MIDTOWN
CLEVELAND
EQUITABLE HOUSING STRATEGY
Developer Meeting
February 2021
KEVIN HIVELEY
- Founder and President
- Ohio native
- Telesis, Towers Perrin
  Business strategy consulting
- Policy Director RI Governor's Staff

MANAGEMENT CONSULTING, ECONOMIC DEVELOPMENT, COMMUNITY PLANNING
- 20 years old
- 2 national awards
- 9 state level awards
- Best in Class Firm Indiana Economic Development Corporation
- Fast Company United States of Innovation Top Project Award
- Sample of housing studies prior to Midtown
  - Pittsburgh
  - Dayton
  - Grand Rapids
  - Hartford
  - Fargo
  - St Louis
  - Athens GA
  - Tuscaloosa AL
  - Burlington VT
FINDINGS & STRATEGIES

• Changing household demographics will shape housing unit construction – unless acted upon by an outside force
• Housing market as of November 2020 reflects this changing household demographic
• There appears to be at least 2 different housing markets in Midtown
• A citywide perspective on equitable access to new housing makes sense for Midtown
Midtown Context
One Mile Radius

Midtown has ...
• 7500 residents*
• 2900 housing units within its boundaries
  • 78% are apartments
• Median Household Income: $14,335

* Note because Midtown boundaries do not conform to census tract boundaries population information is estimated
Understanding AMI or Area Median Income and its role in housing policy

• AMI: Area Median Income is the midpoint of a region's income distribution – half of families in a region earn more than the median and half earn less than the median
  • It changes annually
• Cleveland’s AMI is based on a region which extends to Elyria. The base AMI for Cleveland is $76,000

<table>
<thead>
<tr>
<th>AMI Range</th>
<th>Household Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>30% AMI</td>
<td>$22,800.00</td>
</tr>
<tr>
<td>50% AMI</td>
<td>$38,000.00</td>
</tr>
<tr>
<td>60% AMI</td>
<td>$45,600.00</td>
</tr>
<tr>
<td>80% AMI</td>
<td>$60,800.00</td>
</tr>
<tr>
<td>120% AMI</td>
<td>$91,200.00</td>
</tr>
</tbody>
</table>
Changing household demographics will shape housing unit construction – unless acted upon by an outside force
Average household size reflects the city

Average Household Size

Source: NP analysis of ACS 2019
Current Midtown household makeup

Households by Type

- **Families, 52%**
  - 65% of families have children under 18
  - 86% of families with children are single parent families

- **Single Households, 43%**
  - 17% of single households are over age 65

- **Unrelated Households, 5%**

Source: NP analysis of ACS 2019
Nonfamily households are the fastest growing household type in Midtown

Source: NP analysis of American Community Survey 2019
Housing market as of November 2020 reflects emerging household trends
Opportunity exists but its complex

- ACS estimates 24% of the population lived in a different location outside of these census tracts a year ago
  - ~1800 people (at 2.2 per household – 818 households)
  - 74% of this population moved to here from other locations in Cuyahoga County
- But only net household growth of ~43 per year – CAGR of 1.6%

Household Average Annual Growth 2012 to 2018

- 43 New Households
- 11 Family Households
- 32 Non family Households
- 9 w/Rmmates
- 23 Living Alone
Rentals

• We estimate at least 15 rental units available with several buildings coming online in December and January
  • Most of the units are near CSU in the “Midtown Campus District”
    • These units are around $2/ft rents
  • Units outside of this district are approximately 50% of the cost on a sqft basis
• With the exception of 1 house on the fringe of MTC there are no units available with 3 bedrooms

For Sale

• 11 properties
• 9 townhouses
  • 7128 Simpson Ct
    • 4 price range of $369k to $390k
    • 3 bedroom units
    • 10% down mortgage
    • Monthly payment ~$2100
  • 4122 Chester
    • 5 priced at $124k
    • 2 bedroom
    • Newly renovated
    • Marked down in price from $129k
    • 10% down mortgage
    • Monthly payment $715
• 2 homes in Asiatown
  • 1753 E. 32nd St (pending sale on market for 14 days)
    • $69,800
    • 7 bedrooms / 1896sqft
  • 1792 E. 32nd St
    • $99,000
    • 5 bedroom / 1944sqft
Rentals Available Beginning Nov 12, 2020
3101 Euclid Ave
- 14 Units
- 1 – Studio
  - $1190/month ($2.11/ft)
- 10 – 1 bed
  - $1306/month - $2437/month
  - $2.11/ft – $3.50/ft
- 3 – 2 bed
  - $2630/month – $2956/month
  - $2.21/ft

4122 Chester Ave UNIT 9
- 1 Unit
- Recently remodeled
- 2 bed
- $1100/month
- $.95/ft

2828 Euclid Ave
- 8 Units
- Recently remodeled
- 2 Studio
  - $895-965/month
  - $1.99-$2.08/ft
- 4 – 1 bed
  - $1235/month
  - ~$2.00/ft
- 2 – 2 bed
  - $1995/month

1911 E 73rd St
- House
- 5 bed
- $4500/month
- $.45/ft

1970 E 71st St
- 4 Units
- Recently remodeled
- 2 bed
- $1025-$1050/month
- $1.06/ft

2901 Euclid Ave
- Student focused housing
- Studios / micro units
- 320sqft to 481sqft
- $737 – $962 month
- $2.30/ft - $2.00/ft
Rentals Available Beginning Nov 12, 2020
3814 Prospect
- 1 unit
- 1 bed
- $725/month
- $.85/ft

1900 E. 30th Street
- Mix of renovated and non renovated units
- Studio - $610/month ($1.44/ft)
- 1 bed - $600/month ($1.24/ft)
- 1 bed renovated - $780/month ($1.30/ft)
- 1 bed study renovated - $920/month ($1.31/ft)
- 2 bed - $940/month ($1.14/ft)
- 2 bed renovated - $950/month ($1.15/ft)

3328 Euclid Ave
- Recently renovated
- Units coming online December 1
- Studio - $575 (280ft – 550ft)
- 1 bed - $695 (500ft – 900ft)
- 2 bed - $950 (1200ft-1500ft)
Approximately 20% of the current area population can afford the available rental housing

- However, several of these projects are clearly oriented toward the student/downtown market which distorts the pricing to some degree
- About half of the rental housing is in range for households at 80% of AMI

**Amount of Income Needed to Afford Nov 2020 Midtown 2 Bedroom Rental Units @30% of income**

- Area median income for HUD purposes is $76,000
- 50% of AMI for a family of 2 is $30,400; for a family of 3 it equals $34,200
- 80% of AMI for a family of 2 is $48,650; for a family of 3 is $54,700

Source: NP calculations
There appear to be at least two different housing markets in Midtown.
Midtown is a series of micro housing markets

- There is substantial variation across Midtown in terms of median home values

Source: NP analysis of Neighborhoodscout.com microneighborhood real estate data
Rental markets show a similar variation

- Gross rent yield is the relationship between rent and purchase price of a house.
- AsiaTown as represented by 3710 Payne has high rent yield because of high rents and low median home values making it a strong market for investors. 7209 Euclid has low rents and higher purchase prices resulting in the lower yield.
- According to neighborhoodscout.com 7209 Euclid rent levels are among the lowest in the state but has had one of the fastest growing rent increases in the country based on this dataset.

Source: NP analysis of Neighborhoodscout.com micro-neighborhood real estate data
Financial performance

- The Euclid Avenue locations have been among the best performing in Ohio and nationally

Source: NP analysis of Neighborhoodscout.com microneighborhood real estate data
Midtown should be a neighborhood for anyone who lives in Cleveland
Targeting housing development to reflect city income distribution provides an income mix that can support neighborhood amenities

- 23% of the income categories under $25k with a 1 mile radius are under the age of 25 or over the age of 75
  - This reflects the citywide proportion of low income households in these age categories
- A citywide target increases by about 50% the number of lower middle income ($25k to $50k) households where Midtown is underrepresented
- 83% of the households would have less than $75k in income

Source: NP analysis of American Community Survey 2019
Measuring Affordability

- These tables are based on rule of thumb estimates
- Monthly housing costs represents utilities plus rent as a percentage of income
- Rent tolerance reflects basic rent at 80% of housing costs
- Note: for young college graduates in Ohio average student debt is ~$28,000 which translates to approximately $320 to $350 a month in lower rent capacity

<table>
<thead>
<tr>
<th>Annual Household Income</th>
<th>Monthly Housing Costs @ 25% income</th>
<th>Monthly Housing Costs @ 30% income</th>
<th>Monthly Rent Tolerance @ 25% income</th>
<th>Monthly Rent Tolerance @ 30% income</th>
</tr>
</thead>
<tbody>
<tr>
<td>$ 15,000</td>
<td>$ 312.50</td>
<td>$ 375.00</td>
<td>$ 15,000</td>
<td>$ 250.00</td>
</tr>
<tr>
<td>$ 22,800</td>
<td>$ 475.00</td>
<td>$ 570.00</td>
<td>$ 22,800</td>
<td>$ 380.00</td>
</tr>
<tr>
<td>$ 25,000</td>
<td>$ 520.83</td>
<td>$ 625.00</td>
<td>$ 25,000</td>
<td>$ 416.67</td>
</tr>
<tr>
<td>$ 30,000</td>
<td>$ 625.00</td>
<td>$ 750.00</td>
<td>$ 30,000</td>
<td>$ 500.00</td>
</tr>
<tr>
<td>$ 35,000</td>
<td>$ 729.17</td>
<td>$ 875.00</td>
<td>$ 35,000</td>
<td>$ 583.33</td>
</tr>
<tr>
<td>$ 38,000</td>
<td>$ 791.67</td>
<td>$ 950.00</td>
<td>$ 38,000</td>
<td>$ 633.33</td>
</tr>
<tr>
<td>$ 40,000</td>
<td>$ 833.33</td>
<td>$ 1,000.00</td>
<td>$ 40,000</td>
<td>$ 666.67</td>
</tr>
<tr>
<td>$ 45,000</td>
<td>$ 937.50</td>
<td>$ 1,125.00</td>
<td>$ 45,000</td>
<td>$ 750.00</td>
</tr>
<tr>
<td>$ 50,000</td>
<td>$ 1,041.67</td>
<td>$ 1,250.00</td>
<td>$ 50,000</td>
<td>$ 833.33</td>
</tr>
<tr>
<td>$ 55,000</td>
<td>$ 1,145.83</td>
<td>$ 1,375.00</td>
<td>$ 55,000</td>
<td>$ 916.67</td>
</tr>
<tr>
<td>$ 60,000</td>
<td>$ 1,250.00</td>
<td>$ 1,500.00</td>
<td>$ 60,000</td>
<td>$ 1,000.00</td>
</tr>
<tr>
<td>$ 65,000</td>
<td>$ 1,354.17</td>
<td>$ 1,625.00</td>
<td>$ 65,000</td>
<td>$ 1,083.33</td>
</tr>
<tr>
<td>$ 70,000</td>
<td>$ 1,458.33</td>
<td>$ 1,750.00</td>
<td>$ 70,000</td>
<td>$ 1,166.67</td>
</tr>
<tr>
<td>$ 75,000</td>
<td>$ 1,562.50</td>
<td>$ 1,875.00</td>
<td>$ 75,000</td>
<td>$ 1,250.00</td>
</tr>
<tr>
<td>$ 80,000</td>
<td>$ 1,666.67</td>
<td>$ 2,000.00</td>
<td>$ 80,000</td>
<td>$ 1,333.33</td>
</tr>
<tr>
<td>$ 90,000</td>
<td>$ 1,875.00</td>
<td>$ 2,250.00</td>
<td>$ 90,000</td>
<td>$ 1,500.00</td>
</tr>
<tr>
<td>$ 91,200</td>
<td>$ 1,900.00</td>
<td>$ 2,280.00</td>
<td>$ 91,200</td>
<td>$ 1,520.00</td>
</tr>
</tbody>
</table>

Source: NP calculations based on ESRI household demographic data set
Target housing price points for the largest employment group in the city

**Healthcare Employment By Type**
- Pract / Tech: 77910
- Health Support: 44120

**Healthcare Median Wage**
- Pract/Tech: $66,790 (88% of AMI)
- Health Support: $26,980 (36% of AMI)

**Monthly Housing Affordable Rents for Median Wages**
- Healthcare: $1,670
- Health Support: $675

*Housing between these price points will serve the vast majority of healthcare workers before student debt is included – typically $300 to $600 a month lower rent capacity if graduate education is included*

Healthcare Occupational Groupings used to calculate previous page estimates and demonstrate distribution of wages within healthcare

### Health Practitioners & Technical Services

<table>
<thead>
<tr>
<th>Occupation (SOC code)</th>
<th>Employment</th>
<th>Annual mean wage</th>
<th>Annual median wage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Registered Nurses(291141)</td>
<td>25600</td>
<td>$71,650</td>
<td>$70,490</td>
</tr>
<tr>
<td>Licensed Practical and Licensed Vocational Nurses(292061)</td>
<td>7250</td>
<td>$48,800</td>
<td>$48,180</td>
</tr>
<tr>
<td>Physicians, All Other; and Ophthalmologists, Except Pediatric(291228)</td>
<td>5640</td>
<td>$200,760</td>
<td>$206,890</td>
</tr>
<tr>
<td>Medical Dosimetrists and Records Specialists, and Health Technologists and Technicians, All Other(292098)</td>
<td>3990</td>
<td>$47,870</td>
<td>$45,680</td>
</tr>
<tr>
<td>Pharmacy Technicians(292052)</td>
<td>3160</td>
<td>$33,800</td>
<td>$32,860</td>
</tr>
<tr>
<td>Pharmacists(291051)</td>
<td>2390</td>
<td>$126,150</td>
<td>$122,920</td>
</tr>
<tr>
<td>Dental Hygienists(291292)</td>
<td>2380</td>
<td>$66,360</td>
<td>$67,910</td>
</tr>
<tr>
<td>Physical Therapists(291123)</td>
<td>2010</td>
<td>$87,390</td>
<td>$86,230</td>
</tr>
<tr>
<td>Clinical Laboratory Technologists and Technicians(292010)</td>
<td>1950</td>
<td>$58,020</td>
<td>$58,380</td>
</tr>
<tr>
<td>Physician Assistants(291071)</td>
<td>1940</td>
<td>$110,400</td>
<td>$111,070</td>
</tr>
<tr>
<td>Radiologic Technologists and Technicians(292034)</td>
<td>1720</td>
<td>$61,500</td>
<td>$61,120</td>
</tr>
<tr>
<td>Emergency Medical Technicians and Paramedics(292040)</td>
<td>1700</td>
<td>$40,760</td>
<td>$39,390</td>
</tr>
<tr>
<td>Nurse Practitioners(291171)</td>
<td>1500</td>
<td>$101,430</td>
<td>$103,720</td>
</tr>
<tr>
<td>Respiratory Therapists(291126)</td>
<td>1340</td>
<td>$59,660</td>
<td>$58,860</td>
</tr>
<tr>
<td>Occupational Therapists(291122)</td>
<td>1250</td>
<td>$88,910</td>
<td>$89,830</td>
</tr>
<tr>
<td>Speech-Language Pathologists(291127)</td>
<td>1170</td>
<td>$82,620</td>
<td>$81,060</td>
</tr>
</tbody>
</table>

### Health Support Occupations

<table>
<thead>
<tr>
<th>Occupation (SOC code)</th>
<th>Employment</th>
<th>Annual mean wage</th>
<th>Annual median wage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Home Health and Personal Care</td>
<td>18970</td>
<td>$23,370</td>
<td>$22,730</td>
</tr>
<tr>
<td>Nursing Assistants(311131)</td>
<td>13060</td>
<td>$29,600</td>
<td>$29,150</td>
</tr>
<tr>
<td>Medical Assistants(319092)</td>
<td>4360</td>
<td>$35,070</td>
<td>$34,940</td>
</tr>
<tr>
<td>Dental Assistants(319091)</td>
<td>1930</td>
<td>$40,670</td>
<td>$39,800</td>
</tr>
<tr>
<td>Phlebotomists(319097)</td>
<td>1050</td>
<td>$37,640</td>
<td>$37,230</td>
</tr>
<tr>
<td>Physical Therapist</td>
<td>1040</td>
<td>$61,720</td>
<td>$60,680</td>
</tr>
<tr>
<td>Occupational Therapy</td>
<td>840</td>
<td>$61,070</td>
<td>$60,260</td>
</tr>
<tr>
<td>Healthcare Support Workers, Orderlies(311132)</td>
<td>760</td>
<td>$44,820</td>
<td>$45,990</td>
</tr>
<tr>
<td>Veterinary Assistants and Medical Equipment</td>
<td>490</td>
<td>$29,830</td>
<td>$29,300</td>
</tr>
<tr>
<td>Massage Therapists(319011)</td>
<td>280</td>
<td>$42,280</td>
<td>$40,550</td>
</tr>
<tr>
<td>Physical Therapist</td>
<td>140</td>
<td>$28,970</td>
<td>$28,150</td>
</tr>
<tr>
<td>Medical</td>
<td>130</td>
<td>$38,910</td>
<td>$36,430</td>
</tr>
<tr>
<td>Pharmacy Aides(319095)</td>
<td>110</td>
<td>$28,200</td>
<td>$27,850</td>
</tr>
<tr>
<td>Psychiatric Aides(311133)</td>
<td>90</td>
<td>$31,330</td>
<td>$30,840</td>
</tr>
<tr>
<td>Occupational Therapy</td>
<td>30</td>
<td>$36,800</td>
<td>$35,970</td>
</tr>
</tbody>
</table>

60% of AMI = $45,600  
80% of AMI = $60,800  
120% of AMI = $91,200

Workers in healthcare and social services represent an important resident group.

HEALTH CARE AND SOCIAL ASSISTANCE WORKER RESIDENCES

- MIDTOWN BOUNDARY
- LAKE/RIVER
- RAIL
- PARK/OPEN SPACE
- HEALTHLINE

WORKER RESIDENCES

- 0-1
- 2-10
- 11-20
- 21-40
- 41-116

(Source: 2017 LEHD Origin-Destination Employment Statistics, analyzed in July 2020)
You can add a significant amount of market rate housing and not fundamentally alter the demographics of Midtown.
Present household income distribution across Midtown

- Asiatown incomes are higher than Midtown

<table>
<thead>
<tr>
<th>Households by Income Distribution 2020</th>
<th>MTC 1 Mile</th>
<th>% MTC 1 Mile Distribution</th>
<th>3301 Payne (AT) 1 Mile</th>
<th>% 3301 Payne (AT) 1 Mile Distribution</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;$15,000</td>
<td>3,644</td>
<td>54.3%</td>
<td>2,276</td>
<td>46.4%</td>
</tr>
<tr>
<td>$15,000-$24,999</td>
<td>1,023</td>
<td>15.3%</td>
<td>712</td>
<td>14.5%</td>
</tr>
<tr>
<td>$25,000-$34,999 (30% AMI: $22,800)</td>
<td>608</td>
<td>9.1%</td>
<td>452</td>
<td>9.2%</td>
</tr>
<tr>
<td>$35,000-$49,999 (50% AMI=$38,000; 60% AMI= $45,600)</td>
<td>484</td>
<td>7.2%</td>
<td>435</td>
<td>8.9%</td>
</tr>
<tr>
<td>$50,000-$74,999 (80% AMI = $60,800)</td>
<td>475</td>
<td>7.1%</td>
<td>454</td>
<td>9.3%</td>
</tr>
<tr>
<td>$75,000-$99,999 (120% AMI = $91,200)</td>
<td>246</td>
<td>3.7%</td>
<td>248</td>
<td>5.1%</td>
</tr>
<tr>
<td>$100,000-$149,000</td>
<td>164</td>
<td>2.4%</td>
<td>173</td>
<td>3.5%</td>
</tr>
<tr>
<td>$150,000-$199,000</td>
<td>28</td>
<td>0.4%</td>
<td>51</td>
<td>1.0%</td>
</tr>
<tr>
<td>$200,000+</td>
<td>36</td>
<td>0.5%</td>
<td>108</td>
<td>2.2%</td>
</tr>
<tr>
<td>Totals</td>
<td>6,708</td>
<td></td>
<td>4,908</td>
<td></td>
</tr>
</tbody>
</table>

Source: NP calculations based on ESRI household demographic data set
Largest gaps in households in Midtown begin at 50% of AMI-$38,000

- Around the 30% of AMI band ($22,800) the city has 23-28% more households than Midtown
- At 50% AMI band ($38,000) the differential increases to the city being almost 50% higher
- At the 80% - 120% of AMI ($60,800 to $91,200) the differential to the city remains around 50%

<table>
<thead>
<tr>
<th>Households by Income Distribution 2020</th>
<th>CityWide Distribution</th>
<th>% MTC 1 Mile Distribution</th>
<th>% 3301 Payne (AT) 1 Mile Distribution</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;$15,000</td>
<td>29%</td>
<td>54.3%</td>
<td>46.4%</td>
</tr>
<tr>
<td>$15,000-$24,999</td>
<td>15%</td>
<td>15.3%</td>
<td>14.5%</td>
</tr>
<tr>
<td>$25,000-$34,999 (30% AMI: $22,800)</td>
<td>12%</td>
<td>9.1%</td>
<td>9.2%</td>
</tr>
<tr>
<td>$35,000-$49,999 (50% AMI=$38,000; 60% AMI= $45,600)</td>
<td>14%</td>
<td>7.2%</td>
<td>8.9%</td>
</tr>
<tr>
<td>$50,000-$74,999 (80% AMI = $60,800)</td>
<td>14%</td>
<td>7.1%</td>
<td>9.3%</td>
</tr>
<tr>
<td>$75,000-$99,999 (120% AMI = $91,200)</td>
<td>7%</td>
<td>3.7%</td>
<td>5.1%</td>
</tr>
<tr>
<td>$100,000-$149,000</td>
<td>6%</td>
<td>2.4%</td>
<td>3.5%</td>
</tr>
<tr>
<td>$150,000-$199,000</td>
<td>2%</td>
<td>0.4%</td>
<td>1.0%</td>
</tr>
<tr>
<td>$200,000+</td>
<td>2%</td>
<td>0.5%</td>
<td>2.2%</td>
</tr>
</tbody>
</table>

Source: NP calculations based on ESRI household demographic data set
If you added 600 units of new market rate housing the neighborhood balance does not change if there is no displacement for those under $50k

- If you had significant increases in new market rate housing units including doubling the highest income levels, Midtown would still have incomes below the citywide income distribution
- Lowest income groups would still be 20 points higher (64%) than the citywide distribution (44%)

<table>
<thead>
<tr>
<th>Households by Income Distribution</th>
<th>Model: No Displacement Under $50k</th>
<th>Model % Distribution</th>
<th>Model Household Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;$15,000</td>
<td>3644</td>
<td>50%</td>
<td>0</td>
</tr>
<tr>
<td>$15,000-$24,999</td>
<td>1023</td>
<td>14%</td>
<td>0</td>
</tr>
<tr>
<td>$25,000-$34,999 (30% AMI: $22,800)</td>
<td>608</td>
<td>8%</td>
<td>0</td>
</tr>
<tr>
<td>$35,000-$49,999 (50% AMI=$38,000; 60% AMI=$45,600)</td>
<td>484</td>
<td>7%</td>
<td>0</td>
</tr>
<tr>
<td>$50,000-$74,999 (80% AMI = $60,800)</td>
<td>650</td>
<td>9%</td>
<td>175</td>
</tr>
<tr>
<td>$75,000-$99,999 (120% AMI = $91,200)</td>
<td>450</td>
<td>6%</td>
<td>204</td>
</tr>
<tr>
<td>$100,000-$149,000</td>
<td>320</td>
<td>4%</td>
<td>156</td>
</tr>
<tr>
<td>$150,000-$199,000</td>
<td>56</td>
<td>1%</td>
<td>28</td>
</tr>
<tr>
<td>$200,000+</td>
<td>72</td>
<td>1%</td>
<td>36</td>
</tr>
<tr>
<td>Totals</td>
<td>7307</td>
<td>599</td>
<td>599</td>
</tr>
</tbody>
</table>

Source: NP calculations based on ESRI household demographic data set
However because most of the existing housing stock in Midtown is rated fair to very poor any new construction needs to be accessible for a range of incomes.

Housing Quality based on Tax Assessments

Source: NP analysis of NEOCANDO property database
Consider targeting a mix of housing types by location to build critical mass and positive psychological impact
Where the housing investment is taking place

RESIDENTIAL PROPERTY SALE, 2019
(SALE AMOUNT >= $1,000)

--- MIDTOWN BOUNDARY

LAKE/RIVER

RAIL

PARK/OPEN SPACE

SALE COUNT

1-2

3-5

6-9

(Source: Case Western University shared by MidTown Inc.)
Where the housing investment is taking place
Where the housing investment is taking place

RESIDENTIAL INVESTMENTS, 2019
(INCLUDES RESIDENTIAL PERMITS WITH TOTAL VALUE >= $10,000 AND RESIDENTIAL SALES >= $1,000)

- MIDTOWN BOUNDARY
- LAKE/RIVER
- RAIL
- PARK/OPEN SPACE

TOTAL SALE & PERMIT COUNT
- 1
- 2-3
- 4-5
- 6-7
- 8-11

(Source: Case Western University shared by MidTown Inc.)
Where the commercial investment is taking place