

Land Assembly For Neighborhood Development

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September 24, 2007

Background: Neighborhood Progress, Inc.

- 1988 – began support for CDC system in Cleveland
- Operating support (14 CDCs) \$75,000 - \$150,000 per year
- Strategic Investment Initiative – Neighborhood Market Recovery (6 of the 14)
- Land Assembly Initiative → Vacant Property Reform → Foreclosure Prevention/Intervention

Land Assembly Initiative

Goal: Support NPI's Strategic Investment Initiative (SII) - assist with targeted acquisition of vacant or abandoned property in 6 neighborhoods.

Objectives:

- Site assembly for catalytic anchor projects
- Reclamation and redevelopment of blighted property in adjacent areas

Land Assembly Team:

- 1) Frank Ford, NPI
- 2) Jennifer Grasso, NPI
- 3) Kermit Lind, Attorney, CSU Law School
- 4) Mike Schramm, Programmer Analyst, CWRU NEOCANDO data system
- 5) Justin Miller, law student CSU

Resources/Cost of the Initiative

Land Assembly Team – approx. \$90K per year for consultant team members

NPI staff time – in-kind donation – approx. \$80,000 per year

Investment in NEO CANDO data system - \$50K per year

Gap financing - \$1.1 million recoverable grants & loans (budgeted over 4 years)

Process:

- Identify vacant properties (Palm Pilot survey or windshield survey by CDC)
- Baseline research and GIS mapping (CWRU/NEOCANDO) <http://neocando.case.edu>
- Prioritization (Team + CDC)
 - Tier 1 Anchor project site
 - Tier 2 Adjacent area (including Model Blocks)
 - Tier 3 Balance of Strategic Investment Initiative area
 - Tier 4 Balance of CDC Service Area (focus on gateways, etc.)
- Conduct Property and Owner Investigation (Team)
- Determine re-use strategy (CDC)
- Identify & select acquisition tactics (Team + CDC)
- Identify projected costs and potential gap (Team + CDC)
- Implement acquisition tactics (CDC or Team)
- Outcome: CDC site control of 80 parcels since Feb 2006

Other Activity

- Development of foreclosure early warning system (Ident. subprime borrowers not yet in foreclosure)
- Facilitated investigation of a loan fraud scam in the Slavic Village neighborhood
- Support for system reform at City, County and State level