41,900 (*see Appendix 5-P*). By 2000, the median price of an existing single-family home in East Cleveland was \$47,000. In comparison, the median price of an existing single-family home in Cuyahoga County was \$72,000 in 1990. By 2000, the median price of an existing single-family home in Cuyahoga County was \$107,500.

Relative to home prices countywide, the median price of an existing single-family home in East Cleveland in 1990 was 41.8% below the median price of an existing single-family home in Cuyahoga County. By 2000, the median sales price of an existing single-family home in East Cleveland relative to home prices countywide continued to drop and was 56.5% below the median price of an existing single-family home in Cuyahoga County.

The surrounding communities of Cleveland, with median sales prices of \$42,000 in 1990 and \$65,000 in 2000; Cleveland Heights, with median sales prices of \$70,000 in 1990 and \$119,000 in 2000; Euclid, with median sales prices of \$63,900 in 1990 and \$89,900 in 2000; Shaker Heights, with median sales prices of \$146,000 in 1990 and \$205,000 in 2000; and South Euclid, with median sales prices of \$72,000 in 1990 and \$107,000 in 2000, consistently experienced higher median home sale prices than those found in East Cleveland (*see Exhibit 5-11*).

In reviewing the sales prices of single-family homes over the last three years, particularly in relation to inflation, it can be seen that the East Cleveland housing market has lagged behind both the surrounding communities and the County as a whole. Between 1998 and 2000, the median price of a sin-



gle-family home in East Cleveland actually dropped by 6.9%, from \$50,500 in 1998 to \$47,000 in 2000. With an inflation rate of approximately 3% per year, the median 2000 sales price should have been approximately \$53,600, just to keep up with inflation.

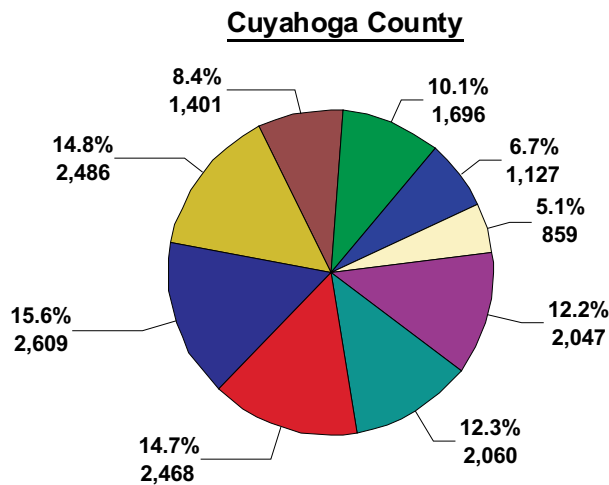
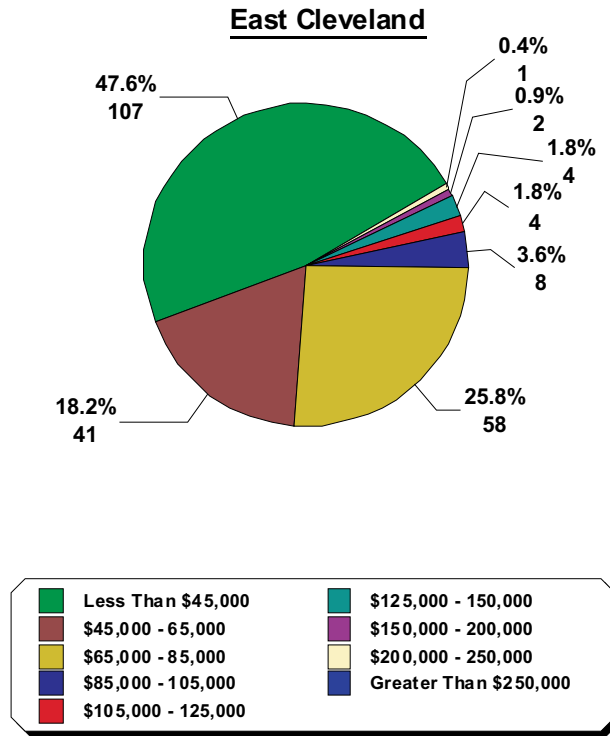
In comparison, over the last three years the median sales prices of single-family homes in the surrounding communities increased by 9.2% in Cleveland, by 19.6% in Cleveland Heights, by 9.6% in Euclid, by 8.2% in Shaker Heights, and by 14.4% in South Euclid. Countywide, the median sales price of a single-family home increased by 7.5%. For the communities surrounding East Cleveland, as well as for the County as a whole, median sale prices exceeded the rate of inflation over the three-period.

While the number of existing single-family homes sold in East Cleveland fluctuated on an annual basis during the first part of the decade, the number of sales steadily increased, particularly over the last three years. In 1998, there were 188 single-family homes sold in East Cleveland. By 2000, that figure had increased by almost 20%, to 225 single-family homes sold. In comparison, the number of existing single-family home sales in the surrounding communities of Cleveland, Cleveland Heights, Euclid, Shaker Heights, and South Euclid, as well as in Cuyahoga County as a whole, actually decreased over the same period.

The Housing Policy Research Program at Cleveland State University also tracks data on home sale prices, by price category for existing single-family homes. As shown, approximately one-half of the housing sales (47.6%) that occurred during 2000 in East Cleveland were for less than \$45,000 (*see Exhibit 5-12 and Appendix 5-Q*). Another 44% were sold for between \$45,000 and \$85,000. Only a small percentage of homes were sold for between \$65,000 and \$250,000. There were no homes that sold during 2000 for more than \$250,000. These sale price patterns have been fairly consistent in East Cleveland for the last three years.

In comparison to East Cleveland, almost one-half of the housing sales (45.1%) that occurred countywide in 2000 were in the \$65,000 to \$125,000 price ranges. Only about 10% of all homes on the market sold for less than \$45,000, while approximately 8% sold for between \$45,000 and \$65,000.

Exhibit 5-12, Home Sales of Existing Single-Family Homes, by Sale Price Category
East Cleveland and Cuyahoga County, 2000



Source: Housing Policy Research Program, The Urban Center, Maxine Levin College of Urban Affairs, Cleveland State University, 2000

Approximately one-third of all homes sold for more than \$125,000, while approximately 7% sold for more than \$250,000. Over the last three years, these sale price patterns have been fairly consistent countywide as well.

With the exception of Cleveland, where approximately one-half of all homes (51.4%) sold for less than \$65,000, most of the homes in the surrounding communities sold in the higher price ranges (*see Appendix 5-Q*). In Euclid, approximately two-thirds of the homes that sold during 2000 were in the \$65,000 to \$105,000 price range, while about two-thirds of the homes that sold in South Euclid during 2000 were in the \$85,000 to \$125,000 price range. Most of the homes on the market in Cleveland Heights in 2000 sold for \$85,000 to \$150,000, while most homes on the market in Shaker Heights sold for prices in excess of \$150,000.

Other Residential Property Sales

In 1990, the median sales price of a two-family home in East Cleveland was \$39,900 (*see Appendix 5-R*). By 2000, the median sales price had increased by 37.8%, to \$55,000. Over the same period, the number of two-family homes sold annually continued to increase, from 57 two-family homes sold in 1990 to 149 two-family homes sold in 2000, which was an increase of 161.4%.

In comparison, the median sales price of a two-family home in Cuyahoga County increased at a faster rate than prices in East Cleveland, while the number of homes sold increased at a much slower rate. In 1990, the median sales price of a two-family home in Cuyahoga County was \$42,900. By 2000, the median sales price of a two-family home countywide had increased to \$68,000, an increase of 58.5%. Over the same period, the number of sales increased by 49.2%.

The number of sales and the median sales prices for three-family homes, four-to six-family apartments, walk-up apartments, garden apartments/townhouses, and elevator high rise apartments were included in *Appendix 5-R*, but were not analyzed on a percentage basis due to the small number of sales and wide fluctuations in median prices for those structures in the East Cleveland market.

Market Characteristics of Homes Sold

Average Number of Days Homes Were Listed on the Market Before They Were Sold

The length of time that homes were listed on the market before they were sold is one indicator of the strength of the home sales market in a community. As illustrated in *Appendix 5-S*, single-family homes that were sold in East Cleveland through real estate brokers were listed on the market an average of 87 days in 1998, 92 days in 1999, and 98 days in 2000 before they were sold.

Homes in the surrounding communities generally sold much more quickly than they did in East Cleveland. Over the three-year period, homes in the northeastern neighborhoods of Cleveland were listed on the market an average of 64 to 75 days before they were sold. In Cleveland Heights, homes were listed an average of 52 to 72 days before they were sold; in Euclid, an average of 70 to 96 days; in Shaker Heights, an average of 59 to 64 days; and in South Euclid, an average of 53 to 71 days.

Ratio of Home Sales Prices to Listing Prices

Another indicator of the strength of the home sales market is the ratio between the price that homes sold for and the original listing price. Between 1998 and 2000, the sales prices realized for homes in East Cleveland were approximately 93% to 95% of the listing prices for those homes.

In comparison, in the northeastern neighborhoods of Cleveland and the surrounding communities of Cleveland Heights, Euclid, Shaker Heights, and South Euclid, the sales prices of the homes sold were closer to the original asking prices for those homes. In the northeastern neighborhoods of Cleveland buyers paid approximately 97% of the listing price, while in the other surrounding communities buyers paid approximately 96% to 97% of the listing price.

Comparing the number of homes sold annually in East Cleveland, as reported by Cleveland State University's Housing Policy Research Program, with the number of homes sold through real estate brokers, it appears that only about 20% to 30% of all property owners selling their homes utilized the services of the real estate industry when selling their property. Using the services of the real estate industry seemed to be a much more common practice in the surrounding communities of Cleveland Heights, Euclid, Shaker Heights, and South Euclid, where approximately 55% to 78% of all property owners selling their homes utilized the services of the real estate industry.

Homeownership

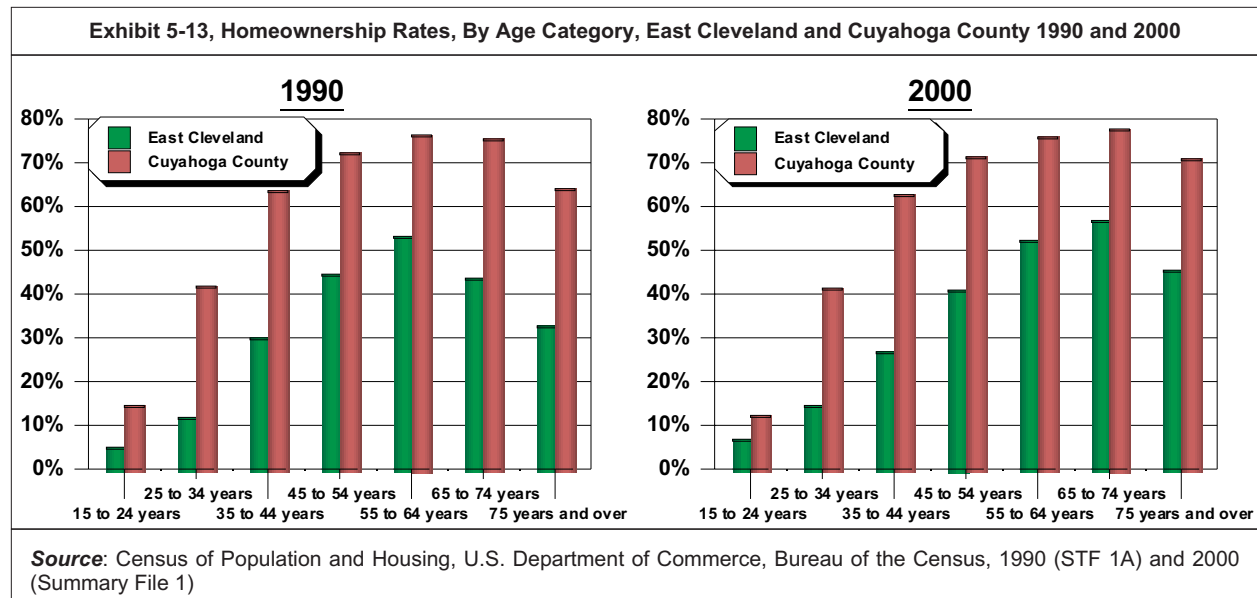
Homeownership Rates

As previously discussed, the 1990 and 2000 owner-occupancy rates for housing in East Cleveland (32.3% in 1990 and 35.5% in 2000) have remained at almost half the owner-occupancy rates found in Cuyahoga County as a whole (62.0% in 1990 and 63.2% in 2000). Homeownership rates have also remained much lower in East Cleveland than those in the surrounding communities of Cleveland (47.9% in 1990 and 48.5% in 2000), Cleveland Heights (62.6% in 1990 and 62.1% in 2000), Euclid (58.7% in 1990 and 59.5% in 2000), Shaker Heights (64.9% in both 1990 and 2000), and South Euclid (87.4% in 1990 and 83.9% in 2000).

The 1990 Census provided a clear picture of the homeownership patterns of East Cleveland residents in comparison to residents countywide (*see Exhibit 5-13 and Appendix 5-T*). Using the age segments provided by the Census, the number of homeowners in East Cleveland surpassed the number of renters *only* in the 55 to 64 age bracket. In contrast, in 1990 the number of homeowners countywide surpassed the number of renters beginning in the 35 to 44 age bracket. The number of homeowners continued to exceed the number of renters through the 75 and over age bracket.

By 2000, the number of homeowners in East Cleveland surpassed the number of renters *in both* the 55 to 64 age bracket and in the 65 to 74 age bracket. Homeownership patterns for 2000 in Cuyahoga County as a whole remained relatively unchanged from the 1990 Census, with the number of homeowners countywide surpassing the number of renters beginning in the 35 to 44 age bracket and continuing through the 75 and over age bracket.

In comparison to East Cleveland, homeownership patterns in the surrounding communities of Cleveland Heights, Euclid, and Shaker Heights were identical to those found in Cuyahoga County as a whole, both in 1990 and in 2000 (*see Appendix 5-T*). In both decades, homeownership occurred somewhat later in life for Clevelanders, with the number of homeowners surpassing the number of renters beginning in the 45 to 54 age bracket. In South Euclid, homeownership occurred somewhat earlier, with the number of homeowners surpassing the number of renters beginning in the 25 to 34 age bracket, both in 1990 and in 2000. The number of homeowners continued to exceed the number of renters through the 75 and over age bracket for all of the surrounding suburbs for both decades.



Homebuying Patterns

A study published by the Housing Policy Research Program at Cleveland State University, Cleveland, Ohio (*Movement of Cuyahoga County Home sellers and Home buyers, 1998 to 2000*) examined the movement of home sellers in the Cleveland region for the years 1998 to 2000. Movement was determined by locating the home purchased by the seller. This methodology made it possible to examine the communities where sellers of East Cleveland homes purchased another home (moved to) and the major communities where buyers of East Cleveland homes sold their previous homes (moved from).

Of the 21 home sellers in East Cleveland who purchased another home, two sellers purchased another home in East Cleveland and 15 sellers moved out of the community. For those home sellers who purchased another home outside of East Cleveland, four sellers purchased homes in Euclid, three sellers purchased homes in Cleveland Heights, and two sellers purchased homes in South Euclid. There were six sellers who purchased homes in various other locations within Cuyahoga County, including the east side of Cleveland, the west side of Cleveland, North Randall, Orange, Richmond Heights, and Shaker Heights. Additionally, four sellers purchased homes in an adjacent county.

Of the eight home buyers in East Cleveland who were sellers somewhere else in the seven-county region, all eight moved into East Cleveland from another community. There were three buyers who moved from the eastside of Cleveland, three buyers who moved from Cleveland Heights, one buyer who moved from North Royalton, and one buyer who moved from South Euclid.

Rental Market

Median Contract Rent

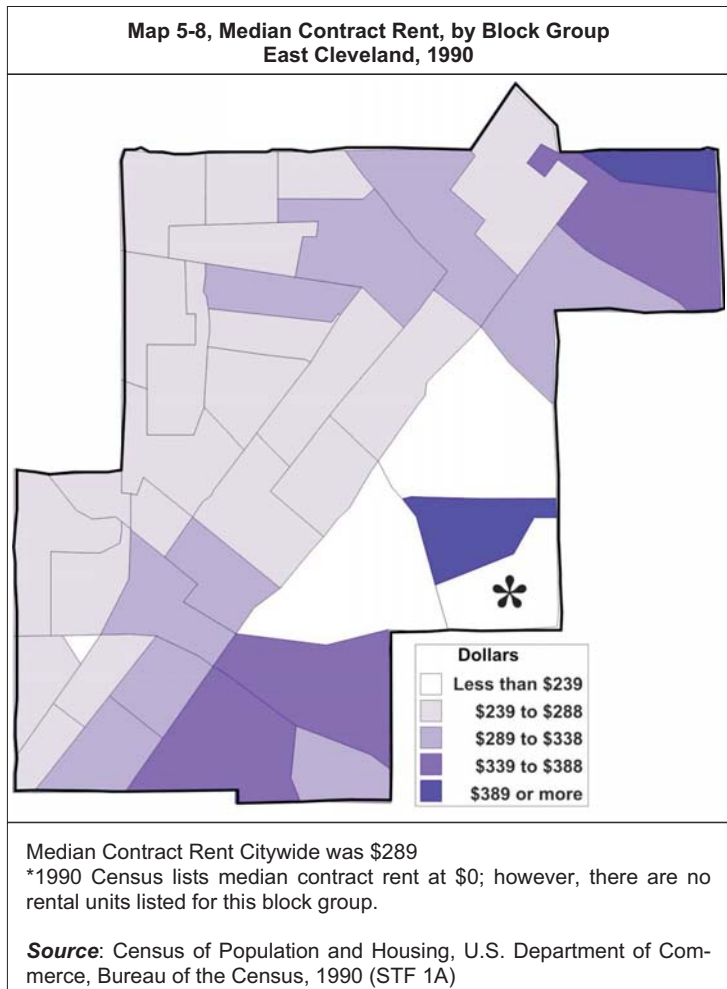
In 1990, the Census Bureau reported that the median contract rent in East Cleveland was \$289.¹⁷ This figure was 10% below the 1990 median contract rent for Cuyahoga County, which was \$321.¹⁸ The 1990 median contract rent in East Cleveland was also lower when compared to the surrounding com-

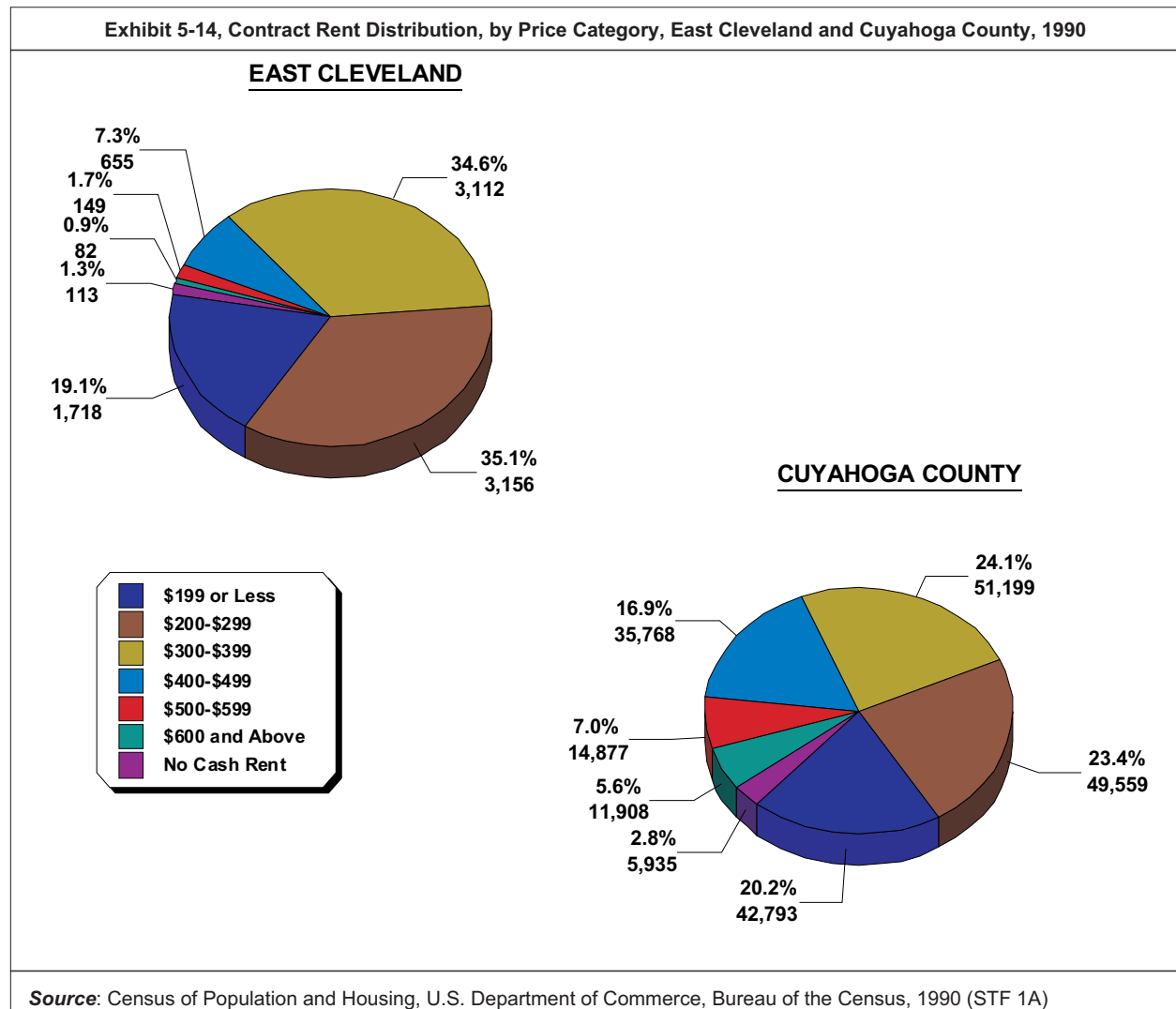
munities of Cleveland Heights (\$423), Euclid (\$384), Shaker Heights (\$504), and South Euclid (\$433). Cleveland, with a 1990 median contract rent of \$237, was the only surrounding community exhibiting a lower median contract rent than East Cleveland.

As illustrated on *Map 5-8 and in Appendix 5-U*, 1990 median contract rents in East Cleveland varied somewhat by block group. Median contract rents were below that for East Cleveland as a whole, primarily in the western and central portions of the City. While median contract rents in these areas were typically in the \$200 to \$300 range, rents varied from \$126 in Census Tract 1518, block group 4 to \$333 in Census Tract 1517, block group 2.

The highest rents were found primarily in the eastern portion of the City, with median contract rents predominately in the \$300 to \$400 range. The only exceptions to this were found in Census Tract 1513, which exhibited median contract rents in the \$160 to \$170 range in block groups 1 and 2 and a median contract rent of \$725 in block group 3. The lower median rents exhibited in block groups 1 and 2 may be due to the rents charged at the high rise apartments located along Terrace Road, many of which cater to older persons. The high median rent figure exhibited in block group 3 may be because the housing units rented are larger, single-family homes which would rent for higher prices than small apartments.

While the distribution of 1990 contract rents by price category for East Cleveland and Cuyahoga County illustrated that approximately 20% of all contract rents were \$199 or less, two different trends begin to appear for East Cleveland and Cuyahoga County as rents increase (*see Exhibit 5-14 and Appendix 5-V*). The \$200 to \$399 range included almost 70% of all contract rents in East Cleveland, but only about 47% of all contract rents in Cuyahoga County. Contract rents of \$400 and above accounted for less than 10% of all contract rents in East Cleveland, but almost 30% of all contract rents countywide.



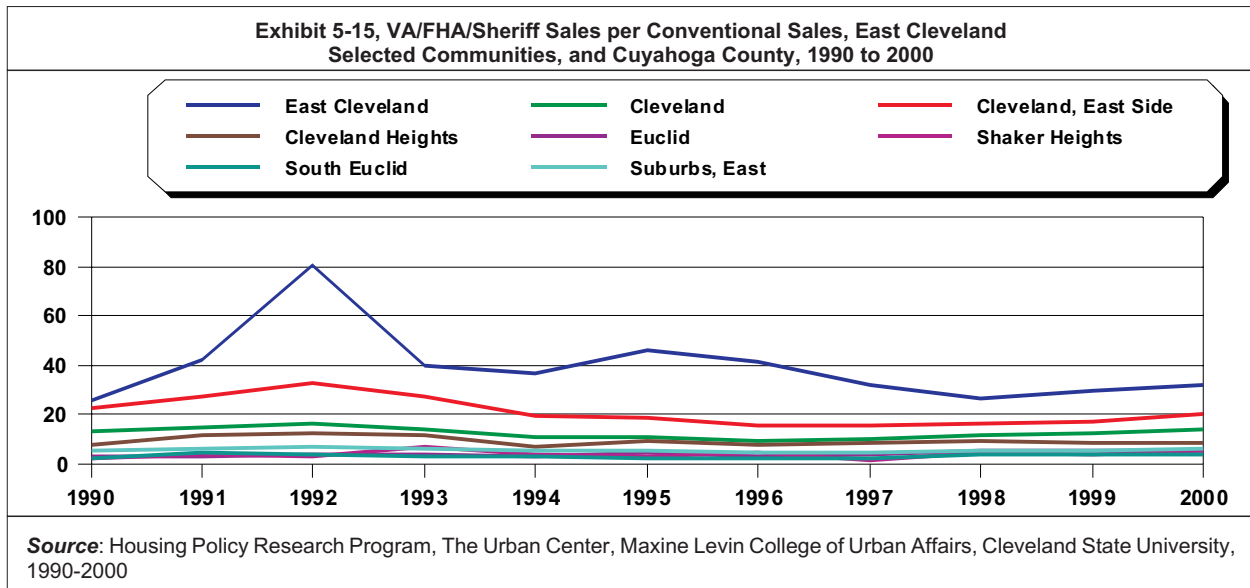


Measures of Distress in the Housing Market

VA/FHA/Sheriff Sales

One indicator of distress in the housing market is the rate at which single-family real estate transactions occur that indicate a mortgage loan default by the borrower. Specifically, this refers to the assumption of the title and the property by either the Veterans Administration (VA), the Federal Housing Administration (FHA), or through sheriff sale.

The Housing Policy Research Program at Cleveland State University tracks data on this type of information. As illustrated on *Exhibit 5-15* and in *Appendix 5-W*, during the last decade, East Cleveland recorded an overall rate of 36.5 VA/FHA/sheriff sales for every 100 “normal” or conventional real estate property transactions.



In comparison, the eastern suburbs of Cuyahoga County recorded an overall rate of 5.5 VA/FHA/sheriff sales for every 100 “normal” or conventional real estate property transactions over the same period. With the exception of neighborhoods located on the east side of Cleveland that had 20.2 VA/FHA/sheriff sales for every 100 “normal” or conventional real estate property transactions, the rate of VA/FHA/sheriff sales was much lower in the surrounding communities of Cleveland (12.3), Cleveland Heights (9.2), Euclid (4.1), Shaker Heights (3.8), and South Euclid (3.1) than it was in East Cleveland.

Residential Property Tax Delinquency Rate

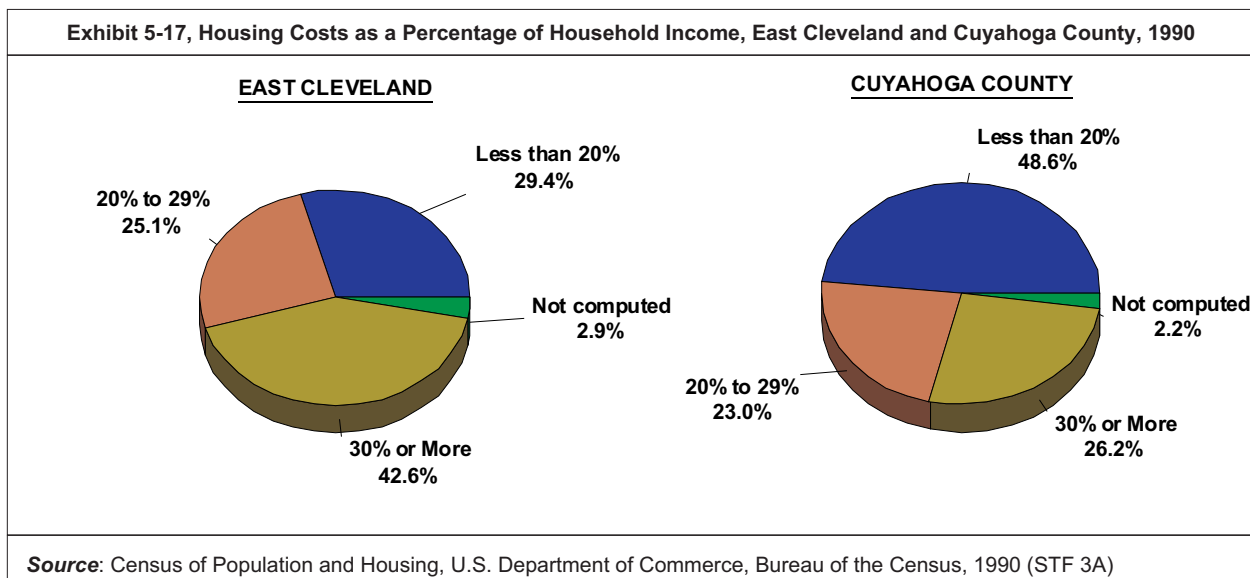
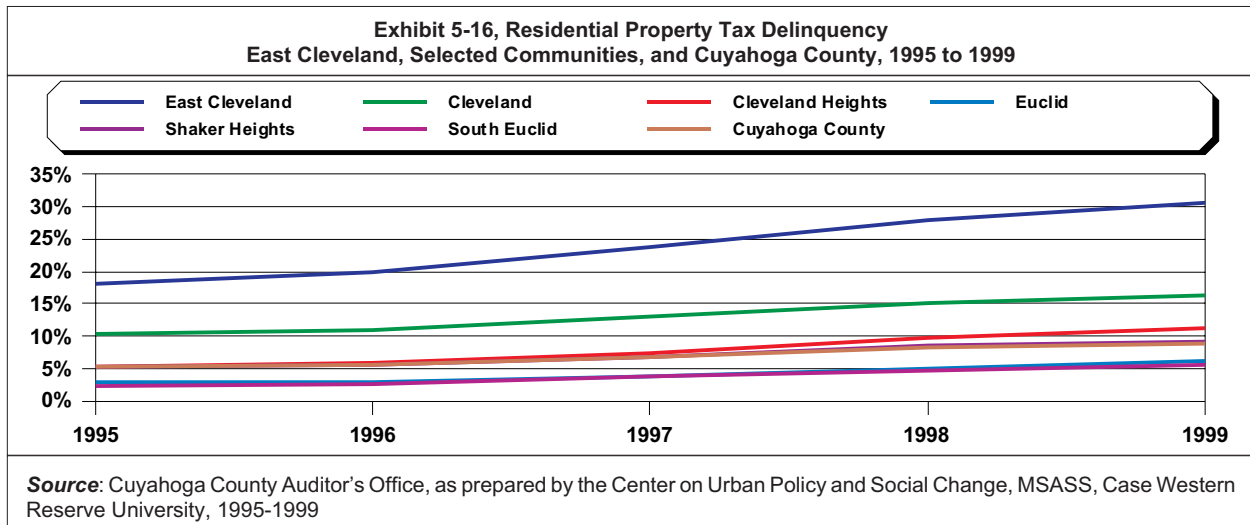
The rate at which residential property tax delinquency is occurring is another indicator of distress in the housing market. As illustrated in *Exhibit 5-16* and *Appendix 5-X*, 18.2% of all taxable residential property in East Cleveland was tax delinquent in 1995. By 1999, the residential tax delinquency rate had risen to almost 31%. These figures were almost double the property tax delinquency rates found in Cleveland and approximately quadruple those found countywide over the same period.

As illustrated, residential property tax delinquency rates in Cleveland ranged from 10.2% in 1995 to 16.3% in 1999. Countywide, tax delinquency rates ranged from 5.2% in 1995 to 8.8% in 1999. Residential property tax delinquency rates remained much lower in the surrounding communities over the period as well, ranging from 5.3% to 11.1% in Cleveland Heights, 2.8% to 6.2% in Euclid, 5.2% to 9.2% in Shaker Heights, and 2.4% to 5.5% in South Euclid.

HOUSING AFFORDABILITY FOR EXISTING RESIDENTS

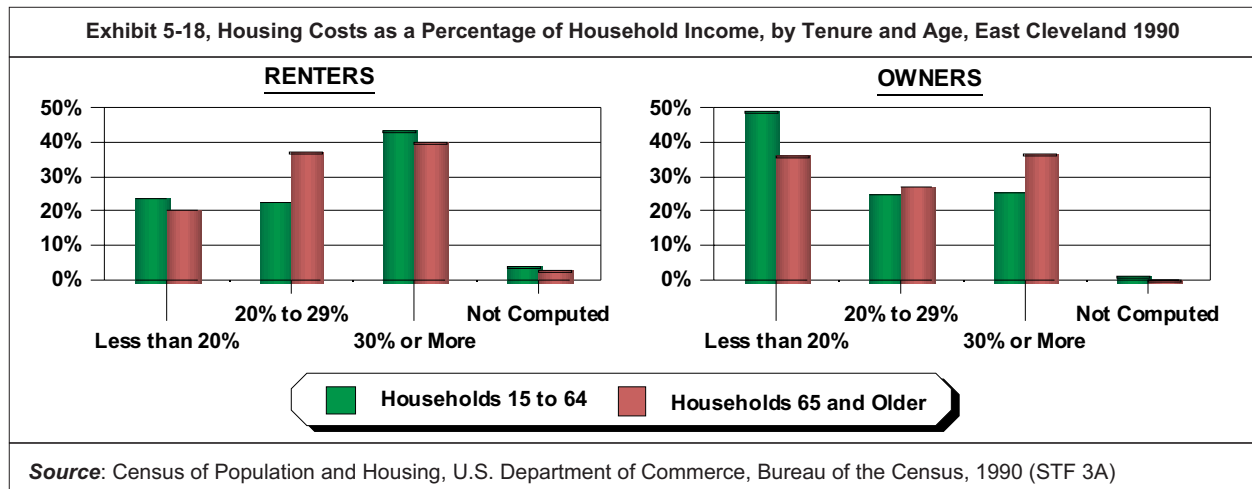
Cost of Housing as a Percentage of Household Income

As illustrated in *Exhibit 5-17* and *Appendix 5-Y*, in 1990 almost one-half of all households living in East Cleveland spent 30% or more of their income on housing costs.^{19 20} Only about one-quarter of all



households spent between 20% and 29% of their income on housing costs, while the remaining households spent less than 20% of their income on housing costs. In comparison, for Cuyahoga County as a whole, only about one-quarter of all households spent 30% or more of their income on housing. About one-quarter of all households spent between 20% and 29% of their income on housing costs, while almost one-half of all households spent less than 20% of their income on housing.

When housing costs for East Clevelanders are examined in more detail, it is evident that renters spent more of their income for housing than did homeowners (*see Exhibit 5-18 and Appendix 5-Y*). As shown, almost half of all renter households, regardless of age, spent 30% or more of their income on



housing costs, while only about 25% of all owner households spent such a high percentage of their income on housing.

While the percentage of renter and owner households ages 15 to 64 that spent between 20% and 29% of their income on housing costs was almost identical, the disparity between elderly renter and owner households was somewhat greater. Over one-third of all renter households age 65 and older spent between 20% and 29% of their income on housing costs while only about one-quarter of all owner households in the same age group spent between 20% and 29% of their income on housing costs.

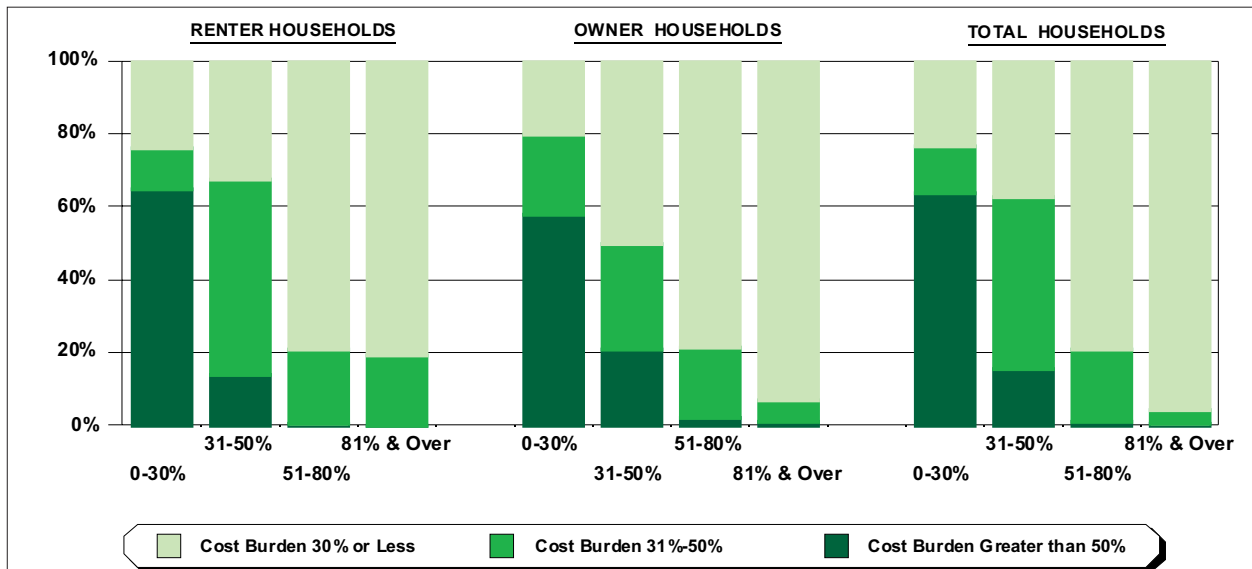
In comparison to owners, far fewer renter households spent less than 20% of their income on housing. While almost half of all owner households spent less than 20% of their income on housing, only about one-quarter of all renter households had housing costs that low.

Cost Burden of Lower Income Households

While households at all income levels often spend a significant portion of their income on housing, lower income households are more economically burdened by the high cost of housing than middle and upper income households. In recognition of this issue, the U.S. Department of Housing and Urban Development (HUD) considers lower income households that spend 30% or more of their income for housing to be cost burdened.^{21 22} Lower income households that spend more than 50% of their income for housing are considered by HUD to be severely cost burdened.

The 1990 Census showed that of the 13,160 households in East Cleveland, 39.9% (5,245 households) experienced a cost burden of greater than 30% of their income (see Exhibit 5-19 and Appendix 5-Z). Of these households, 5,053 households were lower income households with incomes that were 0% to 80% of the 1990 median family income (MFI) for the area. These households spent more than 30% of their income for housing, and thus, were considered to be cost burdened. Only 192 middle and upper income households with incomes that were in excess of 80% of MFI spent more than 30% of their income for housing.²³

Exhibit 5-19, Cost Burdened Households, by Tenure and Income Category, East Cleveland, 1990												
Cost Burden	Cost Burdened Renter Households, by Income Category											
	Lower Income Households						All Lower Income Households		Middle and Upper Income Households		Total Households	
	0%-30% of MFI		31%-50% of MFI		51%-80% of MFI							
	#	%	#	%	#	%	#	%	#	%	#	%
Cost Burden 30% or Less	815	23.6%	514	32.4%	1,457	78.9%	2,786	40.4%	1,626	99.2%	4,412	51.7%
Total Cost Burden Greater Than 30%	2,639	76.4%	1,073	67.6%	390	21.1%	4,102	59.6%	13	0.8%	4,115	48.3%
Cost Burden 31%-50%	405	11.7%	849	53.5%	374	20.2%	1,628	23.6%	13	0.8%	1,641	19.2%
Cost Burden Greater Than 50%	2,234	64.7%	224	14.1%	16	0.9%	2,474	35.9%	0	0.0%	2,474	29.0%
Total Households, by Income Category	3,454	100.0%	1,587	100.0%	1,847	100.0%	6,888	100.0%	1,639	100.0%	8,527	100.0%
Cost Burden	Cost Burdened Owner Households, by Income Category											
	Lower Income Households						All Lower Income Households		Middle and Upper Income Households		Total Households	
	0%-30% of MFI		31%-50% of MFI		51%-80% of MFI							
	#	%	#	%	#	%	#	%	#	%	#	%
Cost Burden 30% or Less	115	19.9%	292	50.3%	737	78.6%	1,144	54.6%	2,359	92.9%	3,503	75.6%
Total Cost Burden Greater Than 30%	462	80.1%	288	49.7%	201	21.4%	951	45.4%	179	7.1%	1,130	24.4%
Cost Burden 31%-50%	128	22.2%	167	28.8%	178	19.0%	473	22.6%	154	6.1%	627	13.5%
Cost Burden Greater Than 50%	334	57.9%	121	20.9%	23	2.5%	478	22.8%	25	1.0%	503	10.9%
Total Households, by Income Category	577	100.0%	580	100.0%	938	100.0%	2,095	100.0%	2,538	100.0%	4,633	100.0%
Cost Burden	Total Cost Burdened Households, by Income Category											
	Lower Income Households						All Lower Income Households		Middle and Upper Income Households		Total Households	
	0%-30% of MFI		31%-50% of MFI		51%-80% of MFI							
	#	%	#	%	#	%	#	%	#	%	#	%
Cost Burden 30% or Less	930	23.1%	806	37.2%	2,194	78.8%	3,930	43.7%	3,985	95.4%	7,915	60.1%
Total Cost Burden Greater Than 30%	3,101	76.9%	1,361	62.8%	591	21.2%	5,053	56.3%	192	4.6%	5,245	39.9%
Cost Burden 31%-50%	533	13.2%	1,016	46.9%	552	19.8%	2,101	23.4%	167	4.0%	2,268	17.2%
Cost Burden Greater Than 50%	2,568	63.7%	345	15.9%	39	1.4%	2,952	32.9%	25	0.6%	2,977	22.6%
Total Households, by Income Category	4,031	100.0%	2,167	100.0%	2,785	100.0%	8,983	100.0%	4,177	100.0%	13,160	100.0%



*MFI refers to Median Family Income

Source: CHAS Data Book, U.S. Department of Housing and Urban Development, Table 5, May 18, 1993

Of the 5,053 lower income households with incomes that were 0% to 80% of MFI that spent more than 30% of their income for housing, over half (2,952 households) spent more than 50% of their income for housing, and thus, were considered to be severely cost burdened. Only 25 middle and upper income households spent more than 50% of their income for housing.

Cost Burden, by Tenure

As illustrated, cost burden among East Cleveland households became more prevalent as incomes decreased and was more widespread among renter households than it was among owner households.

Renter Households

The 1990 Census showed that of the 8,527 renter households in East Cleveland, 48.3% (4,115 households) experienced a cost burden of greater than 30% of their income. Of these renter households, 4,102 households were lower income households with incomes that were 0% to 80% of MFI. The number and percent of lower income renter households experiencing a cost burden greater than 30% of their income was high for renter households in all lower income categories, with 2,639 households (76.4%) at 0% to 30% of MFI and 1,073 households (67.6%) at 31% to 50% of MFI. There were 390 households (21.1%) at 51% to 80% of MFI that experienced a cost burden greater than 30%.

Of the 4,102 lower income renter households with incomes that were 0% to 80% of MFI that spent more than 30% of their income for housing, over one-third (2,474 households) spent more than 50% of their income for housing. The number and percent of lower income renter households experiencing a severe cost burden greater than 50% of their income decreased as incomes increased, with 2,234 households (64.7%) at 0% to 30% of MFI, 224 households (14.1%) at 31% to 50% of MFI, and 16 households (0.9%) at 51% to 80% of MFI.

In contrast, only 13 middle and upper income households with incomes that were in excess of 80% of MFI spent more than 30% of their income for housing. There were no households with incomes greater than 80% of MFI that spent more than 50% of their income for housing.

Owner Households

The percent of lower income owner households experiencing a cost burden greater than 30% of their income was also high. The 1990 Census showed that of the 4,633 owner households in East Cleveland, 24.4% (1,130 households) experienced a cost burden of greater than 30% of their income.

Of these owner households, 951 households were lower income households with incomes that were 0% to 80% of MFI. The number and percent of lower income owner households experiencing a cost burden greater than 30% of their income was high for owner households in all lower income categories, with 462 households (80.1%) at 0% to 30% of MFI and 288 households (49.7%) at 31% to 50% of MFI. There were 201 households (21.4%) at 51% to 80% of MFI that experienced a cost burden greater than 30%.

Of the 951 lower income owner households with incomes that were 0% to 80% of MFI that spent more than 30% of their income for housing, almost one-quarter (478 households) spent more than 50% of their income for housing. The number and percent of lower income owner households experiencing a severe cost burden greater than 50% of their income decreased as incomes increased, with 334 households (57.9%) at 0% to 30% of MFI, 121 households (20.9%) at 31% to 50% of MFI, and 23 households (2.5%) at 51% to 80% of MFI.

In contrast, only 179 middle and upper income households with incomes that were in excess of 80% of MFI spent more than 30% of their income for housing. Of the 179 middle and upper income households, only 25 households spent more than 50% of their income for housing.

While cost burden also varied by type of household as well as for elderly and non-elderly residents, the number and percent of households experiencing a cost burden greater than 30% of their income was more dependent on income level, regardless of the type of household (*see Appendix 5-Z*).

Unit Affordability

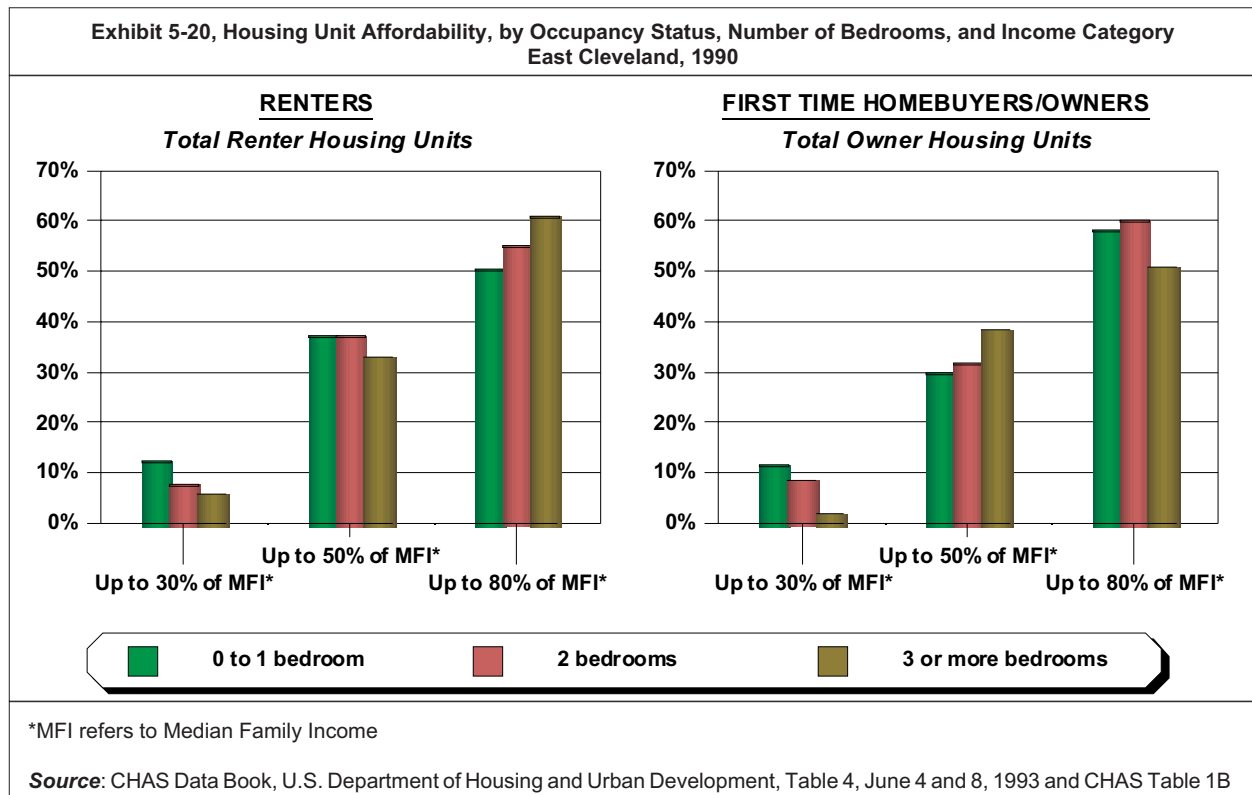
The Department of Housing and Urban Development considers a housing unit “affordable” if the household living in the unit pays less than 30% of their income for housing. In the case of renters, housing costs would include rent and utilities. In the case of homeowners, housing costs would include selected monthly owner costs (mortgage payment, real estate tax, insurance, and utilities).

The 1990 Census showed that the median gross rent (contract rent plus the estimated average cost of utilities) in East Cleveland was \$362 per month and the median selected monthly owner cost was \$588 per month for households with a mortgage and \$270 for households without a mortgage.²⁴ Citywide, the median gross rent as a percentage of household income was 30% and the median selected owner costs as a percentage of household income was 22.7% for households with a mortgage and 15.8% for households without a mortgage.

Using HUD’s 30% rule of thumb for housing affordability, it is evident that when the cost of housing is examined for each of the income categories of renters and owners, the housing market becomes tighter as income levels decrease (*see Exhibit 5-20 and Appendix 5-AA*). In 1990, only 9.3% of all rental housing units (1,728 rental units) were affordable for renter households with incomes of up to 30% of MFI. Of these units, 983 were zero and one bedroom units, 603 were two bedroom units, and 142 were units with three or more bedrooms. For renter households earning up to 50% of MFI, 36.8% of all rental housing units (6,831 rental units) were affordable. Of these units, 3,026 were zero and one bedroom units, 3,008 were two bedroom units, and 797 were units with three or more bedrooms. The availability of affordable housing was much more prevalent for renter households with incomes of up to 80% of MFI, since 53.9% of all rental housing units (10,010 rental units) were affordable. Of these units, 4,075 were zero and one bedroom units, 4,469 were two bedroom units, and 1,466 were units with three or more bedrooms.

The availability of affordable owner-occupied housing units for households with lower incomes was not much different than for rental units. In 1990, 10.3% of all owner-occupied homes (774 owner-occupied units) were affordable for first-time homebuyers and owner households with incomes of up to 30% of MFI. Of these units, seven were zero and one bedroom units, 129 were two bedroom units, and 638 were units with three or more bedrooms. For first-time homebuyers and owner households earning up to 50% of MFI, 36.8% of all owner-occupied homes (2,774 owner-occupied units) were affordable. Of these units, 18 were zero and one bedroom units, 493 were two bedroom units, and 2,263 were units with three or more bedrooms.

As with renter units, the availability of affordable housing was much more prevalent for first-time homebuyers and owner households with incomes of up to 80% of MFI, since 52.8% of all owner-oc-



cupied homes (3,988 owner-occupied units) were affordable. Of these units, 35 were zero and one bedroom units, 936 were two bedroom units, and 3,017 were units with three or more bedrooms.

Assisted Housing Inventory

The assisted housing inventory includes units which have been constructed with the financial assistance of the federal government through federal housing programs or are occupied by persons receiving federally based rental assistance through programs such as the Section 8 Program.

Public Housing and Complexes Utilizing Project-Based Section 8 Assistance

Currently, there are eight housing complexes in East Cleveland that can be classified as assisted housing (see Exhibit 5-21).²⁵ These eight complexes contain approximately 1,329 units, most of which are one- and two-bedroom units.

Public Housing

Apthorp Tower, a 166 unit building for elderly persons, is the only facility in East Cleveland that is classified as public housing. The building, which contains 165 one-bedroom units and one two-bedroom unit, has consistently experienced very low vacancy rates over the years. As of December, 2001, there were only two vacant units in the complex.

Since 1992, CMHA has undertaken almost \$1.2 million in improvements at the building, including such costly items as roof replacement and electrical, plumbing, and HVAC replacement.

Exhibit 5-21, Assisted Housing Inventory, East Cleveland, 2001							
Program Used to Construct Assisted Housing Inventory and Facility Name	Facility Type	Number of Units	Number of Bedrooms				
			0	1	2	3	4+
Public Housing							
Apthorp Tower	Elderly	166	0	165	1	0	0
Total		166	0	165	1	0	0
Section 202 Program							
Helen S. Brown Elderly Center	Elderly	65	0	65	0	0	0
Terrace Towers (formerly Teamsters Housing, Inc.)	Elderly	231	184	47	0	0	0
Total		296	184	112	0	0	0
Section 236 Program							
Forest Hill Terrace	Elderly	420	0	327	93	0	0
Owl's Nest Apartments	Elderly and Non-Elderly	260	0	136	68	56	0
Total		680	0	463	161	56	0
Section 8 Construction/Rehabilitation Program							
Page-Wymore*	Non-Elderly	99	0	18	58	22	1
Covington Gardens (formerly Superior Apartments)*	Non-Elderly	21	0	0	17	4	0
Chateau I*	Non-Elderly	67	0	21	15	31	0
Total		187	0	39	90	57	1
Grand Total		1,329	184	779	252	113	1
*Substantial rehabilitation							
Source: U. S. Department of Housing and Urban Development (HUD), September 30, 2001 (www.HUDUSER.ORG) and HUD Cleveland, January, 2002							

Project-Based Section 8 Tenant Assistance

The remaining complexes have been constructed through a variety of federal programs, including the Section 202 Program, which provides housing for elderly persons and persons with physical disabilities; the Section 236 Program, which provides funding for the creation of housing units for low income households; and the Section 8 New Construction, Section 8 Substantial Rehabilitation, and Section 8 Moderate Rehabilitation Programs, which provide funding for construction or rehabilitation of housing units for low income households.

For all of these complexes, the U.S. Department of Housing and Urban Development subsidizes the difference between what a low income household can afford in rent and the actual rent (*see Exhibit 5-22*). These subsidies, which are attached to each specific building, are known as project-based tenant assistance.

Exhibit 5-22, HUD Fiscal Year 2002 Fair Market Rents, by Bedroom Size Cleveland-Lorain-Elyria, Ohio Primary Metropolitan Statistical Area, October 1, 2001					
Area	Zero Bedrooms	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms*
Cleveland-Lorain-Elyria PMSA	\$467	\$587	\$726	\$924	\$1,040
For each additional bedroom above four, add 15% to the fair market rent figure					
Source: FY 2002 Fair Market Rents, Federal Register, October 1, 2001 and U. S. Department of Housing and Urban Development (HUD), (www.HUDUSER.ORG).					

Tenant-Based Section 8 Assistance

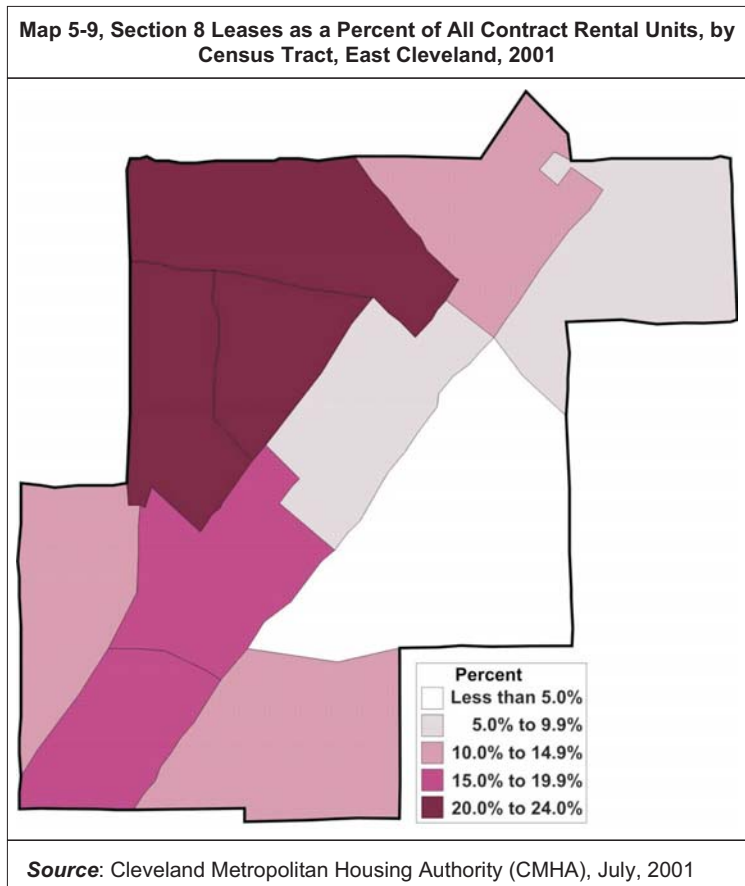
With tenant-based Section 8 Assistance, the U.S. Department of Housing and Urban Development still subsidizes the difference between what a low income household can afford in rent and the actual rent, but households can move into any housing unit they wish.

As of July, 2001, the Cuyahoga Metropolitan Housing Authority (CMHA) coded 10,693 then-current or recently vacated addresses where tenant-based rent subsidies had been used in their service area. CMHA recorded 1,001 subsidy holders living within East Cleveland, representing about 10% of all Section 8 leases countywide and approximately 14% of all renter-occupied housing units citywide.²⁶

The dynamics surrounding the number of Section 8 tenant-based renter households living in East Cleveland has changed somewhat since December, 1992. At that time, CMHA coded 7,406 then-current or recently vacated addresses where tenant-based rent subsidies had been used in their service area. CMHA recorded 972 subsidy holders within East Cleveland, representing 13% of all Section 8 leases countywide and 11% of all renter-occupied housing units citywide.

While the number of Section 8 subsidy holders in East Cleveland as a percentage of all Section 8 leases countywide has declined since 1992, the number of Section 8 subsidy holders as a percentage of all contract rental units appears to have increased. It should be noted that the increase is primarily due to the number of rental units demolished in East Cleveland over the last ten years rather than an increase in the concentration of Section 8 renter households living in the City in 2000.

Map 5-9 and Appendix 5-AB illustrates 2001 Section 8 leases as a percent of all contract rental units, by census tract. As shown, the concentration of households utilizing Section 8 leases varied considerably citywide, with the highest concentrations located in the central and western portion of the City. Census tracts exhibiting particularly high concentrations of households utilizing Section 8 leases included Census Tract 1501 (21.8%), Census Tract 1503 (23.8%), and Census Tract 1504 (24.0%).



HOUSING INVESTMENT

Because the housing stock in the City of East Cleveland is predominately older housing stock, often with repair needs, it is especially important to assess the level at which homeowners are investing in their properties, as well as the degree to which the City, non-profit organizations, and financial institutions are able to facilitate housing investment through available resources.

Private Resources and Housing Investment Patterns***Programs Offered by Area Financial Institutions***

The lending community is an important link to housing reinvestment and neighborhood stability in any community. Currently, three area banks have a presence in East Cleveland. KeyBank, located at 14501 Euclid Avenue, and Firststar, located at 1813 Forest Hills Boulevard, are both full-service banks. In addition, Bank One has an ATM located in Meridia Huron Hospital.

Historically, these three banks have been very supportive of reinvestment efforts undertaken by the City. Representatives from KeyBank, Firststar, and Bank One have participated in community meetings and housing fairs which focused on informing and educating residents about financial products offered by the respective bank, as well as other financial issues of interest.

One of the more recent programs in which KeyBank representatives participated was providing information about predatory lending issues to citizens. This information was presented and distributed at one of the Mayor's monthly Community Meetings.

Firststar is partnering with area ministers, community groups, and Consumer Credit Counseling to provide classes to clients and other interested East Cleveland residents on ways to improve one's credit rating, effectively helping residents attending those classes to become creditworthy loan customers for home mortgage or home improvement loans. Firststar also offers *American Dream*, a home mortgage product that provides a discounted interest rate, lower down payment requirements, and waives private mortgage insurance (PMI) requirements, making it easier for prospective homeowners to purchase a home.

Bank One offers home mortgage products that provide a discounted interest rate and lower down payment requirements, which helps facilitate homeownership. Representatives work in conjunction with the City, providing educational information to residents on financial products and assist interested residents on ways to improve one's credit rating.

As illustrated in *Exhibit 5-23*, in addition to the banks with offices or an ATM located in East Cleveland, there are other area financial institutions with branches located in close proximity to the City that could be a resource for East Cleveland residents planning to purchase a home or reinvest in their home.

Mortgage Funding Patterns and Home Mortgage Disclosure Act (HMDA) Data

Numerous regulations enacted since the late 1960's, such as the Home Mortgage Disclosure Act (HMDA) and the Community Reinvestment Act (CRA), have influenced the residential lending activities of banks and other depository institutions.

The Home Mortgage Disclosure Act (HMDA), originally passed in 1975 and enacted in 1976, is a law requiring financial institutions to disclose to the public, on an annual basis, information on mortgage

Exhibit 5-23, Locations of Selected Financial Institutions, East Cleveland and Surrounding Area, 2002		
Selected Financial Institutions	Nearest Location(s)	
	Address	City
Bank One	Meridia Huron Hospital*	East Cleveland
	10414 St. Clair Avenue	Cleveland
	12388 Cedar Road	Cleveland Heights
	22818 Lake Shore Boulevard	Euclid
Charter One Bank	23300 Lake Shore Boulevard	Euclid
	365 E. 200 Street	Euclid
	25000 Euclid Avenue	Euclid
	1200 Babbit Road**	Euclid
Dollar Bank	482 Euclid Square Mall	Euclid
Fifth Third Bank	11905 Superior Avenue	Cleveland
	12401 Cedar Road	Cleveland Heights
	22480 Lake Shore Boulevard	Euclid
	4065 Mayfield Road	South Euclid
Firstar	1813 Forest Hills Boulevard	East Cleveland
	2211 Lee Road	Cleveland
	813 E. 185th Street	Cleveland
	26410 Lake Shore Boulevard	Cleveland
	13127 Shaker Square	Cleveland
	25811 Euclid Avenue	Euclid
Huntington Bank	4401 Mayfield Road***	South Euclid
	7933 Euclid Avenue	Cleveland
	11417 Mayfield Road (University Circle)	Cleveland
	13861 Cedar Road	South Euclid
	20601 Fairmount Boulevard	Shaker Heights
KeyBank	20090 Van Aken Boulevard	Shaker Heights
	14501 Euclid Avenue	East Cleveland
	15000 St. Clair Avenue	Cleveland
	701 E. 185th Street	Cleveland
	10450 Superior Avenue	Cleveland
	15619 Waterloo Road	Cleveland
	2185 Warrensville Center Road	Cleveland Heights
	1836 Coventry Road	Cleveland Heights
	3550 Mayfield Road (Severence Center)	Cleveland Heights
	22481 Lake Shore Boulevard	Euclid
	4461 Mayfield Road	South Euclid
3370 Warrensville Center Road	Shaker Heights	
Metropolitan Bank & Trust	920 E. 185th Street	Cleveland
	1865 Coventry Road	Cleveland Heights
	1545 E. 260th Street	Euclid
	20200 Van Aken Boulevard	Shaker Heights
FirstMerit Bank	14481 Cedar Road	South Euclid
	13917 Cedar Road	South Euclid

Exhibit 5-23 (continued)		
Selected Financial Institutions	Nearest Location(s)	
	Address	City
National City Bank	10700 Euclid Avenue	Cleveland
	2771 S. Moreland Boulevard	Cleveland
	285 Babbit Road	Euclid
	26000 Lake Shore Boulevard	Euclid
	609 E. 185th Street	Euclid
	20711 Chagrin Boulevard	Shaker Heights
	16601 Chagrin Boulevard	Shaker Heights
	4017 Mayfield Road	South Euclid
Ohio Savings Bank	2618 N. Moreland Boulevard	Cleveland
	2066 Lee Road	Cleveland Heights
	20133 Farnsleigh Road	Shaker Heights
	14033 Cedar Road	South Euclid
Park View Federal Savings Bank	16909 Chagrin Boulevard	Shaker Heights
Republic Bank	80 Severance Circle	Cleveland Heights
	3505 Lee Road	Shaker Heights
	13991 Cedar Road	South Euclid
Third Federal Savings & Loan	22332 Lake Shore Boulevard	Euclid
	14077 Cedar Road	South Euclid

Sources: Ameritech and selected financial institutions, 2002

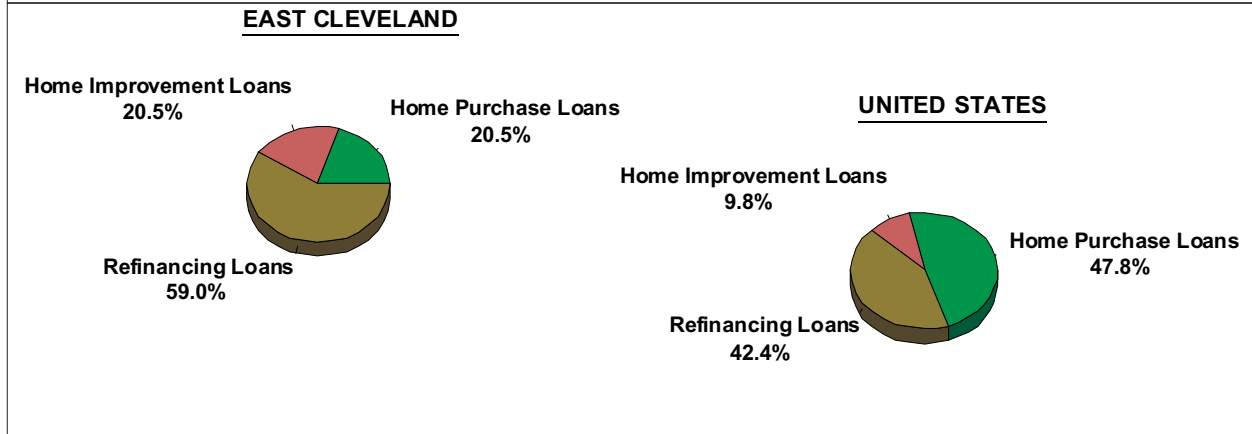
and home improvement loans generated. HMDA data is submitted by individual financial institutions to the Federal Financial Institutions Examination Council for aggregation. This data, which is reviewed by bank regulators as well as neighborhood coalition groups, shows where home lending activity has occurred, by census tract. HMDA does not stipulate to whom loans should be made or where loans should be made, only that the public be provided with information concerning each financial institution's lending patterns.²⁷

The Federal Financial Institutions Examination Council (FFIEC) collects information regarding home loans originated for one- to four-family homes. This information includes data for home mortgage loans originated through the Federal Home Administration (FHA), the Farm Service Agency/Rural Housing Service (FSA/RHS), and the Veterans Administration (VA), as well as conventional home mortgage loans, refinancing loans, and home improvement loans.

As shown on *Exhibit 5-24* and in *Appendix 5-AC*, of the 3,341 home loans originated in East Cleveland between 1997 and 2000, 20.5% (684 loans) were home mortgage loans, 20.5% (686 loans) were home improvement loans, and 59.0% (1,971 loans) were refinancing loans. Nationally, home loan patterns were somewhat different. Over the four year period, of all loans originated nationwide, 47.8% were home mortgage loans, 9.8% were home improvement loans, and 42.4% were refinancing loans.

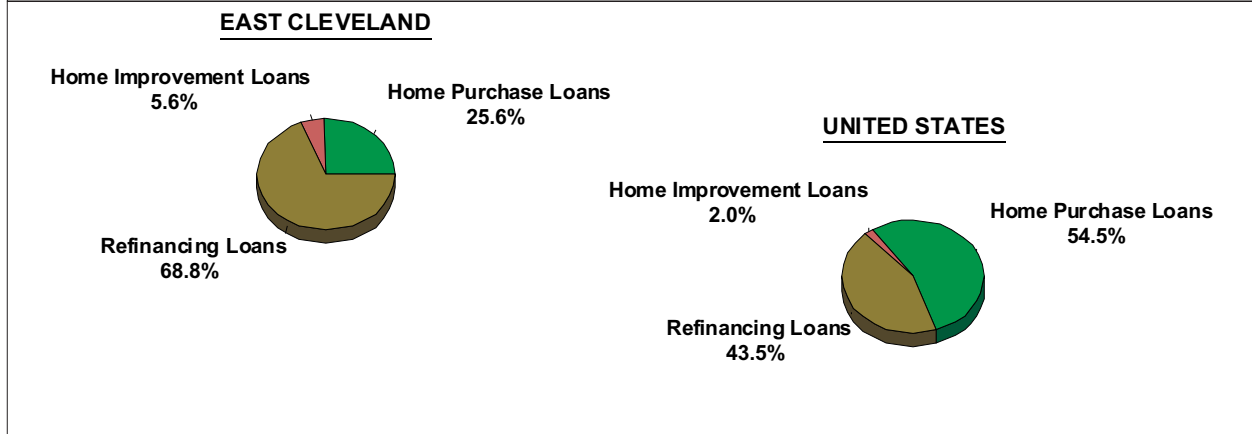
Of the home mortgage loans made during the four year period in East Cleveland, approximately one-fifth were "high- risk loans" through the Federal Home Administration (FHA), the Farm Service Agency/Rural Housing Service (FSA/RHS), or the Veterans Administration (VA).²⁸ The proportion

Exhibit 5-24, Number of Home Loans for One- to Four-Family Homes, by Type
East Cleveland and the United States, 1997 to 2000



Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act Data, 1997-2000

Exhibit 5-25, Value of Home Loans for One- to Four-Family Homes, by Type
East Cleveland and the United States, 1997 to 2000



Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act Data, 1997-2000

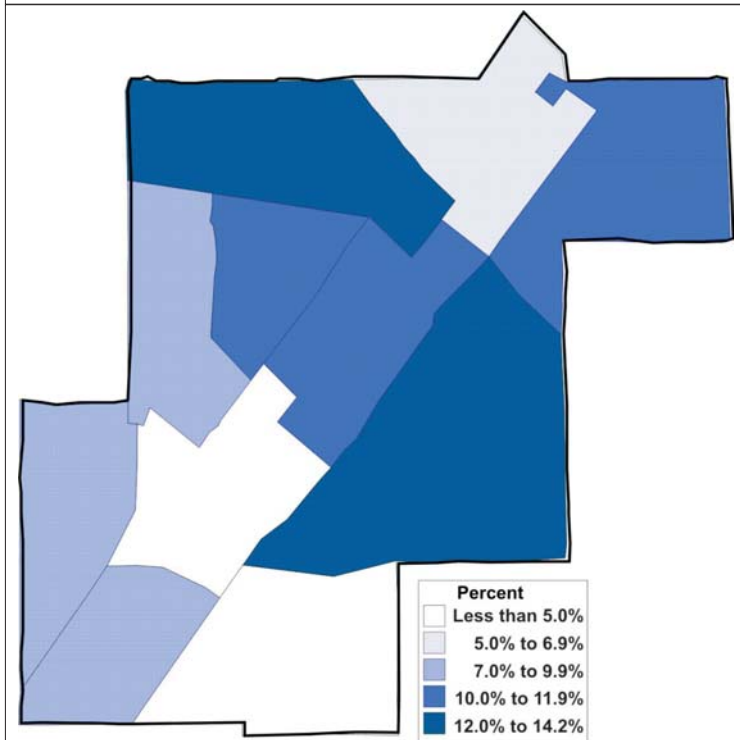
of FHA, FSA/RHS, and VA home mortgage loans to conventional home mortgage loans exhibited in East Cleveland was almost identical to the proportion found nationwide.

Exhibit 5-25 and *Appendix 5-AD* illustrate the total value of the home loans originated in East Cleveland between 1997 and 2000. As shown, of the \$168.4 million loaned citywide, 25.6% (\$43.2 million) of all dollars loaned were home mortgage loans, 5.6% (\$9.5 million) were home improvement loans, and 68.7% (\$115.7 million) were refinancing loans. Nationally, the value of home loans originated was somewhat different. Over the four year period 54.5% of all loans made nationwide were home mortgage loans, 2.0% were home improvement loans, and 43.5% were refinancing loans.

Over the four-year period, the value of home mortgage loans originated in East Cleveland through the FHA, FSA/RHS, and the VA was \$11.3 million or about one-quarter of all home mortgage loans originated in the City. Nationally, the value of home mortgage loans originated by the FHA, FSA/RHS, and the VA comprised less than one-fifth of all home mortgage loans originated.

As illustrated on *Map 5-10* and in *Appendices 5-AC, 5-AD, and 5-AE*, the amount of private housing investment undertaken over the four-year period in East Cleveland varied by census tract. As illustrated, the highest percentages of investment occurred primarily in the northeastern, eastern, and northwestern portions of the City in Census Tract 1501 (13.7%), Census Tract 1504 (11.3%), Census Tract 1512 (10.7%), and Census Tract 1513 (14.2%). The areas exhibiting the lowest percentages of investment occurred primarily in the northern, southern, and western portions of the City in Census Tract 1511 (5.7%), Census Tract 1515 (4.0%), and Census Tract 1516 (4.5%).

Map 5-10, Percent of the Value of Home Mortgage Loans Made for One-to Four-Family Homes, as a Percent of All Home Mortgage Loans Made by Financial Institutions, by Census Tract, East Cleveland, 1997 to 2000*



*Refinancing loans were not included in the analysis because these loans may not reflect new investment in housing.

Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act Data, 1997-2000

Housing Investment Activity as Evidenced by City Building Permit Data

The City of East Cleveland requires that building permits for many types of interior and exterior repairs and improvements be obtained from the City's Building Department before proceeding with selected home construction projects, and that separate permits be obtained for all electrical, plumbing, and HVAC work. All work requiring a permit that is being undertaken is inspected by East Cleveland Building Department staff to help ensure that all work complies with the building code and that the minimum standards to safeguard life, limb, health, property, and the public welfare are maintained.

Building permit data can also be used to monitor and analyze the type and breadth of housing investment undertaken within a community. While the City of East Cleveland Building Department requires that contractors and property owners undertaking home improvements obtain building permits for many types of interior and exterior repairs and improvements, that information was not available for analysis from the City.

Public Resources and Housing Investment Activity

Cuyahoga Metropolitan Housing Authority (CMHA)

The Cuyahoga Metropolitan Housing Authority (CMHA) and the Cleveland Housing Network, Inc. (CHN) have formed the Cleveland New Construction Limited Partnership 3. Over the next several years, the partnership plans to construct 80 single-family residences and town homes in East Cleveland for lower-income families.

Approximately 19 single-family homes and 38 town homes are planned for the Doan-Hayden District, located on Doan and Hayden Avenues (*see Exhibit 5-26*). Another 17 single-family homes are planned for the East 125th District, located on East 125th Street between Phillips and Tuscora Avenues (*see Exhibit 5-27*). The remaining six housing units will be scattered throughout the City at sites yet to be determined. Current housing designs show two-story colonial homes with bay windows and attached garages.

It is anticipated that the single-family homes that will be for sale will be priced at \$125,000 to \$145,000. A lease-purchase program, which permits a participant to rent the home for a period of 15 years and then have the option to purchase the home in which they have been living by paying off the remaining debt, will be available for other homes.

Land for the development was made available when several federally owned apartment units were acquired and demolished. Funding for construction is a combination of CMHA funds that will be repaid, grant funds, bonds issued by Cuyahoga County, and funds raised through the sale of low-income housing tax credits.

City of East Cleveland

Since at least 1993, the City of East Cleveland has directly received federal funds from the U.S. Department of Housing and Urban Development (HUD) on an annual basis. Over the nine year period, the City received over \$13.1 million in Community Development Block Grant funds and almost \$5.2 million in HOME funds for a total of approximately \$18.3 million from just these two federal programs (*see Exhibit 5-28*).

Exhibit 5-28, Federal Funding Awarded to the City of East Cleveland by the U.S. Department of Housing and Urban Development (HUD), 1993 to 2002						
Type of Federal Funding Awarded	1993	1994	1995	1996	1997	Total Funding
	CDBG Funds	\$1,184,000	\$1,301,000	\$1,385,000	\$1,296,000	
HOME Funds	\$398,000	\$447,000	\$480,000	\$485,000	\$485,000	
Total	\$1,582,000	\$1,748,000	\$1,865,000	\$1,781,000	\$1,755,000	
Type of Federal Funding Awarded	1998	1999	2000	2001	2002	1993 to 2002
	CDBG Funds	\$1,291,000	\$1,299,000	\$1,319,000	\$1,381,000	\$1,419,000
HOME Funds	\$521,000	\$562,000	\$564,000	\$627,000	\$627,000	\$5,196,000
Total	\$1,812,000	\$1,861,000	\$1,883,000	\$2,008,000	\$2,046,000	\$18,341,000

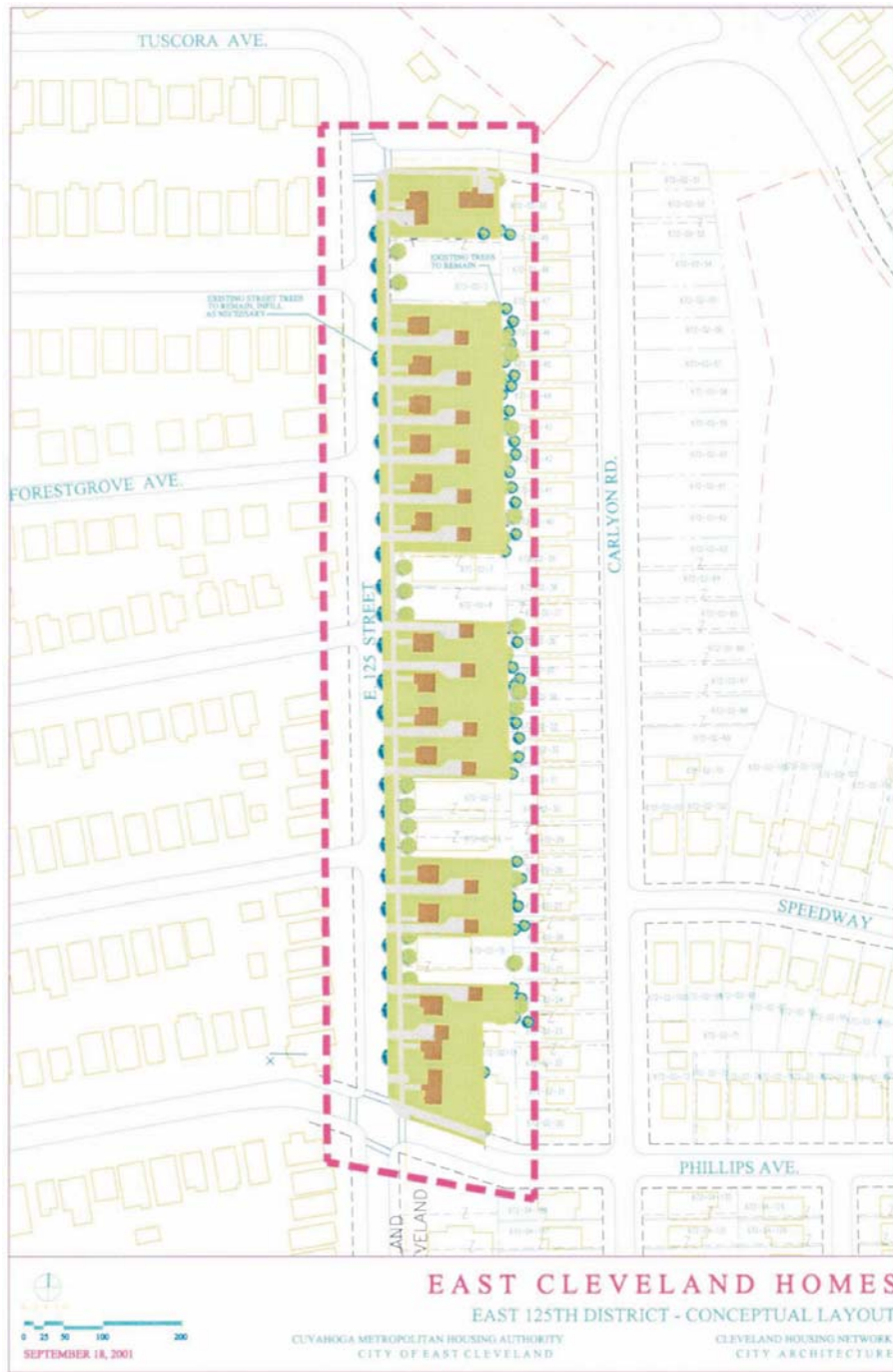
Source: Department of Housing and Urban Development (HUD), 1993-2002

Exhibit 5-26, Proposed New Home Construction, Doan-Hayden District - Concept Layout, East Cleveland, 2002



Sources: Cuyahoga Metropolitan Housing Authority (CMHA) and City Architecture , 2002

Exhibit 5-27, Proposed New Home Construction, East 125th District - Concept Layout, East Cleveland, 2002



Sources: Cuyahoga Metropolitan Housing Authority (CMHA) and City Architecture , 2002

A significant portion of these funds have been allocated to housing programs developed, managed, and implemented by the City of East Cleveland's Department of Community Development or subcontracted to not-for-profit housing organizations and other non-profit organizations that provided housing-related services (*see Exhibit 5-29*). As illustrated, a variety of programs and services are listed that are targeted to lower income East Cleveland renters and homeowners in areas such as credit and fair housing counseling, home repair, homeownership, new housing construction, board-up and demolition of housing units, and the land bank program. The number of residents served annually by these programs and the dollar amounts expended per year were not available for analysis from the City.

Map 5-11 illustrates completed housing-related projects undertaken with HOME funds, by type of project and by project location. As illustrated, the majority of the projects undertaken were located in the central and western portions of the City. It can not be determined from the information provided by HUD which projects were completed by the City of East Cleveland and which projects were completed by one of the not-for profit corporations funded by the City.

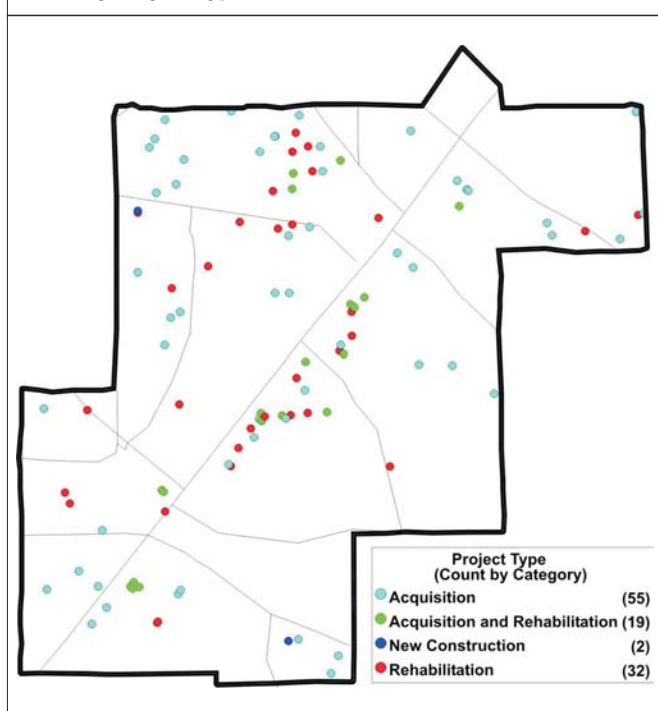
On an annual basis, the City of East Cleveland is required to submit to HUD documentation regarding all projects and dollar amounts for both planned projects (project estimates) and those projects that are intended to be implemented (committed amounts) with federal funds. **Exhibit 5-30** and **Appendix 5-AF** illustrate the amount and percentage of funds estimated and committed, by type of project. As shown, it appears that there is often a disparity between the type and amount of funds allocated for planned projects (project estimates) and those projects that are intended to be implemented (committed amounts).

Lutheran Housing Corporation

Lutheran Housing Corporation (LHC), with its main offices located in East Cleveland, is a private, not-for-profit housing organization. LHC, which was formed in 1973 "... to assist low- and moderate-income families obtain and maintain quality, affordable housing ...", offers a variety of programs and services to East Cleveland renters and owners in areas such as credit counseling, home repair, homeownership, energy conservation, and new housing construction (*see Exhibit 5-31*).

Funding for these programs comes from a variety of sources, including a federally funded HOPE 3 grant, federally funded Community Development Block Grant and HOME funds through the City of East Cleveland, Housing Trust Funds through the State of Ohio, and a variety of grants through area

Map 5-11, Completed Housing-Related Projects Utilizing HOME Funds, by Project Type and Location, East Cleveland, 1994-2000



Source: City of East Cleveland, East Cleveland Consolidated Annual Performance & Evaluation Reporting (CAPER) Report to HUD, 2000

Exhibit 5-29, Housing Programs Offered Through the City of East Cleveland
Apartment Improvement Program (AIP) - There are two objectives of this program. The first objective is to assist apartment owners in financing exterior repairs and enhancements of their buildings. The second objective is to improve the surrounding neighborhood through public infrastructure improvements, such as new sidewalks, curbs, handicapped accessibility, and public parking lots.
Deferred Loan Program - The program enables very low-income eligible residents of owner-occupied one- and two-family housing units to make critical repairs to their homes.
East Cleveland Dispute Resolution Center - The Center provides trained volunteer mediators to assist residents in resolving disputes arising from conflicts of all kinds, including tenant/landlord disagreements.
Emergency Loan Fund Program - This program funds critical home repair needs for income-eligible very low-income owner-occupants of single- and two-family housing units.
Fair Housing Activities - This program provides enforcement of Fair Housing requirements, marketing of Fair Housing information, and complaint resolution as related to fair housing violations.
Helen S. Brown Senior Citizen Center (Adult Day Care) - The adult day care program provides senior citizens with social services and preventative services and offers a safe, economical alternative to isolation at home or nursing home care.
Home Ownership Program (HOP) - The program provides downpayment, closing costs, and relocation assistance for low- and moderate income persons looking to purchase a home in East Cleveland.
Housing Code Enforcement - This program enables low- and moderate-income single- and two-family housing unit homeowners to bring their properties up to code standards.
Housing Demolition Program - In cooperation with the Building, Engineering, Fire, and Housing Departments, the Community Development Department demolishes severely deteriorated or fire damaged structures.
Housing Rehabilitation
City of East Cleveland - The City undertakes a purchase and rehabilitation program as well as an owner-occupied Repair Program for selected Census Tracts.
Lutheran Housing Corporation* - LHC undertakes a purchase and rehabilitation program as well as an owner-occupied Repair Program for selected Census Tracts.
Land Bank Program - In cooperation with the Cuyahoga County Auditor's Office, the City of East Cleveland has developed a land reutilization program for tax delinquent properties.
New Housing Construction Program (NHCP) - In cooperation with Lutheran Housing Corporation, the City has identified several parcels for new construction. Second mortgage money will be provided to help buy down the mortgage. The amount provided as a second mortgage will not exceed \$10,000 per home. Projects will occur in selected Census Tracts.
Paint Program - The program provides free paint to income-eligible homeowner occupants and renters. Participants provide the labor to paint their home.
Pre-purchase and Foreclosure Prevention Housing Counseling* - Provides both pre-purchase and foreclosure prevention counseling. Counseling includes savings assistance, credit counseling, and overall money management, as well as helping home buyers understand the homebuying process.
Property Maintenance and Board-Up Program - Through this program the City boards up hazardous vacant and condemned properties, cleans vacant lots and properties as needed, cuts grass and weeds on residential and commercial properties and along public rights-of-way, and supplies grass seed to interested residents. The program also has a tool loaning component.
Purchase and Repair Program - Provides repair assistance for low- and moderate-income persons looking to purchase a home in East Cleveland.
Snow Removal Program - Provides snow removal assistance to economically or physically disadvantaged residents 65 years of age or older.
Sources: City of East Cleveland, East Cleveland Annual Performance Reports to the Department of Housing and Urban Development (HUD), 1995-1997; City of East Cleveland, East Cleveland Grantee Performance Reports to HUD, 1998-1999; and City of East Cleveland, East Cleveland Consolidated Annual Performance & Evaluation Reporting (CAPER) Report to HUD, 2000

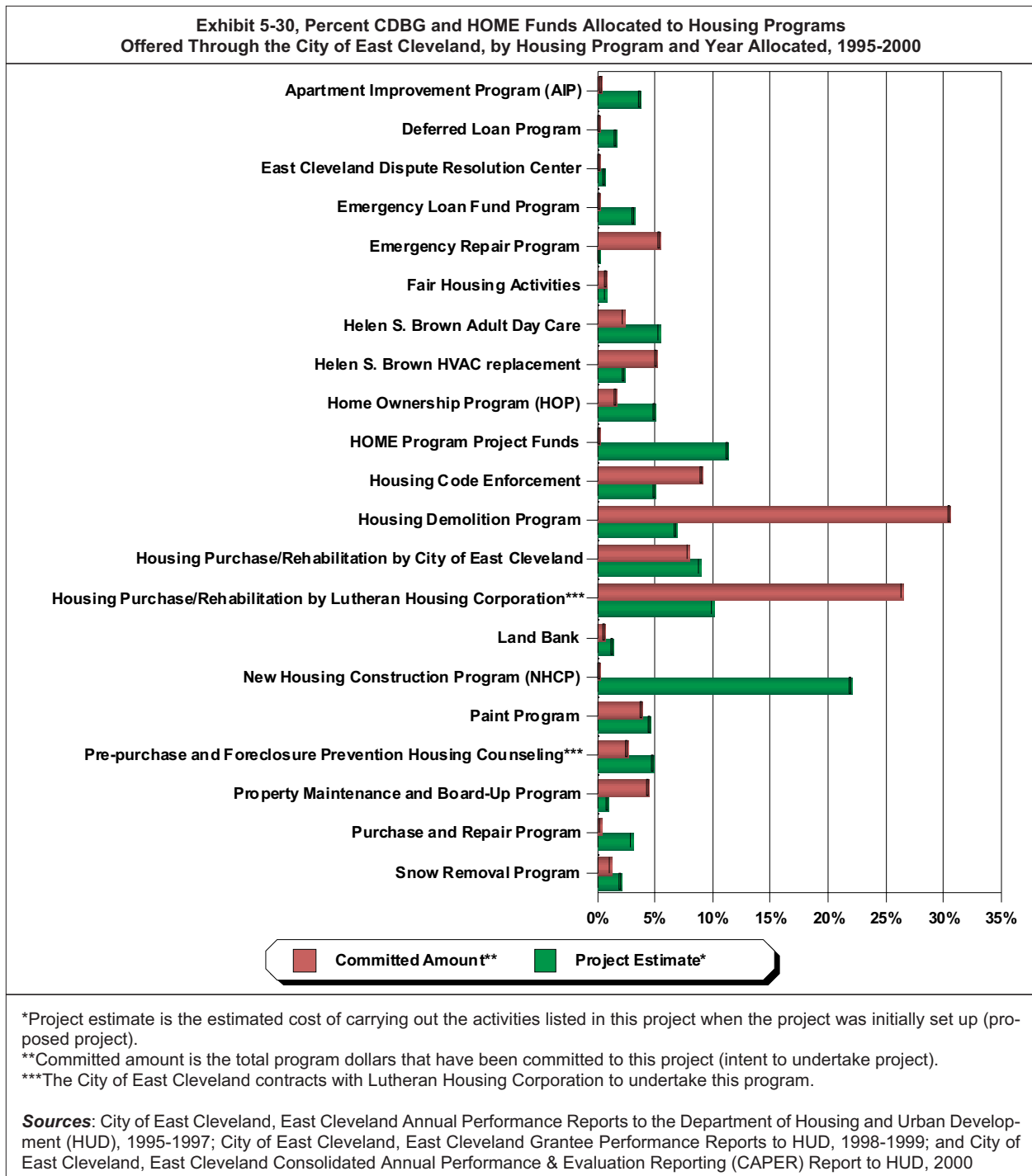


Exhibit 5-31, Housing Programs Offered Through Lutheran Housing Corporation in East Cleveland
Energy Conservation - LHC offers free residential weatherization programs to qualified residents. LHC uses techniques such as insulation, weatherstripping, and window and door repair to help reduce home heating bills.
Home Repair
Furnace Repair - Trained, certified LHC employees thoroughly test, adjust, and repair furnaces to get them working at maximum efficiency. Services are available to qualified residents.
Repair Assistance for Elderly Homeowners - This program provides home repair and improvement services to older residents. The scope of work includes repair of mechanical systems (electrical, plumbing, and heating) and other minor repairs.
Housing Counseling
Pre-purchase Assistance - LHC's trained housing counselors, all HUD-certified and members of the Federation of Housing Counselors, advise residents on the potential budget, utility, insurance, and mortgage-related responsibilities associated with homeownership, as well as help residents budget their resources to meet mortgage payments and other household expenses.
Foreclosure Prevention - LHC's trained housing counselors also aid families faced with foreclosure. With an established relationship with 80 area lenders, counselors negotiate with mortgage holders and other creditors on behalf of residents.
New Housing Construction - LHC is planning to undertake the construction of new homes in East Cleveland.
Substantial Housing Rehabilitation Assistance
Acquisition/Rehabilitation - In partnership with the City of East Cleveland, LHC sells its rehabilitated homes to low- and moderate-income buyers as a way to increase homeownership in the City. Special financing is available for all buyers and direct assistance is available for low income buyers to ensure affordability for all income ranges.
Existing Owner-Occupied Homes - LHC offers technical expertise, loans, and grants to qualified existing homeowners for the substantial repair of their homes.
Low-Income Rental Units - Assistance is available for the substantial repair of low-income rental units.
Source: Lutheran Housing Corporation

foundations. The number of residents served annually by the programs and the dollar amounts expended per year were not available for analysis.

HOUSING NEEDS

An additional method of obtaining information about a community and its needs is through public participation, either through citizen meetings and/or through citizen surveys. Both methods are ways to collect information on issues, needs, and preferences. Citizen input from these types of surveys can help the City understand the needs of its residents and is a way to create and maintain a relationship with them as stakeholders in the community. It is also a way for the City to ensure that the services provided to the community are ones which are important to the residents.

Both approaches for citizen involvement have been used during the course of developing the *East Cleveland Master Plan*. A series of public meetings were held at the outset of the plan, and citizen re-

sponses regarding the City's strengths and needs regarding a variety of subjects were recorded. *Exhibit 5-32* illustrates those responses in regard to housing issues.

Exhibit 5-32, Housing Strengths and Needs, Resident Responses From Public Meetings, East Cleveland
STRENGTHS
Housing stock; quality built
Start of first new housing construction in many years
Affordable housing for persons and families starting out
NEEDS
More home owners
Incentives to attract homebuyers
More (housing) rehabilitation
More money to fix up homes
Housing demolition if necessary
Shelter for victims of violent crimes
Homeless shelter
Review residential parking needs
Overcrowded conditions/too many people living in some houses
Site improvements on lots (i.e. pave some vacant lots for parking, landscape others)
Program to clean up vacant lots
Attract developer for the redevelopment of large tracts of vacant land
Look at incentives to attract developers (i.e. low interest loans, tax abatement, land assembly)
Work with community leaders to approach banks (to lend to residents/businesses so that they can improve the community)
Utilize Community Reinvestment Act (CRA) requirements placed on banks by the federal government
Source: East Cleveland Master Plan, Chapter 1, Community Goals and Objectives, responses of meeting attendees, City of East Cleveland, Enterprise Community Program Application Meeting

User preference and level of satisfaction surveys were also utilized to solicit citizen input on a wide variety of issues. These surveys were undertaken at two different points in time over a two-year period. A copy of the survey methodology, the survey form, the complete survey results for both time periods, and any additional comments submitted can be found in the *Appendices* of this Plan.

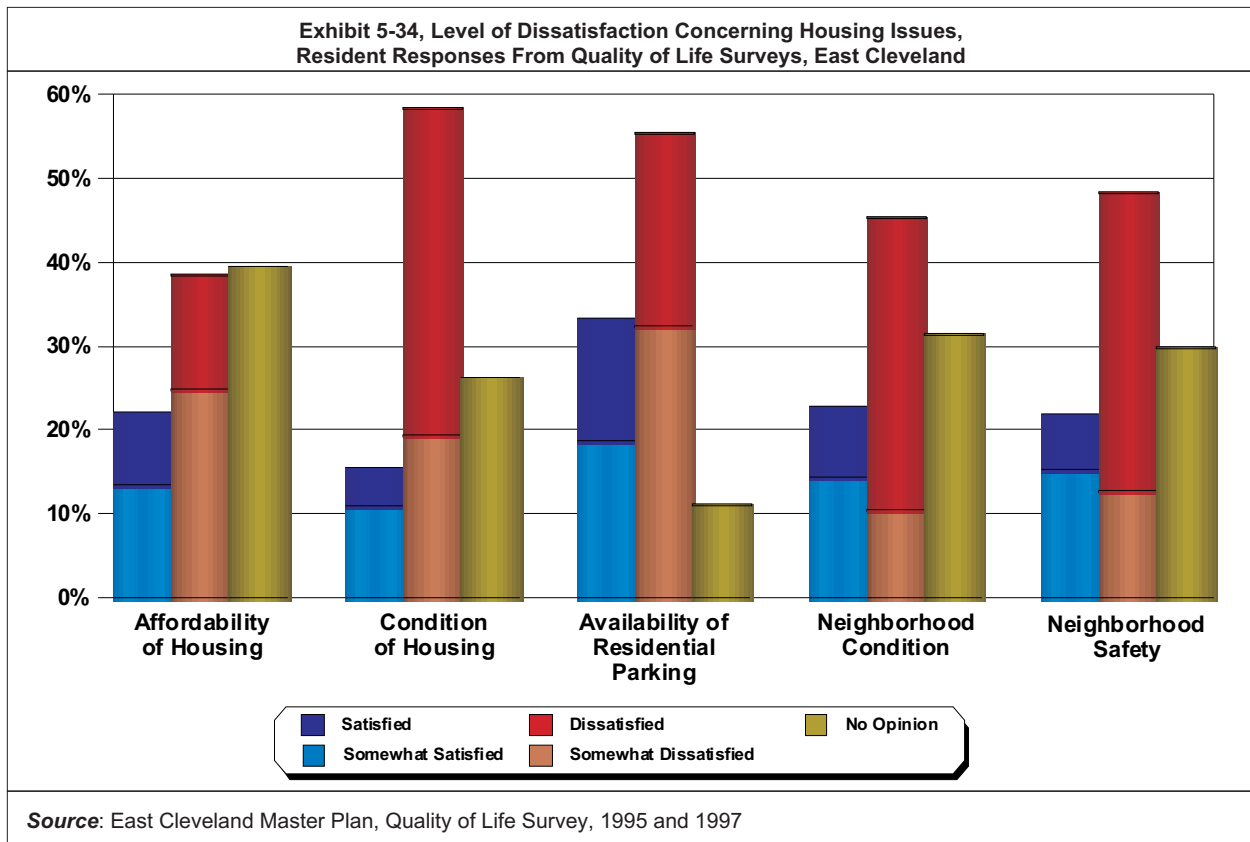
There were several questions on the survey concerning housing issues. *Exhibit 5-33* illustrates citizen responses in regard to desired housing programs. As shown, some of the programs desired by residents are already provided by either the City of East Cleveland or Lutheran Housing Corporation. Other programs that residents thought would be of assistance do not, as yet, have a provider.

Other questions on the survey examined the level of dissatisfaction with such items as the affordability and condition of housing, neighborhood condition and safety, and the availability of residential parking. *Exhibit 5-34 and Appendix 5-AG* illustrates the level of dissatisfaction residents felt about these issues.

Exhibit 5-33, Desired Housing Programs, Resident Responses From Quality of Life Surveys, East Cleveland

Program Desired by Residents	Affirmative Responses		Program Provided by:	
	#	%	City of East Cleveland	Lutheran Housing Corporation (LHC)
Low interest loan programs to help residents fix up their homes	240	23.2%	yes	yes
Weatherization programs	178	17.2%	no	yes
Paint programs	192	18.6%	yes	no
Programs for first-time buyers to purchase a home	197	19.1%	yes	yes
New housing construction on vacant lots	195	18.9%	no	yes, limited number
Stricter code enforcement to keep up neighborhoods	181	17.5%	no	not applicable
Workshops to learn how to repair my home	140	13.6%	no	no
Workshops on budgeting, planning for home maintenance, and contracting repairs	128	12.4%	yes, selected items through LHC	yes, selected items
A tool loan program where I could borrow tools to repair my home myself	139	13.5%	no	no
A program to make it easier to purchase home insurance	131	12.7%	no	no

Source: East Cleveland Master Plan, Quality of Life Survey, 1995 and 1997



As shown, residents expressed the most dissatisfaction about the condition of housing, the condition of the surrounding neighborhood, and neighborhood safety. In each case, approximately two-thirds of all residents answering these questions stated that they were somewhat dissatisfied/dissatisfied with these issues. Only about 10% to 20% had no opinion.

Almost 40% of all residents stated that they were somewhat dissatisfied/dissatisfied with the affordability of housing, while an additional 40% had no opinion. Residents' opinions were about evenly split concerning the availability of residential parking since about one-third were somewhat dissatisfied/dissatisfied, about one-third were somewhat satisfied/satisfied, and about one-third had no opinion.

SUMMARY OF HOUSING ISSUES

Housing Characteristics

- ✓ There was a loss of housing units citywide, particularly rental housing units, over the last two decades;
- ✓ There was very little new housing construction citywide over the last several decades;
- ✓ There has been a high percentage of vacant housing units, particularly vacant rental units, over the last several decades;
- ✓ There has continued to be high renter-occupancy rates;
- ✓ While the 2000 Census shows an increased percentage of owner-occupied housing units, this increase was primarily due to the demolition of rental units rather than the net increase in owner-occupied housing units;
- ✓ Higher owner-occupancy rates are found in single-family detached housing than in other housing types;
- ✓ The City has a wide range of housing styles and sizes from which to choose;
- ✓ The City has a high percentage of older housing stock, with approximately 41% of all housing units being built before 1939 and about 90% being built before 1970;
- ✓ The City has excellent examples of early 20th century architecture that could be a real asset if restored;

Housing Condition and Environmental Issues

- ✓ A high percentage of homes citywide are in need of repair and restoration;
- ✓ Multi-family structures are particularly in need of repair;

- ✓ Much of the housing should be evaluated for environmental hazards such as lead paint and asbestos, and remediated, if necessary;

Real Estate/Rental Market and Home Buying Patterns

- ✓ Most of the City has been experiencing low housing sale prices and low housing price appreciation for existing homes;
- ✓ Housing prices citywide are significantly below that for the county as a whole and are continuing to drop;
- ✓ Homes in East Cleveland that are listed with real estate brokers remain on the market longer than homes from surrounding communities, possibly reflecting a less dynamic market demand for homes in the City;
- ✓ Homes sold through real estate brokers also exhibit a lower ratio of asking price to selling price, again, possibly reflecting a less dynamic market demand for homes in the City;
- ✓ Homeownership rates in East Cleveland are much lower than those found in other surrounding communities, as well as in Cuyahoga County as a whole;
- ✓ Homeownership also occurs much later in life for many East Clevelanders, with homeownership rates surpassing rental rates only between age 55 and 74;
- ✓ Homeownership rates surpass rental rates in Cuyahoga County as a whole starting at about age 35;
- ✓ Median contract rents in East Cleveland are lower than in surrounding communities;
- ✓ The City continues to experience a high rate of VA/FHA/sheriff sales;
- ✓ The City continues to experience a high rate of property tax delinquencies;

Housing Affordability for Existing Residents

- ✓ East Cleveland residents, particularly renters and the elderly, spend a high percentage of their income on housing costs;
- ✓ A high percentage of lower income households spend significant amounts of their income for housing and are considered by HUD to be cost burdened;
- ✓ The lower the household income, the greater the number of cost-burdened households;
- ✓ There is a strong demand for apartments located in the City's only elderly public housing complex, as evidenced by the continuing low vacancy rates found at the complex;

- ✓ There are a high number of Section 8 tenant-based assistance certificate holders living in East Cleveland;
- ✓ The number of Section 8 tenant-based assistance certificate holders living in East Cleveland has increased since 1992;

Housing Investment

- ✓ Area financial institutions continue to partner with the City and its residents;
- ✓ Home Mortgage Disclosure Data (HMDA) indicates that financial institutions provided almost 3,350 home loans to East Cleveland residents for home mortgages, home improvements, and refinancing of mortgage loans between 1997 and 2000;
- ✓ Home Mortgage Disclosure Data (HMDA) indicates that the loans for home mortgages, home improvements, and mortgage refinancing provided to East Cleveland residents by financial institutions between 1997 and 2000 were valued at approximately \$168.3 million;
- ✓ A much higher percentage of the home loans made in East Cleveland between 1997 and 2000 were refinancing loans, as compared to home loans made nationally, which were primarily home purchase loans;
- ✓ A higher percentage of home improvement loans were made in East Cleveland between 1997 and 2000 than were made nationally;
- ✓ The Cuyahoga Metropolitan Housing Authority (CMHA) and the Cleveland Housing Network (CHN) are planning to build 80 single-family residences and town homes in East Cleveland for lower income families over the next several years;
- ✓ The City, by instituting more formal reporting mechanisms for housing investment through both its City departments and area non-profits, could begin to more accurately and pro-actively track the amount, type, and location of housing investment being undertaken throughout East Cleveland;
- ✓ The City needs to examine and reconcile the apparent disparity between housing needs as supported by housing data and citizen comments and how funds for housing are actually spent.

Part II Housing Strategies

As outlined in Part I of this chapter, much of the City's housing stock is in need of rehabilitation and restoration. There are also areas of the City where extensive demolition has occurred with only a very limited number of new residential units having been constructed to compensate for this loss of housing. Many multi-family structures lack common amenities, such as parking, making the units unmarketable without extensive changes. Other issues, such as low homeownership, high vacancy rates, the lack of appreciation of home sale prices, and the elevated number of high risk mortgages, sheriff sales, and property tax delinquencies are also problematic. Additionally, addressing the housing needs of current residents, such as the availability of quality housing that is affordable, is just as important as stabilizing the condition of the housing stock.

In spite of the many needs exhibited, the existing housing stock in East Cleveland can be considered one of the City's most important resources, primarily due to its important turn-of-the-20th century architecture. Because of this, the City can build on its current housing assets, improve the marketability and value of its homes, retain existing residents, attract new residents, and address the housing needs of renters and homeowners by instituting the following strategies.

RECOGNIZE AND CAPITALIZE UPON THE CITY'S HISTORIC AND ARCHITECTURALLY SIGNIFICANT HOMES

- ✓ Implement the recommendations in the Historic Preservation Plan chapter of the master plan, focusing on the financial incentives available to property owners for home restoration;
- ✓ Expand the number of areas in the City nominated to the National Register of Historic Places.²⁹ Due to its development patterns as an early 20th century streetcar suburb, it is possible that the entire City of East Cleveland is eligible for the National Register.

Not only would citywide National Register designation be prestigious, there are also financial incentives associated with this honor. Listing on the National Register entitles owners of income-producing property to a 20% federal tax credit on the cost of all approved exterior and/or interior building restoration;

- ✓ Develop legislation for the provision and nomination of local historic districts and create historic overlay districts as part of the City's zoning code update.

Local historic district designation and overlay district zoning are both established by government ordinance. This type of zoning provides for a review by a design review

board, such as an historic district commission or an architectural review board. This board reviews all permit applications for new construction, demolition, relocation, and alterations within the district(s) and determines, based upon established design guidelines, the appropriateness of the proposed work. The process is designed to protect and preserve the historic resources that contribute to the unique character of the area and help ensure that property values are retained;³⁰

- ✓ Institute a demolition moratorium for historic structures and districts. This type of legislation gives the City time to work with property owners and other interested parties to explore viable alternatives for the existing structure, other than demolition. If reuse of the existing structure is unfeasible, the legislation gives the City assurances that an approved development project will proceed on the property. In some cities that do not have this type of legislation, demolition permits have been issued, the structure has been torn down, and rather than the promised development, the City has been left with an empty lot;³¹
- ✓ Support federal legislation for the *Historic Homeownership Assistance Act*, now pending in Congress. This legislation would extend the same 20% tax credit for rehabilitation costs to owner-occupied historic homes that is now available to owners of historic income-producing properties. This legislation would significantly assist homeowners with the costs associated with restoring historic homes, help preserve the historic assets of the community, and spur economic development for the City and the region due to the increased demand for restoration-related work;
- ✓ Support pending state legislation that would provide financial incentives for owners to restore their historic properties. While the provisions of the program have not been finalized, it is anticipated that the benefits provided to the community by the state legislation would be similar to those provided by the federal legislation;
- ✓ Explore the option of adaptive reuse of non-residential historic buildings for residential use. Other communities have developed new, upscale housing in buildings such as old schools, industrial lofts, and churches. These projects, which often qualify for historic rehabilitation tax credits, frequently are the catalyst for further neighborhood revitalization;
- ✓ Encourage the retention or restoration of original architectural elements, such as front porches, original wall and roof materials, and other original exterior and interior architectural details that would attract buyers who would choose to buy an older home specifically because of these amenities;
- ✓ Foster appreciation for the historic homes located throughout the City by collaborating with the City's historic preservation board and organizations such as the Cleveland Restoration Society and the Cuyahoga County Archives to provide public educational presentations on topics such as the *Historic Home Styles of East Cleveland*, *Enhancing the Value of Your "Old House" by Preserving its Original Architecture*, and *Researching the Architecture and History of Your Home*;

- ✓ Continue the house tours of the historic Forest Hills neighborhood. Tours such as these are undertaken in many communities across the nation as a way of showcasing a particular neighborhood, generating positive public publicity for the area, and marketing the area to prospective new homeowners. Over time, other neighborhoods should consider undertaking house tours.

CONTINUE TO IMPROVE THE CITY'S EXISTING HOUSING STOCK

- ✓ Continue and expand both the funding available and the number of homes rehabilitated through programs offered by the City of East Cleveland, Lutheran Housing Corporation, and other housing providers;
- ✓ Provide and/or install smoke detectors and carbon monoxide detectors for elderly and lower income residents at no cost or at only a nominal cost. Work with foundations, area businesses, and the East Cleveland Fire Department to assist with the cost and/or installation;
- ✓ Promote accessibility by funding and installing entrance ramps and handrails at the homes of persons with disabilities who are income-eligible. This type of program could be undertaken by the City of East Cleveland or by a non-profit organization, such as Services for Independent Living;
- ✓ Establish a *Spruce-Up/Board-Up Program*. As part of the City's boarding and security program for vacant housing units, recruit volunteers to paint the window and door boards that will be used to board-up the units. These boards can be painted to look like the windows and doors of occupied housing units, complete with such decorative items as lace curtains, flower pots, and cats sitting in the "window". Enlist the assistance of art instructors and their students at Shaw High School, Cuyahoga Community College, the Cleveland Institute of Art, and/or a local art school. After the boards are painted, City staff should complete the board-up installation;
- ✓ Praise homeowners for maintaining their homes. Present annual awards to homeowners who have demonstrated exemplarily landscaping and home improvement efforts as a way to both provide recognition for efforts undertaken and encourage other residents to emulate those efforts. The Mayor/City Council could develop award criteria, select award winners, and present awards at a public meeting or ceremony;
- ✓ Help homeowners reduce the cost of home maintenance by teaching them how to make the repairs themselves. The City of East Cleveland and the East Cleveland Board of Education/Adult Education Program should work with entities such as Lutheran Housing Corporation, the Cleveland Botanical Garden, and the Ohio State Extension Service to provide workshops on home maintenance, home repair, landscaping, and vegetable gardening.

If the cost of attending these workshops would pose a financial hardship for lower income households, the City could provide a grant to income-eligible households or explore the possibility of having the costs underwritten by one or more area businesses or the sponsoring organizations;

- ✓ Educate residents about their rights. On at least an annual basis, contract with organizations such as the Cleveland Tenants Organization or the Cuyahoga Plan to present seminars and provide information on such subjects as tenant/landlord laws and procedures, fair housing requirements, and local code requirements;
- ✓ Provide advice and technical assistance for homeowners. Contact entities such as Kent State University Urban Design Center and the Cleveland Restoration Society for technical assistance regarding housing rehabilitation, restoration, advice on new additions, and ways to sensitively provide up-to-date amenities to meet current market needs. Topics could include:
 - Appropriate colors for historic homes;
 - Supply sources for appropriate restoration materials;
 - Tips for restoring porches and porch details including, lattice, tongue and groove flooring and ceilings, spindles, railings, and columns;
 - Window and door maintenance and restoration;
 - Home additions that complement the existing architecture.

PROVIDE PROGRAMS THAT HELP MAKE HOUSING MORE AFFORDABLE FOR EXISTING RENTERS AND HOMEOWNERS

- ✓ Continue to strengthen partnerships with long-standing local financial institutions. Negotiate special programs that will provide more favorable terms and rates for East Cleveland homeowners interested in refinancing their mortgages, which effectively helps to lower housing costs and creates a solution to predatory lending issues;
- ✓ Promote the *Homestead Exemption Property Tax Reduction Program*, administered by the Cuyahoga County Auditor's Office. This program is designed to reduce the property taxes of income-eligible persons age 65 and older or of persons who are permanently and totally disabled;

- ✓ Promote the *Homestead Water Discount*, administered through the East Cleveland Water Department. This program helps reduce the cost of water bills for income-eligible persons age 65 and older or of persons who are permanently and totally disabled;
- ✓ Promote utilizing energy conservation programs offered by Lutheran Housing Corporation and the Cuyahoga County Department of Development as a way to lower heating costs;
- ✓ Work with the City of Cleveland and the Cleveland Division of Water to transfer administration/ownership of the East Cleveland Water Department. It has been estimated that if the present water department was part of the Cleveland Division of Water system, most East Cleveland residents would see their rate for the first 1,000 cubic feet of water drop by almost 65%;
- ✓ Encourage renters to become homeowners, when feasible, to lower housing costs and build equity;
- ✓ Start an *Emergency Renters Revolving Fund* to provide small, short-term loans to lower income renter households for emergency situations/homeless prevention. In other cities, this type of fund is used to improve the mobility of a renter household who is forced to move quickly due to an emergency over which the household has no control, such as a house fire. The loans, which should be provided on a case-by-case basis, could be used to cover the cost of such items as security deposits, first and last month's rent payments, and utility and phone installation charges. The Cuyahoga Metropolitan Housing Authority or a nonprofit organization could administer the program.

CONTINUE AND EXPAND FINANCIAL ASSISTANCE AND INCENTIVES FOR HOUSING REHABILITATION AND RESTORATION

- ✓ Promote the housing-related programs offered by Lutheran Housing Corporation and various Cuyahoga County and City of East Cleveland Departments, as illustrated in *Exhibit 5-35*.

Information on these programs can be disseminated to residents via municipal mailings, such as water bills, as part of the information provided by the Building Department when property owners are cited for code violations, at community events, or through church bulletins or school district mailings;

- ✓ Re-evaluate current CDBG and HOME program expenditures. Analyze needs and expenditures to determine whether the programs currently funded continue to meet residents needs;

Exhibit 5-35, Selected Housing-Related Programs

Lutheran Housing Corporation
Acquisition/Rehabilitation/Resale Program
Energy Conservation Programs
Home Repair Program
Housing Counseling Programs
Substantial Housing Rehabilitation Assistance

Cuyahoga County Department of Development
Home Weatherization Assistance Program

Cuyahoga County Board of Health
Lead Paint Abatement Program
Moisture and Mold Abatement Program

Cuyahoga County Treasurer's Office
Home Enhancement Loan Program

Cuyahoga County Auditor's Office
Homestead Exemption Property Tax Reduction Program

East Cleveland Water Department
Homestead Water Discount

East Cleveland Community Development Department
Deferred Loan Program
Emergency Loan Fund Program
Emergency Repair Program
Home Ownership Program
Paint Program
Home Purchase and Repair Program

- ✓ Consider establishing a residential Community Reinvestment Area (CRA) in one or more areas of the City to stimulate substantial residential property investment and/or new housing construction.³²

As provided by State law, a residential CRA is an economic development tool that allows local officials to designate specific geographic areas in which property owners can receive tax incentives, in the form of tax exemptions, on eligible new housing investments and revitalization efforts. Any tax incentives offered would apply only to residential property investment approved after the creation of the CRA. Existing taxable residential property remains taxable at the current rates.

In addition to the ability to select the boundaries for the area, as well as the type of property that can be exempted, municipalities may designate, up to:

- 100% of the assessed value of real property improvements for up to 15 years on new construction;
 - Up to twelve years on major renovation projects of at least \$5,000 for residential properties of three or more units; and
 - Up to ten years on major renovation projects of at least \$2,500 for residential properties of one or two units;
- ✓ Continue and expand partnerships with local banks concerning the availability of special programs or interest rates for East Cleveland residents, particularly as part of the federal Community Reinvestment Act guidelines concerning reinvestment by financial institutions in low- and moderate-income areas;
- ✓ Support federal and state legislation that would extend the same 20% tax credit for rehabilitation costs to owner-occupied historic homes that is now available to owners of historic income-producing properties.

RETAIN AND INCREASE HOMEOWNERSHIP THROUGHOUT THE CITY

- ✓ Continue and expand Lutheran Housing Corporation's program that provides homeownership classes to prospective homeowners. Subjects include pre-housing counseling, financial aspects of home buying, housing inspections and check lists, the importance of regular home maintenance, and budgeting for home repair needs;
- ✓ Provide and promote programs that help increase homeownership, such as downpayment assistance, the reduction of/financial assistance with points and closing costs, and lower mortgage interest rates;
- ✓ Facilitate and promote the development of homeownership opportunities for all income groups. An example of this concept will be undertaken by the Cuyahoga Metropolitan Housing Authority and the Cleveland Housing Network on East 125th Street and on Doan/Hayden Avenues. Some of the homes located in the proposed new housing developments will be sold at market rates, while others will involve a lease-to-own arrangement by lower-income households.

CREATE OPPORTUNITIES FOR NEW HOUSING DEVELOPMENT

- ✓ Focus new construction efforts on homeownership of detached single-family houses or townhouses to ensure that East Cleveland retains its existing residents and attracts new residents by developing market rate housing at selected sites, such as:
 - Doan Avenue (between Hayden Avenue and the railroad embankment)
 - East 125th Street (north of Phillips Avenue)
 - Euclid Avenue (Doan to Strathmore Avenues, as outlined in the Focus Area Chapter - Focus Area 5)
 - First Avenue and Second Avenue
 - Hayden Avenue (north of Shaw Avenue, as outlined in the Focus Area Chapter - Focus Area 3)
 - Lee Road and Terrace Road intersection (northeast corner)
- ✓ Whether choosing townhouses or detached single-family houses, ensure that the new homes complement the density and design characteristics of existing homes on the street and in the surrounding neighborhood by requiring similar setbacks, massing, orientation, materials, and window and door patterns;

- ✓ Encourage the use of high quality designs and materials that complement the varied architectural styles of the existing early 20th century homes;
- ✓ Balance the need for new housing with the need to preserve historic properties and existing neighborhoods;
- ✓ In areas with larger apartments, such as three-story buildings with a total of six apartments, consider conversion of the building to condominiums;
- ✓ Explore the option of adaptive reuse of non-residential historic buildings for residential use. Other communities have developed new, upscale housing in buildings such as old schools, industrial lofts, and churches. These projects, which often qualify for historic rehabilitation tax credits, frequently are the catalyst for further neighborhood revitalization;
- ✓ Retain or incorporate opportunities for pedestrian activity by including sidewalks and/or walking paths in larger housing developments;
- ✓ Encourage the addition of amenities in new and rehabilitated housing developments, such as the installation of landscaping, street trees, decorative street lighting, passive green space, and open ornamental steel fences with brick piers and stone caps, where appropriate;
- ✓ Create subdivision regulations for the Zoning Code;
- ✓ Divide the existing Chapter 1125 of the Zoning Code, which includes both the U1 (One-and Two-Family Dwellings) and U2 (Apartment House) district regulations into separate chapters and review the applicable regulations concerning accessory uses, buildings, and structures; conditional uses; height limitations; lot area regulations; building area regulations; projections; off-street parking; signs; family home requirements; and miscellaneous items;
- ✓ Create design guidelines to be used by the Architectural Board of Review when reviewing new housing construction, to ensure community design standards are upheld and quality materials are used;
- ✓ Work with the Cuyahoga Metropolitan Housing Authority to ensure that the buildings for the projects the agency will be implementing in East Cleveland are of high quality design and workmanship;
- ✓ Consider establishing a residential Community Reinvestment Area (CRA) in one or more areas of the City to stimulate new housing construction.

As provided by State law, a residential CRA is an economic development tool that allows

local officials to designate specific geographic areas in which property owners can receive tax incentives, in the form of tax exemptions, on eligible new housing investments and revitalization efforts. Any tax incentives offered would apply only to residential property investment approved after the creation of the CRA. Existing taxable residential property remains taxable at the current rates;

- ✓ Strategically utilize the City's Land Bank Program to acquire and assemble land as part of larger new housing developments or for the construction of new houses on scattered sites, as discussed in the Public Facilities chapter.

CONTINUE AND EXPAND THE INSPECTION OF ALL HOUSING UNITS AND ENFORCE ALL HOUSING-RELATED CODES

- ✓ Continue and expand strict housing code inspections and enforcement to ensure that the housing quality is maintained and improved citywide;
- ✓ Establish a cyclical schedule to ensure that the exterior condition of all buildings are inspected on a consistent basis, such as once every three years;
- ✓ Continue enforcement of Building Code Chapter 1337 (Sale of Real Estate: Pre-sale Certificate Requirements) as point-of-sale inspections for residential property. Point-of-sale inspection legislation requires that every residential property that is sold has a housing inspection by the City. While all resulting code violations must be corrected before the property can be transferred to the new owner, the legislation, including Chapter 1337, is silent regarding the responsible party. Sometimes the previous owner will fix the code violations and sometimes the prospective owner will negotiate a price reduction and take responsibility for correcting all code violations. Chapter 1337 currently applies to all real estate within the City;
- ✓ Establish a registration program to require that the owner or legal agent for every rental unit in the city has basic contact information on file with the Building Department. The payment of a small annual fee could be used to offset the administrative cost of the program. Having this information on file would improve the efficiency of handling tenant complaints and violation notices;
- ✓ Establish a housing licensing program for all rental residential properties. In other cities with this type of program, owners of rental property must obtain a certificate of occupancy license, usually on an annual basis. Regularly scheduled inspections are required, as is a point-of-sale inspection if the structure is sold or ownership is transferred. If the unit(s) are found to be in non-compliance, the certificate of occupancy license will not be issued and the unit can not be rented until the unit(s) are in compliance. Again, the payment of a small annual fee could be used to offset the administrative cost of the program;

- ✓ Consider issuing tickets for minor housing, building, and zoning code violations rather than issuing a formal violation notice. Ticketable housing code offenses could include items such as high grass or weeds, trash in yards, broken windows, torn screens, deteriorated sidewalks and driveways, and broken gutters. Encroachment on public property and illegal signs are examples of building code violations, while zoning code offenses could include items such as an inadequate number of parking spaces or the existence of junk cars on a property.

After a visual inspection by Building Department staff, the property owner should receive a written notice of the problem and should be given a specified amount of time in which to correct it. If the violation has not been corrected at the end of the specified time period, the inspector would issue a ticket to the property owner, with a maximum fine, such as \$100 plus court costs. The offender can plead guilty, pay a reduced fine, and waive an appearance in housing court. The property owner must still correct the violation or receive an additional ticket.

This system has been very effective for cases involving minor code violations, both in freeing up the time of building inspectors to concentrate their efforts on more serious code violations, as well as in reducing the average waiting period for cases to be heard in housing court by reducing the caseload;

- ✓ Explore the feasibility of developing a cooperative partnership between the City's Building Department, volunteer block clubs, and residents to help resolve minor exterior housing condition problems. While this type of program has been successfully employed in cities such as Baltimore, Maryland and Cleveland, Ohio for years, the City of East Cleveland may wish to initiate a small pilot program in a more well-maintained neighborhood, such as Forest Hills. Over time, the program could be expanded to other neighborhoods, as appropriate;

In this type of program, members of the block club(s) and interested residents typically volunteer their time and services, while the City's Building Department staff provide program training and support. In other cities, the ten-hour training course usually consists of watching slide-presentations that identify minor exterior housing condition problems; learning how to fill out the required forms, checklists, and diagrams; and participating in on-site practice sessions, which are supervised by Building Department staff.

Generally, volunteers work in teams to conduct a systematic address by address housing survey from the sidewalk. Any minor code problems are noted, and a completed checklist and an explanatory letter are sent to the property owner. Volunteers meet with property owners to review the checklist, encourage voluntary compliance, and supply information on available assistance programs. Property owners are given a specified time in which to voluntarily correct the problems discussed. If compliance is not achieved, the formal complaint forms will be submitted to the Building Department for resolution. Properties with major problems are referred directly to the Building

Department staff. Property owners with homes that are in sound condition receive a certificate of appreciation from the City;

- ✓ Create design guidelines to be used by the Architectural Board of Review when reviewing substantial housing rehabilitation and new additions, to ensure community design standards are upheld and quality materials are used;
- ✓ Amend the Zoning Code to include the establishment of landscaping, buffering, and screening requirements between residential use districts and abutting non-residential use districts, such as commercial and industrial;
- ✓ Review the current Building Codes (Part Thirteen of the Codified Ordinances of East Cleveland) and compare the usability of the existing codes to other codes available that may be more innovative and more timely, such as the International Building Codes. Also ensure that the City's Building Code addresses issues specific to the type of historic housing stock found in East Cleveland, and that the existing code does not contradict other housing policy goals.

MARKET EAST CLEVELAND TO POTENTIAL HOMEBUYERS AS A GREAT PLACE TO LIVE AND RAISE A FAMILY

- ✓ Develop a brochure that promotes the positive aspects of living in East Cleveland. Highlights could include a brief history of the community, available recreational and cultural amenities, housing characteristics and architectural styles, recent economic investments by businesses and institutions, public and private school information, shopping opportunities, freeway access, and proximity to large employment centers, such as University Circle and downtown Cleveland;
- ✓ Create a City website for the brochure and other pertinent information regarding living in East Cleveland, such as selected City departments and phone numbers, available housing programs, monthly public meeting dates and agendas, and recycling information.

If it is cost prohibitive to develop a City website, the *Call & Post* may be a source to add additional information to its community page regarding City government (<http://www.northernlink.net/company/callandpost>);

- ✓ Develop and disseminate pertinent information to new residents regarding living in East Cleveland. Information could include selected City departments and phone numbers, available housing programs, monthly public meeting dates and agendas, and recycling information;
- ✓ Work with other organizations and institutions within East Cleveland to continue sponsoring community events and seminars, cultural and sporting events, jazz concerts, theater, and other activities that draw people to East Cleveland. These events promote a

sense of community among residents, are fun, and are a way to showcase the City to potential residents who may decide to move to East Cleveland;

- ✓ Place advertisements in the East Cleveland Theatre handbills that promote East Cleveland as a great place to live. The performances presented at this theater have wide appeal, drawing an audience from the Greater Cleveland area. As with other events, this is a way to showcase the City to potential residents who may decide to move to East Cleveland;
- ✓ Continue the house tours of the historic Forest Hills neighborhood. Tours such as these are undertaken in many communities across the nation as a way of showcasing a particular neighborhood, generating positive public publicity for the area, and marketing the area to prospective new homeowners. Over time, other neighborhoods could consider undertaking an annual house tour;
- ✓ Educate area realtors/realtists about the attributes of living in East Cleveland by sponsoring half day seminars and tours of the City. Showcase new housing development, rehabilitated houses, and recreational opportunities so that realtors/realtists, in turn, can market the City to their clients;
- ✓ Publicly promote East Cleveland by installing attractive community identification signage, landscaping and/or banners at the City's commercial gateways;
- ✓ Strengthen the image of East Cleveland through continued physical improvements to the commercial corridors, infrastructure, housing, and parks and recreation facilities, as well as by improving quality-of-life issues, such as increased safety and security, improvements to the educational system, expanding job opportunities, and increasing the tax base by attracting new businesses to the community.

CONTINUE TO IMPROVE THE CITY'S PHYSICAL INFRASTRUCTURE AS A WAY TO ENCOURAGE ADDITIONAL HOUSING INVESTMENT BY PROPERTY OWNERS

- ✓ Continue the City's infrastructure improvement program, such as street paving and water and sewer improvements, to encourage investment by property owners. Consider adding sidewalk repair and improved street lighting to the program as well;
- ✓ Promote ways of enhancing small publicly owned areas of land adjacent to residential homes through mechanisms such as an "Adopt a Spot" program. In many area communities where this type of program occurs, volunteers are recruited to landscape and maintain these areas for a specific period of time, usually a year. Depending on the size of the area involved, plantings could include a mix of small flowering bushes, miniature evergreens, perennials, and annuals. Cities usually install a small sign at the site to inform the community of the volunteer(s) responsible for the beautification.

DEVELOP PARTNERSHIPS AND EXPLORE OPPORTUNITIES FOR LOCAL AND REGIONAL COOPERATION CONCERNING HOUSING ISSUES

- ✓ Become a member of the First Suburbs Consortium. The City can then avail itself of the networking opportunities, technical assistance, joint study opportunities, and political influence that the Consortium has on a variety of issues, including housing. For example, the Consortium is currently conducting a study within several member communities on the topic of appropriate conversion of two-family houses into single-family houses;
- ✓ Explore additional opportunities for coordination and cooperation with adjacent communities to determine where efforts can be combined for greater impact, such as the new housing construction and rehabilitation efforts planned for East 125th Street;
- ✓ Continue to coordinate with Cuyahoga County departments, such as the Cuyahoga County Department of Development regarding technical assistance and weatherization programs, and the Cuyahoga County Board of Health regarding education for lead poisoning prevention, lead testing, and lead-abatement;
- ✓ Consult with the Cleveland Restoration Society about technical assistance for restoration of historic structures, federal rehabilitation tax credits, easement restrictions, demolition moratoriums, and/or other preservation measures;
- ✓ Develop partnerships with other housing provider organizations, such as the Cleveland Tenants Organization, Metropolitan Housing Strategy Group, the Cuyahoga Plan, and the Cleveland/Cuyahoga County Office of Homeless Services, for assistance with tenant/landlord, fair housing, and homeless prevention issues;
- ✓ Develop partnerships with non-profit organizations such as the Ohio State Extension Service, ParkWorks, Inc., and the Cleveland Botanical Garden for technical assistance on such topics as urban and community gardens, landscaping options, and strategies for vacant lots;
- ✓ Explore working with the Kent State University Urban Design Center to undertake a design charrette or class project that would explore options for housing designs for vacant lots to complement the architecture of surrounding homes;
- ✓ Continue and expand partnerships with local banks for the provision and distribution of information regarding available banking products, special programs, and related topics of interest, such as credit rating improvement or issues regarding predatory lending.

UNDERTAKE ADDITIONAL STUDIES AND CITIZEN SURVEYS TO ASCERTAIN ISSUES, NEEDS, AND PREFERENCES

- ✓ Undertake citizen surveys on housing issues, needs, and preferences, surveying citizens community wide, or where appropriate, specific segments of the population within the community. This type of information will help the City plan projects and programs, while simultaneously providing citizens with an opportunity to have input into that process by voicing opinions and preferences. The City should consider conducting these citizen surveys as time and resources permit, and as needs dictate;
- ✓ Initiate an annual survey of home buyers and home sellers to begin to track demographic and attitudinal trends and opinions about living in East Cleveland. Surveys of this type generally include demographic and housing-related questions, as well as questions concerning the reasons for moving into or out of the neighborhood, perceptions about the area, or suggestions for improving the quality-of-life in the City. This information can be used to track demographic and housing trends occurring in the City and as a basis to revise or develop new policies;

REVIEW ALL CITY POLICIES AND PROCEDURES RELATING TO HOUSING ISSUES, MAKING NEEDED CHANGES THAT WILL IMPROVE INTERNAL EFFECTIVENESS AND EFFICIENCY AND INCREASE PUBLIC RESPONSIVENESS

- ✓ Examine and implement methods to streamline the building permit and review processes without compromising safety, design, and community standards;
- ✓ Make development easier by compiling and having available general housing information to assist residents, contractors, and developers who are rehabilitating, restoring, and improving existing homes or undertaking new construction. Information available should include:
 - A listing of the most common types of residential repairs/improvements undertaken and the City's permit regulations for such repairs/improvements;
 - A flow chart of the permit process, information required, and required reviews by City Board(s);
 - Permit requirements for the most common types of residential permits;
 - A checklist for general home maintenance and safety;
 - Descriptions and characteristics of East Cleveland residential architectural styles for informational and restoration resource purposes.

- ✓ Promote intra- and inter-agency coordination. On violation notices, provide the East Cleveland Department of Community Development and/or Lutheran Housing Corporation (LHC) as possible sources of financial and programmatic assistance, along with the appropriate contact name(s), address(s), and phone number(s). Make sure that the Department of Community Development and LHC receive copies of the violation notice and all related correspondence so that they are aware of the situation prior to any contact from the cited owner.

This type of coordination serves several purposes. Residents are made aware of agencies that may be able to assist them in eliminating code violations, the Building Department is viewed more favorably because they have presented the property owner with potential solutions to the problem, and the information serves to market the available housing programs undertaken by both the City and LHC;

- ✓ Review all City housing and housing-related policies to ensure that they are in conformance with the goals and objectives of the City of East Cleveland Consolidated Plan for the Department of Housing and Urban Development (HUD), the City of East Cleveland Master Plan, and when updated, the City of East Cleveland Zoning Code;
- ✓ Institute a new data reporting and collection system for the City's Building Department. The Department should begin to collect, analyze, monitor, and report on building permit data, on at least an annual basis, as a way to track the level of housing investment taking place throughout the City.

In addition to other data, reports should include information on the number of building permits issued and the estimated job costs for those building permits for the following categories:

- One- and Two-Family Building Alterations
 - Three-Family Building Alterations
 - Apartment Building Alterations
 - Garages
 - Alterations
 - New Structures
 - Fire Repair (residential)
 - New Home Construction
 - Electrical Permits
 - Heating Permits
 - Plumbing Permits
 - Demolition Permits
- ✓ Require that the City's Department of Community Development compile reports summarizing statistics on all housing-related activities undertaken, on at least an annual basis. The reports should be used as a way to track the level of housing investment taking

place throughout the City and as a mechanism to more effectively and efficiently plan for staffing and scheduling needs;

- ✓ Continue to analyze and monitor major housing trends such as median home sale prices, high risk mortgages, sheriff sales, and Home Mortgage Disclosure Act (HMDA) data, as well as monitoring the characteristics and transactions of all property in the City regarding property ownership and use changes. Determining and understanding these trends is an important component to effective program and policy development;
- ✓ Form a specially designated housing committee, either through City Council or through a citizens volunteer task force appointed by the Mayor and City Council, to study housing issues, needs, and strategies, as well as to make recommendations regarding needed programmatic or legislative changes on housing issues;
- ✓ Provide appropriate on-going training to City staff to increase knowledge and capacity of available programs and best practices, ensuring that quality City services are provided to residents.

CONTINUE TO FORGE PARTNERSHIPS WITH THE EAST CLEVELAND HOUSING COURT AND OTHER CITYWIDE HOUSING-RELATED PROVIDERS

- ✓ Look at ways to streamline policies and processes so that housing cases are heard and resolved in a timely manner. Some accommodations that housing courts in other cities have made include:
 - Institution of a Pre-trial Diversion Program for first-time offenders in which the property owner agrees to correct code violations within a specific time period, such as 90 days. If the violation is abated within the specified time period, the case is dismissed, no criminal charges are filed, and the property owner is only assessed an administrative fee.

In other cities, this system has been helpful in resolving some housing cases more quickly and in reducing the case load for the Housing Court;

 - Expansion of Housing Court hours to include night court. The expansion of hours would enable those persons employed during the day to more easily attend court;
 - Formation of an East Cleveland Housing Court Task Force to review the role of the Court in the area of housing code violations and the relationship between the Court, the Building Department, and the Law Department. The Task Force could also act as an informational liaison by providing information on the various home improvement programs available for

qualified property owners through the City of East Cleveland, Lutheran Housing Corporation, and other housing provider organizations.

In other cities this type of task force is a non-partisan citizens advisory group with representatives from various sectors of the community, including the Building Department, City Council, the Housing Court, and the financial community;

- ✓ Work with the East Cleveland Housing Court, Lutheran Housing Corporation, and other housing providers to publish reports summarizing statistics on all housing-related activities and investment, on at least an annual basis. The reports should be used as a way to track housing trends, housing needs, and the level of housing investment taking place throughout the City. Information reported may also be of assistance in more effectively and efficiently planning for the staffing and scheduling needs of the organizations.

RETAIN EXISTING HOUSING FUNDING AND SEEK ADDITIONAL SOURCES OF FUNDING FOR HOUSING IMPROVEMENTS

- ✓ Ensure that existing federal housing funding is retained by submitting accurate and timely reports to the Federal Department of Housing and Urban Development (HUD) regarding CDBG and HOME funds;
- ✓ Continue to explore funding options for housing rehabilitation, restoration, and new construction through federal, state, and county programs, foundation funding, other non-profit housing organizations, tax incentives, and public/private partnerships;
- ✓ Work with the County to aggressively pursue property owners whose property taxes are seriously in arrears. Consider dedicating the funds captured to housing programs ineligible for funding through federal housing programs, such as CDBG and HOME;
- ✓ Work with the City of Cleveland and the Cleveland Division of Water to transfer administration/ownership of the East Cleveland Water Department. Consider dedicating the funds saved to housing programs ineligible for funding through federal housing programs, such as CDBG and HOME;
- ✓ Resolve the fiscal emergency issue so that the City can become bondable.

¹ Census tracts, block groups, and blocks are small, locally defined, unique geographic designations assigned by the U.S. Census Bureau to small areas within metropolitan areas. Census tracts, which are composed of several block groups, generally have stable boundaries and an average population of about 4,000. A block group, which is composed of several blocks, generally has an average population of approximately 650. Blocks, which are the smallest geographic designation, generally contain an average population of about 85.

² Lutheran Housing Corporation and the City of East Cleveland.

³ Building Permits for Cuyahoga County, Bureau of the Census, Manufacturing and Construction Division, Building Permits Branch, 1990-2000.

⁴ Data regarding mobility for 2000 are not yet available from the Census Bureau.

⁵ Data regarding housing types for 2000 are not yet available from the Census Bureau.

⁶ Data regarding condominiums for 2000 are not yet available from the Census Bureau.

⁷ Rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms.

⁸ Data regarding median number of rooms for 2000 are not yet available from the Census Bureau.

⁹ Data regarding number of bedrooms in housing units for 2000 are not yet available from the Census Bureau.

¹⁰ CHAS Data Book, U.S. Department of Housing and Urban Development, Table 3, June 7, 1993.

¹¹ Data regarding number of persons per room for 2000 are not yet available from the Census Bureau.

¹² Data regarding age of housing units for 2000 are not yet available from the Census Bureau.

¹³ The criteria illustrating survey elements and repair needs for residential structures is illustrated in *Chapter Four, Appendix A, Exhibits 1, 3, and 5*. Please note that none of the building condition surveys assessed interior condition. If interior condition had been taken into consideration, the number of units that would have been found to be substandard may have increased substantially.

¹⁴ Ug/dl refers to micrograms per deciliter.

¹⁵ United States Environmental Protection Agency (EPA) website, prepared by the American Lung Association, the Consumer Product Safety Commission (CPSC), and the Environmental Protection Agency, August, 2001.

¹⁶ Please note: This list of products that may contain asbestos may not be exhaustive.

¹⁷ Median contract rent does not include the cost of utilities.

¹⁸ Data regarding contract rents for 2000 are not yet available from the Census Bureau.

¹⁹ The U.S. Department of Commerce, Bureau of the Census defines the cost of housing as "gross housing costs, including utility costs."

²⁰ Data regarding cost of housing for 2000 are not yet available from the Census Bureau.

²¹ Cost burden, as defined by the U.S. Department of Housing and Urban Development (HUD), is "... the extent to which gross housing costs, including utility costs, exceed gross income, based on data published by the U.S. Department of Commerce, Bureau of the Census."

²² Lower income household categories are defined based upon the percentage of the area's median family income that they earn. Effective October 1, 2000, the MFI for the Cleveland MSA was \$57,000. **Households earning up to 30% of the median income for the area:** Households in this category earn 0%-30% of the median

family income of the area, as determined by HUD according to household size. For example, in FY 2001, a family of four that is considered at 30% of median must have a maximum annual income of no more than \$17,100. **Very Low Income:** Households in this category earn 31%-50% of the median family income of the area, as determined by HUD according to household size. For example, in FY 2001, a family of four that is considered very low income can have a maximum annual income in the range of \$17,101 to \$28,500. **Low Income:** Households in this category earn 51%-80% of the median family income of the area, as determined by HUD according to household size. For example, in FY 2001, a family of four that is considered low income can have a maximum annual income in the range of \$28,501 to \$45,600.

²³ Data regarding lower income households for 2000 are not yet available from HUD.

²⁴ Data regarding median gross rent and selected monthly housing costs for 2000 are not yet available from the Census Bureau.

²⁵ There were ten assisted housing complexes reported in the Fiscal Year 1995 HUD Consolidated Plan. Since that time, Hayden Apartments, with 133 housing units (seven one-bedroom units and 126 two-bedroom units), and East Cleveland II, with 38 housing units (all of which were two-bedroom units) have been demolished.

²⁶ Section 8 leases distributed by the Parma Metropolitan Housing Authority or the Lorain County Metropolitan Housing Authority are not included in this analysis.

²⁷ The only institutions currently exempt from this requirement are depository institutions with assets of \$31 million or less as of December 31, 2000 and non-depository institutions with assets (when combined with assets of any parent corporation) of \$10 million or less as of December 31, 2000. These non-depository institutions must also have originated fewer than 100 home purchase loans, including refinancing, in 2000.

²⁸ FHA, FSA/RHS, and VA loans are government-backed loans. These loans are considered “high-risk” because the buyer’s downpayment is less than 5% of the purchase price. Insurance and closing costs can be financed through these programs.

²⁹ Obtaining official listing on the National Register involves completion of an application documenting the historic and architectural significance of the building and receiving the required approvals through the National Park Service.

³⁰ Several studies, including one undertaken by the University of Baltimore, Baltimore, Maryland, have found that residential real estate prices were higher in census tracts that included designated historic districts compared to similar census tracts where there was no designation.

³¹ A demolition moratorium prohibits demolition of an existing structure for a specific period of time, unless the structure has been declared unsafe by the City’s Fire Chief. The legislation should also require that once the moratorium has expired, the property owner must obtain all required approvals for the proposed new development before the City will issue a demolition permit.

³² Currently, over twelve communities in Cuyahoga County have established CRAs focusing on the rehabilitation and/or new construction of housing.

Appendix Five

Housing Plan

Appendix 5-A, Percent Change In The Number Of Housing Units, By Block Group, East Cleveland, 1990 to 2000										
Census Tract	1990		Revised 1990 Figures Conforming to 2000 Census Boundaries			2000			Change in Housing Units	
	Block Group	Housing Units	Census Tract	Block Group	Housing Units	Census Tract	Block Group	Housing Units	1990-2000	
									#	%
1501	1	279	1501	1	279	1501	1	263	-16	-5.7%
1501	2	605	1501	2	605	1501	2	576	-29	-4.8%
1501	3	272	1501	3	272	1501	3	252	-20	-7.4%
1501	4	531	1501	4	531	1501	4	419	-112	-21.1%
1501	5	368	1501	5	368	1501	5	368	0	0.0%
1503*	1*	395	1503*	1*	395	1503*	1*	389	-6	-1.5%
1503*	2*	417	1503*	2*	417	1503*	2*	400	-17	-4.1%
1503	3	579	1503	3	579	1503	3	382	-197	-34.0%
1504	1	473	1504	1	473	1504	1	467	-6	-1.3%
1504*	2*	460	1504*	2*	460	1504*	2*	448	-12	-2.6%
1504*	3*	549	1504*	3*	549	1504*	3*	330	-219	-39.9%
1511	3	711	1511	3	711	1511	3	647	-64	-9.0%
1511	4	487	1511	4	487	1511	4	444	-43	-8.8%
1512**	1**	147	1512**	1**	225	1512**	1**	212	-13	-5.8%
1512	2	1,003	1512	2	1,003	1512	2	939	-64	-6.4%
1512**	4**	78								
1513	1	404	1513	1	404	1513	1	407	3	0.7%
1513	2	683	1513	2	683	1513	2	680	-3	-0.4%
1513**	3**	157	1513**	3**	282	1513**	3**	281	-1	-0.4%
1513**	4**	125								
1514	1	606	1514	1	606	1514	1	411	-195	-32.2%
1514	2	466	1514	2	466	1514	2	461	-5	-1.1%
1514	3	414	1514	3	414	1514	3	340	-74	-17.9%
1515	1	394	1515	1	394	1515	1	262	-132	-33.5%
1515	2	309	1515	2	309	1515	2	243	-66	-21.4%
1515**	3**	253	1515**	3**	488	1515**	3**	424	-64	-13.1%
1515**	4**	235								
1516	1	667	1516	1	667	1516	1	659	-8	-1.2%
1516**	2**	152	1516**	2**	693	1516**	2**	665	-28	-4.0%
1516**	3**	541								
1517***	1***		1517***	1***	365	1517***	1***	312	-53	-14.5%
1517***	2***		1517***	2***	375	1517***	2***	351	-24	-6.4%
1517***	3***		1517***/**	3***/**	349	1517***/**	3***/**	350	1	0.3%
1517***	2***	365								
1517***	3***	375								
1517***/**	4***/**	229								
1517***/**	5***/**	120								
1518***/**/	1***/**/	213	1518***/**/	1***/**/	632	1518***/**/	1***/**/	501	-131	-20.7%
1518***/**/	2***/**/	419	1518***/**/	2***/**/	687	1518***/**/	2***/**/	608	-79	-11.5%
1518***/**/	3***/**/	372								
1518***/**/	4***/**/	167								
1518***/**/	5***/**/	148								
East Cleveland		15,168			15,168			13,491	-1,677	-11.1%

*Census boundary has changed slightly since 1990.
 **Block groups merged in 2000.
 ***Block groups renumbered in 2000.

Source: Censuses of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 1A) and 2000 (Summary File 1).

Appendix 5-B, Housing Unit Change, East Cleveland, Selected Communities, and Cuyahoga County, 1940 to 2000							
Area	Number of Housing Units						
	1940	1950	1960	1970	1980	1990	2000
East Cleveland	12,589	13,390	14,331	15,368	15,884	15,168	13,491
Cleveland	249,896	270,943	282,914	264,090 *	239,557	224,311	215,799 *
Cleveland Heights	15,873	17,945	19,991	20,586	21,405	21,862	21,828 *
Euclid	5,030	11,759	18,867	25,303	26,417	26,586	26,123
Shaker Heights	6,357	8,817	12,246	12,885	13,252	13,470 *	12,982
South Euclid	1,717	4,669	8,175	9,377	9,559	9,565	9,854
Cuyahoga County	348,063	414,889	518,682	577,483 *	596,637	604,538	616,876 *
Area	Housing Unit Change						
	1940-1950		1950-1960		1960-1970		
	Number	Percent	Number	Percent	Number	Percent	
East Cleveland	801	6.4%	941	7.0%	1,037	7.2%	
Cleveland	21,047	8.4%	11,971	4.4%	-18,824 *	-6.7% *	
Cleveland Heights	2,072	13.1%	2,046	11.4%	595	3.0%	
Euclid	6,729	133.8%	7,108	60.4%	6,436	34.1%	
Shaker Heights	2,460	38.7%	3,429	38.9%	639	5.2%	
South Euclid	2,952	171.9%	3,506	75.1%	1,202	14.7%	
Cuyahoga County	66,826	19.2%	103,793	25.0%	58,801 *	11.3% *	
Area	1970-1980		1980-1990		1990-2000		
	Number	Percent	Number	Percent	Number	Percent	
	East Cleveland	516	3.4%	-716	-4.5%	-1,677	-11.1%
Cleveland	-24,533 *	-9.3% *	-15,246	-6.4%	-8,512 *	-3.8% *	
Cleveland Heights	819	4.0%	457	2.1%	-34 *	-0.2% *	
Euclid	1,114	4.4%	169	0.6%	-463	-1.7%	
Shaker Heights	367	2.8%	218 *	1.6% *	-488 *	-3.6% *	
South Euclid	182	1.9%	6	0.1%	289	3.0%	
Cuyahoga County	19,154 *	3.3% *	7,901	1.3%	12,338 *	2.0% *	
Area	1940-2000		1950-2000		1960-2000		
	Number	Percent	Number	Percent	Number	Percent	
	East Cleveland	902	7.2%	101	0.8%	-840	-5.9%
Cleveland	-34,097 *	-13.6%	-55,144 *	-20.4% *	-67,115 *	-23.7% *	
Cleveland Heights	5,955 *	37.5%	3,883 *	21.6% *	1,837 *	9.2% *	
Euclid	21,093	419.3%	14,364	122.2%	7,256	38.5%	
Shaker Heights	6,625	104.2%	4,165	47.2%	736	6.0%	
South Euclid	8,137	473.9%	5,185	111.1%	1,679	20.5%	
Cuyahoga County	268,813 *	77.2%	201,987 *	48.7% *	98,194 *	18.9% *	
Area	1970-2000		1980-2000		1990-2000		
	Number	Percent	Number	Percent	Number	Percent	
	East Cleveland	-1,877	-12.2%	-2,393	-15.1%	-1,677	-11.1%
Cleveland	-48,291 *	-18.3% *	-23,758 *	-9.9% *	-8,512 *	-3.8% *	
Cleveland Heights	1,242 *	6.0% *	423 *	2.0% *	-34 *	-0.2% *	
Euclid	820	3.2%	-294	-1.1%	-463	-1.7%	
Shaker Heights	97	0.8%	-270	-2.0%	-488 *	-3.6% *	
South Euclid	477	5.1%	295	3.1%	289	3.0%	
Cuyahoga County	39,393 *	6.8% *	20,239 *	3.4% *	12,338 *	2.0% *	

*Figures reflect revised counts. Figures were corrected by the Census Bureau after counts were published.

Source: Censuses of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1940-1980, 1990, (STF 1A) and 2000 (Summary File 1).

Appendix 5-C, Residential Building Permits, East Cleveland and Selected Communities, 1990 To 2000												
Year	East Cleveland*						Cleveland					
	Single-Family Permits	Multi-Family Permits		Total Permits		Reported Cost	Single-Family Permits	Multi-Family Permits		Total Permits		Reported Cost
		Bldgs.	Units	Bldgs.	Units			Bldgs.	Units			
1990	0	0	0	0	0	\$0	53	5	94	58	147	\$6,960,880
1991	0	0	0	0	0	\$0	41	8	92	49	133	\$7,574,744
1992	0	0	0	0	0	\$0	79	2	18	81	97	\$6,968,739
1993	0	0	0	0	0	\$0	142	2	62	144	204	\$13,396,836
1994	0	0	0	0	0	\$0	158	1	208	159	366	\$25,931,112
1995	0	0	0	0	0	\$0	240	5	100	245	340	\$21,642,752
1996	0	0	0	0	0	\$0	240	7	89	247	329	\$21,629,544
1997	0	0	0	0	0	\$0	233	11	77	244	310	\$24,842,937
1998	0	0	0	0	0	\$0	238	9	144	247	382	\$33,315,050
1999	0	0	0	0	0	\$0	307	19	90	326	397	\$36,108,804
2000	0	0	0	0	0	\$0	126	0	0	126	126	\$11,436,350
Total	0	0	0	0	0	\$0	1,857	69	974	1,926	2,831	\$209,807,748
Year	Cleveland Heights						Euclid*					
	Single-Family Permits	Multi-Family Permits		Total Permits		Reported Cost	Single-Family Permits	Multi-Family Permits		Total Permits		Reported Cost
		Bldgs.	Units	Bldgs.	Units			Bldgs.	Units			
1990	2	0	0	2	2	\$700,000	0	0	0	0	0	\$0
1991	1	0	0	1	1	\$120,000	0	0	0	0	0	\$0
1992	0	1	9	1	9	\$482,000	0	0	0	0	0	\$0
1993	0	0	0	0	0	\$0	0	0	0	0	0	\$0
1994	1	0	0	1	1	\$120,000	0	0	0	0	0	\$0
1995	3	1	2	4	5	\$900,000	0	0	0	0	0	\$0
1996	0	0	0	0	0	\$0	0	0	0	0	0	\$0
1997	3	0	0	3	3	\$440,000	0	0	0	0	0	\$0
1998	2	0	0	2	2	\$693,000	0	0	0	0	0	\$0
1999	1	0	0	1	1	\$100,000	0	0	0	0	0	\$0
2000	21	0	0	21	21	\$2,353,871	0	0	0	0	0	\$0
Total	34	2	11	36	45	\$5,908,871	0	0	0	0	0	\$0
Year	Shaker Heights						South Euclid					
	Single-Family Permits	Multi-Family Permits		Total Permits		Reported Cost	Single-Family Permits	Multi-Family Permits		Total Permits		Reported Cost
		Bldgs.	Units	Bldgs.	Units			Bldgs.	Units			
1990	2	0	0	2	2	\$240,000	5	0	0	5	5	\$592,000
1991	2	1	5	3	7	\$438,000	1	0	0	1	1	\$80,000
1992	7	0	0	7	7	\$910,000	4	0	0	4	4	\$640,000
1993	12	0	0	12	12	\$2,203,000	5	0	0	5	5	\$425,000
1994	3	0	0	3	3	\$489,000	4	0	0	4	4	\$602,000
1995	1	0	0	1	1	\$100,000	3	0	0	3	3	\$460,000
1996	3	0	0	3	3	\$780,000	3	0	0	3	3	\$310,000
1997	4	0	0	4	4	\$1,102,000	4	0	0	4	4	\$555,500
1998	15	0	0	15	15	\$2,826,100	0	0	0	0	0	\$0
1999	1	0	0	1	1	\$230,000	5	0	0	5	5	\$1,022,850
2000	1	0	0	1	1	\$415,000	0	0	0	0	0	\$0
Total	51	1	5	52	56	\$9,733,100	34	0	0	34	34	\$4,687,350
Year	Cuyahoga County											
	Single-Family Permits	Multi-Family Permits		Total Permits		Reported Cost						
		Bldgs.	Units	Bldgs.	Units							
1990	1,516	101	1,013	1,617	2,529	\$285,824,470						
1991	1,459	54	494	1,513	1,953	\$264,525,820						
1992	1,561	86	809	1,647	2,370	\$300,975,588						
1993	1,673	74	318	1,747	1,991	\$297,251,770						
1994	1,732	56	371	1,788	2,103	\$322,922,379						
1995	1,493	97	726	1,590	2,219	\$276,815,974						
1996	1,595	83	443	1,678	2,038	\$299,201,248						
1997	1,565	74	469	1,639	2,034	\$304,830,316						
1998	1,799	39	242	1,838	2,041	\$347,278,191						
1999	1,805	68	532	1,873	2,337	\$375,656,992						
2000	1,284	19	106	1,303	1,390	\$273,238,220						
Total	17,482	751	5,523	18,233	23,005	\$3,348,520,968						

*Information on residential permits was not available for the Cities of East Cleveland or Euclid, because the Cities did not submit reports to the Bureau of the Census, Building Permits Division for most of the annual reporting periods.

Source: Building Permits for Cuyahoga County, Bureau of the Census, Manufacturing and Construction Division, Building Permits Branch, 1990 - 2000.

Appendix 5-D, Housing Occupancy Status, East Cleveland, Selected Communities, and Cuyahoga County, 1990 and 2000					
Area	1990				
	Total Housing Units	Occupied		Vacant	
		Number	Percent	Number	Percent
East Cleveland	15,168	13,362	88.1%	1,806	11.9%
Cleveland	224,311	199,787	89.1%	24,524	10.9%
Cleveland Heights	21,862	21,012	96.1%	850	3.9%
Euclid	26,586	24,894	93.6%	1,692	6.4%
Shaker Heights	13,374 *	12,648	94.6%	726	5.4%
South Euclid	9,565	9,388	98.1%	177	1.9%
Cuyahoga County	604,538	563,243	93.2%	41,295	6.8%
Area	2000				
	Total Housing Units	Occupied		Vacant	
		Number	Percent	Number	Percent
East Cleveland	13,491	11,210	83.1%	2,281	16.9%
Cleveland	215,856 *	190,638	88.3%	25,218	11.7%
Cleveland Heights	21,798 *	20,913	95.9%	885	4.1%
Euclid	26,123	24,353	93.2%	1,770	6.8%
Shaker Heights	12,982	12,220	94.1%	762	5.9%
South Euclid	9,854	9,542	96.8%	312	3.2%
Cuyahoga County	616,903 *	571,457	92.6%	45,446	7.4%

*Original total housing counts were used because Census Bureau revisions did not encompass any other detailed housing data.

Source: Censuses of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 1A) and 2000

Appendix 5-E, Percent of Vacant Housing Units, by Block Group, East Cleveland, 1990 and 2000					
1990					
Census Tract	Block Group	Total Housing Units	Total Occupied Units	Vacant Housing Units	
				Number	Percent
1501	1	279	248	31	11.1%
1501	2	605	558	47	7.8%
1501	3	272	247	25	9.2%
1501	4	531	458	73	13.7%
1501	5	368	329	39	10.6%
1503*	1*	395	362	33	8.4%
1503*	2*	417	396	21	5.0%
1503	3	579	384	195	33.7%
1504	1	473	426	47	9.9%
1504*	2*	460	403	57	12.4%
1504*	3*	549	495	54	9.8%
1511	3	711	628	83	11.7%
1511	4	487	404	83	17.0%
1512**	1**	147	139	8	5.4%
1512	2	1,003	910	93	9.3%
1512**	4**	78	74	4	5.1%
1513	1	404	390	14	3.5%
1513	2	683	597	86	12.6%
1513**	3**	157	154	3	1.9%
1513**	4**	125	121	4	3.2%
1514	1	606	555	51	8.4%
1514	2	466	380	86	18.5%
1514	3	414	316	98	23.7%
1515	1	394	340	54	13.7%
1515	2	309	259	50	16.2%
1515**	3**	253	230	23	9.1%
1515**	4**	235	181	54	23.0%
1516	1	667	604	63	9.4%
1516**	2**	152	140	12	7.9%

Appendix 5-E (continued)					
2000					
Census Tract	Block Group	Total Housing Units	Total Occupied Units	Vacant Housing Units	
				Number	Percent
1516**	3**	541	496	45	8.3%
1517***	1***				
1517***	2***				
1517***	3***				
1517***	2***	365	340	25	6.8%
1517***	3***	375	342	33	8.8%
1517***/**	4***/**	229	204	25	10.9%
1517***/**	5***/**	120	115	5	4.2%
1518***/**/*	1***/**/*	213	187	26	12.2%
1518***/**/*	2***/**/*	419	359	60	14.3%
1518***/**/*	3***/**/*	372	336	36	9.7%
1518***/**/*	4***/**/*	167	155	12	7.2%
1518***/**/*	5***/**/*	148	100	48	32.4%
1501	1	263	220	43	16.3%
1501	2	576	519	57	9.9%
1501	3	252	212	40	15.9%
1501	4	419	354	65	15.5%
1501	5	368	267	101	27.4%
1503*	1*	389	331	58	14.9%
1503*	2*	400	342	58	14.5%
1503	3	382	255	127	33.2%
1504	1	467	394	73	15.6%
1504*	2*	448	372	76	17.0%
1504*	3*	330	254	76	23.0%
1511	3	647	540	107	16.5%
1511	4	444	370	74	16.7%
1512**	1**	212	195	17	8.0%
1512	2	939	848	91	9.7%
1513	1	407	392	15	3.7%
1513	2	680	602	78	11.5%
1513**	3**	281	276	5	1.8%
1514	1	411	298	113	27.5%
1514	2	461	321	140	30.4%
1514	3	340	245	95	27.9%
1515	1	262	208	54	20.6%
1515	2	243	160	83	34.2%
1515**	3**	424	364	60	14.2%
1516	1	659	515	144	21.9%
1516**	2**	665	575	90	13.5%
1517***	1***	312	285	27	8.7%
1517***	2***	351	288	63	17.9%
1517***/**	3***/**	350	266	84	24.0%
1518***/**/*	1***/**/*	501	419	82	16.4%
1518***/**/*	2***/**/*	608	523	85	14.0%
East Cleveland		13,491	11,210	2,281	16.9%

*Census boundary has changed slightly since 1990

**Block groups merged in 2000

***Block groups renumbered in 2000

Source: Censuses of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 1A) and 2000 (Summary File 1).

Appendix 5-F, Housing Vacancy Rates, by Tenure, East Cleveland, Selected Communities, and Cuyahoga County, 1990 and 2000						
Area	1990			2000		
	Vacant Housing Units	Housing Vacancy Rates		Vacant Housing Units	Housing Vacancy Rates	
		Homeowner	Renter		Homeowner	Renter
East Cleveland	1,806	2.4%	10.5%	2,281	3.6%	15.4%
Cleveland	24,524	1.6%	10.9%	25,218	2.1%	10.8%
Cleveland Heights	850	1.1%	4.6%	885	1.2%	5.0%
Euclid	1,692	1.0%	10.9%	1,770	1.4%	9.8%
Shaker Heights	726	1.5%	7.9%	762	1.1%	8.2%
South Euclid	177	0.7%	3.0%	312	1.1%	5.0%
Cuyahoga County	41,295	1.1%	9.2%	45,446	1.4%	9.4%

Source: Censuses of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 1A, Profiles) and 2000 (Summary File 1)

Appendix 5-G, Housing Tenure, East Cleveland, Selected Communities, and Cuyahoga County, 1990 and 2000								
Area	1990				2000			
	Owner-Occupied		Renter-Occupied		Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
East Cleveland	4,315	32.3%	9,047	67.7%	3,984	35.5%	7,226	64.5%
Cleveland	95,765	47.9%	104,022	52.1%	92,535	48.5%	98,103	51.5%
Cleveland Heights	13,146	62.6%	7,866	37.4%	12,989	62.1%	7,924	37.9%
Euclid	14,608	58.7%	10,286	41.3%	14,478	59.5%	9,875	40.5%
Shaker Heights	8,208	64.9%	4,440	35.1%	7,935	64.9%	4,285	35.1%
South Euclid	8,207	87.4%	1,181	12.6%	8,002	83.9%	1,540	16.1%
Cuyahoga County	349,057	62.0%	214,186	38.0%	360,980	63.2%	210,477	36.8%
Area	Change in Tenure, 1990-2000							
	Owner-Occupied		Renter-Occupied					
	Number	Percent	Number	Percent				
East Cleveland	-331	-7.7%	-1,821	-20.1%				
Cleveland	-3,230	-3.4%	-5,919	-5.7%				
Cleveland Heights	-157	-1.2%	58	0.7%				
Euclid	-130	-0.9%	-411	-4.0%				
Shaker Heights	-273	-3.3%	-155	-3.5%				
South Euclid	-205	-2.5%	359	30.4%				
Cuyahoga County	11,923	3.4%	-3,709	-1.7%				

Source: Censuses of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 1A) and 2000 (Summary File 1)

Appendix 5-H, Housing Tenure, by Block Group, East Cleveland, 1990 and 2000

Census Tract	Block Group	1990				
		Occupied Housing Units	Owner-Occupied		Renter-Occupied	
			Number	Percent	Number	Percent
1501	1	248	114	46.0%	134	54.0%
1501	2	558	250	44.8%	308	55.2%
1501	3	247	125	50.6%	122	49.4%
1501	4	458	172	37.6%	286	62.4%
1501	5	329	151	45.9%	178	54.1%
1503*	1*	362	184	50.8%	178	49.2%
1503*	2*	396	223	56.3%	173	43.7%
1503	3	384	103	26.8%	281	73.2%
1504	1	426	208	48.8%	218	51.2%
1504*	2*	403	197	48.9%	206	51.1%
1504*	3*	495	123	24.8%	372	75.2%
1511	3	628	138	22.0%	490	78.0%
1511	4	404	128	31.7%	276	68.3%
1512**	1**	139	65	46.8%	74	53.2%
1512	2	910	131	14.4%	779	85.6%
1512**	4**	74	63	85.1%	11	14.9%
1513	1	390	121	31.0%	269	69.0%
1513	2	597	13	2.2%	584	97.8%
1513**	3**	154	150	97.4%	4	2.6%
1513**	4**	121	121	100.0%	0	0.0%
1514	1	555	56	10.1%	499	89.9%
1514	2	380	169	44.5%	211	55.5%
1514	3	316	104	32.9%	212	67.1%
1515	1	340	107	31.5%	233	68.5%
1515	2	259	40	15.4%	219	84.6%
1515**	3**	230	17	7.4%	213	92.6%
1515**	4**	181	51	28.2%	130	71.8%
1516	1	604	92	15.2%	512	84.8%
1516**	2**	140	40	28.6%	100	71.4%
1516**	3**	496	2	0.4%	494	99.6%
1517***	1***					
1517***	2***					
1517***	3***					
1517***	2***	340	94	27.6%	246	72.4%
1517***	3***	342	183	53.5%	159	46.5%
1517***/*	4***/*	204	82	40.2%	122	59.8%
1517***/**	5***/**	115	36	31.3%	79	68.7%
1518***/**/*	1***/**/*	187	80	42.8%	107	57.2%
1518***/**/*	2***/**/*	359	183	51.0%	176	49.0%
1518***/**/*	3***/**/*	336	162	48.2%	174	51.8%
1518***/**/*	4***/**/*	155	0	0.0%	155	100.0%
1518***/**/*	5***/**/*	100	37	37.0%	63	63.0%
East Cleveland		13,362	4,315	32.3%	9,047	67.7%
		2000				
1501	1	220	106	48.2%	114	51.8%
1501	2	519	225	43.4%	294	56.6%
1501	3	212	117	55.2%	95	44.8%
1501	4	354	157	44.4%	197	55.6%
1501	5	267	131	49.1%	136	50.9%
1503*	1*	331	167	50.5%	164	49.5%
1503*	2*	342	209	61.1%	133	38.9%
1503	3	255	78	30.6%	177	69.4%
1504	1	394	183	46.4%	211	53.6%
1504*	2*	372	193	51.9%	179	48.1%
1504*	3*	254	115	45.3%	139	54.7%
1511	3	540	122	22.6%	418	77.4%
1511	4	370	123	33.2%	247	66.8%

Appendix 5-H (continued)						
Census Tract	Block Group	2000				
		Occupied Housing Units	Owner-Occupied		Renter-Occupied	
			Number	Percent	Number	Percent
1512**	1**	195	118	60.5%	77	39.5%
1512	2	848	118	13.9%	730	86.1%
1513	1	392	128	32.7%	264	67.3%
1513	2	602	10	1.7%	592	98.3%
1513**	3**	276	272	98.6%	4	1.4%
1514	1	298	49	16.4%	249	83.6%
1514	2	321	153	47.7%	168	52.3%
1514	3	245	110	44.9%	135	55.1%
1515	1	208	102	49.0%	106	51.0%
1515	2	160	39	24.4%	121	75.6%
1515**	3**	364	66	18.1%	298	81.9%
1516	1	515	89	17.3%	426	82.7%
1516**	2**	575	31	5.4%	544	94.6%
1517***	1***	285	87	30.5%	198	69.5%
1517***	2***	288	180	62.5%	108	37.5%
1517***/**	3***/**	266	106	39.8%	160	60.2%
1518***/**/*	1***/**/*	419	237	56.6%	182	43.4%
1518***/**/*	2***/**/*	523	163	31.2%	360	68.8%
East Cleveland		13,362	4,315	32.3%	9,047	67.7%

*Census boundary has changed slightly since 1990
 **Block groups merged in 2000
 ***Block groups renumbered in 2000

Source: Censuses of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 1A) and 2000 (Summary File 1)

Appendix 5-I, Housing Type, East Cleveland, Selected Communities, and Cuyahoga County, 1990													
Area	Total Housing Units	Single-Family Units						Units in 2 Family Structures		Units in 3 or 4 Family Structures		5 to 9 Units in Structure	
		Total		Detached		Attached		#	%	#	%	#	%
		#	%	#	%	#	%						
East Cleveland	15,168	5,355	35.3%	3,799	25.0%	1,556	10.3%	2,132	14.1%	1,077	7.1%	1,156	7.6%
Cleveland	224,311	113,006	50.4%	94,347	42.1%	18,659	8.3%	43,733	19.5%	17,580	7.8%	12,553	5.6%
Cleveland Heights	21,862	14,178	64.9%	13,109	60.0%	1,069	4.9%	1,255	5.7%	962	4.4%	1,194	5.5%
Euclid	26,586	15,622	58.8%	13,970	52.5%	1,652	6.2%	1,022	3.8%	334	1.3%	1,538	5.8%
Shaker Heights	13,374 *	7,659	57.3%	7,112	53.2%	547	4.1%	1,503	11.2%	379	2.8%	338	2.5%
South Euclid	9,565	8,436	88.2%	8,250	86.3%	186	1.9%	274	2.9%	84	0.9%	308	3.2%
Cuyahoga County	604,538	372,541	61.6%	338,606	56.0%	33,935	5.6%	60,567	10.0%	25,071	4.1%	27,608	4.6%
Area	Total Housing Units	10 to 19 Units in Structure		20 to 49 Units in Structure		50 or More Units in Structure		Mobile Homes, Trailers, Other					
		#	%	#	%	#	%	#	%				
East Cleveland	15,168	1,554	10.2%	1,479	9.8%	2,105	13.9%	310	2.0%				
Cleveland	224,311	11,409	5.1%	6,782	3.0%	13,522	6.0%	5,726	2.6%				
Cleveland Heights	21,862	1,598	7.3%	1,299	5.9%	1,069	4.9%	307	1.4%				
Euclid	26,586	1,757	6.6%	760	2.9%	5,322	20.0%	231	0.9%				
Shaker Heights	13,374 *	742	5.5%	1,412	10.6%	1,163	8.7%	178	1.3%				
South Euclid	9,565	388	4.1%	23	0.2%	0	0.0%	52	0.5%				
Cuyahoga County	604,538	33,518	5.5%	22,271	3.7%	51,627	8.5%	11,335	1.9%				

*Original total housing counts were used because Census Bureau revisions did not encompass any other detailed housing data

Source: Census of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 1A)

Appendix 5-J, Housing Type, by Ownership Status, East Cleveland, 1990										
Housing Type	Housing Occupancy									
	East Cleveland					Cuyahoga County				
	Owner-Occupied Units		Renter-Occupied Units		Occupied Housing Units	Owner-Occupied Units		Renter-Occupied Units		Occupied Housing Units
	#	%	#	%		#	%	#	%	
Single-Family Units	3,405	69.0%	1,530	31.0%	4,935	314,199	87.4%	45,297	12.6%	359,496
Detached	2,989	83.1%	606	16.9%	3,595	300,937	91.3%	28,543	8.7%	329,480
Attached	416	31.0%	924	69.0%	1,340	13,262	44.2%	16,754	55.8%	30,016
Units in 2 Family Structures	687	35.9%	1,228	64.1%	1,915	18,194	33.8%	35,712	66.2%	53,906
Units in 3 or 4 Family Structures	67	7.6%	820	92.4%	887	2,944	13.9%	18,288	86.1%	21,232
5 to 9 Units in Structure	20	2.1%	916	97.9%	936	1,709	7.3%	21,843	92.7%	23,552
10 to 19 Units in Structure	15	1.2%	1,223	98.8%	1,238	2,067	6.9%	27,700	93.1%	29,767
20 to 49 Units in Structure	8	0.6%	1,241	99.4%	1,249	1,555	7.9%	18,172	92.1%	19,727
50 or More Units in Structure	5	0.3%	1,890	99.7%	1,895	2,940	6.5%	42,087	93.5%	45,027
Mobile Homes, Trailers, Other	108	35.2%	199	64.8%	307	5,449	51.7%	5,087	48.3%	10,536

Source: Census of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 1A)

Appendix 5-K, Number of Rooms in Housing Units, East Cleveland, Selected Communities, and Cuyahoga County, 1990											
Area	Median Number of Rooms	Number of Rooms									
		1 Room		2 Rooms		3 Rooms		4 Rooms		5 Rooms	
		#	%	#	%	#	%	#	%	#	%
East Cleveland	4.9	192	1.3%	768	5.1%	2,646	17.4%	2,333	15.4%	4,170	27.5%
Cleveland	5.1	2,866	1.3%	7,385	3.3%	23,110	10.3%	36,002	16.1%	66,143	29.5%
Cleveland Heights	6.3	181	0.8%	574	2.6%	1,894	8.7%	1,879	8.6%	2,641	12.1%
Euclid	5.1	189	0.7%	766	2.9%	3,950	14.9%	5,088	19.1%	5,898	22.2%
Shaker Heights	6.6	66	0.5%	214	1.6%	645	4.8%	1,347	10.1%	2,649	19.8%
South Euclid	6.4	9	0.1%	37	0.4%	310	3.2%	596	6.2%	1,516	15.8%
Cuyahoga County	5.5	5,735	0.9%	15,195	2.5%	55,173	9.1%	83,744	13.9%	139,930	23.1%

Area	Median Number of Rooms	Number of Rooms								Total Units
		6 Rooms		7 Rooms		8 Rooms		9 or More Rooms		
		#	%	#	%	#	%	#	%	
East Cleveland	4.9	2,504	16.5%	988	6.5%	700	4.6%	867	5.7%	15,168
Cleveland	5.1	46,435	20.7%	19,840	8.8%	11,668	5.2%	10,862	4.8%	224,311
Cleveland Heights	6.3	4,904	22.4%	3,705	16.9%	2,663	12.2%	3,421	15.6%	21,862
Euclid	5.1	5,498	20.7%	2,995	11.3%	1,368	5.1%	834	3.1%	26,586
Shaker Heights	6.6	1,674	12.5%	1,455	10.9%	1,640	12.3%	3,684	27.5%	13,374*
South Euclid	6.4	2,692	28.1%	2,373	24.8%	1,299	13.6%	733	7.7%	9,565
Cuyahoga County	5.5	126,171	20.9%	76,570	12.7%	52,365	8.7%	49,655	8.2%	604,538

*Original total housing counts were used because Census Bureau revisions did not encompass any other detailed housing data

Source: Census of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 1A)

Appendix 5-L, Total Year-Round Housing Units, by Occupancy Status, Tenure, and Number of Bedrooms East Cleveland, 1990								
Total Year-Round Housing Units, by Occupancy Status	Number of Bedrooms							
	0 to 1 Bedroom		2 Bedrooms		3 or More Bedrooms		Total Units	
	#	%	#	%	#	%	#	%
Occupied								
Renter-Occupied	3,595	83.8%	4,063	69.7%	1,389	27.5%	9,047	59.6%
Owner-Occupied	53	1.2%	955	16.4%	3,307	65.6%	4,315	28.4%
Vacant								
Vacant, for Rent	499	11.6%	469	8.0%	112	2.2%	1,080	7.1%
Vacant, for Sale	9	0.2%	31	0.5%	49	1.0%	89	0.6%
Vacant, Other	136	3.2%	313	5.4%	188	3.7%	637	4.2%
Total	4,292	100.0%	5,831	100.0%	5,045	100.0%	15,168	100.0%

Source: CHAS Data Book, HUD, Table 3, June 7, 1993

Appendix 5-M, Housing Units, by Year Structure was Built East Cleveland, Selected Communities, and Cuyahoga County, 1990								
Area	1939 or Earlier		1940-1949		1950-1959		1960-1969	
	#	%	#	%	#	%	#	%
East Cleveland	6,267	41.3%	2,324	15.3%	2,044	13.5%	2,510	16.5%
Cleveland	117,948	52.6%	36,336	16.2%	30,894	13.8%	19,540	8.7%
Cleveland Heights	12,385	56.7%	3,821	17.5%	2,854	13.1%	1,287	5.9%
Euclid	4,156	15.6%	5,328	20.0%	7,620	28.7%	5,604	21.1%
Shaker Heights	5,262	39.3%	2,921	21.8%	3,313	24.8%	1,367	10.2%
South Euclid	1,578	16.5%	2,193	22.9%	4,139	43.3%	1,139	11.9%
Cuyahoga County	192,012	31.8%	82,295	13.6%	125,813	20.8%	99,164	16.4%
Area	1970-1979		1980-March 1990		Total Units			
	#	%	#	%				
East Cleveland	1,483	9.8%	540	3.6%	15,168			
Cleveland	13,217	5.9%	6,376	2.8%	224,311			
Cleveland Heights	1,092	5.0%	423	1.9%	21,862			
Euclid	3,160	11.9%	718	2.7%	26,586			
Shaker Heights	294	2.2%	217	1.6%	13,374*			
South Euclid	296	3.1%	220	2.3%	9,565			
Cuyahoga County	67,118	11.1%	38,136	6.3%	604,538			

*Original total housing counts were used because Census Bureau revisions did not encompass any other detailed housing data

Source: Census of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 3A)

Appendix 5-N, Housing Units, by Year Structure was Built, by Block Group, East Cleveland, 1990														
Census Tract	Block Group	1939 or Earlier		1940-1949		1950-1959		1960-1969		1970-1979		1980-March 1990		Total Units
		#	%	#	%	#	%	#	%	#	%	#	%	
1501	1	140	48.3%	108	37.2%	5	1.7%	37	12.8%	0	0.0%	0	0.0%	290
1501	2	278	47.7%	68	11.7%	121	20.8%	104	17.8%	12	2.1%	0	0.0%	583
1501	3	196	71.0%	9	3.3%	27	9.8%	44	15.9%	0	0.0%	0	0.0%	276
1501	4	308	58.1%	126	23.8%	23	4.3%	61	11.5%	12	2.3%	0	0.0%	530
1501	5	191	50.8%	132	35.1%	31	8.2%	22	5.9%	0	0.0%	0	0.0%	376
1503	1	193	50.4%	119	31.1%	57	14.9%	14	3.7%	0	0.0%	0	0.0%	383
1503	2	199	48.1%	141	34.1%	54	13.0%	20	4.8%	0	0.0%	0	0.0%	414
1503	3	242	40.7%	144	24.2%	110	18.5%	98	16.5%	0	0.0%	0	0.0%	594
1504	1	274	58.9%	62	13.3%	119	25.6%	10	2.2%	0	0.0%	0	0.0%	465
1504	2	293	69.3%	69	16.3%	44	10.4%	17	4.0%	0	0.0%	0	0.0%	423
1504	3	246	41.4%	120	20.2%	58	9.8%	92	15.5%	69	11.6%	9	1.5%	594
1511	3	219	29.8%	80	10.9%	35	4.8%	177	24.1%	100	13.6%	123	16.8%	734
1511	4	154	30.9%	94	18.9%	33	6.6%	62	12.4%	25	5.0%	130	26.1%	498
1512	1	90	64.7%	7	5.0%	12	8.6%	20	14.4%	0	0.0%	10	7.2%	139
1512	2	114	11.6%	167	17.0%	125	12.8%	410	41.8%	98	10.0%	66	6.7%	980
1512	4	26	34.7%	23	30.7%	26	34.7%	0	0.0%	0	0.0%	0	0.0%	75
1513	1	80	19.0%	23	5.5%	49	11.6%	43	10.2%	226	53.7%	0	0.0%	421
1513	2	13	1.7%	22	2.8%	58	7.4%	442	56.7%	225	28.8%	20	2.6%	780
1513	3	84	50.9%	20	12.1%	46	27.9%	15	9.1%	0	0.0%	0	0.0%	165
1513	4	19	15.4%	6	4.9%	69	56.1%	29	23.6%	0	0.0%	0	0.0%	123
1514	1	143	25.2%	10	1.8%	20	3.5%	92	16.2%	231	40.7%	71	12.5%	567
1514	2	201	46.0%	44	10.1%	21	4.8%	75	17.2%	71	16.2%	25	5.7%	437
1514	3	168	46.4%	31	8.6%	49	13.5%	42	11.6%	51	14.1%	21	5.8%	362
1515	1	197	53.0%	55	14.8%	37	9.9%	0	0.0%	53	14.2%	30	8.1%	372
1515	2	135	45.8%	65	22.0%	48	16.3%	0	0.0%	39	13.2%	8	2.7%	295
1515	3	130	50.2%	55	21.2%	34	13.1%	14	5.4%	19	7.3%	7	2.7%	259
1515	4	163	74.1%	30	13.6%	27	12.3%	0	0.0%	0	0.0%	0	0.0%	220
1516	1	319	48.8%	116	17.7%	151	23.1%	61	9.3%	0	0.0%	7	1.1%	654
1516	2	39	29.5%	0	0.0%	73	55.3%	20	15.2%	0	0.0%	0	0.0%	132
1516	3	25	4.0%	83	13.4%	162	26.2%	299	48.3%	50	8.1%	0	0.0%	619
1517	2	156	39.5%	102	25.8%	67	17.0%	65	16.5%	5	1.3%	0	0.0%	395
1517	3	229	61.2%	59	15.8%	39	10.4%	35	9.4%	12	3.2%	0	0.0%	374
1517	4	210	85.4%	36	14.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	246
1517	5	96	79.3%	9	7.4%	16	13.2%	0	0.0%	0	0.0%	0	0.0%	121
1518	1	138	71.5%	0	0.0%	55	28.5%	0	0.0%	0	0.0%	0	0.0%	193
1518	2	243	63.4%	24	6.3%	70	18.3%	32	8.4%	14	3.7%	0	0.0%	383
1518	3	225	64.1%	42	12.0%	67	19.1%	17	4.8%	0	0.0%	0	0.0%	351
1518	4	27	14.7%	0	0.0%	0	0.0%	22	12.0%	127	69.0%	8	4.3%	184
1518	5	64	39.8%	23	14.3%	6	3.7%	19	11.8%	44	27.3%	5	3.1%	161
East Cleveland		6,267	41.3%	2,324	15.3%	2,044	13.5%	2,510	16.5%	1,483	9.8%	540	3.6%	15,168

Source: Census of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 3A)

Appendix 5-O, Percentage of Screened Children Six Years of Age or Younger, With Elevated Blood Levels (Ebls) Equal to or Greater than 10 Ug/Dl, by Census Tract, East Cleveland, 1999 to 2000								
Census Tract	1999 Screened Children Six Years of Age or Younger				2000 Screened Children Six Years of Age or Younger			
	With 1 to 9 ug/dl	With 10+ ug/dl	Total Tests	Percent With 10+ ug/dl	With 1 to 9 ug/dl	With 10+ ug/dl	Total Tests	Percent With 10+ ug/dl
1501	100	64	164	39.0%	127	44	171	25.7%
1503	47	41	88	46.6%	74	44	118	37.3%
1504	84	47	131	35.9%	72	36	108	33.3%
1511	46	29	75	38.7%	61	21	82	25.6%
1512	43	6	49	12.2%	48	5	53	9.4%
1513	22	8	30	26.7%	23	4	27	14.8%
1514	74	42	116	36.2%	86	31	117	26.5%
1515	46	35	81	43.2%	59	23	82	28.0%
1516	59	10	69	14.5%	40	9	49	18.4%
1517	66	34	100	34.0%	56	26	82	31.7%
1518	71	45	116	38.8%	66	30	96	31.3%
Unknown	12	3	15	20.0%	0	0	0	0.0%
East Cleveland	670	364	1,034	35.2%	712	273	985	27.7%
Cleveland Heights	554	60	614	9.8%	494	59	553	10.7%
East Cleveland	670	364	1,034	35.2%	712	273	985	27.7%
Euclid	486	15	501	3.0%	560	22	582	3.8%
Garfield Heights	299	30	329	9.1%	215	20	235	8.5%
Lakewood	678	32	710	4.5%	656	23	679	3.4%
Maple Heights	262	25	287	8.7%	307	12	319	3.8%
Shaker Heights	313	24	337	7.1%	331	17	348	4.9%
University Heights	94	5	99	5.1%	94	4	98	4.1%
Warrensville Heights	256	20	276	7.2%	188	13	201	6.5%
PROJECT AREA TOTAL	3,612	575	4,187	13.7%	3,557	443	4,000	11.1%
<i>Project Area Total without East Cleveland</i>	<i>2,942</i>	<i>211</i>	<i>3,153</i>	<i>6.7%</i>	<i>2,845</i>	<i>170</i>	<i>3,015</i>	<i>5.6%</i>
Census Tract	Total Screened Children Six Years of Age or Younger							
	With 1 to 9 ug/dl	With 10+ ug/dl	Total Tests	Percent With 10+ ug/dl				
1501	227	108	335	32.2%				
1503	121	85	206	41.3%				
1504	156	83	239	34.7%				
1511	107	50	157	31.8%				
1512	91	11	102	10.8%				
1513	45	12	57	21.1%				
1514	160	73	233	31.3%				
1515	105	58	163	35.6%				
1516	99	19	118	16.1%				
1517	122	60	182	33.0%				
1518	137	75	212	35.4%				
Unknown	12	3	15	20.0%				
East Cleveland	1,382	637	2,019	31.6%				
Cleveland Heights	1,048	119	1,167	10.2%				
East Cleveland	1,382	637	2,019	31.6%				
Euclid	1,046	37	1,083	3.4%				
Garfield Heights	514	50	564	8.9%				
Lakewood	1,334	55	1,389	4.0%				
Maple Heights	569	37	606	6.1%				
Shaker Heights	644	41	685	6.0%				
University Heights	188	9	197	4.6%				
Warrensville Heights	444	33	477	6.9%				
PROJECT AREA TOTAL	7,169	1,018	8,187	12.4%				
<i>Project Area Total without East Cleveland</i>	<i>5,787</i>	<i>381</i>	<i>6,168</i>	<i>6.2%</i>				

ug/dl refers to micrograms per deciliter

Source: Cuyahoga County Board of Health, 1999 and 2000

Appendix 5-P, Median Home Sale Prices of Existing Single-Family Homes, East Cleveland, Selected Communities, and Cuyahoga County, 1990 to 2000							
Year of Sale	Median Price of Existing Single-Family Homes, by Area						
	East Cleveland	Cleveland	Cleveland Heights	Euclid	Shaker Heights	South Euclid	Cuyahoga County
1990							
Median Sales Price	\$41,900	\$42,000	\$70,000	\$63,900	\$146,000	\$72,000	\$72,000
Number of Sales	137	3,780	717	657	383	443	13,982
1991							
Median Sales Price	\$41,000	\$42,900	\$73,000	\$66,500	\$145,450	\$75,000	\$77,500
Number of Sales	121	3,464	642	604	370	434	13,645
1992							
Median Sales Price	\$44,950	\$45,000	\$78,000	\$71,000	\$152,000	\$79,000	\$82,500
Number of Sales	92	3,270	731	654	425	427	14,289
1993							
Median Sales Price	\$45,900	\$47,600	\$81,000	\$70,000	\$154,000	\$79,900	\$83,900
Number of Sales	129	3,743	650	712	448	438	15,080
1994							
Median Sales Price	\$48,700	\$49,500	\$81,500	\$73,500	\$155,000	\$81,500	\$85,000
Number of Sales	142	4,099	720	746	471	471	15,868
1995							
Median Sales Price	\$49,900	\$50,500	\$86,000	\$76,000	\$171,100	\$84,000	\$87,500
Number of Sales	141	4,174	704	741	375	458	15,118
1996							
Median Sales Price	\$46,500	\$54,900	\$89,500	\$79,600	\$175,900	\$88,500	\$91,500
Number of Sales	115	4,305	711	771	408	477	15,818
1997							
Median Sales Price	\$50,000	\$55,000	\$93,000	\$82,000	\$184,000	\$91,000	\$95,000
Number of Sales	167	4,363	700	723	449	441	15,987
1998							
Median Sales Price	\$50,500	\$59,500	\$99,500	\$82,000	\$189,500	\$93,500	\$100,000
Number of Sales	188	4,766	819	831	528	524	18,113
1999							
Median Sales Price	\$49,400	\$61,000	\$103,000	\$85,150	\$191,000	\$99,000	\$102,000
Number of Sales	216	5,002	805	906	521	545	18,112
2000							
Median Sales Price	\$47,000	\$65,000	\$119,000	\$89,900	\$205,000	\$107,000	\$107,500
Number of Sales	225	4,703	714	827	411	507	16,753
Change 1990-2000							
Median Sales Price							
Number Change	\$5,100	\$23,000	\$49,000	\$26,000	\$59,000	\$35,000	\$35,500
Percent Change	12.2%	54.8%	70.0%	40.7%	40.4%	48.6%	49.3%
Change 1990-2000							
Number of Sales							
Number Change	88	923	-3	170	28	64	2,771
Percent Change	64.2%	24.4%	-0.4%	25.9%	7.3%	14.4%	19.8%
Change 1998-2000							
Median Sales Price							
Number Change	-\$3,500	\$5,500	\$19,500	\$7,900	\$15,500	\$13,500	\$7,500
Percent Change	-6.9%	9.2%	19.6%	9.6%	8.2%	14.4%	7.5%
Change 1998-2000							
Number of Sales							
Number Change	37	-63	-105	-4	-117	-17	-1,360
Percent Change	19.7%	-1.3%	-12.8%	-0.5%	-22.2%	-3.2%	-7.5%
Source: Housing Policy Research Program, The Urban Center, Maxine Levin College of Urban Affairs, Cleveland State University, 1990-2000							

Appendix 5-Q, Home Sales of Existing Single-Family Homes, by Sale Price Category East Cleveland, Selected Communities, and Cuyahoga County, 1998 to 2000														
Home Sales of Existing Single-Family Homes, by Price Category	Area													
	East Cleveland		Cleveland		Cleveland Heights		Euclid		Shaker Heights		South Euclid		Cuyahoga County	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1998														
Less Than \$45,000	80	42.6%	1,614	33.9%	23	2.8%	52	6.3%	7	1.3%	0	0.0%	1,900	10.5%
\$45,000 - 65,000	51	27.1%	1,231	25.8%	82	10.0%	133	16.0%	11	2.1%	19	3.6%	1,858	10.3%
\$65,000 - 85,000	38	20.2%	1,199	25.2%	166	20.3%	292	35.1%	20	3.8%	150	28.6%	3,005	16.6%
\$85,000 - 105,000	3	1.6%	440	9.2%	191	23.3%	213	25.6%	19	3.6%	194	37.0%	2,892	16.0%
\$105,000 - 125,000	6	3.2%	170	3.6%	105	12.8%	94	11.3%	48	9.1%	93	17.7%	2,497	13.8%
\$125,000 - 150,000	5	2.7%	58	1.2%	88	10.7%	26	3.1%	66	12.5%	33	6.3%	2,066	11.4%
\$150,000 - 200,000	5	2.7%	34	0.7%	78	9.5%	14	1.7%	115	21.8%	31	5.9%	2,029	11.2%
\$200,000 - 250,000	0	0.0%	8	0.2%	25	3.1%	6	0.7%	80	15.2%	3	0.6%	792	4.4%
Greater Than \$250,000	0	0.0%	12	0.3%	61	7.4%	1	0.1%	162	30.7%	1	0.2%	1,074	5.9%
Single-Family Homes Sold in 1998	188	100.0%	4,766	100.0%	819	100.0%	831	100.0%	528	100.0%	524	100.0%	18,113	100.0%
1999														
Less Than \$45,000	102	47.2%	1,618	32.3%	16	2.0%	47	5.2%	2	0.4%	3	0.6%	1,883	10.4%
\$45,000 - 65,000	41	19.0%	1,190	23.8%	81	10.1%	105	11.6%	8	1.5%	26	4.8%	1,757	9.7%
\$65,000 - 85,000	51	23.6%	1,260	25.2%	131	16.3%	301	33.2%	21	4.0%	101	18.5%	2,927	16.2%
\$85,000 - 105,000	11	5.1%	552	11.0%	197	24.5%	284	31.3%	27	5.2%	204	37.4%	2,955	16.3%
\$105,000 - 125,000	2	0.9%	229	4.6%	128	15.9%	111	12.3%	31	6.0%	124	22.8%	2,449	13.5%
\$125,000 - 150,000	5	2.3%	95	1.9%	78	9.7%	39	4.3%	75	14.4%	44	8.1%	2,064	11.4%
\$150,000 - 200,000	4	1.9%	36	0.7%	81	10.1%	12	1.3%	116	22.3%	35	6.4%	2,056	11.4%
\$200,000 - 250,000	0	0.0%	8	0.2%	31	3.9%	2	0.2%	88	16.9%	6	1.1%	861	4.8%
Greater Than \$250,000	0	0.0%	14	0.3%	62	7.7%	5	0.6%	153	29.4%	2	0.4%	1,160	6.4%
Single-Family Homes Sold in 1999	216	100.0%	5,002	100.0%	805	100.0%	906	100.0%	521	100.0%	545	100.0%	18,112	100.0%
2000														
Less Than \$45,000	107	47.6%	1,469	31.2%	3	0.4%	25	3.0%	4	1.0%	0	0.0%	1,696	10.1%
\$45,000 - 65,000	41	18.2%	947	20.1%	56	7.8%	78	9.4%	6	1.5%	19	3.7%	1,401	8.4%
\$65,000 - 85,000	58	25.8%	1,253	26.6%	93	13.0%	225	27.2%	7	1.7%	63	12.4%	2,486	14.8%
\$85,000 - 105,000	8	3.6%	640	13.6%	129	18.1%	282	34.1%	12	2.9%	162	32.0%	2,609	15.6%
\$105,000 - 125,000	4	1.8%	222	4.7%	124	17.4%	151	18.3%	25	6.1%	155	30.6%	2,468	14.7%
\$125,000 - 150,000	4	1.8%	114	2.4%	108	15.1%	45	5.4%	42	10.2%	60	11.8%	2,060	12.3%
\$150,000 - 200,000	2	0.9%	35	0.7%	94	13.2%	18	2.2%	100	24.3%	42	8.3%	2,047	12.2%
\$200,000 - 250,000	1	0.4%	6	0.1%	39	5.5%	1	0.1%	61	14.8%	5	1.0%	859	5.1%
Greater Than \$250,000	0	0.0%	17	0.4%	68	9.5%	2	0.2%	154	37.5%	1	0.2%	1,127	6.7%
Single-Family Homes Sold in 2000	225	100.0%	4,703	100.0%	714	100.0%	827	100.0%	411	100.0%	507	100.0%	16,753	100.0%
Source: Housing Policy Research Program, The Urban Center, Maxine Levin College of Urban Affairs, Cleveland State University, 1998-2000														

Appendix 5-R, Median Home Sale Prices of Existing Two-Family Homes and Multi-Family Structures East Cleveland and Cuyahoga County, 1990 to 2000				
Year of Sale/Type of Residential Structure	East Cleveland		Cuyahoga County	
	Number of Sales	Median Sales Price	Number of Sales	Median Sales Price
1990				
Two-Family Homes	57	\$39,900	1,982	\$42,900
Condominium	0	\$0	1,599	\$65,000
Three-Family Homes	2	\$32,950	137	\$35,000
4-6 Family Apartment	8	\$64,700	154	\$52,000
Walk-Up Apartment	4	\$49,500	60	\$190,200
Garden Apartment or Townhouse	0	\$0	4	\$395,000
Elevator Apartment	0	\$0	1	\$1,025,000
1991				
Two-Family Homes	51	\$38,500	1,806	\$43,000
Condominium	0	\$0	1,487	\$64,500
Three-Family Homes	4	\$40,000	159	\$33,500
4-6 Family Apartment	6	\$46,000	138	\$48,750
Walk-Up Apartment	9	\$136,200	75	\$135,000
Garden Apartment or Townhouse	0	\$0	1	\$910,000
Elevator Apartment	1	\$350,000	3	\$520,000
1992				
Two-Family Homes	31	\$34,500	1,692	\$45,000
Condominium	0	\$0	1,639	\$66,500
Three-Family Homes	5	\$38,000	107	\$30,000
4-6 Family Apartment	7	\$43,400	129	\$45,000
Walk-Up Apartment	6	\$151,250	57	\$175,000
Garden Apartment or Townhouse	0	\$0	8	\$736,000
Elevator Apartment	0	\$0	3	\$597,700
1993				
Two-Family Homes	46	\$42,000	1,711	\$48,000
Condominium	0	\$0	1,681	\$67,500
Three-Family Homes	1	\$64,400	141	\$32,000
4-6 Family Apartment	2	\$67,400	156	\$50,000
Walk-Up Apartment	5	\$160,000	57	\$207,500
Garden Apartment or Townhouse	1	\$351,000	7	\$1,620,000
Elevator Apartment	0	\$0	4	\$1,125,600
1994				
Two-Family Homes	53	\$46,500	2,083	\$49,500
Condominium	0	\$0	1,880	\$72,000
Three-Family Homes	3	\$36,000	151	\$39,900
4-6 Family Apartment	4	\$50,000	174	\$50,000
Walk-Up Apartment	6	\$117,500	59	\$225,000
Garden Apartment or Townhouse	1	\$330,000	6	\$690,850
Elevator Apartment	1	\$1,270,000	13	\$1,200,000
1995				
Two-Family Homes	89	\$28,000	2,264	\$45,000
Condominium	0	\$0	1,818	\$71,750
Three-Family Homes	5	\$64,900	188	\$39,950
4-6 Family Apartment	6	\$35,000	178	\$54,550
Walk-Up Apartment	5	\$46,000	77	\$255,000
Garden Apartment or Townhouse	1	\$360,000	11	\$2,275,000
Elevator Apartment	0	\$0	11	\$1,600,000

Appendix 5-R (continued)				
Year of Sale/Type of Residential Structure	East Cleveland		Cuyahoga County	
	Number of Sales	Median Sales Price	Number of Sales	Median Sales Price
1996				
Two-Family Homes	64	\$40,450	2,432	\$50,000
Condominium	0	\$0	1,897	\$75,000
Three-Family Homes	6	\$67,900	211	\$39,500
4-6 Family Apartment	12	\$36,000	211	\$58,000
Walk-Up Apartment	3	\$80,000	75	\$240,000
Garden Apartment or Townhouse	0	\$0	8	\$886,275
Elevator Apartment	1	\$2,000,000	12	\$657,500
1997				
Two-Family Homes	90	\$39,500	2,624	\$52,000
Condominium	0	\$0	1,877	\$79,000
Three-Family Homes	3	\$54,600	181	\$50,000
4-6 Family Apartment	16	\$53,950	241	\$57,700
Walk-Up Apartment	6	\$235,000	91	\$214,800
Garden Apartment or Townhouse	0	\$0	11	\$1,895,000
Elevator Apartment	1	\$400,000	12	\$1,270,000
1998				
Two-Family Homes	126	\$50,000	3,030	\$60,000
Condominium	0	\$0	1,973	\$82,000
Three-Family Homes	7	\$68,000	227	\$53,000
4-6 Family Apartment	17	\$46,000	285	\$71,000
Walk-Up Apartment	3	\$115,000	89	\$230,000
Garden Apartment or Townhouse	2	\$542,000	11	\$1,125,000
Elevator Apartment	1	\$865,000	12	\$1,285,000
1999				
Two-Family Homes	123	\$55,000	3,043	\$65,000
Condominium	0	\$0	2,025	\$85,900
Three-Family Homes	5	\$72,000	233	\$51,000
4-6 Family Apartment	10	\$81,000	306	\$80,000
Walk-Up Apartment	6	\$186,700	72	\$241,625
Garden Apartment or Townhouse	0	\$0	19	\$2,000,000
Elevator Apartment	0	\$0	8	\$1,006,250
2000				
Two-Family Homes	149	\$55,000	2,957	\$68,000
Condominium	0	\$0	1,995	\$89,500
Three-Family Homes	6	\$74,463	247	\$60,000
4-6 Family Apartment	18	\$77,000	259	\$81,000
Walk-Up Apartment	9	\$175,000	85	\$265,000
Garden Apartment or Townhouse	2	\$1,050,650	8	\$1,327,000
Elevator Apartment	0	\$0	6	\$2,076,000
Change in Median Sales Prices for Two-Family Homes, 1990-2000				
Number Change	92	\$15,100	975	\$25,100
Percent Change	161.4%	37.8%	49.2%	58.5%
Source: Housing Policy Research Program, The Urban Center, Maxine Levin College of Urban Affairs, Cleveland State University, 1990-2000				

Appendix 5-S, Market Characteristics of Homes Sold Through Real Estate Brokers East Cleveland and Selected Communities, 1998 to 2000								
Area	Homes Sold in 1998							
	Number Sold	Total Dollar Volume (Sold)	Average Sale Price	Number Listed	Total Dollar Volume (Listed)*	Average List Price	Ratio of the Sales Price to List Price	Average Days on the Market
East Cleveland	41	\$2,648,900	\$64,607	41	\$2,852,780	\$69,580	92.8	87
Cleveland - Northeast	273	\$15,877,450	\$58,159	273	\$16,920,602	\$61,980	96.7 *	75 *
Cleveland Heights	522	\$73,795,545	\$141,370	522	\$76,673,448	\$146,884	96.2	72
Euclid	546	\$46,318,665	\$84,832	546	\$48,335,742	\$88,527	95.8	96
Shaker Heights	413	\$101,223,144	\$245,092	413	\$104,843,354	\$253,858	96.5	64
South Euclid	341	\$34,032,120	\$99,800	341	\$35,496,395	\$104,095	95.8	62
Area	Homes Sold in 1999							
	Number Sold	Total Dollar Volume (Sold)	Average Sale Price	Number Listed	Total Dollar Volume (Listed)*	Average List Price	Ratio of the Sales Price to List Price	Average Days on the Market
East Cleveland	50	\$2,915,627	\$58,312	50	\$3,071,550	\$61,431	94.9	92
Cleveland - Northeast	322	\$20,154,175	\$62,591	322	\$21,167,967	\$65,739	96.7 *	75 *
Cleveland Heights	457	\$65,871,796	\$144,139	457	\$68,609,867	\$150,131	96.0	60
Euclid	548	\$48,800,094	\$89,051	548	\$50,724,524	\$92,563	96.2	72
Shaker Heights	350	\$91,675,215	\$261,929	350	\$94,976,000	\$271,360	96.5	59
South Euclid	300	\$32,078,022	\$106,926	300	\$33,344,100	\$111,147	96.2	71
Area	Homes Sold in 2000							
	Number Sold	Total Dollar Volume (Sold)	Average Sale Price	Number Listed	Total Dollar Volume (Listed)*	Average List Price	Ratio of the Sales Price to List Price	Average Days on the Market
East Cleveland	71	\$4,110,175	\$57,889	71	\$4,367,849	\$61,519	94.1	98
Cleveland - Northeast	325	\$19,957,228	\$61,407	325	\$20,631,739	\$63,482	96.7 *	64 *
Cleveland Heights	415	\$65,907,086	\$158,812	415	\$68,033,440	\$163,936	96.8	52
Euclid	542	\$50,238,656	\$92,691	542	\$51,875,904	\$95,712	96.8	70
Shaker Heights	304	\$84,089,530	\$276,610	304	\$87,342,240	\$287,310	96.2	61
South Euclid	300	\$34,478,957	\$114,929	300	\$35,507,700	\$118,359	97.1	53

*Figure is estimated

Source: NORML, Year End Summary of Sales Activity, 1998, 1999, and 2000

Appendix 5-T, Homeownership Rates, by Age Category, East Cleveland, Selected Communities, and Cuyahoga County, 1990 and 2000												
Age Category	1990 Homeownership Rates					2000 Homeownership Rates					Change in Homeownership Rates 1990 to 2000	
	East Cleveland										Owner-Occupied	
	Total Occupied Housing Units	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	Owner-Occupied		Renter-Occupied		#	%
		#	%	#	%		#	%	#	%		
15 to 24 years	759	37	4.9%	722	95.1%	668	44	6.6%	624	93.4%	7	18.9%
25 to 34 years	2,873	338	11.8%	2,535	88.2%	1,905	276	14.5%	1,629	85.5%	-62	-18.3%
35 to 44 years	3,049	911	29.9%	2,138	70.1%	2,319	621	26.8%	1,698	73.2%	-290	-31.8%
45 to 54 years	2,236	989	44.2%	1,247	55.8%	2,135	868	40.7%	1,267	59.3%	-121	-12.2%
55 to 64 years	2,083	1,104	53.0%	979	47.0%	1,676	870	51.9%	806	48.1%	-234	-21.2%
65 to 74 years	1,548	671	43.3%	877	56.7%	1,524	861	56.5%	663	43.5%	190	28.3%
75 years and over	814	265	32.6%	549	67.4%	983	444	45.2%	539	54.8%	179	67.5%
Age Category	1990 Homeownership Rates					2000 Homeownership Rates					Change in Homeownership Rates 1990 to 2000	
	Cleveland										Owner-Occupied	
	Total Occupied Housing Units	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	Owner-Occupied		Renter-Occupied		#	%
		#	%	#	%		#	%	#	%		
15 to 24 years	12,439	1,618	13.0%	10,821	87.0%	12,157	1,307	10.8%	10,850	89.2%	-311	-19.2%
25 to 34 years	44,747	13,427	30.0%	31,320	70.0%	37,889	12,014	31.7%	25,875	68.3%	-1,413	-10.5%
35 to 44 years	37,387	16,673	44.6%	20,714	55.4%	42,142	19,203	45.6%	22,939	54.4%	2,530	15.2%
45 to 54 years	26,846	14,670	54.6%	12,176	45.4%	33,580	17,902	53.3%	15,678	46.7%	3,232	22.0%
55 to 64 years	29,240	18,228	62.3%	11,012	37.7%	23,287	14,250	61.2%	9,037	38.8%	-3,978	-21.8%
65 to 74 years	28,641	18,608	65.0%	10,033	35.0%	21,934	14,692	67.0%	7,242	33.0%	-3,916	-21.0%
75 years and over	20,487	12,541	61.2%	7,946	38.8%	19,649	13,167	67.0%	6,482	33.0%	626	5.0%
Age Category	1990 Homeownership Rates					2000 Homeownership Rates					Change in Homeownership Rates 1990 to 2000	
	Cleveland Heights										Owner-Occupied	
	Total Occupied Housing Units	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	Owner-Occupied		Renter-Occupied		#	%
		#	%	#	%		#	%	#	%		
15 to 24 years	915	77	8.4%	838	91.6%	1,213	79	6.5%	1,134	93.5%	2	2.6%
25 to 34 years	4,638	1,792	38.6%	2,846	61.4%	4,352	1,517	34.9%	2,835	65.1%	-275	-15.3%
35 to 44 years	5,451	3,826	70.2%	1,625	29.8%	4,224	2,795	66.2%	1,429	33.8%	-1,031	-26.9%
45 to 54 years	3,219	2,605	80.9%	614	19.1%	4,531	3,584	79.1%	947	20.9%	979	37.6%
55 to 64 years	2,442	1,979	81.0%	463	19.0%	2,722	2,255	82.8%	467	17.2%	276	13.9%
65 to 74 years	2,297	1,661	72.3%	636	27.7%	1,979	1,525	77.1%	454	22.9%	-136	-8.2%
75 years and over	2,050	1,206	58.8%	844	41.2%	1,892	1,234	65.2%	658	34.8%	28	2.3%
Age Category	1990 Homeownership Rates					2000 Homeownership Rates					Change in Homeownership Rates 1990 to 2000	
	Euclid										Owner-Occupied	
	Total Occupied Housing Units	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	Owner-Occupied		Renter-Occupied		#	%
		#	%	#	%		#	%	#	%		
15 to 24 years	943	118	12.5%	825	87.5%	846	147	17.4%	699	82.6%	29	24.6%
25 to 34 years	5,049	2,060	40.8%	2,989	59.2%	4,191	1,943	46.4%	2,248	53.6%	-117	-5.7%
35 to 44 years	4,358	2,541	58.3%	1,817	41.7%	5,125	3,122	60.9%	2,003	39.1%	581	22.9%
45 to 54 years	2,956	1,872	63.3%	1,084	36.7%	4,298	2,721	63.3%	1,577	36.7%	849	45.4%
55 to 64 years	3,317	2,354	71.0%	963	29.0%	2,831	1,743	61.6%	1,088	38.4%	-611	-26.0%
65 to 74 years	4,563	3,327	72.9%	1,236	27.1%	2,976	2,006	67.4%	970	32.6%	-1,321	-39.7%
75 years and over	3,708	2,336	63.0%	1,372	37.0%	4,086	2,796	68.4%	1,290	31.6%	460	19.7%

Appendix 5-T (continued)												
Age Category	1990 Homeownership Rates					2000 Homeownership Rates					Change in Homeownership Rates 1990 to 2000	
	Shaker Heights										Owner-Occupied	
	Total Occupied Housing Units	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	Owner-Occupied		Renter-Occupied			
		#	%	#	%		#	%	#	%		
15 to 24 years	262	27	10.3%	235	89.7%	286	36	12.6%	250	87.4%	9	33.3%
25 to 34 years	2,128	782	36.7%	1,346	63.3%	1,787	653	36.5%	1,134	63.5%	-129	-16.5%
35 to 44 years	3,038	2,043	67.2%	995	32.8%	2,574	1,646	63.9%	928	36.1%	-397	-19.4%
45 to 54 years	2,208	1,779	80.6%	429	19.4%	2,739	2,086	76.2%	653	23.8%	307	17.3%
55 to 64 years	1,943	1,582	81.4%	361	18.6%	1,743	1,386	79.5%	357	20.5%	-196	-12.4%
65 to 74 years	1,627	1,184	72.8%	443	27.2%	1,492	1,157	77.5%	335	22.5%	-27	-2.3%
75 years and over	1,442	811	56.2%	631	43.8%	1,599	971	60.7%	628	39.3%	160	19.7%
Age Category	1990 Homeownership Rates					2000 Homeownership Rates					Change in Homeownership Rates 1990 to 2000	
	South Euclid										Owner-Occupied	
	Total Occupied Housing Units	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	Owner-Occupied		Renter-Occupied			
		#	%	#	%		#	%	#	%		
15 to 24 years	103	49	47.6%	54	52.4%	219	74	33.8%	145	66.2%	25	51.0%
25 to 34 years	1,785	1,399	78.4%	386	21.6%	1,502	1,067	71.0%	435	29.0%	-332	-23.7%
35 to 44 years	2,069	1,795	86.8%	274	13.2%	2,267	1,914	84.4%	353	15.6%	119	6.6%
45 to 54 years	1,248	1,129	90.5%	119	9.5%	2,013	1,767	87.8%	246	12.2%	638	56.5%
55 to 64 years	1,222	1,137	93.0%	85	7.0%	1,163	1,022	87.9%	141	12.1%	-115	-10.1%
65 to 74 years	1,610	1,501	93.2%	109	6.8%	997	906	90.9%	91	9.1%	-595	-39.6%
75 years and over	1,351	1,197	88.6%	154	11.4%	1,381	1,252	90.7%	129	9.3%	55	4.6%
Age Category	1990 Homeownership Rates					2000 Homeownership Rates					Change in Homeownership Rates 1990 to 2000	
	Cuyahoga County										Owner-Occupied	
	Total Occupied Housing Units	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	Owner-Occupied		Renter-Occupied			
		#	%	#	%		#	%	#	%		
15 to 24 years	23,877	3,438	14.4%	20,439	85.6%	23,945	2,936	12.3%	21,009	87.7%	-502	-14.6%
25 to 34 years	113,096	47,084	41.6%	66,012	58.4%	96,096	39,766	41.4%	56,330	58.6%	-7,318	-15.5%
35 to 44 years	114,187	72,437	63.4%	41,750	36.6%	122,483	76,564	62.5%	45,919	37.5%	4,127	5.7%
45 to 54 years	82,370	59,251	71.9%	23,119	28.1%	110,941	78,972	71.2%	31,969	28.8%	19,721	33.3%
55 to 64 years	83,674	63,850	76.3%	19,824	23.7%	74,929	56,668	75.6%	18,261	24.4%	-7,182	-11.2%
65 to 74 years	85,788	64,570	75.3%	21,218	24.7%	70,004	54,310	77.6%	15,694	22.4%	-10,260	-15.9%
75 years and over	60,251	38,427	63.8%	21,824	36.2%	73,059	51,764	70.9%	21,295	29.1%	13,337	34.7%

Source: Census of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 1A) and 2000 (Summary File 1)

Appendix 5-U, Median Contract Rent, by Block Group, East Cleveland, 1990		
Census Tract	Block Group	Median Contract Rent
1501	1	\$288
1501	2	\$324
1501	3	\$281
1501	4	\$243
1501	5	\$265
1503	1	\$278
1503	2	\$274
1503	3	\$257
1504	1	\$294
1504	2	\$270
1504	3	\$271
1511	3	\$274
1511	4	\$293
1512	1	\$346
1512	2	\$317
1512	4	\$400
1513	1	\$160
1513	2	\$168
1513	3	\$725
1513	4	\$0
1514	1	\$282
1514	2	\$284
1514	3	\$287
1515	1	\$288
1515	2	\$317
1515	3	\$331
1515	4	\$266
1516	1	\$333
1516	2	\$368
1516	3	\$376
1517	2	\$333
1517	3	\$293
1517	4	\$285
1517	5	\$254
1518	1	\$268
1518	2	\$276
1518	3	\$263
1518	4	\$126
1518	5	\$267
East Cleveland		\$289
Source: Census of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 1A)		

Appendix 5-V, Contract Rent Distribution, by Price Category, East Cleveland and Cuyahoga County, 1990					
Rent	East Cleveland		Cuyahoga County		
	Number	Percent	Number	Percent	
Less than \$100	422	4.7%	11,871	5.6%	
\$100-\$149	692	7.7%	13,380	6.3%	
\$150-\$199	604	6.7%	17,542	8.3%	
\$200-\$249	1,222	13.6%	22,175	10.5%	
\$250-\$299	1,934	21.5%	27,384	12.9%	
\$300-\$349	1,874	20.9%	25,692	12.1%	
\$350-\$399	1,238	13.8%	25,507	12.0%	
\$400-\$449	442	4.9%	21,534	10.2%	
\$450-\$499	213	2.4%	14,234	6.7%	
\$500-\$549	108	1.2%	9,303	4.4%	
\$550-\$599	41	0.5%	5,574	2.6%	
\$600 and above	82	0.9%	11,908	5.6%	
No cash rent	113	1.3%	5,935	2.8%	
Total	8,985	100.0%	212,039	100.0%	

Source: Census of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 1A)

Appendix 5-W, VA/FHA/Sheriff Sales per 100 Conventional Sales East Cleveland, Selected Communities, and Cuyahoga County, 1990 to 2000						
Area	Veterans Administration/Federal Housing Administration/Sheriff Sales per 100 Conventional Sales					
	1990	1991	1992	1993	1994	1995
East Cleveland	25.5	42.1	80.4	39.5	36.6	46.1
Cleveland	12.9	14.8	16.2	14.2	10.6	10.9
Cleveland, East Side	22.3	27.5	33.0	27.4	19.7	18.6
Cleveland Heights	8.0	11.7	12.3	11.2	6.9	9.5
Euclid	3.3	3.3	4.0	3.8	2.9	4.3
Shaker Heights	2.2	3.8	3.3	6.5	3.8	2.7
South Euclid	2.1	4.4	4.0	3.0	3.2	2.0
Suburbs, East	4.9	6.3	7.0	6.0	4.9	5.3
Area	Veterans Administration/Federal Housing Administration/Sheriff Sales per 100 Conventional Sales					
	1996	1997	1998	1999	2000	Total
East Cleveland	41.7	31.7	26.1	29.6	31.6	36.5
Cleveland	9.0	10.2	11.7	12.2	14.1	12.3
Cleveland, East Side	15.1	15.8	16.0	17.3	20.1	20.2
Cleveland Heights	7.3	8.6	9.4	8.6	8.1	9.2
Euclid	2.7	3.9	5.5	5.6	5.2	4.1
Shaker Heights	4.4	1.3	4.5	4.0	4.9	3.8
South Euclid	1.9	2.3	3.6	4.0	3.9	3.1
Suburbs, East	4.6	4.8	5.4	5.6	6.2	5.5

Source: Housing Policy Research Program, The Urban Center, Maxine Levin College of Urban Affairs, Cleveland State University, 1990-2000

Appendix 5-X, Residential Property Tax Delinquency East Cleveland, Selected Communities, and Cuyahoga County, 1995 to 1999						
Area	1995 Residential Parcels (Taxed)			1996 Residential Parcels (Taxed)		
	Total Parcels	Tax Delinquent Parcels		Total Parcels	Tax Delinquent Parcels	
		#	%		#	%
East Cleveland	6,065	1,102	18.2%	6,060	1,200	19.8%
Cleveland	127,732	13,007	10.2%	127,722	14,047	11.0%
Cleveland Heights	15,021	799	5.3%	15,035	893	5.9%
Euclid	16,739	465	2.8%	16,747	462	2.8%
Shaker Heights	9,344	486	5.2%	9,346	523	5.6%
South Euclid	8,944	219	2.4%	8,947	235	2.6%
Cuyahoga County	413,936	21,431	5.2%	414,493	23,093	5.6%
Area	1997 Residential Parcels (Taxed)			1998 Residential Parcels (Taxed)		
	Total Parcels	Tax Delinquent Parcels		Total Parcels	Tax Delinquent Parcels	
		#	%		#	%
East Cleveland	6,009	1,427	23.7%	6,008	1,672	27.8%
Cleveland	126,669	16,541	13.1%	126,506	19,126	15.1%
Cleveland Heights	14,999	1,130	7.5%	14,994	1,476	9.8%
Euclid	16,734	656	3.9%	16,730	813	4.9%
Shaker Heights	9,338	635	6.8%	9,346	800	8.6%
South Euclid	8,936	345	3.9%	8,935	427	4.8%
Cuyahoga County	417,625	28,197	6.8%	419,084	34,261	8.2%
Area	1999 Residential Parcels (Taxed)					
	Total Parcels	Tax Delinquent Parcels				
		#	%			
East Cleveland	6,009	1,842	30.7%			
Cleveland	126,930	20,699	16.3%			
Cleveland Heights	15,046	1,670	11.1%			
Euclid	16,771	1,034	6.2%			
Shaker Heights	9,378	862	9.2%			
South Euclid	8,962	492	5.5%			
Cuyahoga County	422,609	37,211	8.8%			
Source: Cuyahoga County Auditor's Office, as prepared by the Center on Urban Policy and Social Change, MSASS, Case Western Reserve University, 1995-1999						

Appendix 5-Y, Housing Costs as a Percentage of Household Income by Tenure and Age, East Cleveland and Cuyahoga County, 1990								
Housing Costs as a Percentage of Household Income	All Households		East Cleveland					
			Renters					
	All Renters		Renters 15 to 64		Renters 65 and Older			
	#	%	#	%	#	%	#	%
Less than 20%	3,627	29.4%	2,091	23.2%	1,789	23.8%	302	20.1%
20% to 24%	1,682	13.6%	1,191	13.2%	991	13.2%	200	13.3%
25% to 29%	1,409	11.4%	1,064	11.8%	707	9.4%	357	23.8%
20% to 29%	3,091	25.1%	2,255	25.0%	1,698	22.6%	557	37.1%
30% to 34%	785	6.4%	607	6.7%	453	6.0%	154	10.3%
35% or more	4,467	36.2%	3,725	41.3%	3,276	43.6%	449	29.9%
30% or More	5,252	42.6%	4,332	48.1%	3,729	49.6%	603	40.2%
Not Computed	362	2.9%	333	3.7%	295	3.9%	38	2.5%
Total	12,332	100.0%	9,011	100.0%	7,511	100.0%	1,500	100.0%
Housing Costs as a Percentage of Household Income	All Households		East Cleveland					
			Owners					
	All Owners		Owners 15 to 64		Owners 65 and Over			
	#	%	#	%	#	%	#	%
Less than 20%	3,627	29.4%	1,536	46.3%	1,268	49.1%	268	36.3%
20% to 24%	1,682	13.6%	491	14.8%	389	15.1%	102	13.8%
25% to 29%	1,409	11.4%	345	10.4%	247	9.6%	98	13.3%
20% to 29%	3,091	25.1%	836	25.2%	636	24.6%	200	27.1%
30% to 34%	785	6.4%	178	5.4%	127	4.9%	51	6.9%
35% or more	4,467	36.2%	742	22.3%	523	20.2%	219	29.7%
30% or More	5,252	42.6%	920	27.7%	650	25.2%	270	36.6%
Not Computed	362	2.9%	29	0.9%	29	1.1%	0	0.0%
Total	12,332	100.0%	3,321	100.0%	2,583	100.0%	738	100.0%
Housing Costs as a Percentage of Household Income	All Households		Cuyahoga County					
			Renters					
	All Renters		Renters 15 to 64		Renters 65 and Older			
	#	%	#	%	#	%	#	%
Less than 20%	250,929	48.6%	66,546	31.2%	59,480	35.2%	7,066	16.0%
20% to 24%	69,157	13.4%	27,092	12.7%	22,287	13.2%	4,805	10.9%
25% to 29%	49,584	9.6%	22,940	10.8%	16,473	9.8%	6,467	14.6%
20% to 29%	118,741	23.0%	50,032	23.5%	38,760	22.9%	11,272	25.5%
30% to 34%	30,478	5.9%	15,946	7.5%	11,107	6.6%	4,839	10.9%
35% or more	104,695	20.3%	70,652	33.1%	51,391	30.4%	19,261	43.5%
30% or More	135,173	26.2%	86,598	40.6%	62,498	37.0%	24,100	54.4%
Not Computed	11,466	2.2%	10,007	4.7%	8,167	4.8%	1,840	4.2%
Total	516,309	100.0%	213,183	100.0%	168,905	100.0%	44,278	100.0%
Housing Costs as a Percentage of Household Income	All Households		Cuyahoga County					
			Owners					
	All Owners		Owners 15 to 64		Owners 65 and Over			
	#	%	#	%	#	%	#	%
Less than 20%	250,929	48.6%	184,383	60.8%	126,383	58.6%	58,000	66.3%
20% to 24%	69,157	13.4%	42,065	13.9%	33,485	15.5%	8,580	9.8%
25% to 29%	49,584	9.6%	26,644	8.8%	20,590	9.5%	6,054	6.9%
20% to 29%	118,741	23.0%	68,709	22.7%	54,075	25.1%	14,634	16.7%
30% to 34%	30,478	5.9%	14,532	4.8%	10,728	5.0%	3,804	4.3%
35% or more	104,695	20.3%	34,043	11.2%	23,473	10.9%	10,570	12.1%
30% or More	135,173	26.2%	48,575	16.0%	34,201	15.9%	14,374	16.4%
Not Computed	11,466	2.2%	1,459	0.5%	971	0.5%	488	0.6%
Total	516,309	100.0%	303,126	100.0%	215,630	100.0%	87,496	100.0%
Source: Census of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 3A)								

Appendix 5-Z, Cost Burden of Renters and Owners, by Household Type and Income Category, East Cleveland, 1990											
Cost Burden	Cost Burdened Renter Households, by Household Type and Income Category										
	Small-Related Renter Households										
	0%-30% of MFI		31%-50% of MFI		51%-80% of MFI		Lower Income Households 0%-80% of MFI		Middle and Upper Income Households 81% of MFI and Higher		Total Households
	#	%	#	%	#	%	#	%	#	%	
Cost Burden 30% or Less	178	12.9%	184	24.6%	565	81.9%	927	32.9%	867	98.5%	1,794
Total Cost Burden Greater Than 30%	1,206	87.1%	563	75.4%	125	18.1%	1,894	67.1%	13	1.5%	1,907
Cost Burden 31%-50%	78	5.6%	451	60.4%	125	18.1%	654	23.2%	13	1.5%	667
Cost Burden Greater Than 50%	1,128	81.5%	112	15.0%	0	0.0%	1,240	44.0%	0	0.0%	1,240
Total Households, by Income Category	1,384	100.0%	747	100.0%	690	100.0%	2,821	100.0%	880	100.0%	3,701
Large-Related Renter Households											
Cost Burden 30% or Less	8	3.7%	54	32.3%	136	79.5%	198	35.6%	43	100.0%	241
Total Cost Burden Greater Than 30%	210	96.3%	113	67.7%	35	20.5%	358	64.4%	0	0.0%	358
Cost Burden 31%-50%	14	6.4%	82	49.1%	35	20.5%	131	23.6%	0	0.0%	131
Cost Burden Greater Than 50%	196	89.9%	31	18.6%	0	0.0%	227	40.8%	0	0.0%	227
Total Households, by Income Category	218	100.0%	167	100.0%	171	100.0%	556	100.0%	43	100.0%	599
Elderly Renter Households											
Cost Burden 30% or Less	424	47.1%	158	53.0%	171	74.3%	753	52.7%	188	100.0%	941
Total Cost Burden Greater Than 30%	476	52.9%	140	47.0%	59	25.7%	675	47.3%	0	0.0%	675
Cost Burden 31%-50%	201	22.3%	83	27.9%	59	25.7%	343	24.0%	0	0.0%	343
Cost Burden Greater Than 50%	275	30.6%	57	19.1%	0	0.0%	332	23.2%	0	0.0%	332
Total Households, by Income Category	900	100.0%	298	100.0%	230	100.0%	1,428	100.0%	188	100.0%	1,616
All Other Renter Households											
Cost Burden 30% or Less	205	21.5%	118	31.5%	585	77.4%	908	43.6%	528	100.0%	1,436
Total Cost Burden Greater Than 30%	747	78.5%	257	68.5%	171	22.6%	1,175	56.4%	0	0.0%	1,175
Cost Burden 31%-50%	112	11.8%	233	62.1%	155	20.5%	500	24.0%	0	0.0%	500
Cost Burden Greater Than 50%	635	66.7%	24	6.4%	16	2.1%	675	32.4%	0	0.0%	675
Total Households, by Income Category	952	100.0%	375	100.0%	756	100.0%	2,083	100.0%	528	100.0%	2,611
Total Renter Households											
Cost Burden 30% or Less	815	23.6%	514	32.4%	1,457	78.9%	2,786	40.4%	1,626	99.2%	4,412
Total Cost Burden Greater Than 30%	2,639	76.4%	1,073	67.6%	390	21.1%	4,102	59.6%	13	0.8%	4,115
Cost Burden 31%-50%	405	11.7%	849	53.5%	374	20.2%	1,628	23.6%	13	0.8%	1,641
Cost Burden Greater Than 50%	2,234	64.7%	224	14.1%	16	0.9%	2,474	35.9%	0	0.0%	2,474
Total Households, by Income Category	3,454	100.0%	1,587	100.0%	1,847	100.0%	6,888	100.0%	1,639	100.0%	8,527

Appendix 5-Z (continued)											
Cost Burden	Cost Burdened Owner Households, by Household Type and Income Category										
	Elderly Owner Households										
	0%-30% of MFI		31%-50% of MFI		51%-80% of MFI		Lower Income Households 0%-80% of MFI		Middle and Upper Income Households 81% of MFI and Higher		Total Households
	#	%	#	%	#	%	#	%	#	%	
Cost Burden 30% or Less	71	27.6%	158	64.0%	203	82.9%	432	57.7%	297	86.8%	729
Total Cost Burden Greater Than 30%	186	72.4%	89	36.0%	42	17.1%	317	42.3%	45	13.2%	362
Cost Burden 31%-50%	83	32.3%	48	19.4%	28	11.4%	159	21.2%	32	9.4%	191
Cost Burden Greater Than 50%	103	40.1%	41	16.6%	14	5.7%	158	21.1%	13	3.8%	171
Total Households, by Income Category	257	100.0%	247	100.0%	245	100.0%	749	100.0%	342	100.0%	1,091
	Non-Elderly Owner Households										
Cost Burden 30% or Less	44	13.8%	134	40.2%	534	77.1%	712	52.9%	2,062	93.9%	2,774
Total Cost Burden Greater Than 30%	276	86.3%	199	59.8%	159	22.9%	634	47.1%	134	6.1%	768
Cost Burden 31%-50%	45	14.1%	119	35.7%	150	21.6%	314	23.3%	122	5.6%	436
Cost Burden Greater Than 50%	231	72.2%	80	24.0%	9	1.3%	320	23.8%	12	0.5%	332
Total Households, by Income Category	320	100.0%	333	100.0%	693	100.0%	1,346	100.0%	2,196	100.0%	3,542
	Total Owner Households										
Cost Burden 30% or Less	115	19.9%	292	50.3%	737	78.6%	1,144	54.6%	2,359	92.9%	3,503
Total Cost Burden Greater Than 30%	462	80.1%	288	49.7%	201	21.4%	951	45.4%	179	7.1%	1,130
Cost Burden 31%-50%	128	22.2%	167	28.8%	178	19.0%	473	22.6%	154	6.1%	627
Cost Burden Greater Than 50%	334	57.9%	121	20.9%	23	2.5%	478	22.8%	25	1.0%	503
Total Households, by Income Category	577	100.0%	580	100.0%	938	100.0%	2,095	100.0%	2,538	100.0%	4,633
*MFI refers to Median Family Income											
Source: CHAS Data Book, HUD, Table 5, May 18, 1993											

Appendix 5-AA, Housing Unit Affordability, by Occupancy Status, Number of Bedrooms, and Income Category East Cleveland, 1990							
Occupancy Status	Renters						Total Units
	Up to 30% of MFI*		Up to 50% of MFI*		Up to 80% of MFI*		
	Number	Percent	Number	Percent	Number	Percent	
Renter-Occupied Units							
0 to 1 bedroom	925	13.0%	2,610	36.7%	3,576	50.3%	7,111
2 bedrooms	493	7.0%	2,564	36.3%	4,000	56.7%	7,057
3 or more bedrooms	113	5.2%	701	32.3%	1,354	62.5%	2,168
Vacant, for Rent							
0 to 1 bedroom	58	6.0%	416	42.8%	499	51.3%	973
2 bedrooms	110	10.8%	444	43.4%	469	45.8%	1,023
3 or more bedrooms	29	12.2%	96	40.5%	112	47.3%	237
Total Renter Housing Units							
0 to 1 bedroom	983	12.2%	3,026	37.4%	4,075	50.4%	8,084
2 bedrooms	603	7.5%	3,008	37.2%	4,469	55.3%	8,080
3 or more bedrooms	142	5.9%	797	33.1%	1,466	61.0%	2,405
Total Renter Housing Units	1,728	9.3%	6,831	36.8%	10,010	53.9%	18,569
Occupancy Status	First-Time Homebuyers/Owners						Total Units
	Up to 30% of MFI*		Up to 50% of MFI*		Up to 80% of MFI*		
	Number	Percent	Number	Percent	Number	Percent	
Owner-Occupied Units							
0 to 1 bedroom	7	14.0%	13	26.0%	30	60.0%	50
2 bedrooms	118	7.9%	471	31.5%	905	60.6%	1,494
3 or more bedrooms	633	10.9%	2,225	38.2%	2,968	50.9%	5,826
Vacant, for Sale							
0 to 1 bedroom	0	0.0%	5	50.0%	5	50.0%	10
2 bedrooms	11	17.2%	22	34.4%	31	48.4%	64
3 or more bedrooms	5	5.4%	38	41.3%	49	53.3%	92
Total Owner Housing Units							
0 to 1 bedroom	7	11.7%	18	30.0%	35	58.3%	60
2 bedrooms	129	8.3%	493	31.6%	936	60.1%	1,558
3 or more bedrooms	638	10.8%	2,263	38.2%	3,017	51.0%	5,918
Total Owner Housing Units	774	10.3%	2,774	36.8%	3,988	52.9%	7,536

*MFI refers to Median Family Income

Source: CHAS Data Book, U.S. Department of Housing and Urban Development, Table 4, June 4 and 8, 1993 and CHAS Table 1B

Appendix 5-AB, Section 8 Leases as a Percent Of All Contract Rental Units, by Census Tract, East Cleveland, 2001			
Census Tract	Number of Contract Rental Units	Number of Section 8 Leases	Section 8 Leases as a Percentage of All Contract Rental Units
1501	836	182	21.8%
1503	474	113	23.8%
1504	529	127	24.0%
1511	665	81	12.2%
1512	807	51	6.3%
1513	860	32	3.7%
1514	552	45	8.2%
1515	525	94	17.9%
1516	970	110	11.3%
1517	466	88	18.9%
1518	542	78	14.4%
City of East Cleveland	7,226	1,001	13.9%

Source: Cuyahoga Metropolitan Housing Authority (CMHA), July, 2001

Appendix 5-AC, Number of Home Loans Made by Financial Institutions for One- to Four-Family Homes, East Cleveland, 1997 to 2000									
Census Tract	Home Purchase Loans				Refinancing Loans		Home Improvement Loans		Total Number of All Loans
	FHA, FSA/RHS and VA Loans	Conventional Home Loans	Total Home Purchase Loans		#	%	#	%	
			#	%					
1501									
loan originated	22	83	105	17.7%	349	58.8%	140	23.6%	594
approved, not accepted	1	27	28	9.9%	191	67.7%	63	22.3%	282
application denied	5	79	84	12.1%	388	55.9%	222	32.0%	694
<i>Total Loan Applications*</i>	34	247	281	14.3%	1,223	62.4%	457	23.3%	1,961
1503									
loan originated	11	59	70	20.6%	193	56.9%	76	22.4%	339
approved, not accepted	0	20	20	12.0%	120	72.3%	26	15.7%	166
application denied	1	70	71	17.4%	217	53.1%	121	29.6%	409
<i>Total Loan Applications*</i>	15	173	188	17.2%	676	61.7%	231	21.1%	1,095
1504									
loan originated	14	76	90	21.7%	240	57.8%	85	20.5%	415
approved, not accepted	1	34	35	18.4%	119	62.6%	36	18.9%	190
application denied	7	85	92	19.9%	255	55.2%	115	24.9%	462
<i>Total Loan Applications*</i>	29	239	268	20.4%	798	60.6%	250	19.0%	1,316
1511									
loan originated	12	25	37	20.0%	115	62.2%	33	17.8%	185
approved, not accepted	1	13	14	18.7%	43	57.3%	18	24.0%	75
application denied	2	20	22	9.6%	126	55.0%	81	35.4%	229
<i>Total Loan Applications*</i>	18	71	89	15.2%	358	61.3%	137	23.5%	584
1512									
loan originated	28	45	73	26.5%	155	56.4%	47	17.1%	275
approved, not accepted	0	12	12	10.1%	82	68.9%	25	21.0%	119
application denied	5	34	39	12.4%	180	57.1%	96	30.5%	315
<i>Total Loan Applications*</i>	35	120	155	17.8%	534	61.4%	181	20.8%	870
1513									
loan originated	17	49	66	32.0%	109	52.9%	31	15.0%	206
approved, not accepted	1	9	10	14.1%	48	67.6%	13	18.3%	71
application denied	3	24	27	14.0%	115	59.6%	51	26.4%	193
<i>Total Loan Applications*</i>	26	93	119	21.0%	346	61.1%	101	17.8%	566
1514									
loan originated	14	55	69	17.2%	262	65.2%	71	17.7%	402
approved, not accepted	1	46	47	20.4%	152	66.1%	31	13.5%	230
application denied	1	75	76	14.6%	327	63.0%	116	22.4%	519
<i>Total Loan Applications*</i>	24	225	249	16.7%	994	66.8%	244	16.4%	1,487
1515									
loan originated	5	18	23	13.0%	109	61.6%	45	25.4%	177
approved, not accepted	0	12	12	14.6%	51	62.2%	19	23.2%	82
application denied	2	33	35	16.4%	130	60.7%	49	22.9%	214
<i>Total Loan Applications*</i>	8	73	81	14.0%	378	65.3%	120	20.7%	579
1516									
loan originated	9	20	29	26.4%	58	52.7%	23	20.9%	110
approved, not accepted	1	9	10	18.5%	27	50.0%	17	31.5%	54
application denied	4	22	26	19.1%	75	55.1%	35	25.7%	136
<i>Total Loan Applications*</i>	17	67	84	22.3%	213	56.6%	79	21.0%	376
1517									
loan originated	10	49	59	19.6%	185	61.5%	57	18.9%	301
approved, not accepted	1	11	12	7.9%	107	70.9%	32	21.2%	151
application denied	6	42	48	12.3%	240	61.4%	103	26.3%	391
<i>Total Loan Applications*</i>	23	128	151	14.6%	680	65.6%	206	19.9%	1,037

Appendix 5-AC (continued)									
Census Tract	Home Purchase Loans				Refinancing Loans		Home Improvement Loans		Total Number of All Loans
	FHA, FSA/RHS and VA Loans	Conventional Home Loans	Total Home Purchase Loans		#	%	#	%	
			#	%					
1518									
loan originated	15	48	63	18.7%	196	58.2%	78	23.1%	337
approved, not accepted	2	23	25	14.2%	117	66.5%	34	19.3%	176
application denied	3	43	46	11.5%	260	65.0%	94	23.5%	400
<i>Total Loan Applications*</i>	26	143	169	14.8%	749	65.7%	222	19.5%	1,140
East Cleveland									
loan originated	157	527	684	20.5%	1,971	59.0%	686	20.5%	3,341
approved, not accepted	9	216	225	14.1%	1,057	66.2%	314	19.7%	1,596
application denied	39	527	566	14.3%	2,313	58.4%	1,083	27.3%	3,962
<i>Total Loan Applications*</i>	255	1,579	1,834	16.7%	6,949	63.1%	2,228	20.2%	11,011

*Total loan applications includes applications that were withdrawn or files that were closed for incompleteness

Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act data, 1997-2000

Appendix 5-AD, Value of Home Loans Made by Financial Institutions for One- to Four-Family Homes East Cleveland, 1997 to 2000									
Census Tract	Value of Home Purchase Loans				Refinancing Loans		Home Improvement Loans		Total Value of All Loans (000's)
	FHA, FSA/RHS and VA Loans (000's)	Conventional Home Loans (000's)	Total Home Purchase Loans		Amount (000's)	%	Amount (000's)	%	
			Amount (000's)	%					
1501									
loan originated	\$1,436	\$4,274	\$5,710	23.3%	\$17,315	70.5%	\$1,518	6.2%	\$24,543
approved, not accepted	\$60	\$1,295	\$1,355	11.5%	\$9,559	80.8%	\$913	7.7%	\$11,827
application denied	\$314	\$4,152	\$4,466	15.3%	\$21,326	73.2%	\$3,354	11.5%	\$29,146
<i>Total Loan Applications*</i>	\$2,159	\$13,023	\$15,182	17.8%	\$63,533	74.6%	\$6,461	7.6%	\$85,176
1503									
loan originated	\$645	\$3,083	\$3,728	26.1%	\$9,828	68.7%	\$744	5.2%	\$14,300
approved, not accepted	\$0	\$1,020	\$1,020	13.1%	\$6,482	83.4%	\$269	3.5%	\$7,771
application denied	\$64	\$3,754	\$3,818	23.2%	\$11,287	68.5%	\$1,378	8.4%	\$16,483
<i>Total Loan Applications*</i>	\$906	\$9,224	\$10,130	21.3%	\$34,925	73.3%	\$2,577	5.4%	\$47,632
1504									
loan originated	\$811	\$3,936	\$4,747	26.3%	\$12,110	67.0%	\$1,221	6.8%	\$18,078
approved, not accepted	\$71	\$1,769	\$1,840	23.7%	\$5,380	69.4%	\$529	6.8%	\$7,749
application denied	\$413	\$4,810	\$5,223	26.6%	\$12,931	66.0%	\$1,450	7.4%	\$19,604
<i>Total Loan Applications*</i>	\$1,775	\$12,817	\$14,592	25.1%	\$40,016	68.9%	\$3,465	6.0%	\$58,073
1511									
loan originated	\$872	\$1,525	\$2,397	25.3%	\$6,482	68.4%	\$601	6.3%	\$9,480
approved, not accepted	\$46	\$790	\$836	24.3%	\$2,297	66.8%	\$307	8.9%	\$3,440
application denied	\$122	\$1,171	\$1,293	12.5%	\$7,631	73.9%	\$1,409	13.6%	\$10,333
<i>Total Loan Applications*</i>	\$1,253	\$4,266	\$5,519	18.8%	\$21,339	72.8%	\$2,470	8.4%	\$29,328
1512									
loan originated	\$2,111	\$2,954	\$5,065	33.0%	\$9,709	63.3%	\$575	3.7%	\$15,349
approved, not accepted	\$0	\$1,076	\$1,076	15.3%	\$5,526	78.8%	\$415	5.9%	\$7,017
application denied	\$384	\$2,148	\$2,532	15.0%	\$12,825	76.2%	\$1,482	8.8%	\$16,839
<i>Total Loan Applications*</i>	\$2,645	\$8,325	\$10,970	22.1%	\$35,835	72.1%	\$2,883	5.8%	\$49,688
1513									
loan originated	\$1,761	\$5,067	\$6,828	39.8%	\$9,649	56.3%	\$667	3.9%	\$17,144
approved, not accepted	\$108	\$884	\$992	18.2%	\$4,354	79.7%	\$119	2.2%	\$5,465
application denied	\$379	\$2,424	\$2,803	21.0%	\$9,641	72.3%	\$883	6.6%	\$13,327
<i>Total Loan Applications*</i>	\$2,768	\$9,490	\$12,258	27.0%	\$31,354	69.0%	\$1,846	4.1%	\$45,458

Appendix 5-AD (continued)										
Census Tract	Value of Home Purchase Loans				Refinancing Loans		Home Improvement Loans		Total Value of All Loans (000's)	
	FHA, FSA/RHS and VA Loans (000's)	Conventional Home Loans (000's)	Total Home Purchase Loans Amount (000's)		Amount (000's)		Amount (000's)			
			\$	%	\$	%	\$	%		
1514										
loan originated	\$1,067	\$3,154	\$4,221	15.8%	\$21,330	79.9%	\$1,150	4.3%	\$26,701	
approved, not accepted	\$97	\$2,607	\$2,704	20.1%	\$10,311	76.8%	\$405	3.0%	\$13,420	
application denied	\$66	\$4,719	\$4,785	19.1%	\$18,852	75.3%	\$1,399	5.6%	\$25,036	
Total Loan Applications*	\$1,807	\$13,442	\$15,249	19.1%	\$61,124	76.5%	\$3,530	4.4%	\$79,903	
1515										
loan originated	\$323	\$1,063	\$1,386	17.3%	\$5,945	74.0%	\$699	8.7%	\$8,030	
approved, not accepted	\$0	\$662	\$662	18.5%	\$2,628	73.2%	\$298	8.3%	\$3,588	
application denied	\$160	\$1,797	\$1,957	20.9%	\$6,637	71.0%	\$749	8.0%	\$9,343	
Total Loan Applications*	\$564	\$4,014	\$4,578	16.9%	\$20,071	74.0%	\$2,460	9.1%	\$27,109	
1516										
loan originated	\$682	\$1,329	\$2,011	35.0%	\$3,397	59.1%	\$342	5.9%	\$5,750	
approved, not accepted	\$88	\$506	\$594	23.5%	\$1,715	67.9%	\$217	8.6%	\$2,526	
application denied	\$353	\$1,328	\$1,681	26.8%	\$4,155	66.2%	\$444	7.1%	\$6,280	
Total Loan Applications*	\$1,283	\$4,214	\$5,497	29.0%	\$12,401	65.3%	\$1,089	5.7%	\$18,987	
1517										
loan originated	\$671	\$2,893	\$3,564	25.1%	\$9,736	68.6%	\$894	6.3%	\$14,194	
approved, not accepted	\$52	\$687	\$739	10.1%	\$6,190	84.5%	\$395	5.4%	\$7,324	
application denied	\$398	\$2,641	\$3,039	17.1%	\$13,541	76.0%	\$1,233	6.9%	\$17,813	
Total Loan Applications*	\$1,583	\$7,477	\$9,060	18.4%	\$37,116	75.5%	\$2,973	6.0%	\$49,149	
1518										
loan originated	\$946	\$2,579	\$3,525	23.8%	\$10,236	69.1%	\$1,055	7.1%	\$14,816	
approved, not accepted	\$133	\$1,249	\$1,382	16.5%	\$6,424	76.7%	\$573	6.8%	\$8,379	
application denied	\$172	\$2,321	\$2,493	14.1%	\$13,407	75.8%	\$1,786	10.1%	\$17,686	
Total Loan Applications*	\$1,563	\$7,599	\$9,162	17.6%	\$39,081	75.1%	\$3,821	7.3%	\$52,064	
East Cleveland										
loan originated	\$11,325	\$31,857	\$43,182	25.6%	\$115,737	68.7%	\$9,466	5.6%	\$168,385	
approved, not accepted	\$655	\$12,545	\$13,200	16.8%	\$60,866	77.5%	\$4,440	5.7%	\$78,506	
application denied	\$2,825	\$31,265	\$34,090	18.7%	\$132,233	72.7%	\$15,567	8.6%	\$181,890	
Total Loan Applications*	\$18,306	\$93,891	\$112,197	20.7%	\$396,795	73.1%	\$33,575	6.2%	\$542,567	
*Total loan applications includes applications that were withdrawn or files that were closed for incompleteness										
Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act data, 1997-2000										

Appendix 5-AE, Value of Home Mortgage Loans Made for One- to Four-Family Homes, as a Percent of Home Loans Made by Financial Institutions, by Census Tract*, East Cleveland, 1997 to 2000								
Census Tract	Value of Home Loans (One- to Four-Family Homes)							
	Home Purchase Loans				Home Improvement Loans		Grand Total of All Home Loans	
	FHA, FSA/RHS, and VA Loans	Conventional Loans	Total of All Home Purchase Loans		#	%	#	%
			#	%				
1501	\$1,436,000	\$4,274,000	\$5,710,000	13.2%	\$1,518,000	16.0%	\$7,228,000	13.7%
1503	\$645,000	\$3,083,000	\$3,728,000	8.6%	\$744,000	7.9%	\$4,472,000	8.5%
1504	\$811,000	\$3,936,000	\$4,747,000	11.0%	\$1,221,000	12.9%	\$5,968,000	11.3%
1511	\$872,000	\$1,525,000	\$2,397,000	5.6%	\$601,000	6.3%	\$2,998,000	5.7%
1512	\$2,111,000	\$2,954,000	\$5,065,000	11.7%	\$575,000	6.1%	\$5,640,000	10.7%
1513	\$1,761,000	\$5,067,000	\$6,828,000	15.8%	\$667,000	7.0%	\$7,495,000	14.2%
1514	\$1,067,000	\$3,154,000	\$4,221,000	9.8%	\$1,150,000	12.1%	\$5,371,000	10.2%
1515	\$323,000	\$1,063,000	\$1,386,000	3.2%	\$699,000	7.4%	\$2,085,000	4.0%
1516	\$682,000	\$1,329,000	\$2,011,000	4.7%	\$342,000	3.6%	\$2,353,000	4.5%
1517	\$671,000	\$2,893,000	\$3,564,000	8.3%	\$894,000	9.4%	\$4,458,000	8.5%
1518	\$946,000	\$2,579,000	\$3,525,000	8.2%	\$1,055,000	11.1%	\$4,580,000	8.7%
East Cleveland	\$11,325,000	\$31,857,000	\$43,182,000	100.0%	\$9,466,000	100.0%	\$52,648,000	100.0%

*Refinancing loans were not included in the analysis because these loans may not reflect new investment in housing

Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act data, 1997-2000

Appendix 5-AF, CDBG and HOME Funds Allocated to Housing Programs Offered by the City of East Cleveland, by Housing Program and Year Allocated, 1995 to 2000								
City of East Cleveland Housing-Related Programs	CDBG and HOME Fund Allocations, by Housing-Related Program and Year							
	1995		1996		1997		1998	
	Project Estimate*	Committed** Amount	Project Estimate*	Committed** Amount	Project Estimate*	Committed** Amount	Project Estimate*	Committed** Amount
Apartment Improvement Program (AIP)			\$40,000			\$4,639	\$8,000	
Deferred Loan Program								
East Cleveland Dispute Resolution Center			\$5,000			\$4,166	\$6,000	
Emergency Loan Fund Program			\$40,000		\$40,000			
Emergency Repair Program								
Fair Housing Activities	\$10,000		\$5,000			\$2,200		\$16,860
Helen S. Brown Senior Citizen Center								
Adult Day Care	\$40,000		\$60,000			\$24,365		\$40,000
HVAC replacement			\$60,000			\$106,760		\$43,240
Home Ownership Program (HOP)	\$100,000		\$30,000			\$13,218		\$18,036
HOME Program Project Funds								
Housing Code Enforcement	\$90,000		\$40,000			\$166,634		\$58,151
Housing Demolition Program	\$100,000		\$80,000			\$106,822		\$186,512
Housing Purchase/Rehabilitation								
City of East Cleveland			\$66,333			\$136,446	\$83,360	
Lutheran Housing Corporation***		\$94,138		\$12,130	\$267,300			\$2,096
Land Bank	\$7,000		\$4,000			\$2,865		\$798
New Housing Construction Program (NHCP)	\$20,000		\$110,000		\$294,400		\$130,000	
Paint Program	\$30,000		\$30,000			\$36,218		\$70,529
Pre-purchase and Foreclosure Prevention Housing Counseling***	\$40,000		\$40,000			\$39,354	\$38,000	
Property Maintenance and Board-Up Program			\$20,000			\$7,050		\$45,765
Purchase and Repair Program					\$50,000			
Snow Removal Program					\$50,000			
Total CDBG and HOME Fund Allocations for Housing- Related Programs, by Year	\$437,000	\$94,138	\$590,333	\$12,130	\$701,700	\$646,098	\$257,360	\$481,987

Appendix 5-AF (continued)								
City of East Cleveland Housing-Related Programs	CDBG and HOME Fund Allocations, by Housing-Related Program and Year				Total CDBG and HOME Fund Allocations, by Housing-Related Program, 1995 to 2000			
	1999		2000		Project Estimate*		Committed Amount**	
	Project Esti- mate*	Committed** Amount	Project Esti- mate*	Committed** Amount	Amount	Percent	Amount	Percent
Apartment Improvement Program (AIP)	\$50,000				\$98,000	3.6%	\$4,639	0.2%
Deferred Loan Program	\$40,000				\$40,000	1.5%	\$0	0.0%
East Cleveland Dispute Resolution Center					\$11,000	0.4%	\$4,166	0.1%
Emergency Loan Fund Program					\$80,000	3.0%	\$0	0.0%
Emergency Repair Program				\$160,000			\$160,000	5.3%
Fair Housing Activities					\$15,000	0.6%	\$19,060	0.6%
Helen S. Brown Senior Citizen Center								
Adult Day Care	\$40,000				\$140,000	5.2%	\$64,365	2.1%
HVAC replacement					\$60,000	2.2%	\$150,000	4.9%
Home Ownership Program (HOP)		\$2,580		\$11,724	\$130,000	4.8%	\$45,558	1.5%
HOME Program Project Funds	\$303,480				\$303,480	11.2%	\$0	0.0%
Housing Code Enforcement		\$25,000		\$20,000	\$130,000	4.8%	\$269,785	8.9%
Housing Demolition Program		\$6,900		\$625,323	\$180,000	6.6%	\$925,557	30.4%
Housing Purchase/Rehabilitation								
City of East Cleveland	\$89,920			\$100,000	\$239,613	8.8%	\$236,446	7.8%
Lutheran Housing Corporation***				\$691,776	\$267,300	9.9%	\$800,140	26.3%
Land Bank	\$20,000			\$10,000	\$31,000	1.1%	\$13,663	0.4%
New Housing Construction Program (NHCP)	\$35,000				\$589,400	21.8%	\$0	0.0%
Paint Program	\$60,000			\$4,790	\$120,000	4.4%	\$111,537	3.7%
Pre-purchase and Foreclosure Prevention Housing Counseling***	\$10,000			\$35,000	\$128,000	4.7%	\$74,354	2.4%
Property Maintenance and Board-Up Program		\$75,000			\$20,000	0.7%	\$127,815	4.2%
Purchase and Repair Program	\$25,000			\$5,243	\$75,000	2.8%	\$5,243	0.2%
Snow Removal Program				\$30,000	\$50,000	1.8%	\$30,000	1.0%
Total CDBG and HOME Fund Allocations for Housing-Related Programs, by Year	\$673,400	\$109,480		\$1,693,856	\$2,707,793	100.0%	\$3,042,328	100.0%

*Project estimate is the estimated cost of carrying out the activities listed in this project when the project was initially set up (proposed project)

**Committed amount is the total program dollars that have been committed to this project (intend to undertake project)

***The City of East Cleveland contracts with Lutheran Housing Corporation to undertake this program

Sources: City of East Cleveland, East Cleveland Annual Performance Reports to the Department of Housing and Urban Development (HUD), 1995-1997; City of East Cleveland, East Cleveland Grantee Performance Reports to HUD, 1998-1999; and City of East Cleveland, East Cleveland Consolidated Annual Performance & Evaluation Reporting (CAPER) Report to HUD, 2000

Appendix 5-AG, Level of Satisfaction Concerning Housing Issues, Resident Responses from Quality-of-Life Surveys East Cleveland												
Item	Overall Rating	Satisfied		Somewhat Satisfied		No Opinion		Somewhat Dissatisfied		Dissatisfied		Total Responses
		#	%	#	%	#	%	#	%	#	%	
Affordability of Housing	2.85	39	8.7%	60	13.4%	177	39.4%	112	24.9%	61	13.6%	449
Condition of Housing	2.23	18	4.5%	44	11.0%	78	19.5%	156	38.9%	105	26.2%	401
Availability of Residential Parking	3.21	60	14.5%	78	18.8%	135	32.5%	96	23.1%	46	11.1%	415
Neighborhood Condition	2.35	32	8.6%	53	14.3%	39	10.5%	130	35.0%	117	31.5%	371
Neighborhood Safety	2.33	23	6.5%	54	15.3%	45	12.7%	126	35.6%	106	29.9%	354

Source: East Cleveland Master Plan, Quality of Life Survey, 1995 and 1997

Chapter Six

Quality of Life

INTRODUCTION

Accurately identifying quality of life issues is a subjective exercise. The community characteristics that are most important vary from person to person and, to a large extent, account for locational choices people make. Nonetheless, East Cleveland policy makers should be aware of not only the quality of life preferences of current residents, but those of prospective residents as well, if the city is to attract households. For example, *Places Rated Almanac* compares metropolitan areas on ten factors that the authors assert influence the quality of place: costs of living, job outlook, housing, transportation, education, health care, crime, the arts, recreation, and climate.

The quality of life issues are also interconnected. Improvement efforts should be developed from a comprehensive perspective. The interconnectedness also means that multiple issues must be worked on concurrently. One issue can not be focused upon to the exclusion of all others. As far as practicable, attempts need to be made to continue progress on multiple fronts.

This chapter does not attempt to address all of the factors that relate to the quality of life in a community or to discuss all the individuals, organizations, and agencies that may be working productively for change. Instead, it focuses on four topics: economic need/workforce development, education, health, and public safety. In each section, data is presented to illustrate information and trends about the circumstances in East Cleveland, followed by a summary of selected activities currently underway to attempt to address the situation.

ECONOMIC NEED AND WORKFORCE DEVELOPMENT

Introduction

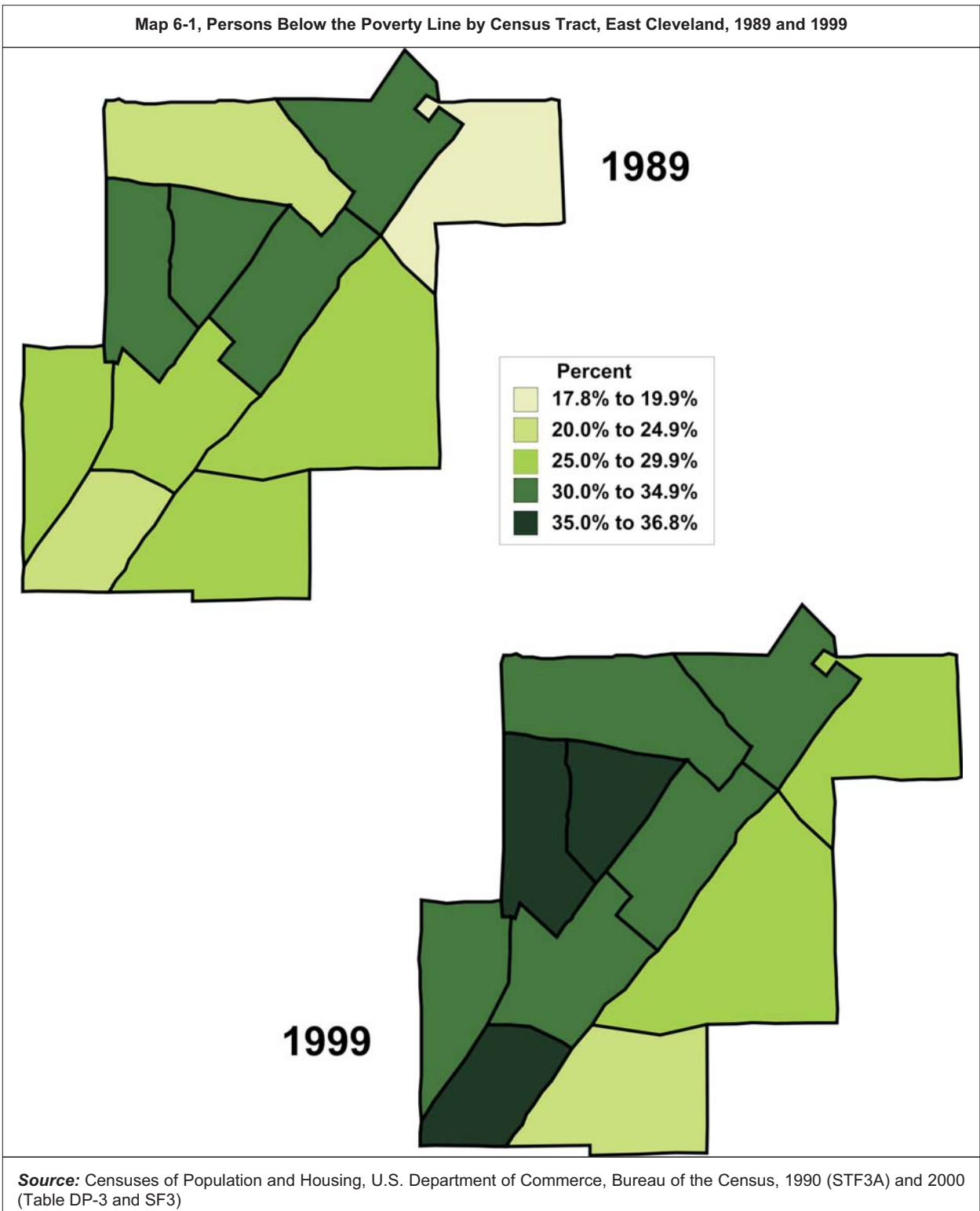
United Way Services and the Federation for Community Planning, in their 1999 publication *Indicators of the Well-Being of Children and Families*, noted that “poverty is the single most powerful predictor of less than optimal child outcomes, and is highly, though complexly, associated with educational, behavioral, and health consequences throughout childhood.”

This section provides a snapshot of poverty through Census data and public assistance data involving children, adults, and the elderly, and outlines examples of workforce development programs that are available to help individuals and families become more stable economically.

Poverty

During the past decade, the number of East Cleveland residents with incomes below the poverty line increased from the citywide rate of 27.8% found in the 1990 Census. Based upon the 2000 Census, East Cleveland’s 1999 poverty rate of 32.0% (8,519 persons) ranked it as one of the highest rates in Ohio. From 1989 to 1999, the poverty rate rose primarily in the census tracts located north of Terrace Road and south of Taylor Road/Coit Road, as well as the Noble Road area. The poverty rate declined slightly in the southeast section of the city, as well as the Collamer Street/Euclid Avenue area (*see Appendix 6-A and Map 6-1*).

Map 6-1, Persons Below the Poverty Line by Census Tract, East Cleveland, 1989 and 1999



Source: Censuses of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF3A) and 2000 (Table DP-3 and SF3)

The 2000 Census illustrated that poverty was not evenly distributed among demographic groups, and in addition, the problem remained more severe in East Cleveland than Cuyahoga County as a whole. For example, in East Cleveland in 1999 the poverty rate for female-headed households with children was almost one-third higher than the rate for families with children (*see Appendix 6-B*). The frequency of female-headed households living in poverty also had a direct effect on children. Within East Cleveland in 1999, 44% of all children age 5 to 17 lived in poverty, compared to 18% in Cuyahoga County. East Cleveland poverty rates for persons age 18 and over and age 65 and over were also more than double the rates for the county as a whole.

To provide a reference point concerning income, the 2002 federal poverty guidelines state that a one-person household was living in poverty if their annual income was less than \$8,860. For a family of four, the threshold was \$18,100 (*see Appendix 6-C*).

Public Assistance Data

Public assistance data is gathered for both “assistance groups” and “individuals.” An assistance group is defined as a group of persons, such as a family, that receives benefits under a specific category of assistance, such as food stamps. Individuals are defined as all persons receiving benefits through a specific program. Individuals receiving benefits through more than one program are counted in each program.

ADC/TANF is the Temporary Assistance to Needy Families program, formerly known as Aid to Dependent Children. In Ohio, TANF is also known as Ohio Works First (OWF).

East Cleveland has the highest rate of residents receiving public assistance of any community in Cuyahoga County. As of July, 2001, approximately 80 of every 1,000 persons in East Cleveland were receiving ADC/TANF assistance (*see Exhibit 6-1 and Appendix 6-D*). This rate is significantly higher than Cleveland (60 of every 1,000 persons) and Cuyahoga County (27 of every 1,000 persons). For persons age 17 and under, as of July, 2001, approximately 200 of every 1,000 persons age 17 and under in East Cleveland were receiving ADC/TANF assistance. This rate is also significantly higher than Cleveland (157 of every 1,000 persons age 17 and under) and Cuyahoga County (81 of every 1,000 persons age 17 and under) (*see Exhibit 6-1 and Appendix 6-E*).

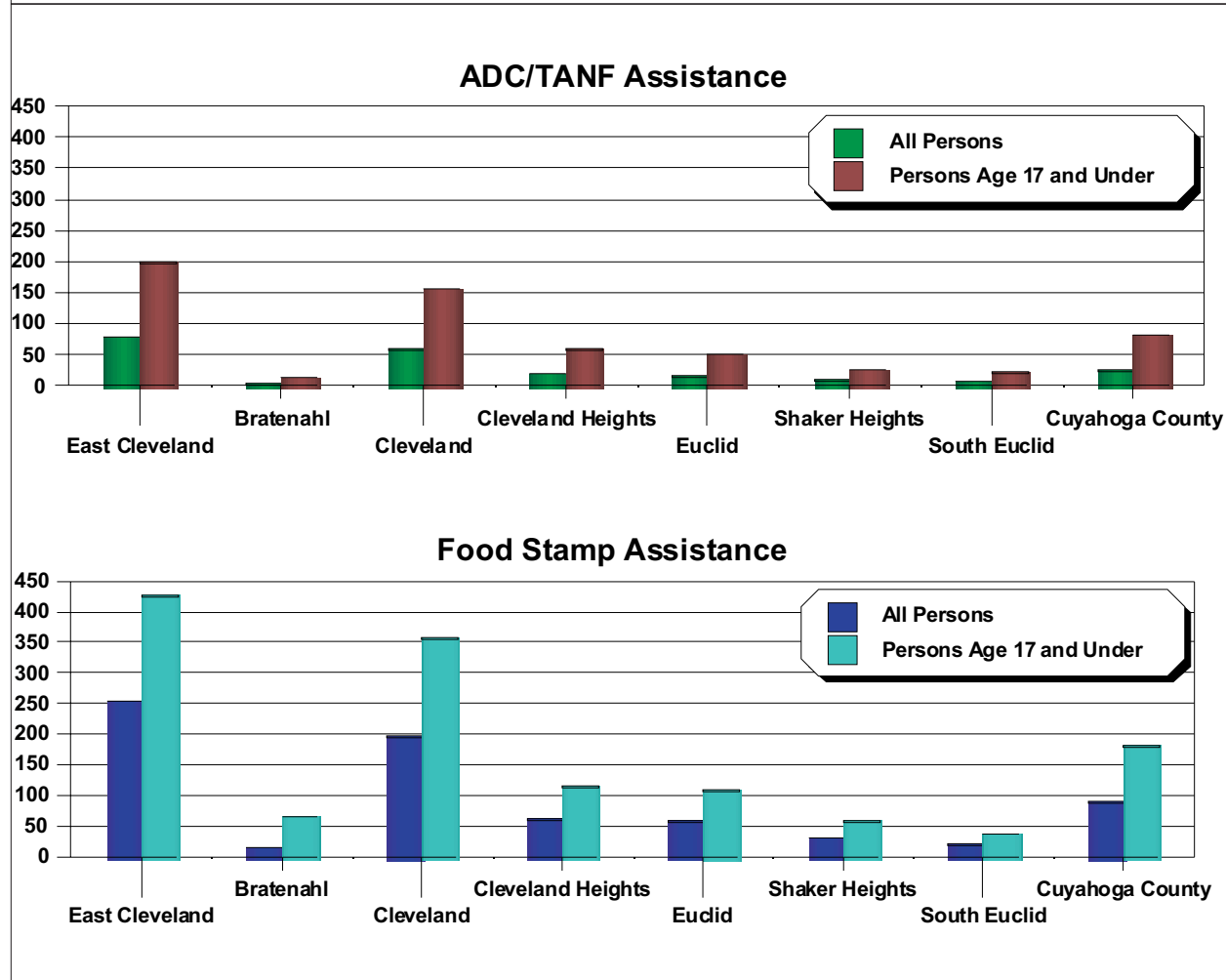
The changing public assistance regulations over the past several years have significantly reduced the number of ADC/TANF recipients throughout Cuyahoga County. From July, 1998 to July, 2001, the total individual count declined by 57% countywide, which is similar to the 55% decline in East Cleveland. During the same time period for persons age 17 and under, the countywide reduction was 54%, compared to 53% in East Cleveland (*see Appendices 6-D and 6-E*).

The usage of the food stamp program illustrates a trend similar to that of the ADC/TANF program. East Cleveland has the highest rate of residents receiving food stamps of any community in Cuyahoga County. As of July, 2001, approximately 255 of every 1,000 persons in East Cleveland were receiving food stamp assistance (*see Exhibit 6-1 and Appendix 6-D*). This rate is significantly higher than Cleveland (197 of every 1,000 persons) and Cuyahoga County (91 of every 1,000 persons). For persons age 17 and under, as of July, 2001, approximately 425 of every 1,000 persons age 17 and under in East Cleveland were receiving food stamp assistance. This rate is also significantly higher than

Cleveland (357 of every 1,000 persons age 17 and under) and Cuyahoga County (181 of every 1,000 persons age 17 and under) (see Exhibit 6-1 and Appendix 6-E).

As with ADC/TANF, the changing public assistance regulations over the past several years have significantly reduced the number of food stamp recipients throughout Cuyahoga County. From July, 1998 to July, 2001, the total individual count declined by 14% countywide, which is similar to the 16% decline in East Cleveland. During the same time period for persons age 17 and under, the countywide reduction was 18%, compared to 19% in East Cleveland (see Appendices 6-D and 6-E).

Exhibit 6-1, ADC/TANF Assistance and Food Stamp Assistance, Individual Count Per 1,000 Persons, East Cleveland, Selected Communities, and Cuyahoga County, July, 2001



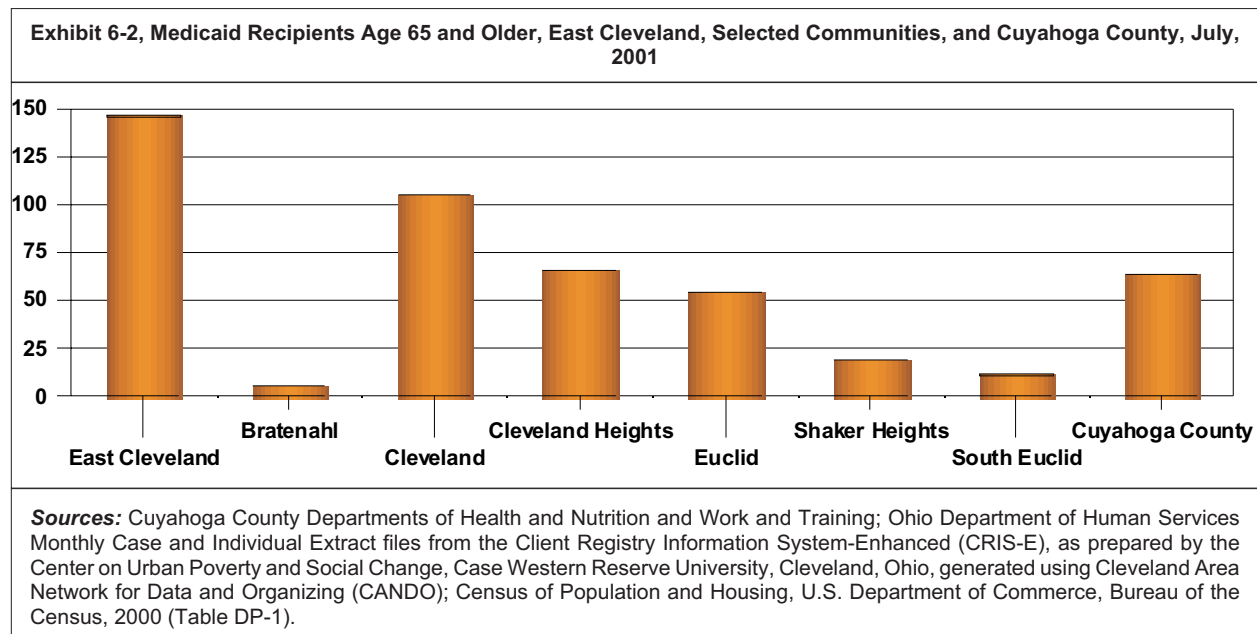
ADC/TANF total assistance groups include regular or single parent (R) and unemployed parent (U).

Sources: Cuyahoga County Departments of Health and Nutrition and Work and Training; Ohio Department of Human Services Monthly Case and Individual Extract files from the Client Registry Information System-Enhanced (CRIS-E), as prepared by the Center on Urban Poverty and Social Change, Case Western Reserve University, Cleveland, Ohio, generated using Cleveland Area Network for Data and Organizing (CANDO); Census of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 2000 (Table DP-1).

Medicaid Recipients Age 65 and Older

Medicaid is a jointly funded federal and state program that provides health coverage for persons who meet low income and resource guidelines. In Ohio, the starting point for determining eligibility is monthly income less than 64% of the federal poverty guidelines, which in 2001 equaled \$458 for one person and \$620 for a two-person household. Deductions and exceptions may be applicable to these income amounts.

The generally lower levels of income in East Cleveland are illustrated in Medicaid usage by the elderly (*see Exhibit 6-2 and Appendix 6-F*). As of July, 2001, about 530 elderly East Cleveland residents received assistance through Medicaid, which is a rate of about 150 of every 1,000 persons age 65 and older. This rate was substantially higher than Cuyahoga County as a whole. As of July, 2001, about 13,800 elderly residents countywide received assistance through Medicaid, which is a rate of about 63 of every 1,000 persons age 65 and older.



Low- and Moderate-Income Persons

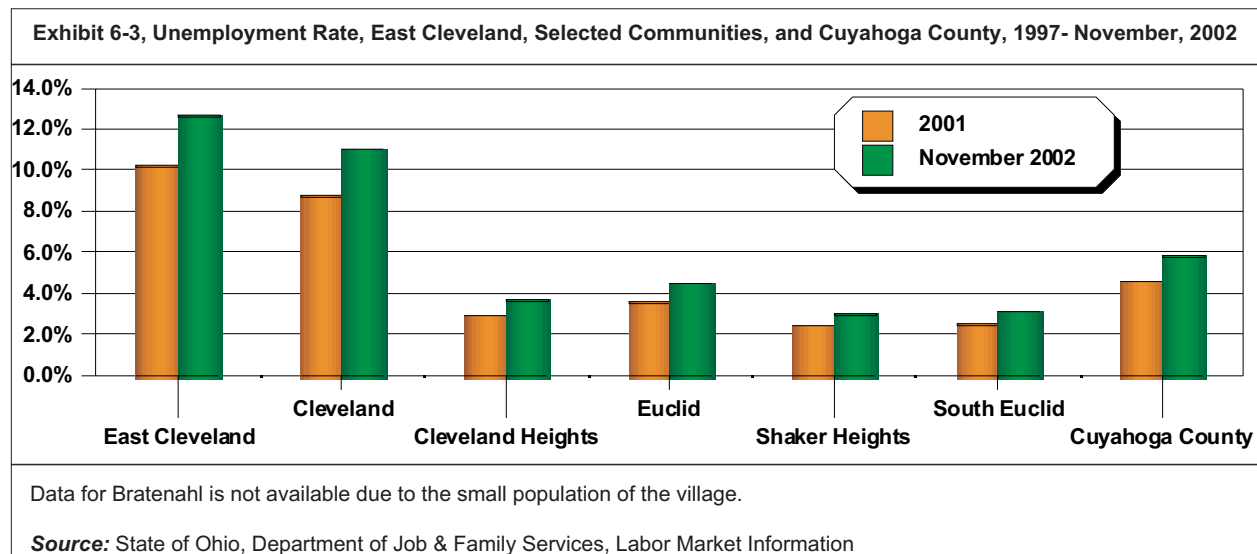
To determine the eligibility of households for many U.S. Department of Housing and Urban Development (HUD) programs, HUD utilizes a measure known as low- and moderate-income persons. The 1990 Census showed that for East Cleveland, 64% of persons were considered low- and moderate-income. The specific figures for each census block group are listed in *Appendix 6-G*. Equivalent data from the 2000 Census will not be released until late 2003.

To provide a reference point concerning income, the 2002 HUD income guidelines state that a one-person household is considered low income if their annual income is less than \$21,000. For a family of four, the low-income threshold is \$30,000. A one-person household is considered moderate

income if their annual income is less than \$33,600. For a family of four, the moderate-income threshold is \$48,000 (*see Appendix 6-H*).

Unemployment

Over the past five years, East Cleveland has had the highest unemployment rate of any community in Cuyahoga County (*see Exhibit 6-3 and Appendix 6-I*). During the past five years, the unemployment rate in East Cleveland has been consistently about 120% higher than the rate for Cuyahoga County and about 15% higher than the rate for Cleveland.



Selected Activities

Council for Economic Opportunities in Greater Cleveland

CEOGC is a nonprofit organization that coordinates many federal, state, and local programs and services to address the needs of low-income children and families.

Workforce Development Program

This program assists persons to prepare for employment, training, and higher education. The program offers job readiness and life skills classes, employability testing and counseling, job placement referrals, introductory computer skills training, literacy and adult basic education, and preparation for the General Education Diploma (GED). These programs are offered at three locations, the closest to East Cleveland being in Cleveland off Euclid Avenue at Torbenson Drive at the former Booth Memorial Hospital.

Cuyahoga County Department of Workforce Development

This county department offers education and training programs to prepare youth, dislocated workers, and other skilled adults for sustainable employment, focusing on economically disadvantaged persons. Programs are divided into Core Services, Intensive Services, and Training Services. Core Services links persons with skills or experience with currently available jobs, plus ancillary services such

as resume preparation. Intensive Services provides additional assistance, including job searches, reading/math skills, General Education Degree courses, day care, and other supportive services. Training Services matches persons with school or training programs in order to prepare persons for jobs or enhance existing job skills.

Cuyahoga Work and Training Agency

The purpose of this county department is to implement welfare reform and create trained workers by partnering with Ohio Works First participants to make the transition from public assistance to self-sufficiency. The department works with other agencies and organizations to provide the appropriate services to meet the needs of each participant. Work & Training also has contracts with a number of agencies which provide work readiness, job preparation, and job placement services to participants. Services are delivered through a network of eleven neighborhood family service centers.

Labor Surplus Areas

In an effort to assist businesses, on an annual basis the U.S. Department of Labor designates labor surplus areas. Employers located in labor surplus areas may be given preference in bidding on federal procurement contracts under Executive Order 12073 (Federal Procurement in Labor Surplus Areas) and Executive Order 10582 (Implementing the Buy America Act).

For the period October 1, 2001 through September 30, 2002, qualifying communities and counties must have an average unemployment rate for the period January, 1999 through December, 2000 of at least 6.0%. For East Cleveland, the annual rates for those two years were about 10%. East Cleveland is one of eleven cities and nineteen counties in Ohio that qualify for the current period. Cleveland is the only other community in Cuyahoga County that currently qualifies.

The Urban League of Greater Cleveland

The Urban League was founded in 1917 as an interracial organization to provide assistance in the areas of housing, employment, health, and education for persons new to the Cleveland community. Today, the Urban League continues to focus on working with minority residents. It has an office in East Cleveland, located in Huron Hospital.

Business and Economic Development

These programs focus on financial education through partnerships with churches and a youth initiative with KeyBank; technical assistance, training programs, and a micro-lending fund for new and existing entrepreneurs; and a venture capital fund for making investments in businesses.

Business Partnership Program

In this program, the Urban League contracts with local companies to provide qualified candidates for targeted job openings.

Computer Assisted Learning Center

This is a computer-based learning center specifically designed for adult students. The lab concentrates on GED preparation, academic proficiency preparation, written communication skills, and preparation for college entrance exams.

Computer Training Program

This program offers word processing classes on the most current software programs, as well as basic typing skills, database management, and spreadsheet applications.

Employment Services

These programs provide career advice and services to job seekers, including assistance in job searches, referrals, and job placement with consideration to an employer’s needs and a client’s strengths. Special programs include Youth Training and Employment, which focuses on persons 17 to 21 who are receiving, or whose family is receiving, public assistance. The Rising Tide Initiative assists non-custodial parents connected to public assistance programs to obtain employment and/or skill training in an effort to become self-sufficient, meet child support obligations, and strengthen family connections.

EDUCATION

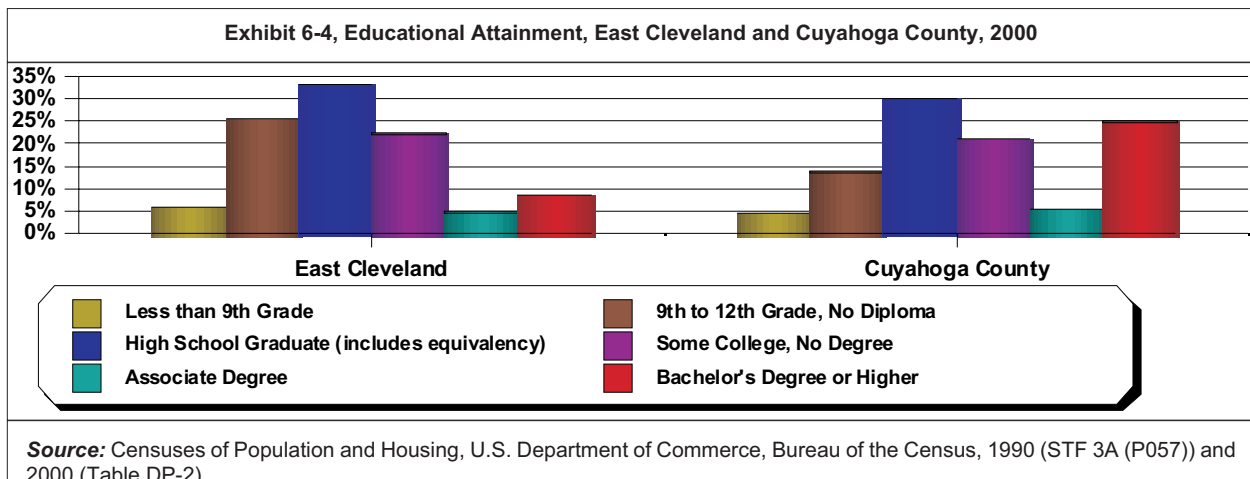
Introduction

The U.S. Department of Commerce undertook a study in 1992 to examine the relationship between education and career earnings. The study showed that in general, more education means more earnings, both over a year’s time and over the length of one’s working life. The study also showed that this relationship has grown stronger since the 1970’s and is predicted to continue to strengthen in the future.

This section provides an educational profile of East Cleveland and its school district, as well as examples of programs directed toward improving educational attainment and job readiness.

Educational Attainment

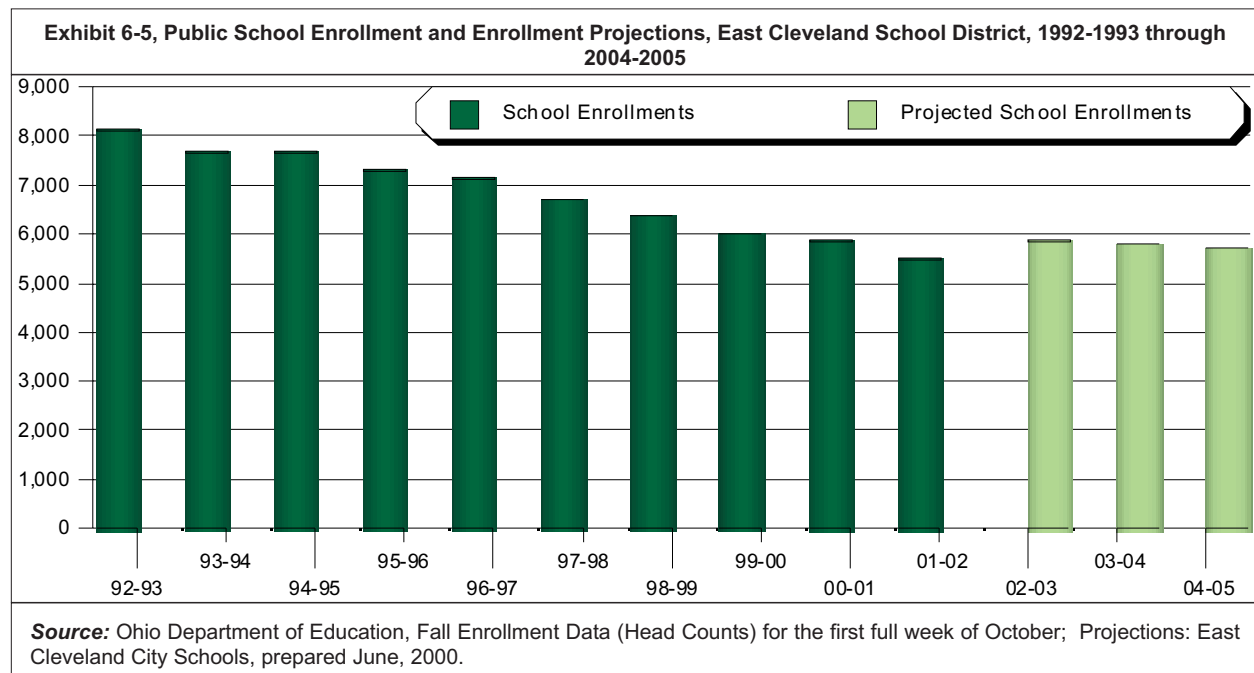
A comparison of the 1990 and 2000 U.S. Censuses showed that the educational attainment levels for residents of East Cleveland age 25 or older have been lower than for Cuyahoga County as a whole (*see Exhibit 6-4 and Appendix 6-J*). For example, in 2000 about 31% of East Cleveland residents had not received a high school diploma, compared to about 18% of all Cuyahoga County residents. Also in 2000, about 20% of East Cleveland residents and Cuyahoga County residents had taken some college studies, however East Cleveland residents were about three times less likely to have earned a bachelor’s degree or higher.



School Enrollment

During the past ten years, the enrollment in the East Cleveland School District has declined by one-third, from 8,143 in school year 1992-1993 to 5,502 in school year 2001-2002 (see *Exhibit 6-5 and Appendix 6-K*). This one-third decline is almost double the overall population drop for East Cleveland during approximately the same period. In addition, the 2001-2002 school year enrollment was more than 6% below the school district’s recent enrollment projections for school years 2002 through 2004, further illustrating the sharp enrollment decline. The enrollment for the one parochial school in East Cleveland, Christ the King, has fluctuated in the 150 to 175 pupil range for the four most recent school years (see *Appendix 6-L*).

When reviewed by grade level, the decline in students has been most severe at the high school level (see *Appendix 6-M*). From school year 1996-1997 to school year 2001-2002, the number of students in the elementary level (grades 1 through 4) declined 20%, while the number of students at the middle school level (grades 5 through 8) declined 15%. In comparison, the number of high school students (grades 9 through 12) decreased over 27% during the same time period.



Educational Performance

The State of Ohio, Department of Education, currently administers on an annual basis a number of standardized tests to school students. The purpose of the tests is to measure the proficiency of students in the subject material of citizenship, mathematics, reading, science, and writing. The State combines the results of these standardized tests at the fourth, sixth, and ninth grade levels with the attendance rate and graduation rate in order to measure the educational performance of school districts. Of the 608 school districts in Ohio receiving annual report cards, East Cleveland was one of eighteen

districts in Ohio during the 2001-2002 school year to be defined as an Academic Emergency status district. East Cleveland met only six of the twenty-two standards measured by the State: sixth grade reading, ninth grade reading and writing administered to ninth graders, and ninth grade citizenship, reading, and writing administered to tenth graders. In comparison, neighboring school districts met the following number of standards during the 2001-2002 school year: Cleveland (3), Euclid (9), Cleveland Heights-University Heights (10), South Euclid-Lyndhurst (17), and Shaker Heights (19). On a statewide basis, twelve of the twenty-two standards were met during the 2001-2002 school year (*see Appendix 6-N*).

School year proficiency test results statewide for the previous year, 2000-2001, also revealed several trends relative to gender, race/ethnicity, and poverty. For example, there were relatively small, subject-specific differences between females and males. Significant differences existed when race/ethnicity and poverty were examined. On most proficiency tests in the fourth and sixth grades, one in three African American students were at a proficient level, compared to two out of three white students. Decreasing slightly in high school years, a gap remained through graduation, at which time 60% of African American students graduated, compared to 85% of white students. When results were analyzed by the poverty factor of whether more or fewer than one-half of the students in a district are eligible for the free or reduced price lunch program, results consistently showed that districts with high poverty had lower passing rates. During the 1999-2000 school year, 74% of East Cleveland students were eligible for free or reduced price lunches, compared to 29% of students statewide (*see Appendix 6-O*).

Other data pertaining to student movement and household income also illustrate the complexity of school district issues in East Cleveland (*see Appendix 6-O*). During the 2000-01 school year the percentage of students in the same district less than half the school year was 19% in East Cleveland, compared to 9.5% statewide. As of October, 2001, the percentage of students from families receiving cash assistance through the Ohio Works First (OWF) program was 23% in East Cleveland, compared to about 6% statewide.

Fiscal Characteristics

The East Cleveland School District's total spending per pupil during the 1999-2000 school year was \$9,306, which was substantially above the statewide average of \$7,057 (*see Appendix 6-P*). The East Cleveland figure was in the middle of surrounding districts, which ranged from \$7,833 in Cleveland to \$11,604 in Shaker Heights. In terms of spending in the categories of instruction, building operations, administration, pupil support, and staff support, the percentages in East Cleveland generally reflected the statewide averages. The one exception was in administration, which accounted for 17% of spending per pupil in East Cleveland, but only 10% to 13% of spending in surrounding school districts and statewide.

In terms of revenue sources per pupil, which are divided into the major categories of local funds, state funds, and federal funds, the percentage breakdowns for East Cleveland are significantly different than the statewide average and surrounding school districts (*see Appendix 6-Q*). During the 1999-2000 school year in East Cleveland, approximately two-thirds of revenue was derived from state funds, less than one-quarter from local funds, and 10% from federal funds. In contrast, statewide approximately 44% of revenue was derived from state funds, one-half from local funds, and about 6% from federal funds.

Selected Activities

Council for Economic Opportunities in Greater Cleveland

CEOGC is a nonprofit organization that coordinates many federal, state, and local programs and services to address the needs of low-income children and families.

Head Start and Early Head Start

Head Start is a federally funded program, started in 1965, that provides comprehensive child development services to low-income families. Head Start includes educational, health, nutritional, social, and other services focused on helping pre-schoolers and their families. The educational component of the program stresses reading and math readiness skills. Early Head Start, started in 1995, focuses on early childhood development for low-income families with children under age three and for pregnant women. The only Head Start/Early Head Start location in East Cleveland is the new center adjacent to the Windermere Rapid Transit Station. A nearby Head Start facility is located east of East Cleveland off Euclid Avenue at Torbenson Drive at the former Booth Memorial Hospital.

The Urban League of Greater Cleveland

The Urban League was founded in 1917 as an interracial organization to provide assistance in the areas of housing, employment, health, and education for persons new to the Cleveland community. Today, the Urban League continues to focus on working with minority residents.

ABC/All Black College Tours

Senior high school students have the opportunity to tour various historically African American colleges and universities.

Career Beginnings

“At risk” high school students are provided with a program of career exploration, mentoring, college preparation, and life skills.

East Cleveland City School District

The East Cleveland City School District’s 1999 *Continuous Improvement Plan* provides the district’s vision and recommendations to address its challenges for the period through 2004. For this plan, the district focused its efforts on improving student achievement, increasing the graduation rate, and raising student attendance. A summary of the plan’s recommendations is as follows:

Goal 1

Improve student performance as measured by proficiency tests and the District Comprehensive Assessment Program. The overall annual average of a 2.5% increase in performance will be met by improving proficiency scores in all areas by 50% per year.

Improvement Strategy 1

Write, update, and align course of study documents in all curricular areas to reflect proficiency and standardized test outcomes.

Strategy Evaluation

Progress from Academic Emergency status to Continuous Improvement status by reaching additional state performance standards at the 4th and/or 12th grade levels.

Improvement Strategy 2

High quality ongoing training programs with intensive follow-up and support will be developed and provided through a comprehensive staff development program focused on improving student achievement.

Strategy Evaluation

All staff development opportunities will be directly correlated to improve student achievement.

Improvement Strategy 3

Technology will become an integral component of intervention.

Strategy Evaluation

Annual comparative analysis will show student academic gains by using computer software as integrated into the curriculum.

Improvement Strategy 4

Implement a three-part effective assessment system: 1) a comprehensive student assessment program designed to generate student achievement data on the effectiveness of all curricular areas; 2) a plan providing for regular program evaluation, audits, and reviews; 3) a system for developing and disseminating surveys and follow-up studies to staff, students, employees, graduates, and other community members.

Strategy Evaluation

Data collection will be utilized as the impetus for continued modification and realignment of district, building, and department Continuous Improvement Plans.

Improvement Strategy 5

Offer intervention services to identified students.

Strategy Evaluation

Data collection will be utilized as the impetus for continued modification and realignment of district, building, and department Continuous Improvement Plans.

Goal II

Improve the graduation rate by 15% over the next three years.

Improvement Strategy 1

Reduce the dropout rate in the district and increase the graduation rate.

Strategy Evaluation

State Report Card and EMIS data will be consistently reviewed to determine the graduation and drop-out rate.

Goal III

Continually review and analyze the District's consolidated local plan to support building Continuous Improvement Plans.

Improvement Strategy 1

Budget allocations will be driven by student achievement data.

Strategy Evaluation

An annual review of the budgeting process will determine continuation, reduction, or elimination of effective and ineffective programs.

Goal IV

Revisit and implement the Effective Schools Process in the District in order to create an organizing framework for school reform.

Improvement Strategy 1

All District staff will be trained in the Effective School Process: 1) a sense of mission; 2) strong building leadership; 3) parent and community involvement; 4) high expectation for all students and staff; 5) frequent monitoring of student progress; 6) a positive learning climate; and 7) sufficient opportunity for learning.

Strategy Evaluation

An annual review of the budgeting process will determine continuation, reduction, or elimination of effective and ineffective programs.

Goal V

Revisit and implement the Effective Schools Process in the District in order to create an organizing framework for school reform.

Improvement Strategy 1

Continue to improve and increase parental involvement.

Strategy Evaluation

Parent attendance will be compiled and analyzed and will show an increase when compared to previous years.

HEALTH

Introduction

Although data exists for many indicators of the general health of the population, the information is most commonly available at the national, state, or county level. Although health indicators can vary significantly by community, data is often not available at that level. In response, entities such as Case Western Reserve University have utilized data related to births and deaths, for which information is collected on an ongoing and detailed basis. United Way Services and the Federation for Community Planning, in their publication *Social Indicators 2001 - Community Health*, noted the

complex inter-relationship of factors that determine health status in the population. Two factors in particular relate to poor health status and higher death rates: poverty, associated with stress, lack of health insurance, and poor nutrition; and lack of education, which maintains poverty and leads to poor health and lifestyle habits.

This section provides information on the healthcare circumstances in East Cleveland, summarizes significant medical issues facing residents, and illustrates examples of programs to address the situation.

Health Workforce Shortage

The U.S. Department of Health and Human Services, Bureau of Primary Health Care, is responsible for designating geographic areas and populations that have a shortage of primary health care services. There are two types of shortage designations.

Health Professional Shortage Area (HPSA) designation is a prerequisite to apply for National Health Service Corps recruitment assistance. The HPSA designation includes criteria for the fields of primary medical care, mental health, and dental care. The analysis for designation involves a specified population-to-practitioner ratio representing a shortage that must be exceeded within the area and resources in contiguous areas that must be shown to be overutilized, excessively distant, or otherwise inaccessible.

The Medically Underserved Areas/Populations (MUA/Ps) designation is a prerequisite to requesting grant awards to plan, develop, and operate a community health center under Section 330 of the Public Health Service Act. The analysis for designation involves four variables: ratio of primary medical care physicians per 1,000 population, infant mortality rate, percentage of the population with incomes below the poverty level, and percentage of the population age 65 or over.

East Cleveland has been designated a shortage area for primary medical care under both of these designations since 1994.

Infant Health

Births to Teenage or Unmarried Females

The number of births to teenagers or unmarried females in East Cleveland is significant (*see Appendix 6-R*). During 1997, births to East Cleveland females age 15-19 occurred at a rate of 93 for every

1,000 females in that age group, which was almost double the rate for Cuyahoga County. In addition, births to unmarried East Cleveland females of all ages occurred at a rate of 807 for every 1,000 live births, almost double the rate for Cuyahoga County.

Low Birth Weight Babies

Studies have shown the correlation among the factors of babies born to teenagers, premature births—meaning a gestation period of less than 37 weeks—and low birth weights. A baby weighing less than five pounds, eight ounces at birth is defined as having low birth weight, while a baby weighing less than approximately three pounds, five ounces at birth is defined as having a very low birth weight. During 1997, low birth weight occurred at a rate of 105 for every 1,000 live births in East Cleveland. This situation is an issue throughout Cuyahoga County, and the countywide rate for 1997 was 90 low birth weight occurrences for every 1,000 live births (*see Appendix 6-S*). For instances of very low birth weight, the situation was more serious in East Cleveland. During 1997, very low birth weight occurred at a rate of 40 for every 1,000 live births in East Cleveland, which was double the countywide rate.

Adequate Prenatal Care

Another factor that can influence conditions discussed above, such as pregnancies resulting in low birth weight, is adequate prenatal care. Based on the Kessner Index, adequate prenatal care is defined as care starting during the first trimester, plus the total number of doctor visits equaling or exceeding the number that would be expected for the infant's gestational age at birth. During 1997, adequate prenatal care occurred at a rate of 636 for every 1,000 live births in East Cleveland, compared to a rate of 719 for every 1,000 live births in Cuyahoga County (*see Appendix 6-T*).

Infant Mortality

Infant mortality is defined as the number of deaths within the first year of life. During 1997, the infant mortality rate in East Cleveland was 20 deaths for every 1,000 live births, which was double the countywide rate (*see Appendix 6-U*).

General Population Death Rates and Causes of Death

According to statistics compiled by the Federation for Community Planning for their publication *Social Indicators 2001 - Community Health*, during 1994-1998, the annual average number of deaths in East Cleveland was 288, which is a rate of 102 for every 10,000 persons. This figure is considered statistically higher than for Cuyahoga County during the same period, when an average of 15,311 deaths were recorded, which is a rate of 96 for every 10,000 persons.

In terms of causes of deaths, the rates for major categories of diseases such as heart disease, coronary heart disease, all cancer, lung cancer, stroke, and chronic obstructive pulmonary disease (COPD) were similar for East Cleveland and Cuyahoga County during the period 1994-1998 (*see Exhibit 6-6*).

Asthma

In their 2002 report, *Trends in Asthma Morbidity and Mortality*, the American Lung Association estimated that about 91,000 adults and over 17,000 children age 17 and under in Cuyahoga County had asthma. Based on the 1999 data, the report concluded that asthma was about 20% more prevalent among African Americans than whites, and that the death rate due to asthma was three times higher for African Americans than for whites.

Exhibit 6-6, Major Causes of Death and Death Rates Per 10,000 Population, East Cleveland and Cuyahoga County, 1994-1998				
Cause of Death	East Cleveland		Cuyahoga County	
	Average Annual Deaths 1994-1998	Rate Per 10,000 Population	Average Annual Deaths 1994-1998	Rate Per 10,000 Population
Heart Disease	100	36.0	5,426	33.5
Coronary Heart Disease	80	29.0	4,227	26.0
All Cancer	63	22.2	3,748	23.1
Lung Cancer	17	6.0	991	6.1
Stroke	16	5.9	1,015	6.3
Chronic Obstructive Pulmonary Disease (COPD)	9	3.4	602	3.7

Sources: Ohio Department of Health Death Certificate Files, U.S. Census of Population and Housing, Bureau of the Census, 2000, and Claritas; Prepared by the Center on Urban Poverty and Social Change, MSASS, Case Western Reserve University; Published in *Social Indicators 2001*, United Way Services and the Federation for Community Planning, September, 2001.

Public Health

Asbestos in the Housing Stock - Please refer to *Chapter 5 - Housing Plan*.

Lead-Based Paint

Please refer to *Chapter 5 - Housing Plan*.

Mold

Over the past few years, concerns have been raised about the potential health impacts of mold found in homes. The uncommon type of fungus or mold suspected of creating health problems is *Stachybotrys*. It is black in color and slimy when wet. The fungus grows only on wood, paper, or related products that remain wet for more than a few days, such as ceiling tiles, wall paneling, unpainted plaster board surfaces, carpeting, cellulose insulation, cotton items, cardboard boxes, and newspaper. It does not grow on plastic, vinyl, concrete products, or ceramic tiles, and it is not found in the green mold on bread or the black mold on shower tiles. Wet mold is not a health risk. The risk is breathing or coming into contact with the spores after the area dries. The fungus can not be identified visually. A sample must be analyzed by a laboratory.

The presence of this fungus has been correlated to housing condition issues, although researchers have not yet proved conclusively that this is a causal relationship. Plumbing leaks, roof leaks, basement flooding, or sewer backups are most often the sources of moisture that create the ongoing wet conditions suitable for growth of the fungus. *Stachybotrys* has also been found in a variety of buildings, including schools, churches, and offices.

The fungus produces a mycotoxin that causes illness. Symptoms of exposure include respiratory problems; skin, eye, nose, or throat irritation; headaches or sinus problems; or central nervous system problems. Infants are particularly susceptible for bleeding in the lungs (pulmonary hemosiderosis), and a number of deaths have occurred in the Cleveland area.

Rodents

The Cuyahoga County Board of Health, which receives a contract from East Cleveland to provide public health services, responds to complaints of rodents within the city. Rodent infestation has been an ongoing public health problem in East Cleveland due to issues such as open dumping of rubbish, inadequate public awareness concerning rodent harborage and food source elimination, lack of property maintenance, and movement through the sewer system.

Selected Activities***Huron Hospital***

Huron Hospital, located in East Cleveland, has been the primary health care facility to address the medical needs of the residents of East Cleveland and surrounding areas for many decades.

Based upon the results of a 1994 survey by the Council for Economic Opportunities in Greater Cleveland and a 1997 Community Health Assessment Market Area survey by Huron Hospital, the 1997 priorities for the hospital to address were chronic lung disease, overweight/sedentary lifestyles, hypertension, high cholesterol levels, cancer detection screenings, mental health issues, preventive health visits including dental care, and violence prevention.

To address these priorities, Huron Hospital provides a variety of medical programs, specialized services, and community programs. For example, the new Community Health Center for outpatient care provides specialized services in a variety of areas, including asthma, cardiac rehabilitation, diabetes, and hypertension. The Shaw Wellness Center provides medical care to students of Shaw High School. Finally, the hospital opened its new obstetrics unit and Family Maternity Center in April, 2001, with an expansion completed in 2002. In addition, Huron Hospital provides specialized community programs directed toward preteens, teenagers, adults, and the elderly, including health screenings, lectures, wellness and health education, and support groups.

Listed below are some of the programs offered by Huron Hospital to address the medical priorities of East Cleveland residents.

Heart DiseaseCardiac Social Services

Social work professionals work with patients and families to cope with the challenges of cardiac illness, including issues such as stress, transportation problems, home care service, and placement in supervised or extended care facilities. The program also facilitates communication among family members and between the patients' family and the health care team.

Cardiopulmonary Services

In the program, specialized therapists and technicians work with patients to help them avoid breathing complications after surgery and help diagnose existing or potential lung problems.

Congestive Heart Failure Program

This program for cardiac patients and their families offers symptom management, cardiac monitoring, fluid management, lab assessment, IV medication, follow-up assessments, and patient and family education.

Healthy Heart Program

This program screens for five risk factors of heart disease: cholesterol, HDL (good) cholesterol, blood sugar, blood pressure, and smoking and weight. Participants receive a report of the test results and are offered educational information to minimize the occurrence of heart disease.

Home Care Services

This program provides cardiac patients with both pre- and post-operative care, including nursing, occupational, physical, and speech therapy, medical social services, and nutritional services. Hospital staff also perform home assessments to help patients and their families readjust to daily living, as well as assist patients with personal care, exercises, and ordering medical supplies and equipment.

Lennon Diabetes Center

Special attention is provided to patients with diabetes because they have a higher risk of developing heart disease. The hospital's diabetes educators, dieticians, and pharmacists work jointly with diabetics and their families to manage the disease, as well as offering classes, lectures, and support groups.

Smokeless in Cleveland

This program helps patients understand why they smoke, addressing both the physical and psychological addictions of cigarette smokers. The program offers classes and counseling to educate people about when they are most likely to smoke, assisting people to quit smoking through behavior modification and medication therapy, and how to deal with weight gain once they stop smoking.

*Obstetrics*Family Maternity Center

In April, 2001, the hospital opened its new obstetrics unit and Family Maternity Center.

Operation First Chance/Operation Second Chance

This program provides a comprehensive pregnancy prevention program to all students in middle school in East Cleveland.

Senior Services*Helen S. Brown Senior Center*

Services provided on-site at the center include a geriatric clinic, Healthy Heart program screenings, lectures, social service referrals, and influenza virus vaccinations.

Senior Circle of Care

This membership program provides services to adults age 55 and over, including education, screenings, assistance with medical bills, managed care education, and an exercise program.

Cuyahoga County Board of Health

The Cuyahoga County Board of Health administers a variety of programs in the areas of community and family services, community assessments, health education programs, schools, day care, and environmental health. During 2001, East Cleveland residents received services through fifteen separate programs (*see Exhibit 6-7*). The programs described below are those that are directly applicable to this chapter.

Community and Family Services

Perinatal Outreach

This is a public health nurse home visiting program for at-risk pregnant women and newborns, offering case management, health education, and support in the home and school setting.

Healthy Homes Program

This program investigates mold and moisture problems in homes occupied by low income families. Additionally, it provides low-cost solutions in the homes of at-risk children to reduce moisture levels.

Community Assessments

Indoor Air Quality

This program involves the investigation and testing of residences, schools, and other public buildings for various indoor air quality indicators on a complaint basis.

Reportable Disease Surveillance

A specialized team of experts including environmental health sanitarians and public health nurses address reportable diseases of major public health concern and other illness outbreaks. The program consists of 1) disease identification, reporting, and investigation of individual transmission or community risk factors; 2) case management and environmental follow-up/sampling; 3) education regarding disease and prevention measures; 4) collaboration with health care agencies; 5) assessment and surveillance of communities for changing health profiles; and 6) disease surveillance.

Children and Family Health Services (CFHS)

This program assesses select maternal and child health indicators at the community level. Additionally, the program works with CFHS funded programs to better meet the needs of women and children.

Child Death Review

This program reviews circumstances surrounding the deaths of children in efforts to make recommendations for actions to reduce preventable deaths in children.

Tobacco Use/Exposure Reduction

Two grant projects are being administered to improve indoor air quality within public and residential settings. Smoking cessation in restaurants and manufacturing companies is encouraged through the use of web-based educational content and patient-physician interventions at managed care organizations. A tool to measure the reduction of children's exposure to environmental tobacco in Cuyahoga Metropolitan Housing Authority homes, while determining barriers to reduced exposure among low income families, is being developed.

Rabies Control and Prevention

The primary objective of the program is to monitor the incidence of rabies in domestic and wild animal populations. To achieve this objective, the Board of Health collaborates with the Cuyahoga County Animal Warden's Society, the Animal Protective League, the Ohio Department of Natural Resources - Division of Wildlife, the Ohio Department of Health, and local veterinarians to discuss and assist in the surveillance of rabies in the animal populations.

Rodent Control

The Board of Health investigates complaints from homeowners of rodents harboring in their neighborhood. As a service to the residents, Board of Health licensed pest control applicators identify breeding sites and areas of rodent harborage and apply rodenticides with the permission of the homeowner.

*Health Education Programs*Teenage Pregnancy Prevention

The goal of this program is to reduce the number of teenage pregnancies through education. The program targets teens aged 12-14. Emphasis is placed on areas where the teen pregnancy rates are above national average. In addition, emphasis is placed on inner-ring suburbs (those communities bordering the City of Cleveland).

Cardiovascular Health Promotion

The mission of this project is to reduce key modifiable risk factors for cardiovascular disease in African American and Hispanic families, such as high blood cholesterol, obesity, physical inactivity, and tobacco use. Over the next four years the project will provide community-based education pertaining to cardiovascular disease and implement a promotional campaign that addresses how to reduce key risk factors.

Schools

The Board of Health contracts with public and private schools, providing school nurse services that include health screening and assessment, health education, and medical assistance. Additionally, the Board conducts comprehensive environmental health and safety inspections and services. These inspections are conducted on a semi-annual basis and integrate traditional building and classroom sanitation and safety inspections with emerging issues such as chemical laboratory safety, indoor air quality, integrated pest management, playground safety, chemical storage, and vocational safety.

Day Care

Public health nurses and dieticians provide technical assistance to day care providers in order to better serve children with special health care needs. Services include health screening and assessment, health education, and service coordination. Additionally, the Board collaborates with the Ohio Department of Education to administer the licensing and inspection of preschool and school-age child care programs, including Head Start agencies, the County Boards of Mental Retardation and Developmental Disabilities, and chartered non-public schools.

*Environmental Health*Solid Waste Management

This program annually inspects solid waste facilities to assure compliance with Section 3745-27 of the Ohio Administrative Code. These facilities include landfills, transfer stations, construction/demolition disposal sites, infectious waste treatment facilities, compost facilities, construction and demolition debris facilities, scrap tires, open dumping, and industrial/hazardous waste monitoring.

Housing/Manufactured Home Parks/Nuisances

Manufactured Home Parks are inspected according to the Ohio Revised Code for basic health, safety, and sanitation conditions to ensure overall maintenance. The Nuisance Abatement Program involves

close collaboration with community officials to evaluate and correct common public health nuisance conditions such as unsanitary living conditions, garbage, trash, and insects.

Exhibit 6-7, Cuyahoga County Board of Health, Selected Program Activity, East Cleveland, 2001	
Community and Family Services	
<i>Perinatal Outreach</i>	
Program Inquires and Responses	549
Visits	214
Case Management	194
Health Education	84
Healthy Homes	
Program Inquires and Responses	1,286
Visits	3
Inspections, Reinspections, Complaints	93
Sampling Analysis	7
Compliance Testing	3
Community Assessments	
<i>Indoor Air Quality</i>	
Program Inquires and Responses	21
Inspections, Reinspections, Complaints	1
<i>Reportable Disease Surveillance</i>	
Program Inquires and Responses	83
Illness Investigations	116
Health Education	10
<i>Children and Family Health Services (CFHS)</i>	
Program Inquires and Responses	69
Health Education	100
<i>Child Death Review</i>	
Program Inquires and Responses	10
Visits	3
Case Management	10
<i>Tobacco Use/Exposure Reduction</i>	
Program Inquires and Responses	35
<i>Rabies Control and Prevention</i>	
Program Inquires and Responses	130
Inspections, Reinspections, Complaints	32
<i>Rodent Control</i>	
Program Inquires and Responses	201
Inspections, Reinspections, Complaints	280
Survey/Treatments	2
Health Education Programs	
<i>Teenage Pregnancy Prevention</i>	
Program Inquires and Responses	71
<i>Cardiovascular Health Promotion</i>	
Program Inquires and Responses	608
Visits	2
Health Education	3

Exhibit continued on following page.

Exhibit 6-7, Cuyahoga County Board of Health, Selected Program Activity, East Cleveland, 2001 (continued)

Schools	
<i>Health Education</i>	
Other Educational Activities	1
<i>Environmental Health/Safety Assessments</i>	
Inspections, Reinspections, Complaints	23
<i>Other Activities</i>	
Program Inquires and Responses	36
Day Care	
<i>Health Screenings</i>	
Hearing	40
Vision	63
General	24
Referrals for Follow-Up	7
<i>Health Assessments</i>	
Care Plans	3
Case Management	62
Illness Assessments	3
Visits to Day Care and Home	3
<i>Health Education</i>	
CPR	31
Communicable Disease/Bloodborne	7
Child Abuse	1
First Aid	1
Special Needs	1
Other Educational Activities	62
<i>Environmental Health/Safety Assessments</i>	
Inspections, Reinspections, Complaints	13
Sampling Analysis	81
<i>Other Activities</i>	
Program Inquires and Responses	393
Illness Investigations	13
Documentation for Medicaid	7
Environmental Health	
<i>Solid Waste Management</i>	
Program Inquires and Responses	128
Inspections, Reinspections, Complaints	46
<i>Housing/Manufactured Home Parks/Nuisances</i>	
Program Inquires and Responses	102
Inspections, Reinspections, Complaints	119
<p>Program Inquires and Responses includes meetings, telephone calls, and other administrative responsibilities associated with the day-to-day management of a program.</p> <p>Source: Cuyahoga County Board of Health, Annual Statistical Report, East Cleveland, 2001</p>	

PUBLIC SAFETY

Introduction

United Way Services and the Federation for Community Planning, in their publication *Social Indicators 2001 - Public Safety*, noted that

crime, juvenile delinquency and other antisocial incidents are indicators of community dysfunction. They impact the victim, but also the perpetrator and community. Victims may lose their lives, or be seriously injured. Even property crimes leave scars, as well as an economic loss. For the perpetrator, this may be the beginning of a destructive pattern that continues through life. Incarceration may eliminate the immediate threat, but not solve the underlying problem. Finally, the community suffers as crime keeps people and investment away, and as youngsters grow up in a dangerous and developmentally debilitating environment.

This section reviews crime, juvenile delinquency, and child maltreatment information for East Cleveland and describes a County Prosecutor's Office program that works with many partners in the community to attempt to improve public safety.

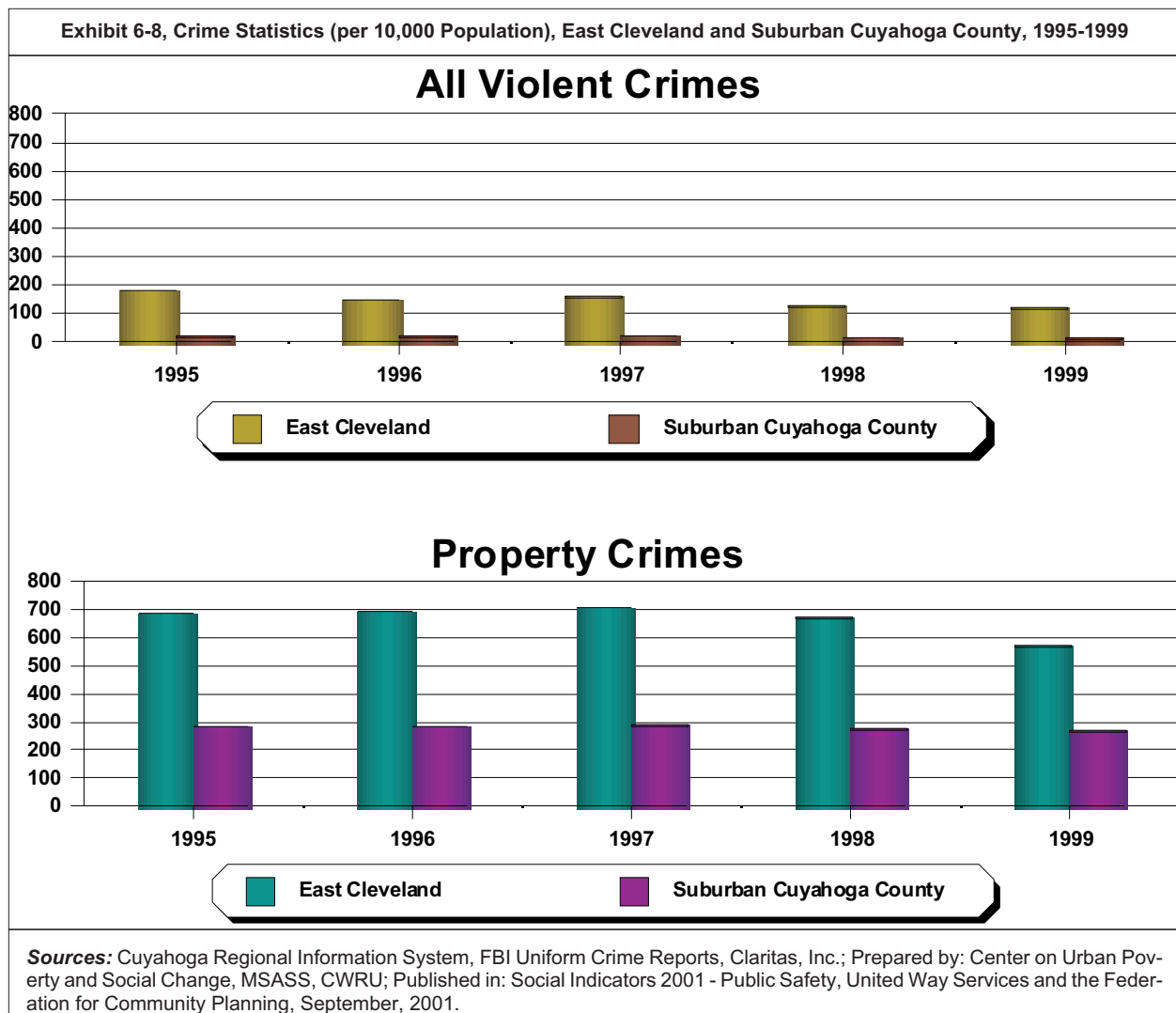
Crime

Crime statistics are compiled in standardized categories. The violent crime category includes murder and non-negligent manslaughter, forcible rape, robbery, and aggravated assault. The property crime category includes burglary, larceny/theft, motor vehicle theft, and arson.

For the period 1995-1999, the decrease in crime in East Cleveland was similar to the decline for suburban Cuyahoga County (*see Exhibit 6-8 and Appendix 6-V*). During this period, the violent crime rate decreased by about 30% in East Cleveland and suburban Cuyahoga County, while the property crime rate declined by about 22% in East Cleveland but only by about 8% in suburban Cuyahoga County.

East Cleveland still represented however, a high proportion of all crime occurring in suburban Cuyahoga County. According to the 2000 Census, 3% of all suburban Cuyahoga County residents lived in East Cleveland. In contrast, in 1999 East Cleveland experienced 27% of all suburban violent crimes and 7% of all suburban property crimes.

East Cleveland crime rates were also high in the areas of domestic violence and drug crimes. Domestic violence crimes are defined as non-aggravated assaults that are considered domestic in nature, such as spousal abuse, parental abuse, and sibling abuse. In 1999, 17% of all suburban domestic violence crimes occurred in East Cleveland. Drug offenses include drug abuse violations, which are defined as offenses related to the unlawful possession, sale, use, growing, and manufacture of narcotic drugs. Alcohol related offenses are not included in the drug crime category. In 1999, almost 15% of all suburban drug crimes occurred in East Cleveland.

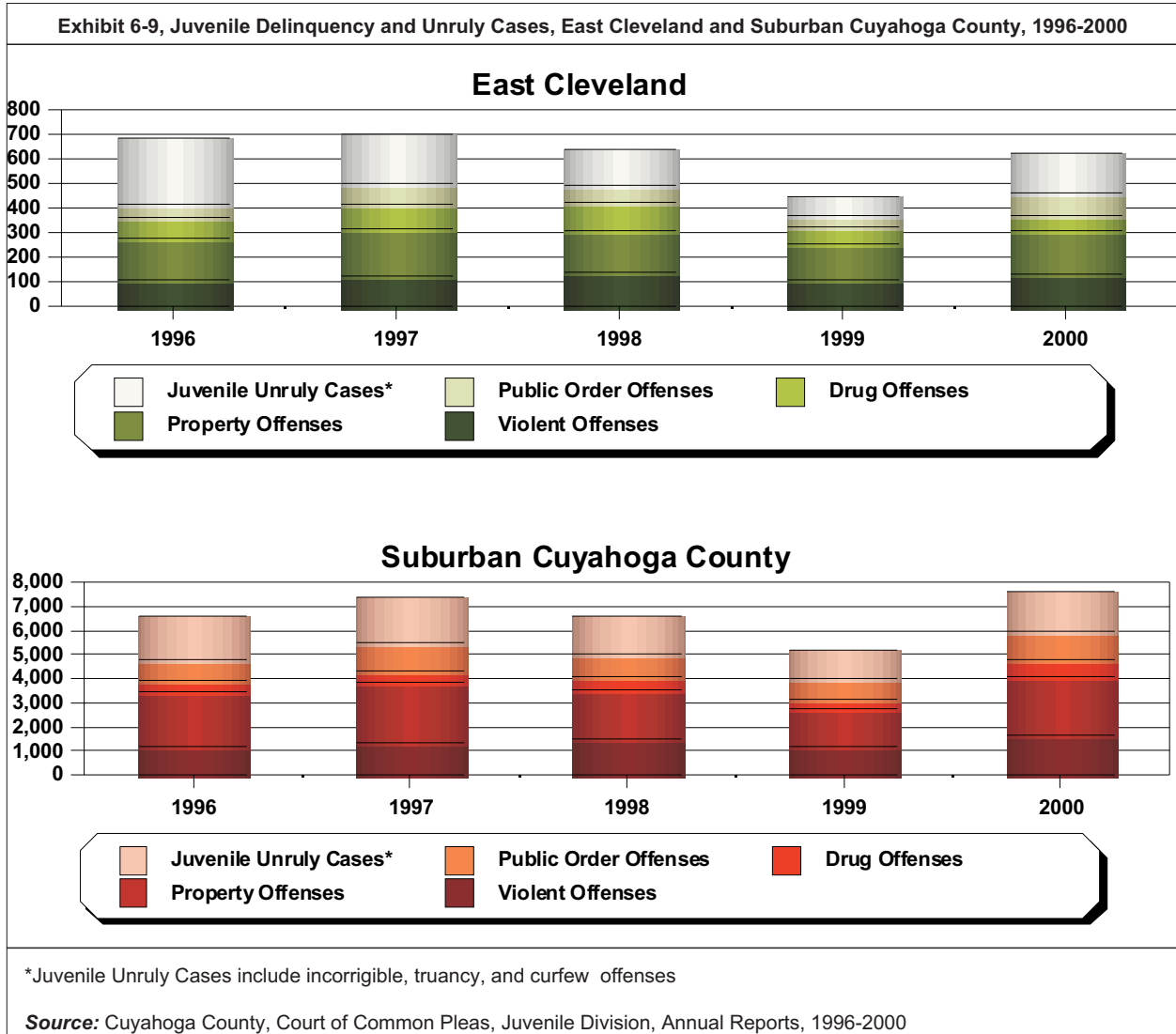


Juvenile Delinquency

The 1992 annual report of Juvenile Court of Cuyahoga County, which was established ninety years earlier, noted that “in 1902, the major concerns facing families in the juvenile justice system were whiskey, poverty, and criminality.” The report also concluded that “we are facing derivatives of these [concerns] today: substance abuse, gangs, and violent crime.”

Similar to crime statistics, the juvenile delinquency rate in East Cleveland for the period 1996 through 2000 represented a high proportion of all juvenile delinquency occurring in suburban Cuyahoga County. According to the 2000 Census, just under 4% of all juveniles residing in suburban Cuyahoga County lived in East Cleveland. In contrast, East Cleveland experienced 10% of all suburban juvenile unruly cases in 2000 (incorrigibility, truancy, and curfew offenses), and almost 8% of all suburban juvenile delinquency cases in 2000 (violent, property, drug, and public order offenses). For year 2000

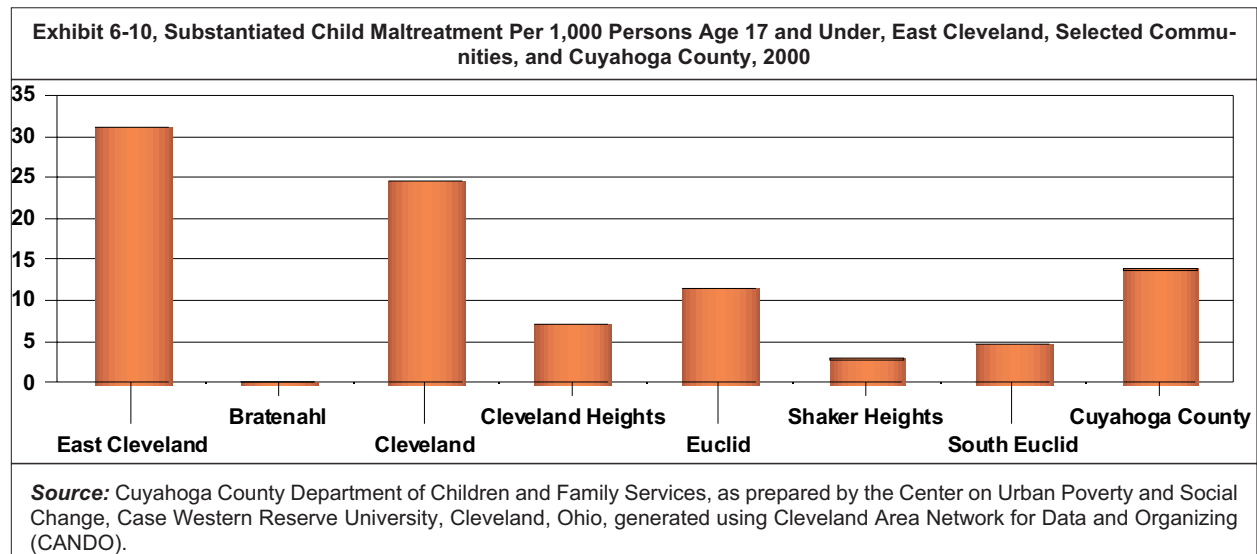
juvenile delinquency cases in both East Cleveland and suburban Cuyahoga County, about 40% of cases were property offenses, 30% were violent offenses, 20% were public order offenses, and 10% were drug offenses (see Exhibit 6-9 and Appendix 6-W).



Substantiated Child Maltreatment

Substantiated child maltreatment is defined as incidents of physical, emotional, and sexual abuse and/or neglect for children age 17 and under, which have been confirmed through reports made by the staff of the Cuyahoga County Department of Children and Family Services. The annual figures represent an unduplicated count, meaning that a child with multiple incidents is only counted once.

For the years 1996, 1998, and 2000, East Cleveland had a rate of substantiated child maltreatment approximately double the rate of Cuyahoga County (*see Appendix 6-X*). For 2000, approximately 31 of every 1,000 persons age 17 and under in East Cleveland suffered a confirmed incident (*see Exhibit 6-10*). This rate was about one-quarter higher than Cleveland and 125% higher than Cuyahoga County as a whole.



Selected Activities

Community-Based Prosecution Program, Cuyahoga County Prosecutor's Office

Community-Based Prosecution (CBP) is a partnership developed among the Cuyahoga County Prosecutor's Office and local communities. Assistant Prosecuting Attorneys are located in a specific community to work with residents, police, schools, businesses, and civic and religious organizations in prosecuting local crimes and developing team strategies to reduce crime.

East Cleveland was the first community to partner with the Prosecutor's Office. In early 1999, a 21-member Community Action Board (CAB) was formed, comprised of representatives of the groups listed above. In addition, a community survey solicited responses on the community's attitude toward crime. The CAB and the Prosecutor's Office identified the following goals for the program, which were corroborated with crime data:

- ✓ Increase public awareness of the nature and extent of crime in the targeted areas;
- ✓ Reduce and prevent crime, particularly drug offenses, assault, domestic violence, child abuse and neglect, gang activity, and juvenile violence in targeted areas;
- ✓ Correspondingly reduce residents' fear of crime through collaboration and increased public awareness; and

- ✓ Promote and ensure ongoing collaboration among all people in these areas in pursuit of these objectives.

The Prosecutor's Office staff focuses on tracking and prosecuting individual criminals, talking daily with residents and local police, and geographically tracking crime. The program has just completed its second full year. As crime statistics become available for all Cuyahoga County jurisdictions for 2000, 2001, and 2002, it will be possible to measure the impact of this program relative to overall crime and juvenile delinquency trends countywide.

Cuyahoga County Department of Children and Family Services

Through a combination of custody, foster care, and adoption programs, this county department is responsible for assuring that children at risk of abuse or neglect are protected and nurtured within a family and with the support of the community.

Appendix Six

Quality of Life

Appendix 6-A, Persons Below the Poverty Line by Census Tract, East Cleveland, 1989 and 1999

Census Tract	1989		1999	
	Persons		Persons	
	Number	Percent	Number	Percent
1501	1,133	23.3%	1,327	32.6%
1503	957	31.4%	893	36.5%
1504	1,234	34.0%	985	35.1%
1511	806	34.3%	654	31.6%
1512	384	17.8%	511	26.5%
1513	621	29.0%	600	27.3%
1514	1,129	33.5%	770	34.2%
1515	770	27.7%	604	32.3%
1516	657	26.1%	525	23.2%
1517	636	22.4%	867	36.8%
1518	762	25.2%	783	32.8%
Total	9,089	27.8%	8,519	32.0%

Source: Censuses of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF3A) and 2000 (Table DP-3 and SF3)

Appendix 6-B, Poverty Data by Race, Household Type, and Age, East Cleveland and Cuyahoga County, 1999

Household Type	East Cleveland		Cuyahoga County	
	Number	Percent	Number	Percent
Families	1,807	28.0%	36,535	10.3%
With related children under 18 years	1,451	36.7%	29,337	16.2%
With related children under 5 years	690	43.9%	15,073	21.1%
Families with female householder, no husband present	1,322	39.6%	24,068	27.4%
With related children under 18 years	1,213	47.4%	21,497	36.4%
With related children under 5 years	619	58.7%	11,141	49.8%
Individuals	8,519	32.0%	179,372	13.1%
18 years and over	4,932	26.2%	112,058	10.9%
65 years and over	754	22.5%	19,082	9.3%
Related children under 18 years	3,553	45.5%	66,080	19.4%
Related children 5 to 17 years	2,580	44.3%	45,979	18.3%
Unrelated individuals 15 years and over	2,282	37.5%	55,374	20.2%

Source: Census of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 2000 (Table DP-3)

Appendix 6-C, Federal Poverty Guidelines, 2002

Family Size	Family Income
1	\$8,860
2	\$11,940
3	\$15,020
4	\$18,100
5	\$21,180
6	\$24,260

Source: U.S. Department of Health and Human Services, Office of the Assistant Secretary for Planning and Evaluation, as published in the Federal Register, Vol 67, No. 31, February 14, 2002, pp. 6931-6933.

Appendix 6-D, Public Assistance Data - All Persons, East Cleveland, Selected Communities, and Cuyahoga County, July, 1998-July, 2001

Area	ADC/TANF total assistance groups					ADC/TANF total individual count					Individual Count Per 1,000 Persons - July 2001 (2000 Population)
	July 1998	July 1999	July 2000	July 2001	Percent Change July 1998 - July 2001	July 1998	July 1999	July 2000	July 2001	Percent Change July 1998 - July 2001	
East Cleveland	1,799	1,425	1,210	913	-49.2%	4,879	3,921	3,240	2,170	-55.5%	79.7
Bratenahl	4	2	2	2	-50.0%	13	9	8	4	-69.2%	3.0
Cleveland	24,650	18,827	16,404	12,139	-50.8%	69,251	51,752	44,670	28,852	-58.3%	60.3
Cleveland Heights	711	521	475	424	-40.4%	1,803	1,259	1,217	970	-46.2%	19.4
Euclid	619	454	421	399	-35.5%	1,479	1,072	949	835	-43.5%	15.8
Shaker Heights	240	175	161	128	-46.7%	594	395	383	284	-52.2%	9.7
South Euclid	143	104	88	88	-38.5%	338	234	194	186	-45.0%	7.9
Cuyahoga County	32,006	24,210	21,311	16,299	-49.1%	88,215	65,231	56,794	38,203	-56.7%	27.4
Area	Food stamp total assistance groups					Food stamp total individual count					Individual Count Per 1,000 Persons - July 2001 (2000 Population)
	July 1998	July 1999	July 2000	July 2001	Percent Change July 1998 - July 2001	July 1998	July 1999	July 2000	July 2001	Percent Change July 1998 - July 2001	
East Cleveland	3,691	3,306	3,202	3,204	-13.2%	8,258	7,446	7,037	6,933	-16.0%	254.7
Bratenahl	10	8	8	8	-20.0%	21	22	19	19	-9.5%	14.2
Cleveland	47,975	42,857	41,810	41,514	-13.5%	112,917	99,619	95,687	94,114	-16.7%	196.7
Cleveland Heights	1,611	1,421	1,408	1,489	-7.6%	3,318	2,804	2,838	3,058	-7.8%	61.2
Euclid	1,628	1,476	1,621	1,700	4.4%	3,039	2,732	2,960	3,185	4.8%	60.4
Shaker Heights	463	431	437	445	-3.9%	943	863	884	953	1.1%	32.4
South Euclid	288	233	253	270	-6.3%	569	461	492	525	-7.7%	22.3
Cuyahoga County	65,466	58,720	57,816	58,064	-11.3%	148,438	131,540	127,454	127,045	-14.4%	91.1

Appendix 6-E, Public Assistance Data - Persons Age 17 and Under, East Cleveland, Selected Communities, and Cuyahoga County, July, 1998-July, 2001

Area	ADC/TANF total individual count - persons age 17 and under					
	July 1998	July 1999	July 2000	July 2001	Percent Change July 1998 - July 2001	Individual Count Per 1,000 Persons - July 2001 (2000 Population)
East Cleveland	3,461	2,870	2,415	1,617	-53.3%	200.1
Bratenahl	10	8	6	2	-80.0%	13.2
Cleveland	48,854	37,311	32,741	21,419	-56.2%	157.0
Cleveland Heights	1,255	911	907	719	-42.7%	60.3
Euclid	968	733	675	600	-38.0%	50.9
Shaker Heights	403	284	286	207	-48.6%	26.9
South Euclid	224	170	151	141	-37.1%	23.9
Cuyahoga County	61,815	46,917	41,587	28,224	-54.3%	81.1
Area	Food stamp total individual count - persons age 17 and under					
	July 1998	July 1999	July 2000	July 2001	Percent Change July 1998 - July 2001	Individual Count Per 1,000 Persons - July 2001 (2000 Population)
East Cleveland	4,253	3,876	3,588	3,437	-19.2%	425.3
Bratenahl	11	14	11	10	-9.1%	65.8
Cleveland	60,602	52,890	50,330	48,650	-19.7%	356.7
Cleveland Heights	1,471	1,171	1,235	1,371	-6.8%	115.0
Euclid	1,224	1,105	1,176	1,291	5.5%	109.6
Shaker Heights	437	387	403	456	4.3%	59.2
South Euclid	239	200	213	223	-6.7%	37.8
Cuyahoga County	76,711	67,200	64,334	62,992	-17.9%	181.0

Note and Sources for Appendices 6-D and 6-E.

ADC/TANF total assistance groups include regular or single parent (R) and unemployed parent (U).

Sources: Cuyahoga County Departments of Health and Nutrition and Work and Training; Ohio Department of Human Services Monthly Case and Individual Extract files from the Client Registry Information System-Enhanced (CRIS-E), as prepared by the Center on Urban Poverty and Social Change, Case Western Reserve University, Cleveland, Ohio, generated using Cleveland Area Network for Data and Organizing (CANDO); Census of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 2000 (Table DP-1).

Appendix 6-F, Medicaid Recipients Age 65 and Older, East Cleveland, Selected Communities, and Cuyahoga County, July, 2001

Area	Medicaid-A Recipients	Recipients Per 1,000 Persons Age 65 and Older (2000 Population)
East Cleveland	531	146.8
Bratenahl	2	5.5
Cleveland	6,338	105.7
Cleveland Heights	385	65.8
Euclid	550	54.4
Shaker Heights	89	19.4
South Euclid	43	11.9
Cuyahoga County	13,779	63.5

Sources: Cuyahoga County Departments of Health and Nutrition and Work and Training; Ohio Department of Human Services Monthly Case and Individual Extract files from the Client Registry Information System-Enhanced (CRIS-E), as prepared by the Center on Urban Poverty and Social Change, Case Western Reserve University, Cleveland, Ohio, generated using Cleveland Area Network for Data and Organizing (CANDO); Census of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 2000 (Table DP-1).

Appendix 6-G, Low- and Moderate-Income Persons by Census Block Group, East Cleveland, 1989

Census Tract	Block Group	Total Persons	Low- and Moderate-Income Persons	
			Total	Percent
1501	1	653	380	58.19%
1501	2	1,436	645	44.92%
1501	3	720	499	69.31%
1501	4	1,070	777	72.62%
1501	5	873	488	55.90%
1503	1	973	615	63.21%
1503	2	1,057	513	48.53%
1503	3	902	725	80.38%
1504	1	1,300	872	67.08%
1504	2	872	630	72.25%
1504	3	1,290	1,004	77.83%
1511	3	1,379	970	70.34%
1511	4	954	601	63.00%
1512	1	428	202	47.20%
1512	2	1,503	1,090	72.52%
1512	4	234	76	32.48%
1513	1	638	412	64.58%
1513	2	813	734	90.28%
1513	3	370	33	8.92%
1513	4	251	38	15.14%
1514	1	1,291	1,000	77.46%
1514	2	978	511	52.25%
1514	3	778	635	81.62%
1515	1	1,046	697	66.63%
1515	2	653	384	58.81%
1515	3	531	316	59.51%
1515	4	413	228	55.21%
1516	1	1,290	858	66.51%
1516	2	336	250	74.40%
1516	3	770	451	58.57%
1517	2	706	456	64.59%
1517	3	1,036	689	66.51%
1517	4	519	329	63.39%
1517	5	311	142	45.66%
1518	1	456	309	67.76%
1518	2	960	477	49.69%
1518	3	859	679	79.05%
1518	4	174	174	100.00%
1518	5	287	148	51.57%
Citywide		31,110	20,040	64.42%

Source: U.S. Department of Housing and Urban Development, 1990 Census Special Tab Tape, Ohio, July 8, 1993

Appendix 6-H, Low- and Moderate-Income Limits, U.S. Department of Housing and Urban Development, Cleveland-Lorain-Elyria PMSA, Federal Fiscal Year 2002

FY 2002 Median Family Income (MFI): \$60,000

% of MFI	Category	Income Limit by Number of Persons in Household					
		1	2	3	4	5	6
30% of MFI	Extremely Low Income	\$ 12,600	\$ 14,400	\$ 16,200	\$ 18,000	\$ 19,450	\$ 20,900
50% of MFI	Low Income	\$ 21,000	\$ 24,000	\$ 27,000	\$ 30,000	\$ 32,400	\$ 34,800
80% of MFI	Moderate Income	\$ 33,600	\$ 38,400	\$ 43,200	\$ 48,000	\$ 51,850	\$ 55,700

Source: U.S. Department of Housing and Urban Development, Income Limits, December 10, 2001

Appendix 6-I, Unemployment Rate, East Cleveland, Selected Communities, and Cuyahoga County, 1997- November, 2002

Area	Unemployment Rate					
	1997	1998	1999	2000	2001	Nov. 2002
East Cleveland	10.7	9.9	10.3	10.1	10.2	12.7
Bratenahl	not available					
Cleveland	9.3	8.6	8.9	8.7	8.8	11.0
Cleveland Heights	3.1	2.8	2.9	2.9	2.9	3.7
Euclid	3.8	3.5	3.6	3.6	3.6	4.5
Shaker Heights	2.5	2.3	2.4	2.4	2.4	3.0
South Euclid	2.6	2.4	2.5	2.4	2.5	3.1
Cuyahoga County	4.9	4.5	4.6	4.6	4.6	5.8

Data for Bratenahl is not available due to the small population of the village.

Source: State of Ohio, Department of Job & Family Services, Labor Market Information

Appendix 6-J, Educational Attainment, East Cleveland and Cuyahoga County, 1990 and 2000

Area	Persons 25 Years of Age or Older	Less than 9th Grade		9th to 12th Grade, No Diploma		High School Graduate (includes equivalency)		Some College, No Degree		Associate Degree		Bachelor's Degree or Higher	
		#	%	#	%	#	%	#	%	#	%	#	%
1990													
East Cleveland	20,155	1,782	8.8%	5,746	28.5%	6,182	30.7%	4,047	20.1%	959	4.8%	1,439	7.1%
Cuyahoga County	943,924	72,536	7.7%	172,761	18.3%	291,883	30.9%	169,957	18.0%	46,969	5.0%	189,818	20.1%
2000													
East Cleveland	16,712	956	5.7%	4,235	25.3%	5,514	33.0%	3,779	22.6%	801	4.8%	1,427	8.5%
Cuyahoga County	936,148	41,967	4.5%	129,995	13.9%	281,264	30.0%	198,044	21.2%	49,465	5.3%	235,413	25.1%

Source: Censuses of Population and Housing, U.S. Department of Commerce, Bureau of the Census, 1990 (STF 3A (P057)) and 2000 (Table DP-2)

Appendix 6-K, Public School Enrollment and Enrollment Projections, East Cleveland School District, 1992-1993 through 2004-2005

School Year	School Enrollment	Change	
		Number	Percent
Current Enrollment			
1992-1993	8,143	--	--
1993-1994	7,676	-467	-5.7%
1994-1995	7,695	19	0.2%
1995-1996	7,309	-386	-5.0%
1996-1997	7,158	-151	-2.1%
1997-1998	6,704	-454	-6.3%
1998-1999	6,359	-345	-5.1%
1999-2000	6,017	-342	-5.4%
2000-2001	5,889	-128	-2.1%
2001-2002	5,502	-387	-6.6%
Change 1992-1993 to 2001-2002	--	-2,641	-32.4%
Projected Enrollment			
2002-2003	5,876	--	--
2003-2004	5,793	-83	-1.4%
2004-2005	5,726	-67	-1.2%
Change 2002-2003 to 2004-2005		-150	-2.6%

Source: Ohio Department of Education, Fall Enrollment Data (Head Counts) for the first full week of October; Projections: East Cleveland City Schools, prepared June, 2000.

Appendix 6-L, Parochial School Enrollment, Christ the King, 1995-1996 through 2001-2002

School Year	School Enrollment	Change	
		#	%
Current Enrollment			
1995-1996	174	--	--
1996-1997	200	26	14.9%
1997-1998	195	-5	-2.5%
1998-1999	179	-16	-8.2%
1999-2000	152	-27	-15.1%
2000-2001	174	22	14.5%
2001-2002	152	-22	-12.6%
Change 1995-1996 to 2001-2002	--	-22	-12.6%

Source: Office of Catholic Education, Diocese of Cleveland, 2002

Appendix 6-M, Enrollment by Grade, East Cleveland School District, 1991-1992, 1996-1997, and 2001-2002

Grade	School Year 1991-1992		School Year 1996-1997		School Year 2001-2002		Change School Year 1991-1992 To 2001-2002	
	Number of Students	Percent of Total	Number of Students	Percent of Total	Number of Students	Percent of Total	Number of Students	Percent of Total
Pre-Kindergarten	327	4.2%	181	2.5%	95	1.7%	-232	-70.9%
Kindergarten	494	6.3%	558	7.8%	402	7.3%	-92	-18.6%
1st Grade	631	8.1%	649	9.1%	487	8.9%	-144	-22.8%
2nd Grade	591	7.6%	652	9.1%	494	9.0%	-97	-16.4%
3rd Grade	617	7.9%	613	8.6%	497	9.0%	-120	-19.4%
4th Grade	606	7.8%	561	7.8%	497	9.0%	-109	-18.0%
5th Grade	655	8.4%	521	7.3%	489	8.9%	-166	-25.3%
6th Grade	623	8.0%	563	7.9%	450	8.2%	-173	-27.8%
7th Grade	656	8.4%	553	7.7%	494	9.0%	-162	-24.7%
8th Grade	551	7.1%	460	6.4%	342	6.2%	-209	-37.9%
9th Grade	497	6.4%	448	6.3%	516	9.4%	19	3.8%
10th Grade	474	6.1%	457	6.4%	284	5.2%	-190	-40.1%
11th Grade	475	6.1%	396	5.5%	221	4.0%	-254	-53.5%
12th Grade	499	6.4%	400	5.6%	213	3.9%	-286	-57.3%
Ungraded	86	1.1%	146	2.0%	21	0.4%	-65	-75.6%
Total Students	7,782	100.0%	7,158	100.0%	5,502	100.0%	-2,280	-29.3%

Source: Ohio Department of Education, Fall Enrollment Data (Head Counts) for the first full week of October

Appendix 6-N, Performance Standards, East Cleveland and Selected School Districts, 2001-2002

Performance Standards	Minimum State Performance Standard	East Cleveland School District	Cleveland School District	Cleveland Hts. - University Hts. School District	Euclid School District	Shaker Heights School District	South Euclid-Lyndhurst School District
Grade 4 Proficiency Tests							
Citizenship	75%	30.3%	44.2%	63.6%	50.1%	80.7%	76.4%
Mathematics	75%	26.5%	43.9%	54.2%	41.6%	82.2%	71.7%
Reading	75%	47.1%	40.1%	64.0%	48.5%	85.7%	74.7%
Writing	75%	51.6%	60.6%	77.1%	68.5%	92.5%	87.1%
Science	75%	25.2%	42.6%	56.2%	41.3%	75.5%	68.7%
Grade 6 Proficiency Tests							
Citizenship	75%	39.7%	31.7%	56.8%	55.7%	78.4%	86.3%
Mathematics	75%	25.7%	23.6%	35.8%	37.3%	72.4%	76.3%
Reading	75%	33.7%	21.3%	40.3%	37.5%	71.9%	69.7%
Writing	75%	75.6%	66.1%	85.4%	78.7%	94.4%	95.0%
Science	75%	24.4%	21.4%	40.6%	35.3%	61.5%	73.7%
Grade 9 Proficiency Tests (taken by 9th grade students)							
Citizenship	75%	62.1%	53.3%	78.8%	75.7%	85.7%	87.4%
Mathematics	75%	41.1%	33.6%	60.3%	58.8%	75.2%	78.5%
Reading	75%	76.8%	73.4%	89.6%	87.5%	93.9%	92.9%
Writing	75%	78.8%	68.6%	87.1%	83.6%	92.7%	94.2%
Science	75%	48.7%	38.3%	64.9%	62.1%	80.8%	84.8%
Grade 9 Proficiency Tests (taken by 10th grade students)							
Citizenship	85%	90.0%	70.6%	93.3%	89.4%	97.2%	96.6%
Mathematics	85%	73.2%	49.7%	80.0%	80.1%	85.1%	90.7%
Reading	85%	92.0%	85.4%	98.5%	94.4%	98.3%	97.8%
Writing	85%	95.8%	85.5%	96.9%	94.2%	96.8%	99.7%
Science	85%	80.1%	56.1%	85.1%	79.1%	90.9%	93.2%
Student Attendance Rate							
	93%	90.3%	93.8%	94.2%	94.1%	95.5%	95.0%
Graduation Rate							
	90%	73.3%	38.1%	79.9%	99.7%	97.6%	91.0%
Total Standards Met (22 Maximum)							
	--	6	3	10	9	19	17

Source: Ohio Department of Education, 2003 Local Report Card, based on FY2002 school year data

Appendix 6-O, Selected District Characteristics, East Cleveland, Selected School Districts, and Ohio

Characteristics	State of Ohio	East Cleveland School District	Cleveland School District	Cleveland Hts. - University Hts. School District	Euclid School District	Shaker Heights School District	South Euclid-Lyndhurst School District
Average number of students per teacher	18.0	16.4	15.8	15.0	18.1	14.1	16.1
Students in the same district less than half the year	9.5%	19.2%	0.1%	9.4%	0.5%	2.9%	4.8%
Students from families receiving Ohio Works First cash assistance	5.6%	23.1%	21.5%	8.0%	7.6%	4.2%	2.1%
Students from families eligible for free and reduced price lunch	28.8%	73.9%	80.9%	26.9%	47.7%	5.6%	11.5%

Source: Ohio Department of Education, Average number of students per teacher: 2000-01 School Year; Students in the same district less than half the year: 2000-01 School Year; Students from families receiving Ohio Works First cash assistance: October, 2001; Students from families eligible for free and reduced price lunch: 1999-2000 School Year.

Appendix 6-P, Spending Per Pupil, East Cleveland, Selected School Districts, and Ohio, 1999-2000

District	Instruction	Building Operations	Administration	Pupil Support	Staff Support	Total Spending Per Pupil
East Cleveland School District	53.4%	17.0%	16.9%	10.4%	2.3%	\$9,306
Cleveland School District	55.7%	19.6%	12.6%	7.0%	5.1%	\$7,833
Cleveland Hts. - University Hts. School District	49.3%	22.7%	12.8%	13.8%	1.4%	\$10,803
Euclid School District	53.1%	20.0%	13.3%	11.9%	1.7%	\$8,194
Shaker Heights School District	48.3%	25.3%	11.9%	11.9%	2.6%	\$11,604
South Euclid - Lyndhurst School District	54.7%	22.1%	9.9%	11.8%	1.5%	\$9,001
State of Ohio	55.8%	19.2%	11.9%	11.0%	2.1%	\$7,057

Source: Ohio Department of Education, 2001 School District Report Card

Appendix 6-Q, Revenue Sources Per Pupil, East Cleveland, Selected School Districts, and Ohio, 1999-2000

District	Local Funds	State Funds	Federal Funds	Total Revenue Per Pupil
East Cleveland School District	23.4%	65.7%	10.9%	\$9,029
Cleveland School District	35.7%	56.4%	7.9%	\$8,187
Cleveland Hts. - University Hts. School District	63.9%	32.0%	4.1%	\$9,926
Euclid School District	68.5%	26.9%	4.6%	\$8,943
Shaker Heights School District	73.6%	24.2%	2.2%	\$10,509
South Euclid - Lyndhurst School District	76.8%	20.8%	2.4%	\$9,363
State of Ohio	50.4%	43.8%	5.8%	\$7,013

Source: Ohio Department of Education, 2001 School District Report Card

Appendix 6-R, Births to Teenage and Unmarried Females, East Cleveland, Selected Communities, and Cuyahoga County, 1997

Area	Annual Total Births	Births To Teenagers Age 10-14		Births To Teenagers Age 15-19		Births to Unmarried Females	
		Number	Per 1,000 Females Age 10-14	Number	Per 1,000 Females Age 15-19	Number	Per 1,000 Live Births
East Cleveland	456	3	2.5	106	93.2	368	807.0
Bratenahl	7	0	0.0	0	0.0	0	0.0
Cleveland	8,387	54	3.1	1,675	102.1	5,475	652.8
Cleveland Heights	662	3	1.7	44	26.7	188	284.0
Euclid	747	2	1.3	46	32.3	238	318.6
Shaker Heights	359	0	0.0	28	28.7	71	197.8
South Euclid	292	0	0.0	5	6.7	43	147.3
Cuyahoga County	19,033	76	1.6	2,383	53.9	7,962	418.3

Sources: Ohio Department of Health, Vital Statistics, Division, as prepared by the Center on Urban Poverty and Social Change, Case Western Reserve University, Cleveland, Ohio, generated using Cleveland Area Network for Data and Organizing (CANDO).

Appendix 6-S, Low Birth Weight Babies, East Cleveland, Selected Communities, and Cuyahoga County, 1997

Area	Annual Total Births	Low Birth Weight		Very Low Birth Weight	
		Number	Per 1,000 Live Births	Number	Per 1,000 Live Births
East Cleveland	456	48	105.3	18	39.5
Bratenahl	7	0	0.0	0	0.0
Cleveland	8,387	954	113.8	228	27.2
Cleveland Heights	662	53	80.1	14	21.1
Euclid	747	73	97.7	12	16.1
Shaker Heights	359	26	72.6	6	16.8
South Euclid	292	28	95.9	2	6.8
Cuyahoga County	19,033	1,705	89.6	387	20.3

Sources: Ohio Department of Health, Vital Statistics, Division, as prepared by the Center on Urban Poverty and Social Change, Case Western Reserve University, Cleveland, Ohio, generated using Cleveland Area Network for Data and Organizing (CANDO).

Appendix 6-T, Births With Adequate Prenatal Care, East Cleveland, Selected Communities, and Cuyahoga County, 1997

Area	Total Annual Births	Births With Adequate Prenatal Care	Adequate Prenatal Care Per 1,000 Live Births
East Cleveland	456	236	636.1
Bratenahl	7	6	1,000.0
Cleveland	8,387	4,555	591.9
Cleveland Heights	662	534	869.7
Euclid	747	608	874.8
Shaker Heights	359	298	884.3
South Euclid	292	250	902.5
Cuyahoga County	19,033	12,858	719.0

Sources: Ohio Department of Health, Vital Statistics, Division, as prepared by the Center on Urban Poverty and Social Change, Case Western Reserve University, Cleveland, Ohio, generated using Cleveland Area Network for Data and Organizing (CANDO).

Appendix 6-U, Infant Deaths and Mortality Rate, East Cleveland, Selected Communities, and Cuyahoga County, 1997

Area	Infant Deaths	Infant Mortality Rate Per 1,000 Live Births
East Cleveland	9	19.7
Bratenahl	0	0.0
Cleveland	126	15.0
Cleveland Heights	3	4.5
Euclid	4	5.4
Shaker Heights	2	5.6
South Euclid	2	6.8
Cuyahoga County	206	10.8

Sources: Ohio Department of Health, Vital Statistics, Division, as prepared by the Center on Urban Poverty and Social Change, Case Western Reserve University, Cleveland, Ohio, generated using Cleveland Area Network for Data and Organizing (CANDO).

Appendix 6-V, Crime Statistics (per 10,000 Population), East Cleveland and Suburban Cuyahoga County, 1995-1999

Year	East Cleveland							
	All Violent Crimes		Domestic Violence		Drug Crimes		Property Crimes	
	Number	Per 10,000 Population	Number	Per 10,000 Population	Number	Per 10,000 Population	Number	Per 10,000 Population
1995	563	178.6	396	125.6	230	73.0	2,156	684.0
1996	458	147.1	478	153.5	247	79.3	2,152	691.1
1997	488	160.4	578	190.0	268	88.1	2,144	704.7
1998	391	130.6	588	196.4	228	76.2	2,014	672.8
1999	363	123.4	521	177.1	302	102.6	1,689	574.0
Year	Suburban Cuyahoga County							
	All Violent Crimes		Domestic Violence		Drug Crimes		Property Crimes	
	Number	Per 10,000 Population	Number	Per 10,000 Population	Number	Per 10,000 Population	Number	Per 10,000 Population
1995	1,926	21.2	3,458	38.1	1,597	17.6	25,621	282.6
1996	1,798	19.9	3,086	34.2	1,704	18.9	25,771	285.3
1997	1,726	19.4	2,957	33.2	1,971	22.1	25,861	290.0
1998	1,505	17.0	3,022	34.2	2,055	23.2	24,357	275.3
1999	1,349	15.4	3,044	34.7	2,191	25.0	23,507	267.8

Sources: Cuyahoga Regional Information System, FBI Uniform Crime Reports, Claritas, Inc.; Prepared by: Center on Urban Poverty and Social Change, MSASS, CWRU; Published in: Social Indicators 2001 - Public Safety, United Way Services and the Federation for Community Planning, September, 2001.

Appendix 6-W, Juvenile Delinquency and Unruly Cases, East Cleveland and Suburban Cuyahoga County, 1996-2000

Year	East Cleveland						
	Juvenile Delinquency Cases					Juvenile Unruly Cases*	Grand Total
	Violent Offenses	Property Offenses	Drug Offenses	Public Order Offenses	Total		
1996	105	171	85	56	417	264	681
1997	121	191	106	78	496	207	703
1998	134	176	111	70	491	145	636
1999	110	142	67	51	370	77	447
2000	132	176	62	87	457	163	620
Year	Suburban Cuyahoga County						
	Juvenile Delinquency Cases					Juvenile Unruly Cases*	Grand Total
	Violent Offenses	Property Offenses	Drug Offenses	Public Order Offenses	Total		
1996	1,193	2,249	460	926	4,828	1,795	6,623
1997	1,329	2,544	487	1,149	5,509	1,875	7,384
1998	1,473	2,085	536	930	5,024	1,581	6,605
1999	1,183	1,597	395	844	4,019	1,163	5,182
2000	1,621	2,498	678	1,195	5,992	1,590	7,582

*Juvenile Unruly Cases include incorrigible, truancy, and curfew offenses

Source: Cuyahoga County, Court of Common Pleas, Juvenile Division, Annual Reports, 1996-2000

Appendix 6-X, Substantiated Child Maltreatment Per 1,000 Persons Age 17 and Under, East Cleveland, Selected Communities, and Cuyahoga County, 1996, 1998, and 2000

Area	Substantiated Child Maltreatment			Substantiated Maltreatment Per 1,000 Children		
	1996	1998	2000	1996	1998	2000
East Cleveland	223	180	251	25.9	21.6	31.1
Bratenahl	7	6	0	46.2	39.5	0.0
Cleveland	3,075	3,025	3,374	22.6	22.2	24.7
Cleveland Heights	55	72	84	4.4	5.9	7.0
Euclid	76	69	135	6.7	6.0	11.5
Shaker Heights	28	26	24	3.7	3.4	3.1
South Euclid	30	21	27	5.2	3.6	4.6
Cuyahoga County	4,355	4,410	4,811	12.7	12.7	13.8

Sources: Cuyahoga County Department of Children and Family Services, as prepared by the Center on Urban Poverty and Social Change, Case Western Reserve University, Cleveland, Ohio, generated using Cleveland Area Network for Data and Organizing (CANDO).

Chapter Seven

Park and Recreation Analysis

INTRODUCTION

The availability of well-maintained public parks and recreational facilities is one of the measures of the quality of life in a community. Studies have found that parks, gardens, and other green spaces can help beautify a community as well as “... *attract residents, provide economic development, lessen pollution, and make cities healthier [and safer] places to live*” (The Trust for the Public Land).

This chapter inventories and assesses all City-owned parks and recreation facilities located in East Cleveland. Facilities owned by the East Cleveland Board of Education, as well as recreational facilities that are available to East Cleveland residents but located in adjacent communities or elsewhere in the Greater Cleveland area, will also be discussed.

In addition to assessing the current condition of all existing municipal recreation facilities, this chapter will draw comparisons with nationally recognized recreation guidelines, identify areas of need, list improvements to recreation facilities that are planned or have been recently implemented, and make recommendations concerning improvement strategies for existing facilities. Concepts for additional recreational opportunities will also be presented.

INVENTORY OF EXISTING FACILITIES

Within East Cleveland

City-owned Facilities

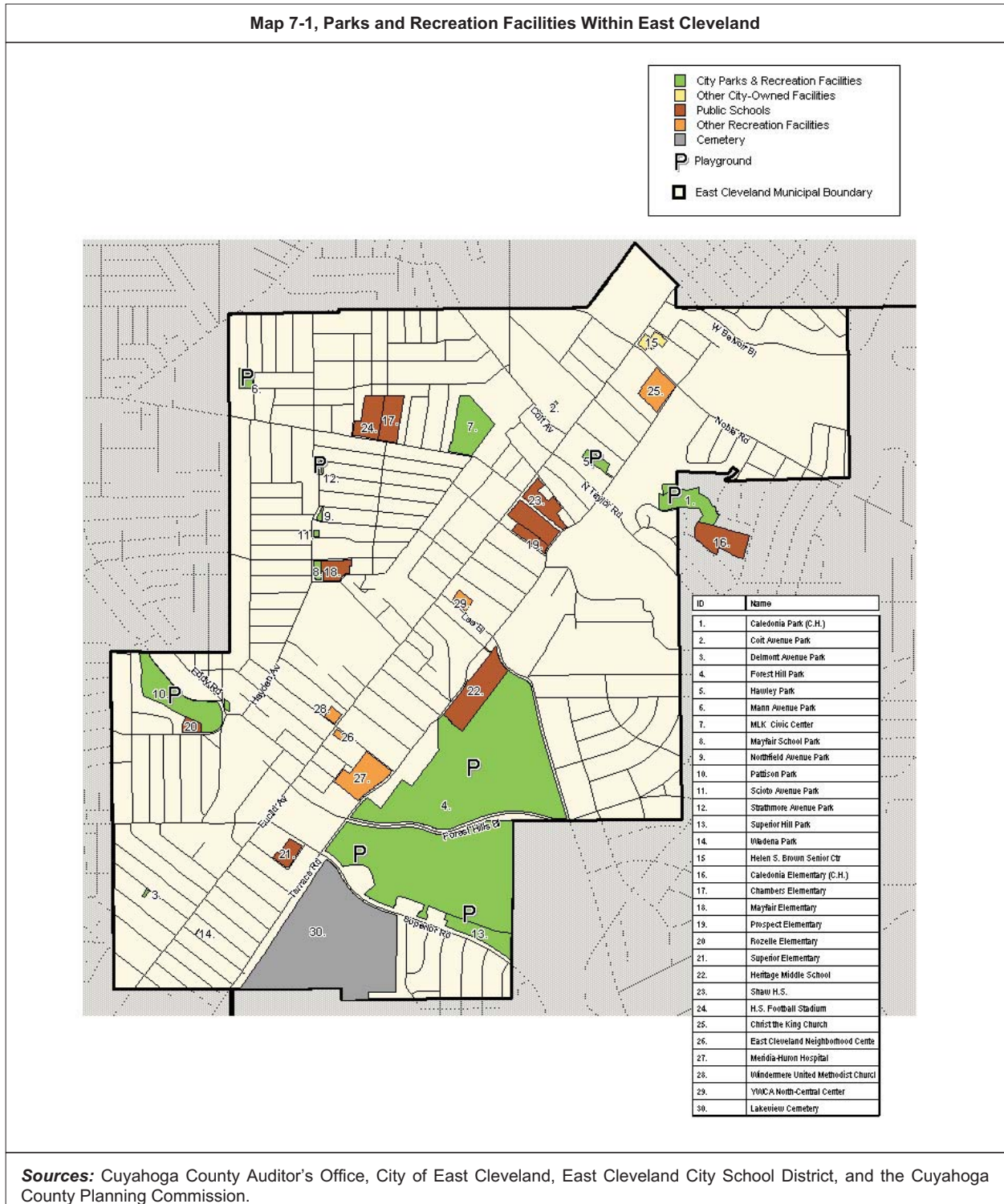
Chapter 3, Land Use Inventory and Natural Resource Issues illustrates that approximately 10% of the total land area of the city (over 210 acres) is currently set aside for recreation purposes. This figure includes city-owned or designated parks but not acreage, open space, or playfields owned by the East Cleveland Board of Education.

The tally of parks includes ten smaller parks, each of which are less than two acres in size; Pattison Park, which is approximately 17 acres; the Martin Luther King, Jr. Civic Center and adjacent grounds, and the 175-acre Forest Hill Park (*see Map 7-1*). The Helen S. Brown Senior Center, which is also not included in the calculated recreational acreage, offers limited indoor recreational activities for senior citizens.

With one exception, all of the above-mentioned parks are operated and maintained by the City of East Cleveland. Caledonia Park, which is owned by the City of East Cleveland and managed and maintained by the City of Cleveland Heights, is actually located in the western portion of Cleveland Heights, adjacent to East Cleveland. Park condition, improvements, and recommendations for all City parks will be discussed later in the chapter.

School-owned Facilities

The eight public schools, which are owned, operated, and maintained by the East Cleveland Board of Education, have only a limited amount of open space. Currently, none of the six elementary schools have any outdoor play equipment.



In 2003, the Ohio School Facilities Commission provided the East Cleveland Board of Education with funds for the installation of new playground equipment at the newly renovated Chambers, Prospect, and Superior Elementary Schools. This equipment should be installed shortly. Caledonia and Mairfair Elementary Schools, which are slated to be demolished and rebuilt on site, will receive new playground equipment as soon as all construction is completed. Rozelle Elementary School, which will only be used as a school for the short term, is not expected to receive new playground equipment.

Currently, all indoor recreation facilities at the East Cleveland Public schools are only available to public school students. All of the elementary schools, the new Heritage Junior High School, and Shaw High School have gymnasiums with basketball courts. Shaw High School also has a fitness center.

Shaw High School's indoor swimming pool, which used to be open to the public during the summer when school was not in session, has been closed due to structural problems. The High School, which is slated for demolition in the next several years, will be rebuilt on the same site. It is unclear if the indoor swimming pool will be rebuilt. While the Ohio School Facilities Commission does not provide funds for construction of a swimming pool, the East Cleveland School Board could still install a pool if private funding could be identified.

The City of East Cleveland and the East Cleveland Board of Education have initiated several cooperative efforts over the years. During the summer months, the school district provides bus transportation for children enrolled in summer day camp at the Martin Luther King, Jr. Civic Center. During the school year, the Shaw High School baseball, football, track, and tennis teams use facilities at the City-owned Forest Hill Park and the Martin Luther King, Jr. Civic Center.

If the City and the School Board could continue to expand and strengthen their working relationship, share facilities, and collaborate on recreational programs, it is possible that they could provide additional recreational opportunities for residents that they might not be able to accomplish by working separately.

Non-Profit Facilities

Other recreational facilities within East Cleveland are located at the East Cleveland Neighborhood Center, Christ the King School, and Windermere United Methodist Church. These facilities are primarily limited to indoor recreation.

The East Cleveland Neighborhood Center has a gymnasium with an indoor basketball court, which is in good condition. Christ the King School has a gymnasium that is in good condition, but it can only be used if the facility is rented from the church. The gymnasium located at Windermere United Methodist Church can be used by the community, but it is in need of renovation.

In addition to recreation facilities, both the East Cleveland Neighborhood Center and Windermere United Methodist Church provide a structured, supportive environment for youth by offering special interest classes, games, activities, access to computers, and help with homework as part of their after-school programs.

Meridia-Huron Hospital offers a line dancing class, which meets weekly, and a “Living Fit and Staying Healthy in East Cleveland” class, which meets monthly. A low impact aerobics class for senior citizens is offered twice per week at Windermere United Methodist Church.

For decades the YWCA of Cleveland-North Central Center, which is located in East Cleveland, operated an indoor swimming pool, a fitness center, and a gymnasium, as well as offered numerous recreation classes to residents of all ages. Due to significant and costly building repair needs and a lack of funding for recreational programs, many recreationally oriented programs and classes that were offered in the past are no longer offered and the indoor pool, fitness center, and gym are no longer used. The YWCA, however, continues to offer programs that empower women, as well as provides child care for pre-school children and an after-school program for older children.

Ideally, the YWCA would like to demolish the current building and build a larger center with a new indoor pool in East Cleveland. If that is not possible, the YWCA would consider repair and renovation of the existing building. Repairs, which would include repairing/replacing the indoor swimming pool pump and replacing the roof, as well as other building renovation needs, are expected to cost almost half a million dollars.

Several of East Cleveland’s civic organizations sponsor recreation programs that are geared for children. Sports programs are offered through the East Cleveland Little League Association and the East Cleveland Neighborhood Center. Summer day camp, an after-school program, and a pre-schoolers program are offered through the East Cleveland Neighborhood Center. Music, dance, and drama classes are sponsored by the East Cleveland Theater and the East Cleveland Neighborhood Center. In addition, the East Cleveland Public Library offers a variety of educational programs for children at each of its branches.

Outside East Cleveland

There are also a number of community parks and recreation facilities located outside East Cleveland that could be used by East Cleveland residents (*see Map 7-2*). Some of these facilities are free and others charge a fee.

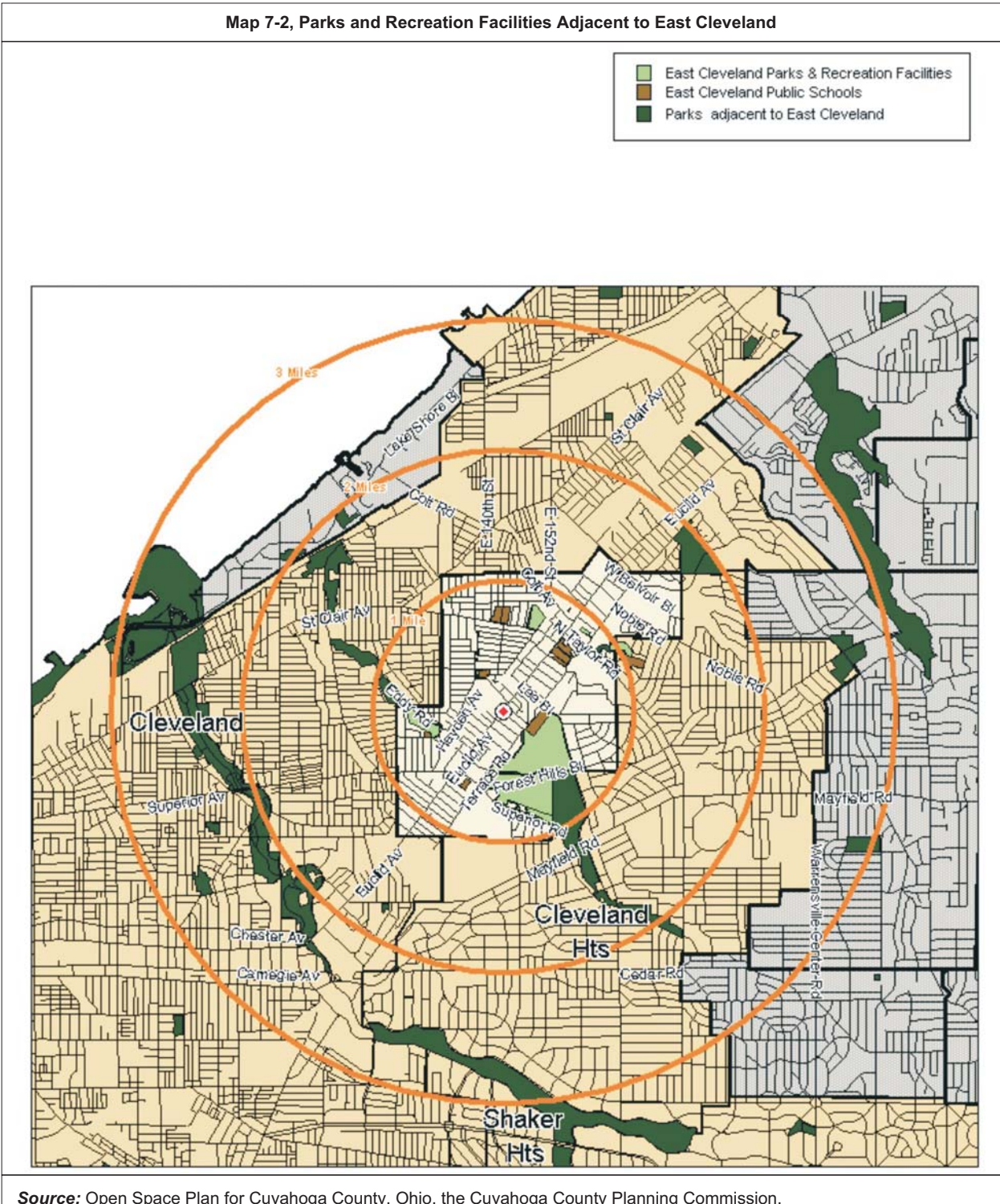
Adjacent Communities

Cleveland

The Cleveland parks and recreation facilities that are in proximity to East Cleveland residents include Forest Hills Park, Mark Tromba Park, and the Glenville Recreation Center. Forest Hills Park, located in the Glenville neighborhood of Cleveland, is just west of East Cleveland and is adjacent to Pattison Park. The park has tennis courts, a baseball field, basketball courts, picnic facilities, playground equipment, a walking path, and an outdoor swimming pool that is open during the summer months.

Mark Tromba Park, located in the South Collinwood neighborhood of Cleveland on Mandalay and Ruyard Avenues, is about one-half mile over the East Cleveland/Cleveland community boundary. The park has tennis courts, a baseball field, playground equipment, and an outdoor swimming pool that is open during the summer months.

Map 7-2, Parks and Recreation Facilities Adjacent to East Cleveland



The Glenville Recreation Center, located on East 113th Street, near St. Clair Avenue, has an indoor swimming pool, an indoor basketball court, a sauna, and an exercise/weight room. A ballfield is also located on the grounds of the center. Currently, all swimming pools and other facilities may be used by East Cleveland residents.

The Glenville YMCA, located at 11111 St. Clair Avenue in Cleveland, is also located close to East Cleveland. This YMCA branch, which is open seven days per week, offers exercise classes and has exercise, cardiovascular, and steam/sauna equipment, a weight room, a swimming pool, and a gymnasium. Other recreational opportunities include social events, special activities, and a day camp for children. There are a wide range of membership categories available. Membership fees may be paid either monthly or annually and financial assistance may be available. Additional fees may be charged for specific programs.

Educational and cultural opportunities are available at University Circle, which is located just southwest of East Cleveland. The African American Museum, Children's Museum of Cleveland, Cleveland Botanical Garden, Cleveland Museum of Art, Cleveland Museum of Natural History, Health Museum of Cleveland, Museum of Contemporary Art Cleveland, the Sculpture Center, Severance Hall, and the Western Reserve Historical Society/Crawford Auto-Aviation Museum offer world class museum experiences, as well as classes, lectures, theater, music and dance performances, and special exhibits.

The 130 acre Rockefeller Park and Cultural Gardens, located just west and north of University Circle along Martin Luther King, Jr. Boulevard, offers both active and passive recreation, with tennis courts, picnic facilities, playground equipment, a pond, walking paths, and gardens.

Cleveland Heights

The Cleveland Heights parks that are in proximity to East Cleveland residents include Cain Park, Cumberland Park, and the Cleveland Heights portion of Forest Hill Park. Cain Park, which encompasses 22 acres, includes the Cain Park Performing Arts Center, bicycle and jogging paths, tennis and basketball courts, a wading pool, a playground, a skate park, picnic areas, and a sledding hill. The park is also used for the nationally know Cain Park Arts Festival.

The Cain Park Performing Arts Center, which was developed in the mid-thirties and restored and improved in the late 1980's, has two theaters and an art gallery. Alma Theater is an outdoor, intimate, covered theater, while Evans Amphitheater is a larger, outdoor covered theater with additional seating on the lawn. Music, dance, and drama performances are offered throughout the summer.

Cumberland Park, located on Cumberland Road near Mayfield Road, has an outdoor swimming pool, small ballfield, two basketball courts, a playground, and a picnic shelter.

The Cleveland Heights portion of Forest Hill Park contains the Cleveland Heights Community Center and much of the active recreation facilities for the city. The Cleveland Heights Community Center, which is located on Mayfield Road, between Monticello Boulevard and Superior Road, has a variety of recreational opportunities available, including a state-of-the-art indoor Olympic-size ice skating rink. While only Cleveland Heights residents may use the swimming pools and other recreational fa-

ilities, non-residents, including East Clevelanders, may use the ice skating rink by paying an admission fee each time.

Shaker Heights

The Nature Center at Shaker Lakes, which is located less than two miles from East Cleveland, straddles the cities of Cleveland Heights and Shaker Heights. The Center, which includes six natural habitats, walking trails, an environmental education center, and a wildflower garden, is a natural preserve that is open to the public year-round. Numerous nature classes, seminars, and activities are scheduled throughout the year.

Elsewhere in the Greater Cleveland Area

The Greater Cleveland area has almost 53,000 acres of parks and open space provided by the State of Ohio Lakefront State Park system, the Cleveland Metroparks, and the Cuyahoga Valley National Park (*see Map 7-3*). Gordon, Euclid Beach, and Wildwood State Parks, which are all located in the northeastern portion of Cleveland, are the State Parks that are located closest to East Cleveland. These parks provide boating, swimming, fishing, and picnicking opportunities for residents of the Greater Cleveland area.

Euclid Creek Reservation, which is part of the Cleveland Metroparks “Emerald Necklace,” is located in Euclid, South Euclid, and Richmond Heights. Of all of the Cleveland Metroparks reservations, it is the one located closest to East Cleveland. The reservation was named after Euclid Creek, which runs the length of the 345-acre park. In addition to the “splendid quality of scenery,” the reservation offers visitors walking and hiking trails, an exercise trail, and picnic areas, some of which have a picnic shelter. The most recent plan, *Metroparks 2000: Conserving Our Natural Heritage*, recommends creating an interpretive center showcasing the history of the local stone quarrying operations that were once prominent in the area.

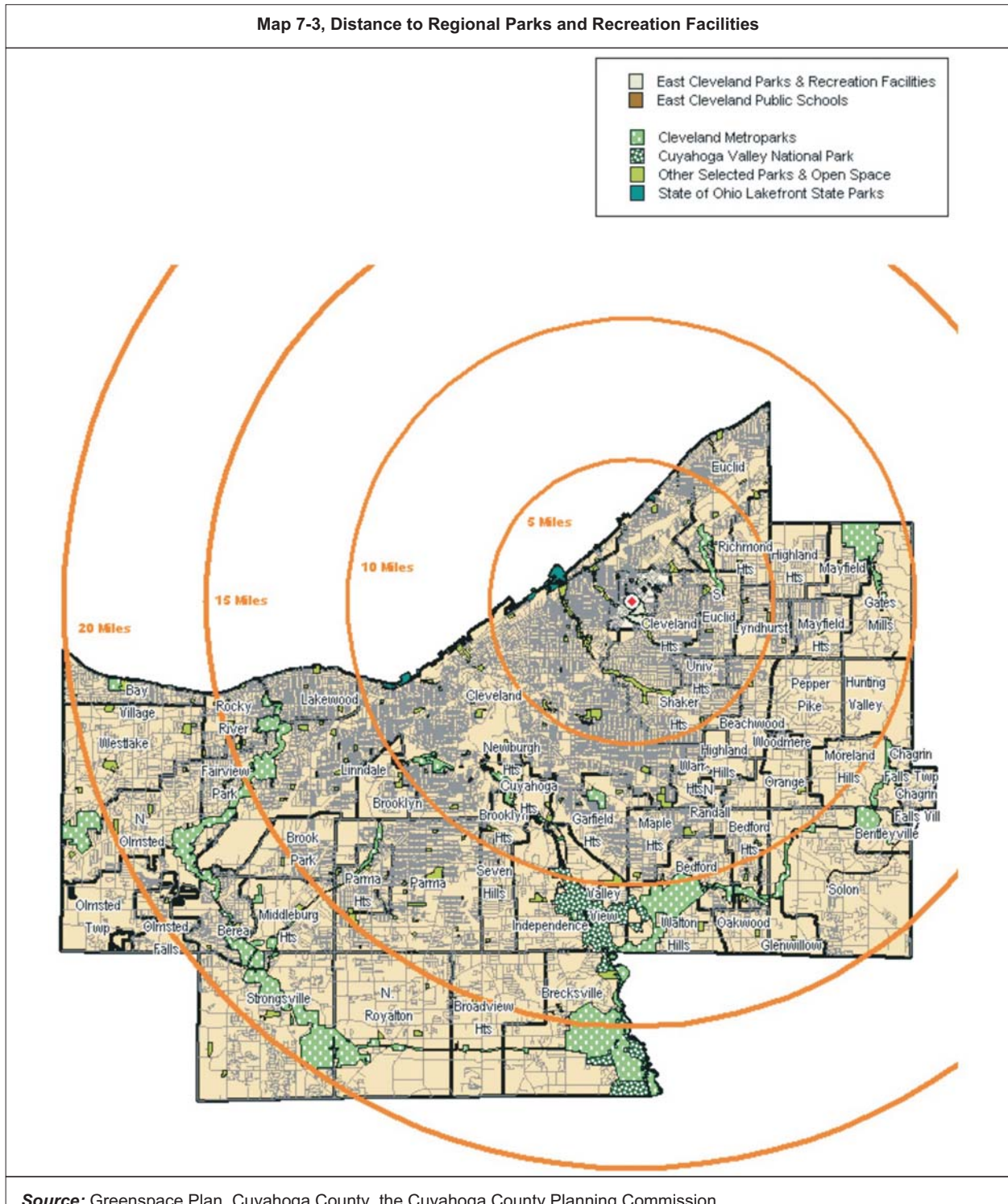
The Cuyahoga Valley National Park (CVNP), a 33,000 acre park located along the banks of the Cuyahoga River, stretches 22 miles from Cleveland southward to Akron. Created by Congress in 1974 as an urban park, the then Cuyahoga Valley National Recreation Area became the Cuyahoga Valley National Park in 2000. The park, which attracts over 3 million visitors a year, is a “... refuge for flora and fauna, and provides both recreation and solitude for Northeast Ohio’s residents and visitors.” Throughout the year, the National Park Service and many neighboring organizations sponsor cultural and educational events that are open to the public. The area provides a beautiful natural landscape, a rich cultural history, and a “... place to relax, play, and learn new things....”

It should be noted that due to distance, lack of public transportation, and economic hardship, many East Cleveland residents may be prevented from easily accessing the vast recreational opportunities available throughout Cuyahoga County.

EAST CLEVELAND DEPARTMENT OF RECREATION

The City of East Cleveland, through the Department of Parks and Recreation, is the primary provider of parks and recreational opportunities for East Cleveland residents. The Department, which has been

Map 7-3, Distance to Regional Parks and Recreation Facilities



in existence since 1969, was originally responsible for just playground activities and programs. At the time of its inception, the Department had a staff of two full-time employees and ten seasonal workers who were employed from June through August of each year. Over thirty years later the Department has many more responsibilities and far less staff.

It has been an on-going difficulty for the City to undertake systematic repairs, invest in park improvements, or institute additional recreational programs to the extent needed or desired by residents due to municipal budget constraints that were the result of past financial policies, problems, and over fifteen years of state fiscal oversight.

Current Duties

Currently, the Department of Parks and Recreation is responsible for maintaining over 200 acres of parks, numerous recreation facilities, the Martin Luther King, Jr. Civic Center, and all associated parking lots. In addition, the Department provides routine maintenance, such as grass mowing, for all City parks and recreational open space. The Department is also responsible for developing and administering all City-run recreation programs; marketing, scheduling, and leasing the Civic Center for parties and events; and assuming many fund-raising and grant writing activities.

Staffing

In 2003, the year-round staff of the East Cleveland Parks and Recreation Department consisted of eight full-time employees. Employee positions included a director, an administrative assistant, one park maintenance employee, a custodian, a sports coordinator, a health/fitness coordinator, a programs/after school/other activities coordinator, and a sports commissioner. Beginning in 2004, a volunteer will be teaching arts and crafts classes at the Martin Luther King, Jr. Civic Center.

As a way of supplementing existing staff, the City has recruited volunteers to represent eleven designated sports. There is one volunteer staff member for each sport. These sports include archery, baseball (adults), little league baseball (children), basketball, boxing, cheerleading, fishing, flag football, martial arts, soccer, and wrestling. All volunteers assigned to a specific sport report to the sports commissioner.

In 2004, the number of full-time, year-round employees will drop to seven persons. In past years, the City hired 14 seasonal employees to help maintain the parks. This year, however, the department will not be able to hire any seasonal employees for park maintenance due to funding issues.

It is expected that the City will hire seven camp counselors to run the eight week summer day camp that is held at the Martin Luther King, Jr. Civic Center every year. To help augment the number of staff instructors during the summer months, the City will again apply for a grant from Youth Opportunities Unlimited (Y.O.U.) for funds to hire older youth to teach arts and crafts to younger children at Forest Hill Park.

Financial Resources

Over the years, the Department of Parks and Recreation has been funded primarily through the City of East Cleveland's general operating fund, supplemented by minimal revenues from user fees. The

City has also been awarded numerous grants from various State of Ohio agencies, corporations, and local foundations for physical improvements to the parks. In addition, volunteers have donated thousands of hours of volunteer time to improve the parks and provide recreational opportunities for the children.

Since 1995, grants awarded to the City of East Cleveland for recreational improvements total over \$200,000. These grants were awarded from a variety of sources including:

1996

Ohio Department of Natural Resources/Natureworks
\$67,500 for improvements to Forest Hill Park

2002

The Sisters of Charity St. Ann's Foundation
Salary for instructor for African dance and drumming classes for children

2002

Shaw High School volunteers (head coach, assistant coaches, players, and parents)
over \$40,000 plus donated labor costs to plant infield grass, install sprinklers and a scoreboard, and construct dugouts and a press box

2003

Ohio Department of Natural Resources/Recreational Trails Program
\$141,000 for trail restoration and signage in Forest Hill Park. The \$85,000 match requirement will be provided from the City's CDBG funds.

2003

U.S. Tennis Association
Salary for tennis coach and expenses for program advertising

2003

Youth Opportunities Unlimited (Y.O.U.)
Grant to hire older youth to teach younger youth arts and crafts classes

Pending

Bowerman Track Restoration Program (NIKE)
Up to \$50,000 for restoration of the running track at the Martin Luther King, Jr. Civic Center

In 2002 and again in 2003, the Department of Parks and Recreation had an annual budget of approximately \$265,000. The departmental budget for 2004 is expected to be \$241,000, reflecting about a 10% cut from previous years. Like many cities, the City of East Cleveland has both limited resources and staff to maintain the many acres of parks within its boundaries. Contrary to the majority of communities in the county however, the City of East Cleveland is also responsible for the maintenance of an extremely large park.

Forest Hill Park, the largest of the city's parks by far, is both an incredible asset for residents and a tremendous drain on the City's budget. While recent Department of Parks and Recreation budget figures

were not available to show the annual expenditures for Forest Hill Park versus annual expenditures for all other parks and recreation facilities, this information was available for budgets from the mid- to late-1990's. As illustrated in *Exhibit 7-1*, for the majority of the years for which information was available, the City used at least 50% of its annual recreation budget to maintain Forest Hill Park.

Exhibit 7-1, East Cleveland Department of Parks and Recreation Budgets for Forest Hill Park, 1994 to 1998										
Department of Parks and Recreation Budget, by Category	Department of Parks and Recreation Budget, by Year									
	1994		1995		1996		1997		1998	
	Amount	Percent of Total	Amount	Percent of Total	Amount	Percent of Total	Amount	Percent of Total	Amount	Percent of Total
Forest Hill Park	\$58,460	57.2%	\$46,772	59.0%	\$40,400	75.2%	\$24,214	17.6%	\$122,200	50.7%
Balance of Parks and Recreation Facilities	\$43,765	42.8%	\$32,530	41.0%	\$13,340	24.8%	\$113,515	82.4%	\$118,860	49.3%
Total Annual Budget	\$102,225		\$79,302		\$53,740		\$137,729		\$241,060	

Source: East Cleveland Department of Parks and Recreation, 1999.

COMPARISON OF EXISTING FACILITIES WITH NATIONALLY RECOGNIZED GUIDELINES

Acreage

The National Recreation and Park Association (NRPA) guidelines were established in 1987 as a way to assess recreation needs by providing communities with general benchmarks for the types and amounts of park acreage needed for a given population (*see Exhibit 7-2*). The NRPA guidelines generally recommend that communities provide a minimum of 6.25 to 10.5 acres of park and recreation land for every 1,000 residents. Given that the city's most recent population estimates released by the U.S. Census Bureau for 2002 showed that East Cleveland's population was 26,652 persons, NRPA guidelines would indicate that there is an overall need for a minimum of 167 to 280 acres of parkland to accommodate the current population of the city. East Cleveland, with approximately 210 acres of parkland available to residents, is within the minimum amount of total parkland recommended by the NRPA.

Park Types

In addition to overall acreage, NRPA recommends that communities have a diversity of park types. The park types NRPA guidelines discuss include *mini-parks*, which are generally less than five acres in size; *neighborhood parks*, which are usually about five to ten acres in size and provide informal active and passive recreation for both children and adults; *community parks*, which are generally about 20 to 50 acres in size, serve a larger population than do neighborhood parks, and provide a variety of activities for residents of all ages; and *regional parks* which serve a much larger geographic area. While total acreage is a consideration when classifying a park, it should be noted that the way in which a park functions for the surrounding neighborhood is a more accurate definition of "park type" than simply size alone.

Exhibit 7-2, National Recreation and Park Association, Park, Open Space, and Greenway Classification Guidelines						
Park, Open Space, and Greenway Classifications						
Classifications	General Description	Location Criteria	Size Criteria	Parking Requirements	Recommended Site Lighting	Recommended Acres per 1,000 Population
Mini-Park	The smallest park classification. Used to address concentrated or limited populations or unique recreational needs. Usually located in a residential area. Can be active or passive recreation area in commercial or industrial areas.	Usually less than 1/4 mile radius	Usually between 2,500 sq. ft. and 1 acre. However, any park less than 5 acres would technically be considered a mini-park.	Parking not typically required.	Recommended for safety and security.	0.25 to 0.5 acres
Neighborhood Park	This remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. Focus is primarily on informal active and passive recreation. Geared primarily for residents living within the service area.	Centrally located. Usually 1/4 to 1/2 mile radius, uninterrupted by non-residential roads and other physical barriers.	5 acres is considered minimum size. 7 to 10 acres is optimal.	7 to 10 off-street parking spaces.	Recommended for safety and security. Limited lighting recommended for facilities such as tennis courts.	1.0 to 2.0 acres
School-Park	Depending on circumstances, combining parks with school sites can fulfill the space requirements for other classes of parks within a community. A clearly defined, mutually beneficial, joint-use agreement between the agencies involved is needed.	Determined by location of school district property.	Variable-depends on its use. Criteria developed for other park classifications should be used as a guide.	Criteria developed for other park classifications should be used as a guide.	Criteria developed for other park classifications should be used as a guide.	Criteria developed for other park classifications should be used as a guide (non-school uses).
Community Park	Serves a broader purpose than the neighborhood park. Focus is on meeting community-based recreation needs, as well as preserving unique landscapes and open spaces. Community parks allow for group activities and should be developed for both active and passive recreation.	Centrally located. Determined by the quality and suitability of the site. Usually serves two or more neighborhoods with a 1/2 to 3 mile radius.	Although usually between 20 and 50 acres, its actual size should be based on land area needed to accommodate desired uses.	Parking lots should be provided, as necessary, to accommodate the user.	Recommended for safety and security. Limited lighting recommended for facilities such as tennis courts.	5.0 to 8.0 acres
Regional/Metropolitan Park	Area of natural or ornamental quality for outdoor recreation, such as picnicking, boating, fishing, swimming, camping, and trail uses; may include play areas.	Serves several communities. Within 1 hour driving time.	200+ acres. Desirable to be contiguous to, or encompass, natural resources.	Variable	Variable	5.0 to 10.0 acres
Total Park Acreage						6.25 to 10.5 acres
Sources: National Recreation and Park Association, Recreation, Park, and Open Space Standards and Guidelines, 1987; and Park, Recreation, Open Space and Greenway Guidelines, 1995.						

As illustrated in *Exhibit 7-3*, all four park types exist in East Cleveland. When compared to NRPA guidelines, the only type of parks demonstrating a deficit of acreage was mini-parks, which exhibited a deficit of between six and twelve acres citywide. While neighborhood and community park acreage was within the amount of park acreage, by type, recommended by NRPA, in both cases, acreage was at the lower range recommended.

Exhibit 7-3, Comparison of Existing Park Facilities in East Cleveland with National Recreation and Park Association Recommended Level of Service (LOS) Guidelines

Park Category	NRPA Level of Service Guidelines	Level of Service in East Cleveland			
	Recommended Acres of Parks per 1,000 Persons	Per 1,000 Population Standard Applied to East Cleveland*	Approximate Acres in East Cleveland**	Location	Surplus (+) or Deficit (-) of Actual Acres to NRPA LOS Guidelines
Mini-Park	0.25 to 0.5 acres	7 to 13 acres	1.56 acres	Coit Avenue Park, Delmont Avenue Park, Mayfair School Park, Northfield Avenue Park, Scioto Avenue Park, Strathmore Avenue Park, Wadena Park	-5.44 to -11.44 acres
Neighborhood Park	1.0 to 2.0 acres	27 to 53 acres	27.55 acres	Caledonia Park, Hawley Park, Mann Avenue Park, Pattison Park, Superior Hill Park	+0.55 to -25.45 acres
Community Park	5.0 to 8.0 acres	133 to 213 acres	181.00 acres	Forest Hill Park***, Martin Luther King Jr. Civic Center	+48.00 to -32.00 acres
Regional/Metropolitan Park	5.0 to 10.0 acres	133 to 267 acres	52,450.00 acres	Cleveland Metroparks, State of Ohio Lakefront System, and the Cuyahoga Valley National Park	+52,317.00 to +52,183.00 acres
Total Acreage Citywide	6.25 to 10.5 acres	167 to 280 acres	210.11 acres		+43.11 to -69.89 acres

* The 2002 estimated population for East Cleveland was 26,652.

** Acreage, playgrounds, and playfields owned by the East Cleveland City School District were not included in the calculation for the number of acres of land used for recreation purposes.

*** Forest Hill Park encompasses approximately 265 acres, with parkland being divided between East Cleveland (175 acres) and Cleveland Heights (87 acres). Please note: acreage for Superior Hill Park (3.28 acres) has been subtracted from the acreage for Forest Hill Park. Even though Superior Hill Park is technically part of Forest Hill Park, it actually functions as a neighborhood park.

Sources: National Recreation and Park Association, 1987, pages 56-57; U.S. Department of Commerce, Bureau of the Census, Census 2000 Redistricting Data (Public Law 94-171), Summary File; Land Use by Parcel, East Cleveland, Ohio, Cuyahoga County Planning Commission, 1996, partial update 1999.

Theoretically, the availability of almost 53,000 acres of regional/metropolitan parks provided by the State of Ohio Lakefront Park System, the Cleveland Metroparks, and the Cuyahoga Valley National Park, greatly exceeded the recommended NRPA minimum for this park type. As previously mentioned, however, distance, transportation issues, and economic hardship may impede some East Cleveland residents from accessing many of these parks.

Recreational Facilities

In addition to establishing park acreage guidelines for communities, NRPA publications list suggested outdoor recreation facility standards (*see Appendix 7-A*). NRPA also provides guidelines for determining the adequate number of recreational facilities for a given community’s population. Guidelines are provided for facilities such as ballfields; basketball, volleyball, and tennis courts; and community recreation centers. It should be noted that NRPA guidelines do not specifically address the quality of recreational facilities.

Exhibit 7-4 and *Appendix 7-B* compare NRPA facility guidelines with the number of recreational facilities that are currently available within East Cleveland. As illustrated, East Cleveland compares favorably by either meeting or exceeding those guidelines for almost all facilities listed. The one

exception is that there is no longer a functional swimming pool in the city.

Exhibit 7-4, Comparison of Existing Park Facilities in East Cleveland with National Recreation and Park Association Recommended Level of Service (LOS) Guidelines

Type of Facility	Number Available				NRPA Level of Service Guidelines		
	City Parks/Center	Public Schools	Private Facilities	Citywide Total	Recommended Number of Facilities	Standard Applied to East Cleveland**	Surplus (+) or Deficit (-) According to NRPA Standards
Baseball/Softball/t-ball fields	9	0	0	9	1 per 5,000 persons	5	+4
Basketball Court ***	9	8	2	19	1 per 5,000 persons	5	+14
Fitness Center/Exercise Area	2	1	0	3	****	****	****
Football Field	0	1	0	1	1 per 20,000 persons	1	meets NRPA standards
Gymnasium	1	9	3	13	1 per 10,000 persons	3	+10
Open/Practice Field for Soccer, etc.	2	0	0	2	1 per 10,000 persons	3	-1
Path, Walking	6	0	0	6	****	****	****
Picnic Pavilion	3	0	0	3	****	****	****
Playground	8 (11)*	0 (5)*	0	8 (16)*	1 per 5,000 persons	5	+3 (+11)
Running Track	1	1	0	2	1 per 20,000 persons	1	+1
Swimming Pool (indoor)	0	0	0	0	1 per 20,000 persons	1	-1
Tennis/Raquetball Court	14	0	0	14	1 per 2,000 persons	13	+1
Recreation Center	1	0	0	1	1 per 30,000 persons	1	meets NRPA standards
Volleyball Court	0	0	0	0	1 per 5,000 persons	5	-5*****

* The YWCA of Cleveland-North Central in East Cleveland no longer offers any programs or classes that have a recreational focus.

** The 2002 estimated population for East Cleveland was 26,652.

*** No NRPA level of service guidelines are available.

**** One of the schools only has a backstop.

***** Existing gymnasium(s) could be utilized for volleyball with the addition of a net.

Sources: Cuyahoga County Urban Parks and Recreation Recovery Action Plan (UPARR), the Cuyahoga County Planning Commission, 1992 and site visits November, 2003; City of East Cleveland; East Cleveland City School District; the National Recreation and Park Association (NRPA), 1987, pages 56-57; and the U.S. Department of Commerce, Bureau of the Census, 2002 Population Estimates, 2003.

Distribution of Parks

While the amount of park land, type of parks, and the quality of facilities available are important for residents to fully enjoy local recreational opportunities, the distribution and accessibility of parks and recreation facilities should also be taken into consideration.

East Cleveland is a small, compact city that is approximately three square miles in size. Most of the parks and recreational facilities are well distributed throughout the community and are in proximity to residents (*see Map 7-1*).

While almost all East Cleveland residents are within a one-half mile walk of a park or recreation facility, far fewer children are currently within a one-quarter mile walk of a playground. *Map 7-4* illustrates the location of all current City-owned parks and recreation facilities, as well as all current Board

of Education-owned properties within East Cleveland. A one-quarter mile service area has been developed for each park that has a playground. Areas that are more than one-quarter mile away from a playground are also shown on the map and indicate neighborhoods that are not currently being served by a playground. *Map 7-5* illustrates the distribution of children underage ten, by Census block.

CONDITION AND RECOMMENDATIONS FOR EXISTING FACILITIES

Community Parks

Forest Hill Park

Forest Hill Park is located in the southeastern portion of East Cleveland and the west central portion of Cleveland Heights in an area bounded by Lee and Monticello Boulevards, and Mayfield, Superior, and Terrace Roads.

With approximately 175 acres available for passive and active recreation in the East Cleveland portion of the park, Forest Hill Park comprises almost 85% of all land devoted to parks and recreation citywide. While it is East Cleveland's largest park, the historical significance, scenic beauty, and varied recreational opportunities available make it one of the city's most important treasures. According to the respondents of the residents' survey, Forest Hill Park is one of the most frequently used parks in the city.

History

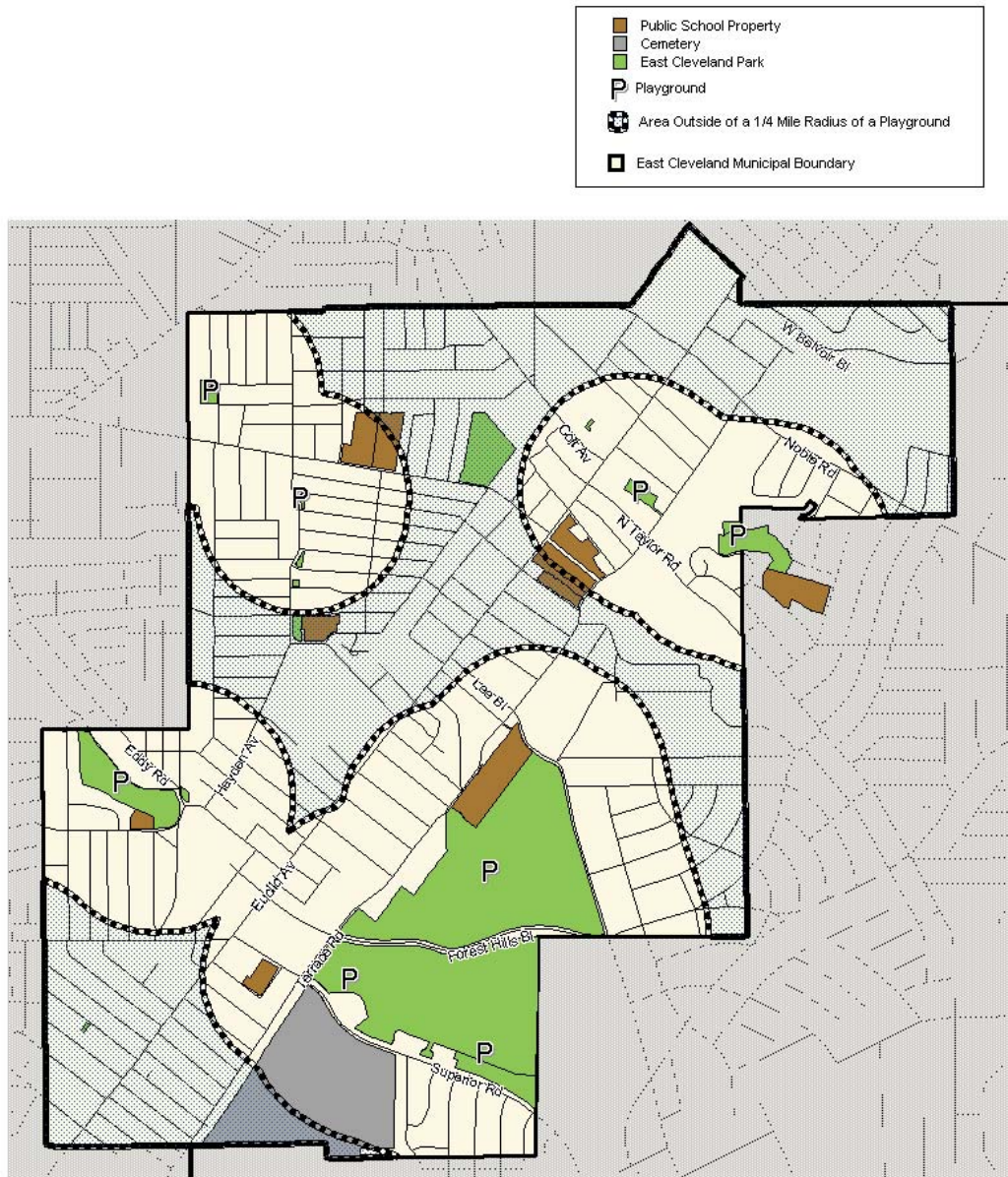
Forest Hill Park was originally the summer estate of John D. Rockefeller, Sr. In 1938, the Rockefeller family donated almost 265 acres to the Cities of East Cleveland (approximately 175 acres) and Cleveland Heights (approximately 87 acres) for the express purpose of creating a public park. The two cities hired the prominent landscape architect Albert Davis Taylor to develop the landscape plan for the park (*see Map 7-6*). Forest Hill Park was opened to the public in 1942.

Many of the original structures and design elements inherent to the Taylor plan still exist today. These diverse features include a pond, meandering trails, wooded areas, meadows, streams, ravines, picnic areas, athletic fields, tennis courts, and lawn bowling facilities. There are also splendid examples of specimen trees planted in many areas of the park.



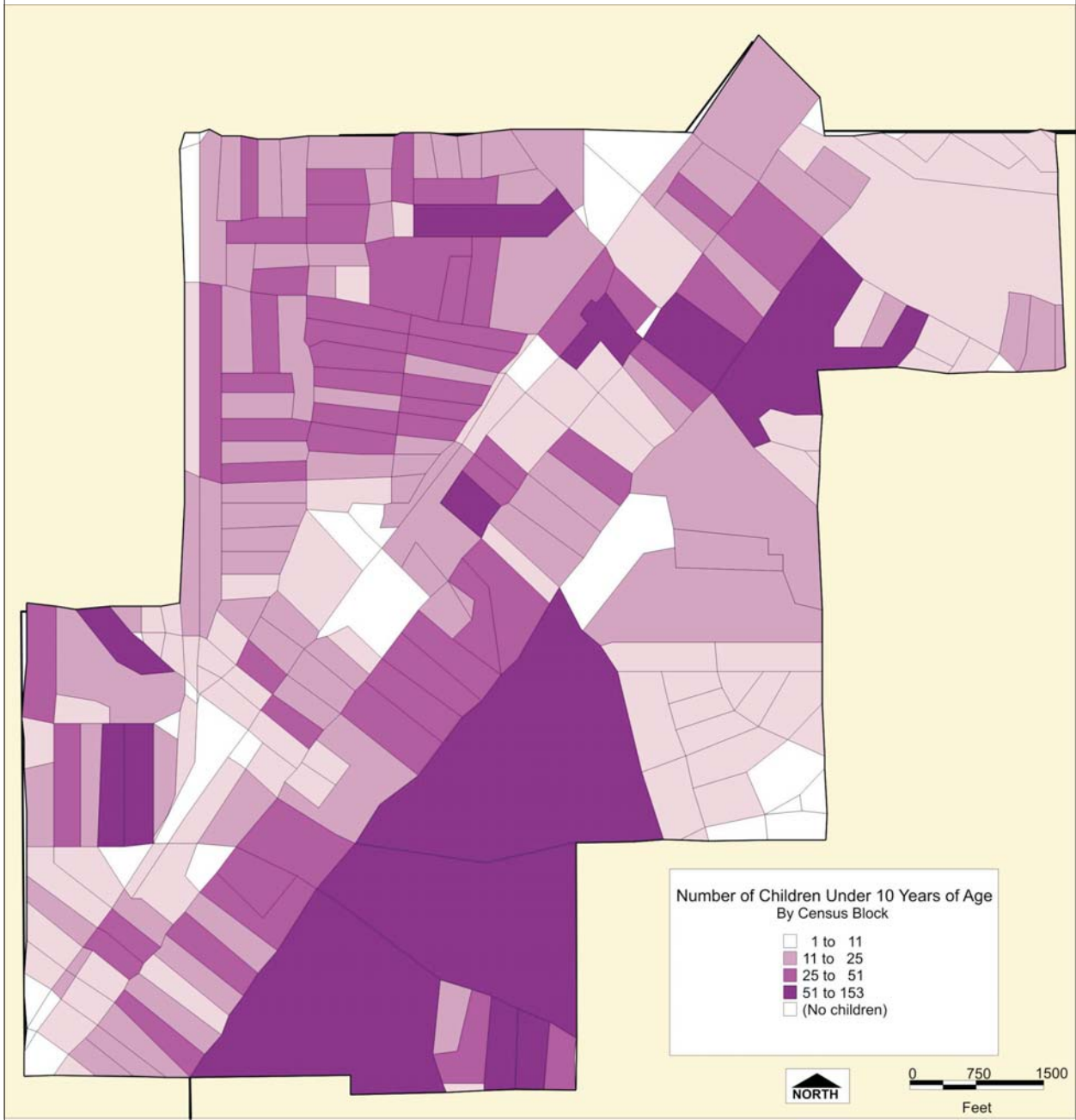
Source: City of East Cleveland, Department of Community Development, 1994

Map 7-4, East Cleveland Parks and Recreation Service Areas

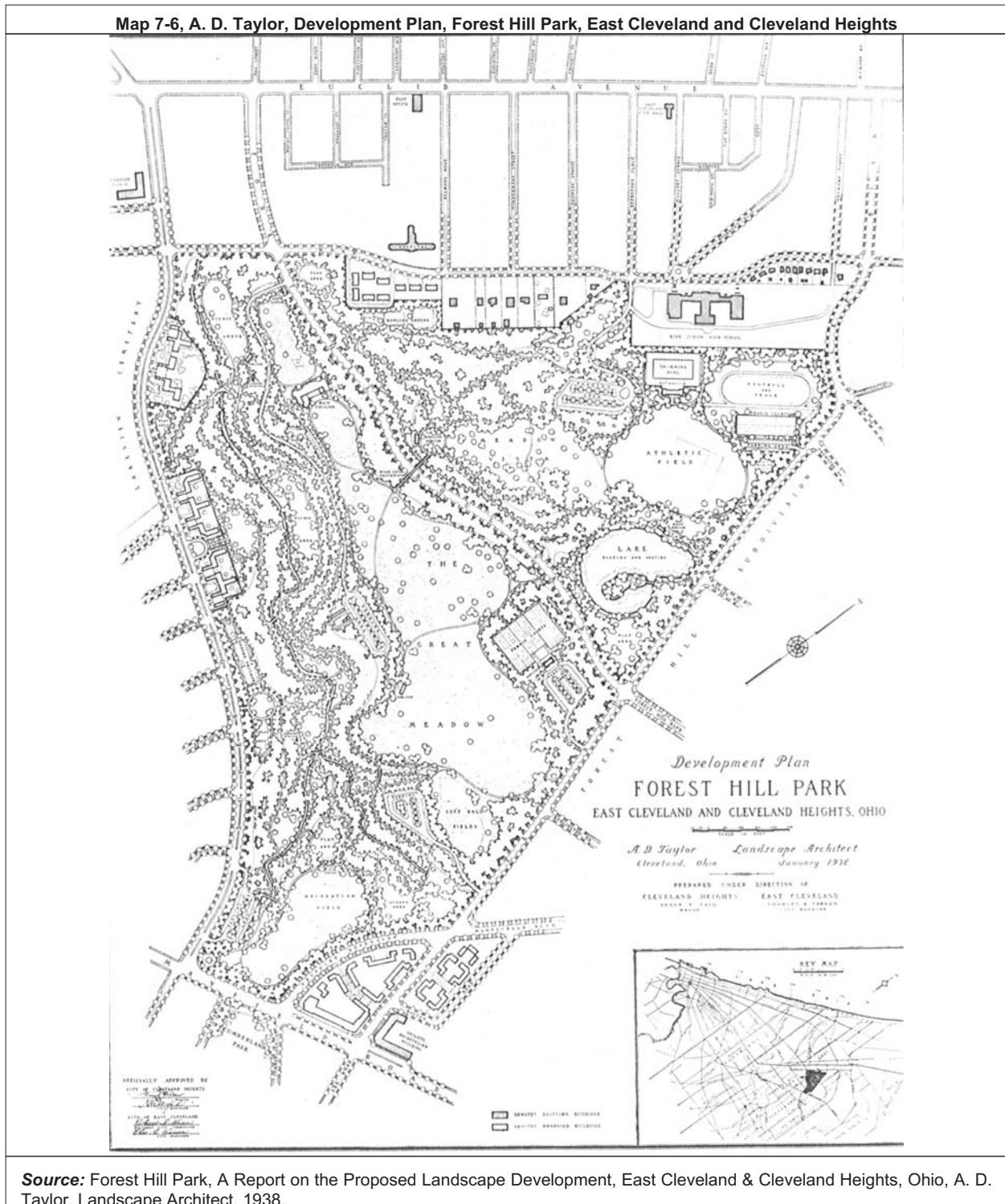


Sources: Cuyahoga County Auditor's Office, City of East Cleveland, and the Cuyahoga County Planning Commission.

Map 7-5, Distribution of Children Less Than Age Ten, by Census Block, East Cleveland, 2000



Source: U.S. Department of Commerce, Bureau of the Census, 2000, SF 1.



Source: Forest Hill Park, A Report on the Proposed Landscape Development, East Cleveland & Cleveland Heights, Ohio, A. D. Taylor, Landscape Architect, 1938.

In 1997, the Cities of Cleveland Heights and East Cleveland hired a consultant to prepare a master plan for both portions of Forest Hill Park. The plan, which was completed in late 1998, developed goals to serve as guidelines for implementation and park restoration using A. D. Taylor’s philosophies as a starting point (*see Exhibit 7-5*).

Exhibit 7-5, Goals From the 1998 Forest Hill Park Updated Master Plan	
Using (A. D.) Taylor's philosophies as a starting point, we propose the following goals to serve as guidelines for implementation:	
<ul style="list-style-type: none"> ● Promote stewardship and preservation of the Rockefeller Period historical landscape, open space heritage and extant features through education, community participation and advocacy; ● Recognize the importance of the ecological systems within the Park and promote their stewardship and preservation through community participation, education and advocacy; 	<ul style="list-style-type: none"> ● Develop treatment solutions which preserve and respect both the Rockeller Period and the A. D. Taylor Park historical landscape features, circulation patterns, uses, and structures which have been determined through historical research and historical documentation to be integral components of the original design intent, use, appearance or as-built condition;
<ul style="list-style-type: none"> ● Develop treatment solutions that preserve and protect important plant and animal communities; ● Develop treatment solutions which provide for enhanced public safety and universal accessibility, as well as improve circulation through the maintenance and improvement of the separation of pedestrian and vehicular systems; 	<ul style="list-style-type: none"> ● Minimize alterations and additions which represent significant inconsistencies divergent from the original design intent, use, appearance and as-built condition while recognizing current community priorities and contemporary needs;
<ul style="list-style-type: none"> ● Develop treatment solutions which provide for enhanced public safety and universal accessibility, as well as improve circulation through the maintenance and improvement of the separation of pedestrian and vehicular systems; ● Provide a framework for on-going management and maintenance of the Park's landscape features, circulation patterns, uses, and structures. 	
<p>Source: Forest Hill Park, East Cleveland & Cleveland Heights, Ohio, Updated Master Plan, December 17, 1998, Pressley Associates, Inc. Landscape Architects, Cambridge, Massachusetts.</p>	

Facility Inventory/Condition

Facilities at Forest Hill Park include eight tennis courts, four baseball/softball fields, a basketball court, two playgrounds, an open practice field for football, soccer, and field hockey, almost 18,000 linear feet of walking trails, a pond, a boathouse and dock, bleachers and benches, a picnic pavilion, picnic tables, grills, a bicycle rack, restrooms, and four parking lots (*see Appendix 7-C*). The lawn bowling complex is open only to members of the Lawn Bowls Club. There are also extensive areas available for passive recreation.

Generally, many of the facilities at Forest Hill Park, such as ballfields, playground equipment, parking lots, fencing, lighting, and other infrastructure are in need of moderate to significant repair. In addition, ongoing maintenance needs throughout the park, such as tree trimming and replanting, as well as safety and security concerns, remain continuing issues. A detailed listing of condition needs for all areas of the park is available in the *1998 Forest Hill Park Updated Master Plan*.

Maintenance Efforts/Improvements by the City of East Cleveland

A number of improvements have been undertaken at Forest Hill Park over the years. During the 1990’s the City installed two pieces of playground equipment and two tennis nets and posts. Several benches, trash containers, picnic tables, and a play structure were also installed about this time. The

items, manufactured from recycled materials, were paid for through a grant from the Ohio Department of Natural Resources, Division of Recycling and Litter Prevention.

In 1995, the City of East Cleveland was awarded a \$67,500 NatureWorks grant by the Ohio Department of Natural Resources to undertake improvements at Forest Hill Park. The grant, which was received in 1996, was used to repave the walking trails around the boathouse and the baseball fields; install a new gate at the Lee Road entrance; resurface the tennis courts and purchase new nets and posts; install a new fence around the basketball court, resurface the court, and purchase new rims and posts; install five new water fountains; purchase a new six-seat swing set, new grills, and picnic tables; and paint the boathouse, exercise course, and existing play equipment.

In the early 2000's, the City began to construct a walking trail from Superior Hill Park on Superior Road to the Lower Valley area of Forest Hill Park, near Forest Hill Avenue and Superior Road. This trail, which can be viewed as the initial phase of a walking and bicycling trail network, could eventually link East Cleveland's neighborhoods to amenities within East Cleveland and to surrounding communities.

In 2003, the City was awarded a \$141,000 grant from the Ohio Department of Natural Resources, Recreational Trails Program. The funds, which require a 20% match from the City, will be used for trail restoration and signage. The City is planning to utilize \$85,000 in CDBG funds as the match for the grant. Preliminary trail work was expected to begin in late 2003 or early 2004.

For at least a decade, Forest Hill Park has been plagued with a high population of Canadian geese. The City is currently working with the Ohio Department of Natural Resources on a solution to the problem.

Additionally, as part of a new outreach initiative, representatives from the City's Department of Parks and Recreation plan to begin meeting with residents living in the surrounding area to determine issues, concerns, and desires regarding the park and its facilities.

Maintenance Efforts/Improvements by Volunteers/Volunteer Organizations

Several non-profit groups have taken an interest in the long-term welfare of the park, which has helped augment the City's improvement efforts. In 1997 the *Forest Hill Historic Preservation Society* submitted a nomination to the Ohio Historic Site Preservation Advisory Board for National Register status for Forest Hill Park. The nomination was approved in December, 1997 and Forest Hill Park was officially listed on the National Register of Historic Places in 1998. Other interested groups include the *Forest Hill Historic Preservation Society*, the *Forest Hill Homeowners Association*, the *East Cleveland Parks Collaborative*, and the *East Cleveland Parks Association*.

In the late 1990's/early 2000's, volunteers restored the picnic pavilion in the Lower Valley of the park. In 2001, volunteers from Shaw High School, including the head coach, assistant coaches, players, and parents raised over \$40,000, as well as donated time and labor, to upgrade Shaw Field. Shaw Field, which is one of the park's four baseball fields, is used by the Shaw High School baseball team. The volunteers planted new grass in the infield, installed sprinklers and a scoreboard, and constructed a press box and two dugouts for the teams.

In 2003, the City of East Cleveland and Cleveland State University (CSU) negotiated an agreement where the CSU baseball team would use Shaw Field for baseball practices and selected games in exchange for improvements to all four baseball fields. Improvements to Shaw Field included reconstructing the pitcher's mound, installing bullpen mounds and a warning track, and laying down new infield dirt. Future plans include repairing lighting standards and building new bleachers. The arrangement is on a year-to-year basis.

For almost a decade, the City of East Cleveland, volunteers from numerous non-profit groups, the Cleveland Metroparks, the Cuyahoga County Planning Commission, and other Cuyahoga County departments have been involved in an annual spring clean-up of the park. The 2004 annual spring clean-up is scheduled for April.

Proposed/Desired Improvements

The City of East Cleveland expects that the Northeast Ohio Regional Sewer District (NEORS) will fully restore the Forest Hill Park "sledding hill," once the Lee Road-Superior Road Intercommunity Relief Sewer project is completed. The Lee Road-Superior Road Intercommunity Relief Sewer, which is one branch of the Heights/Hilltop interceptor sewer project begun in 1985, is expected to be completed in 2005. The "sledding hill" was excavated as part of this \$156 million project.

The City would like to install new playground equipment at both playgrounds. U.S. Consumer Product Safety Commission recommended base material would be installed beneath all equipment to prevent or minimize serious injury from falls. The list of recommended materials for use beneath playground equipment includes rubber mats, loose sand, gravel, or shredded wood products. Grass, dirt, concrete, and asphalt are not considered acceptable material.

Other improvements desired by the City include restoring electricity and water service to the comfort stations located in the Lower Valley, developing walking, bicycle, and in-line skating paths in selected areas of the park, replacing the exercise course that used to be located around the lake, and building a nature center/interpretive center in the park that could also be used for small meetings, nature classes, and as a first aid station.

Programs

The outdoor facilities at Forest Hill Park are utilized for structured recreation activities offered by the City of East Cleveland Recreation Department, the East Cleveland Board of Education, the East Cleveland Police Athletic League (PAL), and other community organizations. The park has also been used for concerts and community functions, such as *East Cleveland Community Awareness Days*.

During summer 2003, the City offered both a tennis program and arts and crafts classes at Forest Hill Park. The tennis program was made possible through a grant from the U.S. Tennis Association that paid for a tennis coach and expenses for program advertising. A grant from Youth Opportunities Unlimited (Y.O.U.), permitted the City to hire and train older youth to teach arts and crafts classes to younger youth. It is hoped that the City will receive additional grants from these two organizations so that the same programs can be offered in summer, 2004. Additionally, as part of the agreement undertaken in 2003 between Cleveland State University and the City of East Cleveland for the use of Shaw

Field, CSU coaches and players may be available to provide instruction and supervision for the City's youth baseball program.

Recommendations

The updated Master Plan for Forest Hill Park, completed by *Pressley Associates, Inc. Landscape Architects* in 1998, outlines a philosophy that should be adhered to throughout the restoration/rehabilitation process. As stated in the overview of the Pressley Plan:

“The updated Master Plan is not a replacement for the A. D. Taylor Plan, nor do we intend to essentially modify the Taylor Plan or the as-built condition in 1950, but the objective is to re-establish the unity of design created by Taylor. This objective will be realized through the correction of the dereliction, the establishment of a sound maintenance and management program, and the funding of major capital improvement projects for Forest Hill Park. Priority consideration will be given to improvement projects which focus on preservation of original historical elements or which result in the preservation, restoration, rehabilitation, or reconstruction of areas to their historical design intent, use, appearance, or as-built condition.”

The summary of the site inventory and analysis of the *Pressley Plan* provides a guide as to the type of approach that should be undertaken when embarking on improvement projects for Forest Hill Park. Given the “...complex interrelationships of history, existing conditions, contemporary use, and management and maintenance... ..there will be many more cases in which the facts contradict and some tough choices will have to be made.” The Plan recommends that decisions be guided according to the approaches highlighted in *Exhibit 7-6*.

The extensive and very detailed list of recommendations for Forest Hill Park outlined in the *Pressley Plan* include suggestions for physical improvements for all active and passive areas of the park, as well as proposals that will enhance vehicular, pedestrian, and bicycle entrances, pathways, and parking lots.

An additional avenue that the City of East Cleveland should pursue concerns the issue of leasing Forest Hill Park to the Cleveland Metroparks on a long-term basis due to the financial burden that the Park places on the City's finances.

The City of Cleveland has been a beneficiary of this type of arrangement over the years, both with the State of Ohio, for the Lakefront State Parks, as well as with the Cleveland Metroparks for Garfield Park Reservation and the recently leased Washington Reservation. In all cases, the leasing entity assumed maintenance and management responsibilities in exchange for long-term leases from the City of Cleveland. While this arrangement did expand the amount of parkland managed by the leasing entities, the City of Cleveland and its residents were the ones who reaped the benefits.

Some of the biggest issues for the City of Cleveland concerning these leased parks were that the sheer size, condition problems, and maintenance needs far exceeded the physical and financial capabilities of a city government that had limited financial and human resources. For the City of Cleveland and its residents, leasing parks to the State of Ohio and the Cleveland Metroparks provided a number of advantages for both the City and its residents. Advantages included well-maintained parks, additional

Exhibit 7-6, Summary of Site Analysis, Approaches for Decision Making, 1998 Forest Hill Park Updated Master Plan
<p>Restoring and preserving historical fabric and ecological systems including structures and features, both historical restoration and sympathetic restoration if:</p> <ul style="list-style-type: none"> - There is clear documentation of historical and/or ecological elements - Historical fabric has integrity - The cost is judged reasonable for the benefit conferred
<p>Repairing or rehabilitating obvious dereliction, especially where:</p> <ul style="list-style-type: none"> - A real or perceived hazard to public security is a question - Extant historical features could be lost unless further deterioration is arrested - A hazard to ecological conditions is a question - The improvement is highly visible - The public's enjoyment of the park is a question
<p>Responding to public desires, such as</p> <ul style="list-style-type: none"> - Serving the broadest spectrum of mixed uses consistent with the parks' historic mandate - Protecting the park's important ecological resources - Creating linkages and connections to adjacent open space in order to develop a system of parks - Providing a continuous circulation network of walks, paths, trails, and drives within the park - Improving pedestrian and vehicular access and increasing the safety of the access points - Resisting parking and automobile incursions within the park - Responding to current users needs while respecting historical and ecological integrity and values
<p>Recognizing the need for a coordinated management and maintenance approach to:</p> <ul style="list-style-type: none"> - Develop guidelines for maintenance and management of the Park - Equalize management and maintenance throughout the Park - Supplement the resources of the cities of East Cleveland and Cleveland Heights with volunteer groups - Increase security throughout the Park - Create historical, cultural, ecological, and educational programs - Maintain a balance between active and passive uses in the Park consistent with the Taylor Master Plan and Taylor as-built condition
<p>Resolving to the extent possible the major issues having long term impacts on the Park's future well being:</p> <ul style="list-style-type: none"> - Maintaining the ratio of passive to active space - Abutting land uses - Vehicular access - Dumping - Storm water management - Water quality
<p>Source: Forest Hill Park, East Cleveland & Cleveland Heights, Ohio, Updated Master Plan, December 17, 1998, Pressley Associates, Inc. Landscape Architects, Cambridge, Massachusetts.</p>

recreational opportunities, more funds for other projects, and economic development spin-off due to the high number of park visitors these parks attract on an annual basis.

A related issue that should also be examined concerns the amount of annual property tax that Cuyahoga County property owners are billed for the Cleveland Metroparks property tax levy. Using East Cleveland as an example, the aggregate amount of property taxes billed to East Cleveland residents for the Cleveland Metroparks property tax levy totals almost \$223,000 annually. However, unlike residents in many other communities, most of the existing Cleveland Metroparks reservations are not very accessible for East Cleveland residents due to distance, economics, and a lack of public transportation.

Martin Luther King, Jr. Civic Center

The Martin Luther King, Jr. Civic Center, which is the city's indoor/outdoor recreation center complex, is located on Shaw Avenue. It was built in the late 1970's on approximately 9.3 acres of land and is surrounded primarily by residential uses to the north, south, and west and an elevated railroad track to the east.

Facility Inventory/Condition

The outdoor facilities consist of a running track, which is deteriorated, and an open practice field for football and soccer, which is in average condition (*see Appendix 7-C*). The adjoining parking lot has space for about 250 cars. The parking lot, the lighting standards in the parking lot, and all of the surrounding chain link fencing are in deteriorated condition. The fencing is topped with barbed wire, which could be a safety hazard. The center has a sign at the Shaw Avenue entrance that has changeable type, which is in average condition.

The exterior of the recreation center itself, which is in need of some overall repair, has graffiti sprayed on the rear wall. An additional issue that should be addressed is the issue of handicapped accessibility. While the Martin Luther King, Jr. Civic Center is all on one floor, access to the main entrance of the center requires walking down steps.

The indoor facilities include three basketball courts, which can double as a large gymnasium, a fitness center, meeting rooms, offices, and a kitchenette. As would be expected with any building that was built over 20 years ago, there is a need for additional physical improvements, systems updates, ongoing maintenance, and attention to safety and security issues.

Maintenance Efforts/Improvements

The City has undertaken a number of improvements at the Martin Luther King, Jr. Civic Center over the last decade. Two basketball backboards were replaced in 1993 and a sign with changeable type was installed in 1996. More recently, the roof was repaired, the interior of the Civic Center was painted, and new carpeting was installed. Several years ago, a large sculpture, which is located in front of the Civic Center, was donated by Rabbi Sidney Rackoff, a nationally known local artist. The City is planning to install a new playground at the eastern edge of the property in the near future. It is anticipated that the new play equipment will include a play structure, bouncing balls, and a climbing wall.

The weight room has also undergone renovations. Over the last several years new equipment, which included a treadmill and weight racks, was purchased, new mirrors were installed, and the locker rooms were painted. Another recent project at the Civic Center was the creation of "the Living Room." Undertaken as a collaborative effort between the City and the East Cleveland Neighborhood Center, the project created a comfortable, home-like space for out-of-home parental visits. Amenities in the space included books, bookshelves, computers, and comfortable furniture. Renovation of the gymnasium floor is under way and is expected to be completed in January, 2004.

Additionally, as part of a new outreach initiative, representatives from the City's Department of Parks and Recreation plan to begin meeting with residents living in the surrounding area to determine issues, concerns, and desires regarding the park and its facilities.

Proposed/Desired Improvements

The City will be applying to Nike for a grant from the Bowerman Track Restoration Program. This program "... provides matching cash grants to community-based youth-oriented organizations that seek to refurbish or construct running tracks." The City would utilize CDBG funds as the match for the grant, which is worth up to \$50,000. Recipients of the grants are encouraged to use Nike Grind technology to resurface the track. Nike Grind material, which is made of recycled athletic shoe soles sliced and ground into rubber granules, is thought to provide a superior, environmentally conscious all weather track surface.

The grant, if awarded, would be used for the restoration of the running track at the Martin Luther King, Jr. Civic Center. Once restored, it is anticipated that the new track would be used by residents, persons enrolled in classes at the Civic Center, and the Shaw High School track team. The track team would use the track for practice sessions, as well as for track meets with other schools.

The City is exploring ways to improve handicapped accessibility at the Civic Center. Currently, the only handicapped accessible entrance is located at the western portion of the building. This entrance, which does have one step, brings the visitor into the Civic Center through the rear portion of the gymnasium. An additional drawback is that there are no designated handicapped parking spaces in proximity to this entrance. At least for the short-term, the City is considering designating parking spaces for handicapped persons, as well as installing additional site improvements, directly outside the gymnasium entrance.

The City has expressed an interest in exploring the viability for several long-term projects for the Civic Center. Possible projects include improving internet access for the four computers in the computer room, adding a new, commercially functional kitchen that could be utilized for catering events, installing a swimming pool, and constructing an addition or adding a second floor to the Civic Center to provide more space for offices, classrooms, gallery space, roller skating, and a snack bar/small delicatessen-type restaurant.

Programs

The majority of the City-sponsored recreation programs are held at the Martin Luther King, Jr. Civic Center. The open practice field is used for Little League football teams and the running track is used by residents of all ages. Shaw High School sports teams also use the running track and the open practice field for their activities. In addition, the outdoor facilities can accommodate special events, such as the Annual Bike Rodeo. This event is sponsored by the East Cleveland Police Department and is dedicated to developing bicycle safety skills for children.

During the summer, the City operates an eight-week summer day camp program for children. The program operates Monday through Friday, from 7:30 AM until 5:30 PM. Activities include field trips, classes in arts and crafts, computers, reading, and special interests. Lunch is provided. The Director stated that program accreditation is being pursued. Accreditation would enable the Civic Center to accept vouchers, and, as such, attract more program users.

During the school year, the City operates an after school program at the Civic Center where children can complete their homework. After all assignments are completed, children can select from a num-

ber of sports offerings or engage in other planned activities to fill their time. Elementary school children are scheduled from 2:30 PM to 5:00 PM, middle school children are at the Center from 5:30 PM to 7:00 PM, and persons who are at least high school age may come to the Center from 7:30 PM to 10:00 PM.

The gymnasium and basketball courts are used both for open basketball and league play throughout the week. On the majority of Friday evenings, the basketball courts are rented by church groups for church basketball leagues. Later on Friday nights, the basketball courts are used for midnight basketball.

Other activities undertaken at the Civic Center include the Tiny Olympics Program, which is run in conjunction with area daycare centers, Junior High School dances on selected Friday nights, and High School dances on alternate Saturday nights. In addition, the indoor facilities can accommodate public meetings, classes, or special events such as the Homeowners' Expo, sponsored by the East Cleveland Department of Community Development. The Civic Center, which also rents the spaces out for events such as meetings, family gatherings, and receptions, has 25 tables and 200 chairs available.

The City would like to extend the hours that the Civic Center is open, as well as offer additional activities, such as roller skating and ice skating.

Recommendations

As funds become available, both an architect (for the building) and a landscape architect (for the grounds) should be hired to work with area residents and the City to design a plan for additional improvements to the Civic Center. Improvements should focus on upgrades to the building, redesigning and re-landscaping the grounds, reevaluating connections to the surrounding neighborhoods, examining ways to add new recreational amenities, developing a park maintenance plan, and examining ways to provide security for users. In addition, the City, area businesses, and residents should jointly pursue fund-raising activities to help finance improvements to the Civic Center. It would also be particularly important to engage the neighborhood in the phases involving planning, selection, and installation of indoor and outdoor amenities, where possible, to promote a sense of ownership.

Possible park improvements could include:

Short-term:

- ✓ Meeting with residents to determine issues, concerns, and desires regarding the Civic Center and its facilities;
- ✓ Installing new playground equipment at the eastern edge of the Civic Center property and installing U.S. Consumer Product Safety Commission recommended base material beneath all equipment to prevent or minimize serious injury from falls. The list of recommended materials for use beneath playground equipment includes rubber mats, loose sand, gravel, or shredded wood products. Grass, dirt, concrete, and asphalt are not considered acceptable material;

- ✓ Installing a fence around the playground to protect children from cars in the adjacent parking lot;
- ✓ Restoring the running track and open field, adding benches for the teams and bleachers for the spectators, and installing appropriate lighting standards, a water fountain, and trash receptacles;
- ✓ Improving handicapped accessibility, at least for the short-term, by designating handicapped parking spaces in proximity to the rear gymnasium entrance. Consider installing additional site improvements, such as curb stops, improved lighting, handicapped signage, striping and stenciling the parking spaces, and constructing a ramp into the building. Installing a bench and additional landscaping outside the gymnasium entrance would make the area more attractive;
- ✓ Improving internet access for the four computers in the computer room by exploring the availability of wireless internet service;
- ✓ Continuing to work with residential neighbors and surrounding businesses to form a “park watch area” for safety and security; and
- ✓ Promoting the “adopt-a-park” concept to residents as a way to provide supplemental clean-up and beautification for the Civic Center grounds.

Longer-term:

- ✓ Enhancing the existing Shaw Avenue Civic Center entrance by installing additional landscaping, and appropriate lighting standards;
- ✓ Enhancing the Elm Avenue entrance to the Civic Center, which serves only pedestrians, by installing a new walking path, landscaping, lighting, benches, and a park sign that conforms to a unified, citywide design;
- ✓ Improving the adjacent parking lot by repaving and restriping the lot, installing curb stops, landscaping, and appropriate lighting standards;
- ✓ Removing the deteriorated fencing that surrounds portions of the Civic Center property and replacing the fence with a solid wood or vinyl fence;
- ✓ Installing additional lighting throughout the Civic Center grounds for safety and security;
- ✓ Exploring ways to make the main entrance to the Civic Center handicapped accessible;

- ✓ If the opportunity becomes available, considering the acquisition of one or more of the adjacent parcels on Shaw, Elm, and Shawview Avenues for expansion of the Civic Center property; and
- ✓ Exploring the feasibility of expanding the Civic Center, either by constructing an addition or adding a second floor to the building to provide more space for facilities such as offices, classrooms, a larger meeting space, gallery space, a roller skating rink, a new, commercially functional kitchen, an indoor swimming pool, and a snack bar/small delicatessen-type restaurant.

Neighborhood Parks

Caledonia Park

Caledonia Park is located in the northwestern corner of Cleveland Heights, adjacent to Ravine Drive and Caledonia and Noble Roads, just over the municipal boundary from East Cleveland. Access to the park is on Ravine Drive. At 4.7 acres, the park is of sufficient size to serve the surrounding residential neighborhood.

History

While the park is owned by the City of East Cleveland, it is physically located in Cleveland Heights. In 1991 the City of Cleveland Heights entered into a lease agreement with the City of East Cleveland in which the City of Cleveland Heights agreed to use the land for park and recreation purposes only, make physical improvements to the park, and undertake all park maintenance. In turn, the park is available for use by East Cleveland residents. The lease is for a fifty year period ending September 1, 2041, with a renewal option at the discretion of the City of Cleveland Heights for an additional 50 years.

The picnic shelter and the baseball/softball field are available to East Cleveland residents at no cost, however, an application must be completed and a permit issued. Proper proof of residency, such as a driver's license or a utility bill, must also be presented. Reservations are handled by the City of Cleveland Heights Recreation Pavilion and are on a first-come, first-served basis. Permits are enforced by the Cleveland Heights Police Department.

Facility Inventory/Condition

The park has a baseball/softball field, playground equipment, and a picnic shelter with picnic tables and grills, a building containing restrooms and storage, benches, a drinking fountain, and trash receptacles (*see Appendix 7-C*). The base material beneath the playground equipment is a shredded wood product, which meets U.S. Consumer Product Safety Commission standards. Additionally, there is a small, lighted parking lot with space for about 12 cars. The entrance to the park has a sign containing the park name and is landscaped with small bushes and trees. An access road, which is used by City of Cleveland Heights personnel, runs through a portion of the park.

While the building and most of the fixtures and equipment are in good condition, the baseball field, picnic tables, and benches are in average condition. The grills and the access road are deteriorated.

Recommendations

It is recommended that the City of East Cleveland continue the present lease/maintenance agreement with the City of Cleveland Heights.

Hawley Park

Hawley Park is located in the north-central portion of East Cleveland, between Euclid Avenue and Terrace Road. The 1.63 acre park is situated in a visible location, with the main access through the City-owned parking lot that fronts on Euclid Avenue, just west of the park. Access to the park from Terrace Road is via a narrow sidewalk with bushes to the south and homes to the north. The park is situated on a sloped site and is surrounded by residential and commercial uses.

Facility Inventory/Condition

The park contains two basketball courts, a playground, a walking path, a picnic pavilion, picnic tables, grills, benches, a drinking fountain, and trash receptacles (*see Appendix 7-C*). Much of the park is surrounded by a chain link fence. Games, which are now quite faded, have been painted on the asphalt of the adjoining parking lot.

The condition of the park and the existing equipment vary. Both basketball court surfaces are in average condition and the poles and hoops are in good condition. Even though the picnic pavilion is fairly new, the wooden posts should be repainted and some of the roof shingles should be replaced. The chain link fence, walking path, grills, trash receptacles, and most of the picnic tables are in average condition, but many of the benches are in need of repair and the drinking fountain should be replaced. The three pieces of playground equipment are deteriorated and the base material beneath the playground equipment is dirt/grass, which does not meet the U.S. Consumer Product Safety Commission standards. The painted games pose a safety hazard for children due to their location.

Maintenance Efforts/Improvements

The *East Cleveland Parks Association* and the City have worked diligently to clean up the park and provide a number of needed improvements. Over the last several years a new picnic pavilion has been constructed, work has been done to the basketball courts, the walkway has been improved, and some of the chain link fence has been repainted.

Additionally, as part of a new outreach initiative, representatives from the City's Department of Parks and Recreation plan to begin meeting with residents living in the surrounding area to determine issues, concerns, and desires regarding the park and its facilities.

Recommendations

As funds become available, a landscape architect should be hired to work with area residents and the City to design a plan for additional park improvements that focuses on redesigning the playground, developing a park maintenance plan, and examining ways to provide security for park users. In addition, the City, area businesses, and residents should jointly pursue fund-raising activities to help finance improvements to the park. It would also be particularly important to engage the neighborhood

in the phases involving planning, selection, and installation of park amenities, where possible, to promote a sense of ownership.

Possible park improvements could include:

Short-term:

- ✓ Meeting with residents to determine issues, concerns, and desires regarding the park and its facilities;
- ✓ Installing U.S. Consumer Product Safety Commission recommended base materials underneath all existing playground equipment. The list of recommended materials for use beneath playground equipment includes rubber mats, loose sand, gravel, or shredded wood products. Grass, dirt, concrete, and asphalt are not considered acceptable material;
- ✓ Maintaining/repairing the picnic pavilion, playground equipment, basketball courts, and benches;
- ✓ Planting new grass or another appropriate ground cover throughout the park, as needed;
- ✓ Enhancing the existing Terrace Road park entrance by installing landscaping, lighting, and a park sign that conforms to a unified, citywide design;
- ✓ Continuing to work with residential neighbors and surrounding businesses to form a “park watch area” for safety and security in the park; and
- ✓ Promoting the “adopt-a-park” concept to residents as a way to provide supplemental clean-up and beautification for the park.

Longer-term:

- ✓ Expanding the current size of the park at the existing Euclid Avenue park entrance. Park expansion to the north could occur on land already owned by the City. Park expansion to the south could be undertaken by converting the adjacent, deteriorated parking lot to a recreational use;
- ✓ Enhancing the Euclid Avenue park entrance adjacent to the City-owned parking lot by installing landscaping, lighting, and a park sign that conforms to a unified, citywide design;
- ✓ Installing additional amenities, such as a more substantial walking path, benches, restored painted games, and fencing for safety;

- ✓ Replacing the existing playground equipment with new equipment and installing U.S. Consumer Product Safety Commission recommended base material beneath all equipment to prevent or minimize serious injury from falls;
- ✓ Replacing the basketball courts, picnic tables, grills, trash receptacles, benches, fencing, and drinking fountains, as needed;
- ✓ Continuing to maintain the picnic pavilion and the grounds;
- ✓ Adding additional landscaping;
- ✓ Installing additional lighting throughout the park for safety and security;
- ✓ Improving the City-owned parking lot adjacent to the park by repaving and restriping the lot, installing curb stops, landscaping, and appropriate lighting standards; and
- ✓ If the opportunity becomes available, considering the acquisition of one or more of the adjacent parcels on Terrace Road for expansion of the park entrance. Having additional land at this location would enable the City to develop a more inviting park entrance that had better access, more visibility, and provided a safer environment for pedestrians. Other improvements at the park entrance could include additional lighting, a more substantial walking path, and benches. Signage, if already installed, could be relocated, if necessary.

Mann Avenue Park

Mann Avenue Park is located in the northwestern portion of East Cleveland, at East 133rd Street and Mann Avenue. The 1.24 acre park is situated in a visible location and is easily accessed. Despite the visibility and the fact that the park is surrounded by residential homes, it has the reputation of being a site for undesirable activity.

Facility Inventory/Condition

The park contains a baseball/softball field and a playground (*see Appendix 7-C*). The field is in average condition, but the backstop is deteriorated. There are no bleachers or benches for the teams, and no lighting at the site. All four pieces of playground equipment are in deteriorated condition and the base material beneath the playground equipment is dirt/grass, which does not meet the U.S. Consumer Product Safety Commission standards. A nearby bench, as well as the fencing that surrounds a portion of the park, are also deteriorated. Three pieces of playground equipment and a bench have been removed from the park since the last recreational inventory was undertaken a number of years ago.

Maintenance Efforts/Improvements

As part of a new outreach initiative, representatives from the City's Department of Parks and Recreation plan to begin meeting with residents living in the surrounding area to determine issues, con-

cerns, and desires regarding the park and its facilities.

Recommendations

As the City makes strides in stabilizing the surrounding neighborhood and as funds permit, a landscape architect should be hired to work with area residents and the City to design a plan for park improvements that focuses on relocating/redesigning the playground, developing a park maintenance plan, and examining ways to provide security for park users. In addition, the City, area businesses, and residents should jointly pursue fund-raising activities for the purchase of new equipment. It would also be important to engage the neighborhood in the phases involving planning, selection, and installation of park amenities, where possible, to promote a sense of ownership.

Possible park improvements could include:

Short-term:

- ✓ Meeting with residents to determine issues, concerns, and desires regarding the park and its facilities;
- ✓ Relocating existing playground equipment elsewhere on the site;
- ✓ Installing U.S. Consumer Product Safety Commission recommended base material beneath all equipment to prevent or minimize serious injury from falls. The list of recommended materials for use beneath playground equipment includes rubber mats, loose sand, gravel, or shredded wood products. Grass, dirt, concrete, and asphalt are not considered acceptable material;
- ✓ Installing trash receptacles, landscaping, and a park sign that conforms to a unified, citywide design;
- ✓ Continuing to work with residential neighbors and surrounding businesses to form a “park watch area” for safety and security in the park; and
- ✓ Promoting the “adopt-a-park” concept to residents as a way to provide supplemental clean-up and beautification for the park.

Longer-term:

- ✓ Replacing the existing playground equipment with new equipment and installing U.S. Consumer Product Safety Commission recommended base material beneath all new equipment to prevent or minimize serious injury from falls;
- ✓ If the opportunity becomes available, considering the acquisition of one or more of the adjacent parcels for park expansion;

- ✓ If the park is expanded, considering the installation of a small City-owned parking lot for seven to ten cars adjacent to the park with aisle striping, curb stops, landscaping, and lighting standards; and
- ✓ Depending upon residents' desires, restoring the ballfield and replacing the backstop, benches, and fencing.

Pattison Park

Pattison Park is located in the northwestern portion of East Cleveland and is bounded by Hayden Avenue, Eddy Road, Carlyon Road, and Speedway Overlook. With 16.7 acres of land, Pattison Park is the second largest park in the City and has been developed for informal active and passive recreation. It comprises approximately 8% of all land devoted to recreation citywide.

History

The land that comprises Pattison Park is actually owned by the City of Cleveland. The intent during the 1910's was to construct a boulevard from Euclid Avenue in East Cleveland through Cleveland, which would connect to Lake Shore Boulevard in Bratenahl. The plan was not implemented. In about 1930 the City of Cleveland leased the parcel to the City of East Cleveland with the stipulation that the area be landscaped and the stream culverted underground. By 1935, the parcel was known as Pattison Park.

Facility Inventory/Condition

Pattison Park, which contains almost all of the City's remaining facilities for active outdoor recreation, has two baseball/softball fields, two basketball courts, six tennis courts, and a playground with two play structures (*see Appendix 7-C*). There is a walking path, restrooms, a structure that houses a refreshment stand, benches, several picnic tables, and an area that could, if rehabilitated, function as an outdoor amphitheater for small-scale music and drama performances. The park is also large enough to accommodate passive recreation activities as well.

The condition of the facilities at Pattison Park vary greatly. The two baseball/softball fields have new backstops, which are in excellent condition. The fields themselves are in the process of being rehabilitated. The bleachers and the fencing are deteriorated, and there is no lighting at the site. The basketball court, which was recently resurfaced, is in good condition, however the rims of the hoops are deteriorated and the nets are missing. The poles have been repainted. The tennis courts have been repaved, however the fencing around the courts is deteriorated and is covered with vegetation, which blocks views into the park. The fencing is also topped with barbed wire, which could be a safety hazard.

Most of the deteriorated playground equipment and the brick mounds that were at the park the last time a recreational inventory was undertaken have been removed. Two new play structures, which are in good condition, have recently been installed in their place. A swing set was recently repainted and is in average condition. The base material beneath the playground equipment is dirt/grass, which does not meet the U.S. Consumer Product Safety Commission standards.

While the restrooms and the refreshment stand were recently painted and appear to be in good condition from the outside, the restrooms are padlocked, which make them unusable. The condition of the walking path, small outdoor amphitheater area, benches, and the picnic tables range from average to deteriorated. There is a newer, attractive park sign, however it is covered with graffiti.

Maintenance Efforts/Improvements

Several pieces of new playground equipment were obtained for the park in the last ten years. One piece was obtained in 1993 and two play structures were installed in 2003. The swing set was also repainted in 2003. The tennis courts were repaved in 2002. The deteriorated fencing that surrounds the tennis courts is slated to be removed in 2004. The two baseball/softball fields that are in the process of being rehabilitated had new backstops installed in 2003. It is anticipated that benches for the teams, a water fountain, trash receptacles, additional landscaping work, and improvements to the restrooms and amphitheater area will be undertaken in 2004. The park sign was recently installed.

Additionally, as part of a new outreach initiative, representatives from the City's Department of Parks and Recreation plan to begin meeting with residents living in the surrounding area to determine issues, concerns, and desires regarding the park and its facilities.

Programs

The City offers a tennis program at both Pattison Park and Forest Hill Park. In 2003, the City received a grant through the U.S. Tennis Association that paid for a tennis coach and expenses for program advertising. The City intends to apply for an additional grant for the program in 2004.

Recommendations

As funds permit, a landscape architect should be hired to work with area residents and the City to study the existing park facilities and potential strengths of the area; examine issues, concerns, and priorities of residents; and design a plan for the park that builds on existing strengths and incorporates future needs. Other components to consider include the development of a park maintenance plan, examining ways to provide security for park users, and exploring additional activities that could be incorporated at the park.

The City, area businesses, and residents should jointly pursue fund-raising activities for the purchase of additional amenities. It would also be important to engage the neighborhood in the phases involving planning, selection, and installation of park amenities, where possible, to promote a sense of ownership.

Possible park improvements could include:

Short-term:

- ✓ Meeting with residents to determine issues, concerns, and desires regarding the park and its facilities;

- ✓ Installing U.S. Consumer Product Safety Commission recommended base material beneath all equipment to prevent or minimize serious injury from falls. The list of recommended materials for use beneath playground equipment includes rubber mats, loose sand, gravel, or shredded wood products. Grass, dirt, concrete, and asphalt are not considered acceptable material;
- ✓ Removing the deteriorated fencing that surrounds the tennis courts;
- ✓ Installing benches for the teams, a water fountain, trash receptacles, and additional landscaping work;
- ✓ Keeping the new park sign free from graffiti;
- ✓ Continuing to work with residential neighbors and surrounding businesses to form a “park watch area” for safety and security in the park; and
- ✓ Promoting the “adopt-a-park” concept to residents as a way to provide supplemental clean-up and beautification for the park.

Longer-term:

- ✓ Restoring and improving the restrooms, the structure containing the refreshment stand, and the amphitheater area;
- ✓ Continuing to maintain and improve the baseball/softball fields, basketball court, walking path, and picnic tables;
- ✓ Installing additional benches, lighting, drinking fountains, and fencing, where necessary;
- ✓ Adding additional playground equipment at the playground and installing U.S. Consumer Product Safety Commission recommended base material beneath all equipment to prevent or minimize serious injury from falls;
- ✓ Evaluating whether the tennis courts should be replaced or removed. If they are replaced, installing new fencing that IS NOT topped with barbed wire, and adding lighting, benches, and trash receptacles;
- ✓ Maintaining and replacing landscaping throughout the park;
- ✓ Once Rozelle Elementary School is no longer used as a school, encouraging the School Board to sell it to a developer who would redevelop it for another use, such as housing. The City should retain the eastern portion of the property and reuse it for a small parking lot;

- ✓ Installing a new small parking lot for seven to ten cars on the eastern portion of Rozelle Elementary School. Ensure that the lot has the appropriate improvements, such as proper drainage, aisle striping, curb stops, landscaping, lighting standards, and a park sign that conforms to a unified, citywide design;
- ✓ Maintaining/restoring the stone staircase that connects the school property and the park;
- ✓ Creating a new, more inviting, and safe park entrance adjacent to the new parking lot;
- ✓ Developing a bicycle path through Pattison Park to connect to Cleveland. The City of East Cleveland should be sure to coordinate the conceptual, planning, and construction phases with the City of Cleveland so that East Cleveland's bicycle path will meld with the proposed bicycle path that would run through Forest Hills Park in Cleveland and extend northerly to Lake Erie, as outlined in the City of Cleveland's *Master Bikeway Plan*; and
- ✓ Examining ways to extend the proposed bicycle path through Pattison Park eastward to connect to Cleveland Heights. The City of East Cleveland should be sure to coordinate the conceptual, planning, and construction phases with Eco-City Cleveland, University Circle, Inc. and the Cities of Cleveland, Cleveland Heights, Shaker Heights, and University Heights so that East Cleveland's bicycle path will meld seamlessly with the proposed bicycle paths.

Superior Hill Park

Superior Hill Park is located in the southeastern portion of East Cleveland, along Superior Road. While technically it is considered to be part of Forest Hill Park, this 3.28 acre park actually functions more like a neighborhood park. It is located in a visible location and is surrounded primarily by single-family, two-family, and multi-family structures.

Facility Inventory/Condition

Facilities at Superior Hill Park include a baseball/softball field, a basketball court, a playground, a walking path that meanders throughout the park, and a small parking lot that is adjacent to the ballfield (*see Appendix 7-C*). The two Greater Cleveland Regional Transit Authority bus shelters, which are located on Superior Road, were replaced a few years ago.

The walking path and the baseball/softball field are deteriorated, the backstop and bleachers that were once at the field have been removed, and the surrounding chain link fences are deteriorated or missing. Access is blocked to the adjacent parking lot, which is also deteriorated. The lighting standards in the lot appear to be in average condition. The basketball court surface is in average condition, but the poles, hoops, and fencing are deteriorated. All five pieces of playground equipment and an adjacent bicycle rack are in average condition, but the base material beneath the playground equipment is dirt/grass, which does not meet the U.S. Consumer Product Safety Commission standards. Since the last recreation inventory was undertaken, picnic tables, a drinking fountain, and one piece of play-

ground equipment have been removed from the site.

Maintenance Efforts/Improvements

In the last several years, the City extended the walking path from Superior Hill Park along Superior Road and into the Lower Valley of Forest Hill Park. The City anticipates removing the deteriorated fencing around the old parking lot and the fencing along the north valley area in 2004.

Additionally, as part of a new outreach initiative, representatives from the City's Department of Parks and Recreation plan to begin meeting with residents living in the surrounding area to determine issues, concerns, and desires regarding the park and its facilities.

Recommendations

The updated Master Plan for Forest Hill Park, completed by *Pressley Associates, Inc. Landscape Architects* in 1998, also outlined improvements for Superior Hill Park. Additionally, as funds permit, a landscape architect should be hired to work with area residents to develop a more specific design for the park that focuses on rehabilitating the ballfield, the basketball court, and the walking path; redesigning the playground; adding a restroom facility, developing a park maintenance plan; and providing security for park users.

The City, area businesses, and residents should jointly pursue fund-raising activities for the purchase of new equipment. It would also be important to engage the neighborhood in the phases involving planning, selection, and installation of park amenities, where possible, to promote a sense of ownership.

Possible park improvements could include:

Short-term:

- ✓ Meeting with residents to determine issues, concerns, and desires regarding the park and its facilities;
- ✓ Installing U.S. Consumer Product Safety Commission recommended base material beneath all equipment to prevent or minimize serious injury from falls. The list of recommended materials for use beneath playground equipment includes rubber mats, loose sand, gravel, or shredded wood products. Grass, dirt, concrete, and asphalt are not considered acceptable material;
- ✓ Removing the deteriorated fencing that surrounds the old parking lot, as well as the fencing along the north valley area;
- ✓ Maintaining/repairing the basketball court, playground equipment, and walking path;
- ✓ Continuing to work with residential neighbors and surrounding businesses to form a "park watch area" for safety and security in the park; and

- ✓ Promoting the “adopt-a-park” concept to residents as a way to provide supplemental clean-up and beautification for the park.

Longer-term:

- ✓ Restoring the ballfield and replacing the backstop;
- ✓ Installing benches for the teams, bleachers for the audience, water fountain, trash receptacles, and lighting;
- ✓ Replacing the parking lot adjacent to the ballfield by repaving and restriping the lot, installing curb stops, landscaping, and lighting standards;
- ✓ Replacing the basketball court, walking path, benches, trash receptacles, and drinking fountain;
- ✓ Replacing the existing playground equipment with new equipment and installing U.S. Consumer Product Safety Commission recommended base material beneath all equipment to prevent or minimize serious injury from falls. The list of recommended materials for use beneath playground equipment includes rubber mats, loose sand, gravel, or shredded wood products. Grass, dirt, concrete, and asphalt are not considered acceptable material;
- ✓ Maintaining and replacing landscaping throughout the park; and
- ✓ Installing park signs that conform to a unified, citywide design.

Mini-Parks

Many of the current mini-parks were established in the late 1960’s and early 1970’s as a result of recommendations listed in the 1969 Arthur D. Little Master Plan, *East Cleveland: Response to Urban Change*. These areas, which were developed with recreation for younger children as the primary focus, have provided needed green space for the community and play areas for neighborhood children.

Due to the many socio-demographic changes East Cleveland has seen over the last four decades, it may be time to re-evaluate the rationale for retaining some of these mini-parks. Concerns such as usage, physical condition, maintenance issues, repair/replacement costs, and safety hazards should be taken into consideration in the final determination.

Coit Avenue Park

Coit Avenue Park, which is located in the north-central portion of East Cleveland near Coit Road and Euclid Avenue, is very small, with just over one-tenth of an acre of land. It is sandwiched between several apartment buildings and property for utility transfer lines. The park is not visible from the street. The only access to the park is through one of the apartment building parking lots. This lot is

currently chained off, which effectively prevents both vehicular and pedestrian access.

Facility Inventory/Condition

A number of years ago the site contained a bench, which was deteriorated, and four pieces of playground equipment, two of which were deteriorated and two of which were in average condition (*see Appendix 7-C*). The site was surrounded on all sides by deteriorated fencing and gates. Due to current access issues, it is unclear if any playground equipment still exists at the site.

Recommendations

Although the property is owned by the City of East Cleveland, it is recommended that Coit Avenue Park be removed from the City's list of parks. Given the condition of several of the surrounding buildings, the location of the park itself, and the small amount of acreage available at the site, this location should be abandoned as a park, combined with adjacent properties, and reused as part of a larger development that would better serve the neighborhood.

Delmont Avenue Park

Delmont Avenue Park is located in the southwestern portion of East Cleveland, on Delmont Avenue. The park is adjacent to the elevated railroad tracks and is surrounded by residential and transportation/utility oriented land uses. The land is owned by the Greater Cleveland Regional Transit Authority (RTA), and, at about 40 feet x 173 feet, the park is just slightly larger than the adjacent residential lots. The City is currently negotiating a long-term lease agreement with RTA to use the land for a park.

Facility Inventory/Condition

A number of years ago the site contained five pieces of playground equipment, three of which were deteriorated, and a trash receptacle, which was in average condition (*see Appendix 7-C*). Currently, all playground equipment has been removed from the site. The site is surrounded on three sides by a deteriorated chain link fence, which should be removed or replaced.

Maintenance Efforts/Improvements

The City is planning to install a new play structure and a park identification sign on the site as soon as the long-term lease agreement with RTA is finalized. Additionally, as part of a new outreach initiative, representatives from the City's Department of Parks and Recreation plan to begin meeting with residents living in the surrounding area to determine issues, concerns, and desires regarding the park.

Recommendations

As discussed, the existing size of Delmont Avenue Park, at 0.16 of an acre, is very small. However the park's central location within the neighborhood and the fact that Delmont and Hower Avenues are through streets, makes this park accessible to residents in much of the southwestern corner of the city. The City should explore expanding the footprint of the existing park in several phases and as land becomes available.

Currently, both lots to the west of the existing park have serious, long standing property tax delinquencies. The City of East Cleveland should request that the Cuyahoga County Treasurer's Office initiate foreclosure procedures against the property owners, take over ownership of the lots through

the City's Land Bank program, and demolish all dilapidated structure(s). Based on the concept of public purpose, these land bank lot(s) could then be utilized as a way to expand the current park. If the opportunity becomes available, the City could consider acquiring the adjacent lots on Hower Avenue, either through foreclosure or outright purchase.

A landscape architect should be hired to work with area residents to develop a more specific design for the park that focuses on expanding on the amenities installed at the new playground, developing a walking path, developing a park maintenance plan, and providing security for park users. The City, area businesses, and residents should jointly pursue fund-raising activities for the purchase of additional amenities. It would also be important to engage the neighborhood in the phases involving planning, selection, and installation of park amenities, where possible, to promote a sense of ownership.

Possible park improvements could include:

Short-term:

- ✓ Meeting with residents to determine issues, concerns, and desires regarding the park and its facilities;
- ✓ Installing new playground equipment and several benches in a visible location on the existing lot to maximize visibility of the playground from the street;
- ✓ Installing U.S. Consumer Product Safety Commission recommended base material beneath all playground equipment to prevent or minimize serious injury from falls. The list of recommended materials for use beneath playground equipment includes rubber mats, loose sand, gravel, or shredded wood products. Grass, dirt, concrete, and asphalt are not considered acceptable material;
- ✓ Removing the deteriorated fencing that surrounds the park and replacing it with new fencing;
- ✓ Installing park signs that conform to a unified, citywide design;
- ✓ Continuing to work with residential neighbors to form a "park watch area" for safety and security in the park; and
- ✓ Promoting the "adopt-a-park" concept to residents as a way to provide supplemental clean-up and beautification for the park.

Longer-term:

- ✓ Maintaining and replacing landscaping throughout the park;
- ✓ Installing a walking path through the park, tall lighting standards for safety and security, and additional fencing;

- ✓ Utilizing any additional open space for informal softball, soccer, or touch football games for younger children and youth.

Mayfair School Park

Mayfair School Park, which is located in the western portion of East Cleveland, is situated in a visible location on Hayden Avenue, between Mayfair and Doan Avenues. It is located on East Cleveland Board of Education-owned land, adjacent to Mayfair Elementary School. The park, which is surrounded by residential and institutional uses, is approximately two-thirds of an acre in size.

Facility Inventory/Condition

Currently, the property consists primarily of grassy mounds with several mature trees on the site (*see Appendix 7-C*). The Ohio School Facilities Commission, which has stated that Mairfair Elementary School is to be demolished and rebuilt on site, will provide funds for new playground equipment for the school as soon as construction is completed.

Maintenance Efforts/Improvements

As part of a new outreach initiative, representatives from the City's Department of Parks and Recreation plan to begin meeting with residents living in the surrounding area to determine issues, concerns, and desires regarding the park.

Recommendations

The decision to demolish Mayfair Elementary School and rebuild on site has several advantages. In addition to an improved school facility, this initiative can also be seen as an opportunity to improve upon current recreational facilities, both for existing and future students of Mayfield Elementary School, as well as for children living in the surrounding neighborhood.

As part of this initiative, the East Cleveland Board of Education should examine the possibility of acquiring and demolishing the two vacant apartment buildings facing Doan Avenue to maximize the flexibility of the current site. The possibility of a joint City/School Board initiative should be explored regarding land acquisition, demolition, and park/playground planning. Ideally, the City of East Cleveland and the East Cleveland Board of Education would work cooperatively together so that the site can also serve as a neighborhood playground.

This joint initiative should include development of a clearly defined, joint-use agreement concerning such items as purchase of equipment, maintenance, and liability issues; hiring a landscape architect to work with the School Board, the City, students, and area residents to develop a design for a new state-of-the-art playground; fund-raising activities for the purchase of additional equipment and amenities; and developing a park maintenance plan. It would also be important to engage both the students and the neighborhood in the phases involving planning, selection, and installation of park amenities, where possible, to promote a sense of ownership.

The City should continue to work with residential neighbors to form a “park watch area” for safety and security in the park, as well as promote the “adopt-a-park” concept to residents as a way to provide general clean-up and beautification for the park.

Northfield Avenue Park

Northfield Avenue Park is also located in the western portion of East Cleveland, about three blocks north of Mayfair School Park. It is situated in a visible location on Hayden Avenue, between Northfield and Potomac Avenues. The park, which is surrounded by residential and institutional uses, is about three-tenths of an acre in size. Although very small, the park does provide needed green space for residents living in the area.

Facility Inventory/Condition

The irregularly shaped site is primarily grass with a concrete sidewalk that bisects the site (*see Appendix 7-C*). The sidewalk is in average condition. A bench, which was at the site a number of years ago, has been removed.

Maintenance Efforts/Improvements

As part of a new outreach initiative, representatives from the City’s Department of Parks and Recreation plan to begin meeting with residents living in the surrounding area to determine issues, concerns, and desires regarding the park.

Recommendations

This park should be retained as a passive park. As funds permit and as the neighborhood stabilizes, the City may wish to replace the concrete sidewalk, replace the bench with additional benches, and encourage volunteers to install and maintain landscaped areas, making use of drought-tolerant plants as part of the landscaping.

The City should continue to work with residential neighbors to form a “park watch area” for safety and security in the park, as well as promote the “adopt-a-park” concept to residents as a way to provide general clean-up and beautification for the park.

Scioto Avenue Park

Scioto Avenue Park is also located in the western portion of East Cleveland, about two blocks north of Mayfair School Park. It is situated in a visible location on Hayden Avenue, between Scioto and Northfield Avenues. The park, which is surrounded by residential and commercial uses, is less than two-tenths of an acre in size.

Facility Inventory/Condition

The site, which has been completely cleared of all landscaping and other recreational amenities, has undergone a dramatic change since the last time a recreational inventory was undertaken (*see Appendix 7-C*).

A number of years ago the site was an urban-style park with much of the area consisting of concrete. Benches were grouped together in several areas, with mature trees planted nearby to provide shade. A concrete sidewalk bisected the site. A large concrete planter was located in one corner, a small spray pool was located near the center of the park, and several pieces of playground equipment were located nearby. The entire site was in deteriorated condition.

Recommendations

Although the property is owned by the City of East Cleveland, it is recommended that Scioto Avenue Park be removed from the City's list of parks. Given the vacant and deteriorated condition of several of the surrounding buildings and the small amount of acreage available at the site, this location should be abandoned as a park, combined with adjacent properties, and reused as part of a larger development that would better serve the neighborhood and the city.

Strathmore Avenue Park

Strathmore Avenue Park is also located in the western portion of East Cleveland, across the street from the East Cleveland Public Library - Hayden Avenue Branch. It is situated in a visible location on Hayden Avenue, between Strathmore and Orinoco Avenues. The park, which is surrounded by residential, commercial, and industrial land uses, is less than two-tenths of an acre.

Facility Inventory/Condition

The site contains a climber and a bench, both of which are in average condition (*see Appendix 7-C*). Swing set poles, which should be removed, are the only remnants of the two swings sets that were on the site several years ago. The chain link fence surrounding the site is also in average condition.

Recommendations

Ownership of this city-owned park was transferred to an entity known as East Cleveland Homes in November, 2002 as part of a larger land transfer process. It is assumed that this land will cease to be used as a park at some point in the future. At that time, it is recommended that Strathmore Avenue Park be removed from the City's list of parks and that all recreation equipment that meets U.S. Consumer Product Safety Commission's standards be relocated to another park.

Wadena Park

Wadena Park is located in the southwestern portion of East Cleveland on Wadena Street, directly behind the gas station that fronts on Euclid Avenue. The land, which is owned by the Sun Oil Company, is surrounded by residential and commercial land uses and is about two one-hundredths of an acre in size. The City is currently negotiating a lease agreement with Sun Oil to use the land for a park.

Facility Inventory/Condition

A number of years ago, the site contained three pieces of playground equipment, which ranged from average condition to deteriorated condition (*see Appendix 7-C*). Since that time, all playground equipment has been removed. Fence poles, which should also be removed, are the only remnant of the

chain link fence that once surrounded the area.

Maintenance Efforts/Improvements

The City is planning to install a new play structure, two new benches, and a park identification sign on the site as soon as the lease agreement with Sun Oil is finalized. Additionally, as part of a new outreach initiative, representatives from the City's Department of Parks and Recreation plan to begin meeting with residents living in the surrounding area to determine issues, concerns, and desires regarding the park.

Recommendations

For the short-term, Wadena Park should be retained. Over the long-term, the City should consider obtaining more acreage for a replacement park in the immediate vicinity. The City should continue to work with residential neighbors to form a "park watch area" for safety and security in the park, as well as promote the "adopt-a-park" concept to residents as a way to provide general clean-up and beautification for the park.

If the opportunity becomes available, the City could consider utilizing existing land bank lots or acquiring additional property through foreclosure or outright purchase for a replacement park. After the new park is developed, the City of East Cleveland should remove Wadena Park from the City's list of parks.

Other City-Owned Recreation Facilities

Helen S. Brown Senior Citizen Center

The Helen S. Brown Senior Citizen Center, located on Euclid Avenue, is jointly funded by the City of East Cleveland and the Ohio Department of Aging. It is a multi-purpose center and according to their mission statement was "... established with the objective of improving the quality of life of East Cleveland Seniors by providing social services and a wide range of activities which will enable them to function as members of the community in as complete and fulfilling a way as possible."

The Center has an indoor exercise area and pool tables available for senior citizens using the facility. Movies are scheduled twice a week and an exercise class is scheduled once a week. Pool, cards, games, and a variety of classes are also offered.

RESIDENT RECREATION NEEDS AND PRIORITIES

Chapter 2 - Demographics, Chapter 5 - Housing Plan, and Chapter 6 - Quality of Life, examine the demographic, economic, and social issues that many East Cleveland residents face. As discussed, much of the city is densely populated, per capita and median family incomes are among the lowest in the county and the percentage of single-head of household families with children under the age of 18 is double that of Cuyahoga County as a whole. Renter occupancy is high, with much of the housing stock comprised of older homes and apartments located on small lots with little in the way of yards or open play space. Crime and juvenile delinquency continue to be problematic.

These issues all point to the reasons that the availability of recreational opportunities are important for East Cleveland residents. One primary justification is that families with lower incomes and single parent households do not always have the resources available to provide private-sector recreational opportunities for their children. This situation only emphasizes the importance of offering city-sponsored free or low cost recreation programs. In addition, many national studies have documented a decrease in the juvenile delinquency and unruly rate when well supervised recreational programs for youth and young adults were introduced in the community. Finally, well-maintained public parks and recreational facilities are an important indicator of the community's quality of life, helping the city to attract and retain residents and businesses.

In the mid- to late-1990's, East Cleveland residents were surveyed on a number of issues, including recreational usage, level of satisfaction with recreational facilities and programs, and desired recreational improvements (*see Appendix I-A*). Surveys such as the one undertaken have been frequently used by cities to help understand the recreational needs and desires of residents, as a way to create and maintain a relationship with community stakeholders, and to ensure that the services provided to the community are ones that are important to the residents.

The question concerning annual recreational usage showed that of the residents surveyed, approximately 79% used Forest Hill Park. Superior Hill Park and Martin Luther King, Jr. Civic Center were each used by 34% of those surveyed, while 16% of the residents used Pattison Park. Usage was quite low for all of the other East Cleveland parks. Additional recreation facilities mentioned included Shaw High School (to watch baseball games and attend adult education classes), the Helen S. Brown Senior Citizen Center, and the area around the Nela Park neighborhood. Only about 3% of the respondents stated that they never used any East Cleveland parks. In most cases, the residents who had children were more likely to use the parks, and tended to use them more frequently, than residents overall.

Almost 50% of the residents who answered the survey expressed dissatisfaction with the condition of the parks and playgrounds and the availability of recreational activities for children and teens. Approximately 31% of the respondents stated that they were satisfied or somewhat satisfied with the condition of the parks, almost 24% were satisfied or somewhat satisfied with the availability of recreational activities for children, and about 20% were satisfied or somewhat satisfied with the availability of recreational activities for teens. The remaining respondents had either no opinion or did not answer the question.

Almost all of the residents who answered the survey expressed an opinion concerning recreation improvements or programs that they would like to see implemented. The most pressing concerns involved the need for more structured activities for children and youth (70%), the need for better maintenance of park grounds (68%), the need to repair/replace recreation equipment (51%), and the need to address safety issues (47%). Most of the respondents who expressed a desire for a park/playground closer to their home lived in the western portion of the city (26%). Other requests for improvements included a new outdoor swimming pool at Martin Luther King, Jr. Civic Center, an ice skating rink, the need for better maintenance at current recreation facilities, the need for additional recreation activities that were well-supervised, better security and enforcement, and closer supervision of childrens' activities.

RECOMMENDATIONS FOR NEW FACILITIES

Parks

As discussed earlier in this chapter, almost all East Cleveland residents are within a one-half mile walk of a park or recreation facility. While residents are well-served by the existing park system, there are several adjustments that are recommended. As noted previously, the City should eliminate Coit Avenue and Scioto Avenue Parks because they no longer serve the purpose for which they were originally intended. Second, the City should consider selected park expansion at Delmont Avenue Park, Hawley Park, Mann Avenue Park, Martin Luther King Jr. Civic Center, and Pattison Park to augment existing recreational amenities. Finally, the City should ultimately consider relocating the playground equipment proposed for Wadena Park to a larger site nearby that can better accommodate residents' needs.

Playgrounds

As illustrated on *Map 7-5*, only a limited number of children are currently within a one-quarter mile walk of a playground. Based on discussions with both the City and the Ohio School Facilities Commission, however, there are a number of new playgrounds that are proposed for installation. These new playgrounds, which are anticipated to be installed at the Martin Luther King, Jr. Civic Center, Delmont Avenue and Wadena Parks, and the East Cleveland elementary schools, will dramatically improve the situation. *Map 7-7* shows the location of all current and proposed playgrounds and their respective service areas. As illustrated on the map, once the proposed playgrounds are installed, most neighborhoods will be well-served by a playground.

Bikeways

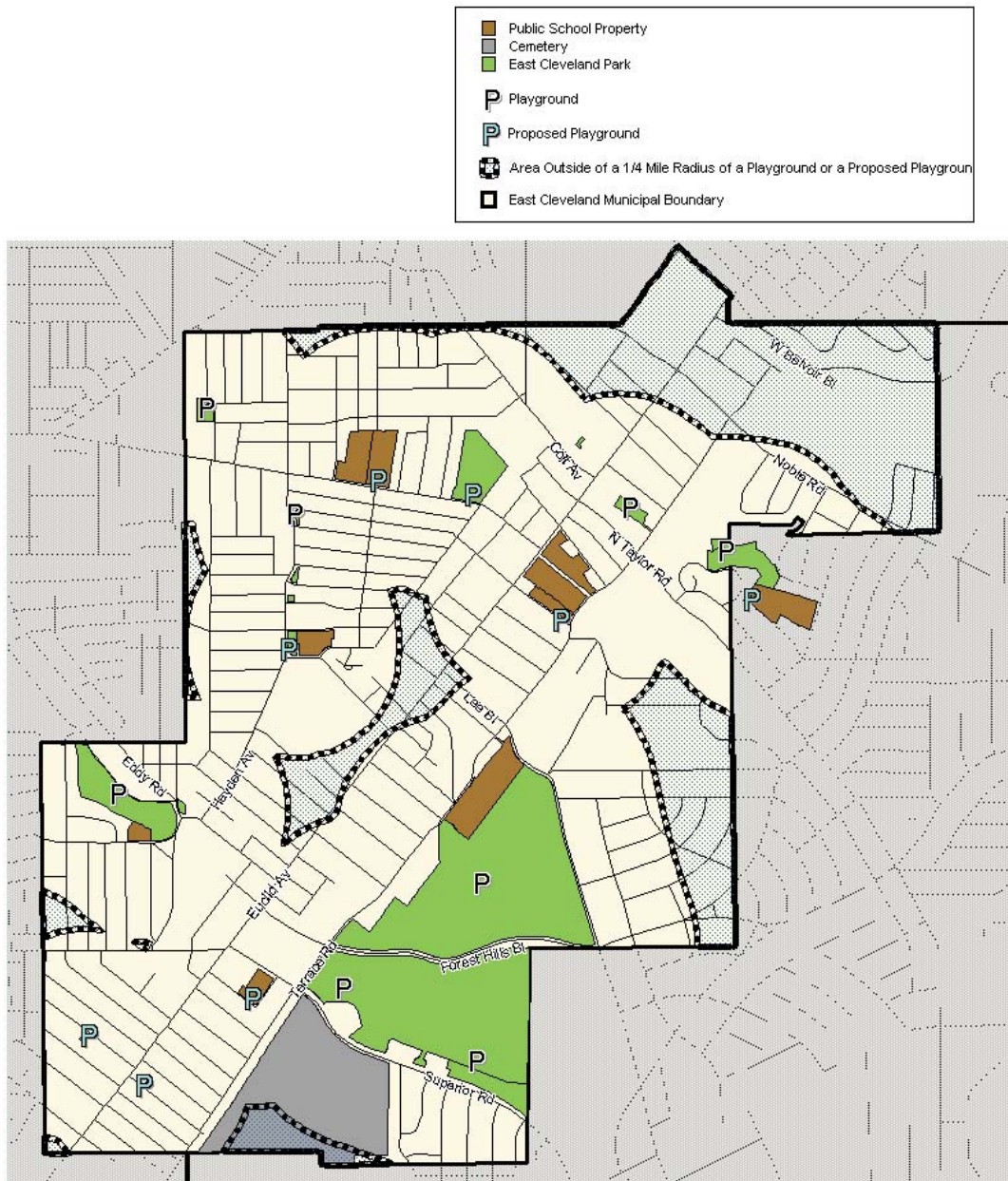
The City of East Cleveland has just begun to have a conversation regarding the development of bikeways as a linkage to amenities, both within East Cleveland, as well as to adjacent communities. As the community begins to explore the issue of bikeway networks and possible routes, the City will want to coordinate all phases of planning and development with entities that are already developing bikeway networks. This will ensure that plans for East Cleveland's bikeways meld seamlessly with other bikeway plans. Communities and organizations that the City of East Cleveland should work with include the Cities of Cleveland, Cleveland Heights, Shaker Heights, and University Heights, as well as EcoCity Cleveland, University Circle, Inc., and NOACA. Plans that should be referenced and coordinated with include the Circle-Heights Bike Network, the NOACA Bicycle Transportation Map, and the City of Cleveland Master Bikeway Plan, in part because a number of main streets in East Cleveland are already encompassed in the plans.

Circle-Heights Bike Network

This project has identified streets in Cleveland Heights, Shaker Heights, University Heights, a portion of East Cleveland, and the University Circle neighborhood in Cleveland that can be used to link major activity centers and evolve into a network of safe routes for bicycling. The project has been led by EcoCity Cleveland, a local, nonprofit, environmental planning organization.

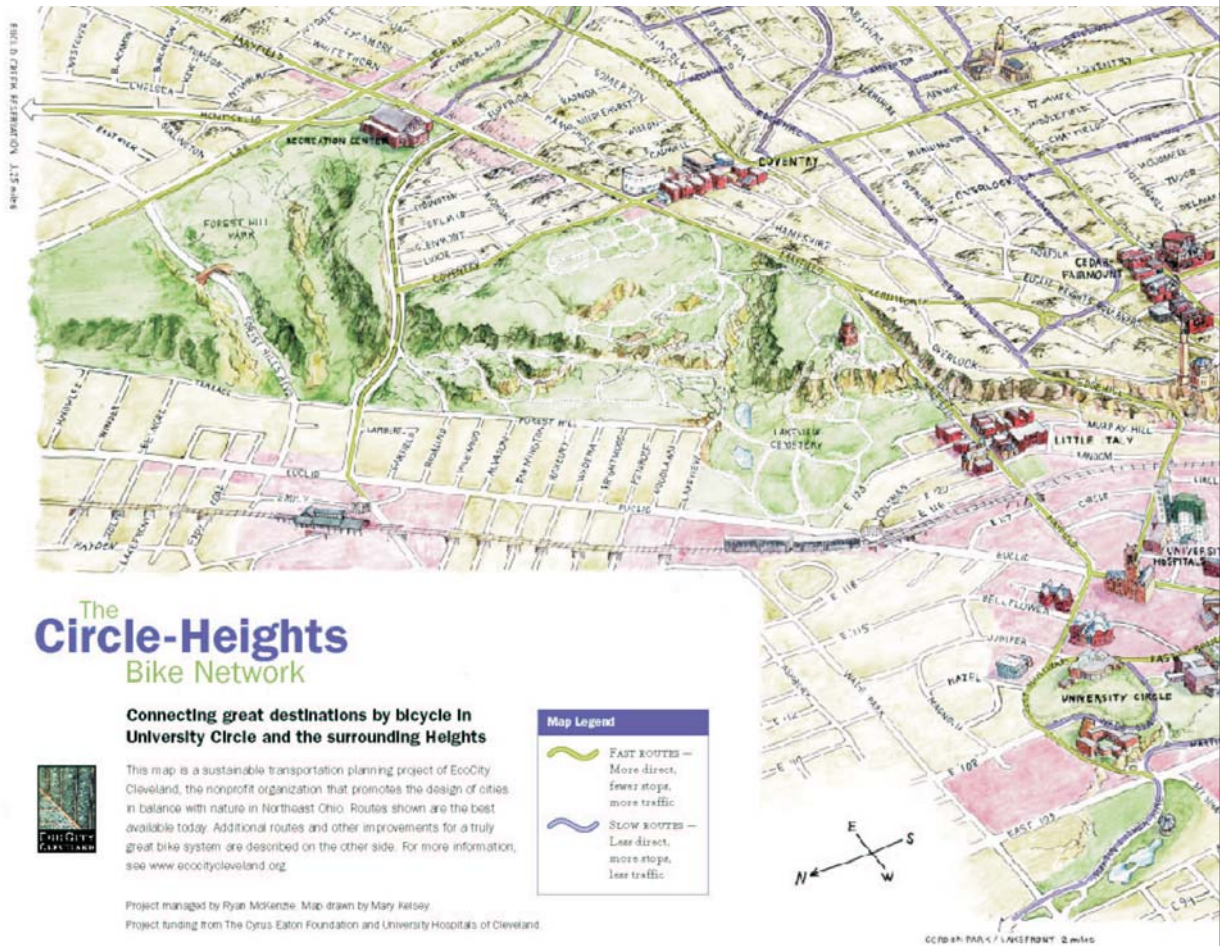
Map 7-8 identifies potential streets that could be utilized for bike routes, by color. Faster routes are identified in green, which are more direct, have fewer stops, and more traffic. Slower routes are iden-

Map 7-7, Current and Proposed East Cleveland Parks and Recreation Facility Service Areas



Sources: Cuyahoga County Auditor's Office, City of East Cleveland, East Cleveland City School District, and the Cuyahoga County Planning Commission.

Map 7-8, The Circle-Heights Bike Network



Source: EcoCity Cleveland, 2002

tified in blue, which are less direct, have more stops, and less traffic. North of Mayfield Road, both Coventry Road and Superior Road are coded green and illustrated as a direct link to the RTA Red Line transit station at Superior Road in East Cleveland. Lee Road north of Mayfield is also coded green and illustrated as a route to reach the main facilities in Forest Hill Park in East Cleveland. Heading south, these connections link East Cleveland residents to neighborhoods and commercial districts throughout the Heights area.

NOACA Bicycle Transportation Map

The Northeast Ohio Areawide Coordinating Agency (NOACA) has prepared a set of maps for the five counties within the NOACA planning area, including Cuyahoga County. The purpose of the map is to

provide guidance to bicyclists who wish to travel in the county using the existing road system. The map color codes arterial and collector streets based upon factors such as traffic volume, pavement width, and speed limit. Local and minor collector streets are usually not coded on the map, however due to their low traffic volume and vehicle speeds, they are usually suitable for bicycling. Bicyclists can then use the map to assess their own skill levels and select the appropriate routes.

The arterial roads in East Cleveland are coded on the map as either orange or red (*see Map 7-9*). Orange is defined as streets suitable for bicyclists having intermediate skills, such as being comfortable on roads with moderate traffic, having some knowledge of and compliance with traffic laws, and having some skill at executing defensive maneuvers. Red is defined as suitable only for experienced bicyclists, meaning persons comfortable on roads with trucks and/or heavy traffic, being fully compliant with traffic laws, being skilled at executing defensive maneuvers, and being comfortable “taking the lane” when necessary.

One alternative for bicyclists with only basic skills would be to use side streets. The major color coding exception in East Cleveland is Forest Hill Park, where the multi-use paths in the park are shown in blue, meaning they are suitable for all skill levels. The paths in Forest Hill Park also provide an off-street alternative for negotiating the major elevation change between Euclid Avenue in East Cleveland and Cleveland Heights.

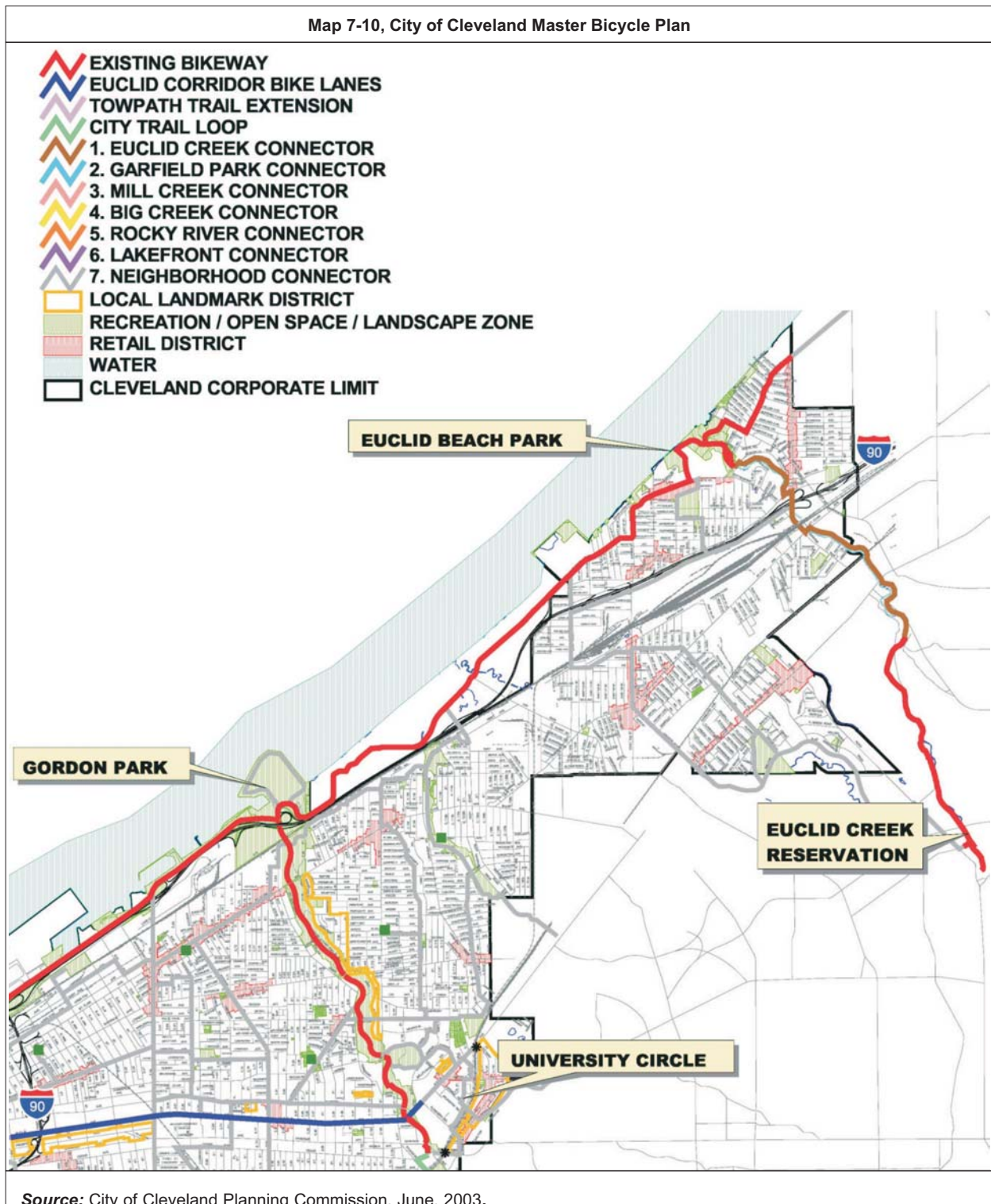
The streets identified on the map also show how East Cleveland residents, using existing roads, can bicycle to other areas such as Lake Erie, the Euclid Creek Reservation of Cleveland Metroparks, and the Doan Brook/Cultural Gardens district.

City of Cleveland Master Bikeway Plan

As part of the *Connecting Cleveland 2020 Citywide Plan*, the Cleveland City Planning Commission has prepared a Master Bikeway Plan. At this time, the primary material is a citywide map illustrating a bicycle network for the City of Cleveland, including connections to adjacent communities such as East Cleveland.

The primary linkages to East Cleveland are illustrated in gray (*see Map 7-10*). In the western portion of East Cleveland, one recommendation is to use Thornhill Drive along the edge of Pattison Park as a gateway leading northward through Cleveland to Lake Erie. Euclid Avenue, Superior Avenue, and East 123rd Street are other recommended routes in Cleveland that are in proximity to East Cleveland.





In the northeast portion of East Cleveland, the City of Cleveland has recommended Ivanhoe Road and Belvoir Boulevard as part of a north-south connector leading to Lake Erie in the north and the Cleveland Metroparks Euclid Creek Reservation to the south.

ADDITIONAL RECREATIONAL STRATEGIES

Enhance the Appearance and Image of the City's Parks

- ✓ Establish a coordinated park signage system, utilizing the same signage design (logo/graphics, lettering, and colors) at all of the City-owned parks and at the Martin Luther King, Jr. Civic Center. A coordinated signage system, which can be installed over time, will provide an instantly identifiable image for all of the City's parks. The newer Pattison Park identification signage design is attractive and readable. The same design could be used for other parks in the city. Forest Hill Park is the one exception to this recommendation. As recommended in the Forest Hill Park Updated Master Plan, all signage should be designed specifically for this park, but should still respect the identities of the Cities of East Cleveland and Cleveland Heights.
- ✓ Enhance the image, appearance, and usability of park entrances for pedestrians, bicyclists, and passers-by by installing physical improvements, such as wider sidewalks, bicycle paths, ornamental fencing, decorative lighting, new park identification signs, and additional landscaping. Depending upon the size of the area involved, landscaping could include a mix of small flowering trees and bushes, miniature evergreens, and drought-tolerant perennials, for year-round interest and color. Locations where City park entrance enhancements could be considered include Forest Hill Park, Hawley Park, Pattison Park, and the Martin Luther King, Jr. Civic Center.
- ✓ For parks that have parking lots, redesign or install improvements that promote safe, efficient traffic circulation through the use of directional signage; installation of curbs, wheel stops, traffic islands, and lighting, where appropriate. Redesign or install improvements that promote proper drainage through the installation of catch basins, where necessary.
- ✓ Improve safety for pedestrians by including designated pedestrian walkways in all new and redesigned parking lots.
- ✓ Provide amenities, such as bicycle racks, lighting, landscaping, and trash receptacles, to enhance the appearance and usability of parking lots.
- ✓ Undertake parking lot improvements at Forest Hill Park and Hawley Park and install parking lots at Pattison Park and Mann Avenue Park.

Promote Safe and Attractive Site Location and Design Practices

Park Locations

- ✓ Use accepted criteria when selecting a new playground site. Criteria to examine would include maximizing the number of children to be served, pedestrian access, good visibility, well-drained soils, and level topography. The playground should be located in a predominately residential neighborhood, away from high traffic areas.
- ✓ Promote safety and discourage vandalism through the use of well thought-out design, good visibility, adequate lighting, and well-placed landscaping.
- ✓ Use vandal-resistant bushes when landscaping non-play areas of the parks. Bushes and plants with thorns, such as barberry and shrub roses, are good selections.
- ✓ Select fencing materials, such as ornamental steel or iron, that provide good visibility and are hard to climb.
- ✓ Provide recreational uses for a variety of age groups, such as activities for children and shaded seating areas for parents and the elderly.

Playground Equipment Design, Installation, and Maintenance

- ✓ Encourage safety by selecting locations that are highly visible by neighborhood residents and from the public right-of-way.
- ✓ When siting play equipment, avoid creating spots that are out of full view of the street where persons can loiter.
- ✓ Place benches within full view of all play equipment to encourage parental supervision and community interaction.
- ✓ When replacing play equipment, install items that meet the standards for safety to prevent or minimize serious injury, as well as to reduce potential liability for the City.
- ✓ Ensure that all base material underneath playground equipment meets the U.S. Consumer Product Safety Commission's recommended materials to prevent or minimize serious injury. The list of recommended materials includes rubber mats, loose sand, gravel, and shredded wood products. Grass, dirt, concrete, and asphalt **are not** considered acceptable materials. Additionally, the depth of the base material should meet U.S. Consumer Product Safety Commission's standards to provide optimal protection against head injuries.
- ✓ Ensure the safety of children by following all current recommended play equipment standards, such as replacing deteriorated equipment, repairing equipment that may be

coated with lead-based paint, and providing an appropriate base material under equipment.

- ✓ For the parks that are recommended to be abandoned, move all playground equipment that meets U.S. Consumer Product Safety Commission's standards to other parks and remove all deteriorated equipment.

Safety/Security

- ✓ Work with the East Cleveland Police Department on strategies to improve safety and security in the parks.
- ✓ Use vandal-resistant materials in all construction, under playground equipment, and for lighting selections.
- ✓ Follow the "broken window" theory. Repair, replace, or remove broken, vandalized property promptly so that the message of community pride and community standards is clearly heard.

Expand Existing Recreation Facilities, Programs, and Green Space through Partnership Efforts

While the City of East Cleveland can not offer the selection and frequency of recreation programs desired by residents or provide all of the physical facilities for those programs on its own, by partnering with other organizations, utilizing unused or underutilized facilities, charging modest fees to cover the cost of recreation activities, and recruiting volunteers to teach classes and coach sports teams, additional recreation programs can be provided to residents at a modest cost to the city.

- ✓ Initiate discussions with the East Cleveland Board of Education and area churches with recreation facilities. Encourage those entities to make recreation facilities such as gymnasiums, indoor basketball courts, and meeting rooms more readily available for public use in the evenings, on weekends, during vacations, and throughout the summer months.
- ✓ Improve cooperation among the city, churches with recreation facilities, and organizations such as the East Cleveland Neighborhood Center to offer a variety of programs directed toward different age groups. Work together to ensure that programs do not overlap and that, taken as a whole, the programs offered provide the widest selection of recreation programs possible. If necessary, charge modest user fees to offset the cost of additional activities and programs.
- ✓ Boards of Education in several other cities in Cuyahoga County offer enrichment and recreation-oriented classes for children and adults in the evenings, on Saturdays, and throughout the summer months. There usually is a nominal charge for each class. Encourage the East Cleveland Board of Education to offer enrichment and

recreation-oriented classes for children and young adults, such as swimming, fine arts, dance, and sports. Classes should be self-supporting in terms of staffing and ancillary costs. Start with just a few classes and build on their success.

- ✓ Studies have shown that increasing recreational opportunities for youth, especially older youth, has resulted in a decrease in crime. Expand recreation programs to include late-night programs such as basketball, so that older youth and young adults have a constructive outlet for their energies.
- ✓ Work with the East Cleveland Board of Education, area churches, and other organizations to establish a supervised place for teens to congregate and socialize after school, on weekends, and during vacations.
- ✓ Recruit volunteers and sponsors to coach sports teams, umpire, provide uniforms, teach recreation-oriented classes, and supervise playgrounds for the children and youth of East Cleveland.

Encourage Private Commercial Entities to Provide Selected Recreation Activities

- ✓ Recruit a commercial business establishment to the city that specializes in family-oriented outdoor and/or indoor recreational activities, such as batting cages, miniature golf, bumper cars, go-carts, volleyball, an indoor playground, or game room. Existing businesses in the Greater Cleveland area that offer this type of venue include BrookPark Fun & Games Emporium (Cleveland), FUN-N-STUFF (Macedonia), Goodtimes the Center of Family Fun (Avon), Metroplex Sports and Event Center (Warrensville Heights), and Swings and Things Family Fun Park (Olmsted Falls). Offer to lease vacant, commercially zoned Land Bank property to the establishment at a low rate as an incentive for them to locate in the City.
- ✓ Solicit a request for proposals (RFP) from potential commercial business establishments that might be interested in opening a business or a franchise that specializes in family-oriented recreation. Existing businesses in the Greater Cleveland area include Hot Shots Indoor Beach Volleyball (Parma), Roller World In-Line Arena (Parma), Softball World (Brook Park), Whirly Ball/Laser Sport (Bedford Heights).

Improve Handicapped Accessibility

Municipalities have a responsibility to provide a reasonable level of accessibility for persons with varying levels of ability. The Americans With Disabilities Act (ADA) of 1992 mandates that state and local government facilities (which would include park areas and facilities) be reasonably accessible and usable to all populations. As discussed in the publication *Recommendations for Accessibility Guidelines: Recreational Facilities and Outdoor Developed Areas*, which was published by the U.S. Architectural and Transportation Barriers Compliance Board Access Advisory Committee in July, 1994, all new construction and alterations to existing buildings after January 26, 1992 must comply with the Act.

- ✓ Bring the Martin Luther King Jr. Civic Center into compliance with The Americans with Disabilities Act (ADA) of 1992. Some of the items that need to be changed to make the MLK, Jr. Civic Center accessible include installation of handicapped ramps, curb cuts in sidewalks, grab bars in restrooms, and the creation of accessible parking spaces in the parking lot.
- ✓ Ensure that all physical designs for the rehabilitation of existing parks and playgrounds, as well as the construction of any new parks or playgrounds, comply with The Americans with Disabilities Act (ADA) of 1992.
- ✓ As playground equipment is replaced, ensure that the new playground equipment includes pieces that are accessible to children with varying abilities.

Expand Community Clean-Ups, Beautification Projects, and Landscape Planting

Throughout northeastern Ohio, volunteers from businesses, community organizations, and churches, as well as residents, are actively involved in the design, construction, and maintenance of park and recreation facilities. Improvement projects and clean-up efforts can be partially or wholly implemented through local fund-raising, donations of materials, and donations of labor. A site could be “adopted” by a local group, who would take responsibility for routine maintenance and clean-up.

- ✓ Continue participating in the *Forest Hill Park Annual Spring Clean-up* with Friends of Forest Hill, and other organizations. Expand these clean-up efforts to include other parks.
- ✓ Start an *Adopt-a-Park/Adopt-a Spot Campaign*. In other cities, area residents, members of garden clubs, and civic organizations volunteer to clean-up litter, cut grass, and maintain landscaping in their neighborhood park, playground, or small plots of vacant land. Once “adoptions” occur, the City should install a sign with the name/organization of the “adopter” to provide public acknowledgment.
- ✓ Work with the Ohio State University - Cuyahoga County Extension Service to initiate an urban gardening program utilizing selected vacant lots from the City’s Land Bank program. This type of initiative helps promote community interaction and civic pride, as well as self-sufficiency. Residents can sign up for garden plots to grow vegetables, herbs, and/or flowers for their own use, to donate to other families in need, or perhaps to sell at the Farmers Market located at Coit Road and Woodworth Avenue.
- ✓ Contact the Ohio State University - Cuyahoga County Extension Service and/or the Cleveland Botanical Garden to offer landscaping classes for residents, provide technical assistance with planting projects, or help schools plan a garden or develop green space.
- ✓ Work with the East Cleveland Public Schools earth sciences and biology teachers to use Forest Hill Park as a laboratory for the study of ecosystems.

- ✓ In the City of Cleveland, ParkWorks, a non-profit corporation, and local corporate sponsors work in partnership to landscape and beautify selected areas or develop cityside gardens. ParkWorks develops a landscape plan for the spot, provides the plants and labor, and maintains the garden. The corporate sponsor funds the activity. The City of East Cleveland, along with an interested corporate sponsor, should initiate a conversation with ParkWorks to explore the possibility of developing cityside gardens in some of the gateway areas to the city.

Strengthen Public Relations Efforts

If residents are unaware of the recreation facilities or programs available to them, attendance will continue to be low and the perception that the parks are not used and that the recreation programs do not serve the needs will remain.

- ✓ Develop strategies to assist the City in communicating to residents the availability of parks, playgrounds, and recreation programs in East Cleveland.
- ✓ Develop a brochure highlighting recreational opportunities in East Cleveland. Information on existing parks, playgrounds, and recreation programs could be included. Approach area banks or corporations to assist with the cost of publishing the brochure. Give the bank/corporation credit for their assistance in the brochure. Make brochures available at all East Cleveland Public Library branches, East Cleveland City Hall, the Martin Luther King, Jr. Civic Center, area churches, and all East Cleveland Public Schools. The brochure could also be placed on the City's web site, once it is established. Update the brochure as needed, or as recreation programs are revised. Be sure to note the revision date on the brochure.
- ✓ Both the East Cleveland Public Library and the East Cleveland Board of Education periodically publish newsletters that are distributed to residents. The City of East Cleveland should approach both entities about including an article or advertisement about the recreation brochure in their newsletters.
- ✓ The East Cleveland Public Library (Euclid Avenue Branch) has a wall display case near the book return/book check out desk. The City of East Cleveland should approach the Library about the possibility of periodically using the case to display information on parks and playgrounds, as well as on recreation programs and special events.
- ✓ The City should periodically survey recreation users and non-users as to :
 - the frequency with which they use the parks and playgrounds in East Cleveland;
 - the frequency with which they participate in the recreation programs;
 - their level of satisfaction with existing recreation facilities and current programs;

- the types of park and recreation improvements that they would like to see undertaken;
- the types of recreation programs that they would like to see offered; and
- any additional comments or suggestions that they might like to contribute.

Information from such surveys can be used to:

- monitor and evaluate resident satisfaction with current park conditions and programs;
- plan future park improvements; and
- develop new recreation programs.

Once the surveys are analyzed, it is important to begin implementing viable suggestions. When revitalizing or planning new parks or revising or developing new recreation programs, it is important to give citizen input and concerns serious consideration so that residents feel that they have a voice in neighborhood events.

- ✓ Expand the number of family-oriented events held at Forest Hill Park by working with other organizations such as:
 - East Cleveland Public Library (afternoon jazz concerts);
 - Cleveland Institute of Art or Tri-C (art exhibit and sale);
 - restaurants could sponsor a “taste of East Cleveland” cook-off; and
 - East Cleveland Schools for drill team or sports exhibitions.

Other cities have held events such as miniature boat races, face painting events for children, or food-oriented events to help generate additional interest in the parks and positive publicity for their community.

Increase Citizen Participation

Local pride in a park comes from participating in its development and making the decisions that lead to its construction. Community involvement is one of the most important ways of ensuring that parks and playground equipment areas are desirable and well maintained. Through involvement, residents gain a sense of ownership and develop respect for the welfare of the park. For example, youth who are involved in the planning, design, and construction of a park or playground are less likely to vandalize it. In addition, when the public keeps a watchful eye on a park or playground and thinks of it as belonging to them, undesirable activity declines.

- ✓ Actively encourage citizen participation and involvement in all phases of park development including selection of the site (if it is a new park); planning the physical design of the park; selection, placement, and installation of playground equipment; planning and installation of landscaping; flower and bulb planting; and park clean-ups.
- ✓ Celebrate citizen volunteer events, such as park clean-ups, flower and bulb planting, or playground equipment installation, with donated refreshments during or after the event.

- ✓ Encourage volunteers and sponsors to continue their efforts by letting them know they are appreciated through celebration activities at volunteer events, personal thank you letters, public acknowledgment through media sources, thank you signs at events, and/or a reception honoring their efforts.

Develop Pedestrian Trails and/or Bicycle Paths to Connect Neighborhoods, Area Institutions, and Parks

- ✓ Explore ways of developing pedestrian trails and/or bicycle paths or networks throughout the City and of linking them to institutions, such as the East Cleveland Public Library branches, Huron-Meridia Hospital, the East Cleveland Theater, area schools, and City Hall; other City parks; and existing neighborhoods.
- ✓ Assess the condition of existing street pavement and catchment drain grates to determine the feasibility of developing bicycle boulevards (residential streets where cut-through automobile traffic is discouraged by physical design and a bicycle-friendly environment is created with wayfinding signage, fewer stop signs, and higher standards of pavement maintenance).
- ✓ Consider widening the walking path in Pattison Park for use as a pedestrian walking path/bicycle path to provide a connection to the proposed bicycle path at Forest Hills Park in Cleveland.
- ✓ Coordinate new bicycle network planning in East Cleveland with plans initiated by NOACA, EcoCity Cleveland, University Circle, Inc. and the Cities of Cleveland, Cleveland Heights, Shaker Heights, and University Heights so that East Cleveland's bicycle paths will meld seamlessly with those for the Circle-Heights Bike Network concept and the City of Cleveland's Master Bikeway Plan.

Preserve and Protect the City's Open Space and Natural Resources

- ✓ Explore opportunities to expand the size of existing parks and/or develop additional parks throughout the city.
- ✓ Continue to protect and preserve environmentally sensitive areas, such as steeply sloped areas and natural habitats.
- ✓ Coordinate citywide greenspace planning with the County's proposed Cuyahoga County Greenspace Plan initiative, as a way to both benefit city residents and collaborate with regional efforts.

Resolve Legal and Environmental Issues

- ✓ Develop, pass, and strictly enforce legislation to deal with such issues as graffiti, vandalism, and dumping at all parks and recreation facilities in East Cleveland.
- ✓ Use the *1998 Forest Hill Park Updated Master Plan* to protect the park from inappropriate types of development or use.
- ✓ Appoint a Parks and Recreation Task Force to research policy issues related to parks and recreation—such as land acquisition, funding, safety, graffiti, vandalism, etc.—and develop recommendations to remedy those issues.
- ✓ Explore the issue of leasing Forest Hill Park to the Cleveland Metroparks on a long-term basis. Consider an arrangement similar to the one between the City of Cleveland and the Cleveland Metroparks for Garfield or Washington Reservations.
- ✓ Work with the Cuyahoga County Board of Health and the Solid Waste District to establish a composting facility for yard waste (leaves, grass, and chipped branches) to curtail the practice of dumping waste in the park.
- ✓ Explore the possibility of combining land bank lots or of acquiring land to expand the size of selected parks such as Delmont Avenue Park, Hawley Park, Mann Avenue Park, Martin Luther King Jr. Civic Center, and Pattison Park to augment existing recreational amenities.

Streamline Park Management Practices

For parks to be successful, management must be one of the primary considerations. Organizing the staff and exploring ways to streamline maintenance operations will help.

- ✓ Develop operations and maintenance manuals.
- ✓ Develop a maintenance plan for each park that includes a map illustrating all of the areas of the park, the types of maintenance activities that are required to be undertaken in those areas, and the frequency with which they should be undertaken.
- ✓ Using the maintenance plan, develop a work schedule for the work crews. Other cities have found it helpful to divide park areas into maintenance zones and assign those zones to the same crew members for an entire season. The rationale is that maintenance work is accomplished more quickly and efficiently as crew members become more familiar with their particular areas. Additionally, crew workers seem to develop a level of pride in the maintenance of “their” zone.
- ✓ Establish an inventory of all equipment and tools, document their condition, and develop a maintenance schedule for all pertinent equipment.

- ✓ Discourage additional vandalism and dumping by promptly removing graffiti, repairing broken equipment and lighting, emptying trash receptacles, and removing trash and debris. Studies have found that public property that is not well-maintained experiences more incidences of vandalism. Vandals seem to get the message that a lack of maintenance means a lack of community respect.
- ✓ Improve maintenance efficiency by designing play equipment areas with low maintenance surfaces and configuring lawn areas to facilitate mowing.

Expand Funding Mechanisms Through Non-traditional Funding Sources

Design

- ✓ Contact the local chapter of the American Institute of Architects (AIA), American Society of Landscape Architects (ASLA), Kent State University Urban Design Center, and/or the Cleveland Botanical Garden to see if they have a member(s) who would donate their time to develop a landscape plan for a park or a portion of a park.
- ✓ Contact the Cleveland Engineering Society or the Civil Engineering Department at Case Western Reserve University or Cleveland State University to see if they have a member(s) who would donate their time to develop a plan to reconstruct the bridges in the Forest Hill Park.
- ✓ Contact the local chapter of the American Institute of Architects (AIA) or the American Society of Landscape Architects (ASLA) to see if they have a member(s) who would donate their time to hold a design charrette to develop landscape designs/playground designs for a park or portion of a park.
- ✓ Hold a design competition for a landscape design for a specific park. Contact the American Institute of Architects (AIA) or the American Society of Landscape Architects (ASLA) as well as several universities with architecture, landscape architecture, or design schools to solicit participants.
- ✓ Contact General Electric Lighting to see if they have a member(s) who would donate their time to develop a lighting plan for a park or a portion of a park.

Fixtures and Equipment

- ✓ Work with the East Cleveland Board of Education and shop classes to build picnic tables or benches for the parks as a class project.

Labor

- ✓ Work with the East Cleveland Municipal Court to arrange for sentenced minor offenders to do community work such as, picking up litter, raking leaves, or picking up branches at the parks.

Materials

- ✓ Recycle chipped branches from the parks to use as a base material under playground equipment.
- ✓ Solicit donations of landscape plants from area plant nurseries for planting projects.
- ✓ As landscape plans are completed for each park, solicit donations of spring flower bulbs (daffodils are best—they multiply over time and animals do not eat them) and other plant material (small bushes, such as barberry or cotoneaster, and hardy perennials) from local greenhouses and garden centers to plant in selected, non-recreational areas of the particular park.
- ✓ Solicit donations of building materials from area hardware stores, lumber companies, and home improvement stores.

ADDITIONAL FUNDING SOURCES

Communities utilize many different mechanisms to fund needed City improvements. The most frequently used mechanisms to fund recreation improvements and programs are *municipal bonds*, *special tax assessments*, and *user fees*. Municipal bonds, which are long-term debt issued primarily to finance capital facilities, such as public buildings or infrastructure improvements, are issued by local governments. The City of East Cleveland can not currently issue bonds due to the state fiscal oversight situation. Special tax assessments can also be used for recreation improvements, but must be passed by the voters of a community. User fees are frequently employed to pay for certain public services on the basis of actual usage. A prime example of this type of fee is recreation program fees.

Additional funding sources are available to municipalities through programs and financing mechanisms offered by county, state, and federal agencies, as well as selected non-profit organizations. These funds could be used alone or in combination to help finance a particular project or program (***Appendix 7-D***). In addition, many local non-profit organizations can provide invaluable technical assistance while corporations, civic groups, and individuals can be tapped for their expertise and time.

Appendix Seven

**Park and
Recreation Analysis**

Appendix 7-A

Suggested Outdoor Recreation Facility Development Standards

Appendix 7-A. National Recreation and Park Association, Suggested Outdoor Recreation Facility Development Standards				
Facility/Activity	Recommended Size and Dimensions	Recommended Space Requirements	Recommended Orientation	Service Radius and Location Notes
Badminton				
<i>Singles</i>	17'x 44'	1,622 sq. ft.	Long axis north - south	1/4 - 1/2 mile. Usually in school recreation center or church facility. Safe walking or biking access.
<i>Doubles</i>	20'x 44' with 5' unobstructed area on both sides	1,622 sq. ft.	Long axis north - south	1/4 - 1/2 mile. Usually in school recreation center or church facility. Safe walking or biking access.
Baseball				
<i>Official</i>	Baselines - 90'; Pitching distance - 60.5'; Foul lines - min. of 320'; Center field - 400'+	3.0 - 3.85 acres min.	Locate home plate so pitcher is not throwing across sun, and batter is not facing it. Line from home plate through pitchers mound to run east-northeast	1/4 - 1/2 mile. Part of neighborhood complex. Lighted fields part of community complex.
<i>Little League</i>	Baselines - 60'; Pitching distance - 46'; Foul lines - min. of 200'; Center field - 200'-250'	1.2 acres min.	Locate home plate so pitcher is not throwing across sun, and batter is not facing it. Line from home plate through pitchers mound to run east-northeast	1/4 - 1/2 mile. Part of neighborhood complex. Lighted fields part of community complex.
Basketball				
<i>Youth</i>	46' - 50' x 84'	2,400-3,036 sq. ft.	Long axis north - south	1/4 - 1/2 mile. Same as badminton. Outdoor courts in neighborhood/community parks, plus active recreation areas in other park settings.
<i>High School</i>	50' x 84'	5,040-7,280 sq. ft.	Long axis north - south	1/4 - 1/2 mile. Same as badminton. Outdoor courts in neighborhood/community parks, plus active recreation areas in other park settings.
Handball (3-4 wall)	20' x 40' with a minimum of 10' to rear of 3-wall court. Minimum of 20' overhead clearance	800 sq. ft. for 4-wall, 1,000 sq. ft. for 3-wall	Long axis north - south. Front wall at north end	15 - 30 min. travel time, 4-wall is usually indoor as part of multi-purpose building. 3-wall is usually in park or school setting.
Field Hockey	180' x 300' with a minimum of 10' clearance on all sides	Minimum 1.5 acres	Fall season - Long axis northwest or southeast. For longer periods, north/south	15 - 30 min. travel time. Usually part of baseball, football, soccer complex in community park or adjacent to high school.
Football	160' x 360' with a minimum of 6' clearance on all sides	Minimum 1.5 acres	Same as field hockey	15 - 30 min. travel time. Same as field hockey.
Running track (1/4 mile)	Over-all width - 276' length - 600'. Track width for 8 - 4 lanes is 32'.	4.3 acres	Long axis in sector from north to south to northwest - southeast, with finish line at north end	15 - 30 min. travel time. Usually part of high school or community park complex in combination with football, soccer, etc.
Soccer	195' to 225' x 330' to 360' with a minimum of 10' clearance on all sides	1.7 - 2.1 acres	Same as field hockey	1 - 2 miles. Number of units depends on popularity. Youth soccer on smaller fields adjacent to fields or in neighborhood parks.
Softball	Baselines - 60'; Pitching distance - 45' for men and 40' for women; Fast pitch field radius from plate - 225'; Slow pitch - 275' for men and 250' for women	1.5 - 2.0 acres	Same as baseball. Slight difference in dimensions	1/4 - 1/2 mile. May also be used for youth baseball.
Swimming pool				
<i>Teaching</i>	Min. 25 yds x 45'. Even depth of 3-4 ft.	Varies on size of pool and amenities. Usually 1-2 acre sites.	None, but care must be taken in siting life stations in relation to afternoon sun.	15 - 30 minutes travel time. Pools for general community use should be planned for teaching, competitive, and recreational purposes with enough space to accommodate 1 meter and 3 meter diving boards. Located in a community park or school site.
<i>Competitive</i>	Min. of 25 meters x 16 meters. Min. of 25 sq. ft. of water surface per swimmer. Ratio of 2 to 1 deck to water.	Varies on size of pool and amenities. Usually 1-2 acre sites.	None, but care must be taken in siting life stations in relation to afternoon sun.	15 - 30 minutes travel time. Pools for general community use should be planned for teaching, competitive, and recreational purposes with enough space to accommodate 1 meter and 3 meter diving boards. Located in a community park or school site.
Tennis	36' x 78'. 12' clearance on both ends	Min. of 7,200 sq. ft. single court area (2 acres per complex).	Long axis north - south.	1/4 - 1/2 mile. Best in batteries of 2 to 4. Located in neighborhood/community park or near school site.
Volleyball	30' x 60'. Min. of 6' clearance on all sides	Min. of 4,000 sq. ft.	Long axis north - south.	1/2 - 1 mile.
Multiple Use Court (basketball, tennis, etc.)	120' x 80'	9,840 sq. ft.	Long axis of court with primary use north and south.	1 - 2 miles, in neighborhood or community parks.
Source: National Recreation and Park Association, <i>Park, Recreation, Open Space and Greenway Guidelines</i> , 1995				

Appendix 7-B

**Inventory of Recreational
Facilities in East Cleveland**

Appendix 7-B. Inventory of Recreational Facilities in East Cleveland													
Recreational Facilities	Outdoor Facilities										Indoor Facilities		
	Baseball/Softball/ t-ball fields	Basketball Court	Football Field	Open/Practice Field for Soccer, etc.	Path, Walking	Picnic Pavilion	Playground	Running Track	Games Painted on Parking Lot	Tennis Court	Basketball Court	Fitness Center/Exercise Area	Gymnasium
City Parks/Centers													
Caledonia Park	1					1	1						
Coit Avenue Park													
Delmont Avenue Park							*						
Forest Hill Park	4	1	1	4	1	2			8				
Hawley Park		2				1	1		1				
Helen S. Brown Senior Citizen Center												1	
Mann Avenue Park							1						
Martin Luther King, Jr. Civic Center			1			*	1			3	1	1	
Mayfair School Park													
Northfield Avenue Park													
Pattison Park	2	2		1		1			6				
Scioto Avenue Park													
Strathmore Avenue Park							1						
Superior Hill Park	1	1		1		1							
Wadena Park						*							
Public Schools													
Caledonia Elementary School							*				1		1
Chambers Elementary School			1				*	1			1		1
Mayfair Elementary School							*		1		1		1
Prospect Elementary School							*				1		1
Rozelle Elementary School									1		1		1
Superior Elementary School							*				1		1
Heritage Jr. High School											1		1
Shaw High School											2	1	2
Private Facilities													
Christ the King School													1
East Cleveland Neighborhood Center											1		1
Windermere United Methodist Church													1
Total Facilities	8	6	1	2	6	3	8*	2	3	14	13	3	13
*Playground installations are proposed for these sites. If all are installed, there will be a total of 16 playgrounds citywide.													
Sources: Site visits, November, 2003 and January, 2004; City of East Cleveland; and the East Cleveland Board of Education.													

Appendix 7-C

**Inventory, Condition Assessment, and
Recommended Actions**

Community Parks		
Forest Hill Park		
<i>Forest Hills Boulevard, Lee Road, Terrace Road, Superior Road</i>		
Owner: City of East Cleveland		
Acreage: 174.82 acres*		
Permanent Parcel Numbers: 672-28-002, 672-28-003		
Forest Hill Park - Lower Valley/Dugway Picnic Area		
Location/Item	Condition	Recommended Action
Entrance Road/Parking Lot	Deteriorated	Create/Restore/Replace
Picnic Pavillion	Good (rehabilitated/restored several years ago)	Maintain
Comfort Station	Deteriorated	Rehabilitate/Restore
Playground Equipment		
Swing Sets (2)	Average	Paint
Slide	Deteriorated	Remove/Replace
Playstructure	Average	Maintain
Base Material (under playground equipment)	Inappropriate	Replace with CPSC recommended material**
Drinking Fountain	Only the base remains	Remove/Replace
Picnic Tables (8) /Grills (7)	Deteriorated	Remove/Replace
Walking Path/Nature Trail	Deteriorated	Restore/Replace
Pedestrian Bridge on Trail	Deteriorated	Rehabilitate/Restore
Dry Dam	Excessive Vegetation	Repair
Stream Dam/Culvert Intake	Deteriorated	Rehabilitate
Trash Receptacles (16)	Average	Maintain/Repair
Landscaping	Overgrown/Dying	Maintain/Replant
Debris/Litter/Dumping	Excessive Debris/Dumping	Remove as needed/Restore
Fence/Gates	None	Install as needed
Lighting (standards in parking lot)	None	Add as needed
Signage	None	Install as needed
Forest Hill Park - Superior Hill Park (see Superior Hill Park)		
Forest Hill Park - Great Meadow		
Location/Item	Condition	Recommended Action
Drinking Fountain	Inoperable	Replace
Fire Hydrant	Deteriorated	Replace
Gate (to Forest Hills Boulevard)	Deteriorated	Replace; Keep Locked
Walking Path/Nature Trail	Deteriorated	Restore/Replace
Pedestrian Bridge over Boulevard	Average	Rehabilitate/Restore
Landscaping	Average	Maintain/Replant
Debris/Litter	Average	Remove as needed
Forest Hill Park - Boathouse and Pond Area/Recreation Area		
Location/Item	Condition	Recommended Action
Parking Lot/Entrances	Deteriorated	Repave/Create/Restore
Boat House (including restrooms)	Deteriorated, restrooms locked, graffiti on exterior walls, light fixtures do not have light bulbs	Rehabilitate, continue to remove graffiti, replace light bulbs
Dock	Deteriorated	Remove
Flag Pole	Average	Repaint Pole
Stone Footbridge	Average	Rehabilitate/Restore
Pedestrian Bridge/Pond Spillway	Average	Rehabilitate/Restore
Inlet Spillway	Average	Rehabilitate/Restore
Pond	Average	Rehabilitate
Tennis Courts (8)	Average	Maintain/Repair; Add nets
Basketball Court (1)	Average; Fencing removed, nets removed	Repair/Replace; Install new fence; Install new nets
Baseball Fields (4)		
Field #1		
Field	Average	Spot Grade/Maintain for at least the short-term
Backstop	Deteriorated	Replace
Bleachers	1 set good; 1 set average, 2 sets deteriorated	Maintain/Repair/Replace
Fences	Some are newer; most are deteriorated	Maintain/Replace
Drinking Fountain (1)	Deteriorated	Replace
Trash Receptacle (1)	Average	Maintain

Forest Hill Park - Boathouse and Pond Area/Recreation Area (continued)		
Location/Item	Condition	Recommended Action
Field #2		
Field	Average	Spot Grade/Maintain for at least the short-term
Backstop	Deteriorated	Replace
Bleachers	2 sets average, 2 sets deteriorated	Repair/Replace
Fences	Some are newer; most are deteriorated	Maintain/Replace
Drinking Fountain (1)	Deteriorated	Replace
Trash Receptacle (1)	Average	Maintain
Field #3 (Shaw Field)		
Field	Good	Maintain
Backstop	Good	Maintain
Bleachers	1 set average, 3 sets good	Repair/Maintain
Dugouts (2)	Good	Maintain
Scorebox/Concession Stand	Good	Maintain
Lights (8 Standards)	Good	Maintain
Fences	Good	Maintain
Drinking Fountain (1)	Deteriorated	Replace
Trash Receptacle (2)	Average	Maintain
Picnic Tables (2)	Average	Maintain
Field #4		
Field	Average	Spot Grade/Maintain for at least the short-term
Backstop	Deteriorated	Replace
Bleachers	4 sets deteriorated	Replace
Trash Receptacle (1)	Average	Maintain
Fences	None	Add as needed
Drinking Fountain (1)	None	Add as needed
Football Field/Soccer Field	Average, Goals Deteriorated	Spot Grade/Maintain/Replace
Fitness/Exercise Course	No Longer Exists	Determine if it should be replaced/reconfigured
Playground Equipment		
Structure (1)	Average	Maintain
Slide	Deteriorated	Replace
Swing sets (2)	Deteriorated	Replace
Base Material (under playground equipment)	Inappropriate	Replace with CPSC recommended material**
Drinking Fountains (5)	4 Inoperable/1 Operable	Repair/Replace/Maintain
Fence/Gates (surrounding Park)	Deteriorated	Repair/Replace
Lighting (12 standards in parking lot)	Good/Average	Maintain; Install additional as needed
Benches (13)	Out of 21 originally installed benches, 7 are average, 6 are deteriorated, and 8 are missing	Repair/Replace
Picnic Tables (15)	8 are average; 7 are deteriorated	Maintain/Repair/Replace
Grills (8)	6 are average; 2 are deteriorated	Maintain/Repair/Replace
Trash Receptacles (15 throughout this area)	13 are average; 2 are deteriorated	Maintain/Repair/Replace
Bicycle Rack (1)	Deteriorated	Replace/Add as Needed
Walking Path	Deteriorated	Restore/Repair/Replace
Signage	Deteriorated	Repair/Replace
Landscaping	Average	Maintain, Replant
Debris/Litter	Average	Remove as needed
Forest Hill Park - Beersford		
Location/Item	Condition	Recommended Action
Entrance Road/Parking Lot	Deteriorated	Repave/Replace
Comfort Station	Deteriorated	Rehabilitate/Restore
Drinking Fountain	Inoperable	Repair/Replace
Lighting (9 standards in parking lot; 1 standard at Beersford entrance)	Average	Maintain; Install additional as needed
Picnic Table (1)	Deteriorated	Replace
Grill (1)	Deteriorated	Replace
Trash Receptacles (13)	Average	Maintain; Install additional as needed
Walking Path	Deteriorated	Repave/Replace
Signage (1)	Deteriorated and not visible	Replace and install in a more visible location
Landscaping	Average	Maintain/Replant
Debris/Litter	Average	Remove as needed
Fence/Gates	None	Install as needed

Forest Hill Park - Lawn Bowling Complex		
Location/Item	Condition	Recommended Action
Entrance Road	Deteriorated	Repave/Replace
Greens	Good	Maintain
Pavilion	Good	Maintain
Parking Lot	Average	Maintain
Lighting (7 lighting standards)	Average	Maintain
Fencing	Average; Fencing is topped with barbed wire	Maintain; Remove barbed wire
Picnic Tables (3)	Deteriorated	Remove/Replace
Grill (1)	Average	Maintain
Trash Receptacles (1)	Deteriorated	Remove/Replace
Breakwall (in front of Pavillion)	Deteriorated	Rebuild/Replace
Landscaping	Average	Maintain/Replant
Debris/Litter	Average	Remove as needed
Martin Luther King, Jr. Civic Center		
14801 Shaw Avenue		
Owner: City of East Cleveland		
Acreage: 9.28 acres		
Permanent Parcel Number: 671-22-029		
Location/Item	Condition	Recommended Action
Outdoor Facilities		
Parking lot (250 spaces)	Deteriorated	Repave
Handicapped parking spaces adjacent to the gymnasium	None	Install as needed
Open Practice Field	Average	Repave
Running track	Deteriorated	Replace
Lighting		
Parking Lot	Deteriorated	Replace
Elm Avenue area	Deteriorated	Replace
Other areas	None	Install additional, as needed
Signage		
Shaw Avenue	Average	Maintain
Elm Avenue area	None	Install as needed
Fencing	Deteriorated; Fencing is topped with barbed wire	Remove/Replace; Remove/Do not replace barbed wire
Landscaping	Average	Maintain/Replant
Debris/Litter	Average	Remove as needed
Graffiti (primarily on rear of building)	Average	Remove as needed/Continue to repaint
Trash Receptacles	None	Install as needed
Elm Avenue Entrance	None	Install new pedestrian entrance
Playground Equipment	None	City will be installing northeast of the Civic Center parking lot
Base Material (under playground equipment)	None	Use CPSC recommended material**
Handicapped Ramp	None	Install as needed
Indoor Facilities		
Basketball Courts (3)	Average	Maintain
Weight Room	Good	Maintain
Gymnasium	Floor currently being replaced	Maintain
Painting	Recently replaced	Maintain
Carpeting	Recently replaced	Maintain
<p>* Forest Hill Park encompasses approximately 265 acres, with parkland being divided between East Cleveland (175 acres) and Cleveland Heights (87 acres). Please note: acreage for Superior Hill Park (3.28 acres) has been subtracted from the acreage for Forest Hill Park. Even though Superior Hill Park is technically part of Forest Hill Park, it actually functions as a neighborhood park.</p> <p>** U. S. Consumer Product Safety Commission</p>		

Neighborhood Parks		
Caledonia Park		
Ravine Drive		
Owner: City of East Cleveland (maintained by the City of Cleveland Heights)		
Acreage: 4.7 acres		
Permanent Parcel Number: 681-01-001		
Location/Item	Condition	Recommended Action
12 Space Parking Lot (11 regular spaces/1 handicapped space)	Good	Maintain
Lighting (1 standard in parking lot)	Good	Maintain
Restrooms/Storage Building	Good	Maintain
Drinking Fountain	Good	Maintain
Picnic Shelter	Good	Maintain
Picnic Tables (6)	Average	Maintain
Grills (3)	Deteriorated	Repair/Replace
Baseball Field with Backstop	Average	Maintain/Remove vines on backstop
Playground Equipment		
Play Structure (1)	Good	Maintain
Swing Set	Good	Maintain
Base Material (under playground equipment: shredded wood)	Good	Maintain
Benches (2)	Average	Maintain
Trash Receptacles (4)	Good	Maintain
Signage	Good	Maintain
Landscaping (trees and bushes)	Good	Maintain
Access Road	Deteriorated	Repave/Replace
Debris/Litter	None	Remove as needed if it occurs
Hawley Park		
Euclid and Taylor Avenues		
Owner: City of East Cleveland		
Acreage: 1.63 acres		
Permanent Parcel Number: 673-11-011 (rear part)		
Location/Item	Condition	Recommended Action
Basketball Court (2)	Court Surface Average; Hoops and Poles good; Nets are Missing	Repair/Maintain/Replace nets
Playground Equipment		
swing sets (2)	Deteriorated	Replace
climber	Deteriorated	Replace
Base Material (under playground equipment)	Inappropriate	Replace with CPSC recommended material**
Games Painted on the Asphalt of the Parking Lot	Average; Are located in a potentially dangerous spot	Repaint/Redesign area so that vehicular access is blocked
Benches (8)	Deteriorated	Repair/Replace
Trash Receptacles (9)	Average	Maintain
Picnic Tables (3)	2 Average; 1 Deteriorated	Maintain/Replace
Grills (2)	Average	Maintain
Gravel Path	Average	Add gravel in selected spots
Pavillion	Newer, but beginning to need maintenance	Paint wood posts; Replace missing roof shingles
Drinking Fountain	Deteriorated	Remove/Replace
Chain Link Fence	Average; recently painted	Maintain/Repair
Landscaping	Average	Maintain/Replant
Debris/Litter	Average	Remove as needed
Signage	None	Install as needed
Lighting	None	Install as needed

Mann Avenue Park Mann Avenue and East 133rd Street Owner: City of East Cleveland Acreeage: 1.24 acres Permanent Parcel Numbers: 671-01-194; 671-02-140		
Location/Item	Condition	Recommended Action
Baseball Field		
Field	Average	Remove
Backstop	Deteriorated	Remove
Playground Equipment		
Swing Sets (2)	Deteriorated	Replace
Slide	Deteriorated	Replace
Climber	Deteriorated	Replace
Base Material (under playground equipment)	Inappropriate	Replace with CPSC recommended material**
Benches (1)	Deteriorated	Repair/Replace
Chain Link Fence	Deteriorated/Missing	Replace
Landscaping (two mature trees and grass)	Average	Maintain
Signage	None	Install as needed
Lighting	None	Install as needed
Trash Receptacles	None	Install as needed
Pattison Park Thornhill Drive, Phillips Street, and Hayden Avenue Owner: City of Cleveland (Maintaned by East Cleveland) Acreeage: 16.7 acres Permanent Parcel Number: 672-02-114		
Location/Item	Condition	Recommended Action
Restrooms/Fieldhouse	Average; restrooms padlocked	Rehabilitate/Restore
Amphitheater	Deteriorated	Rehabilitate/Restore
Walking Path	Deteriorated	Replace
Basketball Courts (2)		
Court Surface	Good	Maintain
Basketball Poles/Hoops	Rims deteriorated; nets missing	Replace
Baseball Fields (2)		
Field #1		
Field	Undergoing rehabilitation	Maintain
Backstop	New	Maintain
Bleachers	Deteriorated	Replace
Fences	Deteriorated	Replace
Field #2		
Field	Undergoing rehabilitation	Maintain
Backstop	New	Maintain
Bleachers	Deteriorated	Replace
Fences	Deteriorated	Remove/Replace
Tennis Courts (6)	Courts were repaved; fencing is deteriorated and topped with barbed wire	Maintain Courts; Remove/Replace fence; Remove barbed wire
Playground Equipment		
Play Structures (2)	New	Maintain
Swing Set	Repainted/Average	Maintain
Base Material (under playground equipment)	None	Replace with CPSC recommended material**
Benches	Deteriorated	Replace
Picnic Tables (2)	Average	Maintain
Signage	New, attractively designed sign; Now covered with graffiti	Remove graffiti
Landscaping	Average	Maintain/Replant
Debris/Litter	Average	Remove as needed
Drinking Fountain	None	Install as needed
Trash Receptacles	None	Install as needed
Lighting	None	Install as needed

Superior Hill Park* Superior Road Owner: City of East Cleveland Acreage: 3.28 acres Permanent Parcel Number: 672-28-003		
Location/Item	Condition	Recommended Action
Parking Lot	Deteriorated/Access Blocked	Redesign/Replace
Basketball Court		
Court Surface	Average	Maintain
Basketball Poles/Hoops	Deteriorated	Replace
Fence	Deteriorated	Remove/Replace
Baseball Field		
Field	Deteriorated	Redesign/Replace
Backstop	Removed	Redesign/Replace
Bleachers	Removed	Replace
Playground Equipment		
Swing Sets (2)	Average; swings missing	Maintain; Add Swings
Slide	Average	Maintain
Pipe Bars (2)	Average	Maintain
Base Material (under playground equipment)	Inappropriate	Replace with CPSC recommended material**
Drinking Fountain	Removed	Replace
Picnic Tables	Removed	Replace as needed
Bike Rack	Average	Maintain/Repair/Install additional, as needed
Chain Link Fence\Gates	Deteriorated/Some Missing	Remove/Replace
Lighting (3 standards in parking lot)	Average	Maintain; Install additional, as needed
Walking Path	Deteriorated	Replace
Landscaping	Overgrown/Dying	Maintain/Replant
Debris/Litter	Excessive Debris	Remove as needed
Bus Shelters (2)	Replaced by RTA in the last several years	Maintain
Trash Receptacles		
At Bus Shelters (2)	Average	Maintain
In Park	None	Install as needed
Signage	None	Install as needed
<p>* Forest Hill Park encompasses approximately 265 acres, with parkland being divided between East Cleveland (175 acres) and Cleveland Heights (87 acres). Please note: acreage for Superior Hill Park (3.28 acres) has been subtracted from the acreage for Forest Hill Park. Even though Superior Hill Park is technically part of Forest Hill Park, it actually functions as a neighborhood park.</p>		
<p>** U. S. Consumer Product Safety Commission</p>		

Mini-Parks		
Coit Avenue Park Coit Avenue Owner: City of East Cleveland Acreage: 0.12 acres Permanent Parcel Number: 673-02-049		
<p>Note: Both vehicular and pedestrian access were blocked, so the park could not be surveyed. It appears that the park has been abandoned. It is recommended that the City of East Cleveland abandon this site as a park, sell off the property to another owner or combine the site with adjacent properties and reuse it as part of a larger development that would better serve the neighborhood and the city.</p>		
Delmont Avenue Park 1682 Delmont Avenue (north of the railroad tracks) Owner: Norfolk and Western Railway Company Acreage: 0.16 acres Permanent Parcel Number: 672-07-045		
Location/Item	Condition	Recommended Action
Chain Link Fence	Deteriorated	Remove/Replace
<p>Note: All playground equipment that was previously on the site has been removed. The grass has been cut and the City plans to install new playground equipment and a park identification sign on the site when the long-term lease with GCRTA is finalized. The deteriorated portion of chain link fence should also be removed.</p>		
Mayfair School Park Mayfair and Hayden Avenues Owner: East Cleveland Board of Education Acreage: 0.68 acres Permanent Parcel Numbers: 671-14-026, 671-14-027 (front part only), 671-14-028, and 671-14-029		
<p>Note: The site consists of grassy mounds and has no structures or equipment. The Ohio School Facilities Commission, which has stated that Mayfair Elementary School is slated to be demolished and rebuilt on site, will provide funds for new playground equipment for the school as soon as construction is completed. It is recommended that the East Cleveland Board of Education explore the idea of acquiring the two adjacent properties to the south for future school expansion and work cooperatively with the City to design and install a state-of-the-art playground.</p>		
Northfield Avenue Park Northfield and Hayden Avenues Owner: City of East Cleveland Acreage: 0.31 acres Permanent Parcel Numbers: 671-12-009, 671-12-098, and 671-12-145		
Location/Item	Condition	Recommended Action
Sidewalk (through the park)	Average	Repair
Landscaping (1 mature tree and grass)	Good	Maintain
Scioto Avenue Park Scioto and Hayden Avenues Owner: City of East Cleveland Acreage: 0.17 acres Permanent Parcel Number: 671-12-013		
<p>Note: All playground equipment that was previously on the site has been removed. It is recommended that the City of East Cleveland abandon this site as a park, sell off the property to another owner or combine the site with adjacent properties and reuse it as part of a larger development that would better serve the neighborhood and the city.</p>		
Strathmore Avenue Park Strathmore and Hayden Avenues Owner: East Cleveland Homes Acreage: 0.17 acres Permanent Parcel Numbers: 671-10-034, 671-10-091, and 671-10-142		
Location/Item	Condition	Recommended Action
Playground Equipment		
Climber	Average	Maintain
Swing Set	Only some of the poles remain	Remove
Base Material (under playground equipment)	Inappropriate	Replace with CPSC recommended material for as long as park is used*
Bench	Average	Maintain
Trash Receptacle	Good	Maintain
Chain Link Fence	Average	Repair/Replace, as needed
<p>Note: Ownership of the park was transferred to an entity known as East Cleveland Homes in November, 2002 as part of a larger land transfer process. It is assumed that this land will cease being used as a park at some point in time. When that occurs, all recreation equipment that meets CPSC standards should be relocated to another park.</p>		
Wadena Park Wadena Street Owner: Sun Oil Company Acreage: 0.02 acres Permanent Parcel Number: 672-15-001 (eastern part)		
<p>Note: All playground equipment that was previously on the site has been removed. The grass has been cut and the City plans to install new playground equipment and a park identification sign on the site when the long-term lease with the property owner is finalized. The deteriorated portion of chain link fence should be removed. For the long-term, the City should consider obtaining more acreage in the immediate vicinity for a replacement park.</p>		
<p>* U. S. Consumer Product Safety Commission</p>		

East Cleveland Public School Facilities		
Caledonia Elementary School 914 Caledonia Road Property Owner: East Cleveland Board of Education Acreage: 6.79 acres* Permanent Parcel Number: 681-03-040		
Note: The school is located in Cleveland Heights, but is part of the East Cleveland Public School District Between 1992 and 1996, five pieces of playground equipment and a baseball field were removed. In 2003, the Ohio School Facilities Commission provided the East Cleveland Board of Education with funds for the installation of new playground equipment, which will be installed as soon as all construction on the school is completed.		
Location/Item	Condition	Recommended Action
Benches (8)	Deteriorated	Replace
Fence/Gates	Deteriorated	Replace
Chambers Elementary School 14305 Shaw Avenue Property Owner: East Cleveland Board of Education Acreage: 9.92 acres* Permanent Parcel Numbers: 671-20-014, 671-20-062, and 671-20-063		
Note: The practice field, which was also used by elementary school children at recess, has been replaced with temporary classrooms In 2003, the Ohio School Facilities Commission provided the East Cleveland Board of Education with funds for the installation of new playground equipment, which will be installed shortly.		
Location/Item	Condition	Recommended Action
Shaw Stadium (Football field with bleachers)	Average	Rehabilitate
Running Track	Average	Repair
Mayfair Elementary School 13916 Mayfair Avenue Property Owner: East Cleveland Board of Education Acreage: 2.64 acres* Permanent Parcel Numbers: 671-14-017 through 671-14-025; 671-14-027 (rear part); and 671-14-033 through 671-14-037		
Note: The site has no outdoor structures or equipment. Very faded games are painted on an asphalt area that may also double as a parking lot. Please refer also to Mayfair School Park, which is listed under mini-parks. In 2003, the Ohio School Facilities Commission provided the East Cleveland Board of Education with funds for the installation of new playground equipment, which will be installed as soon as all construction on the school is completed.		
Prospect Elementary School 1843 Stanwood Road Property Owner: East Cleveland Board of Education Acreage: 1.3 acres* Permanent Parcel Numbers: Parcels listed as part of Shaw High School Property		
Note: The baseball backstop was removed several years ago. In 2003, the Ohio School Facilities Commission provided the East Cleveland Board of Education with funds for the installation of new playground equipment, which will be installed shortly.		
Location/Item	Condition	Recommended Action
Chain Link Fence/Gates	Good (newer)	Maintain
Rozelle Elementary School 12917 Phillips Avenue Property Owner: East Cleveland Board of Education Acreage: 1.07 acres* Permanent Parcel Number: 672-03-129		
Note: The site has no outdoor structures or equipment. Very faded games are painted on an asphalt area that may also double as a parking lot. Property is adjacent to Pattison Park.		
Superior Elementary School 1865 Garfield Road Property Owner: East Cleveland Board of Education Acreage: 2.37 acres* Permanent Parcel Numbers: 672-17-011 and 672-17-052		
Note: The baseball backstop was removed several years ago. In 2003, the Ohio School Facilities Commission provided the East Cleveland Board of Education with funds for the installation of new playground equipment, which will be installed shortly.		
Location/Item	Condition	Recommended Action
Benches (5)	Average	Maintain
Chain Link Fence	Average	Maintain
Heritage Junior High School Terrace Road Property Owner: East Cleveland Board of Education Acreage: 11.30 acres* Permanent Parcel Numbers: 672-25-077 and 672-28-001		
Note: No outdoor recreation facilities are planned for the replacement school		
Shaw High School 15320 Euclid Avenue Property Owner: East Cleveland Board of Education Acreage: 10.3 acres (including Board of Education offices and parking)* Permanent Parcel Numbers: 673-09-001 through 673-09-024, 673-09-112, 673-09-113, 673-10-001, and 673-10-091 through 673-10-096		
Note: The site has no outdoor structures or equipment.		
* Acreage listed is the total acreage for the property, NOT the acreage devoted to recreation.		

Appendix 7-D

**Selected Recreation and
Open Space Funding Sources**

Appendix 7-D. Selected Recreation and OpenSpace Funding Sources

Program	Planning	Acquisition/Easement	Watershed/Habitat Protection	Pollution Reduction/Cleanup	Capital Improvements	Trails	Labor/ Consultants	Maintenance	Administration	Research	Education/ Community Participation	Technical Assistance	Economic Development
Cuyahoga County													
<i>Cleveland Metroparks</i>													
Agency Budget	x	x	x		x	x		x	x		x	x	
<i>Cuyahoga County Department of Development</i>													
Cuyahoga County Brownfields Redevelopment Fund		x		x			x						x
<i>Cuyahoga County Planning Commission</i>													
Clean Ohio Conservation Program (NRAC)		x	x				x						
Urban Parks & Recreation Recovery Program	x				x				x				
<i>Cuyahoga Soil and Water Conservation District</i>													
Non-point Source Pollution Education Grant												x	
Urban Streams Program				x			x		x		x		
<i>Northeastern Ohio Areawide Coordinating Agency (NOACA)</i>													
Transportation Enhancements Program (STP Funds)					x	x					x		
State of Ohio													
<i>Ohio Department of Development - Office of Urban Development</i>													
Brownfields/Clean Ohio Fund				x	x								
Urban and Rural Initiative		x		x									x
<i>Ohio Environmental Protection Agency</i>													
Ohio Environmental Education Fund											x	x	
Pollution Prevention Loan Program				x	x								
Section 319-Nonpoint Source Pollution Program	x		x							x	x	x	
Voluntary Action Program				x									x
Water Pollution Control Loan Fund		x	x	x	x							x	
Water Resource Restoration Sponsor Program	x	x	x	x									
<i>Ohio Department of Natural Resources - Division of Forestry</i>													
Greenworks											x		
Ohio Bicentennial Legacy Tree Planting Program					x								
<i>Ohio Department of Natural Resources - Division of Real Estate & Land Management</i>													
Clean Ohio Trails Fund	x	x			x	x							
Land & Water Conservation Fund		x				x	x						
Natureworks		x	x	x	x	x		x					
Recreation Trails Program	x	x			x	x		x			x		
<i>Ohio Department of Transportation</i>													
Bicycle/Pedestrian Program (STP Funds)		x			x	x							
Transportation Enhancements (STP Funds)					x	x					x		
Federal													
<i>Department of Agriculture</i>													
Challenge Cost-Share Grant Program	x									x	x		
<i>Department of Commerce</i>													
Habitat Conservation			x						x	x	x		
<i>Department of Housing and Urban Development</i>													
Community Outreach Partnership Center	x									x	x		
<i>Department of the Interior</i>													
Land & Water Conservation Funds		x			x	x							
Rivers, Trails, and Conservation Assistance													x
<i>Department of Transportation</i>													
Transportation and Community and System Preservation Pilot Program	x	x			x	x				x			x
<i>Environmental Protection Agency</i>													
Environmental Research Grants										x			
Superfund Technical Assistant Grant							x					x	
Private/Non-Profit Organizations													
<i>The Cleveland Foundation - Grants</i>													
The George Gund Foundation - Environmental Grants	x	x	x							x	x	x	x
Bikes Belong					x	x							
<i>Captin Planet Foundation - Environmental projects for youth and children</i>													
Ford Foundation - Community and Resource Development		x	x		x							x	
Great Lakes Commission - Soil Erosion and Sediment Control	x		x	x	x					x	x	x	x
Land Trust Alliance - Midwest Program	x						x			x		x	
National Endowment for the Arts - Challenge America: Access to the Arts	x												
National Gardening Association - Youth Garden Grants Program													x
<i>National Fish and Wildlife Association</i>													
Five Star Restoration Challenge Grants			x	x								x	
FMC Corporation and Habitat Conservancy Fund		x	x							x	x		
Migratory Bird Conservancy		x	x	x						x	x		
Pulling Together Initiative (Weed Management)								x	x		x		
Wildlife Links (Golf Courses)										x		x	
The Nature Conservancy - Education and Technical Assistance		x									x	x	x
Trust for Public Land - Education and Technical Assistance											x	x	x
<i>The Pew Charitable Trusts - Grants</i>													
DuPont Corporate Contributions Program Grants	x		x							x	x	x	
Charles Stewert Mott Foundation - Grants			x	x						x	x	x	
Surdna Foundation - Grants			x							x	x		x

Source: Cuyahoga County Planning Commission, 2003.

Chapter Eight

Commercial/Industrial Market Analysis

INTRODUCTION

An analysis of the commercial, office, and industrial market sectors was undertaken as part of an overall economic development strategy for the City of East Cleveland. This analysis considered current local economic conditions and issues and how these related to regional and national economic trends, examined future economic trends, and provided strategies to address these issues and trends.

From the perspective of future economic development, the goal is to strengthen employment and economic development opportunities in ways that both meet the needs of the residents and the business community and are advantageous to East Cleveland. This means developing a healthy local economy that will increase the tax base of the city, expanding job opportunities for residents, and preventing any deterioration in economic conditions that might negatively impact the surrounding neighborhoods or the image of the city.

This chapter provides a profile of existing commercial, office, and industrial development in East Cleveland. It also undertakes an analysis of the retail sector that includes estimates of the current spending patterns of residents for purchasing goods and services, examines the types of goods and services that are currently over-represented, under-represented, or in sufficient supply in East Cleveland, and evaluates the demand for additional commercial development in the City.

Additionally, the views of both residents and business owners are analyzed through the results of opinion surveys. Finally, strategies and recommendations are discussed, such as exploring the potential for attracting specific types of retail uses, the development potential of vacant parcels zoned for commercial or industrial use, strengthening the existing industrial base, and improving the physical image of the retail and industrial corridors. An inventory of programs and financial resources to improve the overall commercial and industrial climate in East Cleveland is also included.

Please note that development and redevelopment strategies for specific commercial, office, and industrial locations is addressed in *Chapter 12, Alternative Development Plans* and *Chapter 13, Final Development Plan*.

CURRENT CONDITIONS AND OVERALL TRENDS

Reports by the U.S. Census Bureau have been utilized for historical data concerning the number of business establishments in East Cleveland. With the exception of the service industry, the number of business establishments located in East Cleveland has declined since 1977. While establishments in the service sector increased by 53% over the period, retail, wholesale, and manufacturing establishments declined.

The business patterns shown in East Cleveland— while certainly more pronounced— are similar to those shown countywide, in that the number of service establishments increased greatly over the period, the number of retail and wholesale establishments grew only slightly, and the number of manufacturing establishments decreased.

As would be expected given the loss of retail establishments in East Cleveland, the amount of occupied commercial floor space also declined. With the exception of office space, which increased, occupied commercial floor space decreased by almost 24%, from 1,285,000 square feet in 1970 to 979,303 square feet in 1997. Over the same time period, vacant commercial floor space increased 1,141%, from 23,000 square feet to 285,606 square feet.

Much of the loss in the number of business establishments in East Cleveland, particularly in the commercial sector, was the result of population losses, declining incomes, and changes in retail practices. In 1950, East Cleveland had a population of 40,047 persons. In 2000, the population was 27,217, a decline of almost one-third over the past 50 years. A decline in population is expected to continue through at least 2020.

During the 1990's, the income of persons in East Cleveland slightly exceeded inflation. In 1989, the per capita income was \$9,020. By 1999, per capita income had risen to \$12,602. By adjusting the 1989 figure for inflation, the 1999 equivalent figure was \$11,707, meaning that persons in East Cleveland were 9% (\$895) above the amount that would be expected due to inflation. Income levels not only influence the purchasing power and purchasing decisions of East Cleveland residents, it also influences locational decisions by retailers.

Finally, retail practices have changed dramatically over the last several decades. Traditionally, shopping in urban America occurred in central business districts and secondary neighborhood commercial districts. Beginning in the 1950's, neighborhood strip centers of less than 100,000 square feet of gross leasable space, usually containing a pharmacy, dry cleaner, and a small independent grocer, were added in secondary commercial markets near the downtown to serve the emerging car culture.

The first major change in retail practices was the development of the community shopping center, anchored by a supermarket or branch of the local department store. Later, regional malls located outside of the downtown and secondary commercial districts evolved. These were usually anchored by two or more major stores with a number of smaller stores and services located in the mall. These changes were caused by the move of consumers from the central city to the suburbs.

Most recently, the appearance of new types of retailers significantly accelerated the pace of change in retail patterns. This new form, "big box" retailers, are larger stores with more diverse merchandise lines. This type of retailing form also requires larger tracts of land for both store use and parking and draws its consumer base from a much larger geographic area.

East Cleveland is a prime example of these changing retail practices. East Cleveland has many of the more traditional types of retail, located in smaller stores with little parking, as well as neighborhood strip centers. The newer types of retailers, however, are located in nearby communities such as Cleveland Heights, Beachwood, Mentor, and Richmond Heights, due to reasons such as the need for larger tracts of land and the desire for freeway proximity.

COMMERCIAL, OFFICE, AND INDUSTRIAL INVENTORY

Every community is concerned with the health of its commercial, office, and industrial sectors for several reasons. The commercial sector is, first and foremost, the most visible land use found in a community. Because commercial establishments are often located along major streets, the physical configuration and condition of this type of land use is instrumental in projecting a community's image to residents and non-residents alike. Second, the economic health of a community is often associated with the ability of its business districts to thrive. Finally, retail stores play an important part in maintaining the social character of a community by creating a sense of place where residents can address consumer needs with local merchants and socialize with other neighborhood residents. This "market-place" function is instrumental to community vitality.

Office and industrial sectors, while not always geographically located in well-traveled areas of a city, are just as vital to the city's welfare as the commercial sector. It is the office and industrial sectors that can be the main economic forces of a city, providing jobs to residents and much of the tax base through income and property taxes. These sectors also spur spin-off economic development from support businesses and services.

Inventory Methodology

A field survey, conducted in July, 1995, was used to gather an initial list of commercial and industrial establishments. This database was linked with Cuyahoga County Auditor's Office records to obtain square footage measurements for each structure. The data was checked again in the field in May, 1997 to verify tenant status, floor space, and vacancies. Additional square footage measurements of commercial establishments were taken in the field when Auditor's Office data was either unavailable or not precise enough to determine the square footages of individual stores in multi-tenant structures.

The establishments were grouped into eight different commercial, office, and industrial categories. These categories and their subcategories, as well floor space data, are listed in *Exhibit 8-1*. (*Appendix 8-A* includes the complete inventory of establishments, addresses, and floor space as grouped into the categories found in *Exhibit 8-1*).

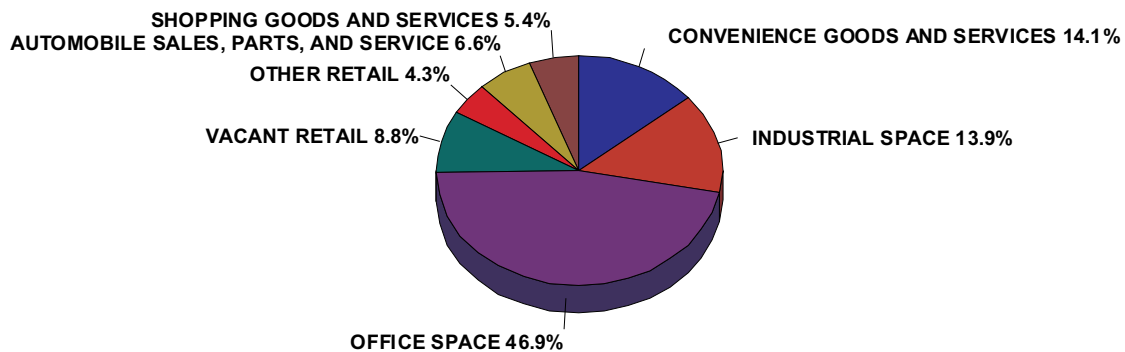
Inventory Results

In total, there is approximately 3.2 million square feet of occupied or vacant commercial, office, and industrial space in East Cleveland. Of this 3.2 million square feet, approximately 979,303 square feet (30%) of this space is occupied retail space and 285,606 square feet (9%) is vacant retail space. Office space, which currently occupies the largest single type of space, comprises 1,514,323 square feet (47%), while industrial businesses account for 448,509 square feet (14%) of space.

In comparison, a study with a similar methodology conducted by the Regional Planning Commission in 1970 (*Cuyahoga County, 1990, Retail Business*) reported about 1,285,000 square feet of occupied retail space, 23,000 square feet of vacant retail space, and approximately 159,000 square feet of office space in East Cleveland. Industrial space was not included in the 1970 study. The overall changes include a 23% decline of occupied retail space since 1970 (approximately 306,000 square feet) and a 1,141% increase in vacant retail floor space (almost 263,000 square feet).

Exhibit 8-1, Commercial, Office, and Industrial Floor Space Summary, East Cleveland, 1997		
Type of Establishment	Floor Area (square feet)	Percent of Total Floor Space
CONVENIENCE GOODS AND SERVICES		
Supermarkets	70,174	
Other Food	45,556	
Food Service	112,108	
Drugs	55,486	
Other Convenience Goods	51,179	
Convenience Services	119,093	
TOTAL	453,506	14.1%
SHOPPING GOODS AND SERVICES		
Department Stores	0	
Other General Merchandise	49,287	
Clothing and Shoes	72,032	
Other Shopping Goods	14,507	
Furniture	37,947	
TOTAL	173,773	5.4%
AUTOMOBILE SALES, PARTS, AND SERVICE		
New Auto Sales	0	
Used Auto Sales	4,712	
Auto Parts Sales	54,975	
Auto Repair	128,824	
Gas Stations	25,944	
TOTAL	214,455	6.6%
COMMERCIAL AMUSEMENTS		
Enclosed Amusements	0	
Social Halls	0	
TOTAL	0	0.0%
OTHER RETAIL		
Hotels/motels, etc.	57,576	
Funeral Homes	15,564	
Animal Hospitals	0	
Training Schools	4,559	
Business Services	17,718	
Unidentified	42,152	
TOTAL	137,569	4.3%
VACANT RETAIL		
Existing Vacant Retail	264,695	
Incomplete Vacant Retail (under construction/rehabilitation)	20,911	
TOTAL	285,606	8.8%
OFFICE SPACE		
Local Office	130,299	
Regional Office	1,116,500	
Distributor/Contractor	267,524	
TOTAL	1,514,323	46.9%
INDUSTRIAL SPACE		
Light Industry	284,923	
Vacant Industrial	163,586	
TOTAL	448,509	13.9%
GRAND TOTAL	3,227,741	100.0%
Source: Cuyahoga County Planning Commission		

Exhibit 8-1 (continued)



Source: Cuyahoga County Planning Commission

The following discussion will examine the inventory of each type of space in more detail. The retail sector is divided into the following five categories:

Retail Sector - Convenience goods and services

Convenience goods and services occupy the second largest amount of space, with just over 14%, or approximately 457,000 square feet, of total space. Examples of the types of establishments found in this category include grocery stores, other food stores such as delicatessens and beverage stores, restaurants, drug stores, and beauty salons. The largest subcategory in this group is *convenience services*, which includes beauty salons, barber shops, dry cleaners, laundromats, and household repair stores. The detailed inventory for East Cleveland shows a large quantity of hair and nail salons represented in this category.

Retail Sector - Shopping goods and services

Contributing over 5% to the city's inventory are *shopping goods and services* establishments, which include discount/variety stores, clothing, shoes, yard goods, musical instruments, furniture, and appliance stores. Department stores are included in this category, however there are none in East Cleveland. The subcategory in East Cleveland with the largest amount of floor space, as well as the largest total number of establishments, is clothing and shoes, which has over 72,000 square feet of space and 22 total businesses.

Retail Sector - Automobile sales, parts, and service

Automobile sales, parts, and service establishments constitute over 6% of the commercial and industrial space. This category includes businesses such as new and used car dealerships, auto parts stores, repair shops, and gas stations. The majority of this space—over 128,000 square feet—is composed of

auto repair uses. While there is one used car dealership on Euclid Avenue, there are no new car dealerships in East Cleveland.

Retail Sector - Commercial amusements

Commercial amusement establishments include enclosed amusements such as indoor movie theaters, auditoriums, bowling alleys, billiard parlors, roller/ice skating rinks, racquet clubs, and health clubs. Social halls include dance halls and private or semi-private social halls. East Cleveland does not have any businesses in this category.

Retail Sector - Other retail

The category with the smallest square footage representation is the **other retail** category, comprised of a variety of business types such as hotels/motels, funeral homes, animal hospitals, and business services. There is about 137,000 square feet of this type of space, or 4% of the total inventory. The largest uses in this group are three motels located on Euclid Avenue.

Vacant Retail

Vacant commercial space in East Cleveland totals just under 9% of the current inventory, while the inventory conducted for the 1970 report noted a retail vacancy rate of 2%.

It is important to consider the high number of vacant storefronts in East Cleveland. The commercial inventory detailed in Appendix 8-A illustrates that, when considering the total number of storefronts, rather than floor space, the subcategory with the most listings is **existing vacant retail**, with 92 addresses. Approximately 70% of the 92 addresses contain less than 2,000 square feet of retail space, and over 80% of the addresses in this subcategory (76 addresses) contain less than 3,000 square feet of retail space. The quantity of small retail spaces is the reason why the total floor space equals only about 9% of the overall inventory. It is the high frequency that should be noted in this case, in addition to the square footage.

It should also be noted that vacant industrial space, which is included as part of the industrial category, represents an additional 163,586 square feet of vacant space. Vacant industrial space comprises 5% of the total 3.2 million square feet of space in the inventory.

Office Sector

The current inventory indicates that the single largest type of space in East Cleveland is **office**, which comprises almost 47% of the total space. The largest contributor to this type is the General Electric Lighting office/research facility, which totals over a million square feet. The remaining office space is categorized as **local** and **distributor/contractor** subcategories, which includes uses such as bank branches, real estate offices, medical offices, and builders. The majority of these businesses occupy individual spaces below 5,000 square feet. An exception is the Spero Electric facility on Noble Road, which is over 200,000 square feet in size.

Industrial Sector

The third largest category of space in East Cleveland is **industrial** space, representing almost 14% of the total inventory, however just over one-third of this space is presently vacant. The largest quantity

of industrial space, about 171,000 square feet, is located on the northern border of East Cleveland on Ivanhoe Road.

Supply and Demand Ratios for Retail Establishments

In order to determine if the retail supply is adequately meeting the goods and service needs of East Cleveland residents, this analysis compares estimated annual household expenditures for goods and services versus gross dollar sales generated by East Cleveland retail businesses. If the supply of specific types of retail businesses is adequate, then retail sales in dollars should at least equal or exceed the purchasing potential of all residents.

The methodology for this type of analysis utilizes an estimate of the current number of households located in the city and an estimate of average annual expenditures in the various goods and services categories identified previously in *Exhibit 8-1*. The product of these two estimates is an estimate of the annual purchases for the entire community for retail goods and services. This communitywide figure is then compared to the gross dollar sales generated by retail businesses in the community, which are based on commonly used standards of dollar sales per square foot.

The final step compares annual purchases to gross dollar sales and identifies either sales “capture” or “leakage.” Sales capture occurs when the dollar sales of all retail businesses exceeds the purchases of all residents. In this case, the commercial sector has not only met the needs of its residents, but is drawing customers from outside the community. Sales leakage occurs when the dollar sales of all retail businesses falls short of the purchases of all residents. In this situation, residents are either voluntarily choosing to shop outside the community or must shop outside the community due to the absence of a specific type of business within the community.

Exhibit 8-2 applies this methodology to East Cleveland. For the overall categories of convenience goods and services, shopping goods and services, and other retail, East Cleveland retail businesses are capturing customers and sales from outside the community. For the overall categories of auto sales, parts, and services and commercial amusements, East Cleveland residents are either voluntarily choosing to shop outside the community or must shop outside the community due to the absence of specific types of businesses within East Cleveland.

The sales capture and leakage figures identified in *Exhibit 8-2* are translated into actual floor space in *Exhibit 8-3*. The figures from *Exhibit 8-2*, column 6, were divided into the standard sales per square foot of each retail type, creating a square footage total. This square footage represents the amount of retail floor space that is either in excess or lacking in East Cleveland, as based upon the purchasing potential of residents only.

Exhibit 8-2 indicates that, in terms of overall retail goods and service sales, there is a net capture in East Cleveland of purchasing dollars from other communities. Further examination however, indicates weaknesses in specific individual retail categories.

Exhibit 8-2, Retail Sales Capture and Leakage, East Cleveland, 1997					
1	2	3	4	5	6
Retail Category	Total Households	Annual Purchases per Household	Total Annual Purchasing Potential of Households	Total Gross Dollar Sales of Businesses	Sales Capture or (Leakage)
Convenience Goods/Services	13,217	\$4,396	\$58,101,932	\$85,039,064	\$26,937,132
Shopping Goods/Services	13,217	\$2,090	\$27,623,530	\$33,458,253	\$5,834,723
Auto Sales/ Parts/Service	13,217	\$4,021	\$53,145,557	\$28,558,972	(\$24,586,585)
Commercial Amusements	13,217	\$943	\$12,463,631	\$0	(\$12,463,631)
Other Retail	13,217	\$638	\$8,432,446	\$24,199,763	\$15,767,317
Total	13,217	\$12,088	\$159,767,096	\$171,256,052	\$11,488,956

Source (by column):
2 - Urban Decision Systems, 1996 estimate
3 - U.S. Department of Labor, Bureau of Labor Statistics, Consumer Expenditure Survey, 1994
4 - Column 2 multiplied by Column 3
5 - Dollars and Cents of U.S. Community Shopping Centers, ULI-Washington, 1995 (sales per square foot multiplied by the total square footage of East Cleveland businesses)
6 - Column 5 subtracted from Column 4

Exhibit 8-3, Existing Retail Floor Space Surpluses/Deficits, East Cleveland, 1997		
Retail Type	Sales Capture or (Leakage)	Surplus or (Deficit) in Total Building Square Footage
Convenience Goods/Services	\$26,937,132	144,886
Shopping Goods/Services	\$5,834,723	30,304
Auto Sales/Parts/Service	(\$24,586,585)	(184,626)
Commercial Amusements	(\$12,463,631)	(163,243)
Other Retail	\$15,767,317	89,633

Source: Cuyahoga County Planning Commission

Supply and Demand Ratios - Convenience goods and services

The *convenience goods and services* sector of the inventory has an overall sales capture equal to almost 145,000 square feet of space supported by nonresidents. A breakdown by selected subcategories however, shows a leakage in sales for the *supermarket* and *other food* subcategories of over \$7 million dollars, which translates into approximately 33,000 square feet of additional space. There are currently six supermarkets in East Cleveland, ranging in size from about 5,500 to 19,500 square feet, as well as 23 smaller other food outlets such as delicatessens, beverage stores, and corner stores, ranging in size from about 800 to 4,000 square feet. Adjacent to East Cleveland are several large grocery stores, including the Tops in Cleveland at the Garrett Square shopping center on Superior Avenue, the Tops in Cleveland Heights at Severance Center on Mayfield Road, and the Save-A-Lot in Cleveland Heights on Noble Road. Other smaller supermarkets also exist in adjacent communities, however they may or may not draw a significant number of East Cleveland shoppers.

The results of East Cleveland resident surveys, discussed in the next section of this chapter, show that residents often comment about the need for grocery stores in East Cleveland and their lack of product freshness and store cleanliness. Given the combination of existing food stores in East Cleveland, several large grocery stores in proximity to the city borders, and modest amount of additional estimated space that could be supported, it is not likely that a new, large grocery store will be built in East Cleveland in addition to the existing grocery stores. Efforts should focus on a combination of improving the quality of the existing supermarkets and smaller food outlets, and/or encouraging a new operator to take over and possibly expand the location of an existing supermarket.

In other portions of the *convenience goods and services* sector of the inventory, there is significant sales capture. In the *other convenience goods* and *convenience services* subcategories, the sales capture is almost \$16 million. This category includes businesses such as beauty salons, barber shops, dry cleaners and household repair stores. The detailed inventory shows a large quantity of hair and nail salons represented in this category. Finally, the sales capture is almost \$7 million in the *food service* subcategory, which includes carry-out, sit-down, and fast food restaurants.

Supply and Demand Ratios - Shopping goods and services

The overall sales capture in the *shopping goods and services* category of over \$5.8 million, is countered by the sales leakage in two of the subcategories. The sales capture is occurring in the *other general merchandise* and *other shopping goods* subcategories, which include discount and variety stores such as Silverman's. Residents are spending \$270,000 elsewhere on *clothing and shoes*, as well as over \$3 million for *furniture*. Combined, these two subcategories are under-represented by about 20,000 square feet of floor space in East Cleveland. This floor space shortage has been partially offset by the expanded United Furniture store on Euclid Avenue. In general, the shopping patterns of East Cleveland residents in this overall category may have been affected by the revitalization of Severance Center in Cleveland Heights. Severance Center has Home Depot and Wal-Mart, as well as other retailers that fit into this category.

Supply and Demand Ratios - Automobile sales, parts, and service

In the *automobile sales, parts, and service* category as a whole, significant sales leakage occurs in two of the three subcategories. Sales leakage in the *new and used auto sales* subcategory totals over \$24 million, due to the fact that there are no new car dealerships and only one used car dealership in East Cleveland.

In addition to auto dealerships, the *gas station* subcategory is the other subcategory that shows significant sales leakage. The translation of the over \$6 million in sales leakage in the gas station subcategory into square footage indicates that approximately 48,000 square feet of additional space could potentially be supported in East Cleveland by residents. This subcategory includes gas stations with or without repair facilities, as well as associated or independent car washes. Although demand appears to exist for the development of additional properties in this subcategory, the combination of minimal staffing needs at low wages and relatively low value for the structures that would be erected makes it a less than desirable choice for tax revenue generation. Finally, gas stations already exist in communities adjacent to East Cleveland, which are likely to serve some East Cleveland residents.

The only automotive subcategory showing a sales capture is the *other vehicle expenses* subcategory. This subcategory, which includes auto repair businesses and auto parts sales, has a sales capture of over \$6 million, illustrating a significant amount of money being spent by nonresidents in East Cleveland.

Supply and Demand Ratios - Commercial amusements

The category in which there is no representation is *commercial amusements*. *Exhibit 8-1* indicated there is no space dedicated to these types of uses, which include businesses such as movie theaters, bowling alleys, health clubs, and social halls. Residents must go elsewhere, therefore, in order to find these types of establishments. Based upon annual purchases, it is possible that there could be over 160,000 square feet of these types of uses supported by East Cleveland residents within the city. This large floor space estimate however, needs qualification. The revitalization of Severance Center, which now has a fourteen-screen movie theater, has also potentially affected the shopping patterns in this category. When combined with other nearby movie theater complexes such as the three-screen Centrum Theater and six-screen Cedar-Lee Theater in Cleveland Heights, and the six-screen Shaker Square Theater in Cleveland, it is unlikely that sufficient market demand exists to support a movie theater complex within East Cleveland.

Supply and Demand Ratios - Other retail

The sales capture of over \$15 million for the *other retail* category exhibits an adequate supply of these types of goods and services, when considered as a total group. The large sales capture figure of this category however, should be qualified. Due to the fact that sales capture is derived in part from floor space, the large square footage of the three motels in East Cleveland, plus the Farmer's Market, which is a part-time business operation, disproportionately affect the calculation of sales capture. The only subcategory not represented in the East Cleveland inventory is animal hospitals and kennels, of which there are none. Residents with pets, therefore, must go outside East Cleveland for these types of services.

Analysis of Vacant Land for Future Commercial Development

The next step in this analysis involved identifying the amount of land zoned for commercial uses in East Cleveland that is presently vacant (no structure). It could then be determined if the need for additional floor space identified above could be met with the development of this land. The data collected for *Chapter 3 - Land Use* was used in conjunction with the East Cleveland Zoning Map to gather this information. All parcels identified as Vacant (No Structure) on the land use map which were also located in 1997 within the U-3 retail zoning district were identified and parcel data was gathered.

In total, there are 19 vacant, commercially-zoned sites dispersed throughout the U-3 zoning (*see Exhibit 8-4*). The sites are primarily on thoroughfares, including seven sites on Hayden Avenue and five parcels on Euclid Avenue. The sites range in size from 0.09 acres to 0.75 acres, while the sum of their area is approximately four acres. *Exhibit 8-4* shows this information in two parts: the first group is sites that are relatively small (less than 0.15 acre) and by themselves may not provide sufficient acreage for commercial development; the second group consists of larger sites (greater than 0.20 acres) that may be more suitable for commercial development. Also included in the data is the amount of

building space that could be constructed on each site, using an assumption of 30% lot coverage for the structure, which is similar to recent commercial developments within and outside of East Cleveland.

For the second group of sites, the analysis indicates that approximately an additional 40,000 square feet of commercial space could be developed on the ten sites. The individual square footage of each structure, based upon available acreage, would range from approximately 2,600 square feet to 9,800 square feet.

Exhibit 8-4, Vacant Sites Located in Areas Zoned U-3 Retail, East Cleveland, 2002					
Estimated Potential Building Floor Space	Acreage	Location	Parcel Number	Estimated Market Value	Property Tax Delinquency
PARCELS LESS LIKELY TO BE DEVELOPED					
1,176	0.09	1769 Hayden (Elsinore/Brynmawr, east)	671 09 125	\$1,000	Land Bank Property
1,176	0.09	1615 Hayden (Scioto/Mayfair, east)	671 12 015	\$1,000	Land Bank Property
1,307	0.10	Hayden (Shaw/Beaumont, west)	671 02 013	\$5,600	\$93
1,437	0.11	Southwest corner Hayden/First	671 08 065	\$1,000	Land Bank Property
1,437	0.11	1855 Hayden (Northeast corner at Eddy)	671 09 112	\$9,800	\$0
1,437	0.11	16103 Euclid (Northwest corner at Noble)	673 01 015	\$9,114	\$165
1,568	0.12	13504 Emily (Superior/Fay, east)	672 10 026	\$5,914	\$102
1,830	0.14	Woodworth (E. 146th/Coit, south)	671 17 001	\$6,514	\$0
1,830	0.14	12505 Superior (E. 125th/Carlyon, north)	672 04 029	\$9,000	\$449
13,198	1.01	TOTAL		\$48,942	\$809
PARCELS MORE LIKELY TO BE DEVELOPED					
2,614	0.20	12604 Superior (Carlyon/Lockwood, south)	672 06 006	\$12,114	\$191
2,744	0.21	Hayden (Baldwin/Alder, east)	671 18 064	\$13,514	\$0
2,744	0.21	14740 Euclid (Lee/Page, east)	673 08 002	\$12,800	Land Bank Property
2,875	0.22	Hayden (Graham/Garden, west)	671 05 191/192	\$16,114	Land Bank Property
3,136	0.24	15776 Euclid (Hastings/Burnette, east)	673 11 001	\$1,000	Land Bank Property
3,136	0.24	Helmsdale (south of Noble, east)	673 17 104	\$16,114	Land Bank Property
3,398	0.26	15752 Euclid (Hastings/Burnette, east)	673 11 002	\$15,000	\$0
4,182	0.32	2012 Noble (Neladale/Ravine, south)	673 19 083/084	\$34,514	\$0
5,097	0.39	2163 Noble (Northeast corner at Nelaview)	673 17 053/086	\$24,714	\$0
9,801	0.75	14422 Euclid (Marloes/VanBuren, east)	672 24 004	\$89,800	\$0
39,727	3.04	TOTAL		\$235,684	\$191
Sources: Estimated Market Value and Property Tax Delinquency: Cuyahoga County Auditor's Office, April, 2002; Estimated Potential Building Floor Space, Cuyahoga County Planning Commission					

For the nine sites that have the smallest acreage, and are therefore less likely to be developed. efforts should be focused on 1) combining the parcel with a parcel of an adjacent land owner in order to support an existing use, or 2) combining the parcel with adjacent parcels to provide a site of sufficient size to support new development.

Developing vacant commercially-zoned land is one method of adding square footage to the present supply of commercial structures. Another strategy is the rehabilitation of existing vacant structures. *Exhibit 8-1* identified over 264,000 square feet of vacant commercial space on the ground floor of existing buildings. Based upon the specific building and its location, options include rehabilitation of the existing commercial spaces, combining adjoining commercial spaces to meet the needs of a tenant with larger space requirements, or conversion of the commercial spaces to different uses, such as apartments. It may also be appropriate, after careful consideration, that the repair needs and location of a building mean that demolition and new construction is the best course of action.

Conclusion

Commercial and industrial development in East Cleveland is dispersed along major thoroughfares such as Euclid, Hayden, and Superior Avenues, as well as Noble Road. These types of uses serve not only as outlets for goods, services, and jobs to residents, but as income tax revenue generators. Both the inventory and supply and demand analysis have identified issues to be addressed in terms of the provision of goods and services for residents. Industrial uses, although not directly serving the retail needs of the community, do contribute greatly to a community in terms of tax base enhancement. Taxes generated from these uses are generally greater than the taxes generated from commercial uses and can be used in ways that improve the health, safety, and welfare of all the residents and employees. It is important for a community to develop measures that attract and maintain industrial and commercial uses.

USER PREFERENCE/SATISFACTION SURVEYS

User preference and level of satisfaction surveys are insightful measures to consider when conducting a market analysis. Information from these types of surveys aids in understanding current shopping patterns, as well as discovering the needs and concerns of residents about the retail sector of the community. It is also a way for the City to review the current retail business climate and work with the business community to improve economic activity within East Cleveland.

Resident Survey

In February, 1995, 1,007 surveys were mailed to City of East Cleveland residents selected randomly from voter registration records. These records included both homeowners and apartment dwellers. Of the surveys mailed, 854 surveys were received by the addressees. The Cuyahoga County Planning Commission received 141 completed surveys, which was a response rate of 16.5%.

In August, 1997, 179 attendees of *East Cleveland Awareness Days* in Forest Hill Park completed the same survey that was mailed to residents in February, 1995. The purpose of administering the survey again was to compare the responses over the two-year period to see if opinions had changed or stayed the same. Any additional comments submitted by respondents are detailed in Appendix 8-B.

In terms of the demographic profile, the 1995 respondents were generally women (65%), age 55 or older (58%), married (52%), owner-occupants (72%), resided in single-family homes (59%), and had lived in East Cleveland ten years or more (84%).

In comparison, the demographic profile of 1997 respondents was generally female (787%), age 25-54 (769%), single (60%), renters (63%), resided in single-family homes (43%) or two-family homes (35%), and had lived in East Cleveland ten years or more (56%).

There were several questions on the survey concerning resident shopping patterns and the retail business climate in East Cleveland. These questions included where a variety of goods and services were purchased, reasons for purchasing goods and services outside of East Cleveland, preferences about additional types of stores that would be desirable in East Cleveland, the level of satisfaction with the retail sector, and selection of a specific geographic location in the community that is a respondents' perception of "downtown" East Cleveland. The specific retail market-related questions asked and the responses received are discussed below.

Where Goods and Services were Purchased

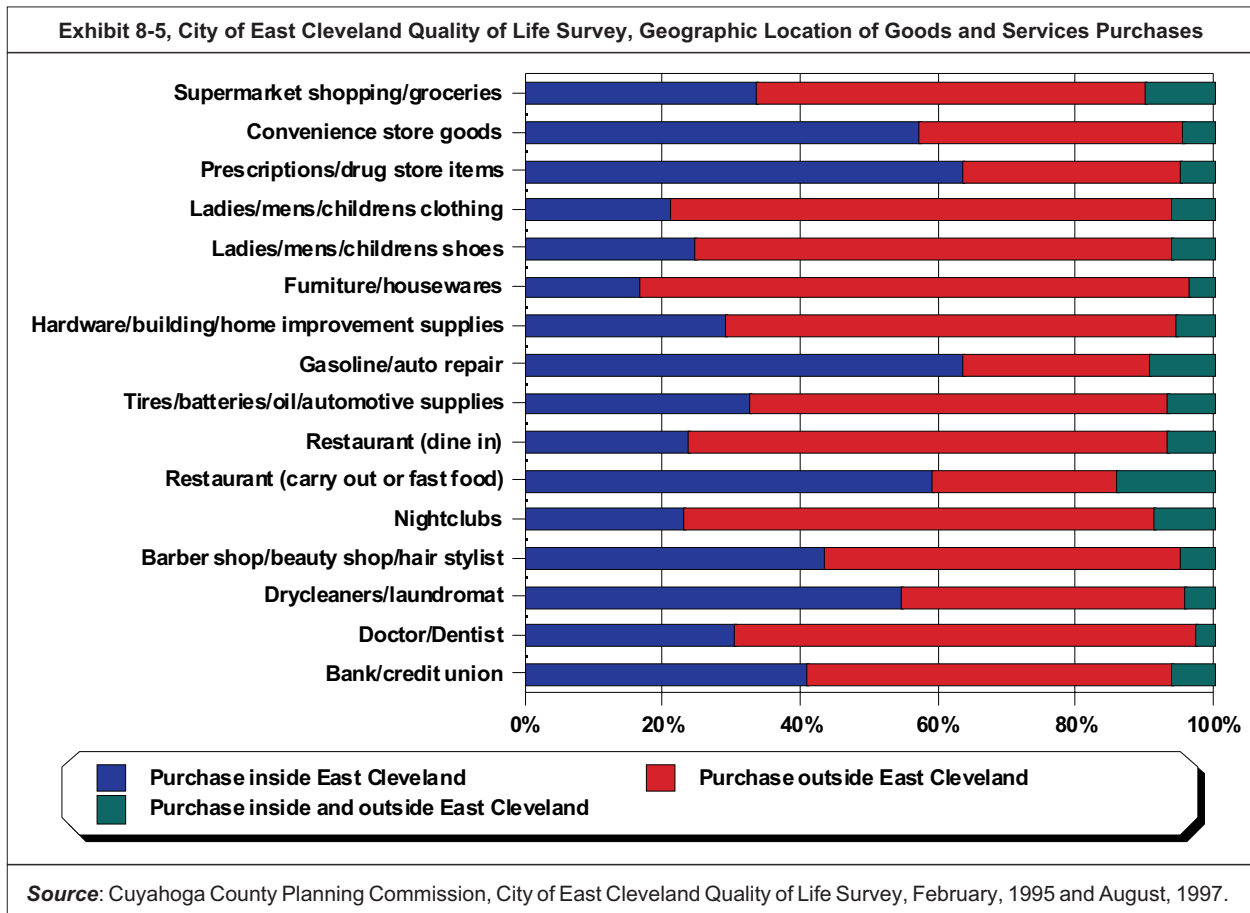
Question 7: Which items do you usually purchase in the City of East Cleveland? Which items do you usually purchase outside the City of East Cleveland?

According to the survey, the geographic location where goods and services were purchased varied considerably among the various items listed (*see Exhibit 8-5 and Appendix 8-C*). Generally, respondents purchased specific goods or services exclusively inside East Cleveland or outside East Cleveland. The purchase of the same goods or services both inside and outside East Cleveland never exceeded 10% of all responses for each item, with the exception of restaurant (carry out or fast food) at 14%.

The number of respondents purchasing specific goods and services exclusively inside East Cleveland exceeded one-half of all responses only in the categories of convenience store goods, prescriptions/drug store items, gasoline/auto repair, restaurant (carry out or fast food), and drycleaners/laundromat.

The number of respondents purchasing specific goods and services exclusively outside East Cleveland exceeded one-half of all responses in the categories of supermarket shopping and/or groceries, ladies/men's/children's clothing, ladies/men's/children's shoes, furniture and/or housewares, hardware/building/home improvement supplies, tires/batteries/oil/automotive supplies, restaurant (dine in), nightclubs, barber shop/beauty shop/hair stylist, doctor/dentist, and bank/credit union.

In every category of goods and services, renters were more likely than owners to make their purchases exclusively within East Cleveland. The percentage difference for purchases by renters inside East Cleveland ranged from 0.5% for bank/credit union to 14% for convenience store goods. The majority of the percentage differences were in the 6%-12% range.



Reasons for Purchasing Decisions Made Outside of East Cleveland

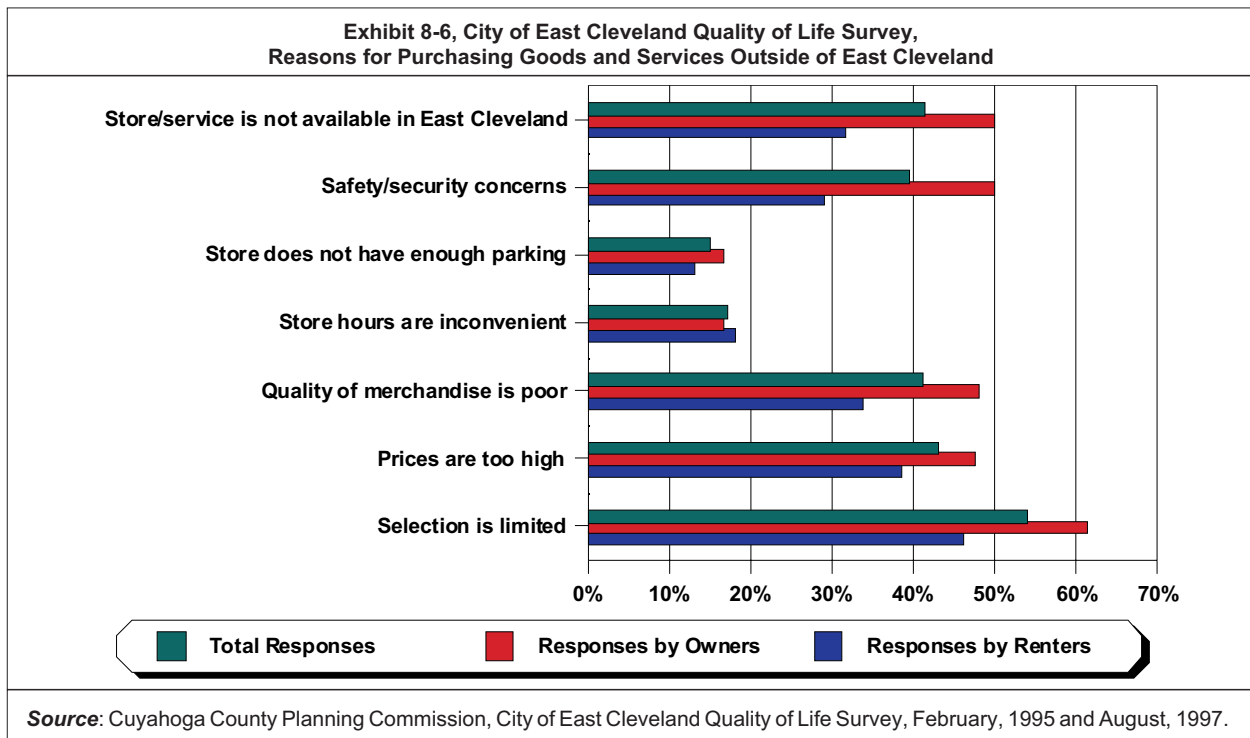
Question 8: If you do not usually purchase the above items in the City of Cleveland, why not?

According to the survey, many of the 320 total respondents expressed an opinion concerning why they made decisions to purchase items outside East Cleveland (*see Exhibit 8-6 and Appendix 8-D*). Over 50% of respondents cited limited selection as the reason for purchasing goods and services outside East Cleveland. Other reasons indicated by about 40% of respondents included prices that are too high, store/service not available in East Cleveland, poor quality of merchandise, and safety/security concerns. The reasons cited by about 15% of respondents were stores not having enough parking and inconvenient store hours. Other reasons cited by respondents for making purchasing decisions outside East Cleveland include lack of customer friendly attitude by store personnel, lack of upkeep of stores and parking areas, lack of freshness of grocery store items, and loitering and “drug dealers” at store entrances.

The frequency with which specific reasons were cited for purchasing goods and services outside East Cleveland were cited was similar for both male and female respondents.

The pattern of responses is strong when comparing the categories of goods and services with the highest number of responses for making purchases outside East Cleveland versus the specific reasons for purchasing goods and services outside East Cleveland. The categories involved are supermarket shopping/groceries, ladies/mens/childrens clothing, ladies/mens/childrens shoes, furniture/housewares, hardware/building/home improvement supplies, tires/batteries/oil/automotive supplies, and restaurant (dine in). Respondents cited limited selection almost 13% more frequently than average, poor quality of merchandise almost 11% more frequently than average, safety/security concerns over 10% more frequently than average, prices that are too high over 8% more frequently than average, and store/service not available in East Cleveland almost 8% more frequently than average.

Differences in response rates were identifiable when results were compared for owners and renters (see Exhibit 8-6). Both owners and renters ranked “selection is limited” as the most important reason for purchasing goods and services outside of East Cleveland. Almost one-half of owners were more concerned about “safety/security concerns,” “store/service is not available in East Cleveland,” and “quality of merchandise is poor.” Almost 40% of renters were more concerned about “prices are too high,” while about one-third of renters cited “quality of merchandise is poor,” “store/service is not available in East Cleveland,” and “safety/security concerns.”



Preferences About Additional Types of Stores That Would be Desirable in East Cleveland

Question 10: Are there any additional types of stores that you would like to see move into East Cleveland?

For those respondents who expressed an opinion concerning additional types of stores that would be desirable to have in East Cleveland, 15% of respondents indicated a food store/grocery store/supermarket (*see Exhibit 8-7*). Five percent to seven percent of respondents indicated family restaurants, hardware store/building supply store/home improvement store, discount/variety store, and department store/ladies/mens/childrens clothing store as desirable stores to add in East Cleveland. Other stores mentioned included a bakery, furniture store, ladies/mens/childrens shoe store, bank, and a movie theater.

Exhibit 8-7, City of East Cleveland Quality of Life Survey Preferences about Additional Types of Stores that would be Desirable in East Cleveland		
Types of Stores	Responses	
	Number	Percent of All Responses
Food store/grocery store/supermarket	48	15.0
Family restaurants	24	7.5
Hardware store/building supply store/home improvement store	21	6.6
Discount/variety store	20	6.3
Department store/ladies/mens/childrens clothing store	14	4.4
All other responses	51	15.9

Source: Cuyahoga County Planning Commission, City of East Cleveland Quality of Life Survey, February, 1995 and August, 1997.

Level of Satisfaction with the Retail Sector

Question 11m.: Please indicate your level of satisfaction with the availability of shopping.

Question 11n.: Please indicate your level of satisfaction with the variety of stores.

Question 11o.: Please indicate your level of satisfaction with the selection of merchandise.

Question 11u.: Please indicate your level of satisfaction with the availability of parking in commercial areas.

Overall, more survey respondents were dissatisfied with the retail sector in East Cleveland (*see Exhibit 8-8*). Approximately 40% stated that they were dissatisfied or somewhat dissatisfied, while one-third stated that they were satisfied or somewhat satisfied. Of the remaining survey respondents, 12% had no opinion, 15% did not answer the questions, and less than 1% gave multiple answers.

Following a similar pattern for the individual questions, about 45% of survey respondents were dissatisfied or somewhat dissatisfied with the availability of shopping, variety of stores, and selection of merchandise.

More survey respondents were satisfied with the availability of parking in commercial areas, with 40% stating that they were satisfied or somewhat satisfied, while one-quarter stated that they were dissatisfied or somewhat dissatisfied.

The pattern of responses for each of these four questions was similar for owners and renters.

Exhibit 8-8, City of East Cleveland Quality of Life Survey, Level of Satisfaction with the Retail Sector							
Category	Satisfied	Somewhat Satisfied	No Opinion	Somewhat Dissatisfied	Dissatisfied	No Response	Multiple Responses
m. Availability of shopping	32 (10.0%)	74 (23.1%)	25 (7.8%)	70 (21.9%)	72 (22.5%)	47 (14.7%)	0 (0.0%)
n. Variety of stores	36 (11.3%)	67 (20.9%)	37 (11.6%)	71 (22.2%)	70 (21.9%)	36 (11.3%)	3 (0.9%)
o. Selection of merchandise	26 (8.1%)	53 (16.6%)	36 (11.3%)	78 (24.4%)	72 (22.5%)	54 (16.9%)	1 (0.3%)
u. Availability of parking in commercial areas	62 (19.4%)	68 (21.3%)	56 (17.5%)	55 (17.2%)	25 (7.8%)	52 (16.3%)	2 (0.6%)
Total Responses (Questions 11.m, 11.n, 11.o, and 11.u)	156 (12.2%)	262 (20.5%)	154 (12.0%)	274 (21.4%)	239 (18.7%)	189 (14.8%)	6 (0.5%)

Percentages may not total 100.0% due to rounding.

Source: Cuyahoga County Planning Commission, City of East Cleveland Quality of Life Survey, February, 1995 and August, 1997.

Perception of “Downtown” East Cleveland

Question 12: What area would you say seems to be the “main downtown area” in East Cleveland?

For those respondents who expressed an opinion concerning their perception of the location of “downtown” East Cleveland, 60% selected the area around Euclid and Superior (*see Exhibit 8-9*). The second most frequent location, Euclid Avenue around East Cleveland City Hall and the Windermere Rapid Station, was selected by 21% of respondents. Each of the other locations were selected by approximately 10% or less of the respondents.

Exhibit 8-9, City of East Cleveland Quality of Life Survey, Perception of “Downtown” East Cleveland		
Location	Responses	
	Number	Percent
Area around Euclid/Superior	194	60.6
Euclid Avenue around the East Cleveland Public Library and the East Cleveland Theatre	31	9.7
Euclid Avenue around East Cleveland City Hall and the Windermere Rapid Station	67	20.9
Area around Euclid and Taylor	18	5.6
Hayden Avenue	36	11.3
Other location	5	1.6
No Response	42	13.1

Cumulative percentage exceeds 100.0% due to multiple responses.

Source: Cuyahoga County Planning Commission, City of East Cleveland Quality of Life Survey, February, 1995 and August, 1997.

Business Survey

In May, 1994, the East Cleveland Business Association, in cooperation with The Greater Cleveland Growth Association and the Cuyahoga County Planning Commission, conducted a survey of East Cleveland businesses (commercial and industrial). Using a roster of businesses provided by the City of East Cleveland, 290 surveys were mailed. Of the surveys mailed, 46 completed surveys were returned, which was a response rate of 15.9%. The complete survey results are located in *Appendix 8-E*.

Business Profile

As of 1994, over half of the 46 businesses returning the survey (24 businesses) had been located in East Cleveland for 21 years or more. Over three-quarters of those businesses had been located in the city for at least six years.

The majority of the businesses answering the survey were in the retail sector (15 businesses) or service sector (13 businesses). Five businesses were in the construction, manufacturing, or wholesale trades. Food services, financial/insurance/real estate, government/public institutions, and churches were each represented by two businesses.

While almost two-thirds of those businesses had less than ten employees, five businesses reported large work forces of 100 or more employees. As of 1994, almost two-thirds of the businesses (29 businesses) employed the same number of workers or at least one more worker than in 1992.

Between 1992 and 1994, approximately one-third of the businesses answering the survey reported an increase in sales/revenue, one-third reported that sales/revenues were unchanged, and one-third reported that sales/revenues decreased.

Future Prospects

For the two year period following the survey, 43% of the businesses (20 businesses) expected employment to remain the same and 41% expected employment to increase. Almost 60% of the businesses answering the survey expected sales/revenues to increase and 22% expected sales/revenues to stay the same. Approximately 15% expected sales/revenues to decrease. Three businesses did not know or stated that sales/revenues were not applicable.

Community Attributes

The survey asked each of the businesses to rate East Cleveland on a series of community attributes. Attributes that received an excellent or good rating included “access to transportation and highways” (78%) and “police cooperation/response time” (65%).

Almost 60% of the businesses rated “safety and security” as good or fair, while 69% of the businesses answering the survey rated “the demand in the area for their company’s product or service” as good or fair.

The following attributes were rated as fair or poor by businesses answering the survey: “City infrastructure, such as roads and bridges” (93%), “neighborhoods” (87%), “the City’s attractiveness to potential employees” (87%), “income and property tax rates” (87%), “the general business climate in East Cleveland” (70%), and “city services, such as trash pickup and snow removal” (57%).

Business Needs

The survey asked each of the businesses to evaluate how much of an obstacle the following factors were to increasing their company's sales/revenues. The most significant obstacles included the "availability of skilled labor" (72%), "government regulations" (62%), "worker's compensation" (62%), "health insurance costs" (59%), "local taxes" (56%), and "the ability to obtain financing" (46%).

When asked about the content of a strategic master plan for the City of East Cleveland, 70% thought that the plan should include the establishment of a State of Ohio Enterprise Zone designation that would provide tax incentives for new investment (approved in 1997), 61% thought that the plan should include the establishment of one or more industrial parks, 33% thought that the plan should include a citywide zoning update, and 30% thought that the plan should include a redevelopment area that would create a new shopping center.

ECONOMIC DEVELOPMENT INCENTIVES AND PROGRAMS

There are a number of business incentives, programs, and technical assistance services available through the Cuyahoga County Department of Development and the State of Ohio. A summary of programs is included as *Appendix 8-F*.

RECOMMENDATIONS**Priorities**

The location and physical dimensions of the commercial and industrial areas of East Cleveland are a reflection of the development pattern of the city during the early 20th century. With the exception of the General Electric Lighting complex, which was designed as a campus setting, commercial and industrial buildings are generally concentrated along major streets in a linear fashion. The retail areas were generally dominated by small businesses that served customers in the immediate vicinity. Retail trends changed however, and the small-parcel, grid street pattern made it infeasible to accommodate typical recent suburban-style retailing concepts such as large shopping malls and strip centers. In addition, many shoppers now place a premium on easy freeway access and ample parking. Over the past several decades there have been modest scale commercial redevelopment efforts in East Cleveland, including several shopping centers on Euclid Avenue and the realignment of Hayden Avenue.

Early 20th century industrial buildings were often multi-story, sometimes tucked into locations amidst residential neighborhoods, and generally with minimal loading dock facilities to accommodate trucks. During the past fifty years, due to constraints in East Cleveland, industrial construction did not evolve to the present standard of one-story buildings with ample accommodation of trucks and automobiles.

Today, the commercial and industrial building stock in East Cleveland is generally older, in need of exterior/interior renovation or upgrading of systems, and in some cases are obsolete due to location or

design. Where storefront renovations have occurred, there is often incompatible design with adjacent storefronts. In addition, window displays are often ineffective or uninviting. The lack of design continuity also extends to the areas surrounding buildings, with inconsistent design, size, and placement of signage, neglected parking areas, inadequate rear store entrances from parking areas, and a lack of landscaping.

With no large undeveloped tracts of land on which to expand, competition from surrounding communities, and the need to enhance its tax base, East Cleveland should concentrate its commercial/industrial revitalization efforts in the following three areas:

- ✓ keeping buildings occupied
- ✓ accommodating expansion to help existing businesses remain competitive
- ✓ undertake selective redevelopment

Business Development

Encourage investment in industrial property by identifying appropriate locations for new construction or renovation of existing facilities and work with developers and business owners to resolve issues such as land assembly, infrastructure improvements, and environmental clean-up.

Attract new retail businesses which will complement the existing commercial mix and are responsive to market demand.

The 1995 and 1997 resident Quality of Life Surveys, in providing reasons why goods and services were purchased outside of East Cleveland, showed that significant numbers of respondents stated limited selection, high prices, store/service was not available in East Cleveland, and poor quality merchandise (see Exhibit 8-6 and Appendix 8-D).

Supermarket Shopping/Groceries

Given the combination of existing food stores in East Cleveland, several large grocery stores in proximity to the city borders, and modest amount of additional estimated space that could be supported, it is not likely that a new, large grocery store will be built in East Cleveland in addition to the existing grocery stores. Efforts should focus on a combination of improving the quality of the existing supermarkets and smaller food outlets, and/or encouraging a new operator to take over and possibly expand the location of an existing supermarket. This strategy would also address the comments made in the 1995 and 1997 resident Quality of Life Surveys, in which 15% of respondents expressed a preference for an additional food store/grocery store/supermarket (see Exhibit 8-7).

Restaurant (dine in)

In the 1995 and 1997 resident Quality of Life Surveys, over 7% of respondents expressed a preference for a store in this category in East Cleveland. Although East Cleveland does not fit the demographic profile of many national family restaurant chains, it may be possible to attract an existing local operator of family-style restaurants.

Clothing and Shoes

The revitalized Severance Center includes businesses that sell clothes and shoes. Depending upon the product lines and square footage of these retailers, it may be less feasible to attract similar stores to East Cleveland. These retailers however, due to their proximity, are serving the needs of East Cleveland residents.

Furniture

The revitalized Severance Center includes businesses that sell furniture. In addition, United Furniture has expanded in East Cleveland, which has absorbed some of the floor space shortage in this category. Depending upon the product lines and square footage of these retailers, it may be less feasible to attract similar stores to East Cleveland. These retailers however, are serving the needs of East Cleveland residents.

Hardware/Building/Home Improvement Supplies

In the 1995 and 1997 resident Quality of Life Surveys, almost 7% of respondents expressed a preference for a store in this category in East Cleveland. The revitalized Severance Center has a Home Depot. The presence of this store will likely make it impractical to attract a small hardware store to East Cleveland, although Home Depot, due to its proximity, does serve East Cleveland residents.

Discount/Variety store

In the 1995 and 1997 resident Quality of Life Surveys, over 6% of respondents expressed a preference for a store in this category in East Cleveland. The revitalized Severance Center has a Wal-Mart. The presence of this store will likely make it impractical to attract a smaller similar store to East Cleveland, although Wal-Mart, due to its proximity, does serve East Cleveland residents.

Utilize existing State of Ohio programs, as appropriate, to encourage new commercial/industrial business investment:

State of Ohio - Enterprise Zone Certification

Judiciously utilize the citywide certification received on June 17, 1997 for meaningful investments.

State of Ohio - Community Reinvestment Area Designation

Consider designation of one or more Community Reinvestment Areas in East Cleveland. The program allows the community to be flexible in designations, selecting whether the tax incentives are directed toward new construction and/or renovation, as well as toward any or all of the categories of residential, commercial, or industrial development.

State of Ohio - Special Improvement Districts

This program is not likely to be suitable as a short-term strategy. In the future however, it may be appropriate for an area such as the Noble-Nela commercial district, if the merchants association and municipal efforts continue to strengthen the area. In addition, it appears to be permissible for a SID to span two municipalities, such as linking portions of East Cleveland and Cleveland Heights.

State of Ohio - Other Programs

The City of East Cleveland should work with qualified businesses to obtain assistance. In addition, the Cuyahoga County Department of Development is available to provide technical assistance and assist

businesses with applications for State of Ohio programs. A description of programs is located in *Appendix 8-F*.

Encourage individual business owners and business organizations to act as liaisons with city departments to encourage business recruitment and problem solving.

For example, in the 1995 and 1997 resident Quality of Life Surveys, in providing reasons why purchasing decisions were made outside of East Cleveland, almost 40% of respondents stated safety/security concerns (*see Exhibit 8-D*).

Continue to have City of East Cleveland Community Development Department staff be a liaison between business organizations and city departments, including preparation and distribution of printed material outlining market data and current programs and services related to businesses.

Continue to have City of East Cleveland Community Development Department staff be a link to county agencies, state agencies, and financial sources in order to address business issues.

Physical Improvements

Consider future development alternatives and zoning changes that improve the business climate and tax generation capabilities of the community.

Specific details on potential locations and development alternatives are discussed in *Chapter 12, Alternative Development Plans*.

Possible strategies include:

- ✓ Concentrating retail activity in selected areas in order to improve potential customer base. This strategy could, in turn, open other areas for new industrial or residential town-house development, or conversion of ground floor storefronts to apartments if rehabilitation of existing mixed use retail/residential structures is a suitable alternative.
- ✓ Allowing limited business expansion and new development (commercial and industrial) into adjacent residential areas, when there is a demonstrated benefit to the community. The purposes of this strategy would be to increase shopper convenience, accommodate existing East Cleveland businesses with expansion potential, or accommodate businesses that wish to locate into the community. This strategy also needs to recognize the quality of life and economic investment of nearby residents by minimizing the adverse impact of the business development. Methods to minimize the impact can include utilizing a limited number of residential lots, utilizing physical barriers such as the elevated railroad line, and keeping vehicular access for the business development oriented to the main street.
- ✓ Review list of vacant parcels zoned retail (U-3 classification) in *Exhibit 8-4* and, as appropriate, based on parcel size and location, work to have the vacant parcels converted to landscaped side yards, improved for parking, acquired for the City's Land Bank Pro-

gram, or targeted for new construction solely on that parcel or in conjunction with adjoining parcels.

Improve physical appearance to provide an attractive shopping and business environment.

Buildings

- ✓ Undertake comprehensive code enforcement effort to correct code violations. The 1994/96 Improvement Target Area survey showed that of all commercial storefronts/office buildings citywide, 94% need exterior wall repairs and 64% need window/door repair.
- ✓ Continue the City's storefront renovation program and focus on storefront renovations that are in keeping with the early 20th century character of East Cleveland's buildings.
- ✓ Improve the condition and design of rear entrances of buildings from parking lots, in order to create secure, attractive pedestrian entrances.
- ✓ Prepare commercial/office/industrial building design guidelines, in order to assure quality design for new construction and renovation projects.
- ✓ Utilize the Architectural Board of Review (Building Code Chapter 1333) to review new construction and exterior renovation projects. The Board of Review would utilize the aforementioned design guidelines. Building improvements should include consistent design elements, so that in time it will improve the visual appeal and image of the area.

Signage

- ✓ Repair or remove building elements currently unused or poorly maintained, such as sign apparatuses, signs, awnings, and other fixtures. The 1994/96 Improvement Target Area survey showed that of all commercial storefronts/office buildings citywide, 44% need building signage repair.
- ✓ Prepare new zoning code section to create improved signage standards, including number, size, placement, and design. The existing code has no comprehensive sign regulations.
- ✓ As part of the new zoning code section related to signage, consider specifying a date, such as seven years from the passage of the ordinance, at which time all signage must conform to the new code.
- ✓ Utilize the Architectural Board of Review (Building Code Chapter 1333) to review signage requests from property owners and businesses. The Board of Review would utilize the aforementioned signage standards. Signage improvements should include consistent design elements, so that in time it will improve the visual appeal and image of the area.

Parking Lots

- ✓ Undertake comprehensive code enforcement effort to correct code violations. The 1994/96 Improvement Target Area survey showed that of all commercial storefronts/office buildings citywide, 80% need improvements or clean up of landscaping, walkways, and alleys, 60% need driveway/parking lot repair, and 54% need improvements to accessory structures (free-standing permanent sign removal, fence repair, trash facility improvements, or billboard removal).
- ✓ Repair or remove damaged parking meters in municipal parking lots.
- ✓ Prepare new zoning code section to create parking lot standards, including layout, lighting, landscaping, trash/recycling facilities, and buffering of adjacent uses. The existing code has no parking lot standards.
- ✓ Utilize the Architectural Board of Review (Building Code Chapter 1333) to review parking lot improvement requests, including layout, lighting, landscaping, trash/recycling facilities, and buffering of adjacent uses. The Board of Review would utilize design guidelines. Parking lot improvements should include consistent design elements, so that in time it will improve the visual appeal and image of the area.

Rights-of-way

- ✓ As part of the aforementioned design guidelines, include standards for tree lawn pavement treatments, street trees, and street furniture.
- ✓ Repair or remove damaged curbside parking meters.
- ✓ As part of the use of the City's storefront renovation program, continue to include sidewalk, tree lawn, and curb improvements as part of the work eligible for financial assistance. Right-of-way improvements should include consistent design elements, so that in time it will improve the visual appeal and image of the area.

Management and Marketing

Work with business owners to develop an image of belonging to a cohesive group by encouraging activities such as a public relations program to promote a neighborhood shopping identity, joint advertising, promotional events, coordinated business hours, and ongoing clean-ups.

Work with business owners and brokers to attract tenant types that will enhance store mix and build a steady customer base.

Improve the business abilities of merchants by offering through the City of East Cleveland and/or business organizations, short, single-topic seminars on different aspects of small business operation.

Appendix Eight

Commercial/Industrial Market Analysis

Appendix 8-A

**East Cleveland
Commercial and Industrial Inventory**

Address	Name of Business	Floor Area	Total Floor Area
CONVENIENCE GOODS AND SERVICES			
Supermarkets			70,174
13550 Euclid	Sav-Mor Super Mrkt	7,365	
13598 Euclid	Eagle Supermarket	10,710	
15545 Euclid	Eagle Supermarket	5,538	
1325 Hayden	Konnie's Supermarket	19,470	
1409 Hayden	Shaw Foods	13,491	
1605 Hayden	Neighbors Choice	13,600	
Other Food			45,556
1428 Coit	Cuc's Coit Elm Foods	1,425	
12605 Euclid	A & A Superette	2,430	
12821 Euclid	Sam's Food Market	1,699	
12920 Euclid	Leslie's Beverage	1,716	
13916 Euclid	Len's Snack Shop	810	
14212 Euclid	Aj's Mini Mart	1,038	
14300 Euclid	Michael's Deli	1,267	
14335 Euclid	Martin's Beverage	1,360	
14460 Euclid	Euclid Variety	1,485	
14717 Euclid	Grocery	1,871	
14781 Euclid	Nice Stop	2,512	
14913 Euclid	Convenience One	2,520	
15461 Euclid	J & J Food Market	1,242	
15848 Euclid	Convenient	3,450	
16350 Euclid	Belvoir Beverage	891	
16381 Euclid	Jp Dollar	891	
1241 Hayden	Sam's Deli	3,950	
1387 Hayden	Wilson's Deli	2,880	
1600 Hayden	Bevco Beverage	4,184	
1813 Hayden	Hayden Food Market	1,782	
2000 Noble	Mike's	2,250	
12810 Superior	E&K Mini Mart	2,592	
14600 Woodworth	Butlers Food Mart	1,311	
Food Service			112,108
1425 Coit	H.S. Smith's Bbq	634	
1066 Eddy	Whippy's	226	
12428 Euclid	Bourbon Street	5,563	
12777 Euclid	Kentucky Fried Chick	2,214	
12901 Euclid	Whatley's Lounge	847	

Address	Name of Business	Floor Area	Total Floor Area
13337 Euclid	Popeye's Chicken	2,248	
13520 Euclid	Baskin Robins	2,008	
13561 Euclid	Burger King	2,376	
13609 Euclid	Pizza Hut	2,781	
13620 Euclid	Best Steak & Gyros	4,017	
13660 Euclid	Taco Bell	1,620	
13705 Euclid	McDonald's	3,900	
13753 Euclid	Quick Stop Deli	1,165	
13923 Euclid	Wendy's	3,000	
14341 Euclid	Subway	1,428	
14421 Euclid	Rally's	723	
14636 Euclid	Mister Donut	1,572	
14677 Euclid	Deva's Lounge	3,743	
14681 Euclid	Salaam Fish/Soup	3,743	
14708 Euclid	China King	1,943	
14711 Euclid	Silk's Lounge	3,743	
14865 Euclid	MR. HERO	1,117	
14901 Euclid	Caribbean Sea	1,676	
15473 Euclid	Park Avenue	2,483	
15532 Euclid	Tuckers Casino	9,338	
15811 Euclid	Angelia Mia Pizzeria	2,324	
16049 Euclid	Dock's	1,750	
16367 Euclid	Sportsman	1,781	
16379 Euclid	Robere's	1,781	
16383 Euclid	Jade Garden	891	
1300 Hayden	JW Deli	5,474	
1417 Hayden	Q' Five	7,168	
1572 Hayden	La Dauphin	1,574	
1706 Hayden	B&M Barbeque	1,689	
1775 Hayden	N. Chateau	1,664	
1841 Hayden	Meeting Place	1,900	
1988 Noble	Columbo's Room	1,540	
2072 Noble	Pizza Hut	2,775	
2074 Noble	Fireside	1,400	
2147 Noble	Nela Park Deli	1,625	
2157 Noble	Rubin's Place	2,315	
2159 Noble	Joe's Deli	1,157	
12800 Superior	Cock Tale Lounge	1,528	
12921 Superior	The Room Lounge	2,985	
13201 Superior	White Castle	1,283	

Address		Name of Business	Floor Area	Total Floor Area	
13221	Superior	Tend-R-Lean Steak Co	1,698		
13225	Superior	Amy Joy Donuts	1,698		
Drugs				55,486	
13544	Euclid	Revco	8,702		
13608	Euclid	Nom Discount	1,338		
13704	Euclid	Eddy Road Pharmacy	1,558		
14519	Euclid	Walgreens	29,619		
15470	Euclid	Revco	6,000		
1416	Hayden	Rite Aid Pharmacy	8,269		
Other Convenience Goods					51,179
1217	Eddy	Eddy Road Paint	2,588		
13515	Euclid	Miss O	1,698		
14147	Euclid	Bennie's Record Mart	1,871		
14151	Euclid	Hitz	1,871		
14206	Euclid	Tina Beauty Supply	2,076		
14218	Euclid	Floral & Gift Comp.	1,038		
14310	Euclid	Mr. James Beauty	2,534		
14339	Euclid	King's Beauty Supply	2,516		
14343	Euclid	Blockbuster Video	5,916		
14470	Euclid	Rapid Creations	1,485		
15515	Euclid	E.C. Beauty Supply	2,461		
15525	Euclid	Gaines & Gaines	1,231		
15531	Euclid	Charming Wigs	1,385		
16129	Euclid	Strictly The Best	1,533		
2132	Noble	Nela Florist	3,790		
2151	Noble	Platinum Records	1,625		
12505	Superior	Romeo's Balloons	1,379		
12624-	Superior	Memories	14,182		
Convenience Services				119,093	
1426	Coit	Cuc's Dry Cleaners	1,425		
12426	Euclid	Bold And Sassy	2,781		
12530	Euclid	Coco's Hair	1,670		
12827	Euclid	Pope's Beauty Salon	849		
12831	Euclid	Neighborhood Cleaner	849		
12833	Euclid	Dexter & Sons	849		
13509	Euclid	Two Cousins	2,910		
13558	Euclid	US Hair Of Ohio	2,008		
13749	Euclid	O'Neal's Beauty	1,165		
14064	Euclid	Transformation	980		
14204	Euclid	Windermere Discount	1,038		

Address		Name of Business	Floor Area	Total Floor Area
14460	Euclid	Crawford's Barber	743	
14462	Euclid	Nicole's Hair	743	
14645	Euclid	Super Wash	4,389	
14685	Euclid	Superfly	1,871	
14705	Euclid	Scott Cleaners	1,871	
14719	Euclid	Baby Doll's Creation	3,743	
14805	Euclid	Wilcox	2,512	
14902	Euclid	La Chic	700	
14904	Euclid	Tiffany's	700	
14916	Euclid	Ebony's	2,400	
15052	Euclid	Ledoria's	1,679	
15056	Euclid	Ann's Unique	1,679	
15104	Euclid	Salon D'le	2,662	
15108	Euclid	Unique Boutique	2,662	
15452	Euclid	Bond	1,820	
15505	Euclid	Foxy Nails	1,231	
15527	Euclid	Quality	1,231	
15606	Euclid	Pearl's	1,713	
15648	Euclid	Al Dozie's	3,150	
15819	Euclid	Barbara Ann's	1,744	
15821	Euclid	Cozy's	1,744	
15939	Euclid	Yea's Omni	479	
15957	Euclid	The Elegant Nail	1,546	
15965	Euclid	Maggie's	1,546	
16347	Euclid	So Fine	2,847	
16354	Euclid	Sir Cedric's	1,782	
16355	Euclid	Action Electronics	2,847	
16357	Euclid	Reader Advisor	2,847	
16360	Euclid	Washington Cleaners	8,797	
1247	Hayden	High Fashion	1,120	
1299	Hayden	Gore-Geous Nail Salon	1,080	
1305	Hayden	Ora's Highlight	1,080	
1309	Hayden	Three Star	1,080	
1316	Hayden	Universal TV	1,415	
1320	Hayden	Mane Attraction	1,415	
1340	Hayden	Satellite Cleaners	1,540	
1342	Hayden	New Hair Haven	1,458	
1368	Hayden	Gathrights Afro	1,728	
1399	Hayden	Vess Hair Motion	1,408	
1564	Hayden	Hayden Cleaners	787	

Address		Name of Business	Floor Area	Total Floor Area	
1568	Hayden	Beauty Salon	787		
1745	Hayden	P&R	1,976		
1986	Noble	Lenora'z	1,540		
1996	Noble	Pretty Pooch	750		
2028	Noble	New Horizons	1,140		
2084	Noble	Bond's	895		
2084	Noble	Carter's Unisex Hair	895		
2135	Noble	Black's Hi-Fashion	4,258		
2149	Noble	Charlene's Barber	1,083		
12501	Superior	Wash-N-Dry	1,379		
12502	Superior	Christian Cleaners	1,898		
12705	Superior	Secrets Salon	2,597		
12709	Superior	Executive Barber Shop	2,597		
12715	Superior	Above the Best	1,020		
12815	Superior	Christine's	1,047		
12819	Superior	Claire's Creative	918		
SHOPPING GOODS AND SERVICES					
Other General Merchandise				49,287	
13633	Euclid	T&L Christian Book	5,785		
14337	Euclid	United Dollar Store	1,360		
14701	Euclid	F&L	1,871		
14770	Euclid	The Life Center	1,998		
16121	Euclid	Roses	840		
16135	Euclid	Kool Runnin	1,533		
16343	Euclid	Empire Enterprises	2,847		
1301	Hayden	Muhammad's Mosque	1,080		
1374	Hayden	Ashraf International	1,833		
1450	Hayden	Silverman's	25,520		
1990	Noble	L&W Wholesale	4,620		
Clothing and Shoes					72,032
13501	Euclid	Kids Mart	2,910		
13505	Euclid	Petries	3,395		
13511	Euclid	TNT Fashions	2,910		
13519	Euclid	Payless Shoe Source	2,425		
13532	Euclid	Rainbow Shops	4,017		
13534	Euclid	Payless Shoe Source	4,017		
13560	Euclid	Rainbow Plus	4,017		
13570	Euclid	More Woman	2,008		
13592	Euclid	Rhett's	4,017		
13604	Euclid	Jordan's Shop	1,338		

Address		Name of Business	Floor Area	Total Floor Area
13618	Euclid	PJ Phillips	3,347	
13741	Euclid	Ram-Ze Ltd	1,165	
14066	Euclid	The Choice is Yours	14,066	
14230	Euclid	Fashions by Liz	1,038	
14432	Euclid	J & S Shoes	3,876	
14476	Euclid	Fowler Fashions	1,485	
14715	Euclid	Top Line Fashions	3,743	
15453	Euclid	Kymnesty's	2,483	
15465	Euclid	Wigs and Jeans	1,242	
15533	Euclid	Theresa's Fashions	4,153	
16044	Euclid	Payless	3,120	
16117	Euclid	B & L Fashion	1,260	
Other Shopping Goods				
13240	Euclid	Creative Arts Complex	6,790	
14130	Euclid	Bill Kap Piano	4,990	
15933	Euclid	Pruitt Energy Source	959	
12614	Superior	Somethings Plus	1,768	
Furniture				37,947
12558	Euclid	Yamato Electronic	4,340	
13612	Euclid	United Furniture	7,365	
13829	Euclid	American Furniture	12,057	
15757	Euclid	Bill Cartage Co.	2,620	
15757	Euclid	Second Hand Rose	2,620	
2080	Noble	Gentile Bros.	989	
2142	Noble	J.T. Rollins	1,200	
2153	Noble	Discount Vertical	1,083	
12506	Superior	Kinney's Flea Market	3,795	
12600	Superior	Lou's Used Furniture	1,878	
AUTOMOBILE SALES, PARTS AND SERVICE				
Used Auto Sales				4,712
14400	Euclid	E.C. Auto Sales	4,712	
Auto Parts Sales				54,975
1129	Eddy	T&E Auto Accessories	1,040	
14201	Euclid	Blumel Ignition Co.	7,860	
14325	Euclid	Murray's Discount	9,044	
14838	Euclid	Imperial Auto Sound	20,000	
15905	Euclid	City Auto Supply	3,630	
16300	Euclid	Mechanics	6,641	
1278	Hayden	Napa Auto Parts	3,648	
1813	Hayden	Jim's	1,782	

Address		Name of Business	Floor Area	Total Floor Area
14616	Woodworth	Supreme Sound & Srty	1,330	
Auto Repair				128,824
1727	Doan	Alvin & Sons	11,178	
1753	Doan	Adams Auto Body	4,224	
1303	Eddy	J&W	2,632	
13328	Emily	Williams Auto Body	2,205	
12550	Euclid	Mickey's Auto Paint	12,480	
13799	Euclid	Transmission Pros	10,150	
14461	Euclid	General Transmission	13,577	
14765	Euclid	No Name	1,770	
15001	Euclid	Darling Firestone	12,290	
15604	Euclid	Waylo Auto Service	3,426	
15725	Euclid	Midas	6,989	
1270	Hayden	Autocorp	12,200	
1278	Hayden	Discount Auto Body	3,648	
1311	Hayden	Robinson Auto Body	1,293	
1750	Hayden	Campbell's	8,556	
1949	Hayden	Auto Body Builders	6,750	
1642	Lockwood	Spencer Auto Service	9,050	
1972	Noble	Mini Mart/Car Care	3,366	
15020	Woodward	Al/Nick/Jim Transm.	3,040	
Gas Stations				25,944
12717	Euclid	Oakley's Wash House	5,194	
12800	Euclid	Sunoco	1,845	
13441	Euclid	Shell Gas Station	234	
15237	Euclid	Sunoco	1,845	
15317	Euclid	BP	1,300	
15400	Euclid	Shell	1,148	
15608	Euclid	Al Paul	5,139	
1250	Hayden	Isby's	2,867	
1388	Hayden	Marathon	1,584	
1410	Hayden	Sunoco Gas Station	480	
2044	Noble	Speedway	580	
13600	SHAW	Sunoco	1,830	
12502	Superior	C Town Car Wash	1,898	
OTHER RETAIL				
Hotels, etc.				57,576
14660	Euclid	Mccalls Motor Inn	23,952	
15661	Euclid	Town House	20,734	
15740	Euclid	Noble Motel	12,890	

Address	Name of Business	Floor Area	Total Floor Area
Funeral Homes			15,564
13201 Euclid	Cummings & Davis	7,358	
15357 Euclid	E.F. Boyd & Son	8,206	
Training Schools			4,559
14226 Euclid	Kim's Martial Arts	2,076	
15449 Euclid	Harmonious Fist	2,483	
Business Services			17,718
1415 Eddy	Talbert Printing	888	
13745 Euclid	Page Us USA	1,165	
14060 Euclid	Harmon Associates	980	
14062 Euclid	RRH Communication	980	
15971 Euclid	Carter's	1,546	
1303 Hayden	Express Pagers's	1,080	
1939 Hayden	Glenville Printing	3,659	
15002 Woodworth	Holsman Neon	7,420	
Unidentified			42,152
1736 Eastham	No Name	4,040	
1740 Eastham	No Name	3,280	
14414 Elderwood	No Name	2,800	
14419 Elderwood	No Name	4,000	
14901 Elderwood	No Name	9,720	
13613 Emily	None	6,552	
14900 Woodworth	Farmer's Market	11,760	
VACANT RETAIL			
Existing Vacant			264,695
1801 Beersford	None	633	
1402 Coit	None	1,575	
1500 Coit	None	1,581	
1530 Coit	None	27,345	
1755 Coit	None	9,960	
1620 Collamer	None	3,200	
1721 Eastham	None	3,555	
1221 Eddy	None	1,905	
12534 Euclid	None	835	
12538 Euclid	None	835	
12829 Euclid	None	849	
12933 Euclid	None	2,171	
12957 Euclid	None	440	
13761 Euclid	None	2,329	
13851 Euclid	None	1,200	

Address	Name of Business	Floor Area	Total Floor Area
13853 Euclid	None	1,200	
13855 Euclid	None	1,200	
13857 Euclid	None	1,200	
13861 Euclid	None	1,200	
13900 Euclid	None	1,700	
13902 Euclid	None	3,400	
13906 Euclid	None	1,700	
14152 Euclid	None	1,008	
14209 Euclid	None	1,886	
14211 Euclid	None	1,886	
14302 Euclid	Vacant	1,267	
14306 Euclid	Vacant	2,534	
14331 Euclid	None	4,080	
14441 Euclid	None	21,285	
14481 Euclid	None	35,488	
14725 Euclid	None	2,160	
14733 Euclid	None	2,160	
14737 Euclid	None	2,160	
14743 Euclid	None	4,320	
14748 Euclid	None	1,998	
14752 Euclid	None	1,998	
14756 Euclid	None	1,998	
14762 Euclid	None	1,998	
14768 Euclid	None	1,998	
15001 Euclid	None	3,127	
15052 Euclid	None	1,679	
15360 Euclid	None	1,282	
15455 Euclid	None	1,242	
15513 Euclid	None	1,231	
15518 Euclid	None	2,246	
15520 Euclid	None	2,246	
15777 Euclid	None	410	
15929 Euclid	None	672	
16123 Euclid	None	1,533	
16160 Euclid	None	1,056	
16201 Euclid	None	5,163	
16225 Euclid	None	3,000	
16344 Euclid	None	5,750	
16351 Euclid	None	2,847	
1220 Hayden	None	1,247	

Address		Name of Business	Floor Area	Total Floor Area	
1228	Hayden	None	1,000		
1230	Hayden	None	1,000		
1236	Hayden	None	1,000		
1240	Hayden	Vacant	1,000		
1314	Hayden	None	1,415		
1318	Hayden	None	1,415		
1343	Hayden	None	598		
1346	Hayden	None	1,458		
1362	Hayden	None	1,728		
1364	Hayden	None	1,728		
1364 1/2	Hayden	None	1,728		
1366	Hayden	None	1,728		
1370	Hayden	None	775		
1372	Hayden	None	775		
1383	Hayden	None	1,120		
1385	Hayden	None	1,120		
1395	Hayden	None	2,815		
1591	Hayden	None	4,240		
1615	Hayden	None	1,824		
1730	Hayden	None	2,500		
1789	Hayden	None	5,146		
1791	Hayden	None	5,146		
1885	Hayden	None	217		
1923	Hayden	None	1,500		
1980	Noble	Vacant	1,680		
2144	Noble	None	1,200		
2152	Noble	None	1,728		
2156	Noble	None	1,728		
12503	Superior	None	1,379		
12512	Superior	None	1,040		
12517	Superior	None	1,860		
12602	Superior	None	1,878		
12711	Superior	None	1,020		
12713	Superior	None	1,020		
12719	Superior	None	1,020		
13217	Superior	None	1,698		
1810	Woodlawn	None	9,500		
Incomplete Vacant					20,911
15011	Euclid	None	17,712		
15201	Euclid	None	3,199		

Address	Name of Business	Floor Area	Total Floor Area
OFFICE SPACE			
Local Office			130,299
12903 Euclid	Anthony J Cotton	847	
13145 Euclid	Jordan Dental Center	6,465	
13308 Euclid	Office Bldg.	6,914	
13545 Euclid	Family Dentistry	4,632	
13704 Euclid	L.Morris Jones, M.D.	1,558	
13916 Euclid	Professional Bldg.	5,670	
13930 Euclid	E.C. Practitioner's	7,934	
13944 Euclid	E.C. Medical Arts	10,416	
14048 Euclid	Acme Realty	2,356	
14333 Euclid	Quicash	1,224	
14472 Euclid	Kerason International	1,485	
14501 Euclid	Society	6,651	
14687 Euclid	Black On Black	1,871	
14900 Euclid	Osman Enterprises	700	
14940 Euclid	International Star	2,888	
15050 Euclid	Summit Baylie	1,679	
15500 Euclid	Ace Check Cashing	4,491	
15501 Euclid	H & R Block	2,461	
15503 Euclid	Euclid-Taylor	1,231	
15735 Euclid	Northeast Community	7,076	
15757 Euclid	Accounting & Tax Ser	2,620	
15828 Euclid	La Casa	1,407	
15838 Euclid	Cuy. Cnty. Probation	2,479	
15840 Euclid	E. Cleve. Neigh. Ctr	2,479	
15963 Euclid	War-Cel	1,546	
16131 Euclid	Courts Of Praise	1,533	
16375 Euclid	Noble Electric	1,781	
1813 Forest Hills	bank one	1,748	
1831 Forest Hills	Medical Office	14,996	
1296 Hayden	Dentist	2,178	
1307 Hayden	One Day At A Time	1,080	
1530 Hayden	Ace Check Cashing	1,320	
1834 Noble	Dr. Stanton Freidman	1,004	
2136 Noble	Virgil E. Brown	1,900	
2140 Noble	Dental Center	1,900	
2150 Noble	Intouch Realty	2,400	
13229 Superior	H&R Block	2,910	
1975 Taylor	TBA	6,469	

Address	Name of Business	Floor Area	Total Floor Area
Regional Office			1,116,500
1975 Noble	General Electric Lighting	1,116,500	
Distributor/Contractor			267,524
1614 Collamer	Deluxe Heating/Cool	3,330	
1348 E. 133	Artisan Electrical	13,552	
12420 Euclid	H&W Woodworking Inc.	1,196	
12640 Euclid	Progressive Brothers	1,248	
14527 Euclid	A. Able Fixture	20,454	
15709 Euclid	Tool Salvage	5,778	
15969 Euclid	Leader Builders	1,546	
1311 Hayden	Henderson Plumbing	3,800	
1941 Hayden	Phifer & Edward Sign	1,220	
1705 Noble	Spero Electric	215,400	
INDUSTRIAL SPACE			
Light Industry			284,923
1615 Collamer	Pollak Inc.	36,700	
1630 Collamer	A 1 Grinding Co.	4,337	
1650 Collamer	Norman Noble Inc.	14,781	
1655 Collamer	Electrolizing	7,342	
1325 E. 152	Electrolizing Corp.	17,493	
1641 Eddy	Bruder	21,558	
1734 Ivanhoe	CTC Textile Co.	27,980	
1734 Ivanhoe	Midwest Curtain Wall	90,762	
1734 Ivanhoe	Ribbon Warehouse	52,600	
13200 Woodworth	Porter Industrial	11,370	
Vacant Industrial			163,586
1540 Coit	None	27,345	
1637 Collamer	None	11,640	
1660 Collamer	None	16,675	
1680 Collamer	None	4,000	
1766 E. 133	None	20,529	
1336 E. 152	None	1,250	
14847 Elderwood	None	13,570	
14925 Elderwood	None	6,740	
15915 Euclid	None	8,085	
1265 Hayden	None	24,036	
1285 Hayden	None	1,103	
1285 Hayden	Vacant	1,103	
1825 Hayden	None	1,428	
1931 Hayden	None	2,490	

Address	Name of Business	Floor Area	Total Floor Area
13205 Shaw	None	13,552	
13229 Shaw	None	9,000	
12514 Superior	None	1,040	
Grand Total			3,227,831

Appendix 8-B

**City of East Cleveland Quality of Life Survey
Other Category Responses
and Additional Comments**

NOTE: Numbers in parentheses () refer to the number assigned to each returned survey.

7. WHICH ITEMS DO YOU USUALLY PURCHASE IN THE CITY OF EAST CLEVELAND? WHICH ITEMS DO YOU USUALLY PURCHASE OUTSIDE THE CITY OF EAST CLEVELAND?

7q. (Other items)

Purchase Inside East Cleveland

- (4) (beauty supplies
- (28) The East Cleveland Theatre
- (88) Car wash
- (123) Water

Purchase Outside East Cleveland

- (44) Department Store
- (94) Movies

Purchase Inside and Outside East Cleveland

- (62) Fitness/Health Spas

COMMENTS

- (55) “No major supplier (of hardware/building/home improvement supplies here (in East Cleveland).”
“(East Cleveland) has too many nightclubs now.”
“Used to (use the dry cleaners/laundromat in East Cleveland) many years ago.”
- (63) “We need a first class supermarket in East Cleveland.”
- (77) “Frequent dine-in restaurants outside of East Cleveland (because of) safety (concerns).”
“Frequent doctor/dentist outside of East Cleveland (because they are) less expensive and (are professional).”
- (92) “Food isn’t (meat) fresh.”
- (106) “I do use the grocery stores in the neighborhood for things in an emergency or something I forgot.”
- (117) “None available (regarding hardware/building/home improvement supplies in East Cleveland). Gasoline/auto repair prices are too high.”
- (211) “Almost everything close to home.”

8. IF YOU DO NOT USUALLY PURCHASE THE ABOVE ITEMS IN THE CITY OF EAST CLEVELAND, WHY NOT?*(Other reasons)*

- (4) "Need a family diner other than Best Steak House".
- (6) Regarding quality of merchandise: "Rotten Food".
- (10) Regarding safety/security concerns: "Dangerous due to several drug dealers standing around most stores and service centers."
- (20) "(Lack of) convenience".
- (24) "Charter Bank One is where I trade - University Heights".
- (32) "Do most of my shopping at Severance Mall."
- (36) "You can not get in the store for the drug dealers".
- (37) "Grocery stores are dirty, smelly, and unsafe; drug dealers and such hang around (there)".
- (48) "(Lack of) nice atmosphere."
- (49) "Food not fresh; merchants (have a) bad attitude; drug dealers in front of stores; dirty stores, when you walk in the door, (the store) smells like something died; parking lot (is) full of glass, trash, and all kinds of debris; merchants most times carry bad attitudes; the meat and vegetables are old; if you want to get into a store, you can't, young men are hanging out in front and back selling what is obviously drugs."
- (55) "I find higher quality service and salespeople in other cities. Perhaps more qualified and mannerly."
- (57) "There should be condition codes for business owners to comply with. The outward appearance of (commercial business) stores are just as important as the condition of our homes."
- (65) "Service is too slow or rude."
- (70) "Thugs."
- (77) "Including City Hall - Lack of "respect" for customer low income "Black" Human Beings African Americans?"
- (78) "Family doctor (is located) outside of East Cleveland."
- (84) "Some stores make you check your bags at the door; for me, that's insulting."
- (85) "Merchants do not maintain their premises or grounds."
- (86) "We work in University Heights and Shaker Heights and tend to shop in those areas."

- (88) “Geographically inconvenient (less convenient is a truer statement).”
- (95) Regarding selection is limited: “East Cleveland doesn’t have certain things.”
- (96) Regarding prices are too high: “Prices are higher than other places - not discounted.”
- (99) “More selections; courtesy.”
- (110) “Some store owners are not pleasant to community members - no respect.” “Extremely high prices.”
- (112) “Security concerns.”
- (122) “Attitude problems.”
- (123) “Auto repair and car maintenance shifted to Mayfield/Warrensville Avenue area.”
- (128) “We need a hardware store.”
- (130) (It’s) “cleaner outside East Cleveland.”
- (135) Regarding quality of merchandise: “Especially in the supermarket/convenience store.”
- (136) Regarding quality of merchandise: “Produce is second rate; grocery stores are crowded; stale odors.”
- (140) “I resent begging being allowed at Forest Hills/Euclid Shopping Center.”
- (212) “The customer service is horrible. The Arab stores are too dirty for me.”
- (299) “Not to be prejudiced, but I want to help more Black business survive.”

10. ARE THERE ANY ADDITIONAL TYPES OF STORES THAT YOU WOULD LIKE TO SEE MOVE INTO EAST CLEVELAND?

(Categories developed from responses)

- ✓ food stores/grocery stores/supermarket
- ✓ bakery
- ✓ discount/variety stores
- ✓ hardware store/building supply store/home improvement store
- ✓ furniture stores

- ✓ department stores/ladies, mens, childrens clothing stores
- ✓ ladies/mens/childrens shoe stores
- ✓ family restaurants
- ✓ bank
- ✓ movie theater
- ✓ Other stores/other services (i.e., repair shops - for T.V., VCR, vacuum cleaner, shopping center, arcade, family pub, entertainment for “stars”, exercise facility, state store, good hotel, beauty supply, hobby store, tool rental store, movie video store, laundromat, medical building)
- ✓ Other response (not applicable, none, no opinion/no preference)

(All Responses)

- (3) “Stores such as K-Mart, Hill’s.”
- (4) “Variety (Hill’s, Wal-Mart, Marc’s), hardware, repair shops (T.V., vacuum cleaners, VCR’s.”
- (5) “Discount department store, i.e., Value City (can get drugs, household, clothing, kids, men, and women all in one). East Cleveland clothing stores are very item specific. I like getting as much as possible in one stop.”
- (6) “Finast and Dave’s.”
- (9) “Bakery, supermarket.”
- (10) “A decent grocery store with fresh produce and not owned by Arabs who have built a reputation of not complying with health code ordinances. I did find it very sad that if you need a dozen eggs, I have to leave the community in order to purchase a safe and consumable product.”
- (12) “Most persons that live in East Cleveland are too poor to support any kind of store.”
- (13) “Clothing stores for men, Building supplies, sit-down restaurant.”
- (14) “Not applicable.”
- (15) “Marc’s.”
- (17) “No opinion.”
- (21) “Hardware - example, D.I.Y., Builder’s Square.”

-
- (22) “No preference.”
- (24) “I would like to see Acme Grocery Store return to Cleveland.”
- (26) “Department stores (that carry) quality items only.”
- (28) “Dave’s, Stop & Shop of some sort, Department store.”
- (30) “I am not able to say. When I tried I got turned down.”
- (31) “Reason shoe store, Butlers Shoe Store, Dallas Shoe Warehouse, reason hardware.”
- (33) “None.”
- (34) “Growth pace is somewhat rapid.”
- (37) “We need a full menu restaurant for seniors and no fat eaters; a supermarket like the Pick & Pay we had; and a good hardware/home improvement store.”
- (38) “A decent grocery store (Finast/Stop & Shop/Dave’s) and a nice place to dine in.”
- (40) “Food stores.”
- (41) “Hardware store, supermarket (Finast).”
- (44) “A major department store (Dillards, Kaufmann’s, J.C. Penney) or a grocery store, not like the local corner stores that are here today and gone tomorrow, and hike up the prices on the first of every month.”
- (45) “Hardware store, more furniture stores.”
- (49) “Wal-mart, a decent grocery store.”
- (52) “Nice restaurants.”
- (54) “No. Just improve appearance and safety in those that already exist.”
- (57) “A grocery store that will serve the community with pride. A store that will give back to its community what its consumers put in. A lot of shoppers are trapped in shopping within their neighborhood due to economics. Everyone has the right to having clean surroundings and store owners must be made aware they are part of keeping the community clean.”
- (61) “We need a Red Lobster or a Long John Silver.”
- (62) “Not that I can think of right now.”
- (63) “Build a first class shopping center starting at Emily and extending to Windermere. We will be able to keep our money in the city.”

- (65) (We need) “Movie theater, a nice sit-down cafe, arcade, or family pub that could be safe to go to.”
- (67) “State store, Salvation Army (thrift store), Movie House, entertainment for ”stars”, another bank.”
- (68) “Stores with class.”
- (70) “Restaurants (classy, dine-in)
- (71) “Good, clean Finast; any department store.”
- (72) “A decent supermarket.”
- (73) “Grocery stores (that are) not Arab-owned, hardware store, restaurants (dine-in).”
- (74) “Dave’s, Food delivery service.”
- (75) “Fast food (restaurants) on Hayden.”
- (77) “None without the reduction of drug dealing in public and a stronger sense of police visibility and protection.”
- (82) “Hardware store (D.I.Y. or Builder’s Square, or something of that sort) and family style restaurants.”
- (84) “Nice restaurants, exercise facility, 5 & 10, department store, hardware store.”
- (85) “Not until the City cleans up its act.”
- (88) “Not applicable.”
- (90) “Restaurant similar to Baker’s Square.”
- (91) “State store.”
- (92) “Wal-mart.”
- (94) “No.”
- (95) “More dress clothes for ladies and husky sizes for young men. A better selection of ladies dress boots and shoes for young men.”
- (96) “Name discount stores; not low price for poor quality.”
- (98) “A good hotel.”
- (99) “Marshall’s, Value City, Wal-Mart, T.J. Max. Applebee’s, Friday’s, and others of their nature.

- (100) “Grocery superstore. Wal-Mart type store.”
- (101) “Dave’s Supermarket. Movie Theater.”
- (102) “Wholesale store.”
- (104) “Large supermarket (Finast or Dave’s).”
- (106) “Bakery.”
- (107) “A family restaurant instead of fast food.”
- (108) “A good hardware.”
- (109) “Clothing, furniture.”
- (110) “There are chain stores in the neighborhood - the same as I go to out of the neighborhood to shop - I shop where I’m treated with respect and the price is reasonable.”
- (111) “I would like to see more shopping centers and grocery stores that are non-Arab owned.”
- (112) “Finast and Heinens grocery stores.”
- (113) “Supermarket and hardware.”
- (114) “K-Mart, Wal-Mart, Finast.”
- (117) “A hardware store.”
- (119) “No.”
- (120) “Something similar to K-Mart or Wal-Mart, Marc’s.”
- (122) “Beauty Supply (Noble Road Area). Children’s Arcade.”
- (125) “Finast grocery store.”
- (126) “Black-owned business.”
- (127) “Hobby House (model trains, etc.), Ace Hardware, Finast, Wal-Mart, Geppetto’s Pizza, Marc’s, restaurants. Get rid of the deadweight, Forest Hills blvd. and border by Mt. Union; the Medical Building and Planned parenthood, lousy neighbors! Put in a strip shopping center (service-type center Handy Rent’s (tool rental), Movie Mart Video, laundromat, Sherwin Williams, etc., and incorporate a Banc One).”
- (132) “Coit Road Farmers Market needs to be expanded. Need more vegetables and meat stands.”
- (137) “Good and honest car mechanics. Service stations that are not drug infested. Medical building.”

- (138) "Need eating restaurants, possibly a "buffet style" restaurant. Better quality supermarkets. Movie Theater."
- (140) "A major supermarket near City Hall area to replace old A&P."
- (141) "(Need) Dillard's, Kaufmann's, and Sears."
- (203) "Value City, K-Mart."
- (205) "Banks, restaurant."
- (210) "More stores along the lines of Walgreens and some nice grocery stores such as Finast."
- (214) "More shopping stores."
- (224) "Hardware/plumbing/paint, garden center, antiques, coffee shops, cafes - Arabica style, bookstores."
- (225) "Grocery store."
- (228) "More Black owned big retail stores, shopping mall. A Finast-Black owned."
- (236) "Bigger plaza."
- (238) "Boston restaurant."
- (240) "Clothing, hardware."
- (242) "Good home cooking restaurants that have good food. Drive thru if necessary."
- (243) "Movie theaters, a better variety of clothing stores, better lower priced quality stores (grocery)."
- (244) "Movies, more clothing stores."
- (245) "Supermarkets that clean, with reasonable prices. African-American neighborhood corner stores."
- (248) "Dave's supermarket - better grocery stores."
- (255) "Nice clean mall."
- (266) "A good supermarket for decent food."
- (270) "Supermarket, hardware."
- (276) "Finast grocery store."
- (278) "K-mart, Marc's."

- (280) “Theater like Loew’s.”
- (285) “Grocery.”
- (290) “More clean grocery stores.”
- (291) “Hill’s, Finast.”
- (296) “Boston Chicken.”
- (300) “You need to watch the people on E. 125 St. That area is really bad!”
- (301) “Supermarkets, mini-malls, better dine-in restaurants.”
- (302) “Shopping plaza.”
- (304) “Quality dine-in restaurant, major department store.”
- (305) “More Black owned corner stores.”
- (306) “Sears.”
- (307) “Grocery shopping areas - nice.”
- (312) “A reasonably priced grocery store.”
- (318) “Hardware/building supply.”
- (321) “Supermarket.”
- (330) “Supermarket.”
- (333) “Movies, better restaurants.”
- (336) “Grocery store - Pick-N-Pay.”
- (347) “We need all that is to offer.”
- (349) “Everything on this paper and other.”
- (350) “Supermarket (Finast), Super K-Mart.”
- (352) “Value City, hardware.”
- (354) “Thrift stores.”
- (365) “Just more good restaurants.”

- (367) “The city really need to tighten up on the quality and cleanliness of the corner stores as well as grocery store.”
- (374) “Kaufmann’s and J.C. Penney.”
- (375) “D.I.Y. - home improvement on a large scale.”
- (379) “A Drug Mart.”

11. PLEASE INDICATE YOUR LEVEL OF SATISFACTION WITH THE FOLLOWING ITEMS BY CHECKING THE APPROPRIATE RESPONSE.

COMMENTS:

- (57) 11m/n/o - Regarding availability of shopping, variety of stores, selection of merchandise:
“(These) have improved.”

12. IN A SERIES OF COMMUNITY MEETINGS HELD LAST SPRING, RESIDENTS SAID THAT THEY WOULD LIKE TO SEE A STRONGER “NOTION OF DOWNTOWN”. WHAT AREA WOULD YOU SAY SEEMS TO BE THE MAIN DOWNTOWN AREA IN EAST CLEVELAND?

(Other)

- (20) “Forest Hills Shopping area”.
- (100) “Superior from Hayden to East 125th Street.”
- (101) “Shaw Avenue.”

COMMENTS

- (15) “Too much drug (activity) at all points”.
- (55) “East Cleveland has some exceptionally beautiful homes on Euclid Avenue - I hate to see these turned into meeting shelters.”
- (74) “Hayden was so nice; now it is our ghetto.”
- (77) “Does not matter until safety issues are addressed.”

13. WHAT DO YOU LIKE ABOUT LIVING IN THE CITY OF EAST CLEVELAND?

COMMENTS

- (5) “Availability of transportation and stores, particularly drug stores. Need a well-stocked hardware store.”
- (29) “My neighbors and shopping and transportation.”

- (32) “It’s quite reasonable renting; convenient shopping.”
- (59) “Almost nothing. If I could afford to move, I would. I like the idea that Taco Bell has moved in and a White Castle is going up. Very nice, thank you.”
- (62) “Most stores are on the bus line or within walking distance.”
- (96) “Schools are within walking distance of residence. Public transportation; access to Mayor and Council members; neighbors; library system; hospital near residence; access to supermarkets; recycle program; regular trash collection. Judge Keenan. Location to (easy access) major malls, downtown Cleveland, airport, etc. Board of Education (see #14 also).”
- (101) “As a resident for 30 years, there is nothing I like about this City now. If I could sell and move away, I would. I can remember when Hayden was a little village for people to shop. Now, it is a drug haven for young teenagers and drug dealers (a natural hell hole).”
- (106) “Being around my neighbors for almost 30 years, closer to transportation. Easy route to main roads to malls, church. Taxes are lower than most.”
- (112) “Nothing - things are not like it use to be; no theaters, no skating rink, no ice skating, n recreational facilities.”
- (113) “When I first moved out here, it was convenient to most everything anybody could want - theater, shopping, and more rapid transportation. Now, if you make one trip, it takes up most of the day.”
- (241) “Smaller than Cleveland. Used to have small town atmosphere plus clubs and stores.”
- (296) “The park and shopping malls.”
- (297) “The park and shopping area.”
- (374) “Close to work and Bank One.”

14. WHAT DON’T YOU LIKE ABOUT LIVING IN THE CITY OF EAST CLEVELAND?

COMMENTS

- (37) “The poor management, the police situation, the lack of decent market for groceries, the dirty streets filled with litter, cracked sidewalks, neglected property, lack of city services, abandoned houses, drug houses, etc.”
- (67) “The City is dirty. RITA taxes are not enforced. Landlords are not forced to keep property up, renters are not forced to keep yards clean and picked up. Store owners fronts need to be cleaned.”
- (84) “Too many rundown houses and vacant apartment buildings. Need laws about number of dogs residents can keep in the City. Sidewalks need repair where the trees are uprooting

them. You complain, but the City won't do anything. Need more public parking around City Hall. Could use a drop box outside of the building to put bills in. City Hall needs a real facelift inside and out. It's a disgrace to the City. Nice Christmas decorations in downtown area and take what they have down after the holidays. No more senior citizen buildings. We need more new homes. We need more affordable homes for single parents. The school board needs a new set of members made up of concerned parents. The City is dirty. **Merchandisers as well as citizens should be forced to keep their area clean.** Need more housing inspectors and police. Police need to write more speeding tickets in the school zone."

- (98) "No jobs for the people who live in East Cleveland. No good place to eat. More drugs in the City."
- (125) "Drug problem; abandoned buildings; torn-up streets; the corner stores charging twice as much as the large grocery stores; City Hall land has no beautification."
- (245) "Gangs, drugs, and overpopulated with Arab businesses."
- (256) "Police protection is very slow, no good shopping places. Needs to be cleaned up."
- (272) "Snow removal. Vacant building. No main grocery store in my area."
- (305) "Lack of Black owned corner stores."
- (338) "No movies. No hardware store."
- (345) "Taxes, boys on street corners, drug dealings, too many Arab stores."

Appendix 8-C

**City of East Cleveland Quality of Life Survey
Geographic Location
of Goods and Services Purchases**

Goods and Services	Responses	Purchase inside East Cleveland		Purchase outside East Cleveland		Purchase inside and outside East Cleveland	
		#	Percent	#	Percent	#	Percent
Supermarket shopping/groceries	295	99	33.6	167	56.6	29	9.8
Convenience store goods	243	139	57.2	93	38.3	11	4.5
Prescriptions/drug store items	279	178	63.8	88	31.5	13	4.7
Ladies/mens/childrens clothing	265	56	21.1	193	72.8	16	6.0
Ladies/mens/childrens shoes	264	65	24.6	183	69.3	16	6.1
Furniture/housewares	258	43	16.7	206	79.8	9	3.5
Hardware/building/home improvement supplies	255	74	29.0	167	65.5	14	5.5
Gasoline/auto repair	264	168	63.6	72	27.3	24	9.1
Tires/batteries/oil/automotive supplies	251	82	32.7	152	60.6	17	6.8
Restaurant (dine in)	261	62	23.8	182	69.7	17	6.5
Restaurant (carry out or fast food)	271	160	59.0	73	26.9	38	14.0
Nightclubs	186	43	23.1	127	68.3	16	8.6
Barber shop/beauty shop/hair stylist	259	113	43.6	134	51.7	12	4.6
Drycleaners/laundromat	263	144	54.8	108	41.1	11	4.2
Doctor/Dentist	276	84	30.4	185	67.0	7	2.5
Bank/credit union	270	111	41.1	143	53.0	16	5.9

Percentages may not total 100.0% due to rounding.

SOURCE: Cuyahoga County Planning Commission, City of East Cleveland Quality of Life Survey, February, 1995 and August, 1997

Appendix 8-D

**City of East Cleveland Quality of Life Survey
Reasons for Purchasing Goods and Services
Outside of East Cleveland**

Reasons for Purchasing Decisions	Total Responses		Responses by Owners		Responses by Renters	
	Number	Percent	Number	Percent	Number	Percent
Selection is limited	172	53.8	101	61.2	67	45.9
Prices are too high	137	42.8	78	47.3	56	38.3
Quality of merchandise is poor	131	40.9	79	47.9	49	33.6
Store hours are inconvenient	54	16.9	27	16.4	26	17.8
Store does not have enough parking	47	14.7	27	16.4	19	13.0
Safety/security concerns	126	39.4	82	49.7	42	28.8
Store/service is not available in East Cleveland	132	41.3	82	49.7	46	31.5

SOURCE: Cuyahoga County Planning Commission, City of East Cleveland Quality of Life Survey, February, 1995 and August, 1997

Appendix 8-E

**City Of East Cleveland
Business Survey Results**

Conducted by:

Cuyahoga County Planning Commission
The Greater Cleveland Growth Association
East Cleveland Business Association

Survey Conducted: May, 1994
Total Number of Respondents: 46
Total Number of Surveys Mailed: 290
Response Rate: 16%

1. How long has your company been located in East Cleveland?

3 - less than 1 year	6 - 6 to 10 years
3 - 1 to 2 years	8 - 11 to 20 years
1 - 3 to 5 years	24 - 21 or more years
	1 - no response

2. Which of the following best describes your company's business?

1 - Construction	2 - Food Service
4 - Manufacturing	2 - Financial/Insurance/Real Estate
0 - Transportation/Public Utilities	13 - Services
1 - Wholesale	2 - Government/Public Institution
13 - Retail	2 - Churches

5 - Other (manufacturing services, waste hauling/transfer station, nursing home, health care, services to adults with disabilities).

1 - No response

3. How many full-time equivalent workers does your company employ?

12 - 1 to 2	3 - 25 to 49
7 - 3 to 4	2 - 50 to 99
9 - 5 to 9	2 - 100 to 249
5 - 10 to 24	3 - 250 or more*
	2 - all employees part-time
	1 - no response

*one business included clients as well as staff, so the actual staff size is unknown.

4. How does current employment at your company compare with employment two years ago?

4 - 11 or more higher	3 - 1 to 2 lower
3 - 6 to 10 higher	1 - 3 to 5 lower
2 - 3 to 5 higher	1 - 6 to 10 lower
10 - 1 to 2 higher	0 - 11 or more lower
19 - same as two years ago	1 - Not in business two years ago
	2 - no response

5. During the next two years, do you expect employment at your company to:

19 - increase
20 - stay the same

6 - decrease
1 - not applicable

6. During the past two years, have your company's sales/revenues:

18 - increased
11 - stayed the same

14 - decreased
2 - not applicable
1 - no response

7. During the next two years, do you expect your company's sales/revenues to:

27 - increase
10 - stay the same

7 - decrease
1 - not applicable
1 - don't know

8. Please rate East Cleveland on each of the following attributes:

Category	Excellent	Good	Fair	Poor	Not Applicable	No Response
Safety and security	3 (6.5%)	16 (34.8%)	17 (37.0%)	10 (21.8%)	0	0
Police cooperation/response time	14 (30.4%)	16 (34.8%)	11 (23.9%)	5 (10.9%)	0	0
City infrastructure (roads/bridges)	2 (4.4%)	1 (2.2%)	18 (39.1%)	25 (54.3%)	0	0
City services (trash pickup/snow removal, etc.)	4 (8.7%)	11 (23.9%)	17 (37.0%)	9 (19.6%)	1 (2.2%)	4 (8.7%)
Neighborhoods	1 (2.2%)	4 (8.7%)	15 (32.7%)	25 (54.3%)	0	1 (2.2%)
Attractiveness to potential employees	1 (2.2%)	5 (10.9%)	13 (28.3%)	26 (56.5%)	0	1 (2.2%)
Tax rates (income/property)	1 (2.2%)	10 (21.7%)	16 (34.8%)	16 (34.8%)	0	3 (6.5%)
Demand in the area for your product/service	6 (13.0%)	18 (39.1%)	14 (30.4%)	6 (13.0%)	2 (4.3%)	0
Access to transportation/highway	10 (21.7%)	26 (56.5%)	6 (13.0%)	4 (8.7%)	0	0
General business climate	3 (6.5%)	10 (21.7%)	15 (32.7%)	17 (37.0%)	0	1 (2.2%)
Total	45 (9.8%)	117 (25.4%)	142 (30.9%)	143 (31.1%)	3 (0.7%)	10 (2.2%)

9. How much of an obstacle does each of the following present in increasing your company's sales/revenues?

Category	Very much an Obstacle				Not at all an Obstacle	No Response
Ability to obtain financing	14 (30.4%)	3 (6.5%)	5 (10.9%)	6 (13.0%)	18 (39.1%)	0
Local tax rates	11 (23.9%)	6 (13.0%)	8 (17.4%)	5 (10.9%)	15 (32.7%)	1 (2.2%)
Health insurance costs	17 (37.0%)	8 (17.4%)	2 (4.3%)	5 (10.9%)	14 (30.4%)	0
Worker's Compensation costs	14 (30.4%)	7 (15.2%)	7 (15.2%)	2 (4.3%)	15 (32.7%)	1 (2.2%)
Government regulations	11 (23.9%)	6 (13.0%)	11 (23.9%)	6 (13.0%)	11 (23.9%)	1 (2.2%)
Availability of skilled labor	14 (30.4%)	6 (13.0%)	13 (28.3%)	3 (6.5%)	10 (21.8%)	0
Total	81 (29.3%)	36 (13.0%)	46 (16.7%)	27 (9.8%)	83 (30.1%)	3 (1.1%)

10. Which of the following do you feel the City of East Cleveland's strategic plan should include? (check all that apply)

- 15 - City-wide rezoning
- 14 - A redevelopment area creating a shopping center
- 28 - One or more industrial parks
- 32 - An Enterprise Zone providing tax incentives for new investment
- 10 - Other (The responses are included in the Written Comments section below).
- 6 - No response on any of the above items.

11. Please indicate which of the following, if any, you are interested in:

- 7 - Assisting in the development or implementation of East Cleveland's strategic plan.
- 7 - Business assistance or membership information from The Greater Cleveland Growth Assn/COSE.
- 21 - Membership information from the East Cleveland Business Association.
- 1 - Other (The response is included in the Written Comments section below).
- 15 - No response on any of the above items.

Written Comments from the Survey Forms

The following comments were written on the survey forms by the respondents. They are copied here exactly as they were written on the survey forms. They are not in a specific order.

- "People are afraid."
- "Litter control and city services very poor."
- "Make funds available to start new businesses."
- "The City is in need of street cleaning (glass cleaned from grocery parking lots). Weeds cut on all main street tree lawns and around fire hydrants."
- "Tax rates (income/property) too high."
- "Improve roads, traffic."
- "Good paying jobs."
- "Removal of a large number of old buildings."
- "General recycling of city."
- "Litter control for appearance."
- "Relocation of some of the people on welfare so they are not so concentrated in one city."
- "Homeownership and strict laws for absentee landlords."
- "Repair roads."
- "Police patrols."
- "Fix boarded houses."
- "I think the plan is a great idea. Please contact me if I can be of assistance."
- "Attractive tax structure."
- "We need block grants to purchase and renovate properties."
- "A strategic plan is long overdue."
- "Litter control."
- "Road/curb repair."
- "Crime control."
- "Litter control."
- "Plans to remove blighted, vacant buildings."
- "The upkeep of the streets, pot holes, etc. is terrible."

Appendix 8-F

**Selected Economic Development
Incentives and Programs**

There are a number of incentives, programs, and technical assistance services available to businesses in East Cleveland through county, state, and federal sources.

CUYAHOGA COUNTY DEPARTMENT OF DEVELOPMENT

Brownfields Redevelopment Fund

Administered by the Cuyahoga County Department of Development, the Brownfields Redevelopment Fund is specifically designed to overcome environmental barriers to reuse and obtain full use of underutilized commercial/industrial properties. This program, which became operational in 1999, is funded by a partnership that includes the Board of Cuyahoga County Commissioners, the State of Ohio, local governments, and private lending and philanthropic institutions.

Benefits

- ✓ Clean up and reuse of property will create and/or retain jobs.
- ✓ Up to \$1 million is awarded per project.
- ✓ For loans made on properties for which the local government hold title, Cuyahoga County will subsidize a specific percentage of the project costs. For East Cleveland, the subsidy is 45%.
- ✓ Funds can be used for a variety of activities, including property appraisals, land acquisition, site clearance, demolition, and Phase I and II environmental testing, remediation, and costs associated with obtaining a Covenant Not to Sue under the Ohio Voluntary Action Program if such a covenant is sought.

Eligibility

- ✓ Sites with prior commercial or industrial usage which are eligible for the Voluntary Action Program (VAP) of the State of Ohio qualify for the program.
- ✓ Locations with housing, no prior development, or solid waste facilities do not qualify.

Program Requirements

- ✓ Eligible applicants are local governments of Cuyahoga County, Cuyahoga County, nonprofit community development corporations, and private developers/businesses.

Tax-Exempt Revenue Bond Program

The Tax-Exempt Revenue Bond Program entails the County issuing tax-exempt revenue bonds on behalf of businesses, nonprofit organizations, and housing developers to support the growth and expansion of local industry, job creation/retention, and affordable housing. Projects can be financed up to 100%. The tax exempt feature of the bonds provides a below market interest rate to the project.

Multi-family Housing Bonds are available to for-profit developers and nonprofit organizations to purchase, construct, or rehabilitate multi-family housing projects. Industrial Development Revenue Bonds (IDRBs) are used to finance the acquisition of land, machinery, equipment, and/or the construction of buildings and facilities. A special category of tax-exempt bond financing that can be used by nonprofit organizations to support economic development and affordable housing projects are 501(C)(3) Bonds.

Participant/Program Requirements:

- ✓ The project must be located entirely in Cuyahoga County.
- ✓ Prevailing wages must be paid to all workers on construction projects.
- ✓ Housing projects require that at least 20% of the units must be affordable to households earning 50% of the area median income, or at least 40% of the units must be affordable to households earning 60% of the area median income, as determined annually by HUD.

STATE OF OHIO INCENTIVES AND PROGRAMS

166 Direct Loan

This program provides loans to companies for land and building acquisition, expansion or renovation, and equipment purchases. Preference is given to industrial projects. This program is administered by the Office of Financial Incentives of the Ohio Department of Development. Businesses may receive up to 30% of total eligible fixed costs (\$1 million maximum, \$350,000 minimum), although a higher loan amount or modified loan terms may be granted in distressed areas of the state. Companies receive two-thirds of the prime rate, fixed for five to fifteen years. In order to be eligible, companies must show repayment and management capabilities and must create or retain one job for every \$15,000 received.

166 Regional Loan Program

Similar to the Direct Loan Program, the 166 Regional Loan Program provides loans to companies for land and building acquisition, expansion or renovation, and equipment purchases, as well as for other project-related soft costs. The program targets state financial assistance to industrial companies for smaller projects and is administered by the Office of Financial Incentives of the Ohio Department of Development. The regional program funds between 30% to 40% of total eligible fixed costs up to \$350,000, and features a negotiable interest rate for a term of five to fifteen years. As in the 166 Direct Loan Program, companies must show repayment and management capabilities, but must create or retain one job for every \$35,000 received. Locally determined fees may also apply.

Buckeye Fund Loan Program

The Buckeye Fund blends the 166 Direct Loan with the Ohio Enterprise Bond Fund programs and provides up to 75% of any one project's total fixed asset costs. This program is administered by the Office of Financial Incentives of the Ohio Department of Development. Owner-occupied companies which are engaged in commerce, manufacturing, research and development, or distribution are eligible to receive dollars in which to acquire land and buildings, renovate existing buildings, acquire new and/or used machinery and equipment, and for other project-related soft costs.

Companies must create or retain one job per \$35,000 received within three years after project completion. A non-refundable application fee of \$1,500 is required as well as additional service fees.

Business Development (412) Account

This program makes grant dollars available for job creation and retention and provides funds to induce companies to move forward in a project in a community where the investment would not otherwise have occurred. Dollars are available for infrastructure improvements, on-site or off-site, including water, sewer, road, and rail improvements. The program is administered by the Office of Business Development of the Ohio Department of Development, and companies must coordinate with a Business Development Representative to apply for this funding.

Companies primarily engaged in manufacturing, research and development, high technology, corporate headquarters, and distribution are eligible to apply. All other public and private sources of financing must be considered before the use of 412 funding is considered. Each project must create or retain jobs.

Business Improvement District (BID) Designation

In 1994, the State of Ohio passed enabling legislation, outlined in the Ohio Revised Code, Chapter 1710, for Business Improvement Districts (BIDs), which are sometimes also referred to as Special Improvement Districts (SIDs).

Business owners and merchants within the BID are permitted under State law to use the City's tax collection system to tax themselves. These funds, which are collected by the municipality, are returned in full to the BID to be used for physical improvements, such as street furniture, tree plantings, and special lighting, or public services, such as common area maintenance, security, promotions, and special events.

To qualify as a BID, property owners representing either 1) 60% of the front footage of property that abuts public rights-of-way within the proposed district, or 2) 75% of the area of real property located within the proposed district, must sign a petition. The district is governed by the board of trustees of a nonprofit corporation created by the property owners for the purpose of administering the BID. It is important to note that any public improvements or public services funded through the BID must be in addition to, and not in lieu of, public improvements and public services provided by the municipal government. The municipal government may not substitute, reduce, or not increase public improvements or public services because of the BID-funded activities.

There are currently over 1,200 BIDs in the country. In Cuyahoga County, BIDs have been formed on Coventry Road in Cleveland Heights and in the Playhouse Square area in downtown Cleveland.

Clean Ohio Fund (Issue 1)

This program provides grants for various projects such as remediating brownfields, preserving farmland, building hiking trails or bikeways, and other environmental projects in Ohio. Approximately \$200 million for conservation projects and \$200 million to clean up brownfields is available statewide over several years starting in 2002. Dollars will be distributed to each county in the state and further among the state's 19 public works districts. Conservation projects will be administered by the Ohio Department of Natural Resources after selection by a local committee, while brownfields projects will be governed by the respective Ohio Public Works Commission's local Public Works Integrating Committee. Local communities, counties, and non-profit organizations are eligible to apply.

Community Reinvestment Area (CRA) Designation

Community Reinvestment Areas are designated areas in which property owners can receive tax incentives in the form of tax exemptions on eligible new investments. The designation allows local officials to encourage new investment and revitalization of the building stock of the community, specifically targeting commercial, industrial, and/or residential property (Ohio Revised Code 3735.65).

A municipality may designate an exemption of up to 100% of the assessed value of real property improvements for up to fifteen years on new construction; up to twelve years on major renovation projects of at least \$5,000 for commercial, industrial, and residential properties of three or more units; and up to ten years on major renovation projects of at least \$2,500 for residential properties of one or two units. Under specific circumstances involving commercial and/or industrial properties, local board of education approval of the exemption is required. The tax incentives involve only new investment in real property; existing taxable property remains taxable at the current level.

At least thirteen communities in Cuyahoga County offer Community Reinvestment Area designations. Other communities with Community Reinvestment Areas located in proximity to East Cleveland include Cleveland (various combinations of abatement percentages and number of years citywide for residential new construction and renovation), Cleveland Heights (two residential parcels on Severance Circle), Euclid (100% abatement for various number of years in five specific areas, with various eligibility combinations of new construction and/or renovation for residential, commercial, and/or industrial property), and Shaker Heights (100% abatement in specific areas for residential and/or commercial property for up to fifteen years on new construction and up to twelve years on renovation).

Enterprise Zone Program

On June 17, 1997, the Ohio Department of Development certified the entire city of East Cleveland as a “limited authority, non-distress based Enterprise Zone under the Ohio Revised Code Section 5709.632(A)(2). Certification - Zone No. 324C.”

This request for designation was approved by the City of East Cleveland City Council (Resolution No. 16-97) and the Cuyahoga County Board of County Commissioners (resolution passed June 17, 1997).

Enterprise zones are designated areas in which businesses can receive tax incentives in the form of tax exemptions on eligible new investments. The designation allows local officials to negotiate individually with businesses to encourage new investment and serve as an economic development tool. To be eligible, a business must agree 1) to retain or create employment, and 2) establish, expand, renovate, or occupy a facility located in an Enterprise Zone. Any type of business, except retail, may receive incentives. Communities work with the Cuyahoga County Department of Development to finalize an application for the creation of a zone, and the Board of County Commissioners petitions the State of Ohio to make the designation. This program is administered by the Office of Tax Incentives of the Ohio Department of Development.

Businesses may receive up to a 75% exemption of the assessed value of real property improvements and/or personal property for up to 10 years. Businesses are also eligible for state franchise tax benefits through this program. The tax incentives involve only new investment in real or personal property; existing taxable property remains taxable at the current level. Companies must finalize an Enterprise Zone Agreement prior to project initiation and should apply to the municipality or the county for local property tax exemptions.

At least fifteen communities in Cuyahoga County offer Enterprise Zone certifications. Communities with Enterprise Zone certifications located in proximity to East Cleveland include Cleveland (most of community), Euclid (part of community), Richmond Heights (northern portion of community), and South Euclid (entire community).

Relationship to Personal Property Taxes

The personal property tax is a tax levied annually by the State of Ohio. It is often referred to as the “inventory” tax, although that is not its official name. Personal property is defined as every tangible thing which is owned, except real property. Tangible personal property includes machinery and equipment, furniture and fixtures, small tools, supplies, and inventory held for manufacture or resale (Real property is defined as land, growing crops, all buildings, structures, improvements, and fixtures on the land). The value of the personal property is determined by the business filing the return, based upon requirements of the Ohio Revised Code and the Ohio Administrative Code, as well as rulings and guidelines set forth by the Ohio Department of Taxation.

The personal property tax rate is the same as the real property tax rate. Therefore, communities with high rates for real property taxes will also have correspondingly high personal property tax rates. The only way to reduce the tax owed by a business is through the State of Ohio’s Enterprise Zone program, under which a community can abate a specified portion of the personal property tax due for a specified number of years on specified items, such as the purchase of new equipment.

Linked Deposit Program

This program is a mechanism for financing certain projects via a private lending institution. It helps to create and retain jobs, while providing fixed assets and working capita for small businesses. The program is administered by the Public Affairs Office, Treasurer of the State. Companies receive a fixed rate 3% below the current lending rate for a term of two years, with a possible extended term approved by the financial institution. Businesses must have an Ohio headquarters and no divisions out of state; must create one job for every \$25,000 received; have 150 or less employees; and operate as a nonfranchised company. The borrowing entity must also be the same entity saving and/or creating jobs.

Mini Loan Guarantee Program

This program provides a loan guarantee for fixed assets and equipment to be used to start up or expand existing small businesses. It is administered by the Office of Minority Financial Incentives of the Ohio Department of Development. This program helps to increase the work force and encourages business development and/or growth through low interest rates. Companies must have fewer than 25 employees to be eligible for this program, and businesses owned by minorities and women are targeted. Projects of \$100,000 or less can be financed through this program for up to 10 years.

Minority Direct Loans

This program provides loans for the purchase or improvement of fixed assets for state-certified minority-owned businesses. This program is administered by the Office of Minority Financial Incentives of the Ohio Department of Development. It encourages growth of both small, minority- and women-owned businesses in Ohio. This program provides loans of up to 40% of the total project cost at a fixed rate of 4.5% for up to fifteen years. Companies must be certified as minority business enterprises, have equity, and demonstrate repayment ability and management capacity. Businesses must also create one job for every \$35,000 received and must be at least 51% minority-owned and controlled.

Ohio Energy Efficiency Revolving Loan Fund

The Ohio Energy Efficiency Revolving Loan Fund is a program that is designed to provide financial incentives through reduced interest rates on loans for investments in energy saving products, technologies, or services. Eligible projects must conserve energy, increase the use of renewable energy technologies, and/or reduce energy consumption and costs for Ohio businesses, local governments, institutions, and residents.

Participant/Program Requirements for Business, Local Government, and Institutional Loans:

- ✓ Eligible projects are required to include the energy efficiency related costs for:
 - New construction of additions to existing facilities or construction of new facilities on brownfields or grayfields only (Energy efficiency related costs for new construction are defined as costs for going above model energy codes).
 - Rehabilitation of building shells, mechanical systems, and/or appliances.
 - Purchase and installation of equipment/systems that meet or exceed ENERGY STAR standards.
- ✓ The program is limited to 50% participation of the loan and will participate at a minimum amount of \$5,000 and a maximum amount of \$250,000.
- ✓ Terms are for up to eight years except under special circumstances.
- ✓ Energy efficiency performance standards must be met to secure a loan.

Ohio Enterprise Bond Fund

This program provides long-term, fixed rate, tax-exempt and taxable bonds for financially healthy industrial and commercial businesses that are creating jobs in Ohio. This program is administered by the Office of Tax Incentives of the Ohio Department of Development. A minimum of \$1 million and maximum of \$10 million may be used for acquiring land and buildings, new construction, renovation, acquiring machinery and equipment, and project-related soft costs.

A non-refundable application fee of \$1,500 is required, as well as a \$20,000 commitment. Companies must also submit an application and provide a mandatory 10% owner cash equity and one-year debt service reserve.

Ohio Export Tax Credit

Businesses may receive a non-refundable franchise tax credit for exporting their products or services into the international marketplace. Corporate or individual taxpayers who increase Ohio payroll or Ohio capital expenditures are also eligible for this tax credit. This program is administered by the International Trade Division of the Ohio Department of Development. Businesses must complete and attach the Tax Export form to their annual income or franchise tax filing. The credit is based on the average increase in export sales during the two years prior to the year in which the credit is claimed. Businesses may claim a 10% credit of pre-tax profit from an increase in export sales, as long as either Ohio payroll or property values increase by 10% over the previous three years. Increases less than 10% receive a proportionately reduced credit.

Ohio Industrial Training Program

This program provides orientation, training for new or current workers and instructors, management techniques training, statistical process control training, and linkage with related programs. Administered by the Office of Industrial Training of the Ohio Department of Development, this program provides up to 50% of funding for orientation, training, and management programs. Improved labor/management relations, job creation and retention, and an better educated workforce are the benefits of this program.

Businesses must be a manufacturing or manufacturing-related company and must apply through one of the twelve statewide offices in order to become eligible for this highly competitive program.

Ohio Job Creation Tax Credit

The Ohio Job Creation Tax Credit provides corporate franchise or state income tax credits for businesses that expand or locate in Ohio. Businesses are required to create at least 25 net new, full-time jobs within three years of operation, pay a minimum of 150% of the federal minimum wage, and to maintain operations at the project site for twice the term of the credit. On new, full-time employees, businesses receive a refundable tax credit against corporate franchise/income tax withheld.

The Ohio Tax Credit Authority determines eligibility and terms. Businesses applying for the credit must demonstrate to the Authority that the tax credit is a major factor in its decision to go forward with the project. The local community must also provide financial support for the project.

Companies should fill out an application and consult with a Business Development Representative or Governor's Regional Economic Development Representative during the application and approval process. Companies must also appear before the Ohio Job Creation Tax Credit Authority when its project is being reviewed by the Authority.

Ohio Manufacturing Machinery & Equipment Investment Tax Credit

Companies receive a non-refundable corporate franchise tax credit or an individual tax credit on purchases of qualified new or retooled machinery and equipment located in Ohio. This program is administered by the Office of Tax Incentives of the Ohio Department of Development. This program encourages expansion of existing business operations and supports additional investment in the state. Businesses may receive a 7.5% tax credit on machinery and equipment investment, increased up to 13.5% in a designated "Priority Investment Area."

A "notice of intent" form with the Office of Tax Incentives is required for participation in this program, and the credit is based on the amount of the investment in excess of the company's base three-year annual average.

Pollution Prevention Loan Program

This program assists manufacturing businesses with the acquisition or renovation of machinery and/or equipment for the prevention of pollution. Administered by the Office of Financial Incentives of the Ohio Department of Development, this program provides between \$25,000 to \$350,000, covering up to 75% of eligible costs. The participation of a private lender is required, and 10% owner equity is mandatory to participate in the loan program. Businesses must demonstrate job retention as a result of the project.

Research and Development Sales Tax Exemption

This program provides a sales tax exemption for machinery and equipment used in research and development. It is administered by the Technology Division of the Ohio Department of Development.

Companies are encouraged through this financial incentive to produce and perfect the technologies and products of the future. Qualified research includes “pure” research (scientific or technological inquiry and experimentation in the physical science) and “directed” research (research conducted to design, create, or formulate new or better products, equipment, or manufacturing processes).

Companies must complete the required certification form from the State of Ohio and submit it to the vendor at the time of the machinery or equipment purchase.

Roadwork Development 629

This program makes grant dollars available for public roadway improvements, including engineering work. Funds should act as a catalyst for additional development and revitalization of affected communities and serve as an inducement for a project to take place in a community where it would not have otherwise occurred. This program is administered by the Office of Business Development of the Ohio Department of Development.

Local governments must coordinate with a Business Development Representative, and all other public and private sources of financing must be considered before the use of 629 funding is considered. Companies primarily engaged in manufacturing, research and development, high technology, corporate headquarters, and distribution are eligible to apply.

Scrap Tire Loan & Grant Program

This program provides dollars for the acquisition of land and buildings, new construction, renovation of existing buildings, acquisition or renovation of machinery and/or equipment. All projects must have a focus on the recycling of scrap tires. This program is administered by the Office of Financial Incentives of the Ohio Department of Development.

Companies may receive from \$50,000 to \$250,000, not to exceed 30% of eligible costs for projects. Applicants that meet certain criteria may be eligible for limited grant funding. A private lender is required, and 10% owner equity is mandatory to participate in the loan program.

SBA 504 Loan Program

This loan program is available to small businesses, as defined by the Small Business Administration. Dollars are issued for the acquisition of land and buildings, new construction, renovation, acquisition of machinery and equipment, and for other project-related soft costs. The program is coordinated by the Ohio Statewide Development Corporation and is part of the Fixed Asset Lending Programs.

Manufacturing, commercial, and retail businesses may receive a minimum of \$50,000 and up to \$750,000 for projects, not to exceed 40% of the eligible project costs. Companies are required to pay a \$500 application fee and must create one job per \$35,000 granted within two years after the project starts.

Tax Increment Financing

The purpose of Municipal Tax Increment Financing (TIF) is to encourage the development or redevelopment of areas by undertaking new industrial or commercial projects through a partnership between a municipality, county, or township and a private developer.

A city, township, or county may adopt an ordinance or resolution to declare improvements to a parcel to be a public purpose. The program permits service payment-in-lieu of real property taxes to be applied to finance public infrastructure improvements on a specific parcel(s) for a specific development.

Up to 75% of the value of real property taxes can be exempted for up to ten years (or up to 30 years with the approval of the affected school board or if sufficient in-lieu payments are made to the school district). Payment-in-lieu of taxes is required and cannot exceed the annual debt service of the notes or bonds used to finance the specified project. This program is administered by the Office of Tax Incentives of the Ohio Department of Development

Urban & Rural Initiative Grant Program

This program provides grants for land acquisition, infrastructure improvements, renovation of existing buildings, and for brownfield site remediation. Grants range from \$500,000 to \$1 million depending on the population of the area in which the eligible applicant is located. The program is administered by the Office of Business Development of the Ohio Department of Development.

Counties, municipalities, and townships, as well as nonprofit economic development organizations and community improvement corporations, are eligible to apply. A \$500 application fee is required and grantees must comply with Ohio's prevailing wage rates for construction, renovation, and installation as determined by the Ohio Bureau of Employment Services. Review and approval is required from several entities within the Ohio Department of Development for grant dollars.

Voluntary Action Program

This program encourages redevelopment of contaminated sites by providing substantial real and/or personal tangible property tax incentives. It is administered by the Office of Tax Incentives of the Ohio Department of Development. A municipality may grant a property tax exemption of up to 100% for up to ten years on the value of real and/or personal tangible property improvements.

The business or property owner must have participated in the Ohio Environmental Protection Agency's Voluntary Action Program and received a "Covenant Not to Sue." The business or property owner must apply to the appropriate municipality or the county, receive approval, and execute a formal incentive agreement in order to participate.

Water Pollution Control Loan Fund (WPCLF)

This program provides financial and technical assistance to protect and improve the quality of Ohio's rivers, streams, lakes, and other water resources. The WPCLF offers below-market interest rate loans including long-term loans (up to 20 years) at the standard rate, short term loans (up to five years) at a reduced rate for small construction projects, loans for planning and design, and a minimum interest rate loan for communities of high economic need. The WPCLF program also offers interest rate discounts for special activities such as municipal compliance maintenance, water conservation, and construction of non-conventional technologies.

The Division of Environmental and Financial Assistance (DEFA), within the Ohio Environmental Protection Agency, manages the program. To be considered for WPCLF financing, the proposed activity must result in a water quality benefit. A community must have the technical expertise and managerial capability needed to plan, design, and build the proposed project or hire an engineering firm to assist with planning, design and construction supervision. A nomination/application form is required.

FEDERAL INCENTIVES AND PROGRAMS**Historic Rehabilitation Income Tax Credits**

Owners of income-producing property that is listed on the National Register of Historic Places are entitled to a 20% federal tax credit on the cost of approved interior and/or exterior building restoration. Obtaining official listing on the National Register involves completion of an application documenting the historic and architectural significance of the building and receiving the required approvals through the Department of the Interior, National Park Service. In Ohio, the program is administered through the Ohio Historic Preservation Office.

Chapter Nine

Parking Analysis

INTRODUCTION

With the tremendous population growth experienced by the City of Cleveland during the latter half of the 19th century and the first part of the 20th century, the population expanded outward into areas adjacent to the central city. The area presently known as East Cleveland was incorporated as East Cleveland Village in 1895. Installation of utility lines, paved streets, and streetcar service began shortly thereafter.

Based on Cuyahoga County Auditor's Office records, approximately 85% of the existing one-family, two-family, and three-family residential buildings in East Cleveland were constructed between 1900 and 1929, totaling approximately 4,800 buildings. In addition, based on Cuyahoga County Auditor's Office records, approximately 70% of the existing multi-family residential buildings in East Cleveland were constructed between 1900 and 1929, totaling approximately 300 buildings.

This stock of approximately 5,100 structures was typically built on small lots in order facilitate daily activities. For example, most residents used streetcars or walked to work and shopping. A garage on a property typically held only one vehicle. In addition, Cuyahoga County Auditor's Office records indicate that about 1,500 existing one-, two-, and three-family structures have no off-street parking available.

In terms of non-residential buildings, Cuyahoga County Auditor's Office records indicate that approximately 40% of the existing commercial and industrial buildings in East Cleveland were constructed between 1900 and 1929, totaling approximately 150 buildings. These older buildings were often constructed with little or no off-street parking. In addition, many commercial buildings contained offices or apartments on their upper floors, which increased the number of persons using the building.

This densely developed land use pattern, typical of early 20th century communities, has come into conflict with the automobile dominated society of the late 20th century. For example, the 1990 Census indicated that approximately 60% of all East Cleveland households had one or more vehicles available, and 20% of all households had two or more vehicles available. With limited driveway and garage capacity, this trend has contributed to an increase of on-street parking by East Cleveland residents to meet their parking needs. Shopping patterns have also changed during the past half century, with a decline of small neighborhood stores and the growth of shopping centers and larger individual retail stores with off-street parking lots. Addressing issues related to vehicles and parking can influence the community business climate, the desirability of the community to residents, and community image.

This chapter will examine a range of topics related to residential and commercial parking issues, including current parking availability and physical conditions, current parking standards outlined in City codes, and recommendations to improve parking availability and physical conditions.

RESIDENTIAL PARKING ANALYSIS

Residential Automobile Ownership

The rate of automobile ownership in East Cleveland has been below that of Cuyahoga County and the State of Ohio for at least the last thirty years. This is not a surprising characteristic because East Cleveland is an urban community and has major public transportation routes and facilities running through its center. In 1960, the number of households owning no automobiles was 3.2% above the county average of 21.3% and households with two or more vehicles were 7.6% below the county average of 21.8%.

Since 1960, the influence of the automobile on everyday life has grown tremendously, as evidenced by the increase in the number of two-vehicle households. For example, the percentage of households in Ohio owning two or more vehicles increased from 23% in 1960 to 58% in 1990. During the same period, the figure for Cuyahoga County rose from 22% to 46%. In contrast, East Cleveland had a much lower increase in the percentage of two-vehicle households, rising from 14% in 1960 to 24% in 1990 (*see Exhibit 9-1*). Conversely, the relative economic decline experienced by East Cleveland over this period has likely restricted the growth of two-vehicle households, as well as resulted in an increase in the number of households which do not own a vehicle.

Number of Vehicles Available	Percentage of Households			
	East Cleveland		Cuyahoga County	Ohio
	1960	2000	2000	2000
0	24.5	32.8	13.7	8.6
1	61.3	42.9	40.0	33.5
2	12.1	19.6	34.5	39.4
3+	2.1	4.6	11.8	18.6
Total	100.0	100.0	100.0	100.0

Source: 1960 Census of Population and Housing, U.S. Department of Commerce, Bureau of the Census and 2000 Census of Population and Housing, U.S. Department of Commerce, Bureau of the Census.

Approximately two-thirds of the households in East Cleveland are renters. In 1990, almost half of the renter households did not own a vehicle, compared to only 15% of owner-occupied households that did not own a vehicle. Only 8.8% of the renter households owned two or more vehicles, but that number was nearly 45% for homeowners. Levels for both renter and owner households were below the comparable figures for Cuyahoga County (*see Exhibit 9-2*). In 1990, the average number of vehicles per household in East Cleveland was 0.62 for renters and 1.49 for homeowners.

Despite a relatively low average number of vehicles per household, there are areas with concentrations of households with two or more vehicles. *Maps 9-1 and 9-2* indicate, by census block group, households with two or more vehicles. For the city as a whole in 1990, 44.7% of owner-occupied housing units have two or more vehicles, while 8.8% of renter-occupied households have two or more vehicles. *Map 9-1* shows that higher percentages of owner-occupied households with two or more vehicles are located east of Euclid Avenue. This general area also tends to have higher housing values, larger lots and more on-site parking. In addition, a noticeable pattern of the percentage of households with two or more vehicles below the citywide average occurs in the census block groups that include Hayden Avenue.

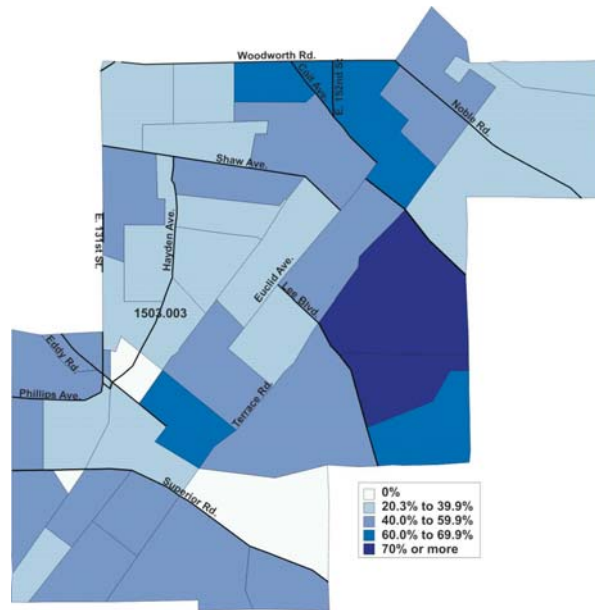
Map 9-2 shows that higher percentages of renter-occupied households with two or more vehicles are dispersed throughout East Cleveland. There is a noticeable pattern of a low percentage of households

Exhibit 9-2, Owner-Occupied and Renter Occupied Housing Units by Number of Vehicles Available, East Cleveland and Cuyahoga County, 1990														
Census Tract	Block Group	Owner-Occupied Housing Units	Owner-Occupied Housing Units, by Number of Vehicles Available											
			None		1		2		3		4		5 or more	
			#	%	#	%	#	%	#	%	#	%	#	%
1501	1	150	5	3.3%	51	34.0%	23	15.3%	64	42.7%	7	4.7%	0	0.0%
1501	2	237	24	10.1%	99	41.8%	97	40.9%	17	7.2%	0	0.0%	0	0.0%
1501	3	108	7	6.5%	63	58.3%	21	19.4%	17	15.7%	0	0.0%	0	0.0%
1501	4	172	40	23.3%	77	44.8%	29	16.9%	11	6.4%	0	0.0%	15	8.7%
1501	5	145	15	10.3%	83	57.2%	31	21.4%	16	11.0%	0	0.0%	0	0.0%
1503	1	171	40	23.4%	52	30.4%	73	42.7%	6	3.5%	0	0.0%	0	0.0%
1503	2	220	52	23.6%	83	37.7%	42	19.1%	35	15.9%	8	3.6%	0	0.0%
1503	3	119	23	19.3%	68	57.1%	15	12.6%	7	5.9%	6	5.0%	0	0.0%
1504	1	165	32	19.4%	66	40.0%	45	27.3%	17	10.3%	5	3.0%	0	0.0%
1504	2	202	70	34.7%	72	35.6%	44	21.8%	16	7.9%	0	0.0%	0	0.0%
1504	3	161	51	31.7%	58	36.0%	40	24.8%	12	7.5%	0	0.0%	0	0.0%
1511	3	138	7	5.1%	76	55.1%	50	36.2%	5	3.6%	0	0.0%	0	0.0%
1511	4	133	7	5.3%	46	34.6%	44	33.1%	15	11.3%	21	15.8%	0	0.0%
1512	1	73	18	24.7%	27	37.0%	28	38.4%	0	0.0%	0	0.0%	0	0.0%
1512	2	118	20	16.9%	58	49.2%	22	18.6%	18	15.3%	0	0.0%	0	0.0%
1512	4	63	7	11.1%	31	49.2%	11	17.5%	0	0.0%	14	22.2%	0	0.0%
1513	1	97	0	0.0%	18	18.6%	79	81.4%	0	0.0%	0	0.0%	0	0.0%
1513	2	13	0	0.0%	7	53.8%	0	0.0%	0	0.0%	6	46.2%	0	0.0%
1513	3	165	0	0.0%	28	17.0%	108	65.5%	19	11.5%	10	6.1%	0	0.0%
1513	4	120	7	5.8%	36	30.0%	58	48.3%	8	6.7%	11	9.2%	0	0.0%
1514	1	66	0	0.0%	40	60.6%	26	39.4%	0	0.0%	0	0.0%	0	0.0%
1514	2	193	32	16.6%	54	28.0%	79	40.9%	28	14.5%	0	0.0%	0	0.0%
1514	3	80	0	0.0%	53	66.3%	27	33.8%	0	0.0%	0	0.0%	0	0.0%
1515	1	107	0	0.0%	58	54.2%	29	27.1%	13	12.1%	0	0.0%	7	6.5%
1515	2	55	18	32.7%	0	0.0%	8	14.5%	10	18.2%	8	14.5%	11	20.0%
1515	3	16	0	0.0%	12	75.0%	4	25.0%	0	0.0%	0	0.0%	0	0.0%
1515	4	64	9	14.1%	42	65.6%	13	20.3%	0	0.0%	0	0.0%	0	0.0%
1516	1	62	9	14.5%	25	40.3%	28	45.2%	0	0.0%	0	0.0%	0	0.0%
1516	2	45	0	0.0%	25	55.6%	13	28.9%	7	15.6%	0	0.0%	0	0.0%
1516	3	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
1517	2	134	28	20.9%	36	26.9%	39	29.1%	19	14.2%	7	5.2%	5	3.7%
1518	3	143	15	10.5%	71	49.7%	45	31.5%	7	4.9%	0	0.0%	5	3.5%
1518	4	126	30	23.8%	31	24.6%	65	51.6%	0	0.0%	0	0.0%	0	0.0%
1518	5	57	9	15.8%	31	54.4%	9	15.8%	8	14.0%	0	0.0%	0	0.0%
1518	1	69	23	33.3%	16	23.2%	7	10.1%	23	33.3%	0	0.0%	0	0.0%
1518	2	166	14	8.4%	74	44.6%	67	40.4%	6	3.6%	5	3.0%	0	0.0%
1518	3	119	15	12.6%	72	60.5%	18	15.1%	14	11.8%	0	0.0%	0	0.0%
1518	4	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
1518	5	43	15	34.9%	6	14.0%	0	0.0%	22	51.2%	0	0.0%	0	0.0%
East Cleveland		4,315	642	14.9%	1,745	40.4%	1,337	31.0%	440	10.2%	108	2.5%	43	1.0%
Cuyahoga County		348,985	26,432	7.6%	112,416	32.2%	148,200	42.5%	45,670	13.1%	12,085	3.5%	4,182	1.2%

Exhibit 9-2 (continued)														
Census Tract	Block Group	Renter-Occupied Housing Units	Renter-Occupied Housing Units, by Number of Vehicles Available											
			None		1		2		3		4		5 or more	
			#	%	#	%	#	%	#	%	#	%	#	%
1501	1	104	68	65.4%	17	16.3%	9	8.7%	0	0.0%	10	9.6%	0	0.0%
1501	2	292	98	33.6%	141	48.3%	38	13.0%	15	5.1%	0	0.0%	0	0.0%
1501	3	168	107	63.7%	54	32.1%	7	4.2%	0	0.0%	0	0.0%	0	0.0%
1501	4	277	96	34.7%	163	58.8%	9	3.2%	9	3.2%	0	0.0%	0	0.0%
1501	5	187	81	43.3%	99	52.9%	7	3.7%	0	0.0%	0	0.0%	0	0.0%
1503	1	180	83	46.1%	65	36.1%	32	17.8%	0	0.0%	0	0.0%	0	0.0%
1503	2	173	94	54.3%	66	38.2%	6	3.5%	0	0.0%	0	0.0%	7	4.0%
1503	3	279	196	70.3%	76	27.2%	7	2.5%	0	0.0%	0	0.0%	0	0.0%
1504	1	257	84	32.7%	158	61.5%	15	5.8%	0	0.0%	0	0.0%	0	0.0%
1504	2	167	90	53.9%	61	36.5%	16	9.6%	0	0.0%	0	0.0%	0	0.0%
1504	3	372	210	56.5%	162	43.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
1511	3	509	272	53.4%	177	34.8%	47	9.2%	13	2.6%	0	0.0%	0	0.0%
1511	4	278	136	48.9%	106	38.1%	26	9.4%	0	0.0%	0	0.0%	10	3.6%
1512	1	66	17	25.8%	39	59.1%	10	15.2%	0	0.0%	0	0.0%	0	0.0%
1512	2	770	287	37.3%	449	58.3%	34	4.4%	0	0.0%	0	0.0%	0	0.0%
1512	4	7	0	0.0%	7	100.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
1513	1	312	144	46.2%	168	53.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
1513	2	666	348	52.3%	251	37.7%	60	9.0%	0	0.0%	0	0.0%	7	1.1%
1513	3	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
1513	4	0	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
1514	1	449	289	64.4%	112	24.9%	48	10.7%	0	0.0%	0	0.0%	0	0.0%
1514	2	154	122	79.2%	25	16.2%	7	4.5%	0	0.0%	0	0.0%	0	0.0%
1514	3	198	86	43.4%	89	44.9%	23	11.6%	0	0.0%	0	0.0%	0	0.0%
1515	1	215	107	49.8%	92	42.8%	16	7.4%	0	0.0%	0	0.0%	0	0.0%
1515	2	193	136	70.5%	57	29.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
1515	3	226	97	42.9%	107	47.3%	22	9.7%	0	0.0%	0	0.0%	0	0.0%
1515	4	108	54	50.0%	46	42.6%	8	7.4%	0	0.0%	0	0.0%	0	0.0%
1516	1	518	180	34.7%	297	57.3%	25	4.8%	16	3.1%	0	0.0%	0	0.0%
1516	2	72	45	62.5%	15	20.8%	12	16.7%	0	0.0%	0	0.0%	0	0.0%
1516	3	569	226	39.7%	278	48.9%	38	6.7%	27	4.7%	0	0.0%	0	0.0%
1517	2	239	139	58.2%	55	23.0%	45	18.8%	0	0.0%	0	0.0%	0	0.0%
1517	3	195	87	44.6%	92	47.2%	16	8.2%	0	0.0%	0	0.0%	0	0.0%
1517	4	96	66	68.8%	30	31.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
1517	5	64	0	0.0%	64	100.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
1518	1	101	48	47.5%	31	30.7%	11	10.9%	11	10.9%	0	0.0%	0	0.0%
1518	2	158	107	67.7%	16	10.1%	35	22.2%	0	0.0%	0	0.0%	0	0.0%
1518	3	196	97	49.5%	84	42.9%	15	7.7%	0	0.0%	0	0.0%	0	0.0%
1518	4	169	137	81.1%	32	18.9%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
1518	5	63	0	0.0%	39	61.9%	24	38.1%	0	0.0%	0	0.0%	0	0.0%
East Cleveland		9,047	4,434	49.0%	3,820	42.2%	668	7.4%	91	1.0%	10	0.1%	24	0.3%
Cuyahoga County		214,258	68,345	31.9%	99,418	46.4%	39,044	18.2%	6,135	2.9%	1,014	0.5%	302	0.1%

Source: 1990 Census of Population and Housing, U.S. Department of Commerce, Bureau of the Census, STF 3A.

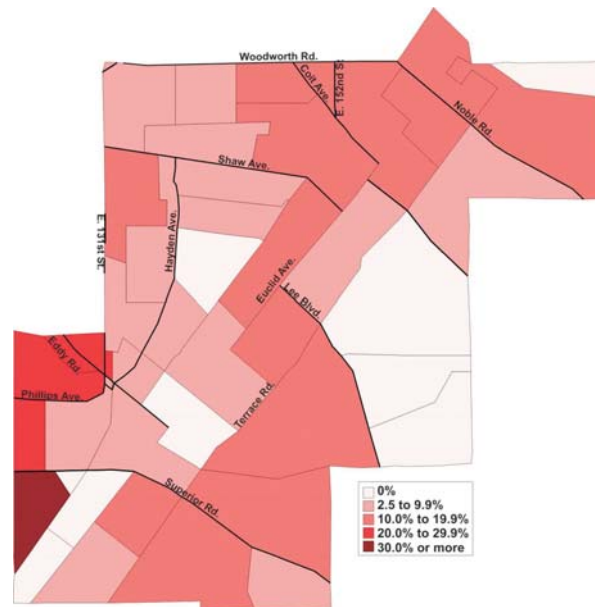
Map 9-1, Percentage of Owner-Occupied Housing Units with Two or More Vehicles, by Census Block Group, East Cleveland, 1990



The citywide percentage of owner-occupied housing units with two or more vehicles is 44.7%.

Source: 1990 Census of Population and Housing, U.S. Department of Commerce, Bureau of the Census, STF 3A.

Map 9-2, Percentage of Renter-Occupied Housing Units with Two or More Vehicles, by Census Block Group, East Cleveland, 1990



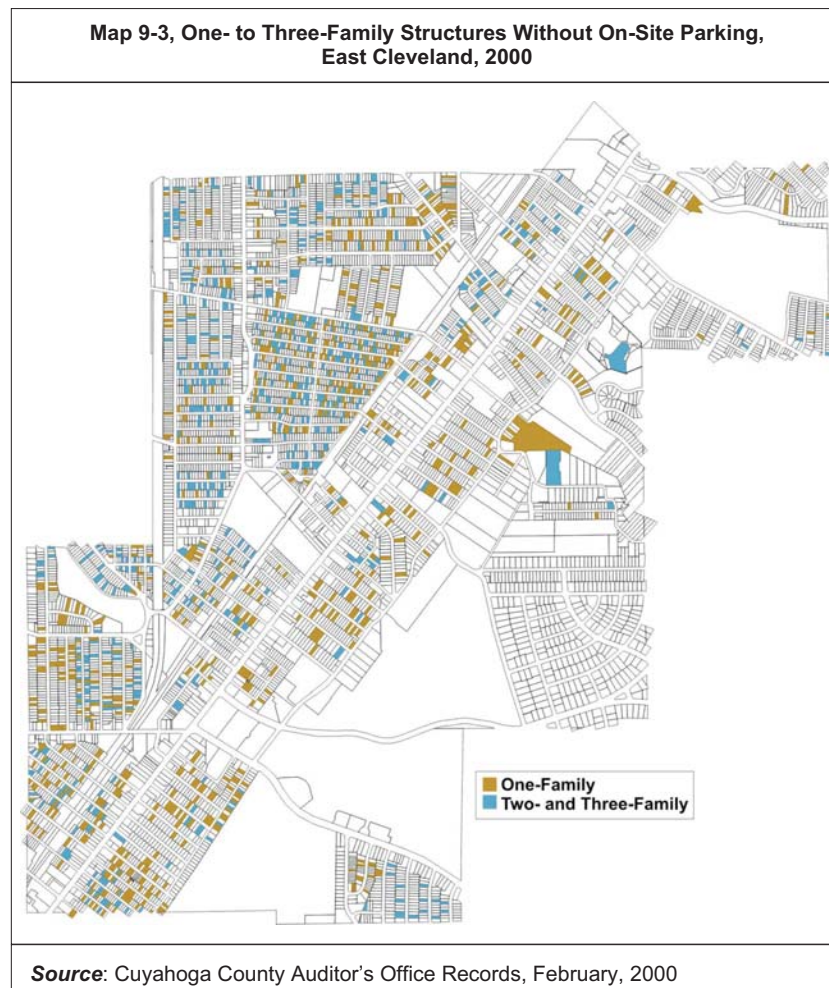
The citywide percentage of renter-occupied housing units with two or more vehicles is 8.8%.

Source: 1990 Census of Population and Housing, U.S. Department of Commerce, Bureau of the Census, STF 3A.

with two or more vehicles below the citywide average occurring in the census block groups that include Hayden Avenue.

Residential Parking Availability

Despite the fact that many households within East Cleveland do not own vehicles, partly due to the proximity to mass transit and partly due to economic conditions, it has become increasingly necessary for most of the population to have access to a vehicle in order to perform everyday tasks. The increased pace of everyday life and the scattered pattern of development within the metropolitan area decreases the expedience of using public transportation for all travel. In addition, improvement in the economic situation of a household often translates into a desire to purchase a vehicle, purchase a more expensive vehicle, or purchase an additional vehicle. With vehicle ownership, the availability of a safe location in which to park such a relatively expensive acquisition becomes a more important consideration when deciding where to live. Lack of a safe off-street parking location, in a driveway or garage, can be a deterrent for prospective residents. Heavy usage of on-street parking requires diligent enforcement of traffic laws regarding permitted location of parking, monitoring for nonmoving vehicles, and maintaining unobstructed traffic lanes.



In order to identify areas where a lack of off-street parking may be an issue, Cuyahoga County Auditor's Office information as of February, 2000 was examined. One-, two-, and three-family properties with the amount of parking specified as 'none' were identified. Out of 5,597 one- to three-family properties citywide, a total of 1,483 (26.5%) were identified (*see Map 9-3*). The 1,483 properties included 812 one-family properties, 634 two-family properties, and 37 three-family properties. This information is limited to one- to three-family structures because the data for properties with four or more units is incomplete.

The results show distinct patterns in different sections of East Cleveland. For example, in areas east of Terrace Road and north of Forest

Hills Boulevard, fewer one- to three-family properties lack off-street parking. In contrast, the highest concentrations of one- to three-family properties without off-street parking are located south of Superior Road and west of the main railroad line. These older areas of the city were primarily developed before the automobile became a main mode of transportation. While many of these areas are within walking distance of bus routes and rapid transit stations, the high concentrations of properties without on-site parking are a competitive disadvantage to attracting new renters or homeowners.

The areas with the highest percentages of no on-site parking are also characterized by small lot sizes. Many of the lots are only 35 feet wide, and some are 100 feet, or less, in depth. Some lots are not wide enough to permit construction of a driveway. The garages which have been built were separate structures located in the back yard. The distance between houses is very tight and maneuvering vehicles on the property is difficult. A slight misjudgement in maneuvering can easily lead to damage of the vehicle or house. In addition, a higher percentage of structures in these areas also contain two or three units. This factor not only increases the number of cars that the site may potentially need to accommodate, but also complicates the logistics of using driveways for vehicle parking, because the vehicle needs of the multiple households may conflict.

Building Condition Survey

The quality of parking that does exist is also an issue. In the 1994/1996 exterior building condition survey conducted as part of the Strategic Master Plan (see Chapter 4 for more details on the survey and methodology), approximately 14% of all one- to three-family structures in East Cleveland were identified as substandard. Of that total, one-half of the substandard one- to three-family buildings had driveways and garages which were in need of repair. Of those in need of repair, just over 40% were in need of major repair.

The information in *Map 9-3* displays only data on one- to three-family homes, however the census block groups identified as having high concentrations of properties without off-street parking are also areas with large numbers of multi-family structures that lack adequate off-street parking. In the 1994/1996 exterior building condition survey, approximately 23% of all multi-family structures in East Cleveland were identified as substandard. Of those multi-family structures found to be substandard, 96.4% had an inadequate amount of off-street parking, and in most cases the deficiency of parking was significant (less than half the required number of spaces). In addition, driveways and parking lots were in need of repair at approximately 50% of the substandard properties. Substandard multi-family buildings were clustered in the vicinity of Euclid Avenue, Hayden Avenue, Second Avenue, East 133rd Street, East 125th Street and Allegheny Avenue.

Quality of Life Survey

In 1995, as part of the Strategic Master Plan, a Quality of Life survey was mailed to randomly selected residents to obtain their opinions about various topics. Question 11t asked residents to rate their satisfaction with the availability of residential parking on a scale from 'satisfied' to 'dissatisfied.' There were 127 responses to this item. Out of these responses, 54 (42.5%) were satisfied or somewhat satisfied with the availability of residential parking. Almost an equal number however, 52 (40.9%), were dissatisfied or somewhat dissatisfied with the residential parking situation. The remaining 21 respondents (16.4%) had no opinion. The results indicate that a large percentage of the respondents feel that the residential parking situation could be improved.

On-Street Parking Sticker Program

Contributing to the parking limitations within East Cleveland is the fact that overnight parking is prohibited on-street between the hours of 3:00 A. M. and 6:00 A. M. In November, 1999, the City of East Cleveland initiated an On-Street Parking Sticker Program, allowing qualified residents to park their vehicles on-street during the prohibited hours. The stickers cost \$60 per year and are valid for one year. In order to qualify for the program, the following must occur:

- ✓ The Mayor must designate the street as part of the program.
- ✓ The resident must not have a driveway.
- ✓ No other off-street parking can be available for the resident.
- ✓ If any of the above conditions do not apply, the resident must be able to justify the need for a sticker to the Mayor.

Summary

A relatively high number of households within East Cleveland do not have access to an automobile, according to the 1990 Census. Between 1960 and 1990, there was a citywide increase in both the number of households with no access to a vehicle, and households with access to two or more vehicles. The nationwide trend toward greater automobile usage and the local economic decline of the community created these seemingly contradictory trends.

According to the Cuyahoga County Auditor's Office records, approximately one-quarter of the one-to three-family properties in East Cleveland do not have off-street parking spaces. Condition surveys of multi-family buildings in the City showed that almost all those which were found to be in substandard condition were also in need of major parking expansion. Many of these buildings had been constructed before the automobile was the major mode of transportation and were located within walking distance of mass transit routes.

Although many households in East Cleveland currently do not have access to an automobile, this high level of residential properties without adequate parking puts East Cleveland at a competitive disadvantage in retaining and attracting homebuyers and renters. The City has taken an initial step to address a part of the issue by establishing a program to allow qualifying residents to park on-street overnight by obtaining a permit.

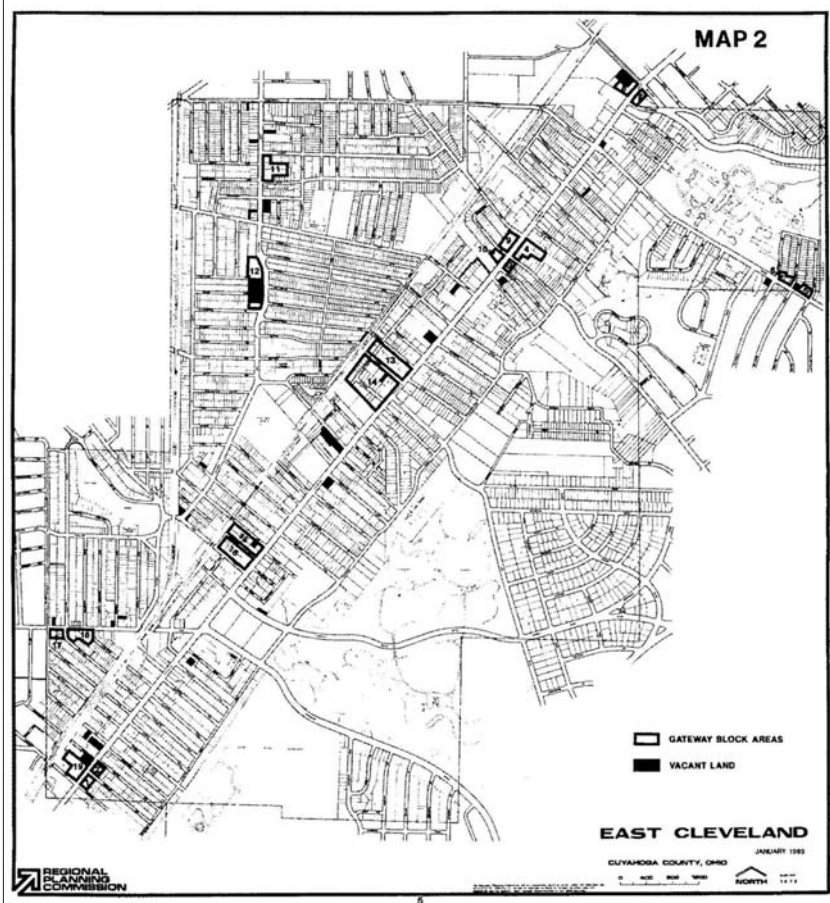
COMMERCIAL PARKING ANALYSIS**1989 Commercial Parking Study**

In 1989 the City of East Cleveland retained the Cuyahoga County Planning Commission to analyze parking issues within the community. The report included a study of occupancy of on-street and off-street parking spaces. Nineteen areas were selected through discussions between City officials and CPC staff. The survey of space utilization was conducted on Saturday, January 7, 1989 and Wednesday, January 11, 1989. The weather on both days was clear and unseasonably warm. Vehicu-

lar counts were conducted hourly by two CPC staff persons circulating among the nineteen areas via a car, following a regular pattern. The survey period extended from 7:00 A.M. through 7:00 P.M. Vehicular counts were recorded hourly on field maps depicting the separate off-street parking lots and areas, as well as metered and unmetered on-street parking. The hourly counts were then computerized. Estimates of total available parking spaces within each of the nineteen areas were derived by tallying designated spaces and approximating undesignated spaces within each area. The nineteen areas surveyed are shown in *Map 9-4*.

As of the time of this survey, an estimated total of 966 parking spaces were available within the nineteen areas, divided into 278 on-street spaces and 688 off-street spaces. The characteristics of the areas surveyed varied and included small, large, single-user, and multi-user lots. The two-day survey demonstrated that parking utilization climbed steadily through morning hours and then remained at a relatively stable level through mid-afternoon. Toward early evening utilization of the lots climbed again on Wednesday, but slowly declined on Saturday. At their peak, approximately 64% of the total available spaces were occupied on Saturday and 54% were occupied on Wednesday. Although the overall occupancy figures did not meet full capacity, there were times when individual areas did meet full capacity. During any single one-hour period over the two-day survey, on-street parking in 12 of the 19 areas (Areas 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 15, and 17) and off-street parking in 6 of the 19 areas (Areas 3, 6, 14, 15, 16, and 17) met or exceeded capacity. In addition, occupancy counts of 80%-99% were reached for two other areas for on-street parking (Areas 13 and 19) and for two other areas for off-street parking (Areas 5 and 12). Therefore, nearly three-quarters of the on-street areas surveyed and 40% of the off-street areas exhibited actual or potential parking deficiencies.

Map 9-4, Parking Space Utilization Survey, Areas Surveyed, East Cleveland, 1989



Source: Cuyahoga County Planning Commission, City of East Cleveland - Commercial Parking Study, 1989

Other findings of the survey included:

- ✓ Evening rush hour violations on the outbound sides of Euclid and Superior Avenues, but no morning rush hour violations along the inbound sides of those streets.
- ✓ Illegal parking on-street, while legally available spaces existed within the same block.
- ✓ Traffic queued for drive-through services backing into the public right-of-way and interfering with traffic flow.
- ✓ Hindered access by public emergency vehicles on streets where lack of off-street parking has resulted in vehicle parking on both sides of the street, such as Page, Wymore, and Hawthorne Avenues.
- ✓ Off-street parking areas, mostly in residential sectors, which are not paved.

In order to address these and other parking problems identified in the report, a number of recommendations were made. The recommendations were grouped by time frame into short-term and long-term strategies. Strategies identified with an asterisk (*) are those actions which were felt to have the greatest positive impact. Many of the recommendations remain pertinent as of 2000.

Short Term Strategies

- ✓ ***Abandoned/Disabled Vehicle Removal.** A system of warnings, citations and towing should be implemented for lots with abandoned vehicles occupying needed parking spaces.
- ✓ **Employee Parking in Non-Prime Areas.** Require employees to park in less prime areas and make merchants and employees aware of the problem of employees taking spaces that should be reserved for customers.
- ✓ ***Improved Signage.** Many illegally parked on-street vehicles were close to sites of available off-street parking. Providing signs to direct motorists to parking areas could improve the perceived availability and convenience of off-street spaces.
- ✓ **Joint Use of Underutilized Parking Areas.** Parking areas between uses which have different peak times of parking demand, such as churches and commercial uses, should be shared whenever feasible. This solution would add capacity, but not require the development of additional lots. In addition, barriers between adjacent lots prevent the most efficient use of the existing parking space available. Workable agreements between businesses with excess parking and those with parking deficiencies should be promoted by the City.
- ✓ **On-Street Parking Installation.** The installation of meters and striping should be used to reduce long-term on-street parking and parking violations. This recommendation

would only be effective with rigorous enforcement of the time restrictions and collection of fines.

- ✓ **On-Street Parking Development.** The option of developing additional on-street parking zones could be pursued only if additional feasibility studies were conducted.
- ✓ **“Stacking” Conflict Reduction.** The redesign of parking and drives, the use of controllers, and the installation of appropriate signs can be used to eliminate the conflict between roadway traffic and cars waiting in line for services on private property.
- ✓ ***Target Enforcement.** Parking restrictions on public or private property are not effective if they are not properly enforced. Enforcement of parking restrictions should be significantly increased, especially during evening rush hour. Euclid Avenue on the outbound side was specifically identified for enforcement. Such actions would also minimize potentially hazardous conditions along major commercial arteries.

Long-Term Strategies

- ✓ ***Acquisition and Conversion of Vacant and Underutilized Land for Surface Parking Development.** The close proximity to the commercial districts of apartment buildings which were developed with no off-street parking worsens the undersupply of parking in the general area and also limits the possibility of expanding existing lots or creating new lots. Vacant and underutilized land adjacent to areas which have parking shortages should be acquired for development as parking lots. The improvements could be jointly funded by the City and through assessments on the properties which would benefit from the improvements.
- ✓ ***Rear Facade Renovation.** Future new commercial construction and storefront renovation projects should promote the provision of rear entrances where parking behind the building is significant. Because many of East Cleveland’s commercial buildings were built when streetcars were a primary mode of transportation, the buildings were developed near the sidewalks. Parking areas often developed to the rear of the buildings, but it is often underutilized for reasons such as distance to the front door of the establishment, lack of visibility from the street, and safety considerations. Improving the attractiveness of the building walls facing these parking areas and providing more convenient building entrances would make these rear parking areas more attractive.
- ✓ ***Enforcement of Standards for New and Changing Business.** The City should review its legal ability to enforce the requirement to provide additional parking when a building changes to a use that needs more parking than the former use.
- ✓ ***Improvement of Physical Parking Lot Conditions.** The physical condition of many of the parking lots contributes to the overall deteriorated appearance of the commercial areas. Physical improvements would improve safety, attractiveness, and utilization of

parking. The City should work with owners of substandard parking areas to improve their facilities through the use of low-interest loans, grant programs, or other incentives.

- ✓ ***Review Off-Street Parking Requirements.** A comprehensive review and update of the requirements in the zoning code should be undertaken. Recommendations were made for changes in the parking space requirements and for additions to the dimensional requirements for aisles and parking spaces.
- ✓ **Street Vacation and Conversion to Parking.** In specific cases where a short residential street serves only the apartments fronting on it, consideration should be given to vacating the street and creating angled or parallel parking which could better serve the residents.

Building Condition Survey

In the 1994/1996 exterior building condition survey conducted as part of the Strategic Master Plan, 115 of 450 commercial and industrial structures (25%) were identified as in substandard condition (see Chapter 4 for more details on the survey and methodology). For those buildings found to be substandard, inadequate parking was cited as the third most prevalent problem after exterior facade condition and site features. The need to improve parking adequacy was indicated for 87 of the 115 (76%) commercial and industrial buildings rated as substandard. Of these 87 properties, 76 had a major deficiency in parking, defined as having less than 50% of the needed off-street parking spaces.

The substandard buildings often needed major improvements on site features, including landscaping and sidewalks, as well as the elimination of pennants, streamers, abandoned cars and substantial litter. For a commercial property, such characteristics are typically associated with the parking lot because, other than the building footprint, parking occupies most of the site. Eighty percent (80%) of the substandard buildings required major repairs for the site features. In addition, the condition of the parking lot and driveway surfaces were identified in 60% of the cases as needing minor or major repair.

As the previous figures indicate, the condition and appearance of the parking lot and associated site features are important contributors to the substandard conditions found in the commercial district.

Quality of Life Survey

The 1995 Quality of Life survey conducted for the Strategic Master Plan included several questions for residents concerning parking in commercial areas. Question 8 of the survey asked residents the reason for not purchasing items in East Cleveland. The highest number of responses dealt with the limited selection of goods and services, high prices, poor quality of merchandise, and safety concerns. Each of those items was mentioned by 40% or more of the respondents. Insufficient parking was the reason cited least for not patronizing East Cleveland establishments, identified on 47 of the 320 responses (14.7%). Indirectly, safety and security concerns, marked on approximately 40% of the surveys, can be addressed by physical improvements to the parking lots serving the businesses.

Question 11u specifically asked residents about their level of satisfaction with the availability of parking in commercial areas. Of the 266 responses, 130 (48.9%) were satisfied or somewhat satisfied.

Only 25 (9.4%) were dissatisfied and 55 (20.6%) were somewhat dissatisfied. Another 56 (21.0%) had no opinion.

Summary

The 1989 commercial parking analysis identified parking availability as an issue for many of the locations analyzed in the study. While compared to code requirements many of the substandard commercial buildings have a deficiency of parking spaces, the overall perception of parking availability, according to the 1995 Quality of Life survey, did not appear to be the major problem of East Cleveland's commercial areas. A general decline in the amount of economic activity in many older commercial buildings, resulting in a decline in traffic generated, as well as the provision of parking at new commercial projects, has made the availability of parking less of an issue than it was ten years ago. There may still exist however, specific locations where more parking is needed.

Many of the issues concerning physical improvements to parking areas are still significant. Improvements such as landscaping, repaving, striping, and lighting would address the blighting conditions and the perception of safety which detracts from the appearance of the commercial district and its attractiveness to patrons and merchants.

ISSUES TO BE ADDRESSED

From the previous analysis, a number of issues with respect to parking should be addressed.

General

- ✓ **Code requirements.** One of the major tools the City has to control the form of development and physical improvements is the Zoning Code. Chapter 1143 of the zoning code regulates off-street parking and loading within the City. Most of the sections in the chapter were written 30 to 45 years ago. Since that time, community standards have generally been upgraded and new issues related to on-site traffic circulation and parking have arisen. For example, many communities have added provisions to their parking regulations addressing issues such as landscaping and drive-through facilities.
- ✓ **Funding.** A major issue for any type of initiative is finding the funding sources which can be utilized for implementation. Public and private sources which are available need to be identified and pursued. Incentives to encourage improvements also need to be proposed.

Residential

- ✓ **One- to three-family.** Many of the one- to three-family properties west of Terrace Road have driveways which are in poor condition, and many of the properties lack enclosed parking spaces. Tight site dimensions increase the difficulty of providing adequate off-street parking. Off-street parking is further complicated in the case of two- and

three-family structures, due to the potential for a higher number of total vehicles and potential conflicts between occupants of the separate units.

- ✓ **Multi-family.** Many of the older apartment buildings in the vicinity of Euclid, Hayden, East 125th and East 133rd were built with minimal or no off-street parking. Many of these buildings were developed when streetcars were the main mode of transportation. The lack of off-street parking puts these properties at a disadvantage when attempting to attract tenants. The condition of the existing parking is also an issue which needs to be addressed.

Commercial/Industrial

- ✓ **Parking Improvements.** One of most blighting influences on a neighborhood is the condition of parking lots. Eighty percent (80%) of the commercial buildings in East Cleveland identified as substandard needed major repair of site features. Conditions of the paving surface, landscaping, signs, and lighting are all items that contribute greatly to the overall appearance and attractiveness of an area. The direct benefit of spending funds to improve the aesthetics of a parking lot is not always apparent to a retailer, because customers can still use a parking lot for its intended purpose whether or not it is attractive. In addition, a property owner may be reluctant to make improvements if the poor conditions of surrounding properties negate the value of improving his/her property.
- ✓ **Additional Parking Development.** Past studies have indicated parking deficiencies for selected blocks and buildings within the City's commercial districts. These deficiencies are often encountered at older commercial structures built before the advent of the automobile as a major transportation mode and can be compounded by the proximity of multi-family structures also built without sufficient parking. Tenants of the residential structures, needing a place to park their vehicles, use the available commercial parking, thereby reducing the number of spaces available for store patrons. In these situations, improvements which result in a more efficient use of available parking, or increase the amount of available parking, are needed.
- ✓ **Parking Meters.** The 1989 commercial parking study suggested meter installation as a method to encourage turnover of on-street parking spaces. The study noted however, that to be effective, routine enforcement of the time restrictions would be required. Observations have shown that many of the parking meters in East Cleveland are damaged or missing. In a recent new construction project, a drugstore installed poles for parking meters in the sidewalk as part of its site improvements and meter heads have not been attached to poles by the City. The City should review its parking meter operations, in both on-street and off-street locations, to determine the benefits of parking meters. Questions to address include:
 - How many meters exist, what are their locations, and how many are operational?

- How many meters have only a pole (no meter head) and what are their locations?
- How many meters have been removed completely (no meter head or pole) and what are their locations?
- How much revenue is generated?
- What are the costs to administer?
- What are the benefits produced by the meters?

As mentioned, the key to an effective parking meter program is enforcement. The purpose of the meters is to provide short-term parking for customers to make purchases at businesses. If not enforced, employees and residents will park on the street for long periods of time, which defeats the purpose of providing short-term parking options for business customers.

RECOMMENDATIONS

An improvement in the community standards for parking lots is needed. Recent public projects such as the parking lots at the RTA rapid stations and the University Circle Incorporated parking lot near University Circle should begin to set the standard for the level of design and improvement that is acceptable in East Cleveland. In many cases, the City will need to take a proactive approach to upgrading the existing parking situation.

Zoning Code Update/Physical Improvements

As mentioned earlier in this chapter, one of the major means the City has at its disposal to control the form of development and physical improvements is the Zoning Code. Chapter 1143 of the zoning code regulates off-street parking and loading within the City. Most of the provisions in the code were written 30 to 45 years ago. This chapter should be reviewed and updated in order to ensure that the code reflects modern standards for parking, includes provisions to address identified issues, and improves the appearance of the community. The following are recommendations for changes to be made within the code. A number of the recommendations also provide guidance for the type of physical improvements which should be pursued for many of the existing commercial parking lots.

Required Number of Spaces

The parking space requirements currently in the code (1143.01(c)) were adopted at various times between 1953 and 1972. The 1989 commercial parking study reviewed the code and determined that the standards, while perhaps acceptable at the time of adoption, were too permissive. In the past several decades, there has been an increase in the use of automobiles, as well as retailing changes such as the use of drive-through facilities. The current standards within the code should be updated to reflect current practices. For example, while East Cleveland requires one (1) space per dwelling unit, the trend toward two-income families has prompted many communities to require two (2) spaces per dwelling unit. It should be noted that because of the density of many existing neighborhoods, reaching the stan-

dard of two (2) spaces per unit is probably not reasonable for existing structures and should be required for new construction only. For most gathering places, East Cleveland requires one (1) space for every six (6) seats, while many communities require one (1) space for every four (4) seats. Recommendations for changes in the City's parking requirements are included in *Exhibit 9-3*. In addition, notations requiring compliance with the Americans with Disabilities Act for the provision of handicapped spaces should be included.

Joint Use of Parking

Sections 1143.01(e), 1143.05 and 1143.06 of the zoning code require that the amount of parking provided shall be the sum of the requirements for individual uses. Some uses, such as theaters, taverns, night clubs, and bowling alleys, need parking later in the evening. Most retail, office, and service establishments require parking primarily during the day or early evening. Institutional uses such as churches and schools also have peak parking demand at times which differ from many retail uses. Requiring each use to meet the minimum standard in the code may result in many more parking spaces in an area than is needed at any one time.

In order to limit the amount of area devoted to parking, many codes allow uses which have different peak hour requirements for parking to share a portion of their required spaces. The codes typically require that parking to be shared must be within easy walking distance of all the uses to be served (i.e., 500 feet) and often set a limit on the percentage of parking spaces which can be counted as joint use. The shared parking spaces do not need to be on the same lot as the building or use served, as long as there is a written agreement filed with the zoning permit stating that those spaces will remain available as parking for the use. Allowing the joint use of spaces can reduce the amount of land and improvements required for development, thereby reducing the cost of development and also the environmental impacts associated with parking, such as increased stormwater runoff, pollution runoff, and heat generation.

Dimensional Requirements

Section 1143.01(b) of the zoning code addresses the dimensions of parking spaces and aisles. The code sets minimum requirements for perpendicular and parallel parking spaces, but does not address the issue of 45 degree and 60 degree parking, which is common in East Cleveland. The code currently requires all spaces to be nine (9) feet wide and twenty (20) feet deep and all aisles to be 25 feet wide. This section of the code was enacted in 1959, at a time when most automobiles were larger than many are today. While nine (9) feet is an acceptable minimum space width, many recent codes have reduced the minimum depth to 18 or 19 feet. The minimum 25 foot width for aisles is extremely excessive for 45 and 60 degree parking, because aisles for those angled spaces should provide for one-way traffic, compared to two-way traffic serving 90 degree parking. Suggested minimum aisle and parking space dimensions for off-street parking spaces are included in *Exhibit 9-4*.

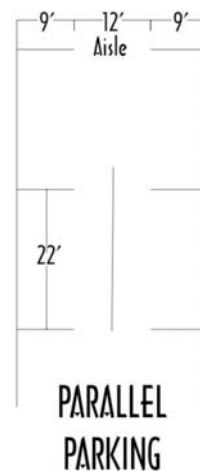
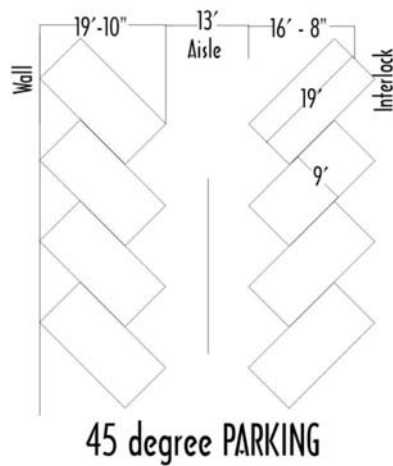
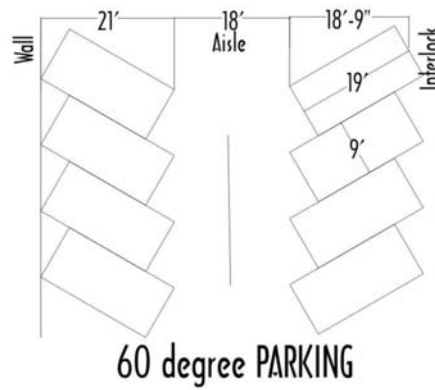
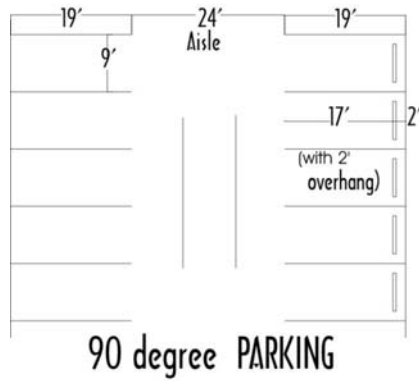
The current code does not address the issue of access drive dimensions or spacing for non-residential uses. For a one-way access drive, the minimum width is typically ten (10) feet and the maximum width is twelve (12) feet. The width for two-way access drives is between 18 and 24 feet. Spacing between drives, and the number of drives permitted, also should be included in the code. Drive-through lanes are now common for many uses such as banks, fast food restaurants, and pharmacies. These

Exhibit 9-3, Recommended Schedule of Parking Spaces, East Cleveland		
Building or Use	Current Code Requirement	Proposed Requirement
Residential		
One and Two-family Residence	1 space per dwelling unit	2 spaces per dwelling unit (new construction only)
Apartment Houses	1.25 spaces per dwelling unit	1.5 spaces per dwelling unit
Hotels, Motels, Rooming Houses, Tourist Homes, Dormitories	Minimum 5 plus 1 for each guest room	1 space per guest room or suite, plus 1 space for each 2 employees
Institutional		
Hospitals, Nursing homes, Similar Institutions	1 space per 2 beds, plus 1 for each dorm room and dwelling unit provided	1 space per 2 beds, plus 1 space per doctor on staff, plus 1 space for each 2 other employees
Places of Worship	1 space per each 6 seats for patron use or 1 space per 100 s.f. for public, whichever is greater	1 space per 4 seats in an auditorium or assembly room, whichever is larger, plus drop-off zone
Public Buildings	1 space per each 6 seats for patron use or 1 space per 100 s.f. for public, whichever is greater	1 space per full-time employee, plus 1 space per 4 seats in an auditorium and assembly room, plus drop-off zone
Libraries and Museums	1 space per each 6 seats for patron use or 1 space per 100 s.f. for public, whichever is greater	1 space per employee, plus 1 space per 300 s.f., plus drop-off zone
School Buildings	1 space per 2 employees	1 space per full-time employee, plus 1 space per 4 seats in an auditorium and assembly room, plus drop-off zone
Day Care Centers	No requirements listed	4 spaces per classroom
Amusements and Assembly		
Theatres	1 space per 6 seats	1 space per 4 seats
Lodge Halls, Auditoriums, Arenas, Stadiums, and Other Places of Assembly	1 space per each 6 seats for patron use or 1 space per 100 s.f. for public, whichever is greater	1 space per 4 seats in a building or structure plus 1 space per 2 employees
Skating Rinks and Swimming Pools	1 space per each 6 seats for patron use or 1 space per 100 s.f. for public, whichever is greater	1 space per 50 s.f. of area used for assembly skating or swimming, plus 1 space per 2 employees, plus drop-off zone
Bowling Alleys	1 space per each 6 seats for patron use or 1 space per 100 s.f. for public, whichever is greater	4 spaces per lane
Funeral Homes	1 space per each 6 seats for patron use or 1 space per 100 s.f. for public, whichever is greater	1 space per 50 s.f. of assembly rooms, plus 1 space for each 2 employees
Banquet Halls, Party Centers, and Dance Halls	1 space per each 6 seats for patron use or 1 space per 100 s.f. for public, whichever is greater	1 space per 35 s.f., plus 1 space per employee
Tennis, Handball, Racquetball Courts (Gymnasium)	1 space per each 6 seats for patron use or 1 space per 100 s.f. for public, whichever is greater	4 spaces per court
Health Club (Gymnasium)	1 space per each 6 seats for patron use or 1 space per 100 s.f. for public, whichever is greater	1 space per 100 s.f.

Exhibit 9-3 (continued)		
Building or Use	Current Code Requirement	Proposed Requirement
Business		
Retail Stores and Personal Service	1 space per 200 s.f.	1 space per 200 s.f.
Drugstores	1 space per 200 s.f.	1 space per 200 s.f., plus 5 stacking spaces for the drive-through window
Banks	1 space per 200 s.f.	1 space per 200 s.f., plus 6 stacking spaces for the first drive-through window plus 2 stacking spaces for each additional window
Eating Places, Bars, and Taverns	1 space per each 6 seats for patron use or 1 space per 100 s.f. for public, whichever is greater	1 space per 50 s.f. for public, plus 10 stacking spaces for drive-through window
Laundromats	1 space per 200 s.f.	1 space for every 2 washing machines
Shopping Centers over 12,000 s.f.	1 space per 200 s.f.	4.5 spaces per 1,000 s.f.
Professional and Other Office Buildings and Service Establishments	1 space per 200 s.f.	1 space per 200 s.f., plus 1 space per 350 s.f. on upper floors
Medical and Dental Offices and Clinics	1 space per 200 s.f.	1 space per 100 s.f.
Auto Business - Sales and Service		
Auto Wash Establishments	No requirements listed	1 space per employee, plus a 20 car waiting zone
Self-Service Auto Washes	No requirements listed	1 space per employee, plus a stacking area of 3 cars per bay and drying area of 1 car per bay
Gasoline Stations (with Car Wash)	1 space per 200 s.f.	1 space per employee, plus a 5 car waiting zone
Gas Station Mini-marts	1 space per 200 s.f.	1 space per employee, plus 1 space per 200 s.f., but at least a minimum of 5 spaces
Motor Vehicle Sales Establishment	1 space per 200 s.f.	1 space per employee, plus s.f. equal to 10% of available floor area used in display of motor vehicles, but at least a minimum of 15 spaces
Motor Vehicle Service Establishment	1 space per 200 s.f.	4 spaces per bay, plus 1 space per employee
Industrial		
Manufacturing Plants; Commercial, Industrial and General Service Establishments; Laboratories; Storage Facilities; Machine Shops; and Similar Establishments	1 space per 2.5 employees	1 space per employee or 1 space per 650 s.f., whichever is greater, plus a minimum of 5 visitor spaces
Warehouses	1 space per 2.5 employees	1 space per employee or 1 space per 1,000 s.f., whichever is greater, plus a minimum of 5 visitor spaces
Source: Cuyahoga County Planning Commission		

Exhibit 9-4, Recommended Minimum Parking Area Dimensions, East Cleveland

Recommended Parking Space and Aisle Dimensions



Source: Cuyahoga County Planning Commission

lanes and associated queuing areas should be separated from circulation lanes, distinctly marked, and approximately ten (10) feet wide.

Limiting the number of drives and their locations contributes to a more orderly flow of traffic. For example, driveways should not be too close to intersections, or they may consistently be blocked by vehicles waiting at a traffic light. The distance requirement varies by community. In Cleveland, a minimum of 15 feet is required on the approach side of an intersection, while in Maple Heights and Fairview Park, the standards are 35 and 40 feet, respectively. In other situations, too many drives add unnecessarily to the complexity of traffic movements and diminish the friendliness of the street for

pedestrians. Cleveland currently allows only one driveway for lots of 100 feet or less of frontage in retail areas (a 1990 study of the Cleveland code suggested increasing that number to 150 feet of frontage). Cleveland also requires a minimum of 30 feet between driveways. In industrial areas, where the properties are larger, and a higher percentage of the vehicles accessing the properties are trucks, these dimensions are typically greater. A review of industrial district standards for communities in southwest Cuyahoga County showed minimum spacing requirements between driveways to be 120 feet and the minimum distance from an intersection to be 50 to 100 feet.

Landscaping and Screening

Much of the visual blight in the commercial corridors of a community can be attributed to the condition and appearance of the parking which services the buildings. The large expanses of pavement associated with parking contribute visually to the apparent harshness of the environment, and the heat absorbed and generated by the parking surfaces often increases the surrounding air temperature to uncomfortable levels. In addition, an unobstructed view of many cars parked randomly within a parking lot can be unattractive and present a sense of visual chaos.

The provision of landscaping in and around parking lots can address many of the above problems by softening the overall appearance, bringing visual order, screening unattractive views, and moderating temperature changes. Many cities require landscaping and screening for parking lots within their zoning codes. East Cleveland's current zoning code does not have landscaping requirements. While landscaping can do much to improve the appearance of a site, if it is not maintained and the community's standards are not enforced, it can also become a contributing factor to blighting conditions.

Landscaping and screening within parking lots can be categorized into three areas. There is typically a requirement for screening around the perimeter of the lot which is adjacent to the right-of-way, landscaping requirements for the interior of the lot and screening requirements for accessory uses which may be located in, or adjacent, to the parking area.

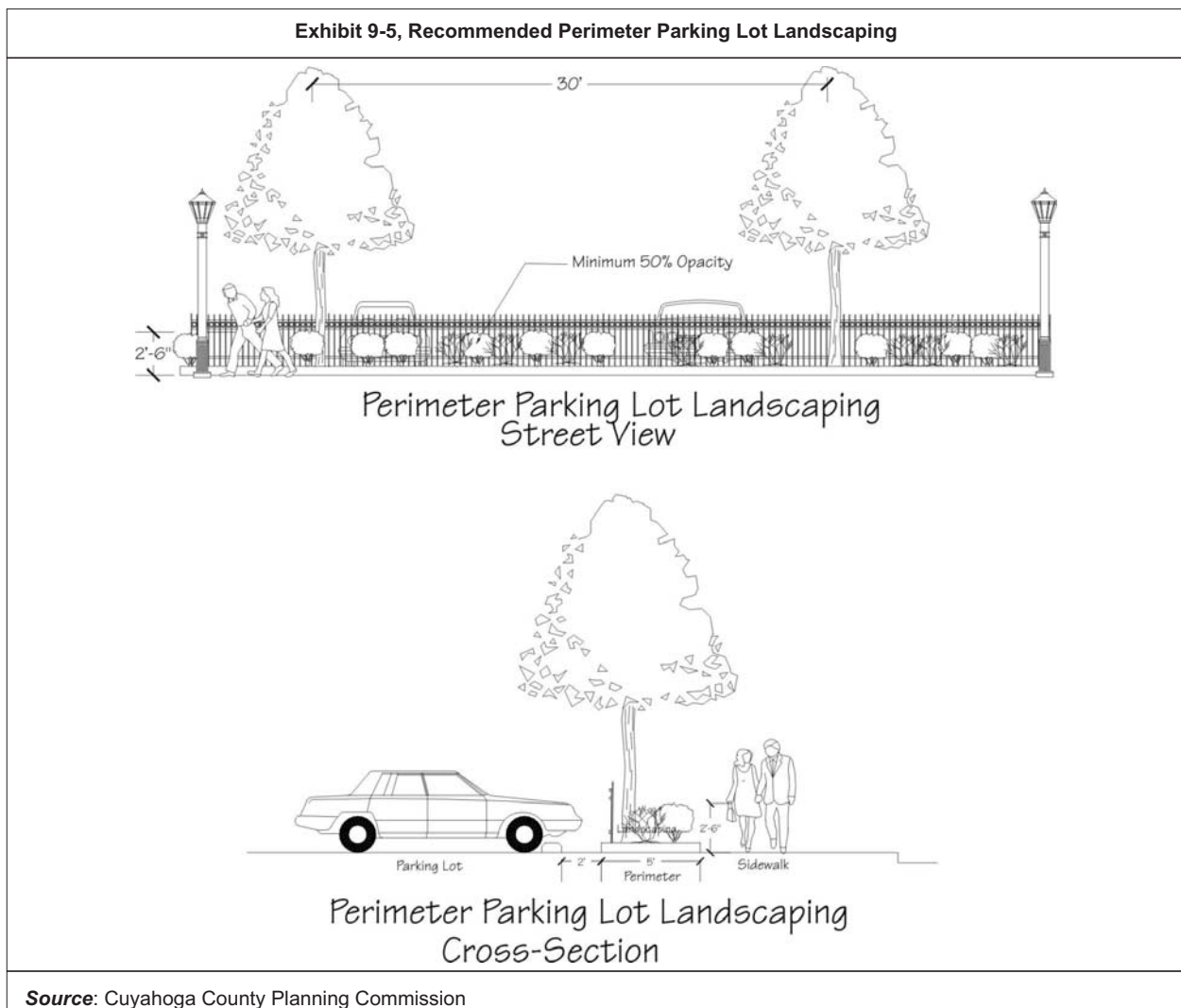
Perimeter Landscaping

Perimeter landscaping and screening are located along the edges of the parking lot at the street line. In East Cleveland, with many of the parking lots located to the rear of commercial structures and next to residential buildings, some type of "buffering" should also be required between the parking lot and adjacent residential areas.

Perimeter landscaping along the street should be high enough to help screen automobiles in the parking lot up to the height of the hood. The typical height for screening is two-and-one-half (2.5) feet. It could be accomplished by plantings, fencing, walls, or a combination of these items. For plantings, the typical standard is for the 2.5 foot height to be achieved after two years of growth. A minimum spacing for plants and height at the time of installation may also be required by the code. Achieving 100% screening of the parking from the street is usually not required. A suitable compromise is a year-round opacity of at least 50%, up to a height of 2.5 feet. The standard of "50% opacity" means that between ground level and 2.5 feet above ground level, half of the parking lot behind the landscaping can be seen and half of the view would be blocked by the landscaping. Evergreen shrubs provide the best year-round screening. If that is the only planting used however, it may become monotonous.

Other planting options to mix with evergreens to provide seasonal interest include dense deciduous shrubs, drought tolerant perennials, and bulbs (*see Exhibit 9-5*).

In addition to low screening materials, the perimeter landscaping strip is also an ideal place to add trees along the public right-of-way, particularly if the treelawn is too narrow for trees. The tree canopy in the perimeter landscaping strip can shade the sidewalk and adjacent parking spaces, as well as define the street line and create a sense of space along the street by creating a sense of enclosure. In order to create an effective canopy, trees should be planted at a maximum spacing of 30 feet from each other. Trees need adequate room for water to penetrate the ground around their root systems, therefore the width of the perimeter strip should be at least five (5) feet. Wheel stops or wide curb areas should be provided for the parking spaces along the perimeter landscaping area to ensure no vehicles proceed beyond the parking space and damage the landscaping.



Landscaping also needs to be maintained. Without proper watering, the heat and glare created by the surrounding paved surfaces can kill the plantings. The use of an in-ground sprinkler system, combined with mulching of planting beds, will ensure that the plantings receive sufficient moisture.

If fencing is used along the right-of-way, it should be an ornamental fence. Chain link fencing or a solid wooden fence should not be used. In addition, the code should prohibit barbed wire at the top of fences along the right-of-way or along the side yard in front of the building setback line.

If walls are constructed, they should be built out of a finished brick and should be no more than three (3) feet high. Walls can attract graffiti, so if walls are constructed, they should be combined with shrubs or vines. The plantings will make it more difficult to reach the wall and divide the wall surface into smaller sections, which will minimize its potential use as a canvas.

Berms are also used as a means for screening parking lots from the street. A berm is a raised mound of earth that can be landscaped. Berms require more width than the other options discussed, and can be more expensive to construct. In urban settings such as Euclid, Hayden, and Superior Avenues, there is not usually enough space to construct a berm. In addition, a berm is not usually compatible with the overall design of an urban commercial district setting. For specific situations involving larger institutional or industrial uses, however, berming may be an option to consider.

In addition to the perimeter landscaping discussed above, a specific type of landscaping and screening, known as “buffering”, is often required along the border between differing land uses, such as retail and residential or industrial and residential. The current East Cleveland zoning code does not have any buffering requirements. In East Cleveland, business parking and loading areas are often located to the rear or side of commercial or industrial buildings, which are next to residential properties. In these situations, buffering should be required along the perimeter of parking areas. As with screening from the street, buffering between uses can be accomplished with landscaping, fencing, walls, or a combination of these items. A year-round opacity of 75%–100% should be required for buffer areas, and that opacity should be required up to a height of six (6) to eight (8) feet. These height levels will block the view of an adult standing on the first floor level of an adjacent property. Wooden fencing is appropriate to use along a buffer strip, with the finished side of the fence facing toward the adjacent property. Planting bushes, vines, and drought tolerant perennials, in conjunction with fences or walls, reduces the potential for graffiti and softens the appearance of these screens. In an urban community such as East Cleveland, the width of the buffer strip which can be required is likely to be relatively narrow. In Cleveland, the width of required buffer strips ranges from four (4) to ten (10) feet depending upon the difference in intensity of the adjacent land uses. Buffers involving residential property are both the widest and most heavily planted category.

Interior Parking Lot Landscaping

In addition to requiring landscaping along the perimeter of parking lots, many communities require specific amounts of landscaping for the interior of the parking lot. Interior landscaping breaks up the visual impact of parking areas and also lessens the environmental impacts of the parking lot. Typically, the minimum parking lot size to which interior landscaping standards apply is ten (10) to twenty (20) spaces. Five percent (5%) of the parking lot area, excluding perimeter landscaped areas, is often required as the minimum amount of interior parking lot landscaping. Generally, landscaped islands are placed at the ends of parking rows and at regular intervals to break up long aisles of parking

spaces. In addition, the islands can also be used to separate pedestrians and vehicles, and safely guide pedestrians to and from their vehicles and the businesses.

The size of the landscape islands makes it possible to plant trees within the parking lots. The number of trees required can be based upon the number of parking spaces or upon the number of square feet of parking area. The American Planning Association's PAS Report 411, *Aesthetics of Parking*, quotes code requirements ranging from one tree for every five spaces to one tree for every 20 spaces. An even distribution of trees throughout the parking lot is desirable. Landscaping islands containing trees should be large enough to allow sufficient moisture to penetrate to the roots. For seasonal interest these landscaping islands can also include small flowering shrubs, drought tolerant perennials, and bulbs. Curbing around landscaped areas is also needed to protect the vegetation.

Accessory Use Screening

In most cases, containers and dumpsters for trash are located at the rear of buildings. When parking is also located to the rear of buildings, dumpsters often do not have a location separate from the parking spaces. Dumpsters placed haphazardly amid the parking spaces are a safety hazard and detract from the appeal of the adjacent businesses. Many communities require dumpsters, as well as other accessory uses such as compactors, storage bins, and mechanical equipment, to be enclosed within a solid wall or fence with a gate, which screens the dumpster from the street, adjacent properties, and from within the property. The height of the enclosure should conceal the facility from grade level. For loading and unloading purposes, the enclosure should be located to provide safety for employees, parking lot users, and disposal firms.

Many zoning codes in older cities only require that off-street loading areas not be located within setback areas and not interfere with traffic or on-site circulation. Screening the loading areas from the public right-of-way and adjacent properties has been included more recently as a requirement, which is easier to accomplish when new commercial or industrial construction occurs. Due to space restrictions created by the arrangement of existing buildings in older cities such as East Cleveland, it may not be possible to require all loading areas to be screened from the public right-of-way, although that should be a goal.

Signs

Because many of the parking areas in the commercial district are located to the rear of the buildings, their availability is not always realized by motorists on the street. A short-term strategy recommended in the 1989 parking study was to erect directional information to the location of parking lots. A square or round sign with a white capital letter "P" on a blue or purple background is a widely used symbol on signs to indicate parking lot location (*see Exhibit 9-6*). Although impractical to use to identify every parking area, these signs could be used to mark public lots and larger private lots. The provision of such a sign could be used as an incentive to persuade adjacent property owners to agree to allow easements, and undertake joint improvements and shared use of parking areas.



On private property, many franchise operations and institutions have their own directional signs indicating where the entrance and exits to their properties are located. The size, setback, area, and height of such signs should be regulated in the zoning code. These signs should not block views of pedestrians or other vehicles and should not be so large as to add to the visual clutter in the district. Limitations in the range of four (4) to five (5) square feet in size and two (2) to three (3) feet in height are sometimes used. Companies also see directional signs as additional opportunities to display their logo. Prohibiting or limiting the area on the sign for a logo can be included in sign restrictions in the zoning code. Instructional signs, such as “handicapped,” “reserved space,” or “loading area,” should be limited to a maximum size—such as two (2) square feet—or should be counted toward a maximum allowable amount of signage for a business or building.

Lighting

Most codes regulate parking lot lighting simply by requiring that the lights be shielded from adjacent residential property and the right-of-way, and that the brightness not cause glare to pedestrians and drivers. Some codes further regulate the height of lampposts, the intensity of the lighting, and the hours they may operate (excluding lights needed for safety).

Although usually not required in zoning codes, the following points should be taken into account when parking lot lighting is designed. Generally, higher lighting levels should be provided at parking lot entrances and exits, areas of high pedestrian use, passenger loading zones, and areas of intense vehicular traffic. Where security is a major concern, lighting levels should be increased. When practical, light poles should be located at the perimeter of the lot or near the end of a row of parking stalls. Perimeter locations allow for greater flexibility for possible changes in lot layouts and also simplify snow removal. If poles are located within the parking lot, they should be mounted on concrete pedestals to protect them from damage from vehicles. Landscape islands with perimeter curbing are also appropriate locations for light pole placement.

Exhibit 9-7, taken from the American Planning Association’s PAS Report 411, *Aesthetics of Parking*, provides detailed standards for controlling the amount of illumination for parking lots and other outdoor lighting. The objective of the standards is to limit glare and the amount of lighting spilling onto adjacent properties.

Programs / Policies

The previous sections identified types of improvements to upgrade the appearance and functionality of parking areas, as well as zoning code changes to ensure that future parking improvements meet those standards. In order to achieve the goals in a more timely manner, the City of East Cleveland will need to become proactive in addressing parking issues.

One- to Three-Family

To assist in repairing and constructing driveways and garages, the City should encourage property owners to apply to the Cuyahoga County Treasurer’s Office for low interest loans through the Housing Enhancement Loan Program (HELP). Loans through this program are available without income restrictions. In addition, the City could allocate funds from its Community Development Block Grant program to target investment in upgrading on-site parking. For both of these programs, the City

Exhibit 9-7, Sample Exterior Lighting Standards

FIGURE 2. SAMPLE EXTERIOR LIGHTING STANDARDS

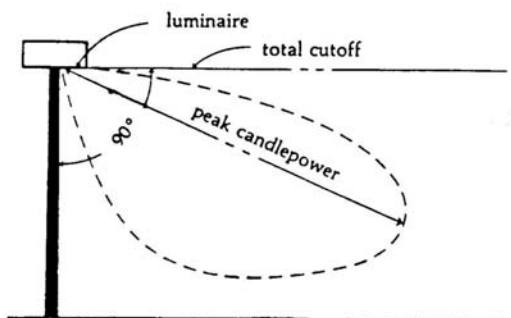
1. When light source or luminaire has no cutoff.¹

Use/Density Category	Maximum Permitted Illumination ²	Maximum Permitted Height of Luminaire
Residential	.2	10 ft.
Low-density nonresidential	.2	15 ft.
Medium- and high-density nonresidential	.3	20 ft.

2. When a luminaire has total cutoff of light at an angle of 90 degrees or greater.

Use/Density Category	Maximum Permitted Illumination ²	Maximum Permitted Height of Luminaire
Residential	.3	15 ft.
Low- and moderate-density nonresidential	.5 .75 1.0	20 ft. 25 ft. 30 ft.
High-density nonresidential	1.5 2.0	35 ft. 40 ft.

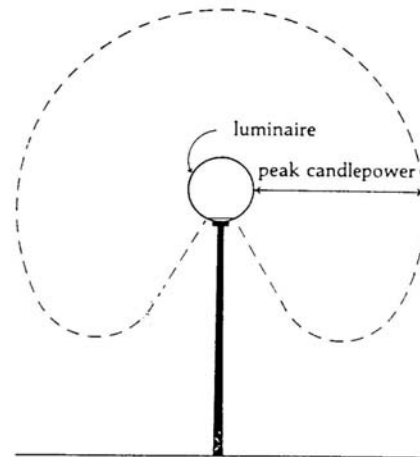
2. CUTOFF LUMINAIRE



Source: Performance Zoning, p. 173-74.

1. The cutoff is the point at which all light rays are completely shielded.
2. The maximum permitted illumination is measured in footcandles at the interior buffer yard line at ground level. Lighting levels must be measured in footcandles with a direct-reading, portable light meter. The equipment used must allow accurate measurements, and all measurements must be made after dark with the lights on and then again with the lights off. The difference between the two readings must be compared to the standard for maximum permitted illumination.

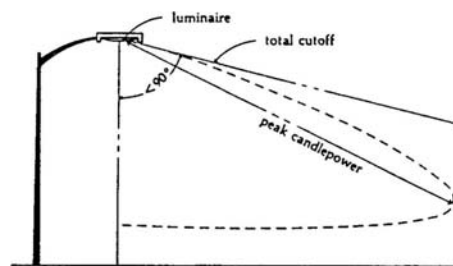
1. NO CUTOFF LUMINAIRE



3. When a luminaire has total cutoff of light at an angle of less than 90 degrees and is located so that the bare light bulb, lamp, or light source is completely shielded from the direct view of an observer five feet above the ground at the point at which the cutoff angle intersects the ground.

Use/Density Category	Maximum Permitted Illumination ²	Maximum Permitted Height of Luminaire
Residential	.5	20 ft.
Low- and moderate-density nonresidential	1.0 2.0 3.0	25 ft. 30 ft. 40 ft.
High-density nonresidential	4.0 5.0	50 ft. 60 ft.

3. LUMINAIRE WITH LESS THAN 90 CUTOFF



Source: American Planning Association, Aesthetics of Parking, PAS Report 411, page 18.

could target a promotional campaign to those neighborhoods with the greatest need for parking improvements.

The City of East Cleveland owns numerous parcels in its land bank, including parcels scattered within the U1 - Dwelling (One- and Two-Family) district. The properties are generally too small and narrow to develop parking lots to serve the neighborhood, and a City-owned parking lot would also require ongoing maintenance. In addition, a parking lot in the center of a block would not be in keeping with the residential character of the neighborhood. One solution for some land bank parcels would be to offer to divide them between the adjacent property owners at minimal cost. The expanded yards would provide additional space for off-site parking and would receive a higher degree of maintenance.

Multi-Family

The City of East Cleveland owns a number of land bank lots in areas of multi-family buildings. Land bank parcels developed for parking should be adjacent to the apartment building being served and should be transferred to the building owner to be incorporated into the apartment building property. The result would be parking that is more convenient, more secure, and increases the value of the apartment building. To provide sufficient off-street parking, proactive acquisition of additional property may also be necessary. To coordinate and implement this effort, small area plans should be completed that determine specifically which apartment buildings are the best rehabilitation candidates based upon location, building condition and layout, and potential off-street parking. Properties needed for off-street parking would be identified as part of this process. Ideal properties to acquire for parking include City land bank parcels, incompatible uses, or underutilized adjacent property. Projects assisted by the City should set the standard for other developers, and the first projects should be at high visibility locations to serve as a rallying point for future projects. As with commercial projects, parking areas for multi-family buildings should be paved, striped, well lit, and have ample landscaping along the street and property lines.

Because these parking improvements would be a component of larger housing rehabilitation projects, various funding sources are available. In addition to local Community Development Block Grant and HOME Investment Partnerships Program funds, the State of Ohio has several programs directed toward multi-family housing. The Ohio Housing Finance Agency programs include the Affordable Housing Loan Program, Housing Credit Program, and the Multifamily Bond Program, while the Ohio Department of Development administers the Ohio Housing Trust Fund.

Commercial

The City should work with merchants and property owners to gain voluntary compliance with upgraded parking lot standards. The information in this chapter could be prepared as a small guidebook and adopted by the Planning Commission as guidelines for parking improvements in commercial areas. Utilizing guidelines would establish a design consistency throughout a retail area by unifying the appearance of separate commercial establishments. In addition, where existing parking is not efficiently utilized, the City could facilitate agreements between adjacent property owners to allow shared use of parking or physically combine parking areas into more usable layouts. In return for reaching agreements, the City could make available incentives such as right-of-way improvements, installation of parking location signs, or partial reimbursement for the cost of new building signage and/or awnings. Community Development Block Grant funds are one potential source for the local funds.

Tax incentives for investing in real property improvements are available through Ohio's Community Reinvestment Area (CRA) program. This program is being utilized by at least thirteen communities in Cuyahoga County, however no area has been approved by the City of East Cleveland. Within CRA areas, property tax exemptions can be granted for any increase in property value which would result from improvements, as long as the property is in compliance with zoning regulations and the owner makes a specified minimum investment depending upon the type of use (for more information on this program, please refer to ***Chapter 8***).

Parking improvements could also be made as part of larger economic development projects. For example, the Cuyahoga County Treasurer's Office Housing Enhancement Loan Program (HELP) will review applications for improvements to commercial properties on a case-by-case basis.

In the long-term, property owners could petition to create a Special Improvement District (SID). A SID is an organizing and financing mechanism that permits property owners to levy a property tax assessment on themselves for the purpose of developing and implementing plans for public improvements and public services that benefit the district (for more information on this program, please refer to ***Chapter 8***).

Chapter Ten

Public Facilities and Infrastructure

INTRODUCTION

This chapter contains an inventory of the existing public facilities within East Cleveland, such as public buildings and properties owned through the Land Bank Program. The infrastructure portion discusses the current condition of the street, water, and sewer networks, and outlines scheduled improvement projects.

PUBLIC FACILITIES

City Hall/Police Station/Municipal Court/Fire Station #1

Existing Building Conditions

Cuyahoga County Auditor's Office records indicate that City Hall was built in 1923. An addition to the front of the structure was built in about 1955. The two story building with a basement is about 38,600 square feet in size. The building, along with the parking area, occupies 1.4 acres. The building houses all municipal administrative functions except the Community Development Department and the Service Department. In addition, the building houses the Police Department, jail, and East Cleveland Municipal Court. The Cuyahoga County Auditor's Office rates the building condition as average. The building has major repair needs. Although the size of the building is inadequate, the location of adjacent buildings makes expansion unfeasible.

The parking lot, which serves employees and visitors involving the City Hall, Police Station, Municipal Court, and Fire Station #1, contains approximately 70 spaces. This parking lot is used for employee and visitor vehicles, as well as city-owned vehicles such as police cars. Parking demand at the site often exceeds the number of spaces available.

Fire Station #1 on Marloes Avenue, also built in 1923, is adjacent to City Hall. The one story building is about 4,600 square feet in size. The Cuyahoga County Auditor's Office rates the building condition as average. The building has major repair needs. The small size of the building and its design with the equipment bay doors facing a narrow side street hinders department efficiency. The building also has inadequate areas for equipment storage, records storage, classrooms, offices, and dormitory. The location of adjacent buildings and the inadequate City Hall parking lot make expansion unfeasible.

Recommendations

The City is in the process of retaining the services of an architectural firm to evaluate space needs and preliminary costs concerning a new municipal complex. Ideally, the new complex should incorporate the existing administrative functions including the relocation of the Community Development Department, the Fire Department, Police Department, jail, and municipal court.

Based on general space standards, as well as buildings in communities similar in population to East Cleveland, general square footage estimates for a new municipal complex should range between 70,000 and 105,000 square feet, based on the departments that would be part of a new complex. The following building size ranges are estimates prepared by the Cuyahoga County Planning Commission and are subject to more detailed study: city hall (25,000-35,000 square feet), police station/jail/municipal court (25,000-35,000 square feet), and fire station (20,000-25,000 square feet). These three com-

ponents represent a total estimated space range of 70,000-105,000 square feet. In addition to these core facilities, the Service Department could also be added to the site if the current location is no longer suitable at which to reinvest in new facilities. The Service Department may need an estimated 55,000-65,000 square feet of space. Finally, the new complex site would need to have significantly more parking spaces than the present locations of these facilities.

In addition to recommended square footage needs, there are several other locational factors that should be considered as part of a decision to build a new municipal complex. For example, a complex that contains emergency personnel such as police and fire should be centrally located in a community. It should also be located on a major arterial road in order to provide the fastest response times for emergency personnel. A central administrative location, served by public transportation, will also make it convenient for residents to access services. Finally, a prominent location can also help create a focal point for the civic life of a community, as well as reinforce other institutions and public investments in the area.



Euclid Avenue in the vicinity of Doan Avenue to Strathmore Avenue

Applying these concepts, there are several general areas that may be suitable for a new municipal complex.

Euclid Avenue opposite Lee Boulevard

Chapter 12 - Alternative Development Plans (Focus Area 5), outlines a potential location on Euclid Avenue opposite Lee Boulevard, as part of a larger redevelopment of the area on the west side of Euclid Avenue from Doan Avenue to Strathmore Avenue. This general location is large enough to also accommodate a new service center. **Chapter 12** contains a more detailed discussion concerning the reasons for potentially redeveloping this general area.

Immediately east of the present City Hall

A second location is the area immediately east of City Hall, generally bounded by Euclid Avenue, Roxford Road, and Marloes Avenue, including Van Buren Road. The combination of parcels already in the Land Bank, plus property tax delinquent parcels that could be acquired, would provide some of the needed acreage at a low cost. This site is not as large as the Euclid Avenue/Lee Road site. One possibility is to construct only a new police/jail/court facility and fire station at this location, along with parking. The existing City Hall could then be rehabilitated for administrative offices. The drawback to this location would be that public facilities would be pushed further into an area of mostly single-family homes. The project would need to include buffers to mitigate some of the impact for residents on the south side of Marloes Avenue and the west side of Rosemont Road.



Euclid Avenue east of City Hall

Fire Station #2

Existing Building Conditions

This fire station on Shaw Avenue, built in 1960, occupies a total of 0.45 acres of land. The one story building is 4,680 square feet in size. The Cuyahoga County Auditor's Office rates the building condition as good. The building has some repair needs and inadequate areas for personnel and storage.

Recommendations

The Fire Department administration would like to consolidate all personnel and equipment into one centrally located facility (note the previous discussion concerning the City Hall complex). This fire station occupies one corner of a larger site owned by the East Cleveland Board of Education for Chambers Elementary school and an athletic stadium. If the fire station is no longer present, the building could be removed and the site incorporated into the school district property.

Service Department

Existing Building Conditions

The Service Department operates from a location of about four acres on Eddy Road between the rights-of-way of the two major railroad lines in East Cleveland. There are several buildings on the site, dating from the 1950's and 1960's. The buildings are clustered toward Eddy Road due to the change to a higher elevation toward the rear of the site. The City's incinerator was located at this site until March, 1963, when it closed and a waste transfer station was opened (Regional Planning Commission [Cuyahoga County], *East Cleveland - 1965*, page CF-4). The Cuyahoga County Auditor's Office rates the condition of the buildings as fair or poor. The buildings have significant repair needs.

Recommendations

The present site is not adequate in size for both the Service Department and the solid waste transfer station. If the City of East Cleveland intends to continue to own a transfer station, that use is preferred for this site. The current location is on a main road but is physically separated, due to the railroad embankments, from residential and business areas.

The transfer station could be renovated or a new structure built, and the Service Department could relocate to either a renovated building or new facility at another site. One recommendation for a new location of the Service Department is contained in **Chapter 12 - Alternative Development Plans** (Focus Area 5). If the City should decide to close the transfer station, the existing site could be modified to house the Service Department in renovated and/or new buildings.

The continued use of the transfer station is dependent upon the future contracts the City enters into for solid waste services. The City currently has a contract with two separate companies, one for curbside pickup of solid waste, and one for transport of the solid waste from the transfer station to a landfill. When contracts expire, the City should solicit bids for these two services separately and combined. For example, it may be less expensive for one company to provide both services, perhaps even using a transfer station outside of East Cleveland. In addition, the City is the holder of the transfer station permit, which means that capital improvements to the facility are the responsibility of the City, rather than the transfer station operator.

A potential source of funding to renovate or construct a new transfer station is the Ohio Water Development Authority, an independent agency created by the State of Ohio in 1968 to provide financing to local governments and the private sector for projects related to drinking water, wastewater, and solid waste facilities. As part of its construction loan program, the agency can assist in the financing of planning, engineering, and construction costs for facilities to recycle and dispose of solid waste, including transfer stations. As of 2001, the current interest rate for the program is about 6%.

Traffic and Street Light Maintenance Building

The *Forest Hill Park Updated Master Plan*, dated December 17, 1998, notes that this one-story ranch house near the Beersford Place entrance was built in the 1950's. It is currently used by city employees.

Recommendations

The *Forest Hill Park Updated Master Plan* recommends 1) relocating this municipal function to another location, because it is not a park related use; and 2) demolishing the house, which is incompatible with the architectural character of the A. D. Taylor era park buildings. The city function could be combined at the Service Department, as part of future improvements to that facility.

Community Development Department

Existing Building Conditions

This building at 13601 Euclid Avenue, built in 1952, occupies a total of about one-half acre of land. The one story building is almost 6,700 square feet in size. The Cuyahoga County Auditor's Office rates the building condition as average. The building has repair needs, as well as inadequate meeting space and storage areas.

Recommendations

There is no space to relocate the Community Development Department to the current City Hall. Therefore, the department should remain in its present location for the short term. In the long term, the department should be relocated into the previously described new municipal complex.

Helen S. Brown Senior Citizens Center and Tower

Existing Building Conditions

This complex located at Euclid Avenue and Noble Road occupies about 2.3 acres of land. One building contains 65 apartment units. This six-story building was constructed in 1986 and is 50,604 square feet in size. The Cuyahoga County Auditor's Office rates the building condition as good. The building has repair needs.

The second building is a senior citizens center that is a combination of one- and two-stories in height. The building was constructed in the 1940's and remodeled in 1984. It is approximately 19,000 square feet in size. The center offers a variety of social services for elderly residents.

Recommendations

The center provides important services for the elderly residents of East Cleveland. The facility should receive ongoing maintenance and capital improvements as needed.

East Cleveland Public Library**Existing Building Conditions**

The library is one of the most stable institutions in the community. The library network consists of a main facility on Euclid Avenue, built in 1916 and expanded in 1952, and branches on Hayden Avenue (North Branch), built about 1965, and Caledonia Avenue (Caledonia Branch), built in 1956. The three libraries are a popular institution within the community. The library provides a wide range of educational and cultural services, including literacy classes, computer classes, a career education and information center, a math and science center for students, children's programs, and concerts by local jazz, blues, and gospel musicians.

The main library, due to its heavy patronage, lacks adequate space.

Recommendations

The library should be supported in its efforts to build an addition and create a unified complex between the Library facilities and the RTA Windermere Rapid Station.

The library is currently conducting fundraising for a major expansion of the main facility. The main library was built in 1916 as a Carnegie library, with an addition during the 1950's. Richard Fleischman Architects have prepared designs for an addition of approximately 20,000 square feet, plus the renovation of the 1950's wing. The new wing, located in a separate building to the east of the current facility, would include a reading gallery, 250-seat auditorium, multi-purpose classroom, Black Heritage room, multi-media center, math and science center, computer lab, and children's center. The library addition would occupy a location adjacent to the Head Start facility and RTA Windermere Rapid Station.

Martin Luther King Jr. Civic Center

This facility is discussed in *Chapter 7 - Park and Recreation Analysis*.

INFRASTRUCTURE

In general, the roads, waterlines, and sewer system in East Cleveland vary widely in condition, as rated by the East Cleveland consulting engineer (*see Exhibit 10-1*). The portions of the infrastructure that are in need of significant repair or replacement consist of approximately fifteen center line miles of road (41% of all center line miles), 143,000 linear feet of waterline (41% of all waterlines), 73,000 linear feet of sanitary sewer lines (33% of all sanitary sewer lines), and 80,000 linear feet of storm sewer lines (33% of all storm sewer lines). The East Cleveland consulting engineer determined the

Exhibit 10-1, Infrastructure Condition, East Cleveland, 2000									
Infrastructure Component	Unit of Measurement	Total	Units/Physical Condition					Replacement Cost	Repair Cost
			Excellent	Good	Fair	Poor	Critical		
Roads	center line miles of road	36.7	11.3	6.2	4.0	8.0	7.2	\$69,974,560	\$25,002,283
Water Distribution	linear feet of waterlines	346,000	62,400	14,100	126,500	127,000	16,000	\$48,844,634	\$18,974,521
Wastewater Collection	linear feet of sanitary sewer	219,000	0	73,000	73,000	73,000	0	\$37,624,912	\$12,997,216
Stormwater Collection	linear feet of storm sewer	240,600	0	80,200	80,200	80,200	0	\$43,299,777	\$15,733,104
Total								\$199,743,883	\$72,707,124

Source: Ohio Public Works Commission, District One Public Works Integrating Committee, Capital Improvement Report, Summary Form, submitted September 27, 2000, as prepared by Michael Benza Associates.

Infrastructure Condition Rating System:

Excellent - No repair required.

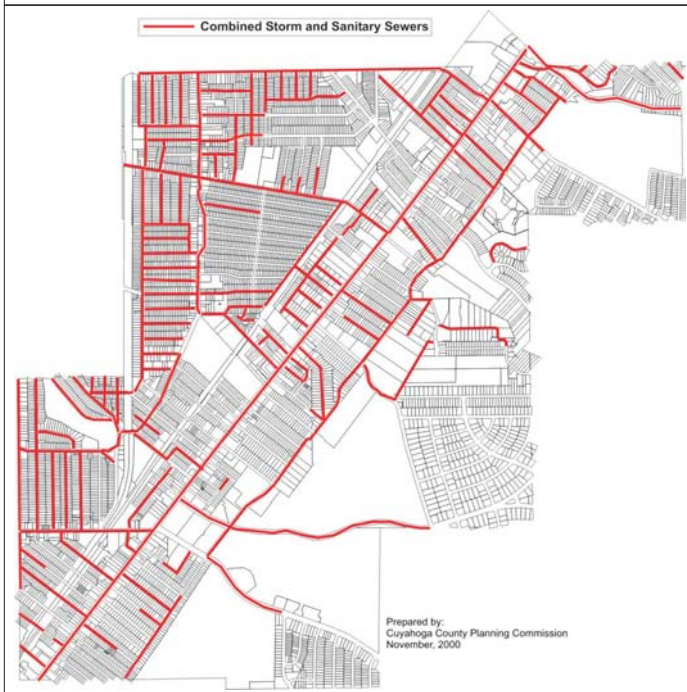
Good - Infrastructure still functioning as originally intended but may require some minor repairs and/or upgrading to meet current design standards.

Fair - Infrastructure still functioning as originally intended but requires repairs to continue functioning as originally intended and/or to meet current design standards.

Poor - Infrastructure contains a major deficiency and will require repair to continue functioning as originally intended and/or upgrade to meet current design standards.

Critical - Infrastructure item either not functioning as originally intended or it is not functioning at all times and will require significant upgrade to meet current design standards.

Map 10-1, Locations of Combined Storm and Sanitary Sewers, East Cleveland, 2000



Source: Michael Benza Associates, September, 2000

amount of infrastructure rated as poor and critical condition by reviewing the overall age of the improvements and a general condition assessment. The data held by the consulting engineer is not detailed enough to produce a citywide map showing the locations of the improvements, such as roads, by condition rating.

One type of infrastructure data that can be mapped is the location of combined sanitary and storm sewers (*see Map 10-1*). A “combined” sewer means that both the storm water and the waste water are carried in one pipe instead of two separate pipes. A combined sewer is one situation which can lead to basement flooding with sewage. In general, the combined sewers represent the older lines in the sewer system. Although streets with combined sewers are located throughout the city, a

large concentration exists west of the railroad embankment.

In addition, the positive effect of improved drainage by separate storm and sanitary sewer lines on side streets is diminished because larger sewers on Terrace Road, Hayden Avenue, and Euclid Avenue are combined sewers. During rainstorms, the overloading of the combined sewer lines can lead to sewage polluted water bypassing a water treatment plant and being discharged into Lake Erie.

The Five-Year Capital Improvement Plan includes a variety of repair and new construction projects to address infrastructure needs, including a number of the current items that are in need of repair. Overall, the current five-year plan, covering the years 2001-2005, outlines projects that total more than \$19.3 million. The roster of projects is, of course, subject to change. An itemization of the improvements that are scheduled is shown in *Exhibit 10-2*.

One of the largest sources of funds for infrastructure improvements in East Cleveland has been the Ohio Public Works Commission. The Commission administers two infrastructure funding programs which offer grants, loans, and local debt support to communities. Funding is awarded on a competitive basis at the regional level by a committee comprised of local officials. Cuyahoga County and all of its communities are its own region (District One). The first program, the State Capital Improvements Program (commonly known as Issue 2) raises its funds through a statewide bond sale. The second program, the Local Transportation Improvements Program is funded through a one cent gasoline tax. On a combined basis, these two programs provide about \$20 million per year in District One for infrastructure projects. For the years 1988-2000, East Cleveland has received thirteen awards totaling over \$16.3 million (*see Exhibit 10-3*). Due to East Cleveland's financial situation, over \$12.2 million has been awarded in the form of grants. The remaining \$4.1 million has been awarded in the form of 0% loans. The \$16.3 million in awards is the third highest community total in Cuyahoga County outside of Cleveland and Euclid, which are much larger cities.

Recommendation

Due to the age of the city's infrastructure, the City of East Cleveland needs to continue to aggressively assemble funds from various sources to address urgent infrastructure needs. Funding sources that could be utilized include allocations from the City's annual Community Development Block Grant funds and general fund when feasible, as well as leveraging funds through the Ohio Public Works Commission, Ohio Department of Transportation, and Cuyahoga County Engineer's Office.

In addition, a long-term goal should be the elimination of combined storm and sanitary sewer lines as sewer line reconstruction occurs on individual streets. Separating the lines will help alleviate basement flooding problems and reduce water pollution into Lake Erie when the combined sewer flow exits through combined sewer outfalls during periods of heavy rain.

FLOOD CONTROL STRUCTURES

The streams that originally traversed East Cleveland have been enclosed, including Dugway Brook, Nine Mile Creek, Shaw Brook, Stanwood Creek, and Taylor Creek. Flood control structures have been built in Forest Hill Park at the upper end of the east branch of Dugway Brook. Near the Cleveland

Exhibit 10-2, Five-Year Capital Improvement Plan, East Cleveland, 2001-2005							
Project	Source of Funding	Activity	2001	2002	2003	2004	2005
Roads							
Ardenall Road	East Cleveland	New pavement, new curbs, sidewalk repair, water and sewer line repair	\$145,100				
Euclid Avenue	East Cleveland Ohio Public Works Commission Ohio Department of Transportation	New pavement, curbs, sidewalks, and streetlighting	\$6,610,729				
Forest Hill Avenue	East Cleveland Ohio Public Works Commission	New sanitary sewer, waterline, pavement, curbs, aprons, and sidewalks; rehabilitate storm sewer	\$1,752,830				
Hanover Drive	East Cleveland	New pavement, new curbs, sidewalk repair, water and sewer line repair	\$300,000				
Eddy Road	East Cleveland Cuyahoga County Engineer	New pavement, new curbs, sidewalk repair, water and sewer line repair		\$400,000			
Elm Avenue	East Cleveland	General street rehabilitation		\$148,000			
Noble Road	East Cleveland Cuyahoga County Engineer	General street rehabilitation			\$700,000		
Water Distribution							
Watermain Replacement Phase II Hayden (Northfield to Eddy) Noble (Terrace to Greyton) East 133 (Shaw to Holyoke) Holyoke (East 133 to Euclid) Fourth (Hayden to East 133) Hartford (Hayden to East 133)	East Cleveland Ohio Public Works Commission	Waterline replacement	\$3,171,870				
Waterline Rehabilitation	East Cleveland	Waterline rehabilitation	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Wastewater Collection							
Belmar, Eddington, Hillcrest, and Superior	East Cleveland Ohio Public Works Commission	New sanitary sewer and pavement; rehabilitate storm sewer	\$1,086,850				
Sanitary Sewer	East Cleveland	Sanitary sewer rehabilitation	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Total			\$14,067,379	\$1,548,000	\$1,700,000	\$1,000,000	\$1,000,000
Source: Michael Benza Associates, 2000; Cuyahoga County Engineer, 2000.							

Exhibit 10-3, Ohio Public Works Commission Funding, East Cleveland, 1988-2000		
Type of Project	Number of Awards	Amount
Roads	8	\$7,034,129
Waterlines	3	\$8,577,723
Sanitary Sewers	1	\$255,304
Slope Repair	1	\$456,000
Total	13	\$16,323,156
Source: Ohio Public Works Commission, District One Public Works Integrating Committee		

Heights border, a barrier exists to prevent tree limbs and debris from entering and obstructing the culvert. Further downstream in the Lower Valley, an earthen dam is used to retain storm water overflows, known as Forest Hill Park No. 2 Dam. The dam is combined with a spillway on the downstream side of the dam to regulate the retention of water and prevent overloading of the Dugway culvert. These flood control structures have been in place since 1963 (*Dam Safety Inspection Report*, Ohio Department of Natural Resources, Division of Water, Inspection Date December 6, 2000).

An inspection of Forest Hill Park No. 2 Dam conducted by the Ohio Department of Natural Resources (ODNR), Division of Water on December 6, 2000, identified a number of required remedial measures pertaining to repairs, maintenance, and operations. In addition, the repairs and modifications to the dam required as a result of a companion 1991 ODNR inspection report of the same dam have also not been addressed.

Recommendation

The Ohio Revised Code and Ohio Administrative Code require dam owners to monitor, maintain, and operate dams in a safe manner, as well as implement remedial measures identified as a result of an inspection. To assist in funding repairs, the city may qualify for a loan from the Ohio Dam Safety Loan Program administered by the Ohio Water Development Authority. The program offers funding for design and construction of improvements and repairs to dams mandated by ODNR. Failure to correct the current deficiencies at Dam No. 2 could result in the State of Ohio making the necessary repairs and filing a legal action against the City of East Cleveland to recover the cost of the project (Ohio Revised Code 1521.062(F)). In the 40 years since the dam was built, there have been improvements made to the storm sewer network upstream of the park. It may be appropriate for the City and ODNR to discuss whether the dam is needed.

WATER RATES

The majority of Cuyahoga County residents receive water directly through a system operated by the City of Cleveland. The exceptions are East Cleveland, along with Bedford, Chagrin Falls, Cleveland Heights, and Lakewood, which are known as “master meter” communities. These communities purchase water in bulk from the Cleveland system, and redistribute it to their residents with their own rate structure. The Cleveland Division of Water classifies Berea as an emergency standby suburb.

Water is priced in units of 1,000 cubic feet (MCF). An MCF is approximately 7,500 gallons of water, which is also about the average consumption of a household in a month.

Cleveland Division of Water system rates are determined by both the distance from Lake Erie and the elevation above sea level. The service area is divided into several districts. If East Cleveland was part of the Cleveland system, it would be primarily in the Low/First High Service District. The higher elevation area roughly east of Terrace Road between Noble Road and Lee Road is in the Second High Service District. For example, for a City of Cleveland resident, the first 1,000 cubic feet of water costs \$7.33 (*see Exhibit 10-4*). In a suburb in the Low/First High Service District served by Cleveland water, such as most of Euclid, the first 1,000 cubic feet of water costs \$13.09. In a suburb in the Second High Service District served by Cleveland water, such as most of Cleveland Heights, the first 1,000

Exhibit 10-4, Water Usage Rates, East Cleveland and Cuyahoga County Communities, 2000			
	Rate per 1,000 cubic feet of water	Regular	Homestead
	Quantity		
Cleveland	First 1,000 cubic feet	\$7.33	\$3.55
	1,000 cubic feet above first thousand	\$15.68	\$3.55
Direct Service Suburbs			
Low/First High Service District	First 1,000 cubic feet	\$13.09	\$6.21
	1,000 cubic feet above first thousand	\$27.93	\$6.21
Second High Service District	First 1,000 cubic feet	\$15.13	\$8.12
	1,000 cubic feet above first thousand	\$33.07	\$8.12
Third High Service District	First 1,000 cubic feet	\$17.77	\$10.35
	1,000 cubic feet above first thousand	\$37.96	\$10.35
Master Meter Suburbs			
Bedford	Same rate regardless of quantity	\$32.10	\$24.80
Chagrin Falls	Same rate regardless of quantity	\$35.00	not offered
Cleveland Heights	Same rate regardless of quantity	\$36.14	\$26.96
East Cleveland	Same rate regardless of quantity	\$36.86	\$29.24
Lakewood	Same rate regardless of quantity	\$32.60	\$22.80
Berea*	Same rate regardless of quantity	\$7.50	\$6.38
*Berea has its own water system. Water costs are subsidized by the municipality.			
Sources: 1999 Annual Report, City of Cleveland, Division of Water; Telephone survey, Cuyahoga County Planning Commission, October, 2000			

cubic feet of water costs \$15.13. In East Cleveland, a master meter community, the rate is \$36.86 for 1,000 cubic feet of water. It should be noted that all master meter communities are consistently higher in their rates than suburbs served directly by the Cleveland Division of Water.

For all master meter communities, East Cleveland charges the highest water rates. The rate for 1,000 cubic feet of water ranges from \$32.10 in Bedford to \$36.86 in East Cleveland. For the homestead rate, available to income-eligible elderly or disabled residents, the rate for 1,000 cubic feet of water ranges from \$22.80 in Lakewood to \$29.24 in East Cleveland.

If East Cleveland joined the Cleveland Division of Water system, most East Cleveland residents would see their rate for the first 1,000 cubic feet of water drop almost 65% from \$36.86 to \$13.09. The corresponding homestead rate for the first 1,000 cubic feet of water would fall almost 79% from \$29.24 to \$6.21.

SEWER RATES

Unlike the water system, a number of government entities are involved in the treatment of sewage. For example, some communities in Cuyahoga County operate their own wastewater treatment plants, such as Lakewood. Other suburban communities such as East Cleveland, as well as Cleveland, use the

Northeast Ohio Regional Sewer District (NEORS) to treat their wastewater. In addition to NEORS charges, communities may also add charges for the repair and maintenance of the sewers owned by the community. NEORS is only responsible for the largest sewers, known as interceptors, which collect wastewater from the network of smaller sewers and deliver it to one of three wastewater treatment plants.

Like water, sewage is priced in units of 1,000 cubic feet (MCF). An MCF is approximately 7,500 gallons of sewage, which is also about the average usage of a household in a month. The quantity of wastewater leaving a property is not measured for consumption. The common assumption is that the amount of wastewater is equal to the amount of incoming water. Therefore, the sewer charge is derived from water usage.

In 2000, NEORS charged households in suburban communities such as East Cleveland \$26.60 for 1,000 cubic feet of wastewater (*see Exhibit 10-5*). East Cleveland added an additional \$11.75 per 1,000 cubic feet (44%) for repairing and maintaining the local sewer system, which raised the total to \$38.35 per 1,000 cubic feet. For the homestead rate, available to income-eligible elderly or disabled residents, the rate from the NEORS for 1,000 cubic feet of wastewater was \$17.80. East Cleveland added an additional \$13.13 per 1,000 cubic feet (74%) for repairing and maintaining the local sewer system, which raised the total to \$30.93 per 1,000 cubic feet. Due to the fact that each community served by NEORS may add an additional charge for repair and maintenance, community rates vary. For example, the total charge for 1,000 cubic feet of wastewater in Lakewood is \$14.70, with a homestead rate of \$10.29.

Exhibit 10-5, Sewer Usage Rates, East Cleveland and Selected Cuyahoga County Communities, 2000		
	Rate per 1,000 cubic feet of sewage	
	Regular	Homestead
Northeast Ohio Regional Sewer District		
Cleveland	\$21.10	\$14.25
Suburbs	\$26.60	\$17.80
East Cleveland	\$38.35	\$30.93
Lakewood	\$14.70	\$10.29
Source: Telephone survey, Cuyahoga County Planning Commission, November, 2000		

LAND BANK PROGRAM

In addition to buildings owned by a municipality, publicly owned land is also an asset. Titles to a substantial number of parcels in East Cleveland have been transferred to the City of East Cleveland due to property tax delinquency. Chapter 5722 of the Ohio Revised Code enables municipalities to enact an ordinance to claim parcels of land at the time they are foreclosed upon for property tax delinquency. If there are no bidders at the time of two different public sales who are willing to make a bid for the predetermined minimum amount, title to the parcel can be transferred to the land bank program of the municipality, if the municipality has indicated their interest in advance. The intent of the state law is to

foster the return of economically nonproductive land back to a tax revenue generating status, or to dedicate that land to public use.

Parcels that are not sold or transferred within fifteen years of acquisition must be offered for sale during the sixteenth year after acquisition. If there are no buyers at that time, the property must be offered for sale every three years.



In East Cleveland, there were 160 parcels in the Land Bank Program as of November, 2000. Although almost all Land Bank Program parcels are located west of Terrace Road, there are noticeable concentrations of properties on or near Hayden Avenue; East 125th Street; and in the area between Euclid Avenue and the railroad embankment (*see Map 10-2*). State law requires that the parcels be disposed of from the city inventory within fifteen years of their acquisition. At least five parcels will reach the time limit between 2002 and 2005. The number of parcels reaching the time limit during 2006 and beyond will be more significant, because the Land Bank Program became more active during the early 1990's.

Recommendation

Concentrations of Land Bank Program parcels can assist land assembly efforts for new development. For example, the City should attempt to claim additional parcels whenever possible in areas such as East 125th Street, First and Second Avenue, and west of Euclid Avenue between Doan Avenue and Strathmore Avenue, in order to facilitate larger-scale development efforts. Isolated parcels that are part of the Land Bank Program, such as the side streets off Euclid Avenue south of Superior Avenue, would be suitable for new single-family housing construction that fills the existing gaps.

TRAFFIC

Traffic Counts

Twenty-four hour vehicle counts are compiled for major intersections on a periodic basis by the Cuyahoga County Engineer's Office. **Exhibit 10-6** identifies historic vehicle count data at various intersections throughout East Cleveland, which were last completed between the late 1980's and early 1990's. The intersections with the highest vehicle counts in East Cleveland are along Euclid Avenue, where counts ranged from 22,000 to 37,000 vehicles. The Euclid Avenue intersections with Superior Road (36,704) and Noble Road (37,085) are the highest counts in the city. On Terrace Road, the most recent intersection vehicle counts vary. The counts ranged from over 20,000 at Superior Road (21,984) and Forest Hills Boulevard (20,735) to under 14,000 at Taylor Road (13,745) and Lee Boulevard (11,760).

Coordinated Traffic Signalization

Coordinated traffic signalization means adjusting the timing of the traffic signals along a street to improve the efficiency of vehicle movement. Coordinated signalization reduces the time that vehicles idle at red lights, which decreases travel time and lessens air pollution. Funding assistance is available for this type of project, should the City undertake this type of project on heavily traveled roads.

PUBLIC TRANSPORTATION

The Greater Cleveland Regional Transit Authority (GCRTA) provides service in the form of surface bus routes and the Red Line rapid transit. East Cleveland is one of only three communities in Cuyahoga County which has direct access to the GCRTA rapid transit system. **Map 10-3** illustrates these transit routes.

The Red Line rapid transit, Euclid Avenue bus route (#6), Payne-Wade Park bus route (#4), and Mayfield bus route (#9) provide service to downtown Cleveland. A number of other major streets in East Cleveland also have bus service, affording access from many parts of the community to areas outside its boundaries. While this is beneficial in linking residents with employment, retail areas, and services outside the community, the linear pattern of the bus routes hinders convenient access to areas within East Cleveland because there is no community circulator service. Residents needing to travel from one section of East Cleveland to another may need to transfer routes in order to reach their destination.

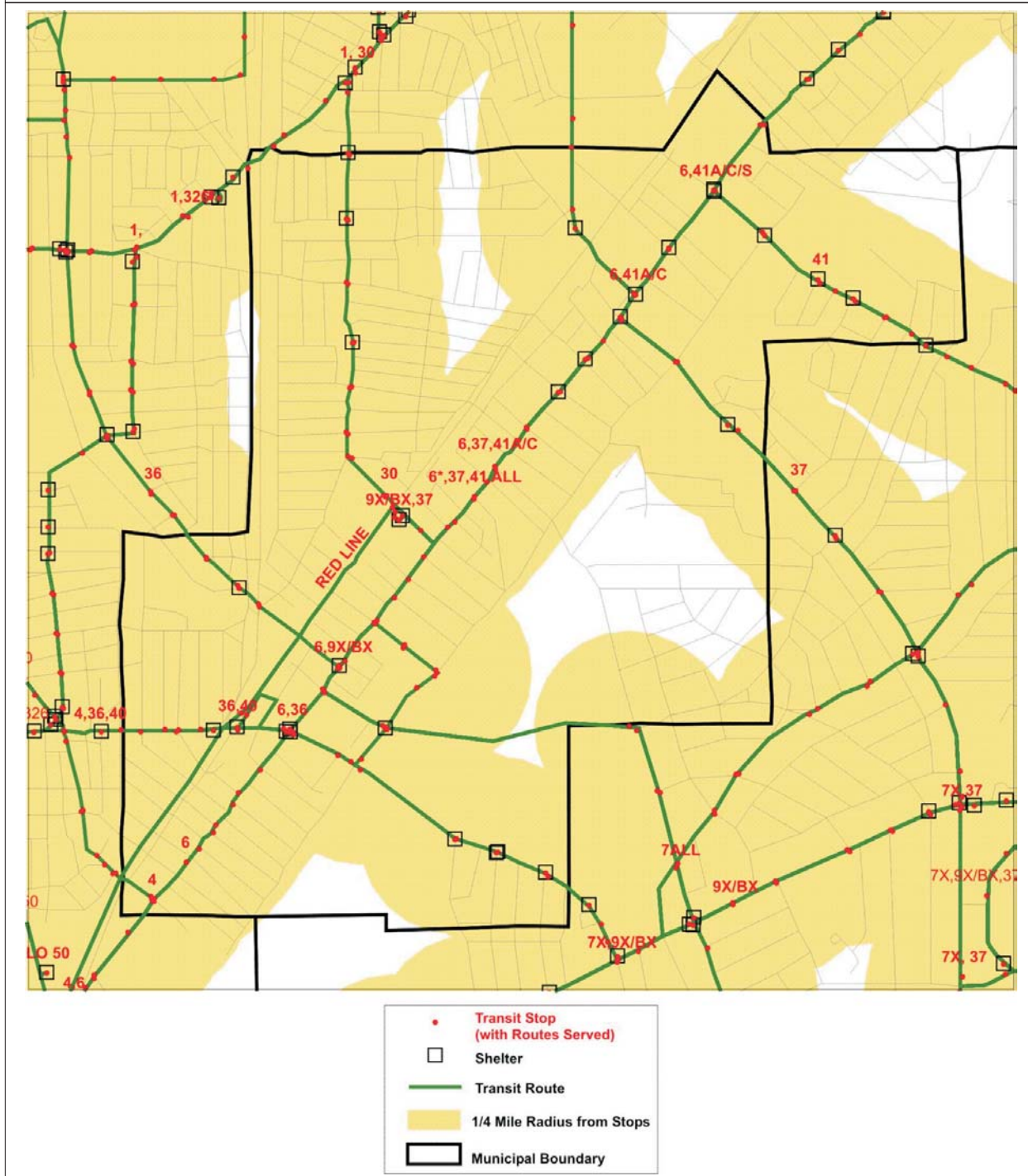
Exhibit 10-7 lists all the routes providing transit service to East Cleveland in 2002, the types of service provided, approximate frequency of departure, and selected stops. Annual total ridership figures listed in the exhibit are for 1995. Except for the Red Line rapid transit route, the ridership numbers represent the entire route and are not available by individual communities or specific stops.

The GCRTA *Annual Business Plan*, Fiscal Year 2000 outlines a Long Range Plan of bus and rail projects. The projects are intended to improve mobility for current RTA customers and to attract new customers. One potential transit project is the extension of the Red Line rapid transit eastward from the Windermere station along the existing Norfolk Southern rail line out to the vicinity of Euclid Square

Exhibit 10-6, Most Recent Traffic Volume and Intersection Counts, Selected Intersections, East Cleveland			
Vehicles on:	Count Date	This Leg	Intersection Count
Major Street/Minor Street			
Belvoir Boulevard			
southeast of Euclid Ave.	07/11/91	4,269	27,331
Coit Road			
northwest of Euclid Ave.	09/27/93	3,367	22,112
Eddy Road			
northwest of Euclid Ave.	09/20/93	9,629	27,108
Euclid Avenue			
northeast of Belvoir Blvd.	07/11/91	20,927	27,331
northeast of Coit Rd.	09/27/93	19,663	22,112
southwest of Coit Rd.	09/27/93	21,022	22,112
northeast of Eddy Rd.	09/20/93	21,622	27,108
southwest of Eddy Rd.	09/20/93	22,966	27,108
southwest of Ivanhoe Rd.	07/11/91	20,461	27,331
northeast of Noble Rd.	07/18/89	19,872	37,085
southwest of Noble Rd.	07/18/89	21,284	37,085
northeast of Superior Rd.	09/20/93	25,067	36,704
southwest of Superior Rd.	09/20/93	22,824	36,704
northeast of Taylor Rd.	09/27/93	18,852	25,572
southwest of Taylor Rd.	09/27/93	21,237	25,572
Forest Hills Boulevard			
west of Lee Blvd.	08/11/94	12,628	17,137
east of Lee Blvd.	08/11/94	9,943	17,137
east of Terrace Rd.	07/11/91	10,417	20,735
west of Terrace Rd.	07/11/91	10,599	20,735
Ivanhoe Road			
northwest of Euclid Ave.	07/11/91	9,005	27,331
Lee Boulevard			
north of Forest Hills Blvd.	08/11/94	4,207	17,137
northwest of Terrace Rd.	07/11/91	4,876	11,760
southeast of Terrace Rd.	07/11/91	5,487	11,760
Noble Road			
northwest of Euclid Ave.	07/18/89	14,682	37,085
southeast of Euclid Ave.	07/18/89	18,332	37,085
northwest of Terrace Rd.	07/11/91	12,513	16,752
northwest of Terrace Rd.	07/11/91	13,649	16,752
Superior Road			
northwest of Euclid Ave.	09/20/93	14,290	36,704
southeast of Euclid Ave.	09/20/93	11,227	36,704
northwest of Coventry Rd.	07/17/90	13,563	13,790
southeast of Coventry Rd.	07/17/90	9,218	13,790
northwest of Terrace Rd.	07/11/91	11,539	21,984
Taylor Road			
southeast of Euclid Ave.	09/27/93	7,700	25,572
northwest of Terrace Rd.	07/11/91	6,406	13,745
southeast of Terrace Rd.	07/11/91	6,531	13,745
Terrace Road			
northeast of Forest Hills Blvd.	07/11/91	9,740	20,735
southwest of Forest Hills Blvd.	07/11/91	10,714	20,735
northeast of Lee Blvd.	07/11/91	6,929	11,760
southwest of Lee Blvd.	07/11/91	6,229	11,760
northeast of Noble Rd.	07/11/91	2,499	16,752
southwest of Noble Rd.	07/11/91	4,844	16,752
northeast of Superior Rd.	07/11/91	11,036	21,984
northeast of Taylor Rd.	07/11/91	6,811	13,745
southwest of Taylor Rd.	07/11/91	7,742	13,745

Source: Cuyahoga County Engineer's Office, 2000

Map 10-3, Greater Cleveland Regional Transit Authority, Transit Routes Serving East Cleveland, 2002



Source: Greater Cleveland Regional Transit Authority

Exhibit 10-7, Greater Cleveland Regional Transit Authority, Generalized Schedule and Ridership of Transit Routes Serving East Cleveland, 2002		
Route Number	Total 2001 Ridership	Selected Stops
4 - Payne-Wade Park	359,113	Public Square, Superior Rapid Station
Weekday: 5a-12a, every 45 min; Weekend: (Sat) 8a-11p, every 45 min; (Sun) 7a-11p, every 75 min		
6/6A - Euclid Avenue	4,394,424	Public Square, Cleveland Clinic, Windermere Rapid Station, East 276 Street/Tungsten Road
Weekday: 5a-11p every 10-15 min; 11p-5a every 30 min; Weekend: 24 hr, every 20-30 min		
9X/9BX - Mayfield	1,015,155	Public Square, Windermere Rapid Station, Severance Town Center, Richmond Town Square, Golden Gate Shopping Center, Hillcrest Hospital
Weekday: 5a-6p, every 5-30 min; 7p-12a, every 30-45 min; Weekend: (Sat) 7a-10p, every 15-45 min; (Sun) 5a-10p every 45 min		
30 - East 140-Hayden	625,764	Windermere Rapid Station, Villa Angela/St. Joseph High School, Meridia Euclid Hospital
Weekday: 4a-12a, every 15-30 min; Weekend: (Sat) 5a-10p, every hour; (Sun) 7a-10p, every hour		
36 - Eddy	96,777	Superior Rapid Station, Garrett Square, Meridia Huron Hospital
Weekday: 5a-10p every 45 min; Weekend: 7a-10p, every 45 min		
37 - East 185-Taylor	326,041	Rapid Station (Green Line), Severance Town Center, Windermere Rapid Station, Meridia Euclid Hospital
Weekday: 5a-10p, every 20-60 min; Weekend: (Sat): (Sat) 7a-10p, every 65 min; (Sun) 9a-6p, every 65 min		
40 - Lakeview-Lee	1,197,087	Superior Rapid Station, Mayfield/Lee Roads, Rapid Stations (Blue and Green Lines), Mapletown Shopping Center, Southgate Shopping Center
Weekday: 4a-1a every 15-30 min; Weekend: (Sat) 6a-11p, every 30 min; (Sun) 6a-11p, every 45 min		
41A- Warrensville	951,721	Windermere Rapid Station, Cedar Center, Rapid Stations (Blue and Green Lines), Southgate Shopping Center, Solon Square Shopping Center
Weekday: 3a-10p, every 40 min; Weekend: (Sat only) 5a-9p, every 60 min		
41C - Warrensville	(included in 41A)	Windermere Rapid Station, Cedar Center, Rapid Stations (Blue and Green Lines), Southgate Shopping Center, Meadowbrook II Shopping Center, Glenwillow industrial area
Weekday: 3a-9p, every 40 min; (Sat) 5a-9p, every 60 min; (Sun) 6a-7p, every 50 min		
66X - Airport/Windermere (Red Line)	5,576,203	Cleveland Hopkins Airport, Tower City, University Circle, Superior Rapid Station, Windermere Rapid Station
Weekday: 3a-4a every 30 min; 5a-11p every 15 min; Weekend: (Sat) 4a-12a, every 15 min; (Sun) 4a-10p, every 15 min	(total Red Line)	
	Windermere station - 669,144	
	Superior station - 167,286	
Source: Greater Cleveland Regional Transit Authority		

Mall and the existing Euclid Park-N-Ride facility. This would be an elevated rapid transit line. There is no firm construction schedule for this project. A second potential transit project is the extension of the Red Line rapid transit northward and eastward from the Windermere station along the existing CSX rail line to a proposed Park-N-Ride facility in the vicinity of East 152nd Street off I-90 in Euclid.

This would be an elevated rapid transit line in East Cleveland. There is no firm construction schedule for this project.

The most significant future public transportation investment that will affect East Cleveland is the Euclid Corridor Transportation Project. The element of the project that will be built in East Cleveland will be the reconstruction of Euclid Avenue to accommodate a Bus Rapid Transit line. The goal of the project is to provide the quality of rail transit, while benefiting from the flexibility of buses. The buses will be low-floor, diesel-electric hybrids. The power source for the buses will be located on the vehicle. The project will no longer have an overhead system of wires supplying power. Between downtown Cleveland and University Circle, the buses will operate in an exclusive center median. From University Circle to Windermere Station, the buses will operate in the curb lane. The project is currently in the final design phase. Construction is anticipated to begin in 2004, and the system would be operational in 2006. For more information concerning the Euclid Corridor Transportation Project, its impact on Euclid Avenue in East Cleveland, and the coordination needed with the pending Euclid Avenue right-of-way improvements, refer to *Chapter 12 - Alternative Development Plans* (Focus Area 4). Additional project information can be found at <http://www.euclidtransit.org>.

Three recent projects have resulted in direct investment by GCRTA in its facilities located in East Cleveland. The Windermere Station on the Red Line rapid transit was rebuilt and combined with a daycare facility operated through the Council for Economic Opportunities in Greater Cleveland. The Superior Station on the Red Line rapid transit was rebuilt. In addition, the Hayden District Bus Garage was rehabilitated. GCRTA's fixed route bus system is divided into five operating districts, each centered around one of the five garages in its system. The Hayden District is comprised of all operating and maintenance personnel necessary to maintain the operation of 20% of GCRTA's approximately 100 fixed-route bus lines. Approximately 400 persons are currently employed in the operation and maintenance of this facility.

OTHER PUBLIC IMPROVEMENTS

Street Trees

Street trees perform several important functions. Tree foliage filters dust and pollutants from the atmosphere. The canopies of trees reduce the temperature of the surrounding air, and the leaves release oxygen. Trees also provide habitat for a variety of animals. Aesthetically, street trees unify a streetscape, creating visual interest to pedestrians and motorists.

Street trees have been part of the landscape in East Cleveland for generations. The community has many mature trees, although many have reached their life expectancy or are in declining health. Tree pruning is needed in order to safeguard the public from falling branches, and a tree planting program will provide a source for replacement trees.

A street tree should be planted in an area of bare earth 16 feet square (a square area 4 feet by 4 feet). An area of this size will be large enough for rainfall to provide for the needs of the tree and ensure a healthy growing environment.

The placement of street trees in above-ground planters is not recommended. First, the planters will become a maintenance problem for the City in future years. In addition, trees installed in planters can suffer health problems over the long-term due to the fact that in an above-ground location the tree is subject to more extremes of heat, cold, and inadequate water. Finally, planters that are adequate in size may jut into sidewalk areas, creating a hazard for pedestrians, bicyclists, and skateboarders.

Another problem with planting on treelawns less than four feet wide is the difficulty of selecting a tree variety that will not spread over the traffic lanes and will not spread into overhead wires. In business areas, the trees should not block the view of business signage, which is typically placed in first-floor windows or on the wall space above the first-floor windows.

Many commercial arterial roadways in Cuyahoga County have physical conditions similar to East Cleveland streets such as Euclid and Hayden Avenues. The solution learned over time has been to not install street trees as a continuous feature. Instead, the City should look for opportunities to plant trees in-ground at selected locations, such as where the building setback is adequate, or the combined treelawn and sidewalk depth is greater than average. If space permits at vacant areas and parking lots, trees can be planted adjacent to the sidewalk on the private property side.

A long-term approach would be for the City to modify its zoning code to require landscaping on privately-owned commercial properties, such as parking areas and new construction sites, which has been done in many other Cuyahoga County communities. These regulations would improve the aesthetics of the commercial and industrial roads throughout East Cleveland, but make landscape installation and maintenance the responsibility of the property owner.

In residential areas, street trees can be planted more easily in a regular pattern, such as every lot or every other lot. As in business districts, treelawns should be at least four feet wide in order to help ensure the long-term health of the tree. On streets with shallow tree lawns, the City can work with residents to plant trees on the private property side of the sidewalk. Trees that produce fruit or are prone to breakage due to weak branches should not be planted. In addition, although the same tree species should be planted on a specific street, the species should be varied across the city in order to reduce the severity of disease outbreaks.

Streetlights

For over a century, streetlights have been an essential part of roadways in urban areas, particularly business districts. Streetlights improve both vehicular and pedestrian safety and help deter crime. Over the past several generations, the technology of streetlights has improved, resulting in higher light output and improved energy efficiency. The first generations of streetlights in common use employed incandescent bulbs. In the mid-1930's the high pressure mercury vapor lamp was invented, which is known for its distinctive blue-green color. In time, this lamp was replaced by the sodium lamp, which produces a yellowish light.

As part of the Euclid Avenue rehabilitation, the City is working with FirstEnergy to upgrade the streetlights. The City should continue to work with the utility to upgrade streetlights on a citywide basis, particularly to replace any remaining mercury vapor lights with modern lamps that have higher light output. In addition, the city should also add streetlights where appropriate. Finally, the City

should establish an in-house system using employees to report streetlights that are out of service. The list can then be provided to FirstEnergy on a regular basis, which will help ensure that streetlights are repaired as quickly as possible.

The City should also enforce municipal codes to ensure that the parking lot lighting on private properties is well maintained. Parking lot illumination often shines onto the public right-of-way, particularly the sidewalk and treelawn area, which improves lighting for pedestrians. Finally, the City should encourage private property owners to add lighting that illuminates their own properties, but also has the benefit of adding light to the sidewalk and treelawn areas.

Gateway Signs

Almost every community in Cuyahoga County, including East Cleveland, has signs along streets that mark the community boundaries. The signs serve the practical purpose of identifying the boundary of a community, however they are also used to convey an impression to motorists or pedestrians about the image that the community wishes to project about itself. The sign contains the community name, and often a motto, an image or symbol, and a significant date in the community's history. Over the past several decades, these signs have evolved from plain metal to more artistic versions using various materials, designs, and multiple colors. The signs are often mounted on decorative poles with brackets. On arterial streets, these signs are sometimes combined with additional landscaping such as shrubs, perennials, and annuals.

Based upon the traffic counts discussed in this chapter, the City has an opportunity to utilize several locations to create a three-tier system of distinctive gateways. The purpose of the multiple tier system would be to highlight heavily traveled locations, which occur in business districts, with distinctive gateways. In contrast, lower traffic areas, which are often residential streets, would have simple gateways that blend well with their surroundings.

The highest vehicle counts occurring at the boundaries of the community are Euclid Avenue at Ivanhoe (westbound) and Euclid Avenue at Lakeview Road (eastbound), where there are over 20,000 vehicles per day. These two locations should be the most visually distinctive gateways in the city, combining signage, landscaping, and decorative elements.

The second tier of locations, based upon a daily count of about 10,000 to 18,000 vehicles, include East 152nd Street (southbound), Eddy Road (southbound), Forest Hills Boulevard (westbound), Ivanhoe Road (southbound), Noble Road (northbound), Superior Avenue (eastbound), and Superior Road (westbound). A sign mounted on a decorative standard, with landscaping, would be appropriate for this tier.

The third tier of locations, based upon a daily count of about 8,000 vehicles or less, would include the remaining streets that cross from the boundaries of Cleveland and Cleveland Heights and enter East Cleveland. A single sign, attached to an existing pole or mounted on a plain standard, would be appropriate for this tier.

Chapter Eleven

**Historic
Preservation
Strategy**

COMMUNITY CHARACTER

In the mid-19th century, East Cleveland was an area of farms, orchards, and vineyards, with fashionable houses along Euclid Avenue, which was the main transportation route. By the mid-1870's, the Lake View & Collamer Railroad, a business venture of John D. Rockefeller, was operating on tracks built just west of, and parallel to, Euclid Avenue. The line later included a small train station at Windermere.

During the last quarter of the 19th century, streetcar lines gradually extended eastward from downtown Cleveland. By mid-1889, service was available on Euclid Avenue from Public Square to Lakeview Road. A large car barn was built on the south side of Euclid Avenue, between present day Coltman Road and East 123rd Street in Cleveland. In late 1889, service extended to Lakefront Avenue, using Lakefront as a connector to continue a line north on Hayden Avenue. This line was extended to Euclid Beach Park in 1895.

During the late 1880's and early 1890's, streetcar lines converted from using horses to electric power, which encouraged further growth in the streetcar network. In 1896, service was extended on Euclid Avenue to Ivanhoe Road. The following year, a private right-of-way was built through the Windermere Station, eliminating Lakefront Avenue as the connector between Euclid and Hayden Avenues. In 1907, a car barn opened at Windermere, replacing the streetcar storage at Coltman Road. By 1908, streetcar service on Superior Avenue extended as far east as East 125th Street, which was followed by service east to the Euclid Avenue intersection.

The completion of these streetcar lines profoundly affected East Cleveland's growth. The population jumped from about 2,700 persons in 1900 to almost 9,200 in 1910, and reached almost 27,300 in 1920. The physical appearance of East Cleveland was also influenced by the streetcars, and their impact remains apparent today. Euclid Avenue developed as the main shopping area for the community, as well as the center of civic life with churches, fraternal organizations, and public buildings. Euclid Avenue development also included apartment buildings and structures with shops on the first floor and either offices or apartments on the upper floors. Hayden Avenue evolved as a secondary commercial area. Side streets extending from Euclid Avenue contained one- and two-family homes, terraces, and apartment buildings. The numerous intersecting side streets of residences provided easy walking access for residents to the streetcars.

Several major companies also started in East Cleveland at the turn of the 20th century. The most significant employer was the National Electric Lamp Association, which constructed Nela Park. From 1911-21, the National Electric Lamp Association constructed a campus of architecturally distinguished buildings on Noble Road known as Nela Park. Today the complex has national significance for its architecture, and it is sometimes considered to be the first suburban industrial research park in the United States. Nela Park subsequently became part of General Electric. Another significant firm was the F. B. Stearns Company, located at the corner of Euclid Avenue and Lakeview Road and extending westward into Cleveland. The company, founded by Frank B. Stearns, was an important automobile manufacturer during the period 1898-1929. Finally, the National Library Bindery Company was founded in 1905, specializing in library book binding. In the late 1920's, the firm moved into a new English style office and factory complex at the south end of East 133rd Street.

Buses replaced streetcar service in the late 1940's and early 1950's throughout Greater Cleveland, including the East Cleveland lines: Euclid Avenue east of Windermere (1948); Hayden Avenue (1949); and the remainder of Euclid Avenue (1952).

Today, the historical and architectural significance of East Cleveland remains rooted in its "streetcar suburb" origin, meaning that its building stock was constructed primarily between the 1890's and the 1930's, when the main form of transportation was streetcars.

EXISTING HISTORIC PRESERVATION CONTEXT

A total of 41 individual properties, plus one historic district and one potential historic district, have been recorded on one or more of the official rosters listed below (*see Exhibit 11-1*).

Ohio Historic Inventory

The Ohio Historic Inventory (OHI) is a statewide program administered by the Ohio Historic Preservation Office, which is part of the Ohio Historical Society. Cuyahoga County was surveyed primarily during the late 1970's and early 1980's. Additional research occurred in East Cleveland during 1999 and 2000 as part of the Euclid Corridor Transportation Project. Although any building or structure can be recorded, the OHI most often focuses on recording residential, commercial, and institutional buildings. The primary use of the OHI is as a research tool. The listing of a property in the OHI does not carry any benefits or restrictions. A total of 49 properties in East Cleveland have been recorded on the OHI. The properties are mostly institutional buildings (churches, schools, hospital) and residences (single-family houses, terraces, and apartment buildings), along with an industrial building and the observatory.

Historic American Engineering Record

The Historic American Engineering Record (HAER) is a program administered by the National Park Service. The HAER documents industrial, maritime, and engineering history and produces measured and interpretive drawings, historical reports, and large-format photographs. The primary use of the HAER is as a research tool. The listing of a property in the HAER does not carry any benefits or restrictions. The F. B. Stearns Company has been documented on the HAER.

National Register of Historic Places

The National Register of Historic Places is a program administered by the National Park Service. The National Register is a federal designation intended to confer recognition, through a variety of criteria, to properties of local, state, or national significance. The more than 71,000 listings on the National Register include districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture. These listings incorporate about one million resources.

Benefits of National Register listing include an investment tax credit for work approved by the National Park Service that is undertaken on income-producing (depreciable) properties, as well as a re-

Exhibit 11-1, Historic Structures, Official Designations, East Cleveland						
Address	Current Name (Historic Name)	Date	Date Source	Ohio Historic Inventory	National Register of Historic Places	Historic American Engineering Record
Roughly bounded by Glynn, Northdale and Cleviden, Mt. Vernon and Wyatt, and Lee	Forest Hill Historic District	c. 1925	NR	Yes	08/14/86	
1801 Charles Road at Euclid Avenue	Charles Apartments	1912	OHI	Yes		
1766 East 133 Street	(National Bindery Company)	1928	OHI	Yes		
12600 Euclid Avenue	Lakeside Baptist Church (Church of the Holy City)	1908	OHI	Yes		
13633 Euclid Avenue at Fay Street	(Timothy Ward House)	1918	OHI	Yes		
14035 Euclid Avenue at Holyoke Avenue	Windermere United Methodist Church	1909	OHI	Yes		
14516 Euclid Avenue at Rosemont Road	Starlight Baptist Church (East Cleveland Baptist Church)	1903;1912	OHI	Yes		
15320 Euclid Avenue	Shaw High School	1921	OHI	Yes		
15720 Euclid Avenue	(Charles Barnes House)	1905	OHI	Yes		
15837 Euclid Avenue at Allandale Avenue	St. Paul's Episcopal Church	1895	OHI	Yes	10/18/84	
16200 Euclid Avenue at Nela Avenue	First Presbyterian Church of East Cleveland	1893	OHI	Yes	11/28/78	
1289 Hayden Avenue at Alder Avenue	Greater Mt. Zion Baptist Church (Trinity United Brethren Church)	c. 1920	OHI	Yes		
1550 Hayden Avenue at Claibourne Road	Community Baptist Church (First Church of the Nazarene)	c. 1920	OHI	Yes		
14780 Euclid Avenue at Page Avenue	(East Cleveland Congregational Church)	1900;1925; 1955	OHI	Yes		
1892 Idlewood Avenue	No name - house	c. 1905	OHI	Yes		
1900 Idlewood Avenue at Forest Hills Avenue	No name - house	c. 1905	OHI	Yes		
Lee Road and Vicinity	Forest Hill Park	c. 1875; c. 1940	NR		02/27/98	
1901 Noble Road	Nela Park	1911-1921	NR		05/29/75	
12917 Phillips Avenue	Rozelle Elementary School (Northwest School)	1910	OHI	Yes		
1843 Stanwood Road	Prospect Elementary School	1896	OHI	Yes		
12701 Superior Avenue at Melbourne Road	Mt. Nebo Baptist Church (All Souls Universalist Church)	1914	OHI	Yes		
1975 Taylor Road at Hanover Drive	Warner & Swasey Observatory	1920;1939	OHI	Yes		
13951 Terrace Road at Holyoke Avenue	Meridia Huron Hospital (Huron Road Hospital)	1935	OHI	Yes		
1860-1878 Wadena Street	No name - terrace apartments	c. 1905	OHI	Yes		
The following properties have been demolished						
Euclid Avenue at Lakeview Road	(F. B. Stearns Company)	1901 and later	HAER			Yes
13333-41 Euclid Avenue	No name - terrace apartments	c. 1905	OHI	Yes		
13419-37 Euclid Avenue at Superior Avenue	(Superior-Euclid Block)	c. 1925	OHI	Yes		
15317 Euclid Avenue	(Frank Welton House)	c. 1870	OHI	Yes		
16049 Euclid Avenue	(George Stone House)	c. 1890	OHI	Yes		
14410 Terrace Road	Kirk Junior High School	1930	OHI	Yes		

Exhibit 11-1 (continued)						
Address	Current Name (Historic Name)	Date	Date Source	Ohio Historic Inventory	National Register of Historic Places	Historic American Engineering Record
The following properties have been determined eligible for listing on the National Register of Historic Places as part of the Euclid Corridor Transportation Project						
<i>Potential Historic District (Wadana to Rosalind Avenues)</i>						
12832 Euclid Avenue	house			Yes	eligible for listing	
12908 Euclid Avenue	house			Yes	eligible for listing	
12920 Euclid Avenue	house			Yes	eligible for listing	
12960 Euclid Avenue	house			Yes	eligible for listing	
13032 Euclid Avenue	house			Yes	eligible for listing	
13104 Euclid Avenue	house			Yes	eligible for listing	
13124 Euclid Avenue	house			Yes	eligible for listing	
13136 Euclid Avenue	house			Yes	eligible for listing	
13204 Euclid Avenue	(William Rudd House)	1905	OHI	Yes	eligible for listing	
13220 Euclid Avenue	house			Yes	eligible for listing	
13228 Euclid Avenue	house			Yes	eligible for listing	
13240 Euclid Avenue	Creative Arts Complex			Yes	eligible for listing	
<i>Other Buildings in Euclid Corridor Project Area</i>						
12921 Euclid Avenue	(Francis Hawkins House/Jeanne Beile Tea Rooms)			Yes	eligible for listing	
13101 Euclid Avenue	Calvary Lutheran Church (Calvary Congregational Church)	1909	OHI	Yes	under review	
13125-31 Euclid Avenue	apartment building			Yes	eligible for listing	
13344 Euclid Avenue	terrace apartments	c. 1910	OHI	Yes	eligible for listing	
13732-40 Euclid Avenue	apartment building			Yes	eligible for listing	
13824 Euclid Avenue	St. Philomena Roman Catholic Church	1902;1925	OHI	Yes	eligible for listing	
13824 Euclid Avenue	St. Philomena Roman Catholic Church Rectory			Yes	eligible for listing	
13830 Euclid Avenue	East Cleveland Neighborhood Center			Yes	under review	
14101 Euclid Avenue	East Cleveland Public Library	1916;1952	OHI	Yes	eligible for listing	
14108 Euclid Avenue	East Cleveland Theater (Windermere Presbyterian Church)	1906	OHI	Yes	under review	
Date: c. - circa						
Date Source: HAER - Historic American Engineering Record; NR - National Register of Historic Places; OHI - Ohio Historic Inventory.						
Sources: U. S. Department of the Interior (Historic American Engineering Record and National Register of Historic Places); Ohio Historical Society (Ohio Historic Inventory).						

view process for federally-assisted projects to mitigate potential negative impacts to National Register properties. In addition, legislation is currently being considered at the federal level to expand the current financial incentives, as well as at the state level to create additional incentives. National Register designation does not place restrictions on owner-occupied properties. If owners use their own funds, they are free to sell, restore, remodel, or demolish the property.

The properties listed on the National Register in East Cleveland are Forest Hill Park, First Presbyterian Church of East Cleveland, St. Paul's Episcopal Church, and the Nela Park complex. There is one district listed on the National Register, the Forest Hill Historic District, which comprises 81 houses built in the late 1920's as part of the Rockefeller development. Through the Euclid Corridor Transportation Project, a district eligible for listing on the National Register has been identified on the south side of Euclid Avenue from Wadena Street to Rosalind Avenue. The Ohio Historic Preservation Office has also indicated that the district may extend into the residential area between Euclid Avenue and Lakeview Cemetery, although no survey of that area is underway at this time.

Summary

The building stock of East Cleveland, which includes linear commercial districts, distinctive individual structures such as churches and schools, and numerous streets of houses and apartment buildings on small lots, creates a very distinctive sense of place. A community that developed in the late 19th and early 20th centuries, such as East Cleveland, has a much different appearance than a city built primarily during the 1950's and 1960's, such as Euclid.

In particular, the housing stock of East Cleveland has a number of distinctive types of buildings, such as:

- ✓ Single-family buildings that include examples of various architectural styles, such as Queen Anne, Colonial Revival, Foursquare, Homestead, Bungalow, Tudor, and French.
- ✓ Two-family buildings that are two-stories high with matching up-and-down front porches, identical windows patterns and floor plans in each unit, wood clapboard siding, and steep gable roofs.
- ✓ Small and large apartment buildings built of brick with stone trim that have front porches or balconies and a center entrance.
- ✓ Commercial buildings that are one-story high, built of brick with stone trim, and have large storefront windows, recessed entrances, and decorative brickwork as part of the wall above the storefronts. Buildings with two- or three-stories that have offices or apartments above the storefronts, and may have additional architectural features such as bay windows, balconies, and cornices.

For these structures, historic preservation can be used as a tool to encourage their rehabilitation, preserve their architectural features, extend their useful life, and retain community character and identity.

RECOMMENDATIONS

It is recommended that the community prepare a historic preservation plan. This type of plan would be a proactive method of planning for the preservation and protection of East Cleveland's character and historic resources.

The historic preservation plan should contain several sections, including:

Adopting a Statement of Goals

A statement of goals is the framework for a historic preservation plan. It provides direction and helps rank various elements of a preservation program. Sample goals for East Cleveland could include:

- ✓ Preserve and maintain buildings and sites that are significant visible reminders of the architecture and history of the city;
- ✓ Contribute to the economic development and vitality of the city;
- ✓ Enhance the quality of life of neighborhoods and strengthen civic pride; and
- ✓ Integrate historic preservation into municipal programs and administrative functions.

Conducting a Citywide Historic Resources Survey

The survey is the method for identifying and gathering data on the history and architecture of the buildings in a community. This citywide survey would expand upon the brief existing survey prepared approximately 25 years ago through the Ohio Historic Inventory. This more detailed survey would identify all potential historic individual buildings and all potential historic districts. The project is a combination of field work, plus research in local records and library collections.

Officially Designating Historic Buildings and Districts

After the survey information has been collected, it is evaluated to determine which buildings and districts meet the criteria of historical, architectural, or cultural significance for listing on the National Register of Historic Places. Finally, nomination forms are prepared and the properties are reviewed by the Ohio Historic Preservation Office and the National Park Service for official listing on the National Register.

Coordinating Historic Preservation with Planning and Zoning

- ✓ To attain long-term benefits from a historic preservation program, the City of East Cleveland needs to incorporate historic preservation issues into its daily administrative processes, such as:
- ✓ Utilizing the Architectural Board of Review for the purpose of design review;

- ✓ Approving and using the Secretary of the Interior's *Standards for Rehabilitation* as the design guidelines for the Architectural Board of Review. These guidelines ensure that architectural features are retained, new construction harmonizes with existing buildings, and project reviews are streamlined when federal economic incentives are involved, because the same design guidelines are used for both purposes;
- ✓ Updating the Planning and Zoning Code to ensure that the code is sympathetic to issues pertaining to older buildings;
- ✓ Updating the Planning and Zoning Code to ensure that the Planning Commission and the Zoning Board of Appeals consider historic preservation issues when making decisions; and
- ✓ Updating the City's building code to incorporate provisions that encourage rehabilitation and reuse of older buildings through building code compliance alternatives, while continuing to meet life safety standards. Options include adoption of the International Building Code 2000 to replace the current municipal building code, or updating the municipal code to the current edition of the Ohio Basic Building Code and emphasizing the use of Chapter 34, Existing Structures.

Cultivating a Relationship Between Preservation and Education

An important function of a preservation plan is to outline methods for communitywide education on preservation issues and policies. For example, the plan should highlight meetings and celebrations focusing on preservation, including the nationally celebrated Historic Preservation Week each May. Annual award programs also provide recognition for appropriate rehabilitation, give recognition to individual preservation efforts, create positive media coverage for the community, and provide opportunities to educate and inform other residents about the benefits of preservation. Efforts should also be made to bring preservation values and policies into schools, such as producing material for teachers to utilize in their classes, as well as organizing projects or contests to educate students about, and create appreciation for, local buildings.

Creating a Preservation Network

East Cleveland currently has several organizations whose focus is the preservation of Forest Hill Park. There is no active organization however, devoted to the history and preservation of the community as a whole. A local history or preservation organization could raise public awareness and celebrate the rich 200-year history of East Cleveland, advocate on public policy issues, and advise property owners on the care of their buildings.

There are also potential partners outside the community, such as the Cleveland Restoration Society/Preservation Resource Center of Northeastern Ohio, which can provide technical assistance to property owners, including religious facilities, concerning maintenance and repair of older buildings.

Encouraging Use of Financial Incentives for Historic Preservation

Federal

A structure listed on the National Register of Historic Places can utilize a federal tax credit equal to 20% of the cost of rehabilitation work that meets the Secretary of the Interior's *Standards for Rehabilitation* and is approved through the National Park Service. Properties that are income-producing (depreciable) according to Internal Revenue Service definitions are eligible for the program. Additional program details are outlined at www2.cr.nps.gov/tps/tax.

Legislation pending in Congress, the Historic Homeownership Assistance Act, if approved, would extend the same 20% tax credit to owner-occupied homes.

State

Legislation pending at the state level would for the first time provide financial incentives for owners of historic properties. The provisions of the program have not been finalized.

Local

Cuyahoga County, in cooperation with the Cleveland Restoration Society, administers the Heritage Home Loan Program, which is intended to assist homeowners to restore their historically significant buildings. This pilot program is currently available only in Cleveland Heights, Euclid, Lakewood, Shaker Heights, and several Cleveland neighborhoods. The program will provide qualifying homeowners with ten-year loans with interest rates at about 3.5% through KeyBank. Homeowners will also receive technical advice from Cleveland Restoration Society staff. Buildings must be at least 50 years old and meet the criteria for listing in the National Register of Historic Places. If this pilot program is successful and the City is administratively prepared to handle its share of the program responsibilities, East Cleveland could consider future participation in this program.

The Cleveland Restoration Society has several programs available to assist historic preservation efforts:

- ✓ The Sacred Landmarks Assistance Program offers free technical assistance to religious congregations of any denomination for addressing current capital improvements and preventative maintenance for their buildings.
- ✓ Through its Preservation Resource Center of Northeastern Ohio (PRC), free technical assistance is available to municipalities regarding appropriate preservation treatments and options and is a source of information regarding historic preservation-related issues across the region. In addition, grant funds are also available for qualified, not-for-profit historic preservation projects through the PRC Technical Assistance Grant program.

Chapter Twelve

Alternative Development Plans

INTRODUCTION

Within East Cleveland are issues and areas of special interest because of the potential for future development or redevelopment. For these specific areas, more detailed analyses have been conducted in order to assess the impacts and benefits of possible development options. The areas studied are listed below and illustrated on *Map 12-1*.

- Focus Issue A: Potential Location of Post Office
- Focus Issue B: Potential Location of Supermarket
- Focus Issue C: Euclid Avenue Right-of-Way Improvements

- Focus Area 1: Doan Avenue (Hayden Avenue to Railroad Embankment)
- Focus Area 2: Coit/Noble Triangle
- Focus Area 3: Hayden Avenue (Shaw Avenue to Woodworth Road)
- Focus Area 4: Euclid Avenue (Doan Avenue to Strathmore Avenue)

FOCUS ISSUE A: POTENTIAL LOCATION OF POST OFFICE

The current East Cleveland post office is located on Shaw Avenue just west of Euclid Avenue. The adjacent land uses include houses and the railroad embankment. The current location has several problems:

- ✓ inadequate space for employees;
- ✓ limited customer parking;
- ✓ limited access for persons with disabilities;
- ✓ hazardous to turn into and out of the facility;
- ✓ location in a residential area; and
- ✓ difficult location for customers to find.



The current East Cleveland Post Office is smaller in square footage, parking spaces, and acreage than post offices that have recently been built in Greater Cleveland.



The drop-off mailbox is part of a parking lot aisle, which makes parking difficult and increases the risk of accidents.

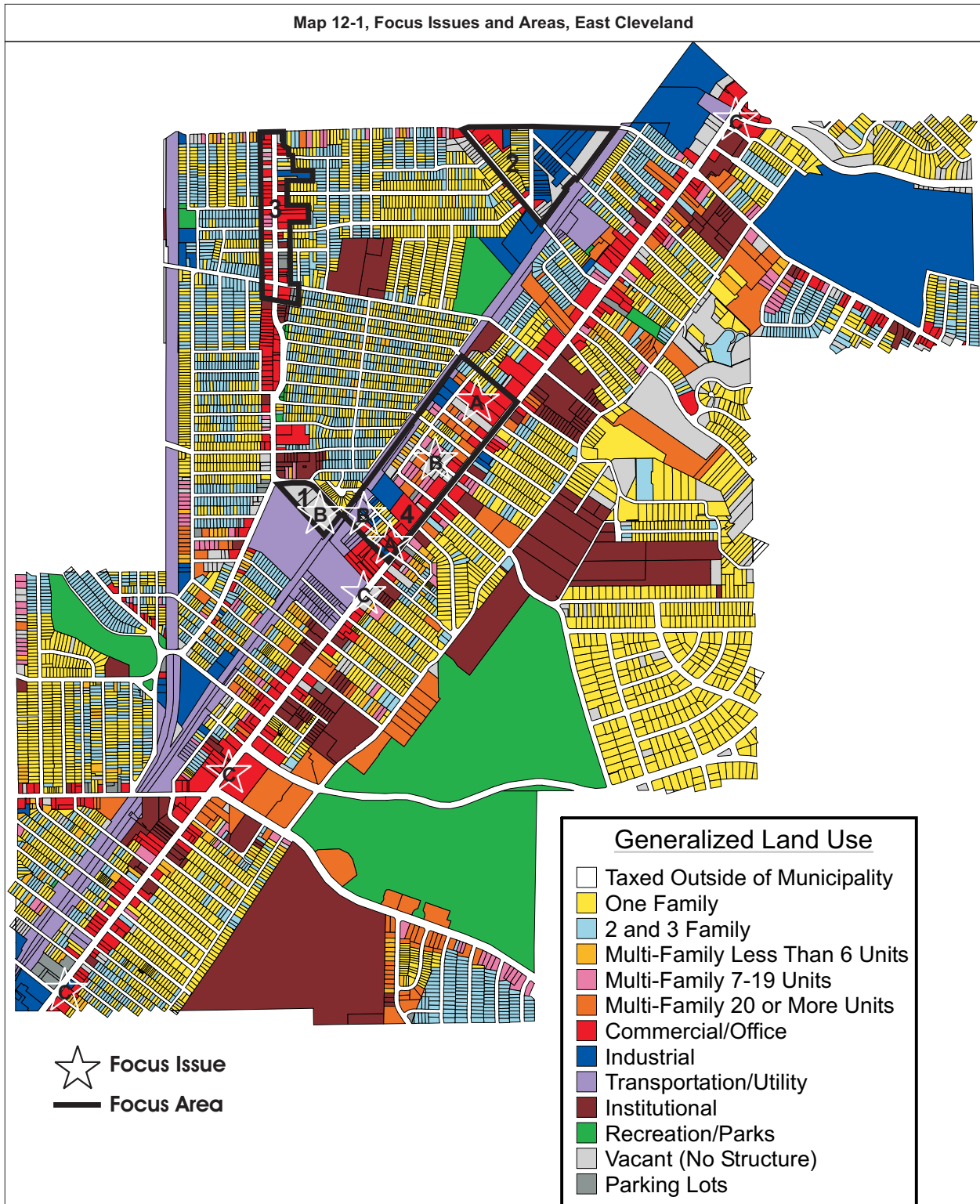


The steep site requires steps to reach the entrance, which limits access for persons with disabilities.

The United States Postal Service (USPS) is interested in relocating its facility inside East Cleveland. In the short-term, the USPS would like to build a new retail location, and in the long-term, build an addition to the new retail location to house the existing Shaw Avenue mail sorting facility.

The USPS built three new freestanding post offices in Cuyahoga County during the late 1990's, in Bedford, Cleveland Heights, and Mayfield Heights. In addition, the USPS is a recent tenant in a multi-tenant ware-

Map 12-1, Focus Issues and Areas, East Cleveland



house/office building in Brecksville. All four facilities include a retail store and letter sorting operations, just like East Cleveland.

Exhibit 12-1 compares the existing facility in East Cleveland with these new post offices.

Exhibit 12-1, Post Office Facility Comparison, East Cleveland and Selected Communities				
	East Cleveland	Bedford	Cleveland Heights	Mayfield Heights
Address	1700 Shaw Avenue	89 Willis Street	Severance Circle	5815 Landerbrook
Owner	Stanley and Maxine Rosenberg	U.S. Postal Service	U.S. Postal Service	U.S. Postal Service
Owner Mailing Address	Boca Raton, Florida	n/a	n/a	n/a
Parcel Size	1.91 acres	3.14 acres	5.84 acres	4.42 acres
Building Square Footage	23,529	22,999	36,000	28,000
Percent Building Coverage of Lot	28.3%	16.8%	14.1%	14.5%
Year Built	1955/1962	1996	1999	1997
Number of customer parking spaces	29	35	40	43
Half-year property tax (2001)	\$10,596	\$0	\$0	\$0
Half-year special assessment (2001)	\$299	\$0	\$0	\$250

Source: Cuyahoga County Auditor's Office, April, 2002; City of Cleveland Heights; City of Mayfield Heights



Property Ownership

The USPS prefers to own its locations. The post office in East Cleveland is rented by the USPS from out-of-state owners. According to the USPS, the lease costs approximately \$200,000 annually, and there are about 17 years remaining on the lease. From an economic standpoint, the USPS can not vacate the building unless they can sublease the property.

Property Size

At just under two acres in size, the East Cleveland location is significantly smaller than the size of the new locations.

Customer Parking

The number of customer parking spaces at the East Cleveland location is approximately 25%-50% less than the number of spaces at the new locations.

Property Location

In East Cleveland, the post office is located in a residential area. The new facility in Cleveland Heights is on the east side of Severance Circle, which is the civic center of that community. In Bedford, the new post office is located in the downtown area. The new facility in Mayfield Heights is located in an office park.

Traffic Counts

The most recent traffic count taken for Shaw Avenue west of Euclid Avenue was on August 28, 1979, which counted approximately 6,700 vehicles for a 24-hour period.

United States Postal Service Preferences**Short-Term**

Obtain a location to build and own a new retail store, with the following preferences:

- ✓ Location: Euclid Avenue
- ✓ Building Size: 3,000-4,000 square feet
- ✓ Parcel Size: 1.0-1.5 acres
- ✓ Parking Spaces: 40
- ✓ Intersection with Traffic Signal: Preferred

Long-Term

Sublease the existing Shaw Avenue facility and construct an addition to the new retail store to house the current mail sorting facility, with the following preferences:

- ✓ Building Size: 15,000-20,000 square feet
- ✓ Parcel Size: 2.0-2.5 acres

Strategy

Identify locations meeting the USPS preference of 3.0-4.0 total acres with frontage on Euclid Avenue. The area of concentration for potential sites is between Superior Avenue and Shaw Avenue. Locating the post office on this stretch of Euclid Avenue, which is in the center of East Cleveland, will help reinforce the image of a city center. The area has shopping centers, renovated rapid transit stations, frequent bus service, and community services such as the East Cleveland Public Library and City Hall. The most recent vehicle volume counts for this section of Euclid Avenue, taken in the early 1990's, were approximately 20,000-22,000 vehicles for a 24-hour period.

For development purposes, only the land for the retail location needs to be acquired at this time. The parcels required for the long-term construction can remain in their current uses until needed.

Potential Locations

The following discussion and *Map 12-2* outline several potential locations for a new post office. This list does not necessarily represent all possible sites.

Map 12-2, Potential Post Office Locations, May, 1999



Euclid Avenue - North Side - Area bounded by Doan Avenue, Euclid Avenue, Walgreens (east of Eastham Avenue), and the railroad embankment.

This site includes 34 parcels and is approximately 5.5 acres in size. The mix of commercial, residential, and industrial uses in this small area does not function well. Many of the buildings are deteriorated, over one-third are property tax delinquent, and several are held by the City's Land Bank Program.

Long-Term Plan for Post Office Retail Location and Letter Sorting Operations

The total acreage could be redeveloped for use by a post office and new KeyBank branch. In addition, KeyBank, Walgreens, and A-Able Service Company (located behind Walgreens) should continue to have vehicular access available from Doan and Euclid Avenues.

Short-Term Plan for Post Office Retail Location

Approximately seven parcels form an area 270 feet wide and 250 to 290 feet deep (about 1.67 acres) fronting on Euclid Avenue and bounded by Doan and Eastham Avenues. The area includes four commercial parcels with buildings, two vacant lots, and one occupied house. Over 85% of this area is under the ownership of one entity, City Management Group, Inc. According to Cuyahoga County Auditor's Office records, the seven parcels have a combined estimated market value of approximately \$339,000. The occupied house is delinquent in the payment of property taxes.

Euclid Avenue - North Side - Area bounded by Walgreens (east of Eastham Avenue), Euclid Avenue, Strathmore Avenue, and the railroad embankment.

This site includes about 107 parcels and is approximately 27 acres in size. The mix of commercial, industrial, one- and two-family residences, and multi-family uses in this area does not function well. Many of the buildings are deteriorated, about 40% of the parcels are tax delinquent, and about 10% are held by the City's Land Bank Program.

Long-Term Plan for Post Office Retail Location and Letter Sorting Operations

A post office could be part of the overall redevelopment of this area. Due to the fact that it might be one of the first redevelopment projects for the area, it is important to select a location that will not hinder site selection for future projects, such as dividing the area into unsuitable acreage or configurations.

One solution to this problem is to select a group of parcels at the edge of the area. To the west and north of the former CVS Pharmacy are five parcels totalling about 4.25 acres. When combined, the parcels extend from Euclid Avenue to the railroad embankment. The area includes two commercial parcels with buildings (the former Sir Frederick location), one multi-family parcel with two vacant building, one industrial parcel with a vacant building, and one small warehouse owned by the East Cleveland Board of Education. According to Cuyahoga County Auditor's Office records, the five parcels have a combined estimated market value of approximately \$553,000. The multi-family property is delinquent in the payment of property taxes.

The long-term plan would include vacating a portion of Elderwood Avenue, which would divide the proposed USPS parcels.

Short-Term Plan for Post Office Retail Location

In the short-term, approximately two parcels form an area 235 feet wide and 566 feet deep (about 3.05 acres) fronting on Euclid Avenue and extending to Elderwood Avenue (the former Sir Frederick location). Both of the parcels are commercial and have the same owners, James Hardiman and A. Deane Buchanan. According to Cuyahoga County Auditor's Office records, the two parcels have a combined estimated market value of approximately \$333,000. Neither of the two parcels are tax delinquent. The buildings are located on the front half of the parcels. Demolition of the buildings would provide the space needed by the USPS for their retail location.

FOCUS ISSUE B: POTENTIAL LOCATION OF SUPERMARKET

Improving the quality of supermarkets serving East Cleveland residents has been a long-standing issue in the community. The closing of a supermarket and several smaller food outlets in East Cleveland means that an improved opportunity may now exist to attract a new supermarket retailer to East Cleveland.

Market Analysis

Exhibit 12-2 summarizes information from *Chapter 8 - Commercial/Industrial Market Analysis*. Between 1997 and 2002, the number of supermarkets in East Cleveland declined from six to four, resulting in a decrease in square footage of almost 40%. Between 1997 and 1999, the inventory of smaller food outlets declined by about 10%.

The *Commercial/Industrial Market Analysis* also indicates that as of 1997, East Cleveland residents could potentially support an additional 33,000 square feet of food stores. Since 1997, the population of East Cleveland and the square footage of supermarkets and other food outlets have both declined. The expected result is that East Cleveland residents could still potentially support additional square footage of food stores.

Nearby Supermarket Competition

The following nearby supermarkets located in other communities also attract East Cleveland residents:

- ✓ Cleveland - Tops - 11905 Superior Avenue (Garrett Square) - 64,000 square feet.
- ✓ Cleveland - Dave's - 15900 Lake Shore Boulevard - 41,300 square feet.
- ✓ Cleveland Heights - Tops - Severance Center - 67,800 square feet.
- ✓ Cleveland Heights - Save A Lot - 2227 Noble Road - 20,154 square feet

Opinions of Residents

The surveys of residents conducted by the Cuyahoga County Planning Commission for this plan show that residents often comment about the need for grocery stores in East Cleveland and their lack of product freshness and store cleanliness. For example, 57% of respondents do all of their supermarket shopping outside of East Cleveland. For those respondents who expressed an opinion concerning additional types of stores that would be desirable to have in East Cleveland, a food store/grocery store/supermarket was noted twice as often as any other response.

Exhibit 12-2, Supermarket and Other Food Outlet Inventories, East Cleveland						
CURRENT SUPERMARKET INVENTORY, 2002						
	Forest Hills SavMor Supermarket	Konni's Forest Hills Eagle Supermarket	Sam's Eagle Supermarket	East Cleveland Family Foods	Vacant	Vacant
Address	13550 Euclid Avenue	13598 Euclid Avenue	15545 Euclid Avenue	1325 Hayden Avenue	1409 Hayden Avenue	1605 Hayden Avenue
Owner	Forest Hills Shopping Center	Forest Hills Shopping Center	Jacob and Leah Berger	Odetallah Mohammed	Odetallah Mohammed	Board of County Commissioners
Owner Mailing Address	Lakewood, Ohio	Lakewood, Ohio	Cleveland Heights, Ohio	Lakewood, Ohio	Lakewood, Ohio	Cleveland, Ohio
Date Acquired	05/03/74	05/03/74	01/18/95	03/02/90	04/19/94	05/10/00
Building Type	Shopping Center	Shopping Center	Shopping Center	Freestanding	Freestanding	Freestanding
Store Square Footage	7,365	10,710	5,538	19,470	13,491	13,600
Tax Delinquency (as of early 2002)	None	None	\$22,568	None	None	None

CURRENT SMALLER FOOD OUTLET INVENTORY, 1997 AND 1999			
Address	Name	Square Footage	
		Mid-1997	Early 1999
1428 Coit Road	Cuc's Coit Elm Foods	1,425	1,425
12605 Euclid Avenue	A & A Superette	2,430	0
12821 Euclid Avenue	Sam's Food Market	1,699	0
12920 Euclid Avenue	Leslie's Beverage Barn	1,716	1,716
13916 Euclid Avenue	Len's Snack Shop	810	810
14212 Euclid Avenue	AJ's Mini Mart	1,038	1,038
14300 Euclid Avenue	Michael's Food Market	1,267	1,267
14335 Euclid Avenue	Martin's Beverage	1,360	1,360
14460 Euclid Avenue	Khan Food Market	1,485	1,485
14717 Euclid Avenue	Euclid Beverage & Deli	1,871	1,871
14781 Euclid Avenue	Nice Stop	2,512	0
14913 Euclid Avenue	Cleopatra Beverage & Deli	2,520	2,520
15461 Euclid Avenue	Sam's J & J Food Market	1,242	1,242
15848 Euclid Avenue	Convenient Food Mart	3,450	3,450
15957 Euclid Ave. Down	Five Star Equality Market	0	1,546
16350 Euclid Avenue	Belvoir Beverage	891	891
16381 Euclid Avenue	JP Dollar	891	0
1241 Hayden Avenue	Sam's Deli	3,950	3,950
1300 Hayden Avenue	J W Deli	0	1,368
1387 Hayden Avenue	Wilson's Deli	2,880	0
1600 Hayden Avenue	Bevco Beverage	4,184	4,184
1730 Hayden Avenue	Hayden Food Plus	0	2,500
1813 Hayden Avenue	Hayden Food Market	1,782	1,782
2000 Noble Road	M & C Grocery & Beverage	2,250	2,250
12810 Superior Avenue	E & K Grocery	2,592	2,592
14600 Woodworth Avenue	A & S Grocery	1,311	1,311
Total		45,556	40,558

Change in Square Footage				
	Supermarkets		Smaller Food Outlets	
	Number	Total Square Footage	Number	Total Square Footage
Total Square Footage (1997)	6	70,174	23	45,556
Total Square Footage (1999)			21	40,558
Total Square Footage (2002)	4	43,083		
Square Footage Change	-2	-27,091	-2	-4,998

Sources: Cuyahoga County Auditor's Office; Cuyahoga County Planning Commission

Recommendation

As of 1997, East Cleveland residents could potentially support about another 33,000 square feet of food stores. As of 2002, it would be expected that a similar amount of additional square footage could still be supported.

The *Commercial/Industrial Market Analysis* included the following recommendation:

Given the combination of existing food stores in East Cleveland, several large grocery stores in proximity to the city borders, and modest amount of additional estimated space that could be supported, it is not likely that a new, large grocery store will be built in East Cleveland in addition to the existing grocery stores. Efforts should focus on a combination of improving the quality of the existing supermarkets and smaller food outlets, and/or encouraging a new operator to take over and possibly expand the location of an existing supermarket.

It should also be noted that the City of East Cleveland can make financial incentives available to a prospective company through its designation as a State of Ohio Enterprise Zone. These types of incentives, which would exempt from taxation a negotiated percentage of the assessed value of real property improvements and/or personal property, are available citywide.

Dave's Supermarkets Site Criteria

One of the local supermarket chains that may be a candidate for locating in East Cleveland is Dave's Supermarkets, which operates a total of six stores (five in Cleveland and one in Euclid). Their store closest to East Cleveland is located at 15900 Lake Shore Boulevard. The site development consultant for the company indicated that some East Cleveland residents do shop at the Lake Shore Boulevard store.

For the first five stores, the company acquired or leased existing buildings (*see Exhibit 12-3*). The most recent store, in the Ohio City neighborhood of Cleveland, was new construction. The Ohio City store, at about 34,000 square feet, is considered small in comparison to the company's preferred store size. In the late 1990's Dave's built and briefly operated a 64,000 square foot store on Warrensville Center Road in Maple Heights. That store was viewed as too large in comparison to the company's preferred store size and is now operated by Giant Eagle.

The consultant outlined the following preferred site criteria for a Dave's Supermarket:



Dave's Supermarket, Ohio City

- ✓ Size of Site: 2.5 - 3.0 acres
- ✓ Shape of Site: Square or slightly rectangular
- ✓ Building Square Footage: 40,000 - 45,000 square feet
- ✓ Parking Spaces: in the range of 3.5 - 4.0 spaces per 1,000 square feet of building

Exhibit 12-3, Dave's Supermarkets, Location Information						
	2700 Carroll Avenue	7422 Harvard Avenue	15900 Lake Shore Boulevard	3301 Payne Avenue	3565 Ridge Road	22600 Shore Center Drive
City	Cleveland	Cleveland	Cleveland	Cleveland	Cleveland	Euclid
Parcel Size	1.55 acres	1.43 acres	4.24 acres	1.25 acres	*	1.17 acres
Building Square Footage	33,853	17,560	41,300	41,952	45,000	24,287
Percent Building Coverage of Lot	50.1%	28.1%	22.4%	76.7%	*	47.6%
Year Built	1998	1962/1983	1973	1957	1962	1958
*Part of shopping center						

Potential Locations

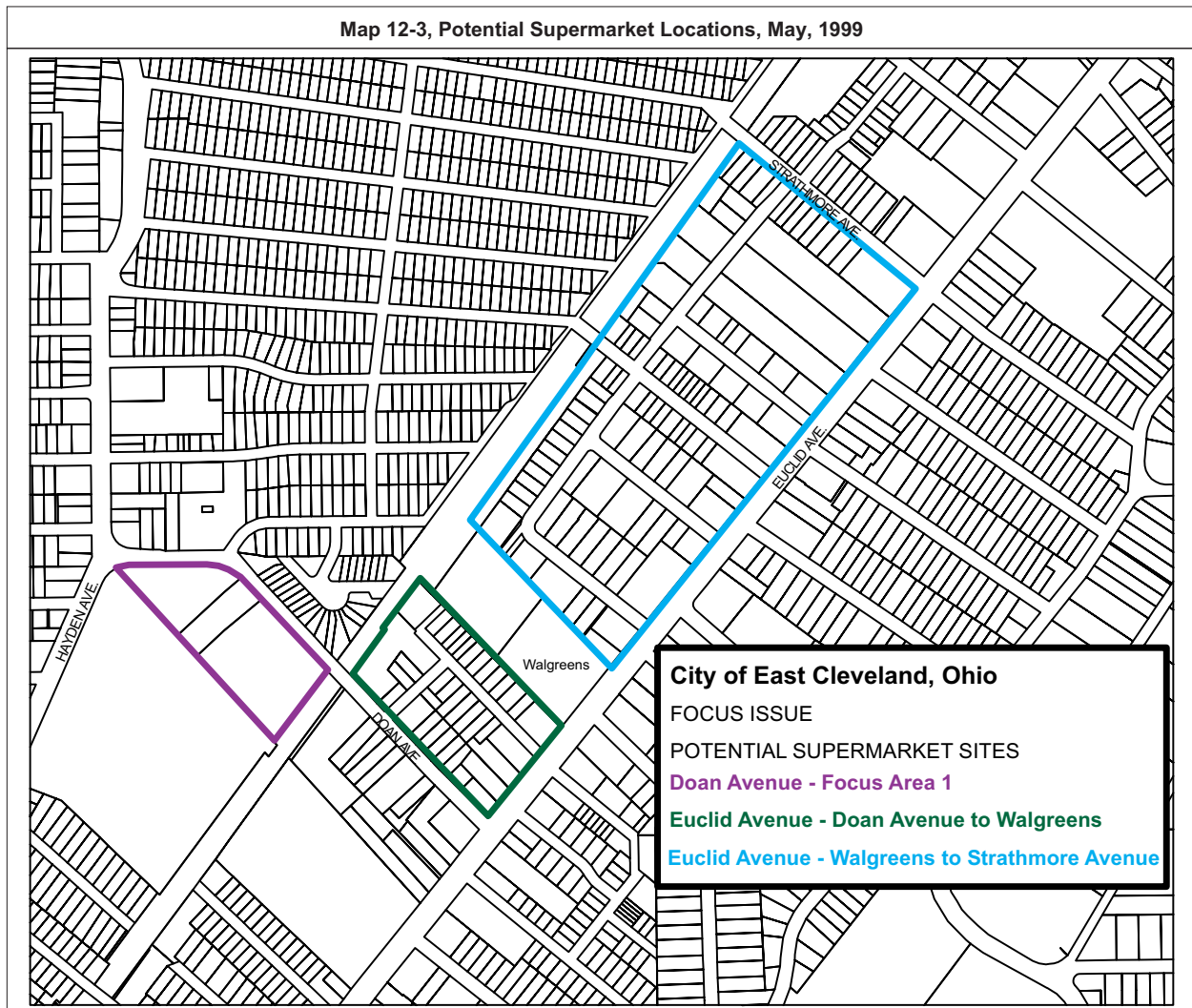
The following discussion and *Map 12-3* outline several potential locations for a new supermarket. This list does not necessarily represent all possible sites. It is intended as a guide for discussion.

- ✓ Doan Avenue - West Side - Area bounded by Doan Avenue, Hayden Avenue, the GCRTA Hayden Bus Garage, and the railroad embankment.
- ✓ Euclid Avenue - North Side - Area bounded by Doan Avenue, Euclid Avenue, Walgreens (east of Eastham Avenue), and the railroad embankment.

This site includes 34 parcels and is approximately 5.5 acres in size. This area could be redeveloped for retail that would be anchored by a supermarket and a new KeyBank branch.

- ✓ Euclid Avenue - North Side - Area bounded by Walgreens (east of Eastham Avenue), Euclid Avenue, Strathmore Avenue, and the railroad embankment.

This site includes about 107 parcels and is approximately 27 acres in size. A supermarket could be part of the overall redevelopment of this area.



FOCUS ISSUE C: EUCLID AVENUE RIGHT-OF-WAY IMPROVEMENTS

Euclid Avenue is the most heavily traveled road in East Cleveland. Euclid Avenue provides two lanes of through traffic in each direction, plus a curb lane in each direction for on-street parking, bus stops, and right turn movements. In addition, the road has dedicated areas for left turn movements. The most recent Cuyahoga County Engineer’s Office traffic counts for Euclid Avenue, taken in the early 1990’s, recorded approximately 20,000-25,000 vehicles for a 24-hour period on the various segments of Euclid Avenue.

This discussion includes the entire approximate 2.75 mile length of Euclid Avenue in East Cleveland. The discussion will focus on the right-of-way, including the street pavement, catch basins, curbs, treelawns, parking meters, street lights, traffic lights, and sidewalks.



A model of a diesel-electric vehicle.

Proposed Projects

There are two major infrastructure projects that have been proposed that will affect Euclid Avenue.

Euclid Corridor Transportation Project

The Greater Cleveland Regional Transit Authority (GCRTA) has proposed to place diesel-electric buses on Euclid Avenue from Public Square in downtown Cleveland to the Windermere Rapid Transit Station in East Cleveland. The GCRTA believes that creating a dedicated bus lane from Public Square to University Circle will provide faster service, thereby promoting additional bus ridership.

From Public Square to East 107th Street, just west of the Cleveland Museum of Art, the buses will operate in the center of Euclid Avenue on each side of a landscaped median. At East 107th Street the buses will operate in the curb lanes, and remain in that location through East Cleveland to the Windermere Rapid Transit Station.

Early in the project, it was anticipated that the buses would have electric power supplied through an overhead catenary system, meaning continuous wires affixed at intervals to fixed arms attached to poles. Due to changes in technology however, the catenary system has been eliminated. The buses will have their electricity supplied by on-board systems. The result is that the network of poles that would have been installed in the treelawns on Euclid Avenue is no longer needed. The proposed buses will use a low-sulfur diesel motor to power smaller electrical engines mounted near the wheels of the bus. The new buses will replace the buses currently in use on the #6 Route.

The physical improvements currently planned in East Cleveland are minimal when compared to the Cleveland section of the project. In East Cleveland, the project is proposed to include repaving the curb lanes of Euclid Avenue in concrete, installation of new bus shelters, and minor sidewalk and curb improvements only at bus shelters. The project does not include any landscaping, treelawn, or overall curb or sidewalk improvements.

Final design and engineering is occurring in 2002 and 2003. Construction is projected for the 2004-2006 time period.

Euclid Avenue Rehabilitation

The East Cleveland City Engineer has proposed the complete rehabilitation of the Euclid Avenue right-of-way. Research by the City Engineer has reported that the last major rehabilitation of Euclid Avenue occurred in the late 1970's. The roadway currently has a number of condition problems related to deteriorated pavement, drainage, curbs, and sidewalks. The proposed project would include planing the existing asphalt pavement, making base repairs, installing a concrete base at some bus stops (bus pads), installing a new asphalt wearing surface, replacing catch basins, removing and replacing deteriorated curbs and driveway aprons, removing and replacing deteriorated sidewalk, and planting trees. The project is also proposed to include improving the efficiency of traffic signals by upgrading the controllers and potentially interconnecting the signals with the Euclid Avenue signals in Cleveland.

As of 2000, the estimated cost of the proposed project was \$6,774,729. Proposed sources of funding included a combination loan and grant of \$5,186,729 through the Ohio Public Works Commission (Issue 2 Program), \$1,248,000 from the Ohio Department of Transportation, \$200,000 from the City of East Cleveland's Community Development Block Grant funds, and \$140,000 from the City of East Cleveland's general fund.



Deteriorated Pavement.

Recommendations

On-Street Parking

The Euclid Corridor Transportation Project will result in the loss of approximately 120 total on-street parking spaces on Euclid Avenue between the Cleveland municipal boundary at University Circle and the Windermere Rapid Transit Station. This total divides into approximately 50 lost spaces on the south side of Euclid Avenue and 70 lost spaces on the north side of Euclid Avenue.

Recommendation

Although the number of spaces to be lost is significant, the City Engineer should review the actual usage of these spaces to determine if a hardship would be created at any location for residents or businesses. If a potential hardship is identified, the City Engineer, in conjunction with Euclid Corridor Transportation Project consultants and the GCRTA, should jointly determine solutions, such as directional signage to rear parking lots or creation of small off-street parking areas in strategic locations.



Rutting at Bus Stop.

Pavement

The Euclid Avenue Rehabilitation project will pave the traffic lanes with asphalt, and install a concrete base at some bus stops (bus pads). The Euclid Corridor Transportation Project will pave the curb lane in each direction from the Cleveland municipal boundary at University Circle to the Windermere Rapid Transit Station with concrete. The concrete is preferred because it has a higher strength than asphalt, which is more suitable for heavy usage by buses.

Recommendation

The differing goals of the two projects could result in duplicate effort and expenditure of funds. The City Engineer, in conjunction with Euclid Corridor Transportation Project consultants and the GCRTA, should coordinate their efforts so that the work only needs to be completed once. For example,



Curb of Inadequate Height.



Failed Catch Basin.

the two projects could divide the cost of the curb lane reconstruction. Funds saved by the Euclid Corridor Transportation Project could be spent on another applicable improvement within the East Cleveland project area. A different option could be to have the funds saved by the Euclid Avenue Rehabilitation project used to pave the curb lanes in concrete for the entire length of Euclid Avenue in East Cleveland, which would help solve the current problem of buses creating pavement ruts.

Curbs

The Euclid Avenue Rehabilitation project will replace deteriorated curbs. The Euclid Corridor Project will only make minor curb improvements, such as curb modifications for accessibility at bus shelters.

Recommendation

The Euclid Avenue Rehabilitation project should make curb modifications for accessibility at all bus stops, bus shelters, and intersections. Due to the fact that the Euclid Corridor Transportation Project will not need to make these improvements, the City should negotiate for other improvements as a trade-off.

Driveway Aprons

The driveway aprons on Euclid Avenue have evolved over several generations. Often, buildings are demolished or constructed, and the driveway aprons remain in the same locations. Some existing driveway aprons may no longer be needed or are at inappropriate locations.

Recommendation

As part of the Euclid Avenue Rehabilitation project, the City Engineer should review the location of driveway aprons and make recommendations for changes. For example, driveway aprons can be removed at the vacant properties on the north side of Euclid Avenue between Noble and Ivanhoe Roads. A continuous curb in front of a vacant lot will help block access to a property, which may deter illegal dumping. When new development occurs on these vacant lots, the entity developing the property would be responsible for making curb cuts and installing driveway aprons at appropriate locations.

Treelawns

The treelawns on Euclid Avenue are approximately two feet wide. For the majority of the road, this area has been paved with concrete. A few areas have grass, however it is very difficult space to successfully grow grass.

Recommendation

All treelawns should be paved as part of the Euclid Avenue Rehabilitation Project. One option is concrete. A second option is brick or a combination of brick and concrete, which adds more color and visual interest to a streetscape than concrete alone. Currently, several areas on Euclid Avenue have brick treelawns that have been properly installed, which has resulted in no loose bricks, no vegetation growing between the bricks, and no damage to the adjoining curb and sidewalk. Brick is available in a variety of colors and can be installed in various patterns.

Sidewalks

The Euclid Avenue Rehabilitation project will replace deteriorated sidewalks. The Euclid Corridor Transportation Project will only make minor sidewalk improvements, such as at bus shelters.

Recommendation

The Euclid Avenue Rehabilitation project should make all necessary sidewalk improvements, including at bus shelters. Due to the fact that the Euclid Corridor Transportation Project will not need to make these improvements, the City should negotiate for other improvements as a trade-off.

With the pending rehabilitation project, the City should consider placing a moratorium on the issuance of violation notices for deteriorated sidewalks on Euclid Avenue. A moratorium will avoid the problem of property owners paying for sidewalk repairs to correct a violation notice, when, soon after, other deteriorated sidewalks will be replaced at no cost to property owners as part of the overall project.

Parking Meters

Many of the parking meters have been removed completely. In other locations, only the pole remains. A few locations still have both the poles and the meter heads.

Recommendation

As part of the Euclid Avenue Rehabilitation Project, all remaining parking meters should be removed due to their deteriorated condition. The City should then review its Euclid Avenue on-street parking policy to determine whether meters are necessary. The City will need to balance the goal of providing short-term parking for businesses that may not have off-street parking with the necessity of administering a parking meter program, including money collection, meter maintenance, and parking enforcement. It should be remembered that no on-street parking will be permitted from the Cleveland municipal boundary at University Circle to the Windermere Rapid Transit Station.

Bus Shelters

The Euclid Corridor Improvement Project will include the installation of new bus shelters.

Recommendation

The City Engineer, in conjunction with Euclid Corridor Transportation Project consultants and the GCRTA, should examine the locations of existing bus shelters to determine whether any shelters need to be added, relocated, or removed based upon transit usage and surrounding land uses.

Street Trees

The Euclid Avenue Rehabilitation project will include the installation of over 900 new trees. The City Engineer is aware that at some locations along Euclid Avenue, there is not enough space to plant trees. The City Engineer is proposing that the trees be planted in above-ground planters.

Recommendation

Based upon the existing narrow treelawns and sidewalk location, it is recommended that trees only be planted at limited locations, after a review of site conditions by the City Engineer.

In order to ensure a healthy growing environment, a street tree should be planted in an area of bare earth 16 feet square (a square area 4 feet by 4 feet). An area of this size will be large enough for rainfall to provide for the needs of the tree.

The installation of above-ground planters is not recommended. First, the planters will become a maintenance problem for the City in future years. In addition, trees installed in planters can suffer health problems over the long-term due to the fact that in an above-ground location the tree is subject to more extremes of heat, cold, and inadequate water. Finally, due to the constrained treelawn space, planters of adequate size will jut into the sidewalk, which may create hazards for pedestrians, bicyclists, and skateboarders.

Another problem with planting at the treelawn is the difficulty in selecting a tree variety that will not spread over the traffic lanes, will not spread into overhead wires strung between utility poles, and will not block the view of business signage, which is typically placed in first-floor windows or on the wall space immediately above the first-floor windows.

Many arterial roadways in Cuyahoga County have physical conditions similar to Euclid Avenue in East Cleveland, and the solution learned over time has been to not install street trees as a continuous feature. Instead, the City should look for opportunities to plant trees in-ground at selected locations, such as where the building setback is adequate, or the combined treelawn and sidewalk depth is greater than average. If space permits at vacant areas and parking lots, trees could be planted adjacent to the sidewalk on the private property side.

A long-term approach would be for the City to modify its zoning code to require landscaping on private property, such as parking areas and new construction sites, which has been done in many other Cuyahoga County communities. These regulations would improve the aesthetics of the commercial and industrial roads throughout East Cleveland, but make landscape installation and maintenance the property owner's responsibility.

Utility Poles

Wooden utility poles are located on both sides of Euclid Avenue. These poles carry a minimal number of wires, as well as signage related to traffic, parking, and street identification. In addition, the street light arms and heads are attached to these poles.

Recommendation

As part of the Euclid Avenue Rehabilitation project, the City Engineer should explore the option of burying the remaining wires. When the curb, treelawn, and sidewalk areas are being replaced, it is less expensive to place the wires underground at the same time, although the cost of burying the wires may not fit within the project budget. If a change to underground wiring is feasible, the utility poles could then be removed. In their place, slender metal poles could be installed to carry signage, and street light arms and heads.

If it is not feasible to change to underground wiring, it may still be possible to replace the wooden utility poles with new metal poles to carry the necessary wires and items described above.

Street Light Heads

There are currently at least three types of street light heads on Euclid Avenue: the common oval luminaire and bracket; a large square box type, such as in front of the shopping center on the south side of Euclid Avenue at Superior Road; and a small box type, such as in front of the McDonald's at 13705 Euclid Avenue.

Recommendation

The City Engineer should review with FirstEnergy Corporation the light output and energy efficiency of the existing street light heads to determine if upgrades are needed. In addition, a uniform street light head design should be chosen, which would help to unify the appearance of Euclid Avenue. The current options provided through FirstEnergy include the oval luminaire now on Euclid Avenue, an oval luminaire with a flat glass bottom to eliminate glare, and a rectangular style luminaire.

Signage Located in the Right-of-Way

There are numerous informational and regulatory signs located in the right-of-way, including signs related to parking regulations, speed limits, route signs, and street identification signs.

Recommendation

As part of the overall improvements, the City Engineer should review the placement and condition of each sign that has been erected by the City or any other entity. Signs in deteriorated condition should be replaced, and signs not legally installed should be removed.

Street Furniture

Euclid Avenue currently has few amenities for pedestrians. For example, the only seating is at bus shelters. In addition, litter containers are situated at scattered locations.

Recommendation

As part of the long-term improvements to Euclid Avenue, the City should plan for the placement of amenities such as benches, litter containers, and bicycle racks. Another possible item is the installation of small planters for flowers in locations where merchants agree to install and maintain the plantings.

FOCUS AREA 1: DOAN AVENUE (HAYDEN AVENUE TO RAILROAD EMBANKMENT)**Introduction**

This focus area includes properties on the west side of Doan Avenue between Hayden Avenue and the railroad embankment. All three parcels are presently vacant and tax delinquent, making them candidates for acquisition into the City of East Cleveland's Land Bank program.

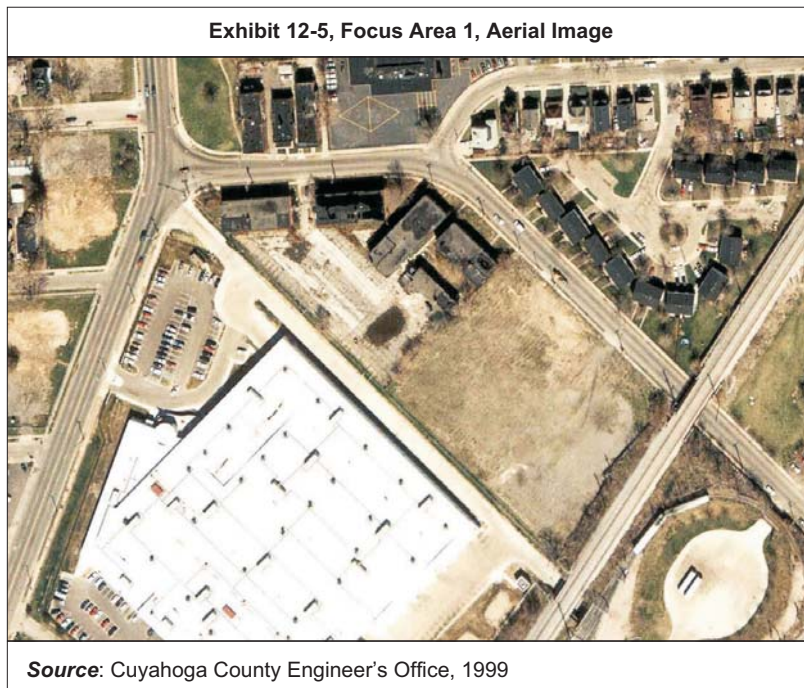


Property Ownership

The focus area includes three parcels totalling about 4.8 acres (*see Exhibit 12-4*).

Exhibit 12-4, Focus Area 1, Parcel Data				
Parcel Number	Owner	Date of Transfer	Acreage	Tax Delinquency (as of early 1999)
663	John and Jody Kiss	06/18/97	1.39	\$572,201
644	John and Jody Kiss	06/18/97	0.78	\$338,827
645	Cuyahoga Metropolitan Housing Authority	10/18/96	2.65	\$1,463
Total			4.82	\$912,491

Source: Cuyahoga County Auditor's Office, April, 2002



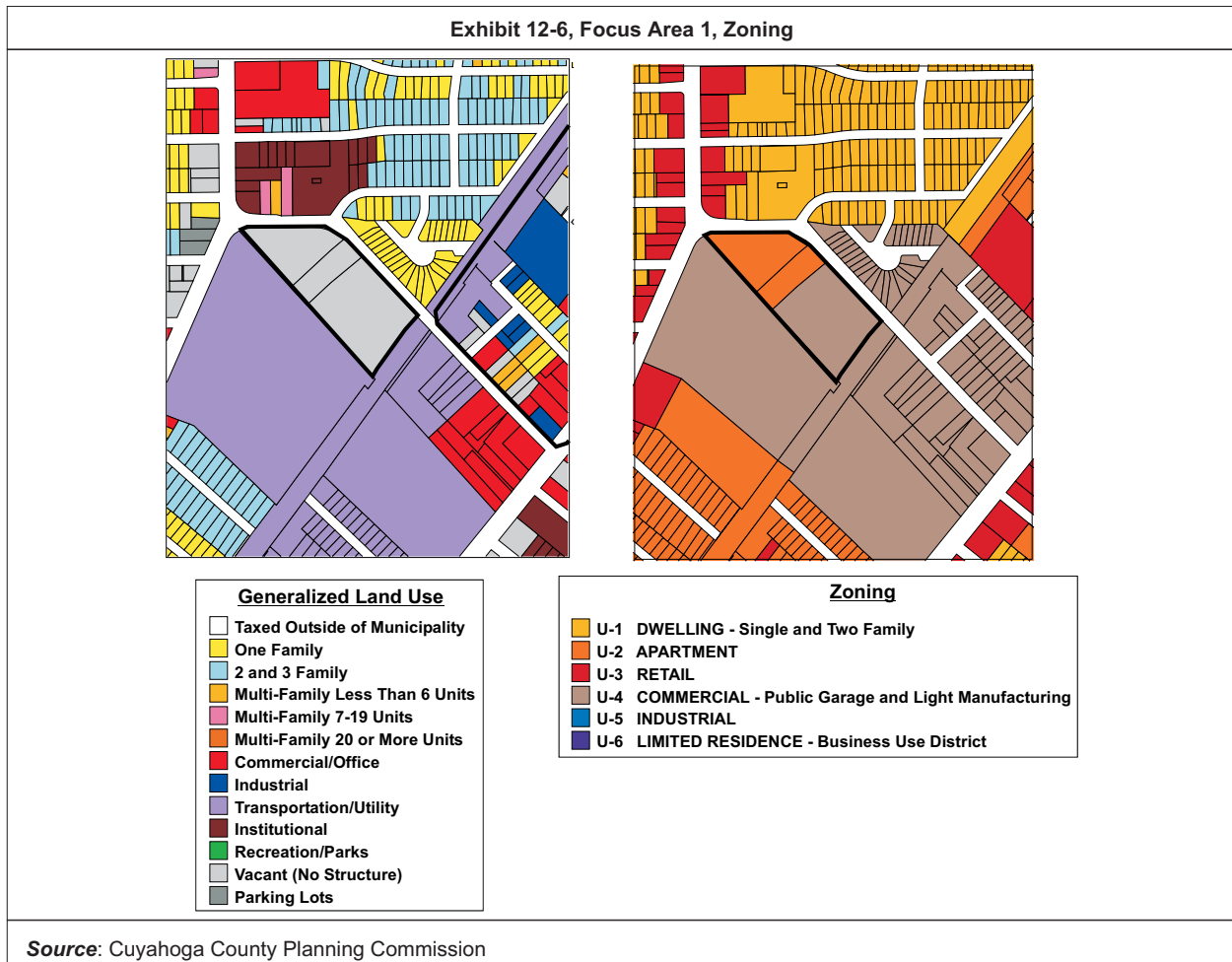
Land Use

The 1948 generalized land use map of Cuyahoga County in the possession of the Cuyahoga County Planning Commission shows the area as vacant land. Three-story apartment buildings were built in the 1960's and 1970's. The five buildings totalled 190 units. These buildings have been demolished, and the entire 4.8 acres of land is vacant (*see Exhibit 12-5*).

Adjacent land uses include vacant lots on the west side of Hayden Avenue (north), the railroad embankment and the GCRTA Windermere Rapid Station (south), Mayfair School, three apartment buildings, and the rear of the single-family houses on Allegheny Circle (east), and the GCRTA Hayden Bus Garage (west).

Current Zoning

Parcels 671-07-001 and 671-07-020, nearest Hayden Avenue, are zoned U-2-Apartment. Parcel 671-07-019, nearest the railroad embankment, is zoned U-4-Commercial (*see Exhibit 12-6*).



Traffic Counts

Traffic counts conducted by the Cuyahoga County Engineer’s Office show approximately 2,600 vehicles in a 24-hour period. The most recent traffic count taken for Doan Avenue was on March 7, 1980.

Development Alternatives

Taking into consideration the overall location and surrounding land uses, one possible alternative is to redevelop the parcels with **townhouses**.

A second alternative is to redevelop the parcels as **retail space**, which could be arranged to accommodate a supermarket. This alternative may be less desirable to the private sector however, due to the lack of visibility from Euclid Avenue and the low traffic count of the street. In addition, it may be preferable to reinforce the image of Euclid Avenue as the main commercial thoroughfare of the community, and concentrate any potential new retail space on that street.

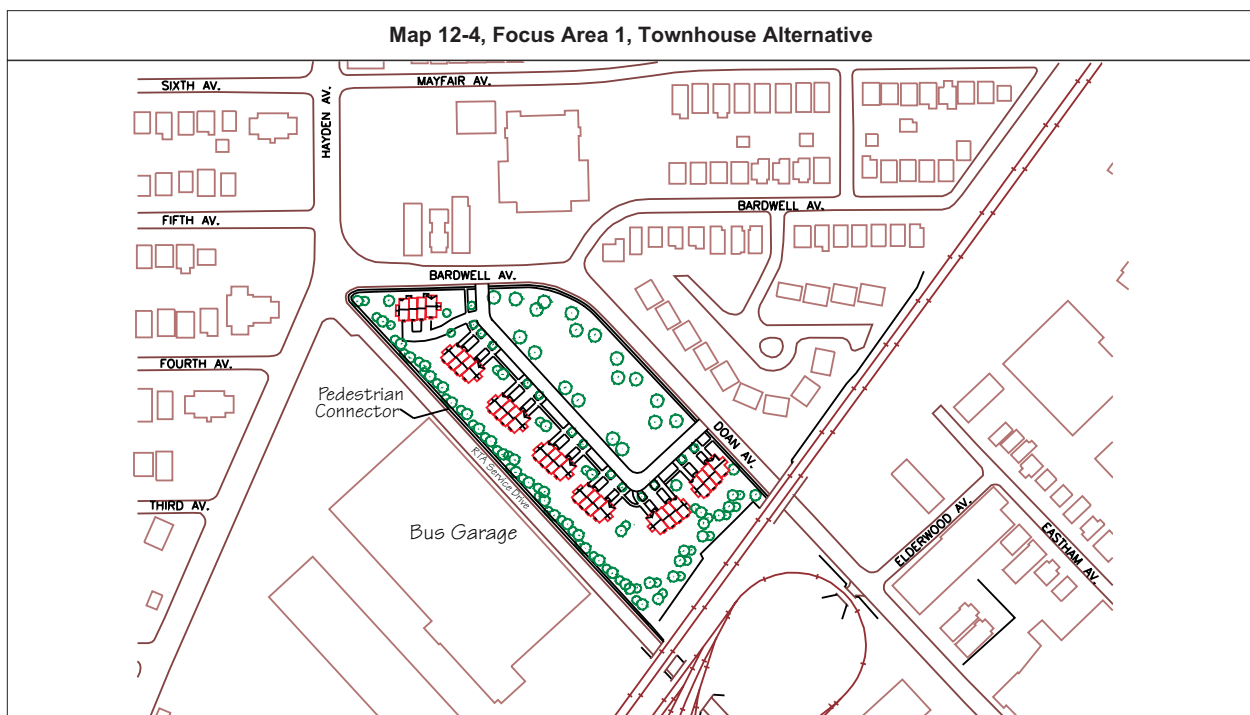
The following alternatives are not considered acceptable for this location. For light industrial uses, the property is less convenient for freeway access than other locations in the city, and truck traffic would be routed through residential areas. For detached single-family houses, the property is not as desirable as other locations in the city, due to the proximity of the railroad embankment and the GCRTA Hayden Bus Garage.

Townhouse Alternative

If the parcels were redeveloped, the area could accommodate approximately 28 townhouses (*see Map 12-4*). The townhouses would be arranged in groups of four units, and arranged on the site to create a common area for the development. In addition, the building arrangement and landscaping would be used to create a buffer from the railroad embankment and the GCRTA Hayden Bus Garage.

For this analysis, the Beacon Place development on Euclid Avenue in Cleveland has been used as a model. At Beacon Place each building contains four townhouses, with two two-bedroom units and two three-bedroom units. When originally constructed in 1997 and onward, the two-bedroom units (1,775 square feet) sold for about \$124,000, the smaller three-bedroom units (1,850 square feet) sold for about \$137,000, and the larger three-bedroom units (2,200 square feet) sold for about \$149,000.

At these selling prices, the \$124,000 units could be afforded by a household with an annual income of at least \$50,000, the \$137,000 units could be afforded by a household with an annual income of at least \$55,000, and the \$149,000 units could be afforded by a household with an annual income of at least \$60,000. The Beacon Place development included city-sponsored financial incentives such as property tax abatement and special lending rates in order to have more households qualify to purchase.





Cleveland, Ohio - Beacon Place - Euclid Avenue

Prices for townhouses in Beacon Square that have resold have also risen. Recent sales include two-bedroom units for \$141,000 and \$150,000, a smaller three-bedroom unit sold for \$153,000, and larger three-bedroom units sold for \$171,000 and \$185,000.

In order to assure exterior maintenance of the buildings and grounds, a management company should be responsible for services such as exterior building maintenance, landscaping maintenance, and snow removal. A required monthly fee should be charged to each household.



Cleveland, Ohio - Detroit Shoreway - Father Caruso Drive

The proposed development would generate approximately \$22,250 annually in combined income tax and property tax revenue for the City, compared to the estimated \$5,800 in revenue generated by the current vacant land (*see Exhibit 12-7*). After estimating the cost of providing services to the new development, it is anticipated that the net fiscal impact to the City would be about \$5,650, plus about \$68,250 in property tax revenue to the school district.

Exhibit 12-7, Focus Area 1, Development Impact Analysis				
Focus Area 1: Doan Avenue	Alternative 1	Alternative 2	Alternative 3	Existing Conditions
	Townhouses	Retail with Supermarket	Retail	
Site Characteristics				
Total site acreage	4.82	4.82	4.82	4.82
Total site square footage	209,708	209,708	209,708	209,708
Total commercial building square footage	0	60,000	60,000	0
Number of dwelling units	28	0	0	0
Total potential value of site	\$4,163,381	\$3,722,057	\$3,722,057	\$311,228
Total number of residents	69	0	0	0
Number of school-aged children	10	0	0	0
Total number of employees	0	109	109	0
Environmental Impacts				
Sewage Flow (gallons/day)	8,400	12,000	12,000	0
Water Consumption (gallons/day)				
Solid Waste Production (tons/day)				
Total trips generated per day: weekday	164	2,440	2,440	0
Revenues				
Income tax revenues - City	\$3,763	\$52,573	\$52,573	0
Property Tax Revenues - City	\$18,485	\$16,594	\$16,594	\$5,778
Property Tax Revenues - School	\$68,251	\$91,464	\$91,464	\$3,605
Total City Revenues	\$22,248	\$69,167	\$69,167	\$5,778
Expenditures				
Cost to provide services*	\$16,601	\$6,638	\$6,638	0
NET FISCAL IMPACT - CITY	\$5,647	\$62,529	\$62,529	\$5,778



Cleveland, Ohio - Brooklyn Centre Neighborhood - Pearl Road



Cleveland, Ohio - Church Square - Euclid Avenue

Retail Alternative

If the parcels were redeveloped, the area could support about 60,000 square feet of retail space. As one example, the retail space could be configured to include a supermarket as an anchor tenant (*see Map 12-5*). Alternatively, it would also be possible to arrange the retail space to suit all moderate and smaller size tenants (*see Map 12-6*).

The proposed development would generate approximately \$69,200 annually in combined income tax and property tax revenue for the City, compared to the estimated \$5,800 in revenue generated by the current vacant land (*see Exhibit 12-7*). After estimating the cost of providing services to the new development, it is anticipated that the net fiscal impact to the City would be about \$62,500, plus about \$91,500 in property tax revenue to the school district.

Pedestrian Connector

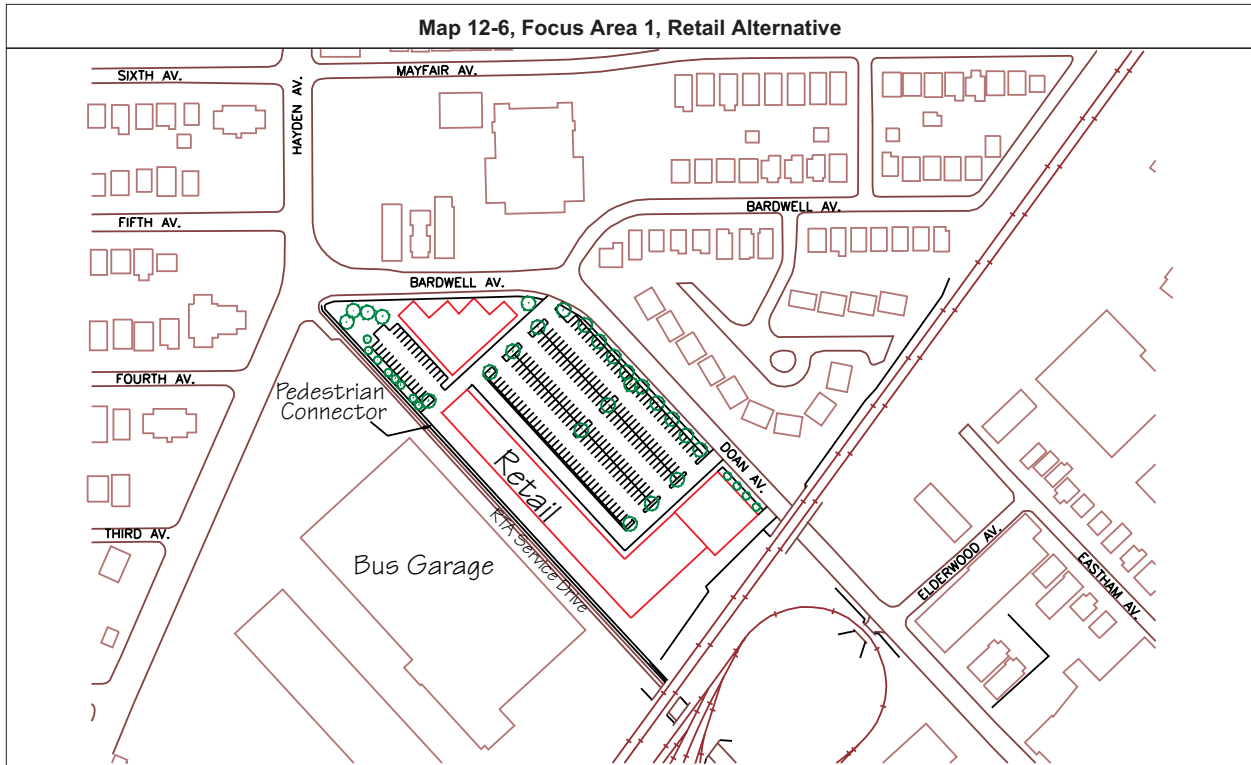
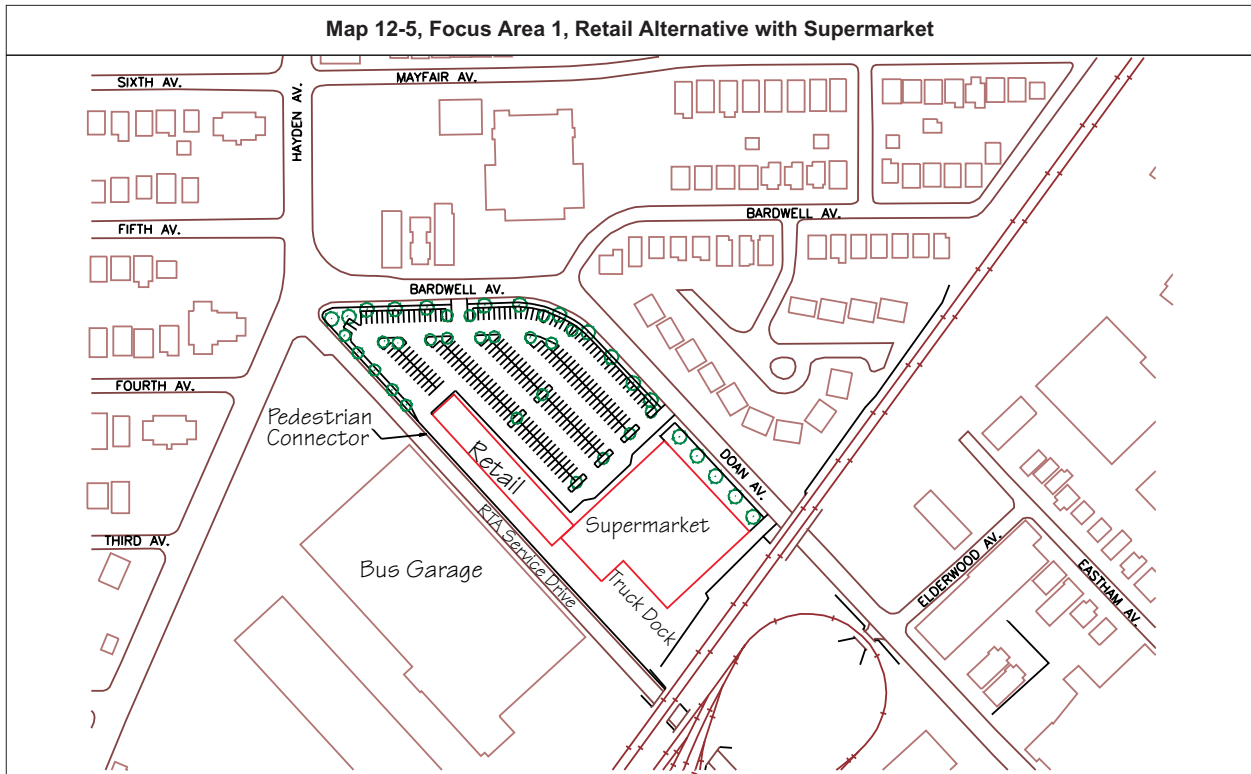
As part of any development of this focus area, a pedestrian connector should be created that links Hayden Avenue to the Windermere Rapid Station. Currently, pedestrians walk in the service drive of the GCRTA Bus Garage which is an unsafe situation. The pedestrian connector should be located adjacent to the service drive. The connector should include lighting, as well as a low fence or wall to separate the pedestrians from the rear of the proposed townhouse or retail development.



RTA Hayden Bus Garage service drive looking toward Hayden Avenue. Note lack of safe pedestrian path.

Cuyahoga Metropolitan Housing Authority Units

The demolition that has occurred in the focus area included 94 apartments owned by the Cuyahoga Metropolitan Housing Authority (CMHA). In addition, CMHA demolished several smaller apartment buildings on Hayden Avenue opposite Doan Avenue and at the corner of Euclid Avenue and Belmore Avenue. CMHA is required to replace all of these units on a one-for-one basis within East Cleveland, although not necessarily at the same locations. In addition, the units can be located in larger clusters or divided into smaller groups to be built at scattered locations. The current preference at CMHA is to construct townhouses, which occupants would lease with an option to purchase.



FOCUS AREA 2: COIT/NOBLE TRIANGLE

Introduction

This focus area includes properties within a triangular-shaped area bounded on the southwest by Coit Road, bounded on the southeast by the railroad embankment, and bounded on the north by Woodworth and Noble Roads.

Considering current land uses, condition of existing buildings, and proximity to Interstate 90 via East 152nd Street, this area is a good candidate for **industrial development**. The area includes a combination of businesses worth retaining, industrial properties suitable for redevelopment, and residential properties suitable for redevelopment.

Property Ownership

The focus area includes a total of 79 parcels totalling almost 21 acres (*see Exhibit 12-8*). Just over one-half of the parcels are delinquent in the payment of property taxes, averaging over \$2,500 per parcel.

Exhibit 12-8, Focus Area 2, Parcel Data						
Land Use	Number of Parcels (2002)	Number of Housing Units/ Businesses (1998)	Acreage	Total Estimated Market Value (2002)	Tax Delinquency (2002)	
					Number	Amount
Area Bounded by Coit Rd., Woodworth Rd., and E. 152nd St.						
Vacant Lots Not in Land Bank	2	not appl.	0.29	\$11,200	0	\$0
Vacant Lots in Land Bank	2	not appl.	0.30	\$2,000	0	\$0
One- and Two-Family Houses	37	40	4.81	\$1,530,166	18	\$19,325
Multi-Family Buildings	1	4	0.13	\$66,314	0	\$0
Commercial Buildings	3	3	1.92	\$102,314	2	\$1,455
Industrial Buildings	2	3	0.57	\$79,628	2	\$27,969
Total	47	50	8.02	\$1,791,622	22	\$48,749
Area Bounded by E. 152nd St., Noble Rd., and railroad embankment						
Vacant Lots Not in Land Bank	9	not appl.	4.03	\$129,342	0	\$0
Vacant Lots in Land Bank	3	not appl.	0.59	\$3,000	0	\$0
Commercial Buildings	1	2	0.18	\$37,200	1	\$1,999
Industrial Buildings	11	6	7.92	\$1,457,712	1	\$10,861
Total	24	8	12.72	\$1,627,254	2	\$12,860
Source: Cuyahoga County Auditor's Office, 2002; Cuyahoga County Planning Commission and PhoneDisc PowerFinder, Mid-West 1998 Edition 1.						

Land Use

The 1948 generalized land use map of Cuyahoga County in the possession of the Cuyahoga County Planning Commission shows that the land use pattern has not changed significantly in the past fifty years. The area bounded by East 152nd Street, Noble Road, and the railroad embankment was industrial. The area bounded by Coit Road, Woodworth Road, and East 152nd Street was primarily one- and

two-family residential, with commercial and small industrial uses on Woodworth Road (*see Exhibit 12-9*).

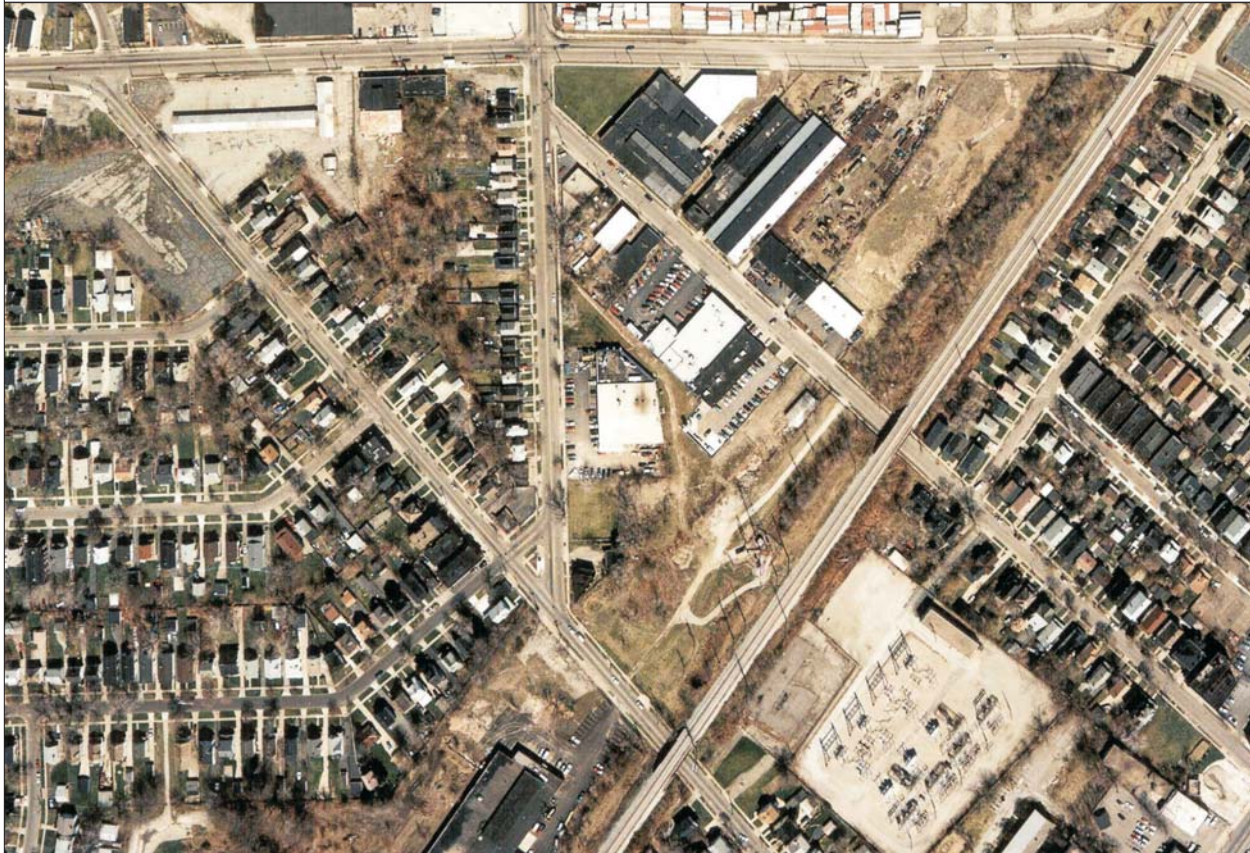
Many of the buildings are in deteriorated condition. The entire focus area, except for the east side of East 152nd Street, was identified in *Chapter 4 - Building Condition* as having a concentration of sub-standard structures based upon the 1994/96 exterior building condition survey.

Adjacent land uses include industrial properties in Cleveland (north), one- and two-family residences (southwest), and the railroad embankment (southeast).

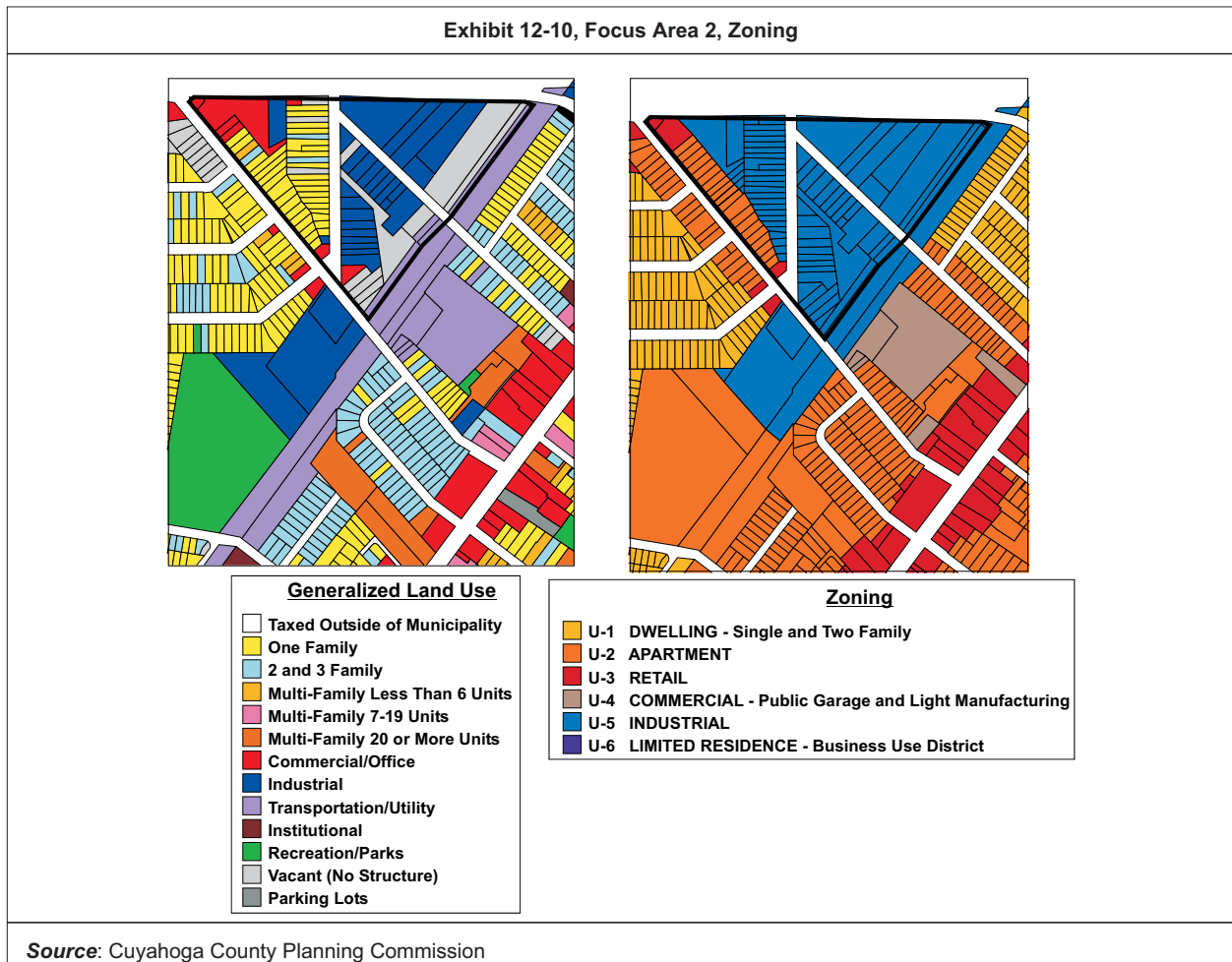
Current Zoning

All parcels except the parcels fronting on Coit Road are zoned U-5 - Industrial. The parcels fronting on Coit Road are zoned U-2 - Apartment or U-3 - Retail (*see Exhibit 12-10*).

Exhibit 12-9, Focus Area 2, Aerial Image



Source: Cuyahoga County Engineer's Office, 1999



Traffic Counts

Traffic counts conducted by the Cuyahoga County Engineer’s Office show the following information:

- ✓ The most recent traffic count for Collamer Street was on March 10, 1980, which counted approximately 3,000 vehicles for a 24-hour period.
- ✓ The most recent traffic count for East 152nd Street, north of Coit Road, was on September 5, 1973, which counted approximately 6,800 vehicles for a 24-hour period.
- ✓ The most recent traffic count for Noble Road, northwest of Euclid Avenue, was on July 19, 1989, which counted approximately 14,700 vehicles for a 24-hour period.

Development Alternatives

Area bounded by East 152nd Street, Noble Road, and railroad embankment

This area already contains industrial uses, and the best alternative is to continue with **industrial uses**. Currently, Electrolizing Corporation and Norman Noble, Inc. generate over 90% of all income tax revenue and over 60% of all property tax revenue in this area (including almost \$200,000 annually to the City and about \$25,000 annually to the school district). The goal for this area should be to encourage additional development that builds upon the almost 200 jobs already existing at these two companies, thereby creating jobs and enhancing the tax base.

New Development

The most underutilized area is along Noble Road and Collamer Street, recently occupied by Pollak Food Distributors and D.A. Industrial Sales. These two properties should be demolished and the land made available for new development. If these parcels were redeveloped, the 4.3 acres of area could support about 46,600 square feet of light industrial space (*see Map 12-7*). It may also be possible to supplement these parcels with vacant land further east on Noble Road that has recently been purchased by the same owner.

The proposed development would generate approximately \$102,000 annually in combined income tax and property tax revenue for the City, compared to the estimated \$5,600 in revenue generated by the current properties (*see Exhibit 12-11*). After estimating the cost of providing services to the new development, it is anticipated that the net fiscal impact to the City would be about \$95,800, plus about \$50,300 in property tax revenue to the school district.

Pedestrian Safety and Employee Security

In order to improve pedestrian safety and employee security, as well as foster the image of an industrial park for the area, it is suggested that a gated entrance be installed across Collamer Street on the west side of the railroad embankment. Traffic volume on Collamer is low, and a portion is generated by the industrial employees and delivery vehicles servicing the businesses. The closure would also eliminate speeding by drivers using Collamer as a cut through between Euclid Avenue and East 152nd Street. Drivers have other adjacent routes that are available, such as East 152nd Street and Noble Road, and the number of vehicles that would be added to these streets would not be significant. In addition, emergency vehicles would still have quick access to Collamer via these adjacent streets. Finally, the gated entrance would improve pedestrian safety, particularly for the businesses that currently operate overnight shifts. It is suggested that the businesses owners share in the cost of this improvement with the City.



Electrolizing Corp., East 152nd Street



Noble Road, south side



Collamer Street, looking northwest from Elderwood Avenue. Proposed street closing at railroad overpass

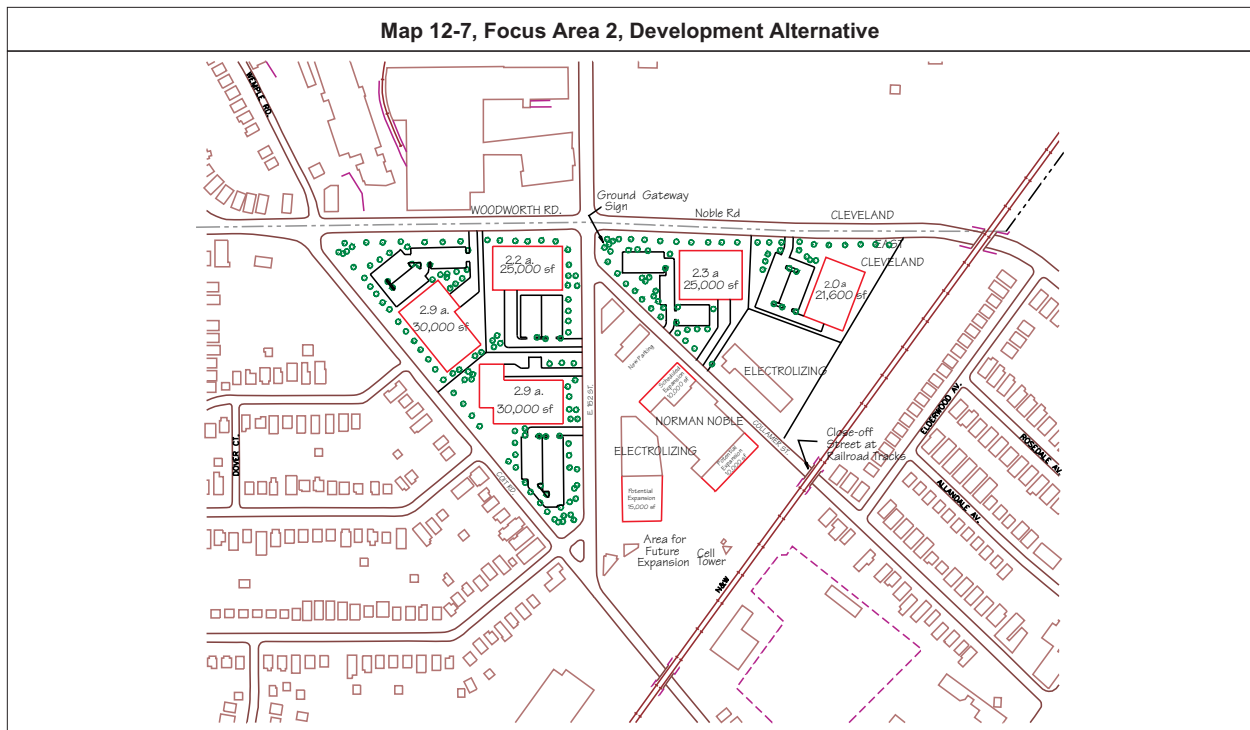


Exhibit 12-11, Focus Area 2, Development Impact Analysis, Area bounded by East 152 nd Street, Noble Road, and Railroad Embankment		
Focus Area 2: Area Bounded by E. 152 nd Street, Noble Road, and Railroad Embankment	Alternative 1 Light Industry	Alternative 2 Existing Conditions
Site Characteristics		
Total Site Acreage	4.3	4.3
Total Site Square Footage	187,300	187,300
Building footprint (sq ft)	41,600	72,300
Number of stories	1	1
Total building square footage	41,600	72,300
Potential value of site	\$2,045,691	\$400,000
Total number of employees	101	10
Environmental Impacts		
Sewage Flow (gallons/day)	12,985	1,280
Water Consumption (gallons/day)		
Solid Waste Production (tons/day)		
Total trips generated per day: weekday	304	30
Revenues		
Estimated avg annual employee income	\$46,124	\$24,072
Income tax revenues - City	\$92,853	\$4,814
Property Tax Revenues - City	\$9,120	\$800
Property Tax Revenues - School	\$50,270	\$4,300
Total City Revenues	\$101,973	\$5,614
Expenditures		
Cost to provide services*	\$6,151	\$609
NET FISCAL IMPACT - CITY	\$95,822	\$5,005

Signage

In order to foster the image of an industrial park, a name could be chosen for the industrial area and a ground-mounted sign installed at the southeast corner of East 152nd Street and Noble Road. Ideally, the sign should be brick with stone trim and surrounded with landscaping.

Financial Incentives

In order to attract new industrial development, or ensure that existing industrial firms remain in the community, the City of East Cleveland may need to consider offering financial incentives. For example, the City could use its Enterprise Zone designation to offer a tax exemption on part of the value of the new buildings or the new equipment and machinery in the buildings. East Cleveland has one of the higher tax rates in Cuyahoga County for real property (buildings) and personal property (equipment and machinery). The City could offer a tax exemption that would have the effect of lowering East Cleveland's tax rate to a level similar to other communities in Cuyahoga County.

Potential Funding Sources

There are several sources available to assist in the funding of the acquisition and demolition of the two properties described above and subsequent new construction. The sources are listed in alphabetical order.

- ✓ Brownfields - If any environmental issues are identified, low interest loan funds for remediation are available through the Cuyahoga County Department of Development.
- ✓ Community Development Block Grant Funds - Acquisition and demolition is an approved activity, as long as the applicable program guidelines are met.
- ✓ Ohio Department of Development - The State of Ohio has a variety of programs which provide assistance for businesses that are undertaking construction, expansion, or relocation. In addition, as part of utilizing Ohio Department of Development programs, it is important for the City of East Cleveland to establish an ongoing relationship with the Governor's Economic Development Regional Representative located in Cuyahoga County.

A detailed description of programs is contained in **Chapter 8 - Commercial/Industrial Market Analysis, Appendix 8-F.**

Area bounded by Coit Road, Woodworth Road, and East 152nd Street

Approximately 60% of this eight acre area is occupied by one- and two-family homes. An additional 30% of the area contains small commercial and industrial structures. The largest single property is the 1.7 acre site occupied by the Northeastern Ohio Growers Co-op Association for an outdoor market. Overall, there are more than forty different property owners in this area.



East 152nd Street, west side, north of Coit Road.



Woodworth Road, south side, west of East 152nd Street.

Although this is a residential area, it does not function as part of a larger neighborhood. To the east, the homes face an industrial district. To the west, the area does not flow into the residential neighborhood of Dover, Alder, and Elm Avenues. One of the results over time is that many of the buildings in the area are in deteriorated condition. The problem of the economic health of this residential area is also reflected in the fact that one-half of the one- and two-family properties are currently delinquent in the payment of property taxes. It is recommended in the long-term to **convert this area to industrial use**. If the parcels were redeveloped, the area could support about 85,000 square feet of light industrial space (*see Map 12-7*).

The proposed development would generate approximately \$186,000 annually in combined income tax and property tax revenue for the City, compared to the estimated \$16,300 in revenue generated by the current properties (*see Exhibit 12-12*). After estimating the cost of providing services to the new development, it is anticipated that the net fiscal impact to the City would be about \$174,800, plus about \$91,900 in property tax revenue to the school district.

Exhibit 12-12, Focus Area 2, Development Impact Analysis, Area bounded by Coit Road, Woodworth Road, and East 152 nd Street		
Focus Area 2: Area Bounded by Coit Road, Woodworth Road, and E. 152nd Street	Alternative 1 Light Industry	Alternative 2 Existing Conditions
Site Characteristics		
Total Site Acreage	8.02	8.02
Total Site Square Footage	349,350	349,350
Building footprint (sq ft)	85,000	12,913
Number of stories	1	1
Total building square footage	85,000	12,913
Number of dwelling units	0	44
Potential value of site	\$3,738,671	\$1,620,136
Total number of residents	0	108
Total number of employees	184	14
Environmental Impacts		
Sewage Flow (gallons/day)	23,684	1,280
Water Consumption (gallons/day)		
Solid Waste Production (tons/day)		
Total trips generated per day: weekday	554	30
Revenues		
Estimated avg annual employee income	\$46,124	\$24,072
Median household income	\$0	\$22,110
Income tax revenues - City	\$169,367	\$9,075
Property Tax Revenues - City	\$16,668	\$7,193
Property Tax Revenues - School	\$91,872	\$26,559
Total City Revenues	\$186,035	\$16,268
Expenditures		
Cost to provide services*	\$11,206	\$28,019
NET FISCAL IMPACT - CITY	\$174,829	-\$11,751

Time Frame

Redevelopment of this area should come after the redevelopment of the Noble Road/Collamer Street area. With over forty different property owners, as well as the amount of funds needed for acquisition and demolition, this project will take longer to implement.

Land Bank Program Acquisitions

The area has a high rate of delinquencies for the payment of property taxes. Most of the residential delinquencies are currently in the range of six months to twelve months worth of taxes. One small industrial property has a substantial delinquency. The City of East Cleveland should continue to monitor these properties and, if circumstances warrant, add them to the Land Bank Program. For example, the City of Cleveland has successfully redeveloped areas by incrementally acquiring ownership of properties over time in order to assemble larger tracts of land suitable for development.

Buffering

Currently on East 152nd Street, homes face an industrial area, which is accompanied by employee vehicles and truck traffic. In addition, no land is available on East 152nd Street on which to create a buffer. The result is a decline in the quality of life for the residents. To avoid repeating the same problem on Coit Road with new industrial development, there should be no access for new industry from Coit Road. In addition, buffers such as trees, landscaping, and fencing should be utilized on the east side of Coit Road to protect the property values and quality of life of the residents on the west side of Coit Road.

Relocation of Farmers Market

Although the farmers market property has recently been acquired by Lutheran Housing Corporation and efforts are being made to reinvigorate the market, it is recommended that the market be relocated

The current trend for farmers markets that operate intermittently, such as one or two days per week, is for the merchants to utilize existing public spaces during market hours. For example, this is the model used for markets operated in Lakewood and at Shaker Square in Cleveland. A possible new location for the market is the City-owned parking lot on Euclid Avenue near Coit Road, which is adjacent to Hawley Park. This relocation would provide several benefits. First, the market would be situated in a location that is more accessible to a greater number of East Cleveland residents. The daily traffic counts on Euclid Avenue are in the 20,000-22,000 vehicle range, compared to the most recent vehicle count on Woodworth Avenue near the existing market of about 8,400 vehicles (1977).

In addition, the existing market location is not served by a bus route convenient for East Cleveland residents. The nearby #37 bus line cuts through East Cleveland to travel on East 152nd Street and Taylor Road. In contrast, Euclid Avenue has frequent bus service, which residents could use to patronize a farmers market site on that street.

Finally, if the market was relocated, the property on Woodworth Road would be available for redevelopment purposes, which would create much more income tax and property tax revenue for the City than the existing market, which generates about \$1,000 annually in property taxes.

FOCUS AREA 3: HAYDEN AVENUE (SHAW AVENUE TO WOODWORTH ROAD)**Introduction**

This focus area includes properties fronting on both sides of Hayden Avenue between Shaw Avenue and Woodworth Road. The area has primarily commercial uses, with some housing units and vacant land.

Property Ownership

On the west side of the street, Cuyahoga County Auditor's Office records indicate there are 33 properties. Of the total properties, 18 are tax delinquent for the payment of property taxes and six are in the City of East Cleveland's Land Bank Program (*see Exhibit 12-13*).

On the east side of the street, Cuyahoga County Auditor's Office records indicate there are 23 properties. Of the total properties, four are tax delinquent for the payment of property taxes and four are in the City of East Cleveland's Land Bank Program (*see Exhibit 12-13*).

Land Use

Hayden Avenue developed primarily during the 1910's and 1920's. Of the approximately 44 buildings in this Focus Area, 60% were constructed during these two decades. Most of these older buildings are two-story brick structures built at the sidewalk. An additional one-third of the existing buildings have been constructed since 1950. Most of these newer buildings are one-story and have various setbacks from the sidewalks. The street also has several vacant lots and parking areas (*see Exhibit 12-14*).

The adjacent land uses extending both east and west from Hayden Avenue are one- and two-family homes on adjacent side streets.

Current Zoning

Almost all of the parcels are zoned U-3 - Retail. Four parcels on the west side of Hayden Avenue between Mann Avenue and Woodworth Road are zoned U-4 - Commercial - Public Garage and Light Manufacturing (*see Exhibit 12-15*).

Traffic Counts

Traffic counts conducted by the Cuyahoga County Engineer's Office show approximately 9,000 vehicles in a 24-hour period for Hayden Avenue north of Shaw Avenue. In addition, approximately 16,000 vehicles used the Hayden Avenue/Shaw Avenue intersection in a 24-hour period. The most recent traffic count taken on August 15, 1977.

Exhibit 12-13, Focus Area 3, Property Ownership

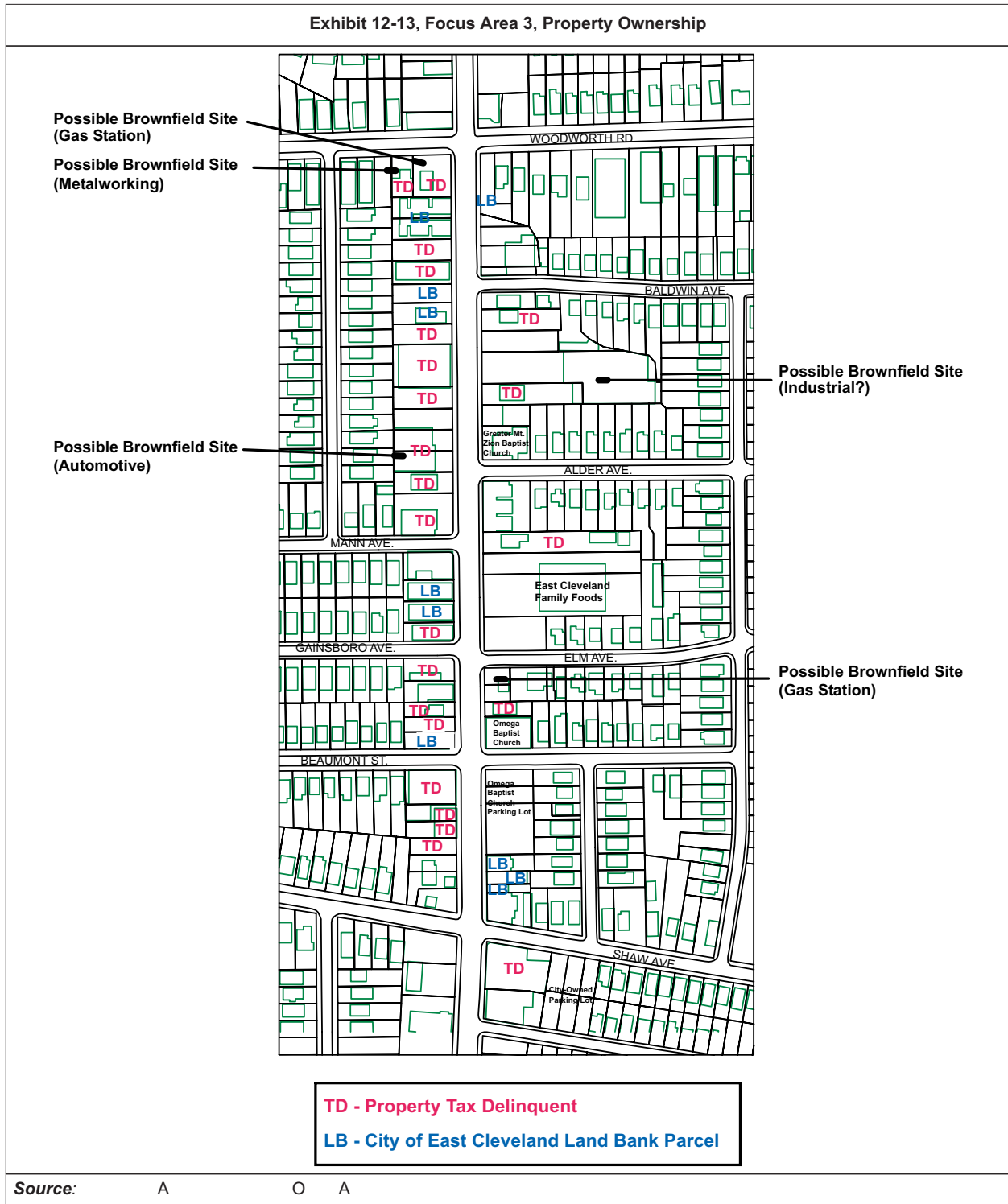


Exhibit 12-14, Focus Area 3, Aerial Image



Source: Cuyahoga County Engineer's Office, 1999

Recommendations

This section of Hayden Avenue has a significant number of properties that are delinquent in the payment of property taxes, in need of repair, or in public ownership through the City's Land Bank Program. There are however, positive points of neighborhood activity, including the supermarket, several churches, and the East Cleveland Public Library branch just south of Shaw Avenue. The emphasis of the recommendations should be to **create housing units, reinforce retail uses that serve the neighborhood, and make improvements to the public right-of-way** (see Map 12-8).

Create more housing units on the street

- ✓ Rehabilitate older buildings whenever possible.

The 1910's and 1920's buildings on the street provide architectural character.

- ✓ Convert vacant storefronts to apartments.

Toward Woodworth Road, reinforce the residential character of the street by converting vacant storefronts into apartments as part of building rehabilitation.

- ✓ Provide parking spaces for older buildings on adjacent Hayden Avenue parcels.

Off-street tenant parking would improve the marketability of the older apartment buildings.

- ✓ Build new townhouses as infill at specific locations.

New housing would reinforce the residential character of the street in the vicinity of Woodworth Road. Buildings should use materials and design details to make them compatible with the existing older buildings.

- ✓ Provide a buffer to the adjoining properties on side streets.



- ✓ Installation of attractive fencing and landscaping at the rear of Hayden Avenue properties would act as a buffer to the one-and two-family buildings on the side streets. These changes would help separate different uses, such as apartments from single-family homes, as well as improve the appearance of the area.

Reinforce retail uses to serve the neighborhood

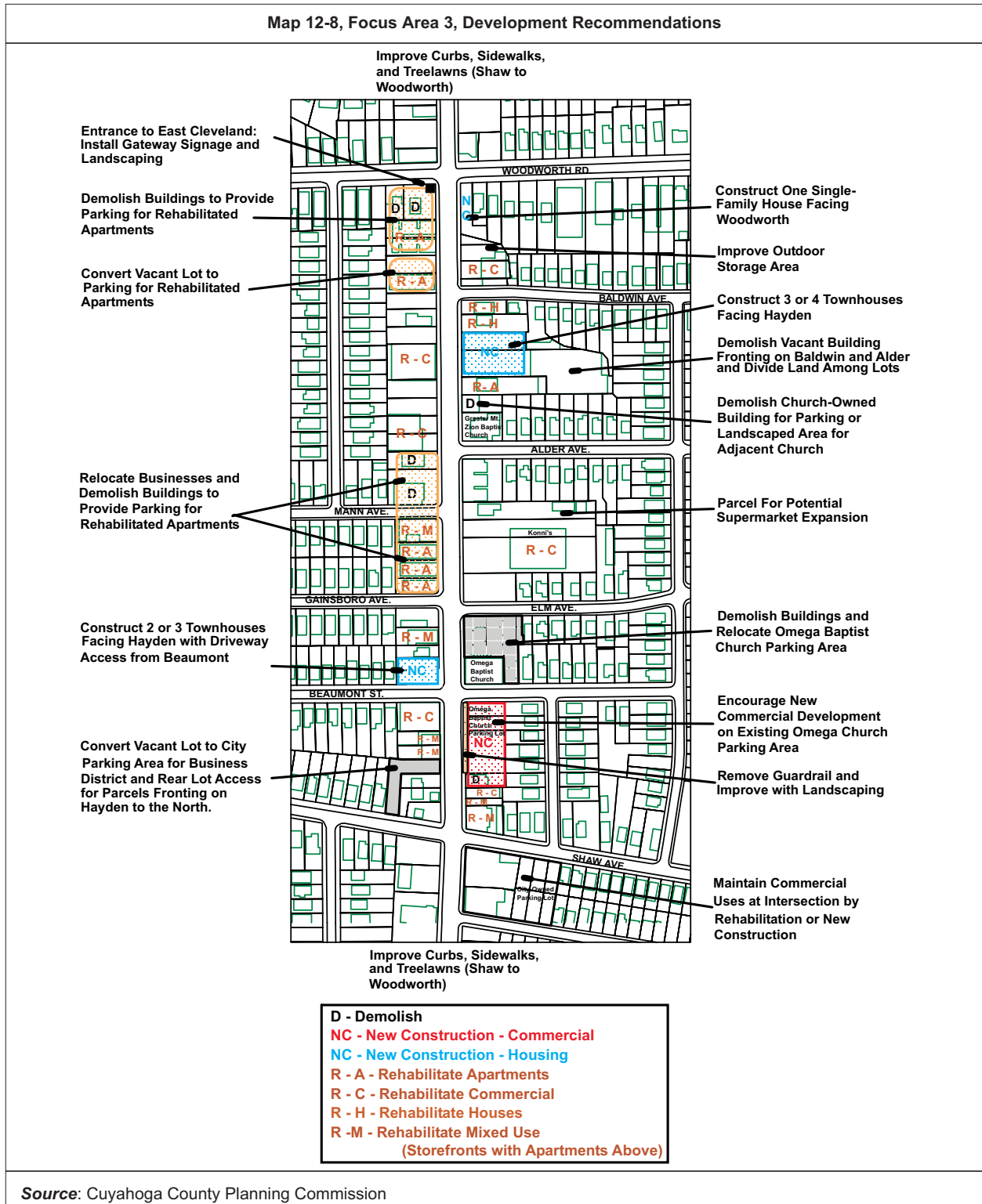
- ✓ Focus on the vicinity of the Hayden Avenue/Shaw Avenue intersection as a retail area.

The high traffic volume at the Hayden/Shaw intersection could be used to reinforce the marketability of the location for commercial uses.

- ✓ Rehabilitate older buildings whenever possible.

The 1910’s and 1920’s buildings on the street provide architectural character.

Map 12-8, Focus Area 3, Development Recommendations



- ✓ Make new construction blend with the existing older buildings.

New commercial buildings should be built at the sidewalk, with parking to the side or rear. If the parking is in the rear, the building should include an attractive rear entrance. New buildings should also blend in with the height, brick walls, stone trim, large windows, and appropriate signage of the existing older buildings. Appropriately-sized, quality signage, as well as awnings, will help older and newer buildings look more compatible.

- ✓ Provide a rear buffer to adjoining properties.

Installation of attractive fencing and landscaping at the rear of Hayden Avenue properties would act as a buffer to the one-and two-family buildings on the side streets. These changes would help separate different uses, such as commercial buildings from single-family homes, as well as improve the appearance of the area.

- ✓ Rehabilitate vacant upper story apartments.

Toward Shaw Avenue, create a “24-hour neighborhood” by rehabilitating the upper story of buildings as apartments.

Improve the public right-of-way

- ✓ Create a gateway to the community.

At the northwest corner of Hayden Avenue and Woodworth Road, install a gateway feature that would include attractive signage and landscaping. This feature would be at the entrance to the community and serve as a welcome to drivers and pedestrians.

- ✓ Improve the curbs and sidewalks.

The street pavement is in good condition. The curbs however, should be replaced. Without a proper curb, it would be difficult to install and maintain the proposed brick paving treelawn improvements. Sidewalks and driveway aprons could be improved on an as-needed basis.

- ✓ Unify the treelawns by installing brick.

The area between the curb and the sidewalk is too narrow for the installation of trees and grass. Properly installed brick pavers would provide color and a uniform design.

- ✓ Encourage property owners to plant trees on the private property side of the sidewalk.

Trees planted on the private property side of the sidewalk are more likely to receive better maintenance and would be clear of utility pole wires. As an added benefit, the trees would still provide shade on the sidewalk for pedestrians.

- ✓ Upgrade the design of parking areas.

Parking areas should be paved and striped. At the sidewalk, the parking areas should have decorative fencing and a landscaped strip with shrubs, small trees, and/or flowers.

FOCUS AREA 4: EUCLID AVENUE (DOAN AVENUE TO STRATHMORE AVENUE)

Introduction

This focus area includes the area bounded by Doan Avenue, Euclid Avenue, Strathmore Avenue, and the railroad embankment. The area has primarily commercial buildings fronting on Euclid Avenue, with clusters of either apartment buildings or one- and two-family homes on the side streets.

Property Ownership

Cuyahoga County Auditor's Office records indicate there are approximately 145 properties, with approximately 110 structures. Of the total properties, 48 are tax delinquent for the payment of property taxes, seventeen are in the City of East Cleveland's Land Bank Program, and the State of Ohio has ownership of two parcels (*see Exhibit 12-16*).

Land Use

This portion of Euclid Avenue developed primarily during the period 1900-1929. Of the approximately 110 structures in this Focus Area, about 75% were constructed during these three decades. Most of the one- and two-family buildings are two-story frame structures. Most of the multi-family buildings are three-story brick structures. Most of the buildings are located near the sidewalk. The area also has a number of vacant lots and parking areas (*see Exhibit 12-17*).

The adjacent land uses include commercial and multi-family buildings on the south side of Euclid Avenue. On the west side of the railroad embankment are one- and two-family homes.

Current Zoning

This large area is a mixture of zoning categories. Most of the parcels fronting on Euclid Avenue are zoned U-3 - Retail. Parcels fronting on Strathmore Avenue, Chapman Avenue, Northfield Avenue, Page Avenue, Wymore Avenue, and Elderwood Avenue between Northfield and Wymore are zoned U-2 - Apartment. Parcels fronting on Eastham Avenue and Doan Avenue, as well as scattered parcels fronting on Euclid and Elderwood are zoned U-4 - Commercial - Public Garage and Light Manufacturing. The railroad embankment is zoned U-1 - Dwelling (*see Exhibit 12-18*).

Exhibit 12-16, Focus Area 4, Property Ownership



Source: Cuyahoga County Auditor's Office, April, 2002

Exhibit 12-17, Focus Area 4, Aerial Image



Source: Cuyahoga County Engineer's Office, 1999

Traffic Counts

The most recent traffic counts by the Cuyahoga County Engineer's Office for various segments of Euclid Avenue, taken in the early 1990's, recorded approximately 20,000-25,000 vehicles for a 24-hour period.

Development Alternatives

This section of Euclid Avenue has a significant number of properties that are delinquent in the payment of property taxes, in need of repair, or in public ownership through the City's Land Bank Program.

The emphasis of the recommendations should be to **create retail space that serves residents, build new housing units, rehabilitate existing houses on specific streets, construct a municipal complex, create greenspace for the neighborhood, provide space for a school district bus facility, and make improvements to the public right-of-way.**

Alternative 1

This alternative outlines the development of approximately 50,000-60,000 square feet of new retail space, construction of about 100-120 single-family homes, construction of about 50-60 rowhouse units, rehabilitation of homes on Northfield and Strathmore Avenues, creation of greenspace along Elderwood Avenue, and construction of a school bus facility with access from Doan Avenue (*see Map 12-9*).

Create retail space that serves East Cleveland residents

- ✓ Convert the vicinity of Doan Avenue and Eastham Avenue into approximately 50,000-60,000 square feet of new retail development. As noted in the *Focus Issue - Supermarket* discussion in this chapter, this may be a suitable location to include a new supermarket as part of the development.



- ✓ Retain the Walgreens and incorporate it into the proposed adjacent retail development.
- ✓ More effectively utilize the former CVS property by rebuilding the structure at the southwest corner of Strathmore and Euclid Avenues, and incorporate the present footprint of the building into the proposed housing development.
- ✓ Make new construction blend with the existing older buildings along Euclid Avenue. New buildings should blend in with the height, brick walls, stone trim, large windows, and appropriate signage of the existing older buildings. Appropriately-sized, quality signage, as well as awnings, will help older and newer buildings look more compatible.

Create new housing

- ✓ Construct new single-family houses and rowhouses from the Walgreens property north-eastward to the rear of houses on the southwest side of Northfield Avenue. Approximately 35-40 rowhouse units could be built to face Euclid Avenue, with approximately

Map 12-9, Focus Area 4, Development Alternative 1



Source: Cuyahoga County Planning Commission

50-60 single-family homes built utilizing the current alignments of Wymore Avenue and two new streets.

- ✓ Construct new single-family houses and rowhouses from the rear of houses on the north-east side of Northfield Avenue northeastward to the southwest side of the former CVS property. Approximately 15-20 rowhouse units could be built to face Euclid Avenue, with approximately 50-60 single-family homes built utilizing the current alignment of Chapman Avenue and two new streets.
- ✓ The precise number of housing units would depend on the lot size, building size, and cost of each unit.

Rehabilitate existing houses on specific streets

- ✓ Rehabilitate the homes on Northfield Avenue. These one- and two-family homes are in repairable condition, and their presence will help maintain the character of the neighborhood.. In addition, it is important to maintain Northfield Avenue as a connector under the railroad embankment.
- ✓ Rehabilitate the homes on Strathmore Avenue. These one- and two-family homes are in repairable condition, and their presence will help maintain the character of the neighborhood.

Create greenspace for the neighborhood

- ✓ Demolish the buildings located between Elderwood Avenue and the railroad embankment. This area is not suitable for housing units due to its proximity to train traffic. This area could be landscaped, both for aesthetic purposes and to shield train noise, and reserved as greenspace for the general benefit of the proposed new housing development.
- ✓ Alternatively, Elderwood Avenue could be relocated closer to the railroad embankment, which would allow construction of a few additional houses as part of the proposed residential development.

Provide space for a school district bus facility

- ✓ Replace the warehouse behind Walgreens with a new bus and maintenance facility for the East Cleveland School District. The school district occupies several properties within the area that do not adequately serve its needs for purposes such as the storage of school buses. The property would accommodate a structure in the 30,000-40,000 square foot range. Access would be provided from Doan Avenue.

Improve the public right-of-way

- ✓ Various improvements and design considerations for Euclid Avenue were outlined in the ***Focus Issue - Euclid Avenue Right-of-Way Improvements*** discussion in this chapter. New development within this area should be compatible with the Euclid Avenue improvements.

Alternative 2

This alternative outlines the development of approximately 50,000-60,000 square feet of new retail space, creation of a new municipal complex, construction of about 50-60 single-family homes, construction of about 15-20 rowhouse units, rehabilitation of homes on Northfield and Strathmore Avenues, creation of greenspace along Elderwood Avenue, and construction of a school bus facility with access from Doan Avenue (*see Map 12-10*).

Create retail space that serves East Cleveland residents

- ✓ Convert the vicinity of Doan Avenue and Eastham Avenue into approximately 50,000-60,000 square feet of new retail development. As noted in the *Focus Issue - Supermarket* discussion in this chapter, this may be a suitable location to include a new supermarket as part of the development.
- ✓ Retain the Walgreens and incorporate it into the proposed adjacent retail development.
- ✓ Rehabilitate the 1920's gas station and adjacent retail/apartment building just west of Northfield Avenue. The two buildings provide architectural character to Euclid Avenue, and could screen one of the parking areas of the proposed municipal complex from Euclid Avenue.
- ✓ More effectively utilize the former CVS property by rebuilding the structure at the southwest corner of Strathmore and Euclid Avenues, and incorporate the present footprint of the building into the proposed housing development.
- ✓ Make new construction blend with the existing older buildings along Euclid Avenue. New buildings should blend in with the height, brick walls, stone trim, large windows, and appropriate signage of the existing older buildings. Appropriately-sized, quality signage, as well as awnings, will help older and newer buildings look more compatible.

Create a new municipal complex

- ✓ The current city buildings are functionally obsolete and inadequate in size. This proposal would combine various city functions at a central location, including city hall, police station/municipal court, fire station, and service center. The facility could also include a landscaped plaza in front of city hall. The complex could be served by two entrances on Euclid Avenue, in addition to the exit for fire and emergency vehicles. In addition, the service center should have access to Doan Avenue, both for efficiency and to eliminate the need for heavy equipment to traverse the complex to reach Euclid Avenue.
- ✓ The following building sizes are estimates subject to more detailed design study: city hall (25,000-30,000 square feet), police station/municipal court (25,000-35,000 square feet), fire station (20,000-25,000 square feet), and service center (55,000-65,000 square feet).

Create new housing

- ✓ Construct new single-family houses and rowhouses from the rear of houses on the northeast side of Northfield Avenue northeastward to the southwest side of the former CVS

Map 12-10, Focus Area 4, Development Alternative 2



property. Approximately 15-20 rowhouse units could be built to face Euclid Avenue, with approximately 50-60 single-family homes built utilizing the current alignment of Chapman Avenue and two new streets.

- ✓ The precise number of housing units would depend on the lot size, building size, and cost of each unit.

Rehabilitate existing houses on specific streets

- ✓ Rehabilitate the homes on Northfield Avenue. These one- and two-family homes are in repairable condition, and their presence will help maintain the character of the neighborhood. In addition, it is important to maintain Northfield Avenue as a connector under the railroad embankment.
- ✓ Rehabilitate the homes on Strathmore Avenue. These one- and two-family homes are in repairable condition, and their presence will help maintain the character of the neighborhood.

Create greenspace for the neighborhood

- ✓ Demolish the buildings located between Elderwood Avenue and the railroad embankment. This area is not suitable for housing units due to its proximity to the train traffic. This area could be landscaped, both for aesthetic purposes and to shield train noise, and reserved as greenspace for the general benefit of the proposed new housing development.
- ✓ Alternatively, Elderwood Avenue could be relocated closer to the railroad embankment, which would allow construction of a few additional houses as part of the proposed residential development.

Provide space for a school district bus facility

- ✓ Replace the warehouse behind Walgreens with a new bus and maintenance facility for the East Cleveland School District. The school district occupies several properties within the area that do not adequately serve its needs, such as the storage of school buses. The property would accommodate a structure in the 30,000-40,000 square foot range. Access would be provided from Doan Avenue.

Improve the public right-of-way

- ✓ Various improvements and design considerations for Euclid Avenue were outlined in the *Focus Issue - Euclid Avenue Right-of-Way Improvements* discussion in this chapter. New development within this area should be compatible with the Euclid Avenue improvements.

Chapter Thirteen

Final Development Plan

INTRODUCTION

The Final Development Plan connects the results of discussions with the Strategic Plan Task Force, community meetings, and the content of each chapter of this plan to the community goals and priorities developed at the beginning of the project (*see Chapter 1 - Community Goals*). The following narrative outlines the continuity of thought that exists from the formulation of priorities, to the creation of conceptual ideas, through detailed analysis of potential development plans. This discussion is not intended to be a detailed repetition of the recommendations contained in each chapter of the plan, but rather provides representative summaries and examples. Please note that many of the items described in this discussion could be placed under more than one heading.

STRENGTHEN EMPLOYMENT AND ECONOMIC DEVELOPMENT OPPORTUNITIES

The goals emphasize revitalizing and expanding the business tax base of the city, especially by retaining and attracting industrial businesses, as well as improving and maintaining the infrastructure of the community.

- ✓ Establishing a Community Reinvestment Area (CRA) in one or more areas of the community to stimulate substantial commercial, industrial, or residential property investment focused on renovation and/or new construction (*see Chapter 5 - Housing Plan and Chapter 8 - Commercial/Industrial Market Analysis*).
- ✓ Attracting specific retail businesses which would complement the existing commercial mix and would be responsive to market needs (*see Chapter 8 - Commercial/Industrial Market Analysis*).
- ✓ Discussing issues and potential locations for a post office and supermarket in East Cleveland (*see Chapter 12 - Alternative Development Plan (Focus Issues A and B)*).
- ✓ The potential for significant new industrial development in the Coit/Noble Triangle. The existing Electrolizing Corporation and Norman Noble, Inc. complex could be enhanced with the addition of approximately 126,000 square feet of new industrial space, which would create about 285 jobs (*see Chapter 12 - Alternative Development Plan (Focus Area 2)*).
- ✓ The potential construction of approximately 50,000-60,000 square feet of new retail space at Euclid and Doan Avenues, as part of a comprehensive redevelopment of the west side of Euclid Avenue from Doan to Strathmore Avenues (*see Chapter 12 - Alternative Development Plan, (Focus Area 4)*).

MAINTAIN AND REVITALIZE NEIGHBORHOODS

The goals focus on providing retail stores and services that meet the needs of the community, offering a variety of housing choices to keep and attract residents, increase homeownership, maintaining and reusing the existing building stock and vacant land, maintaining infrastructure and city facilities, and improving park and recreation areas.

- ✓ Outlining housing related programs offered through the City of East Cleveland and the primary nonprofit housing organization, Lutheran Housing Corporation (*see Chapter 5 - Housing Plan*).
- ✓ Capitalizing on the historic residential and commercial building stock of the city to leverage financial incentives for investments associated with historic preservation, as well as technical assistance from local partners such as the Cleveland Restoration Society and the Kent State University Urban Design Center to promote retention of the architectural character of buildings (*see Chapter 5 - Housing Plan and Chapter 11 - Historic Preservation Strategy*).
- ✓ Promoting existing programs that can reduce property taxes, water bills, and heating bills for income-eligible homeowners and renters (*see Chapter 5 - Housing Plan*).
- ✓ Specific recommendations concerning the Martin Luther King Jr. Civic Center (*see Chapter 7 - Park and Recreation Analysis*).
- ✓ Specific recommendations concerning individual parks within East Cleveland (*see Chapter 7 - Park and Recreation Analysis*).
- ✓ Identifying various types of improvements to upgrade the appearance and functionality of parking lots in retail areas (*see Chapter 9 - Parking Analysis*).
- ✓ Outlining strategies for encouraging residential property owners to repair or construct driveways, garages, and off-street parking (*see Chapter 9 - Parking Analysis*).
- ✓ Specific recommendations concerning public facilities such as the city hall/police station/municipal court/fire station complex, the fire station on Shaw Avenue, the service department facility, community development department facility, Helen S. Brown Senior Citizens Center and Tower, East Cleveland Public Library, and Forest Hill Park No. 2 Dam (*see Chapter 10 - Public Facilities and Infrastructure Plan*).
- ✓ Reconfirming the City's goal of continued pavement, waterline, and sewer improvements. In addition, a long-term goal should be the elimination of combined storm and sanitary sewer lines (*see Chapter 10 - Public Facilities and Infrastructure Plan*).

- ✓ Various recommendations concerning improvements to the Euclid Avenue right-of-way, concerning both the street reconstruction project and coordination with the proposed Euclid Corridor Transportation Project (*see Chapter 12 - Alternative Development Plan (Focus Issue C)*).
- ✓ Focusing new construction efforts on homeownership of detached single-family residences or townhomes to assist the community to retain its existing residents and attract new residents by developing market rate housing at selected sites, such as East 125th Street north of Phillips Avenue, the Doan-Hayden area, Hayden Avenue north of Shaw Avenue, and portions of the west side of Euclid Avenue between Doan and Strathmore Avenues (*see Chapter 5 - Housing Plan and Chapter 12 - Alternative Development Plan (Focus Area 1)*).
- ✓ Suggesting a variety of revitalization strategies for Hayden Avenue north of Shaw Avenue, including new construction of owner-occupied residences and commercial space, as well as rehabilitation of homes, multi-family buildings, commercial space, and mixed use buildings (*see Chapter 12 - Alternative Development Plan (Focus Area 3)*).
- ✓ Rehabilitating existing homes on Northfield and Strathmore Avenues and constructing approximately 15-60 new rowhouses and 50-120 new single-family homes (depending upon the alternative) as part of a comprehensive redevelopment of the west side of Euclid Avenue from Doan to Strathmore Avenues (*see Chapter 12 - Alternative Development Plan (Focus Area 4)*).
- ✓ The potential construction of a new municipal complex, consisting of a city hall, police station/municipal court, fire station, service center, and school district bus facility (depending upon the alternative) as part of a comprehensive redevelopment of the west side of Euclid Avenue from Doan to Strathmore Avenues (*see Chapter 12 - Alternative Development Plan (Focus Area 4)*).

PROVIDE A SUITABLE LIVING ENVIRONMENT

The goals relate to providing a safe, clean, and attractive community.

- ✓ Initiating an “Adopt a Spot” program and utilize community involvement to enhance with landscaping small publicly owned areas of land adjacent to residential homes (*see Chapter 5 - Housing Plan*).
- ✓ Continuing cooperation with the Cuyahoga County Board of Health regarding education for lead poisoning prevention, lead-testing and lead-abatement in the housing stock (*see Chapter 5 - Housing Plan*).

- ✓ Continue services currently available to East Cleveland residents concerning environmental health issues such as black mold, indoor air quality, and rodent control offered by the Cuyahoga County Board of Health (*see Chapter 6 - Quality of Life (Health)*).
- ✓ A partnership has been formed between the Cuyahoga County Prosecutor's Office and the East Cleveland community, including residents, police, schools, businesses, and civic and religious organizations. The Community-Based Prosecution Program prosecutes local crimes and develops team strategies to reduce crime and juvenile delinquency (*see Chapter 6 - Quality of Life (Public Safety)*).
- ✓ Recommending vacant parcels with retail zoning be converted to landscaped side yards, improved for parking, acquired for the City's Land Bank Program, or targeted for new construction solely on that parcel or in conjunction with adjoining parcels (*see Chapter 8 - Commercial/Industrial Market Analysis*).

DEVELOP AND STRENGTHEN COMMUNITY-BASED PARTNERSHIPS

The goals focus on capitalizing on existing community institutions, organizations, and facilities to build a network that encourages interaction, promotes a sense of belonging, and seeks consensus to solve shared problems.

- ✓ The Cuyahoga Metropolitan Housing Authority and the Cleveland Housing Network plan to construct 80 single-family residences and townhomes spread over several East Cleveland locations, including the Doan-Hayden area, and East 125th Street north of Phillips Avenue (*see Chapter 5 - Housing Plan*).
- ✓ Banks located in East Cleveland, as well as the nonprofit Lutheran Housing Corporation, actively encourage homeownership and housing rehabilitation through special lending programs and consumer education to improve the creditworthiness of residents and avoid predatory lending situations (*see Chapter 5 - Housing Plan*).
- ✓ Develop partnerships with non-profit organizations such as the Ohio State Extension Service, ParkWorks, Inc., and the Cleveland Botanical Garden for technical assistance on such topics as urban and community gardens, landscaping options, and strategies for vacant lots (*see Chapter 5 - Housing Plan*).
- ✓ Continue to encourage East Cleveland residents to use employment and training services offered by the Council for Economic Opportunities in Greater Cleveland, Cuyahoga County Department of Workforce Development, Cuyahoga Work and Training Agency,

and The Urban League of Greater Cleveland (*see Chapter 6 - Quality of Life (Economic Need and Workforce Development)*).

- ✓ Continue to encourage East Cleveland residents to use child development and education programs offered by the Council for Economic Opportunities in Greater Cleveland, The Urban League of Greater Cleveland, and the East Cleveland City School District (*see Chapter 6 - Quality of Life (Education)*).
- ✓ Continue to encourage East Cleveland residents to use services concerning health related issues offered by Huron Hospital, Helen S. Brown Senior Center, and the Cuyahoga County Board of Health (*see Chapter 6 - Quality of Life (Health)*).
- ✓ Outlining opportunities for continuing or initiating partnerships with residents and local organizations for the betterment of parks (*see Chapter 7 - Park and Recreation Analysis*).

ENHANCE THE MANAGEMENT OF CITY GOVERNMENT

The goals relate to improving the efficiency of local government, improving communication within the local government and with the community at-large, and encouraging partnerships of the local government with other public agencies and nonprofit organizations within the metropolitan area.

- ✓ Continue and expand strategies for the inspection of all housing units, enforcement of all housing-related municipal codes, review of City policies and procedures related to housing issues, and streamlining housing court policies and processes (*see Chapter 5 - Housing Plan*).
- ✓ Recommending that East Cleveland join the First Suburbs Consortium, in order to avail itself of the networking opportunities, technical assistance, joint study opportunities, and political influence that the Consortium has on a variety of issues, including housing (*see Chapter 5 - Housing Plan*).
- ✓ Describing the opportunity for technical assistance and availability of programs through the Cuyahoga County Department of Development (*see Chapter 5 - Housing Plan*).
- ✓ Illustrating the need, with recommendations, to update the City's zoning code regulations (*see Chapter 5 - Housing Plan; Chapter 8 - Commercial/Industrial Market Analysis; Chapter 9 - Parking Analysis; and Chapter 11 - Historic Preservation Strategy*).
- ✓ Recommending that for Forest Hill Park, an agreement be negotiated with the Cleveland Metroparks, whereby ongoing maintenance would be the responsibility of the

Metroparks, while park ownership would remain with the City of East Cleveland (*see Chapter 7 - Park and Recreation Analysis*).

- ✓ Recommending comprehensive enforcement efforts related to code violations for commercial buildings, parking lots, and other site features, as well as repair or removal of damaged parking meters (*see Chapter 8 - Commercial/Industrial Market Analysis*).
- ✓ Recommending that the City's Land Bank Program prioritize obtaining parcels in the East 125th Street, First and Second Avenue, and west of Euclid Avenue between Doan and Strathmore Avenues areas, in order to assist in land assembly efforts for possible future development. In addition, isolated parcels currently in the Land Bank Program would be suitable in some situations for new single-family housing construction (*see Chapter 10 - Public Facilities and Infrastructure Plan*).
- ✓ Recommending reaching an agreement with the City of Cleveland and the Cleveland Division of Water to transfer administration/ownership of the East Cleveland Water Department to the regional water agency, the Cleveland Division of Water (*see Chapter 10 - Public Facilities and Infrastructure Plan*).

IMPROVE COMMUNITY IMAGE

The goals emphasize marketing the community both internally and externally, fostering a sense of pride in the community, and improving community identity through physical improvements to the building stock and street rights-of-way.

- ✓ Describing strategies for marketing East Cleveland to potential homebuyers (*see Chapter 5 - Housing Plan*).
- ✓ Addressing the need for quality design characteristics for new residential construction, as well as rehabilitation, that respects the architectural character of the early 20th century building stock of the community (*see Chapter 5 - Housing Plan*).
- ✓ Addressing the need for quality design characteristics and signage for new commercial construction, as well as rehabilitation, to create an attractive shopping and business environment that also respects the architectural character of the early 20th century building stock of the community (*see Chapter 8 - Commercial/Industrial Market Analysis*).
- ✓ Improving aspects of small business operation by describing strategies for retail merchants to develop a cohesive marketing image, as well as the creation of small business management skill seminars (*see Chapter 8 - Commercial/Industrial Market Analysis*).

- ✓ Providing strategies for public improvements that would also improve the image of the community, including street trees, streetlights, and community gateway signs (*see Chapter 10 - Public Facilities and Infrastructure Plan*).
- ✓ Providing recommendations for celebrating and educating, both inside and outside the community, about the history and appropriate maintenance and rehabilitation of the early 20th century building stock of East Cleveland (*see Chapter 11 - Historic Preservation Strategy*).

Chapter Fourteen

**Strategic
Management Plan**

INTRODUCTION

This chapter of the master plan discusses implementation strategies to carry out the recommendations outlined within this document. In order for the community to successfully reach its goals, it will require an ongoing, concerted effort by the local elected officials, board and commission members, and citizens of East Cleveland.

ADOPT THE MASTER PLAN

The formal adoption of the master plan by the City is a basic step to the successful implementation of the policies and recommendations of this document. The formal adoption of the plan enables the City Council, Planning Commission, and other City boards and commissions, to make decisions on issues based upon clearly stated long-range goals and policies that have formal support.

The master plan also serves as a practical, working guide, so that near-term decisions on specific issues and situations can be made within the framework of long-term goals. For example, local officials should look to the master plan for guidance when making decisions such as amendments to the zoning code, review of development proposals, and review of proposed capital improvement projects.

A sample ordinance pertaining to the adoption of the master plan is included as *Appendix 14-A*.

REVIEW THE MASTER PLAN PERIODICALLY

A master plan should not be viewed as a one-time effort or permanent document. For example, this document was created to provide guidance to address current issues. A master plan should be one part of a continuous planning process within East Cleveland. This plan attempts to forecast future changes in the City, but unforeseen economic, technological, and social conditions are valid reasons for future amendments to the master plan. Proposed amendments to the master plan should be considered whenever elements of the plan become unworkable due to unanticipated changes in the community. In addition, the master plan should be reviewed in its entirety every five to seven years to determine if changes to the plan are warranted.

CREATE PUBLIC AWARENESS OF THE MASTER PLAN

Distribution of the master plan is critical to ensuring its success. At a minimum, copies of the plan should be available to the Mayor, department directors, City Council, and the Planning Commission. In addition, copies should be available to businesses, residents, and landowners. A copy should also be placed on deposit at the East Cleveland Public Library branches. Ultimately, the effectiveness of the plan depends upon the extent to which it is read, understood, used, and implemented.

DEVELOP AN IMPLEMENTATION SCHEDULE

Each chapter of this plan contains numerous recommendations. The City, with the participation of appropriate partners, should create an implementation schedule. A multi-faceted strategy that prioritizes recommendations into short-term and long-term action plans is preferable to a strategy that attempts to accomplish everything at once. Establishing an implementation schedule is also a method

to create benchmarks over a series of years through which the City and the general public could measure progress toward completion of recommendations.

ASSIGN IMPLEMENTATION RESPONSIBILITIES

Successful implementation of the plan also requires assigning responsibilities. Each City department or board, as well as agency and organization partners, could be held accountable for what it is charged with implementing. Through assigning responsibilities, individual departments will be able to see how they fit into the overall picture and how they are directly making a positive contribution to the future of the community.

LINK THE PLAN WITH THE MUNICIPAL BUDGET

Linking the plan with the multi-year capital improvement program and the annual operating budget is also important in assuring the implementation of the plan. When the City Administration and City Council discuss spending, funds can be allocated so that on-going decision-making can be guided by the plan.

DOCUMENT IMPACTS

It is also important to document the difference that the plan is making on behalf of East Cleveland, such as the dollar amounts of investments, services provided, and physical improvements made. Sharing this information with the community lets the public know that the plan is being used, and that the time put into developing the plan by the public, the task force, and City employees was productively spent.

RECOMMENDATIONS BY CHAPTER

In order to encourage implementation of projects, detailed, specific recommendations have been discussed within the chapters of the plan:

- Chapter 1 - Community Goals
- Chapter 5 - Housing Plan
- Chapter 6 - Quality of Life Improvements
- Chapter 7 - Park and Recreation Analysis
- Chapter 8 - Commercial/Industrial Market Analysis
- Chapter 9 - Parking Analysis
- Chapter 10 - Capital Improvements Program
- Chapter 11 - Historic Preservation Strategy
- Chapter 12 - Alternative Development Plans
- Chapter 13 - Final Development Plan

The following chapters involve only the compilation of data and do not include any recommendations:

Chapter 2 - Demographics
Chapter 3 - Land Use
Chapter 4 - Building Condition

AMEND THE ZONING CODE AND MAP

The City's Planning and Zoning Code and zoning map form the legal basis for regulating development. A well organized, comprehensive, and up-to-date code improves the zoning administration process, addresses some of the current development issues, and should result in better quality development.

Most of the existing Zoning Code for the community was originated during the early 1950's through the early 1960's. Minor revisions have been made during the past thirty years. General changes to the zoning code should include:

- ✓ review and revision of the Zoning Administration chapters of the code;
- ✓ revision of the format and content of the Use District chapters to eliminate the current format in which a wide variety of uses are permitted in a single district, such as the current situation in which any type of residential, commercial, office, and industrial use is permitted in Industrial Districts;
- ✓ creation of new use district chapters to more accurately fit the present land use patterns of the community, as well as to encourage future development;
- ✓ revision to the regulations that accompany the use districts, such as height, area, setbacks, and nonconforming uses;
- ✓ revision to the regulations that are supplemental to the use districts, such as parking, signage, landscaping, and buffers;
- ✓ creation of stormwater management regulations to meet the new federal requirements administered by the U.S. Environmental Protection Agency that will go into effect on March 10, 2003;
- ✓ removal of obsolete language; and
- ✓ revision of the zoning map for the City to reflect the revised regulations.

Appendix Fourteen

Strategic Management Plan

ADOPTING THE EAST CLEVELAND MASTER PLAN, PROVIDING FOR THE PERIODIC REVIEW THEREOF, AND PROVIDING FOR THE INTEGRATION OF THE PHYSICAL DEVELOPMENT OF THE CITY THEREWITH.

BE IT ORDAINED by the Council of the City of East Cleveland as follows:

WHEREAS, the East Cleveland Master Plan Task Force, the City of East Cleveland Planning Commission, and the City Administration of the City of East Cleveland, after careful study, recommend to this Council a Master Plan for the City of East Cleveland;

WHEREAS, this Council has carefully considered the Master Plan and has held a public hearing thereon and finds that said master plan constitutes a suitable, logical, and timely plan for the future development of the City of East Cleveland over the ensuing five years:

NOW, THEREFORE, BE IT ORDAINED, that the document, consisting of text, maps, and exhibits entitled East Cleveland Master Plan and dated 2002, is hereby adopted as the official Master Plan of the City of East Cleveland.

ORDAINED, FURTHER, that in order that the East Cleveland Master Plan shall at all times be current with the needs of the City of East Cleveland, and shall represent the best thinking of the Council, Planning Commission, and the other boards, commissions, and departments of the City in the light of changing conditions, the Planning Commission shall periodically review the Master Plan and recommend to the Council, extensions, changes or additions to the Plan which the Commission considers necessary. Should the Commission find that no changes are necessary, this finding shall also be reported to the Council.

ORDAINED, FURTHER, that all matters affecting the physical development of the City shall be submitted to the Planning Commission for a report to the City Council as to conformity to the East Cleveland Master Plan. Such report shall be made to the Council within sixty (60) days after presentation of the matter to the Planning Commission, provided that said time may be extended by the Council.