

Geographic and Spatial
Analysis

NEIGHBORHOOD TRANSFORMATION

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OVERVIEW

The following map data provides geographic and spatial information with respect to key demographics impacting the City of Cleveland. The data provides a snapshot of existing conditions that provide the basis for the City of Cleveland's CORE Redevelopment Strategy as part of the Mayor's Neighborhood Transformation Initiative. The strategy focuses on targeted investment in neighborhoods of opportunity. These neighborhoods are inherently disadvantaged however, contain tremendous assets that if leveraged properly, can be key in the regeneration of Cleveland's urban core.

CONTENTS

Social Conditions

- People and Families Housing
- Education
- Employment & Economic Opportunity
- Community Health
- Food Access
- Safety

Physical Conditions

- Housing
- Transportation
- Investment
- Vacant Land
- Investment

Can we go beyond
bricks and mortar to
address the human
element of
neighborhood
revitalization?

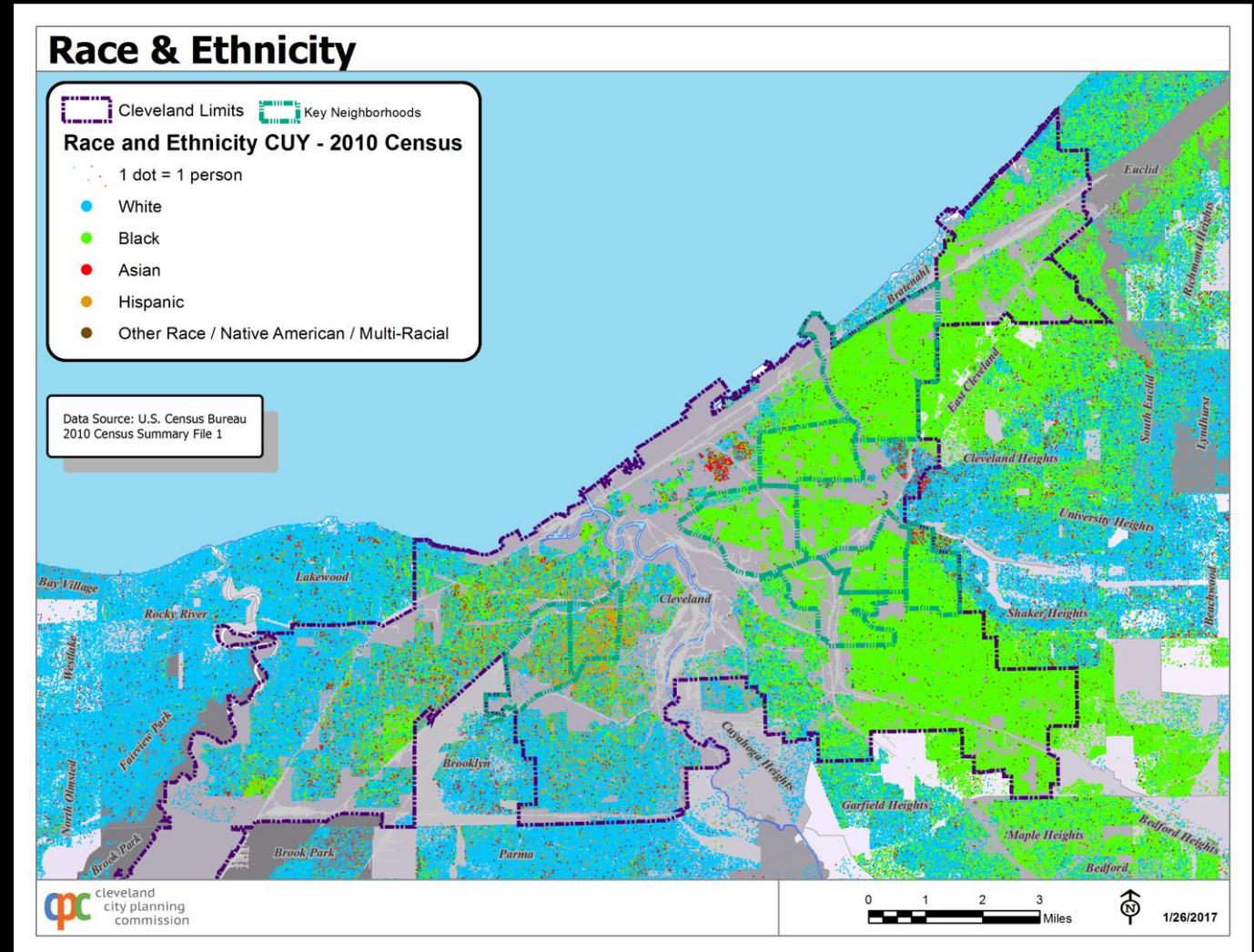
PEOPLE AND FAMILIES



SEGREGATION

Like many major cities in the US, Cleveland remains ethnically divided although it is culturally diverse. The City of Cleveland consist of over 80 ethnic groups.

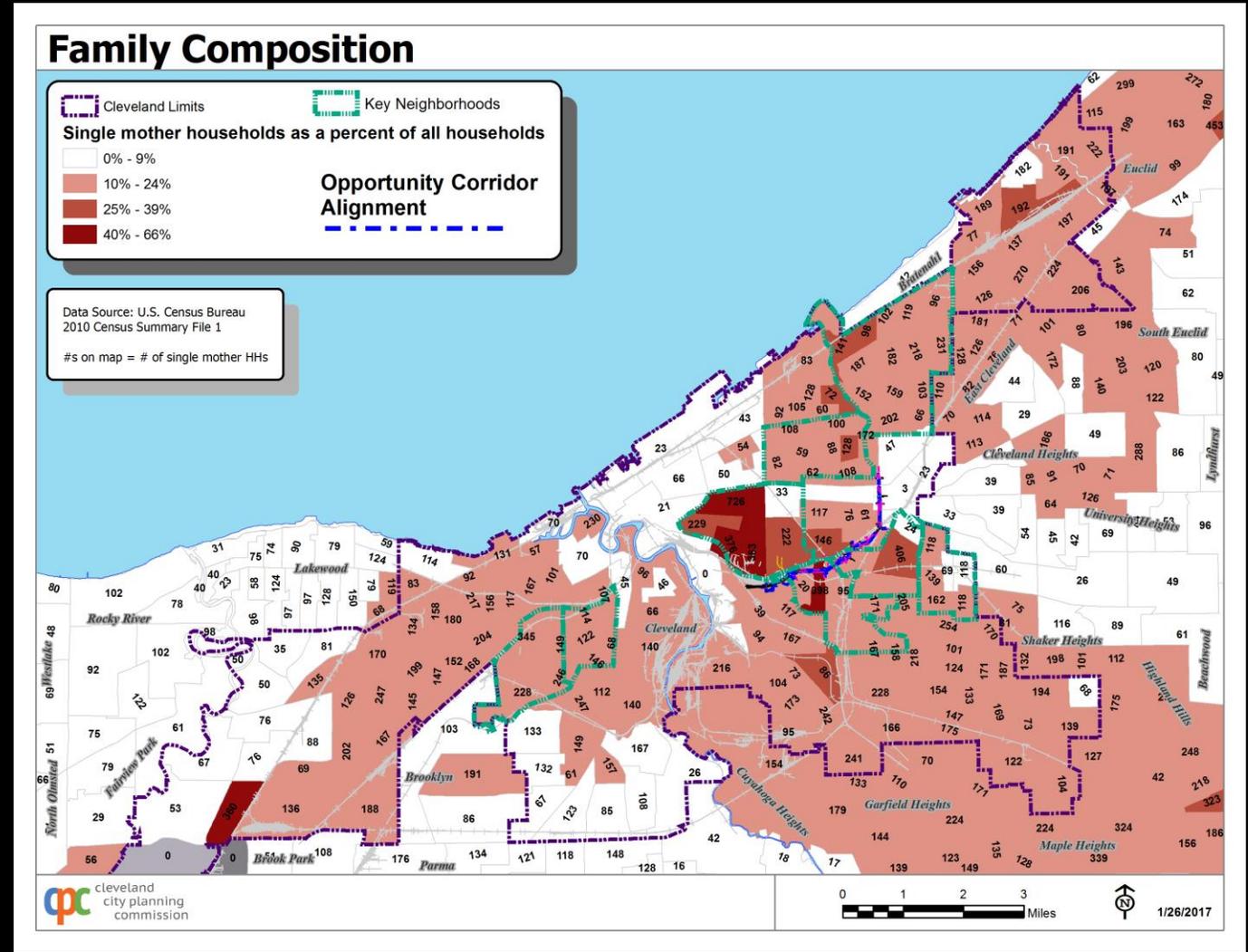
The target areas identified are almost exclusively Black and Latino neighborhoods.



SINGLE PARENTS

Many of the households in the target geographies are single parent households.

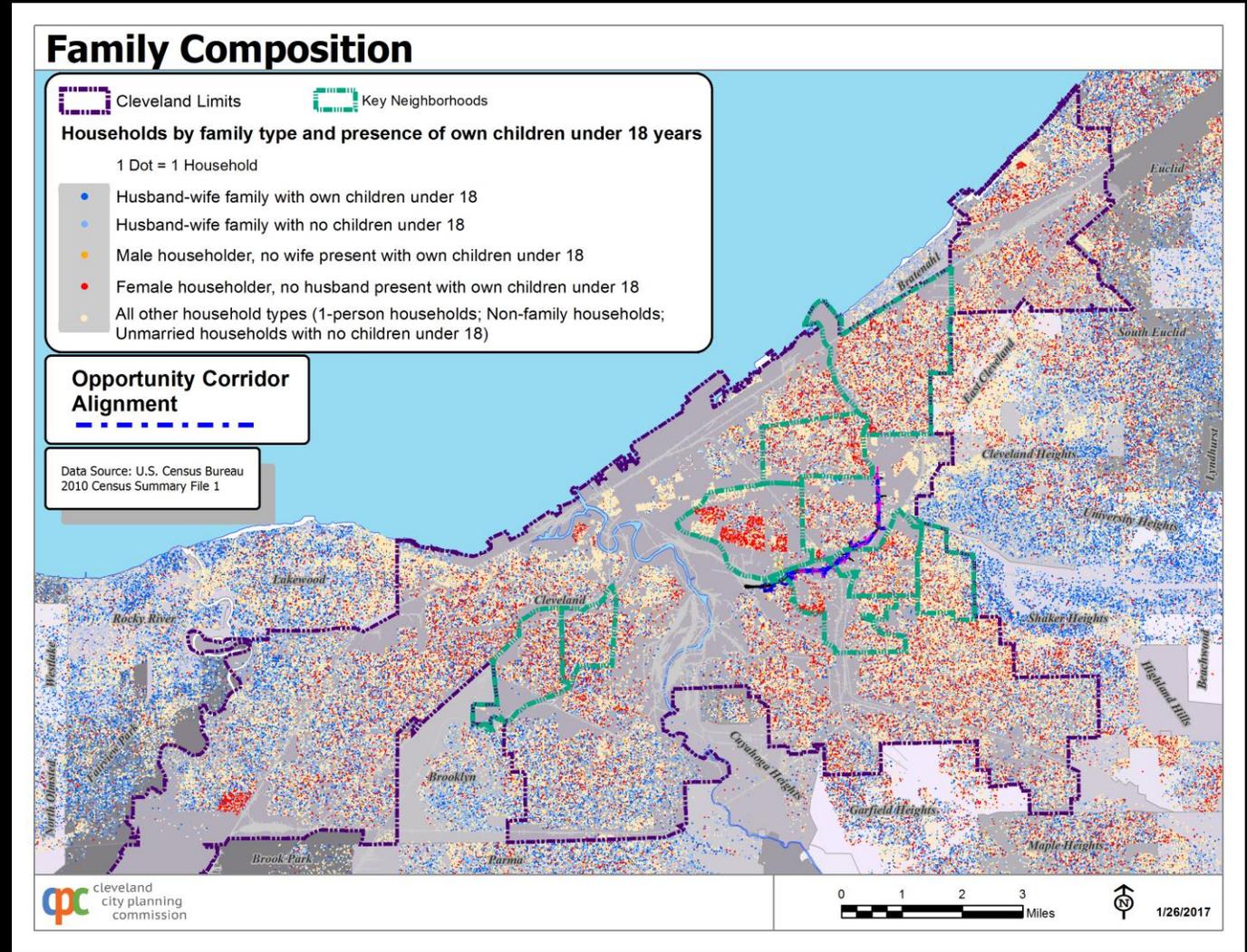
This has many social implications and exposes kids to various risk and other influences. The lack of a male figure in the home can lead to many economic and social challenges.



FAMILY COMPOSITION

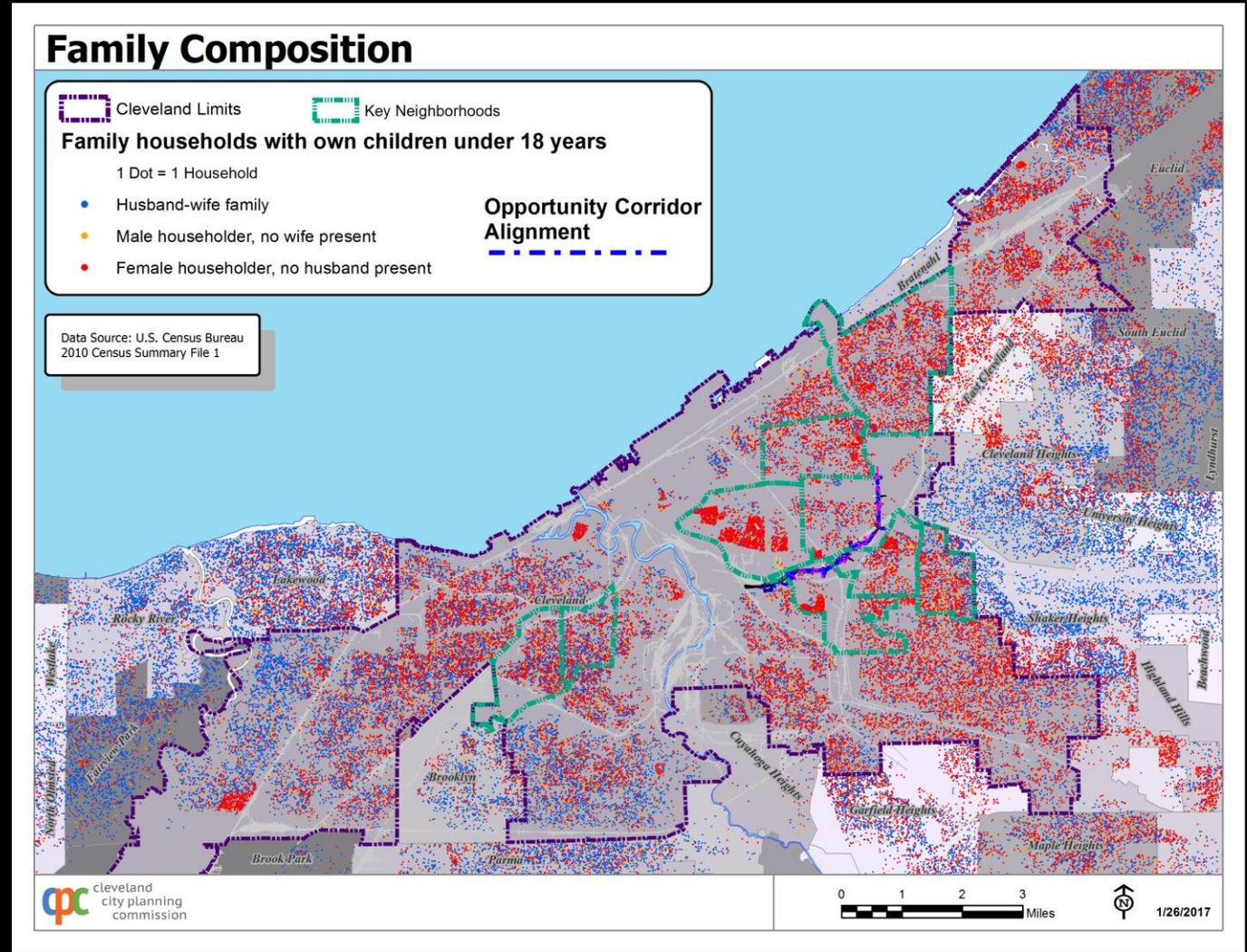
Most households with no children tend to exist in Downtown and University Circle.

Central however, has the largest concentration of female headed households in the City.



FAMILY COMPOSITION

Most of the families in the target geographies with children under 18 are headed by a single parent (male or female)



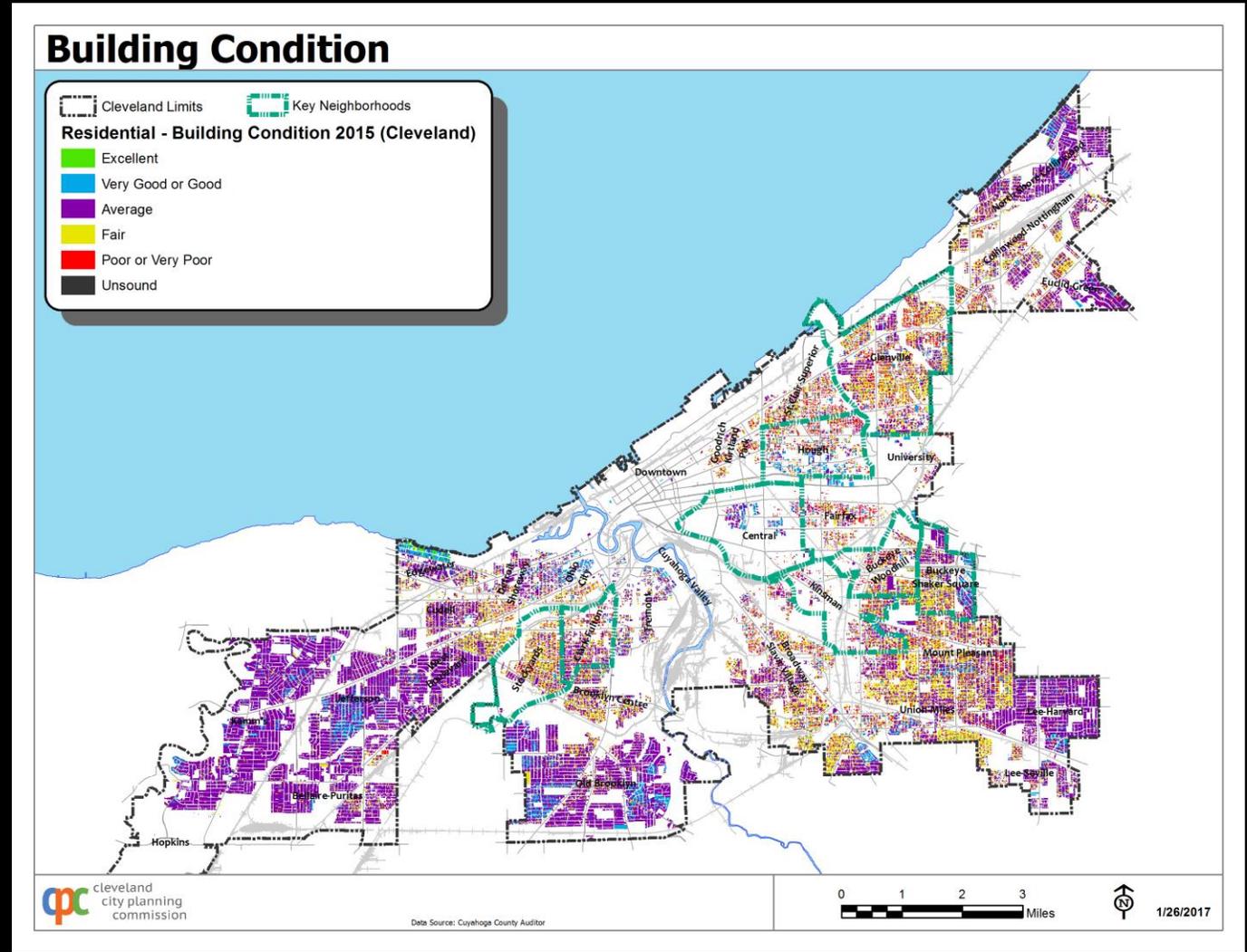


HOUSING

Can we create the conditions for a diversity of housing options that are healthy, safe, and affordable?

BUILDING CONDITION

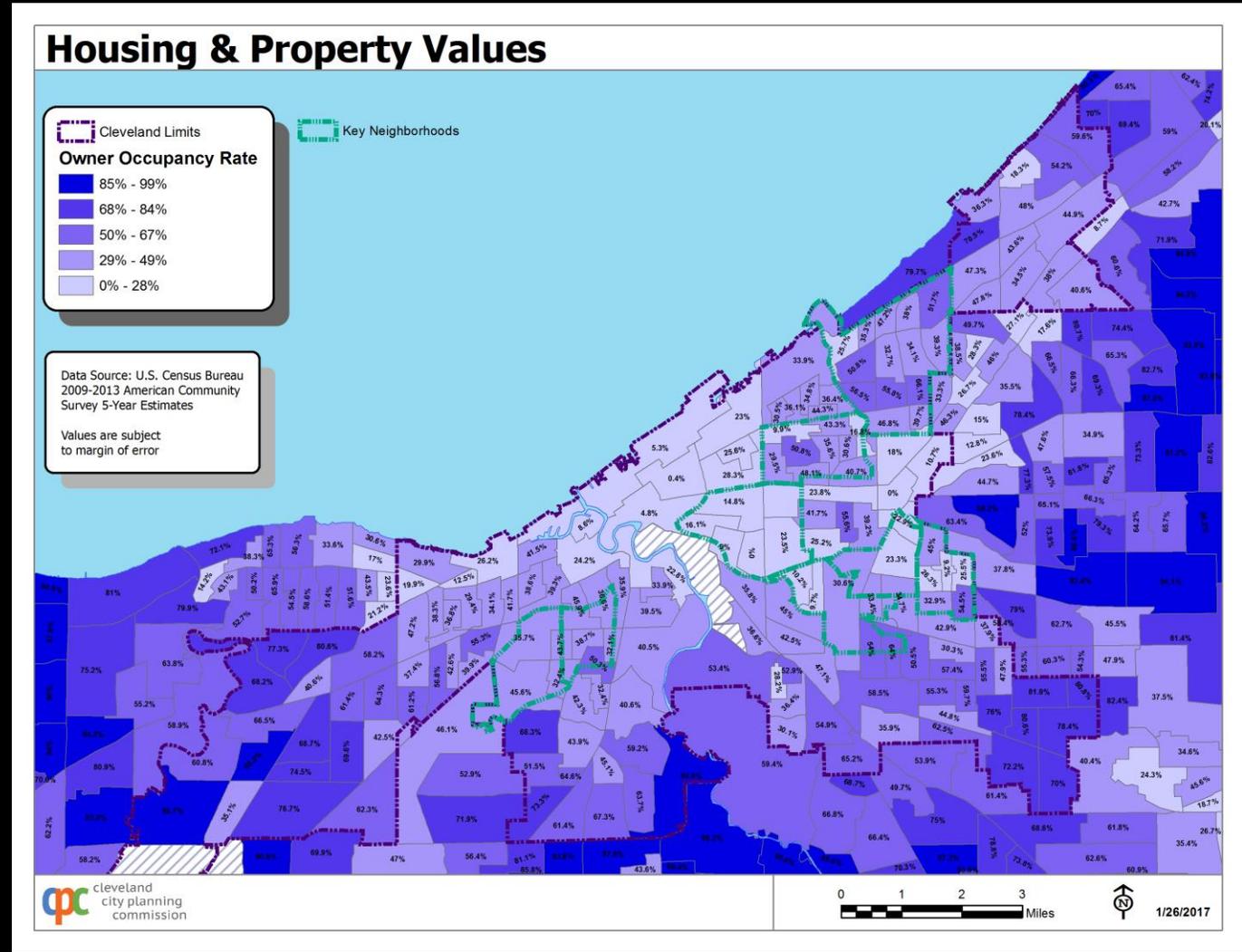
Although many of the homes in the target geographies are generally in average and fair condition, there are pockets of poor and unsound structures in several target neighborhoods. These areas will require targeted efforts to restore, demolish, or facilitate residents with maintaining their property.



OWNER OCCUPANCY & PROPERTY VALUES

Stockyards and Clark Fulton had the lowest owner occupancy rates of the target neighborhoods. The promotion of home ownership in these neighborhoods can lead to neighborhood stability. This however is dependent on the economy. Homeownership declines and increases with the economy. The need for various housing types and products can allow for people to move up and down the economic ladder without displacement from the community.

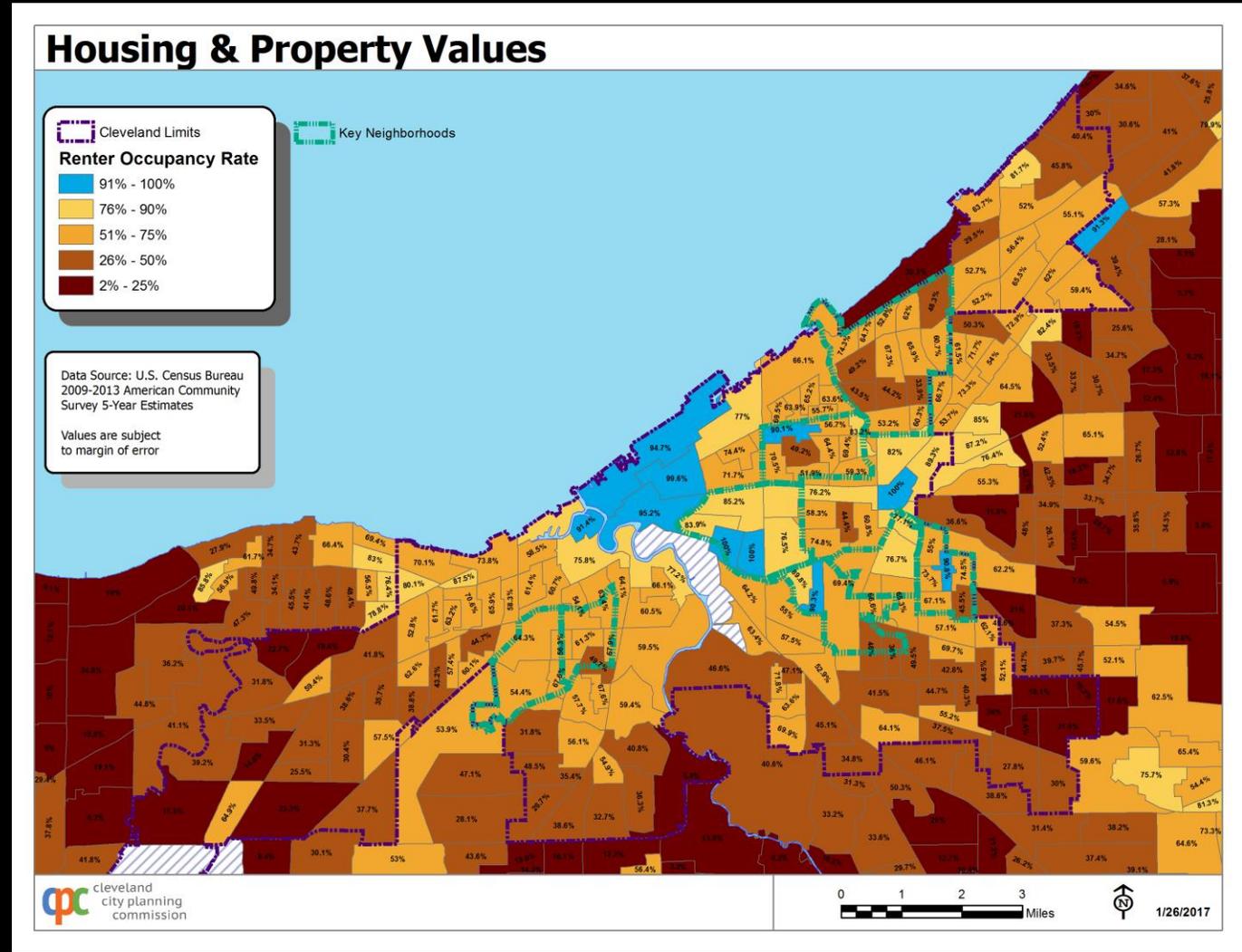
Census Tracts in Glenville, Hough, and Fairfax had the highest property ownership rates of the target geographies.



RENTER OCCUPANCY RATES

Renter occupancy was highest in the Clark-Fulton, Stockyards, Central, and Buckeye neighborhoods.

low income populations constitute the majority of residents in these neighborhoods. Large tracts of Public Housing and low income rentals occupy these neighborhoods. In recent years efforts have been made to introduce market rate homes in these areas in the form of infill housing.

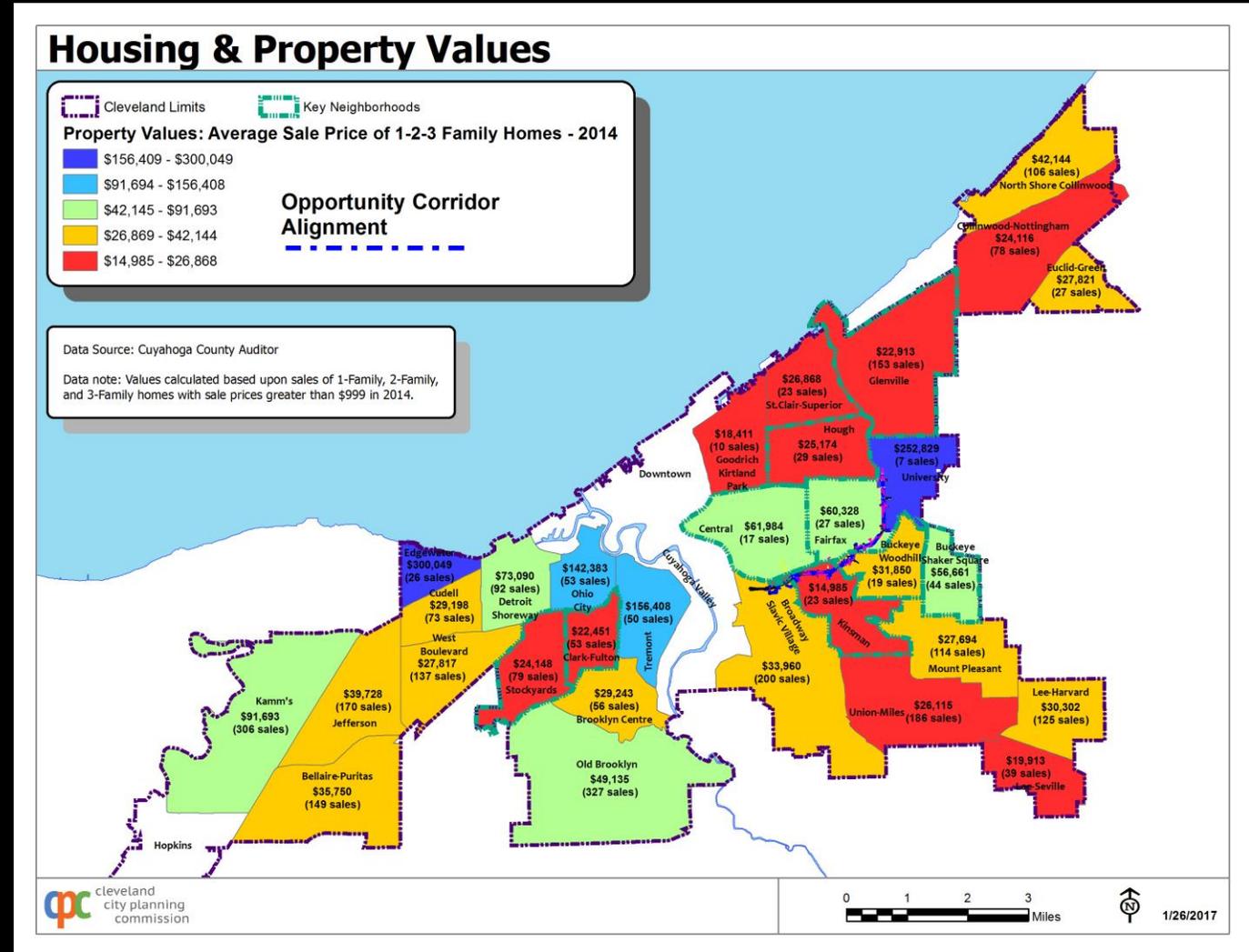


AVERAGE SALE PRICE 2014

The average sale price of a home in all target geographies in 2014 was below \$100,000.

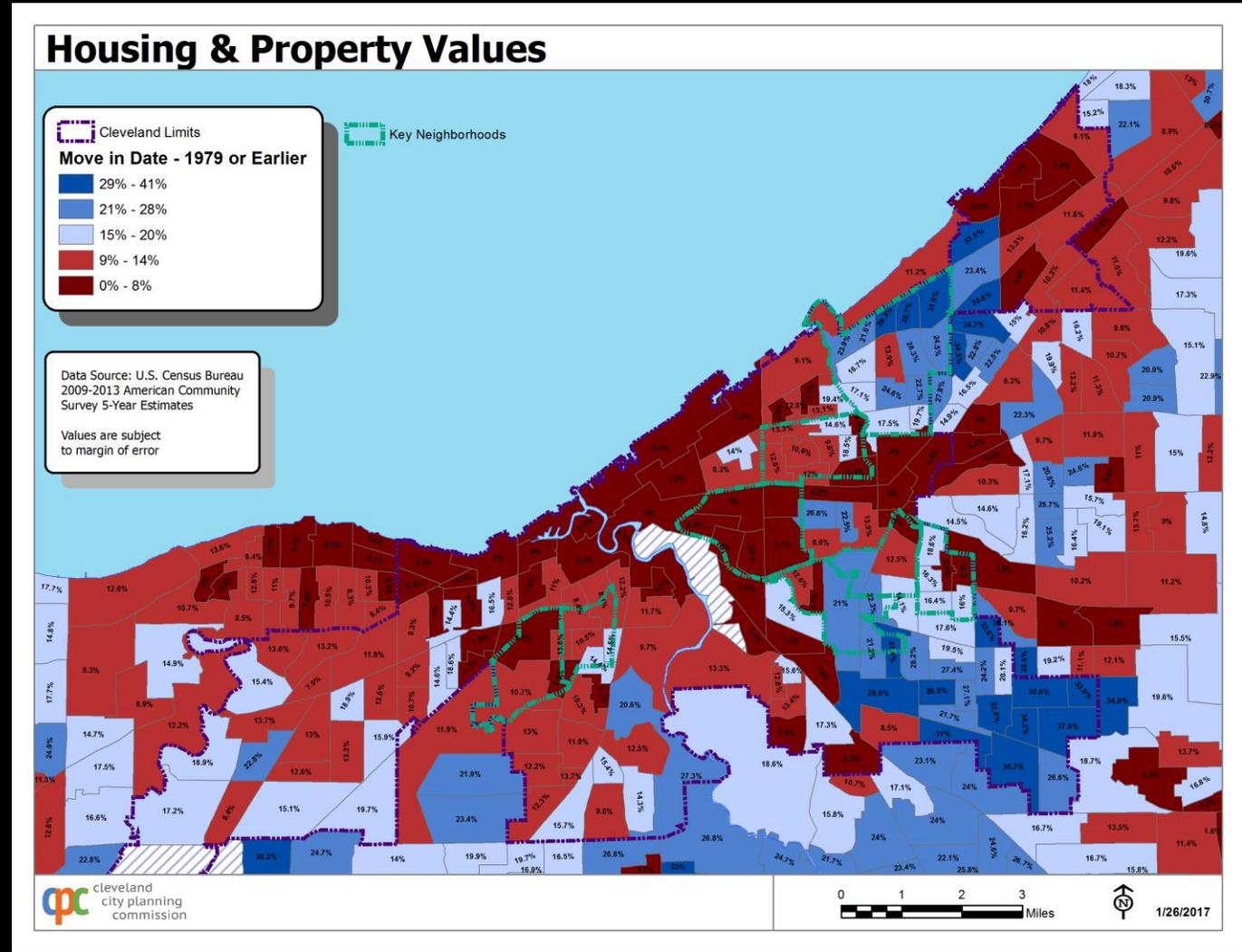
Affordability creates an opportunity for low cost housing in neighborhoods with great amenities. Affordability can help attract residents due to an increased interest in living smarter and cheaper.

Creating a higher end product will help fill a gap in Cleveland's housing market.



HOUSING & PROPERTY

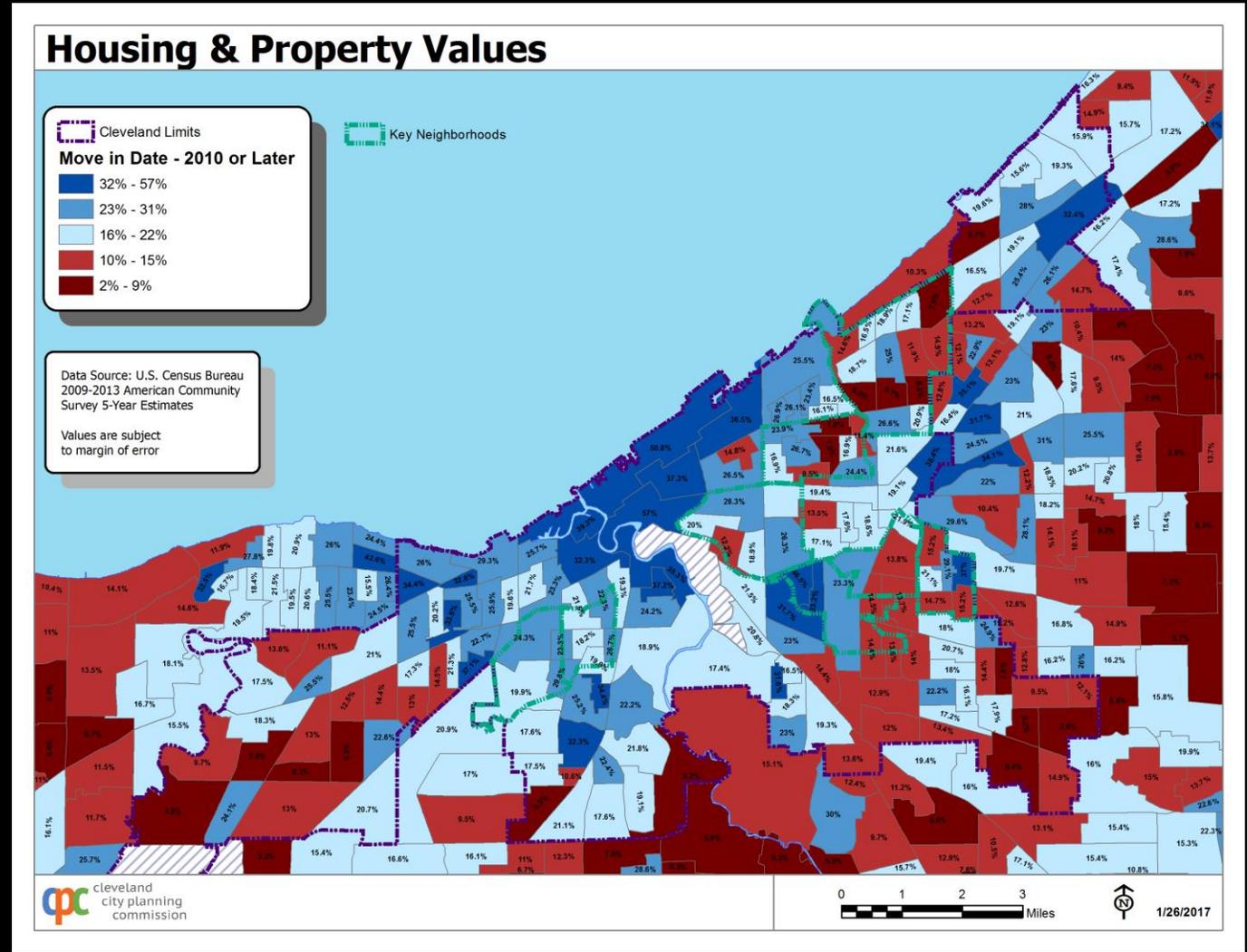
Of the neighborhoods targeted, the Glenville neighborhood contains a larger proportion of residents that have lived in the community prior to 1979.



HOUSING & PROPERTY

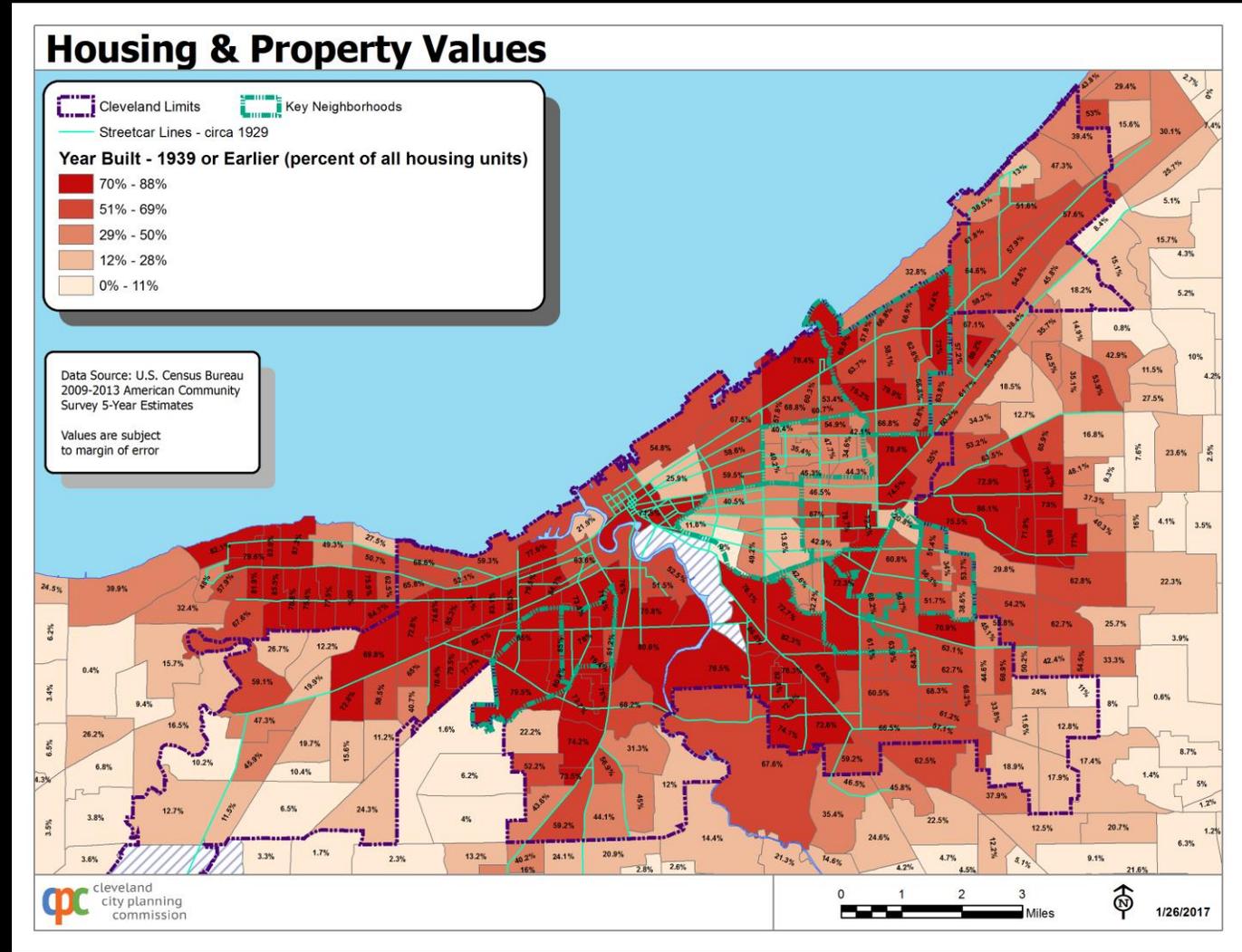
A large proportion of residents in target neighborhoods moved into the neighborhood in the last 7 years.

Neighborhoods with higher rates of new residents represent growth potential for those communities. Neighborhoods with low rates of new residents could also signal neighborhood stability in some pockets.



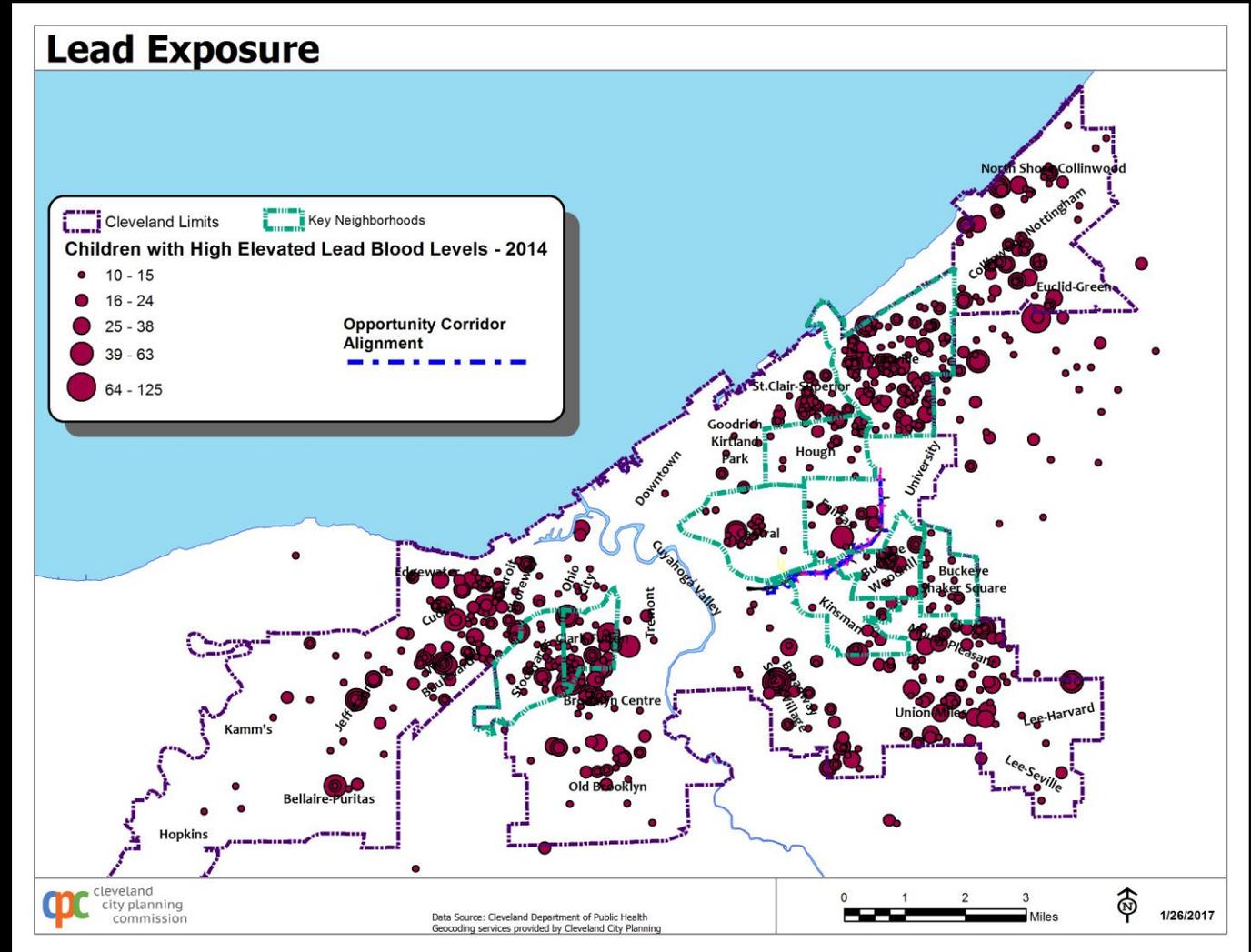
HOUSING & PROPERTY

Many of the tracts in the target neighborhoods contain homes that were built before 1939. This represents an older housing stock that will require more resources for maintenance and in some cases demolition. These areas also are neighborhoods with historic assets that need to be maintained.



LEAD-HIGH

The vast majority of children who have elevated blood lead levels are in the Glenville, Clark Fulton, and Stockyards neighborhoods.



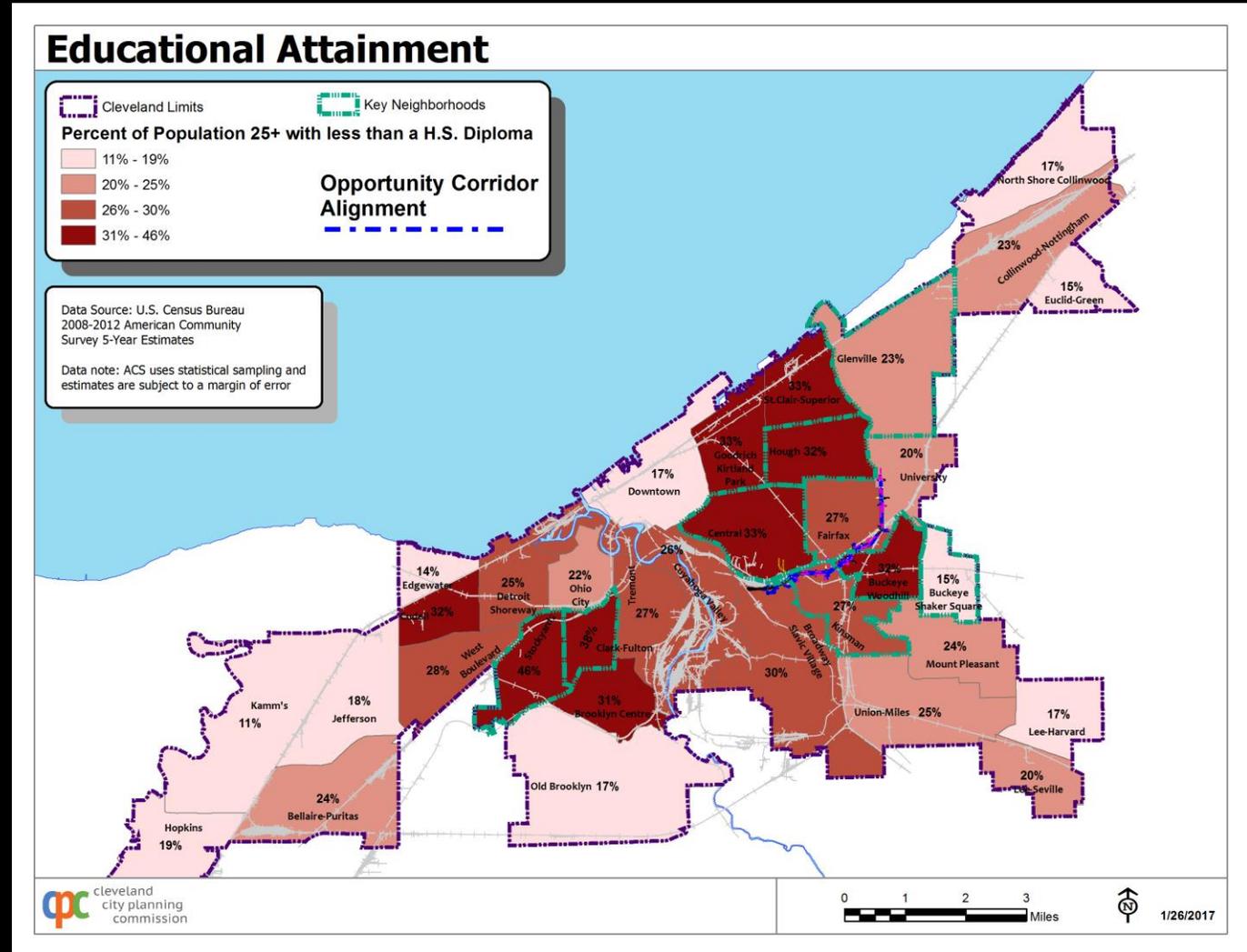
Can we ensure that
education resources are
based on the needs of
students rather than the
wealth of communities?

EDUCATION

EDUCATION ATTAINMENT

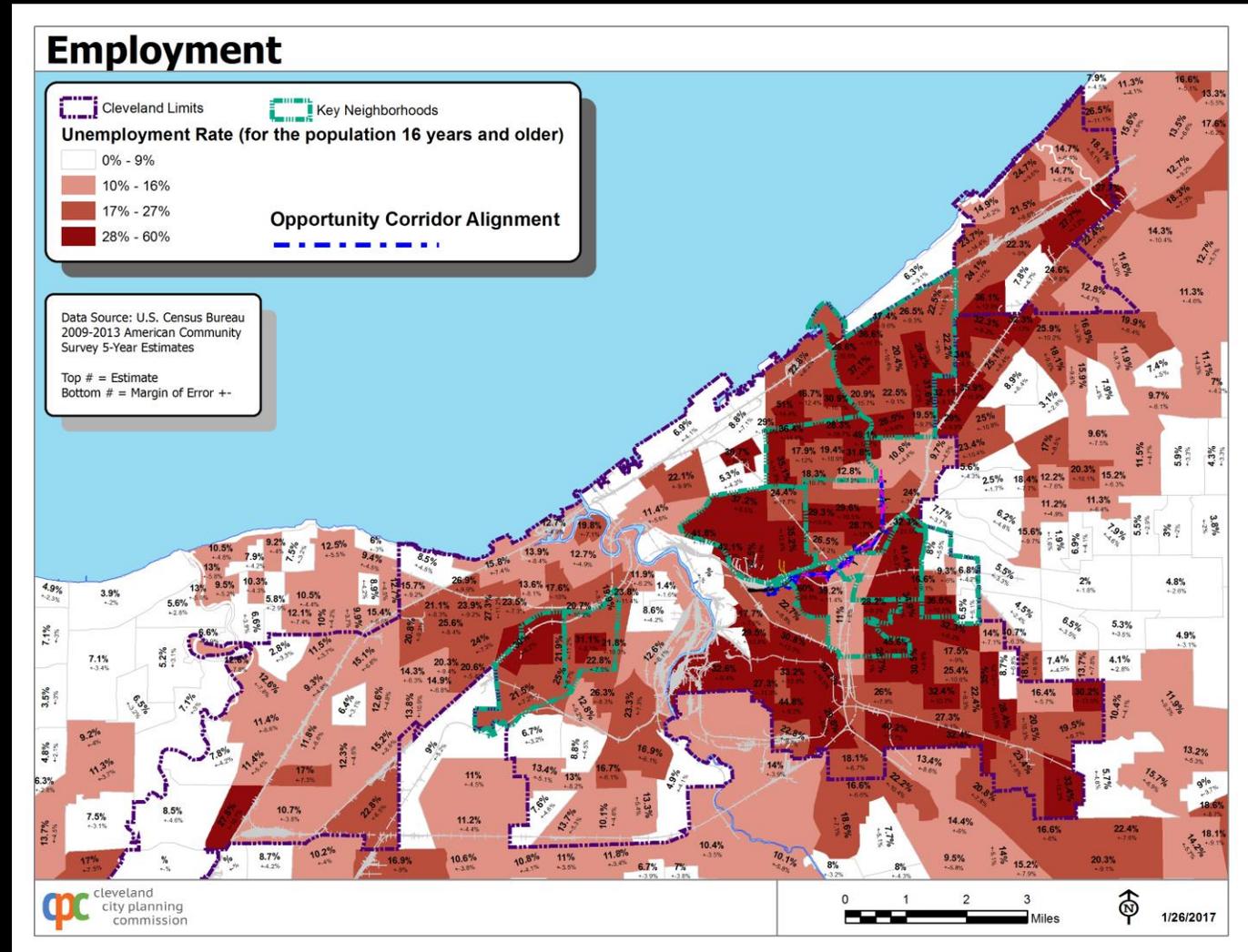
Target neighborhoods have higher rates of residents age 25 and over with less than a high school diploma.

Additional training, and alternative education coupled with improved access to formal education will be needed in many of these target areas.



YOUTH EMPLOYMENT

The unemployment rate for populations age 16 and older is high among the target neighborhoods. Tracts within the target neighborhoods range from 17%-60% unemployment for this demographic.

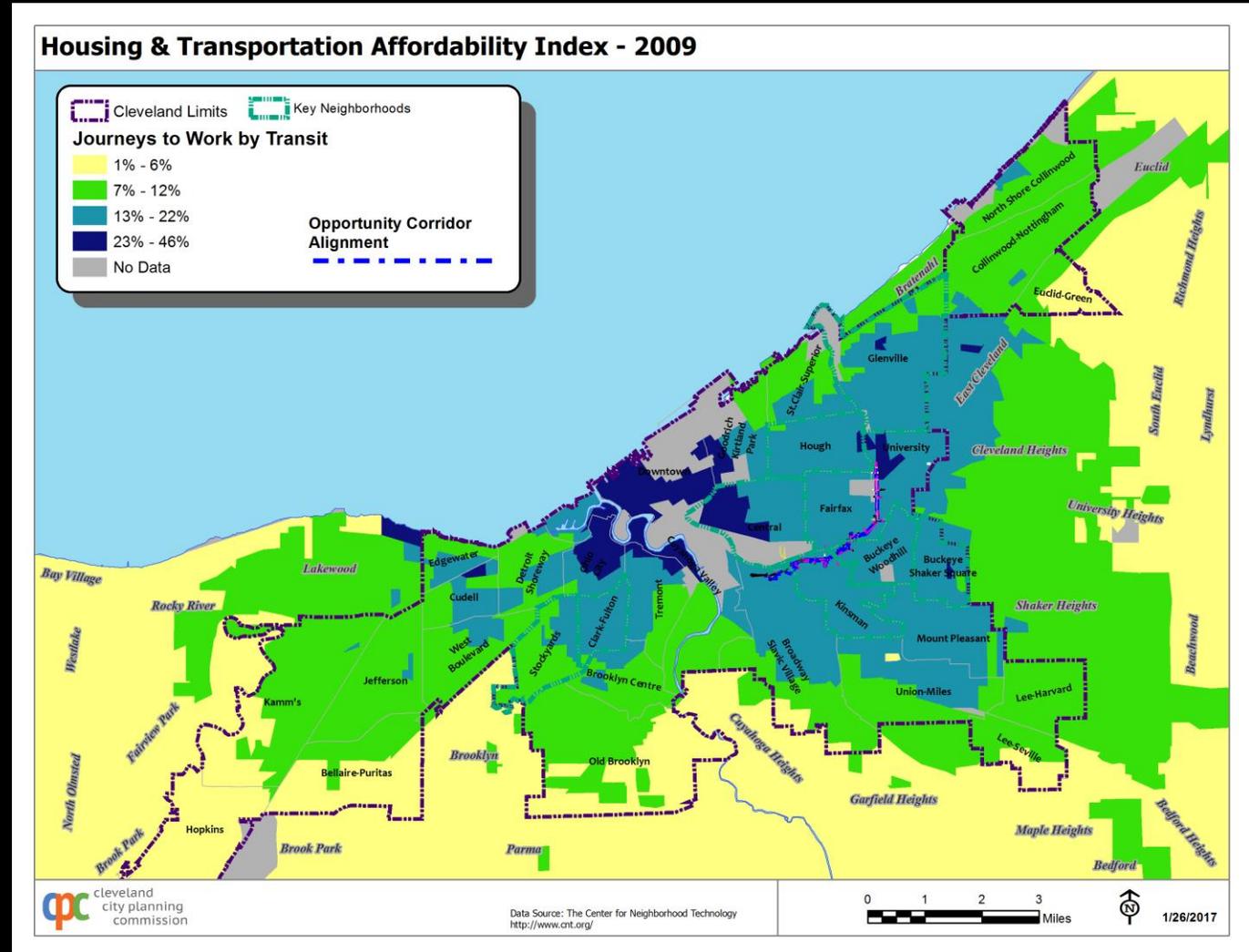


Can we improve
transportation options
through transit oriented
development and the
provision of multiple
modes of transportation?

TRANSPORTATION

HOUSING & TRANSIT AFFORDABILITY

The majority of residents in target neighborhoods do not utilize public transit to get to and from work. 13%-22% actually use public transit to get to work. Although several areas are well serviced by Transit.

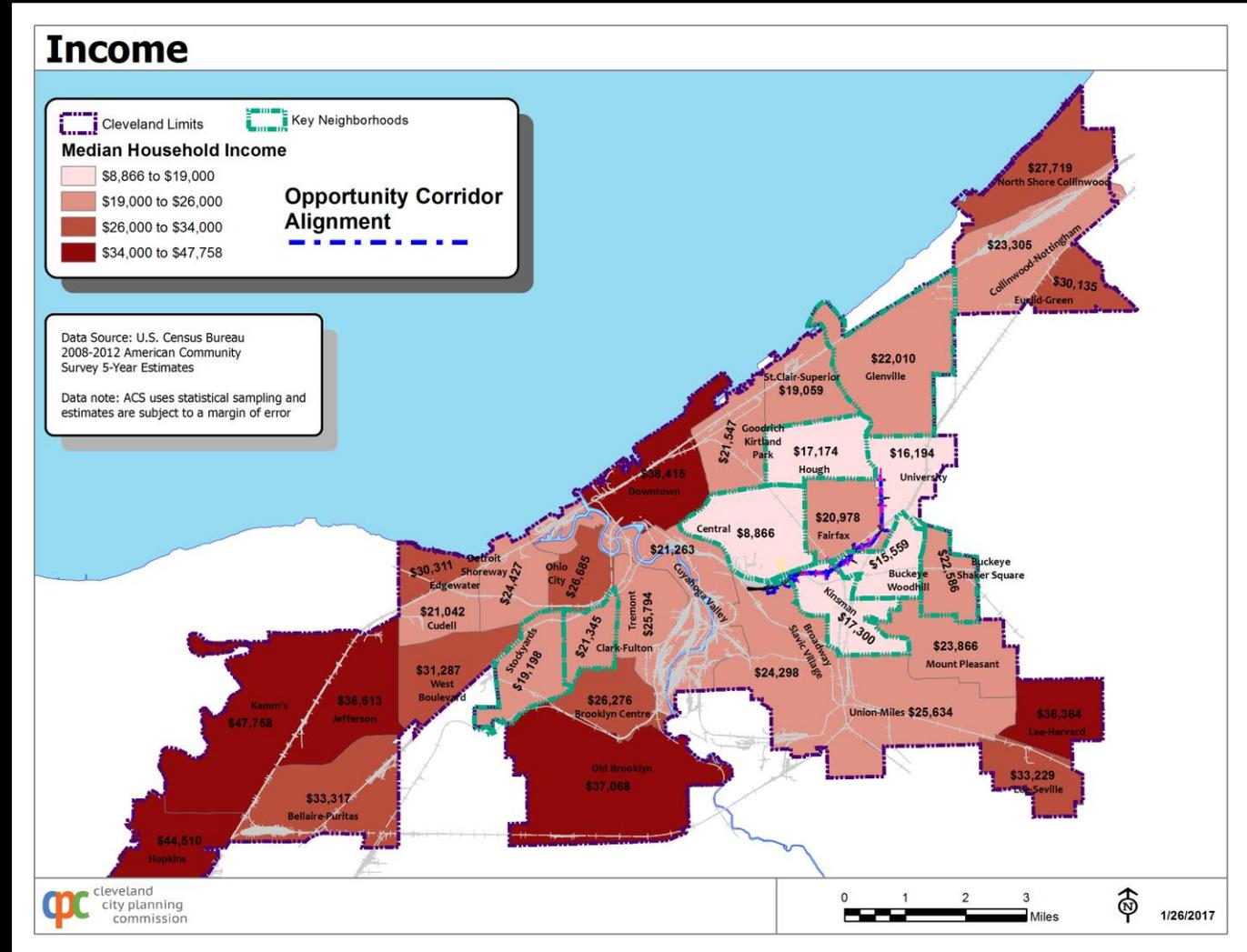


How can we create
economic opportunities
through job creation and
entrepreneurship?

EMPLOYMENT & ECONOMIC OPPORTUNITY

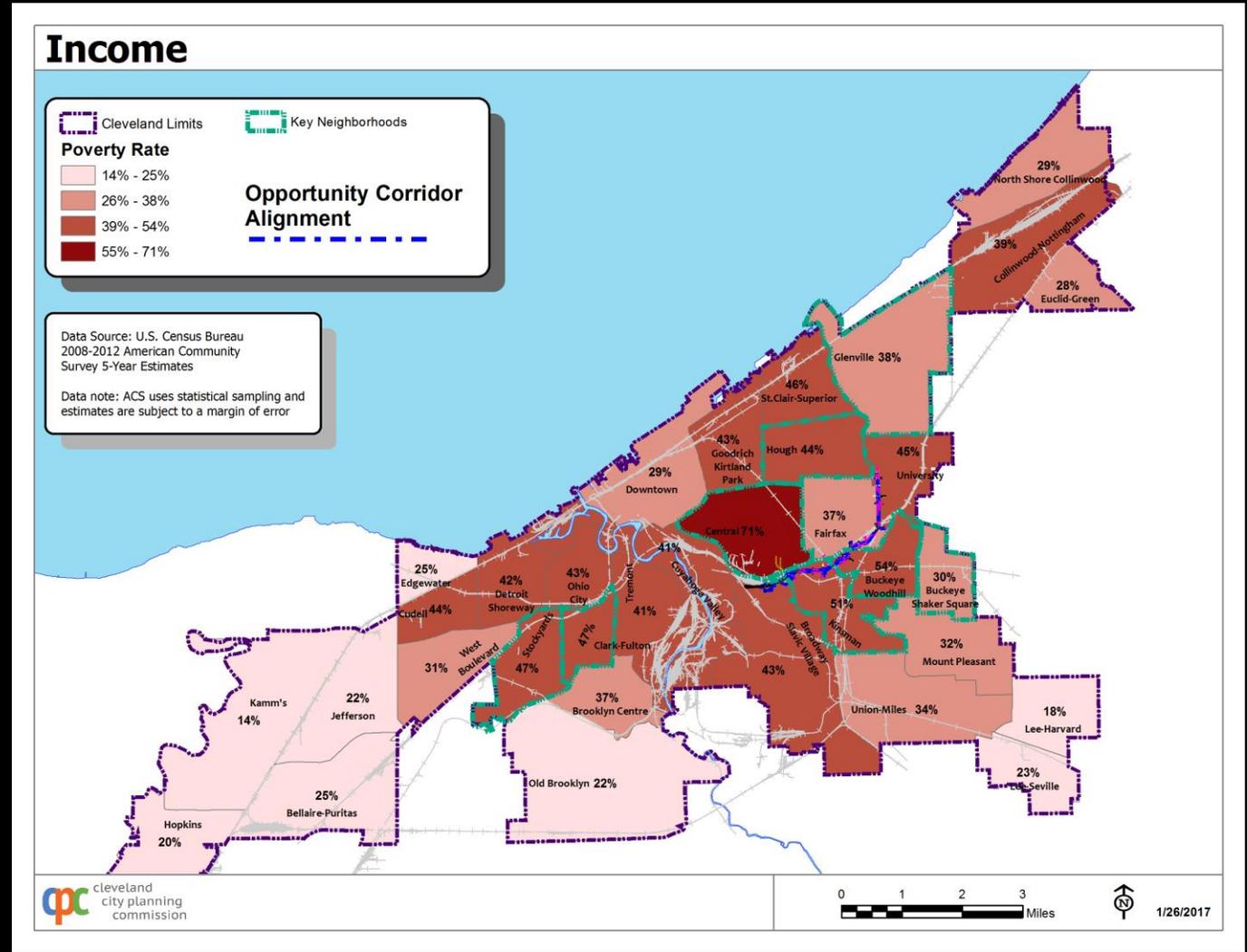
INCOME

The median household income of the target neighborhoods range from \$8,000-\$26,000 which is below the city average.



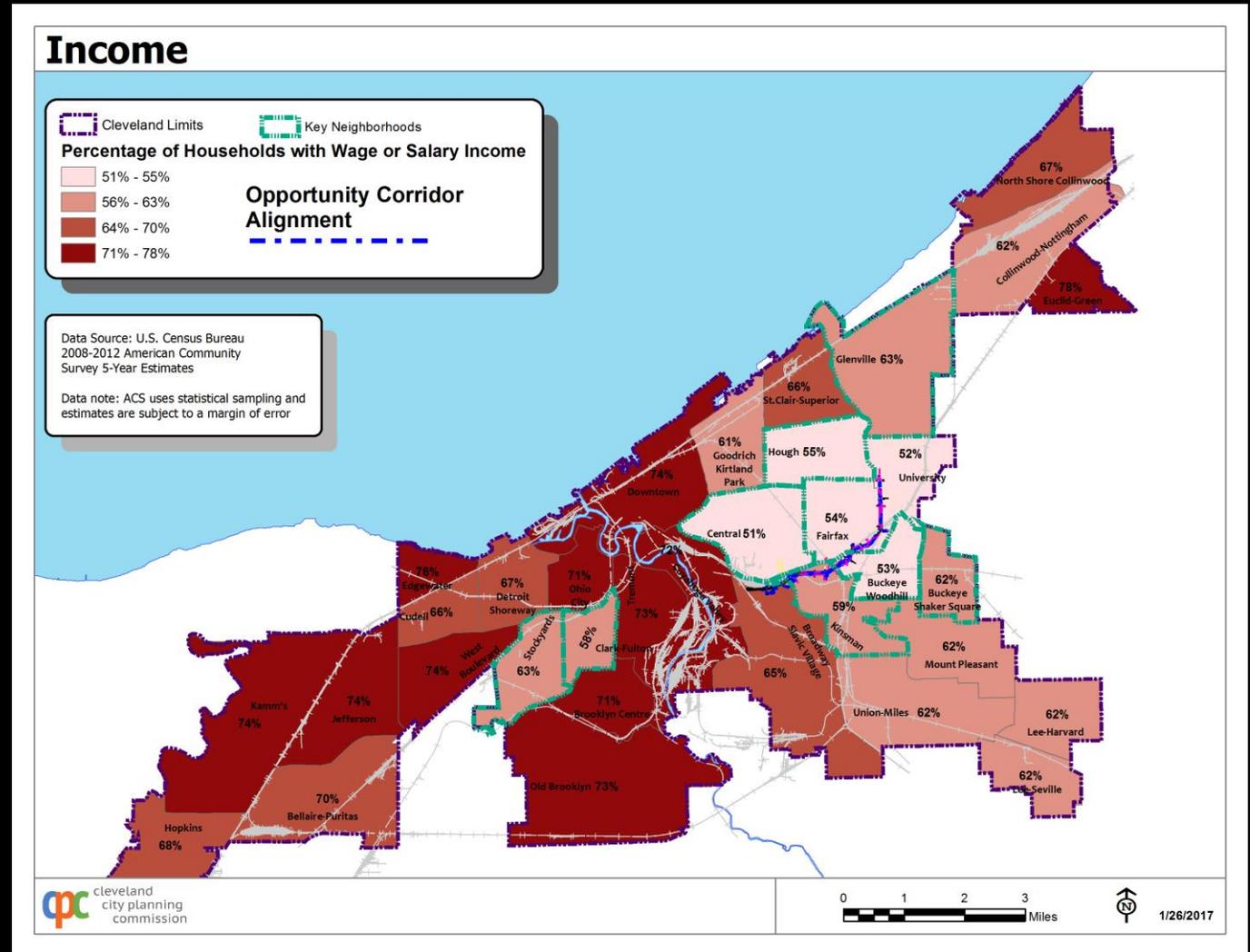
INCOME

Each of the neighborhoods identified as target areas have a poverty rate of greater than 40% with the exception of Buckeye Shaker Square who's poverty rate is 30%.



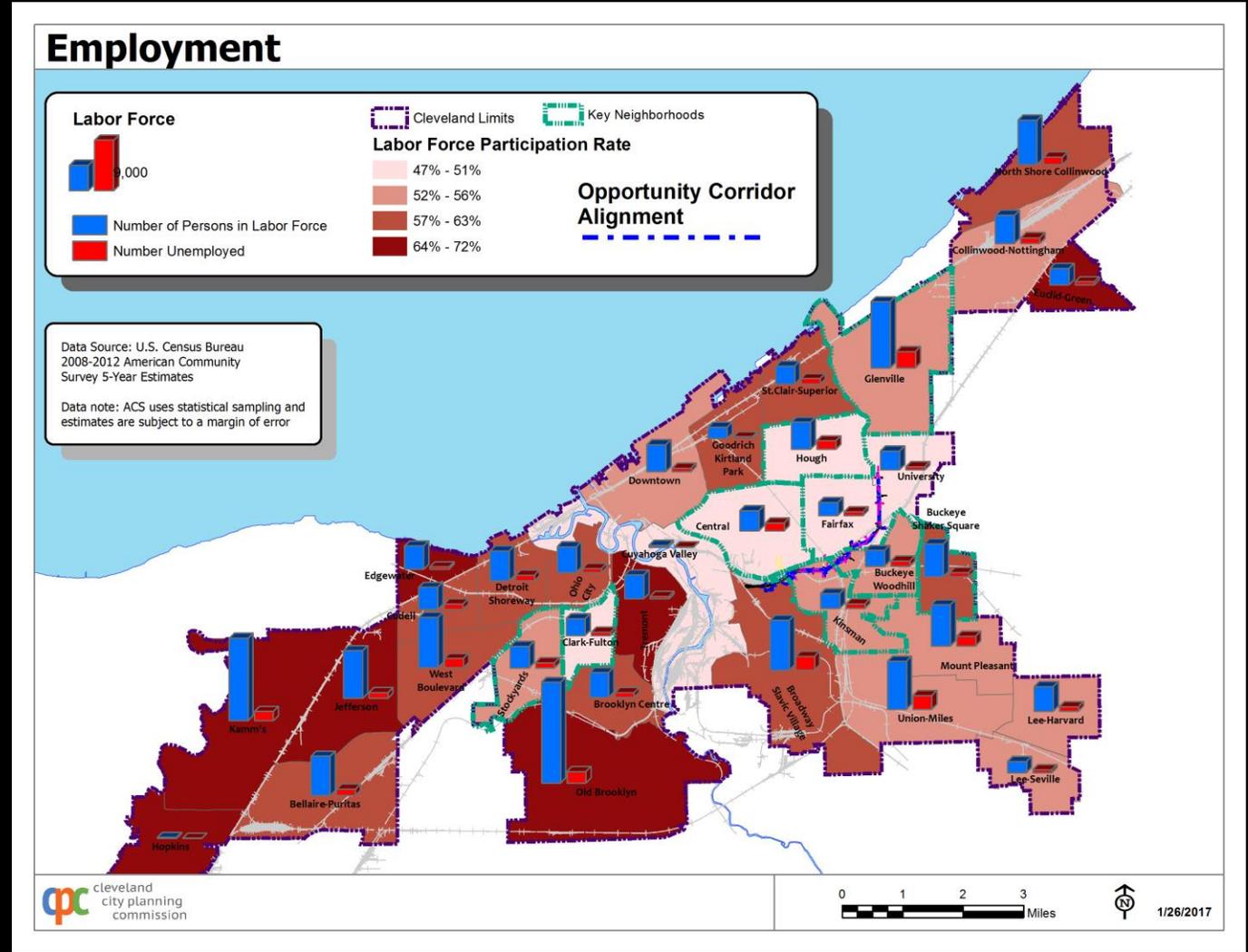
INCOME – WAGE & SALARY

Over half the households in each of the target geographies have wage or salary income. Positions that pay wage and salary income tend to be higher paying jobs.



EMPLOYMENT- LABOR FORCE PARTICIPATION

The Glenville neighborhood leads all target neighborhoods with respect to the number of people in the Labor Force. It also leads in the number of people unemployed.

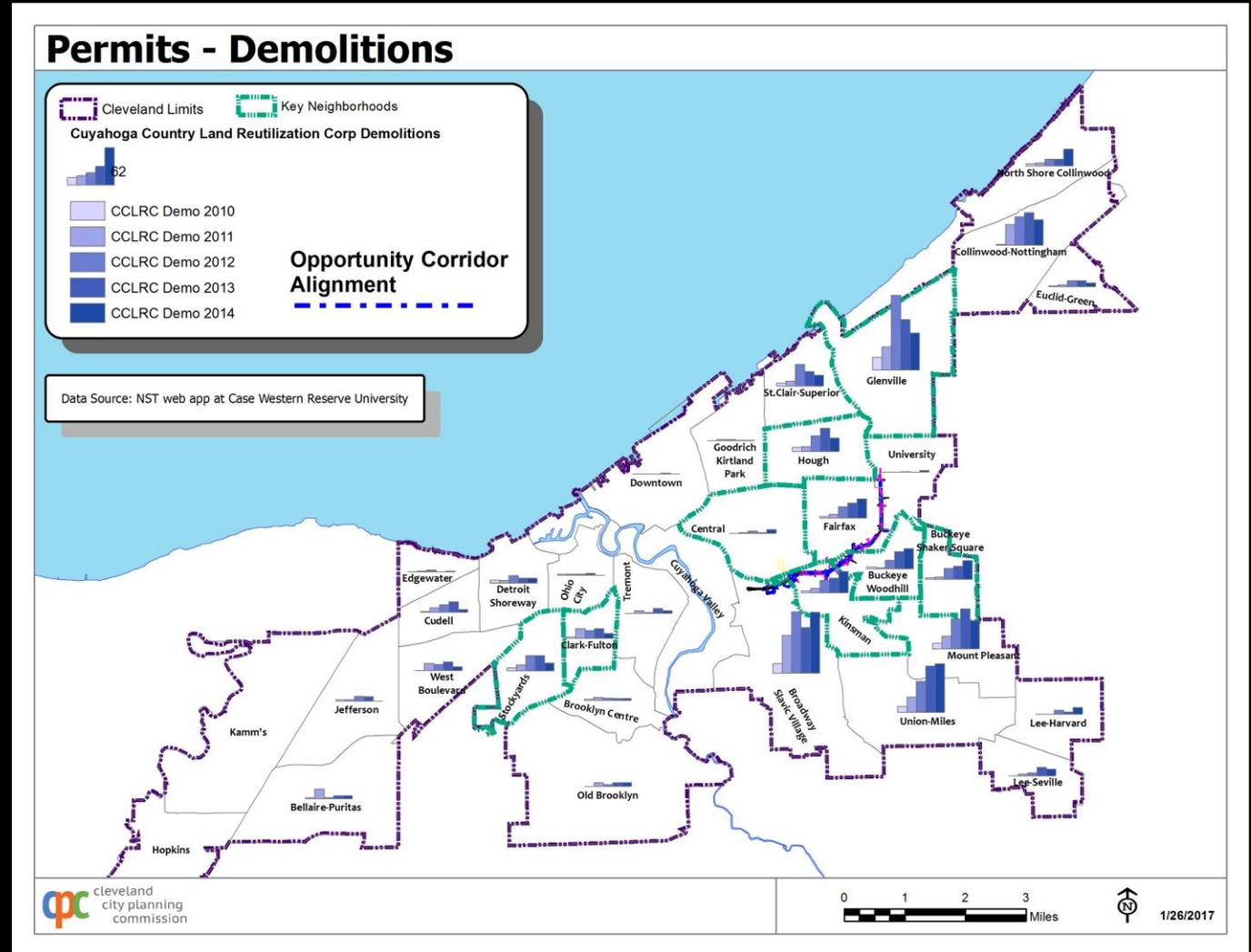


Can we leverage our
vacant land by turning
challenges into
opportunities?

VACANT LAND

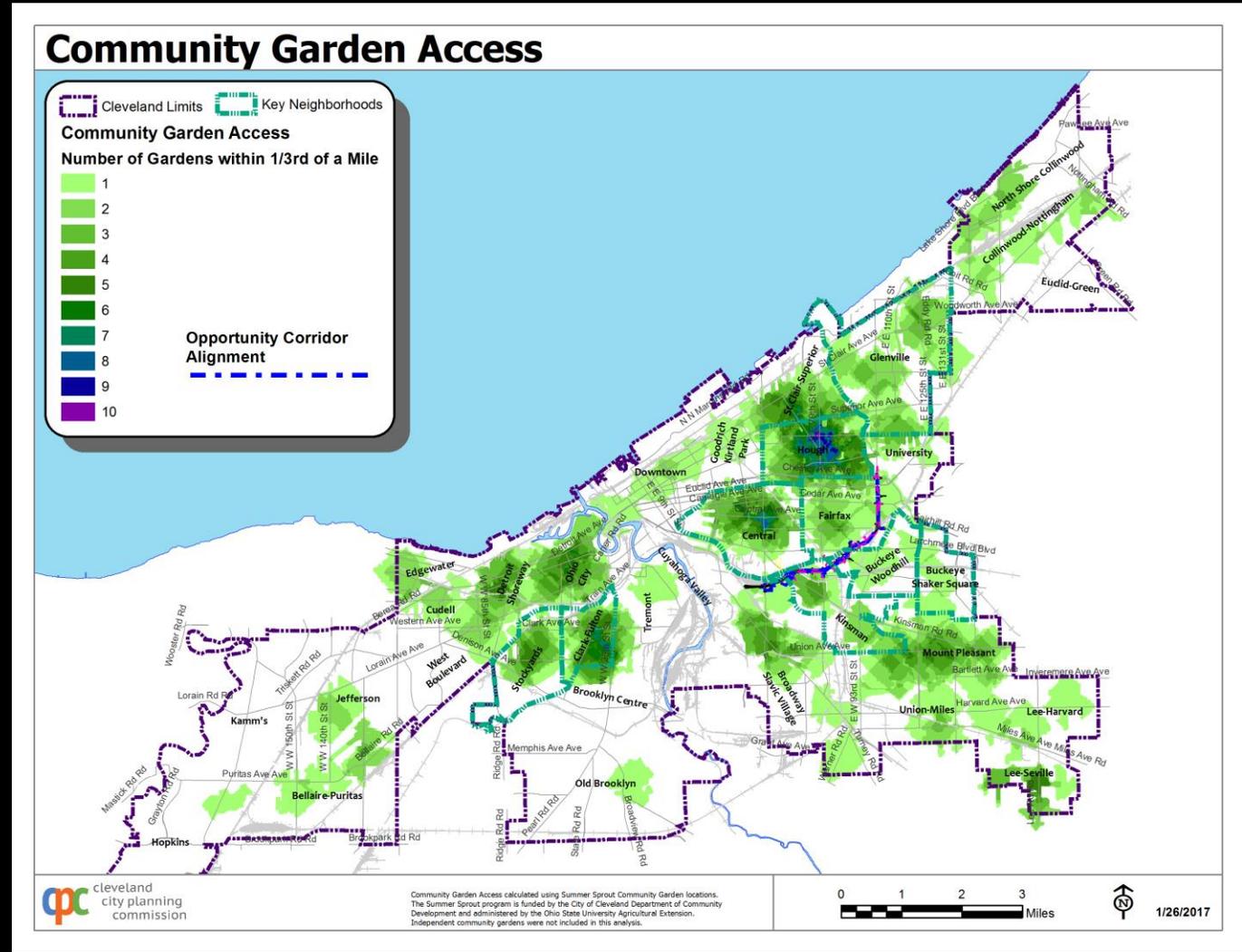
CCLRC DEMOLITIONS

County land bank demolitions have been most significant in Glenville of the target neighborhoods between 2010 and 2014. demolitions create an increase in vacant land resources.



COMMUNITY GARDENS

Each of the target neighborhoods have significant community gardening opportunities. The repurposing of vacant land for gardening purposes has positive impacts on health, food access, and community cohesion.



How can we create the
conditions in
neighborhoods for
everyone to lead a
healthy lifestyle?

COMMUNITY HEALTH



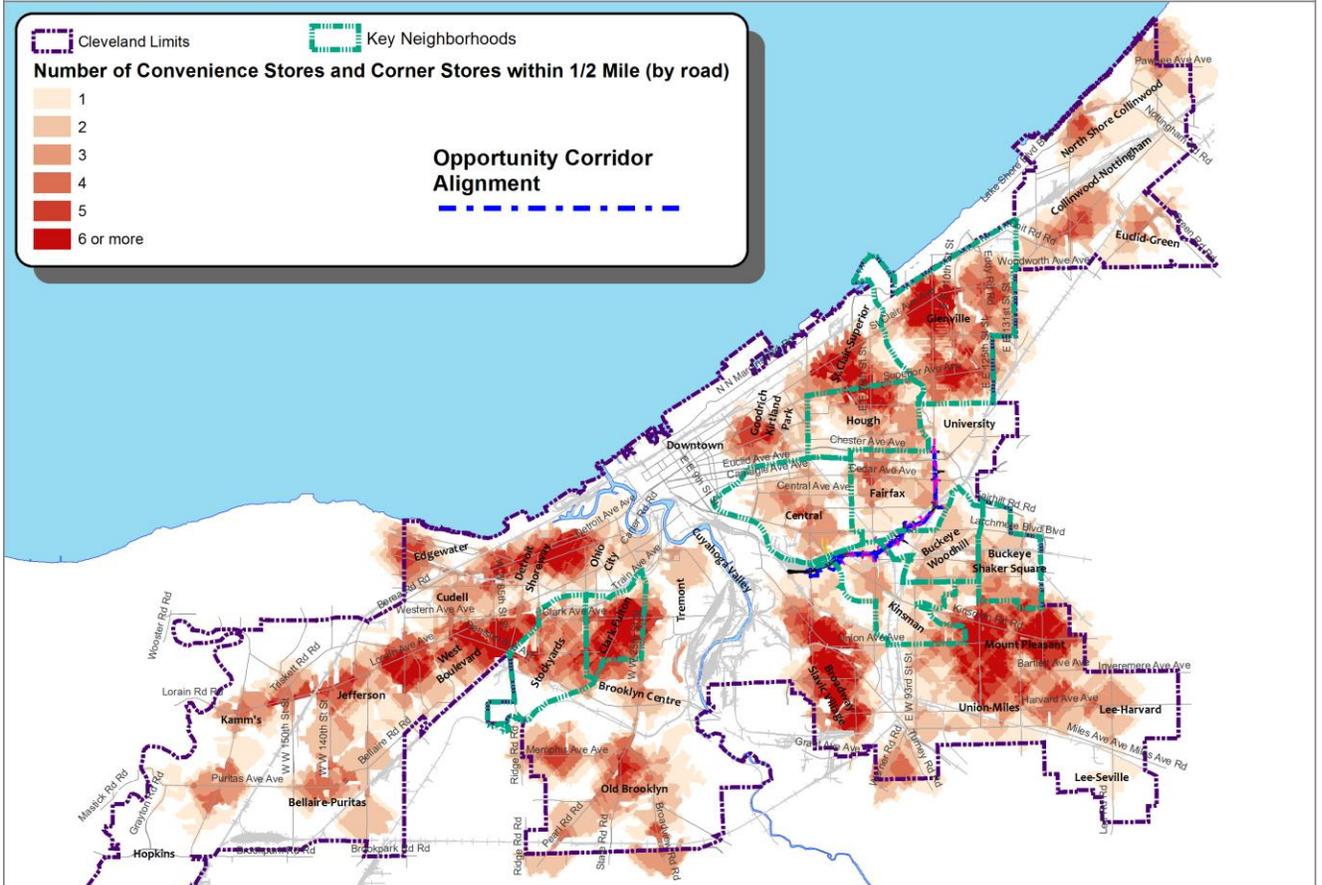
Are all neighborhoods
served by adequate
food retail, community
gardens, and farmers
markets?

FOOD ACCESS



CONVENIENT AND CORNER STORES DENSITY

Food Access

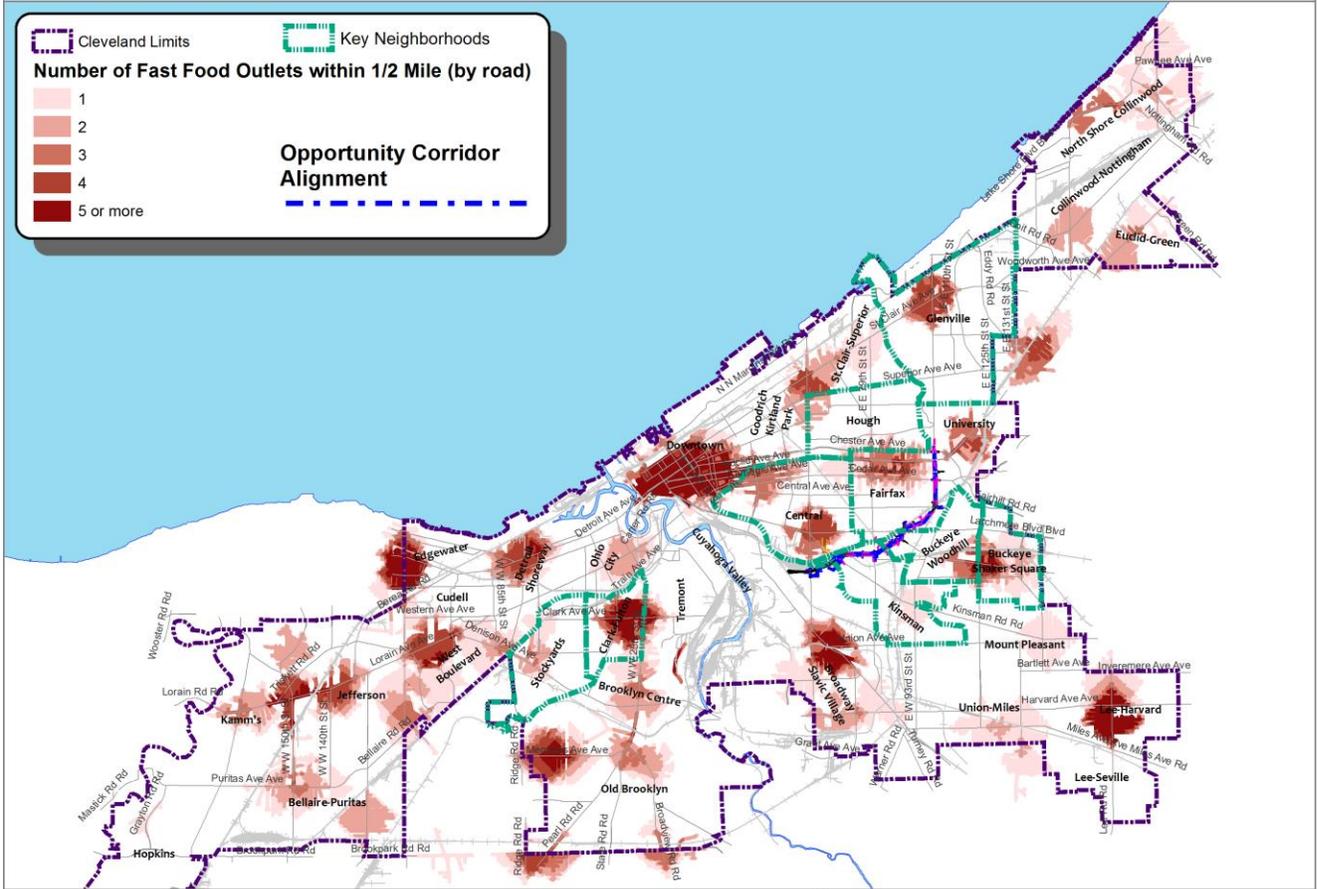


FAST FOOD OUTLET DENSITY

Food Access

 Cleveland Limits Key Neighborhoods
Number of Fast Food Outlets within 1/2 Mile (by road)
 1
 2
 3
 4
 5 or more

Opportunity Corridor Alignment



FOOD DESERT AREAS

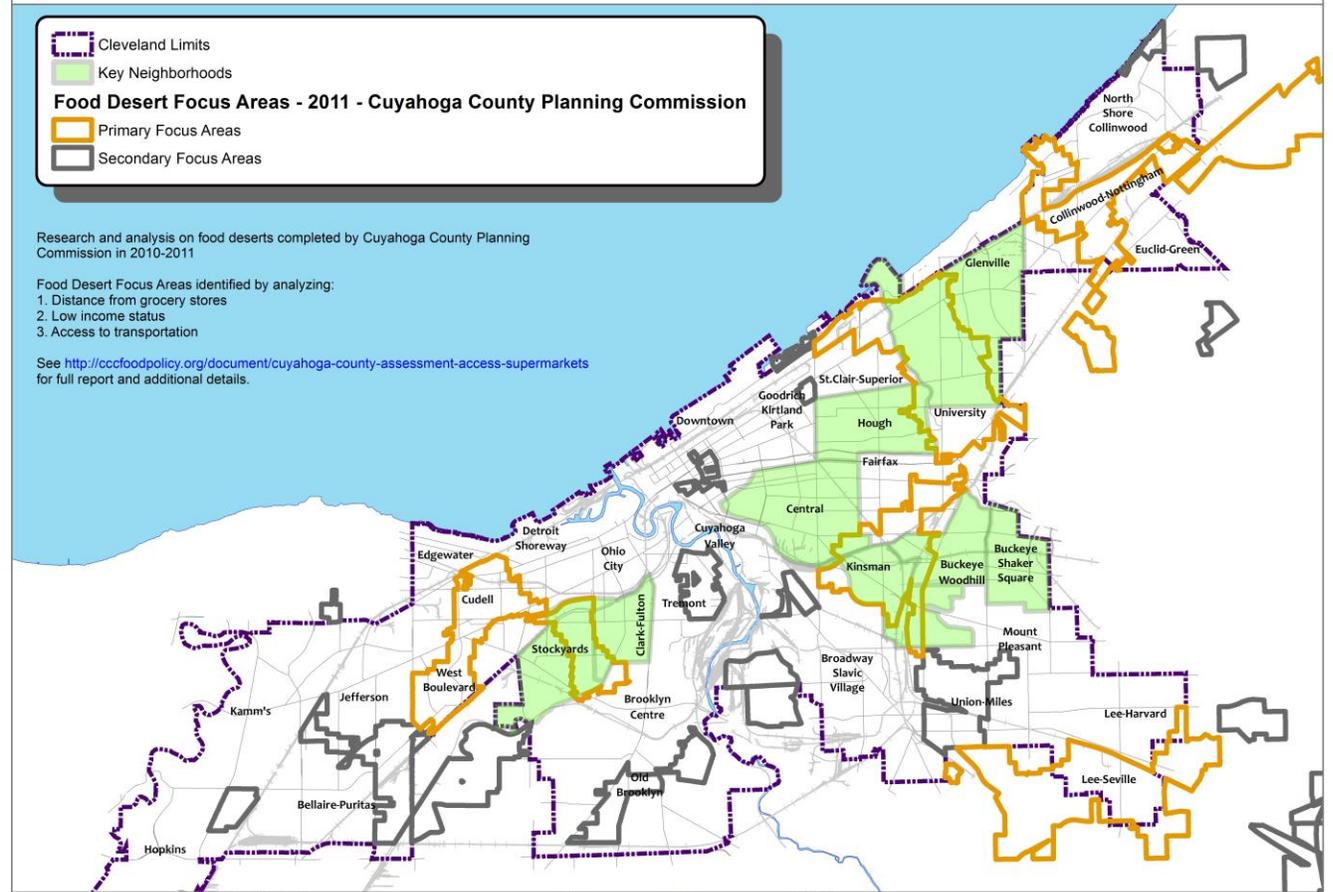
Policy - Food Desert Focus Areas

 Cleveland Limits
 Key Neighborhoods
Food Desert Focus Areas - 2011 - Cuyahoga County Planning Commission
 Primary Focus Areas
 Secondary Focus Areas

Research and analysis on food deserts completed by Cuyahoga County Planning Commission in 2010-2011

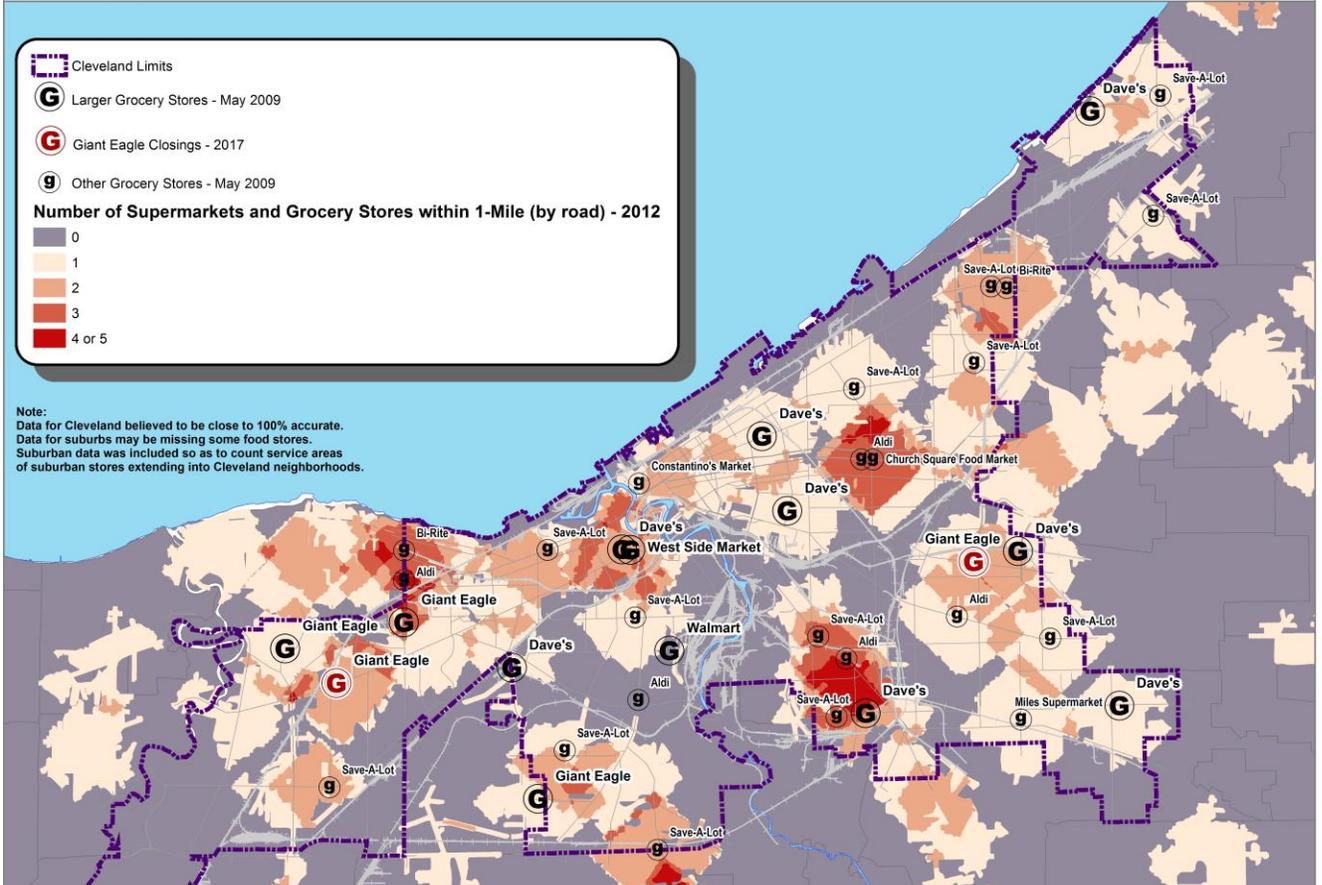
Food Desert Focus Areas identified by analyzing:
 1. Distance from grocery stores
 2. Low income status
 3. Access to transportation

See <http://cccfoodpolicy.org/document/cuyahoga-county-assessment-access-supermarkets> for full report and additional details.



SUPERMARKETS AND GROCERY STORES

Food Access



Where is the
development activity
occurring in Cleveland?

INVESTMENT



RESIDENTIAL CERTIFICATES OF OCCUPANCY 2009- 2014

Clark Fulton-permits peaked in 2012 and fell flat in 2013 and 2014.

Stockyards-permits peaked in 2012

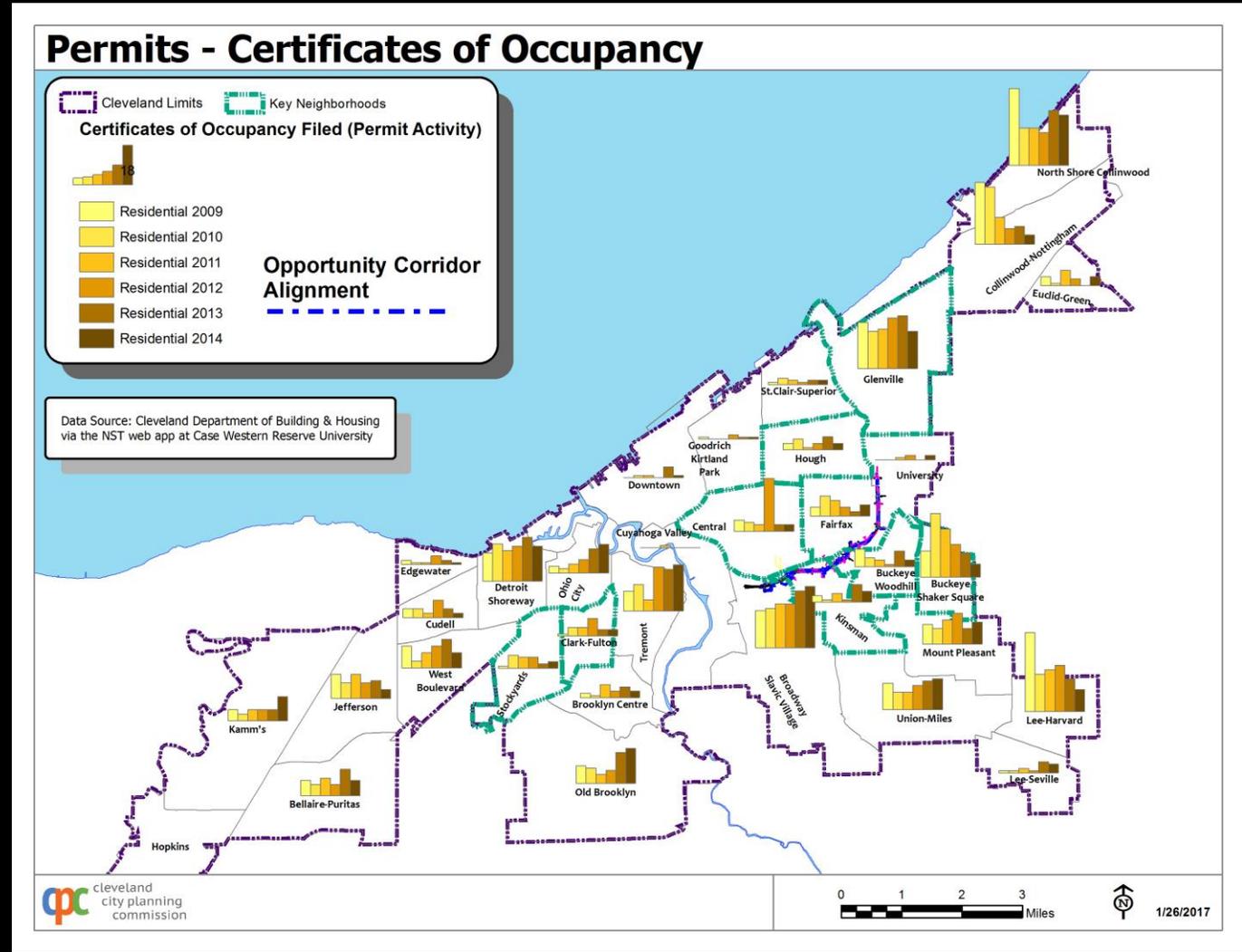
Central-permits peaked in 2012 and dropped of dramatically in subsequent years.

Hough-permits peaked in 2013

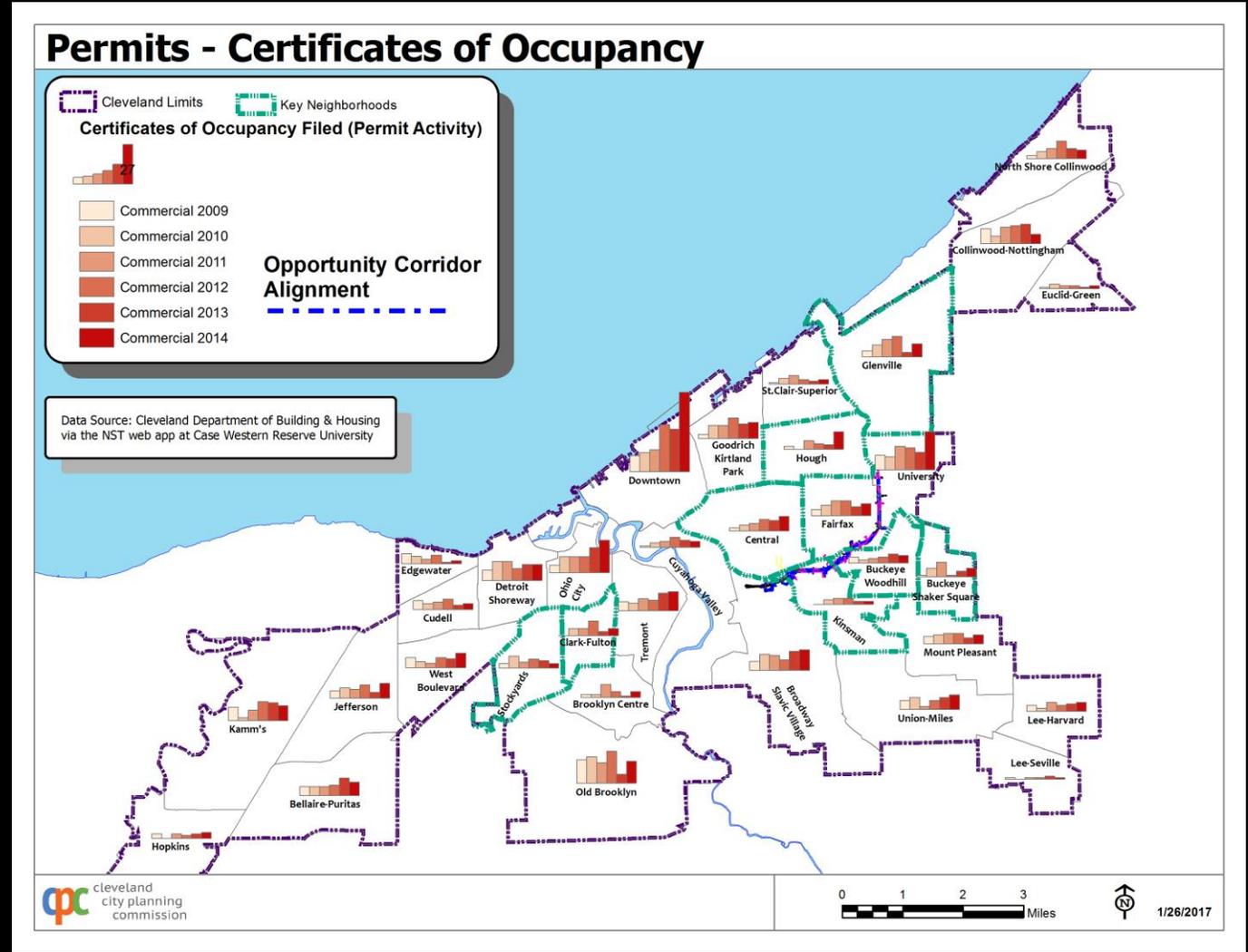
Buckeye-permits peaked in 2010 and steadily declined by 2014

Fairfax-although residential construction spiked in 2010, permits for residential declined and spiked again in 2014.

Glenville-Glenville has been the most steady of residential permit activity between 2009-2014



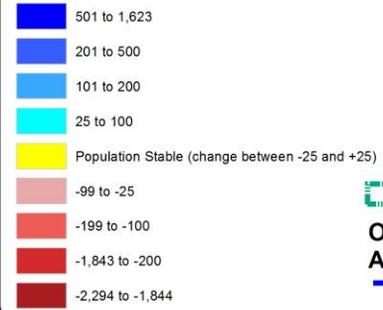
COMMERCIAL CERTIFICATES OF OCCUPANCY 2009- 2014



POPULATION CHANGE 18-34 YEAR OLD'S 2000-2010

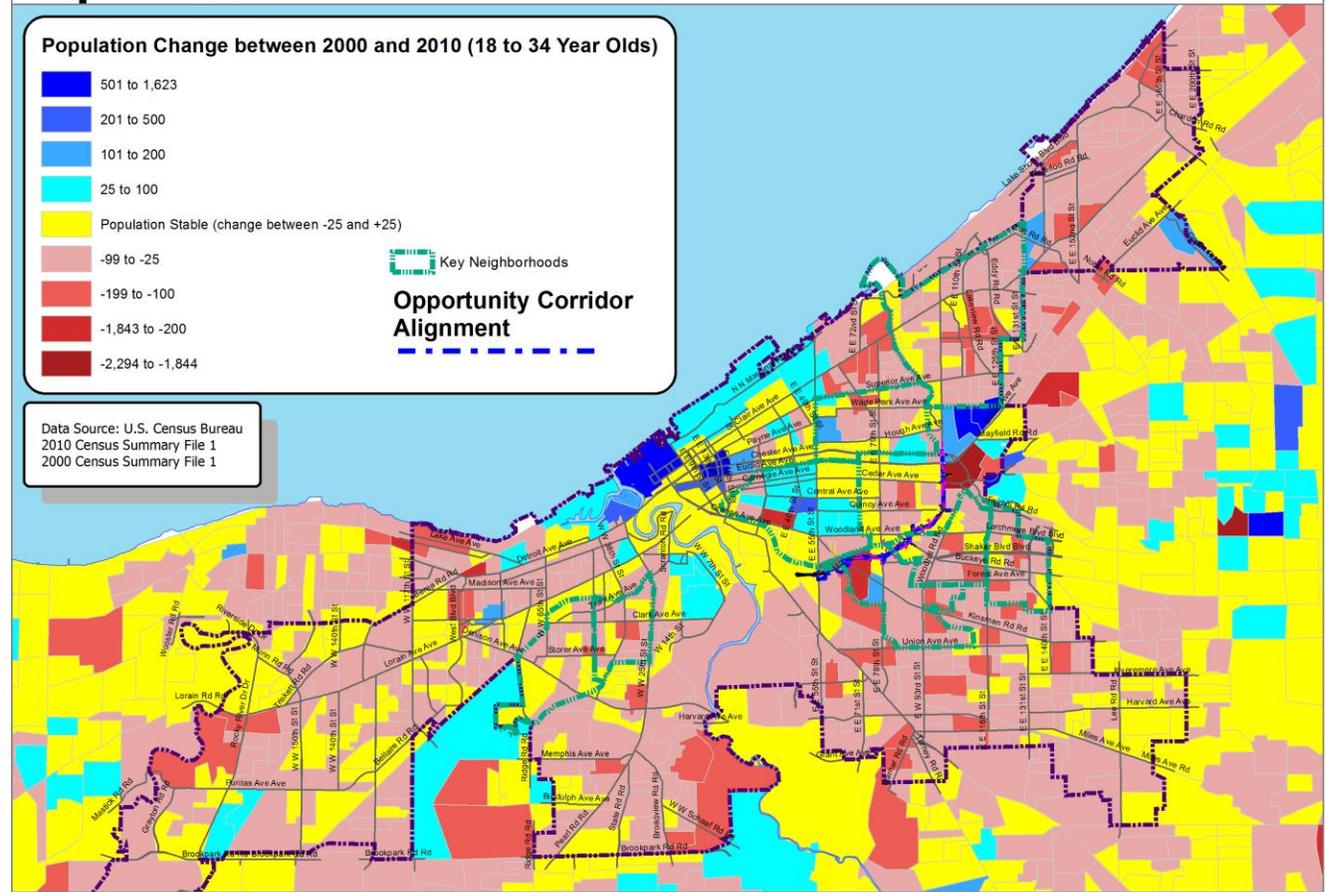
Population

Population Change between 2000 and 2010 (18 to 34 Year Olds)



Key Neighborhoods
Opportunity Corridor Alignment

Data Source: U.S. Census Bureau
2010 Census Summary File 1
2000 Census Summary File 1



Can we create the
conditions for Safety
through place based
investment and
economic development
strategies?

SAFETY

