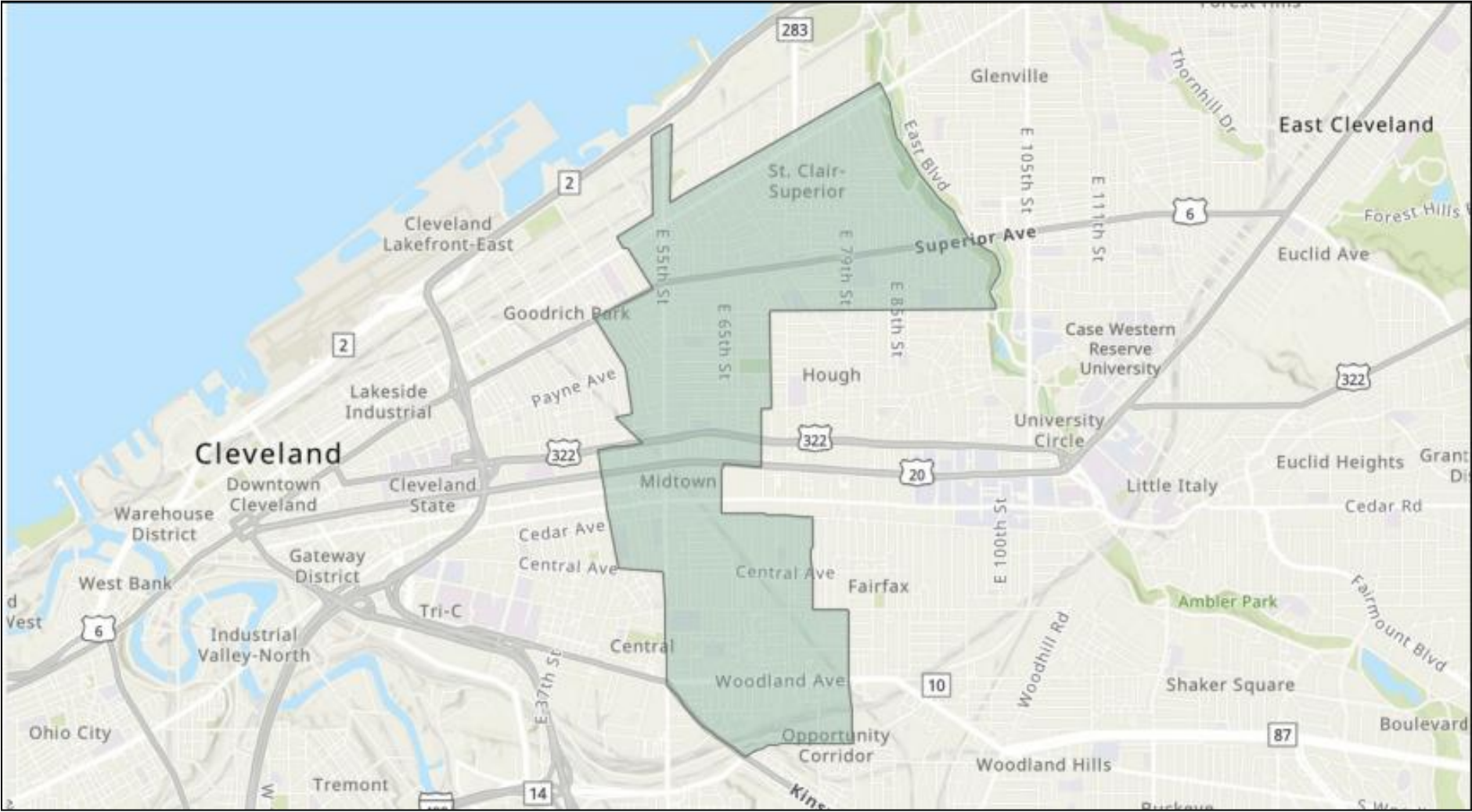


# EXHIBIT A



## Exhibit B

### Public Infrastructure Improvements

The Public Infrastructure Improvements consist of any “public infrastructure improvement” defined under ORC 5709.40(A)(8) and that directly benefits the Parcels and specifically include, but are not limited to, any of the following improvements that will directly benefit the Parcels and all related costs of those permanent improvements (including, but not limited to, those costs listed in ORC 133.15(B)):

- **Roadways.** Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, highways, streets, intersections, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing signage (including traffic signage and informational/promotional signage), lighting systems, signalization, and traffic controls, and all other appurtenances thereto, including, without limitation, [ E.67<sup>th</sup> Street resurfacing ].
- **Water/Sewer.** Construction, reconstruction or installation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto.
- **Environmental/Health.** Implementation of environmental remediation measures necessary to enable the construction of the private improvements on the Parcels or the Public Infrastructure Improvements, and the construction of public health facilities.
- **Utilities.** Construction, reconstruction, burial or installation of gas, electric and communication service facilities and all appurtenances thereto, including, but not limited to those associated with improvements described in “Roadways” above.
- **Stormwater.** Construction, reconstruction, relocation, modification and installation of stormwater and flood remediation projects and facilities, both for storm water quantity and quality, including the payment and reimbursement for such projects and facilities on private property when determined to be necessary for public health, safety and welfare.
- **Demolition.** Demolition, including demolition on private property when determined to be necessary for public health, safety and welfare.
- **Parks.** Construction or reconstruction of one or more public parks and park or recreational facilities, including grading, trees and other park plantings, park accessories and related improvements, multi-use trails and bridges, together with all appurtenances thereto.
- **Streetscape/Landscape.** Construction or installation of streetscape and landscape improvements including trees, tree grates, signage, curbs, sidewalks, scenic fencing, street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto, including, but not limited to streetscape improvements in conjunction with and along the roadway improvements described in “Roadways” above.
- **Real Estate.** Acquisition of real estate or interests in real estate (including easements) (a) necessary to accomplish any of the foregoing improvements or (b) in aid of industry, commerce, distribution or research.

- **Professional Services.** Engineering, consulting, legal, administrative, and other professional services associated with the planning, design, acquisition, construction and installation of the foregoing improvements and real estate.

*Eastside TIF Slum & Blight Analysis*

**April 17 2026**

Prepared by

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Acknowledgement

Darrick Matthews, CD, GIS Assistant Manager, converted street-side surveys into neighborhood infrastructure scores and created a GIS layer and web map for slum and blighted parcels.

Natane Deruytter, ED, created the TIF boundary GIS layer.

## Table of Contents

<b>Slum &amp; Blight Matter</b> .....	2
<b>Analysis Area</b> .....	2
<b>Defining Slum &amp; Blighted Area Threshold</b> .....	4
<b>Definition of Slum &amp; Blighted Parcels</b> .....	4
<b>Slum and Blighted Parcels Measure and Data Source</b> .....	5
<b>Result</b> .....	7
Summary .....	7
Boarded up, Condemnation, and Tax delinquency.....	9
Five Indicator for Dilapidation and Deterioration.....	10
Age and Obsolescence .....	11
Unsafe and unsanitary conditions – Public Health Violation .....	12
Vacant or Abandoned Structure Indicators .....	12
Neighborhood Infra Structure Condition.....	13
Complaint for Open, Vacant, and Vandalized.....	13
Land Bank and other Vacant Lots.....	14
<b>Conclusion</b> .....	15
Appendix 1: Slum & Blighted Analysis Result Map .....	16
Appendix 2: List of the Slum & Blighted Analysis Result.....	17

## Slum & Blight Matter

Slum and blighted areas are typically characterized by a range of abandoned properties, including dilapidated buildings and vacant lots that remain unused and overgrown. This neglect can extend to public infrastructure in the neighborhood, including broken sidewalks, crumbling streets, and inadequate lighting. The presence of these deteriorating conditions creates an environment that is harmful to public health, safety, and the overall welfare of residents in those communities. Residents may face increased risks of crime, health issues related to unsanitary conditions, and diminished quality of life due to the lack of resources and amenities. Addressing these blighted areas is essential for fostering safe, vibrant neighborhoods where individuals and families can thrive.

The private sector often avoids these areas, exacerbating underdevelopment. To combat this, the City should invest public funds and provide incentives to encourage private-sector involvement in development. The City drafted a plan to adopt a Tax Increment Finance (TIF) District on the East Side of Cleveland. We analyzed the nature of the sum and blighted parcels in the proposed boundary for the Eastside TIF area.

## Analysis Area

The Eastside TIF district consists of two districts: the North TIF District for modular homes and the South TIF District for the site-readiness funding project. The city recognized that a multi-layers of investment is needed to improve this area. There are 6,703 parcels exists in the North TIF for modular housing and 2,067 parcels in the South TIF for site readiness fundings. Total area is about 2,114.7 acres (Table 1). Both TIF areas have a significant number of parcels without buildings (possibly vacant lots) (see Table 2).

Table 1 Profile of Properties and Area in the Proposed TIF Area

<b>TIF District</b>	<b>Count</b>	<b>(%)</b>	<b>Area (Acre)</b>
TIF North	6,703	76.4%	843.2
TIF South	2,067	23.6%	1,271.5
<b>Total</b>	<b>8,770</b>	<b>100.0%</b>	<b>2,114.7</b>

Table 2 Distribution of Parcels with Buildings in the Proposed TIF Area

Profile	Count	(%)
<b>TIF North</b>	<b>6,703</b>	<b>76.4%</b>
Parcels with Commercial Buildings	419	6.3%
Parcels with Residential Buildings	1,702	25.4%
<b><i>Parcels without buildings</i></b>	<b>4,582</b>	<b>68.4%</b>
<b>TIF South</b>	<b>2,067</b>	<b>23.6%</b>
Parcels with Commercial Buildings	121	5.9%
Parcels with Residential Buildings	120	5.8%
<b><i>Parcels without buildings</i></b>	<b>1,826</b>	<b>88.3%</b>
<b>Total</b>	<b>8,770</b>	<b>100.0%</b>

Link to the GIS Map: [East Side TIF District Slum & Blight Analysis 2026](#)

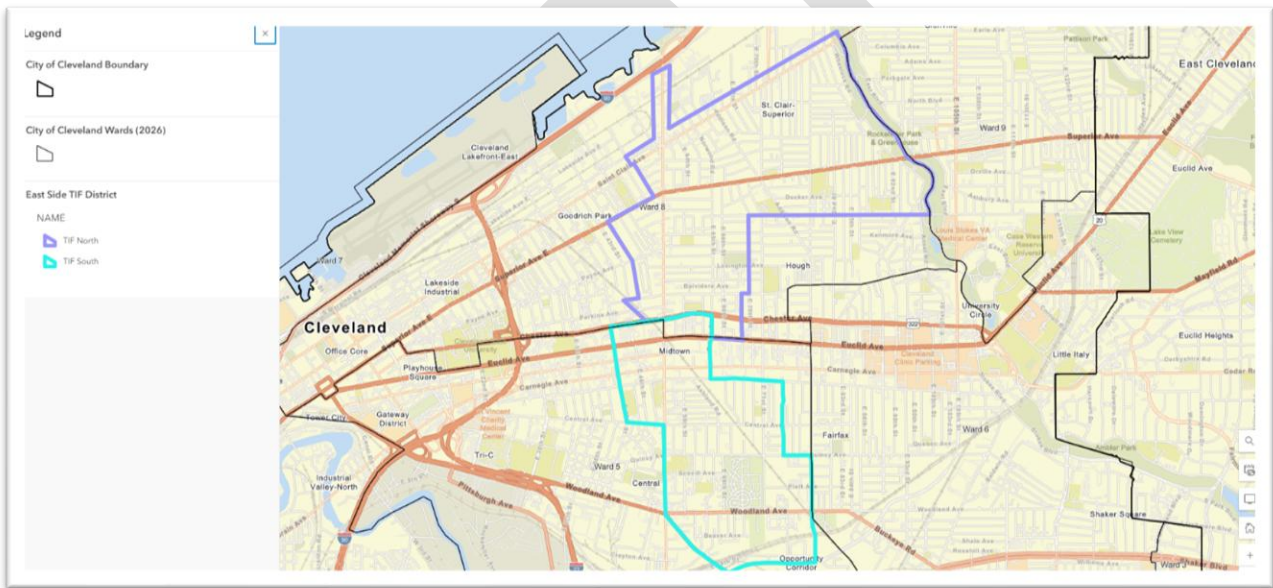


Figure 1 Eastside TIF Boundary

### Defining Slum & Blighted Area Threshold

We set the threshold at 70% of properties for the Eastside TIF Slum & Blight analysis, in accordance with the Ohio State Code Chapter 1 Section 8, area in which at least seventy percent of the parcels are blighted parcels and those blighted parcels substantially impair or arrest the sound growth of the state or a political subdivision of the state, retard the provision of housing accommodations, constitute an economic or social liability, or are a menace to the public health, safety, morals, or welfare in their present condition and use. This threshold is much higher than the threshold by HUD CFR and City of Cleveland ordinance (Table 3).

Table 3 Slum and Blighted Area Threshold

Reference	Threshold	Note
HUD 24 CFR 570.208	25%	HUD Grant (CDBG) eligibility evaluation
<b>Ohio State Section 1.08</b>	<b>70%</b>	
City of Cleveland § 313.02	25%	

### Definition of Slum & Blighted Parcels

We carefully identified the slum and blighted properties by thoroughly examining and meeting the established criteria for what constitutes a slum, blighted, deteriorated, or deteriorating area under both state and local laws and the Code of Federal Regulations (CFR).

We identified seven indicators of slum and blighted parcels: physical deterioration of buildings and vacant lots; property abandonment; age and obsolescence; public health threats/environmental contamination; significant decline in property values; and deterioration of neighborhood infrastructure. This assessment aimed to address the area's decline while aligning with legal standards and community needs (Table 4). We prioritize physical deterioration or improvement and vacant lots, viewing them as significant indicators of public health and safety.

Table 4 Defined Indicators of Slum and Blighted Properties

Indicator of slum and blighted parcel	Score	HUD	State	City
<b><i>Physical deterioration or improvement of buildings or vacant lots</i></b>	<b>2</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>

Abandonment of properties	1	Yes	Yes	Yes
Age and obsolescence	1	Yes	Yes	Yes
<b><i>Threat to public health/Environmental contamination</i></b>	<b>2</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>
Significant decline in property values or abnormally low property values relative to other areas in the community	1	Yes	Yes	
Physical deterioration of Neighborhood Public Infrastructure	1	Yes	Yes	Yes

### Slum and Blighted Parcels Measure and Data Source

This analysis operationalized the measure of indicator following Ohio State Revised Code. We adopted 16 measures to identify slum and blighted parcels (Table 5). Cut off score for the slum & blighted property was 2.

Table 5 Measure and Data source for the Slum and Blighted Parcel

Measure Profile	Legend	Measure	Data Source	Weight
<b><i>A structure that is dilapidated, unsanitary, unsafe, or vermin infested and that because of its condition has been designated by an agency that is responsible for the enforcement of housing, building, or fire codes as unfit for human habitation or use;</i></b>	<b><i>Ohio Code 1.08 (B) (1) (a)</i></b>	<b><i>Booded up during past one year</i></b>	<b><i>Cleveland Parcel Fact as of Aug 12 2025</i></b>	<b>2</b>
<b><i>The property poses a direct threat to public health or safety in its present condition by reason of environmentally hazardous conditions, solid waste pollution, or contamination;</i></b>	<b><i>Ohio Code 1.08 (B) (1)(b)</i></b>	<b><i>Condemnation filed during past one year</i></b>	<b><i>Cleveland Parcel Fact as of Aug 12 2025</i></b>	<b>2</b>
Significant declines in property values or abnormally low property values relative to other areas in the community;	24 CFR 570.208 Ohio Code 1.08 (B) (2) (a)	Low sale price	Low sale price based on sale on 2024	1
Abandonment of properties; - Tax Delinquency Tax or special assessment delinquencies exceeding the fair value of the land that remain unpaid thirty-five days after notice to pay has been mailed.	Ohio Code 1.08 (B) (1) (c)	Tax Delinquency Amount is greater than the market value of the land	Cleveland Parcel Fact as of Aug 12 2025	2

Measure Profile	Legend	Measure	Data Source	Weight
(a) Dilapidation and deterioration; Physical deterioration of buildings or improvements;	Ohio Code 1.08 (B) (2) (a)	Building condition below average	Cuyahoga County Appraisal db 2024	1
(a) Dilapidation and deterioration; Physical deterioration of buildings or improvements;	Ohio Code 1.08 (B) (2) (a)	Building & Housing Survey D & F grade	Building & Housing Survey 2022	1
(b) Age and obsolescence;	Ohio Code 1.08 (B) (2) (b)	Age of house - at older than median	Cleveland Parcel Fact as of Aug 12 2025	1
(d) Unsafe and unsanitary conditions;	Ohio Code 1.08 (B) (2) (d)	number of Public health violation in 12 months	Cleveland Parcel Fact as of Aug 12 2025	1
(f) Noncompliance with building, housing, or other codes;	Ohio Code 1.08 (B) (2) (f)	number of B & H Code violation	number of B & H Code violation as of Aug 12 2025	1
(h) Is vacant or contains an abandoned structure;	Ohio Code 1.08 (B) (2) (h)	Vacant	Cleveland Parcel Fact as of Aug 12 2025	1
(h) Is vacant or contains an abandoned structure;	Ohio Code 1.08 (B) (2) (h)	Forfeiture properties	Cleveland Parcel Fact as of Aug 12 2025	1
(h) Is vacant or contains an abandoned structure;	Ohio Code 1.08 (B) (2) (h)	Foreclosed properties	Cleveland Parcel Fact as of Aug 12 2025	1
(j) Is located in an area of defective or inadequate street layout; Sidewalk – defective	Ohio Code 1.08 (B) (2) (j)	# of side walk defected is greater than 4	Sidewalk survey 2024	1
(n) Extensive damage or destruction caused by a major disaster when the damage has not been remediated within a reasonable time;	Ohio Code 1.08 (B) (2) (n)	Complaint for Open, Vandalized, Vacant (OVV) closed board up requested from past year	Cleveland Parcel Fact as of Aug 12 2025	1
<b>Land Bank lot</b>	<b>Ohio Code 1.08 (B) (1) (a)</b>	<b>City owned land bank lots</b>	<b>Cleveland Parcel Fact as of Aug 12 2025</b>	<b>2</b>
<b>Other vacant lot</b>	<b>Ohio Code 1.08 (B) (1) (a)</b>	<b>Vacant lot identified</b>	<b>Cleveland Parcel Fact as of Aug 12 2025</b>	<b>2</b>

## Result

### Summary

The Eastside TIF area qualified as a slum and blighted area based on the 70% threshold that 70% of its parcels were slum or blighted. In the Eastside TIF area, 6,443 properties (73.5%) are identified as slum- and blighted. The slum & blighted property highly concentrated in the TIF North area (79.2%) than in the TIF South area (20.8%) (see Table 6).

Table 6 Summary of Slum and Blighted Parcels in Eastside TIF Districts

Profile	Count	(%)
<b>Not SB</b>	<b>2,327</b>	<b>26.5%</b>
TIF North-Modular Housing	1,601	68.8%
TIF South-Site Fund	726	31.2%
<b>SB</b>	<b>6,443</b>	<b>73.5%</b>
TIF North-Modular Housing	5,102	79.2%
TIF South-Site Fund	1,341	20.8%
<b>Total</b>	<b>8,770</b>	<b>100.0%</b>

The slum and blighted area percentage is higher in the TIF North district than in the site fund: 76 % in the TIF North area and 64% in the TIF South area (see Figure 2)

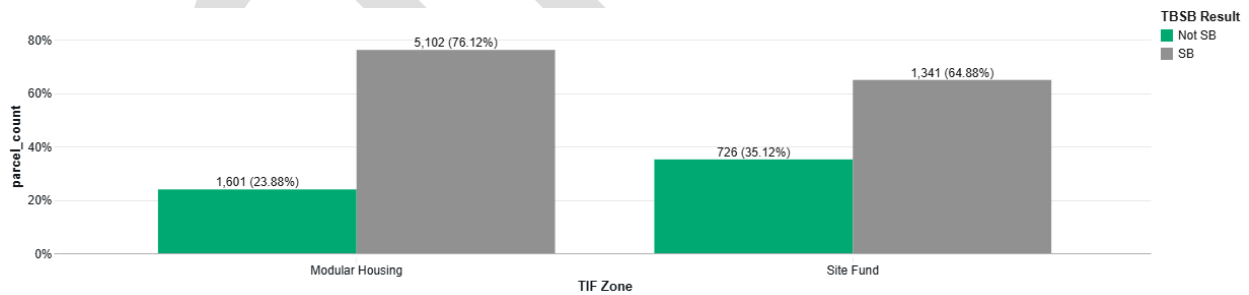


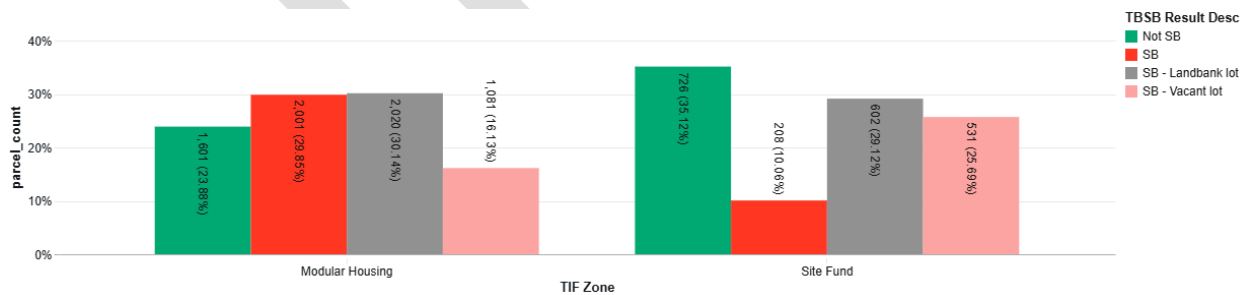
Figure 2 Distribution of Slum and Blighted Parcels by TIF District

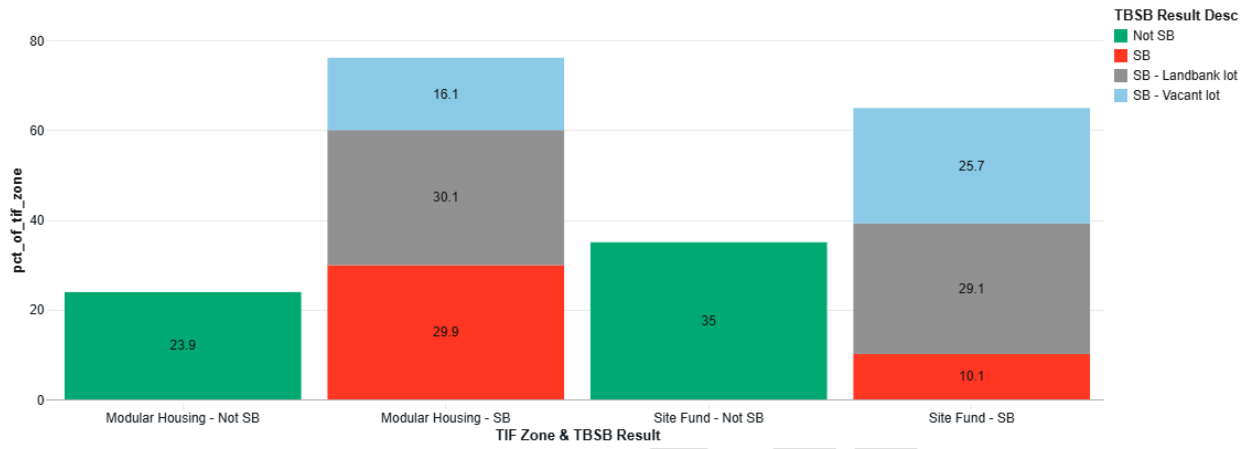
The proportion of slum and blighted properties to residential buildings was very high in both proposed TIF districts: 97% in the TIF North and 94% in the TIF South area (Table 7).

Table 7 Slum and Blighted Parcels with Buildings in Eastside TIF Districts

Profile	Parcels with buildings	Count	(%)
<b>TIF North</b>	<b>Parcels with Commercial Buildings</b>	<b>419</b>	<b>19.8%</b>
	Not SB	74	17.7%
	<b>SB</b>	<b>345</b>	<b>82.3%</b>
	<b>Parcels with Residential Buildings</b>	<b>1,702</b>	<b>80.2%</b>
	Not SB	48	2.8%
	<b>SB</b>	<b>1,654</b>	<b>97.2%</b>
<b>Modular Housing Total</b>		<b>2,121</b>	<b>89.8%</b>
<b>TID South</b>	<b>Parcels with Commercial Buildings</b>	<b>121</b>	<b>50.2%</b>
	Not SB	36	29.8%
	<b>SB</b>	<b>85</b>	<b>70.2%</b>
	<b>Parcels with Residential Buildings</b>	<b>120</b>	<b>49.8%</b>
	Not SB	7	5.8%
	<b>SB</b>	<b>113</b>	<b>94.2%</b>
<b>Site Fund Total</b>		<b>241</b>	<b>10.2%</b>
<b>Total</b>		<b>2,362</b>	<b>100.0%</b>

In the TIF North area, the slum and blighted parcels are fairly evenly split between parcels with buildings and land bank lots with other vacant lots at about half that. In the TIF South area, Landbank and vacant lots dominated the slum and blighted parcels. Adding a significant number of vacant lots will justify adopting multiple layers of public incentives and investment in this area. (Figure 3).





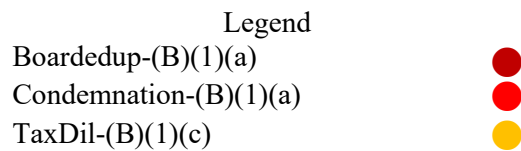
■ TIF North ■ TIF South



Figure 3 Distribution of Slum and Blighted Parcels

### Boarded up, Condemnation, and Tax Delinquency

This study defines Ohio State Code 1.08(b)(1)(a) as structures that are dilapidated, unsanitary, unsafe, or vermin-infested, designated as unfit for habitation by the enforcing agency, particularly if boarded up within the past year. Ohio State Code 1.08(b)(1)(b) applies to properties filed for condemnation in the past year. Tax delinquency is defined as unpaid tax or special assessment delinquencies exceeding the property's fair value that remain unpaid 35 days after a notice is mailed. All three indicators qualify the condition of the slum and blighted parcel.



All parcels identified as boarded up, condemned, or tax delinquent under Ohio state law are classified as slum and blighted properties. Among these, condemnation is the most common issue at 4.7%, followed by tax delinquency at 3.7%, and boarded-up properties at 2.0%. A high percentage of parcels are located in the Modular Housing TIF district: Boated-up parcels (78%), Condemned parcels (85%), and Tax-Delinquent parcels (92%) (Table 8).

Table 8 Distribution of Boarded up, Condemed, or Tax Delinquent Parcels

TIF Zone	SB	Parcels	Boardedup	(%)	Condemnation	(%)	Tax Dilnq	(%)
TIF North	Not SB	1,601	0	0	0	0	0	0
	SB	5,102	49 (1.0%)	78	145(2.8%)	85	140.5(2.8%)	92
TIF South	Not SB	726	0	0	0	0	0	0
	SB	1,341	14 (1.0%)	22	25(1.9%)	15	11.5(0.9%)	8
Total		8,770	63 (2%)	100	170(4.7%)	100	152(3.7%)	100

Note: ( ) : percnatate by parcel total row

#### Five Indicator for Dilapidation and Deterioration

This study identified deterioration in the physical condition of buildings or improvement in residential building condition and commercial building condition, Building & Housing Survey grade 2022, lower Price sale mark, and downward housing sale price trends.

- Legend
- ResBDCond-(B)(2)(a) ●
  - ComBDCond-(B)(2)(a) ●
  - BHBGGrade-(B)(2)(a) ●
  - LowSale-(B)(2)(a) ●
  - DownwardHousingPrice-(B)(2)(a) ●

The condition of residential buildings, as indicated by the Cuyahoga County appraisals database, is the most significant factor of physical dilapidation among SB parcels, accounting for 31.2% in Modula Housng district and 7.9% in Site Fund area. This is followed by the Building and Housing Survey grade at 12.8% for Modula Housing district and 5.9% for Site Funding District and the commercial building condition from the county's appraisal database at 6.7% and 6.3%. It is worth noting that non-SB parcels also exhibit issues: 4.6% show commercial building conditions, and 2.4% reflect concerns related to the Building and Housing Survey grade.

Slum and blighted parcels in Modula Housing District have significantly higher dilapidation factor rates than identified in the Site Fund — especially residential building condition (31.2% vs 7.9%) and Building and Housing Survey grade (12.8% vs 5.9%). The condition of commercial

buildings is relatively similar across both zones (about 6.5%). Low sale mark and downward sale price remain low overall, but are notably higher in Modular Housing (Table 9).

Table 9 Distribution of Five Indicators for Dilapidation and Deterioration

TIF Zone	SB	Parcels	ResB Dcond	row %	col%	ComB Dcond	row %	col%	BH Grade	row %	col%
TIF North	Not SB	1601	13	0.8%	0.8%	72	4.5%	0.134	47	2.9%	6.0%
	<b>SB</b>	<b>5102</b>	<b>1591</b>	<b>31.2%</b>	<b>92.8%</b>	<b>344</b>	<b>6.7%</b>	<b>0.641</b>	<b>655</b>	<b>12.8%</b>	<b>83.0%</b>
TIF South	Not SB	726	4	0.6%	0.2%	36	5.0%	0.067	8	1.1%	1.0%
	SB	1341	106	7.9%	6.2%	85	6.3%	0.158	79	5.9%	10.0%
Total		8770	1714	19.5%	100%	537	6.1%	100%	789	9.0%	100%

Table 9 Distribution of Five Indicators for Dilapidation and Deterioration (continue)

TIF Zone	SB	Parcels	total_ lows ale	row %	col%	total_ downward	row %	col%
TIF North	Not SB	1601	0	0.0%	0.0%	0	0.0%	0.0%
	<b>SB</b>	<b>5102</b>	<b>202</b>	<b>4.0%</b>	<b>96.7%</b>	<b>60</b>	<b>1.2%</b>	<b>90.9%</b>
TIF South	Not SB	726	0	0.0%	0.0%	0	0.0%	0.0%
	SB	1341	7	0.5%	3.3%	6	0.4%	9.1%
Total		8770	209	2.4%	100.0%	66	0.8%	100.0%

## Age and Obsolescence

### Legend

AGE-(B)(2)(b)


The age factor is exclusively present in the slum and blighted parcels. The TIF North has a significantly higher rate at 36.2% compared to the TIF South at 12.2%. Nearly three times higher, suggesting the TIF North has a much older building stock contributing to the blight conditions (Table 10).

Table 10 Distribution of Age Indicator

TIF Zone	SB	Parcels	Age	row %	col%
TIF North	Not SB	1,601	0	0.0%	0.0%
	<b>SB</b>	<b>5,102</b>	<b>1,846</b>	<b>36.2%</b>	<b>91.9%</b>
TIF South	Not SB	726	0	0.0%	0.0%
	SB	1,341	163	12.2%	8.1%
Total		8,770	2,009	22.9%	100.0%

### Unsafe and unsanitary conditions – Public Health Violation

We have redefined "Unsafe and unsanitary conditions" to mean the number of public health violations over a 12-month period.

Legend  
 PubHealthVio-(B)(2)(d) 




There are 27 parcels with public health violation within 6 months (0.5%) contributing the blight conditions in the TIF North area (table 11).

Table 11 Distribution of Public Health Violation Indicator

TIF Zone	SB	total_parcels	Public Heath Violation	row %	col%
TIF North	Not SB	1,601	0	0.0%	0.0%
	SB	5,102	27	0.5%	100.0%
TIF South	Not SB	726	0	0.0%	0.0%
	SB	1,341	0	0.0%	0.0%
Total		8,770	27	0.3%	100.0%

### Vacant or Abandoned Structure Indicators

This study adopted vacancy, forfeiture properties, and foreclosed properties to representing abandond strucures.

Legend  
 Vacancy-(B)(2)(h)   
 Forfeiture-(B)(2)(h)   
 Foreclosure-(B)(2)(h) 

Three main indicators contribute significantly to the slum and blighted conditions in the TIF North area. This pattern aligns with the previously discussed indicators: vacancy rates are 91.2% versus 8.8%, forfeited properties account for 90.0% versus 10.0%, and foreclosures are 9.8% versus 9.2% (Table 12).

Table 12 Distribution of Vacant or Abandoned Structure Indicators

TIF Zone	SB	Parcels	Vacant	row%	col%	Forfeiture	row%	col %	Foreclosure	row%	col%
TIF North	Not SB	1601	0	0.0%	0.0%	0	0.0%	0.0%	0	0.0%	0.0%
	<b>SB</b>	<b>5102</b>	414	8.1%	91.2%	81	1.6%	90.0%	257	5.0%	90.8%
TIF South	Not SB	726	0	0.0%	0.0%	0	0.0%	0.0%	0	0.0%	0.0%
	SB	1341	40	3.0%	8.8%	9	0.7%	10.0%	26	1.9%	9.2%
Total		8770	454	5.2%	100%	90	1.0%	100%	283	3.2%	100%

### Neighborhood Infra Structure Condition

This study constructed the neighborhood infrastructure condition (NeighInfraCond) for parcels with nearby side work failures rated greater than 4 in the City’s 2024 side work payment study.

Legend  
NeighInfraCond-(B)(2)(j)



A total of 205 parcels (2.3%) were identified as being in a blighted condition within the proposed TIF area. TIF North (1.0%) has a higher percentage than TIF South (0.4%) (Table 13).

Table 13 Distribution of Neighborhood Infrastructure Indicators

TIF Zone	SB	Prcels	total_neighInfraCond	row %	col %
TIF North	Not SB	1,601	55	0.6%	26.8%
	<b>SB</b>	<b>5,102</b>	<b>88</b>	<b>1.0%</b>	<b>42.9%</b>
TIF South	Not SB	726	23	0.3%	11.2%
	SB	1,341	39	0.4%	19.0%
Total		8,770	205	2.3%	100.0%

### Complaint for Open, Vacant, and Vandalized

We have redefined "extensive damage or destruction caused by a major disaster when the damage has not been remediated within a reasonable time" as a complaint for Open, Vandalized, Vacant (OVV) properties, with a request for a closed board-up from the past year.

Legend  
ComplaintOVV-(B)(2)(0)



The Complaint for OVV further enhances the favorable conditions in both proposed TIF districts (1.0% in TIF North and 0.8% in TIF South) (Table 14).

Table 14 Distribution of Complaint for Open, Vacant, and Vandalized

TIF Zone	SB	Prcels	ComplaintO VV	row %	Col %
TIF North	Not SB	1,601	0	0.0%	0.0%
	<b>SB</b>	<b>5,102</b>	<b>49</b>	<b>1.0%</b>	<b>81.7%</b>
TIF South	Not SB	726	0	0.0%	0.0%
	SB	1,341	11	0.8%	18.3%
Total		8,770	205	2.3%	100.0%

### Land Bank and other Vacnat Lots

We have included land bank lots and other vacant lots as indicators in reference to Ohio State Code 1.08 (b)(1)(a). This code defines a structure as dilapidated, unsanitary, unsafe, or infested with vermin if it has been designated unfit for human habitation or use by the agency responsible for enforcing housing, building, or fire codes due to its condition. Land Bank and other vacant lot are both auto qualifier for the slum and blighted parcels.

#### Legend

LandBabk-(B)(1)(a) ●

VacantLot-(B)(1)(a) ●

Land bank lots account for a significant share of slum and blighted parcels in both TIF areas: about 40% in TIF North and about 45% in TIF South. Other Vacant lots also show a high proportion of slum- and blighted-parcels in both TIF areas: about 67% in TIF North and about 33% in TIF South. In general, the rates for both indicators on slum and blighted parcels are higher in TIF South than in TIF North (Table 15).

Table 15 Distribution of Land Bank and Other Vacant Lots in the Proposed TIF District

TIF Zone	SB	Parcels	Land Bank Lots	row %	col %	Other Vacant Lots	row %	col %
TIF North	Not SB	1601	0	0.0%	0.0%	0	0.0%	0.0%
	<b>SB</b>	<b>5102</b>	<b>2020</b>	<b>39.6%</b>	<b>77.0%</b>	<b>1,081</b>	<b>21.2%</b>	<b>67.1%</b>
TIF South	Not SB	726	0	0.0%	0.0%	0	0.0%	0.0%
	<b>SB</b>	<b>1341</b>	<b>602</b>	<b>44.9%</b>	<b>23.0%</b>	<b>531</b>	<b>39.6%</b>	<b>32.9%</b>
Total		8770	2622	29.9%	100.0%	1612	18.4%	100.0%

## **Conclusion**

This study confirms that the proposed Tax Increment Financing (TIF) area meets the Ohio State Code's criterion of having 70% slum and blighted conditions.

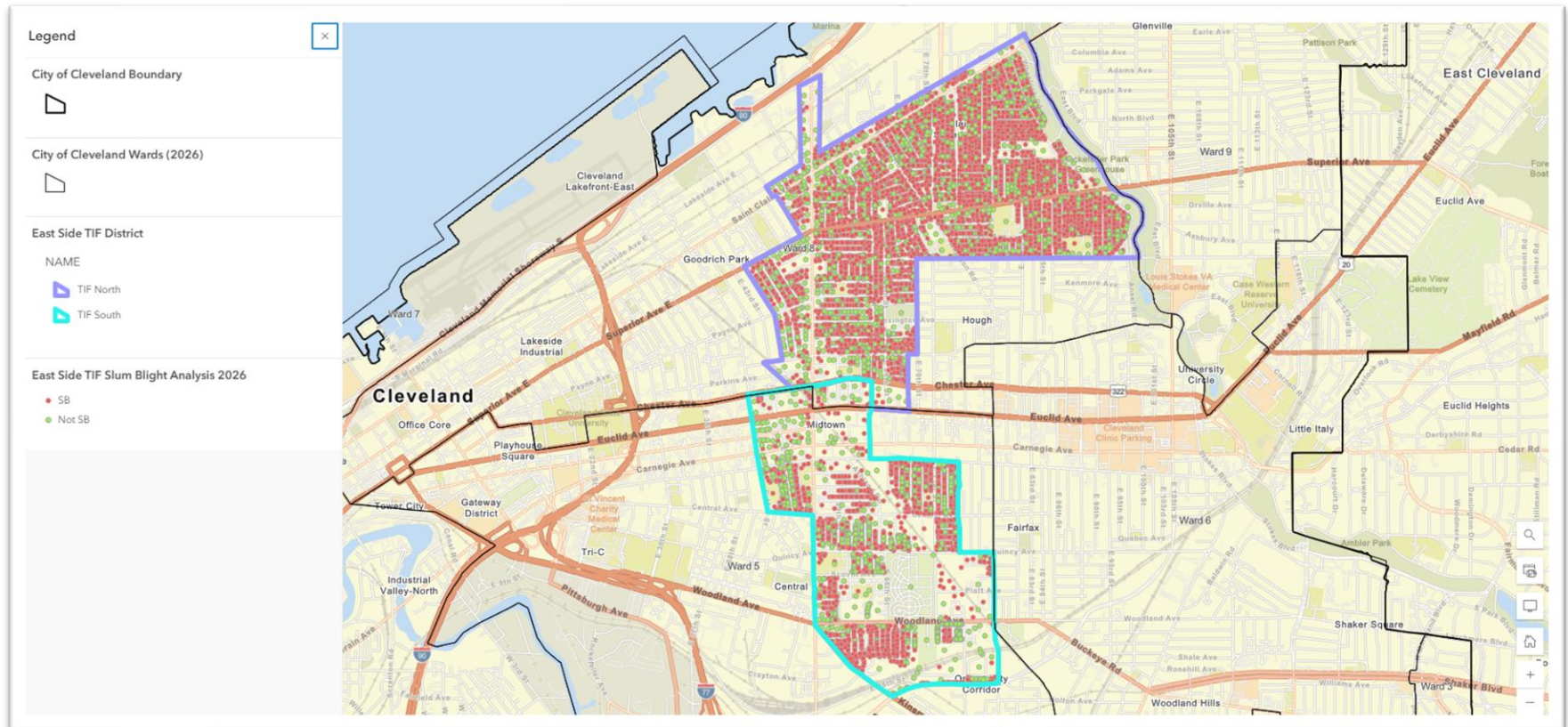
TIF North contains a significant number of dilapidated parcels with buildings and Land Bank lots, while TIF South is affected more by vacant lots and other factors that contribute to blight.

The differing profiles of slum and blighted parcels in these two districts require tailored approaches for each TIF area. In TIF North, the priority will be to address abandoned structures, whereas in TIF South, the focus will be on effectively utilizing vacant land.

This analysis was conducted within a limited time frame, so the results will need further review and monitoring through a field survey.

# Appendix 1: Slum & Bighted Analysis Result Map

[GIS MAP URL](#)



Appendix 2: List of the Slum & Bighted Analysis Result

**Legend**

Boardedup-(B)(1)(a)	●
Condemnation-(B)(1)(a)	●
TaxDil-(B)(1)(c)	●
ResBDCond-(B)(2)(a)	●
ComBDCond-(B)(2)(a)	●
BHBGGrade-(B)(2)(a)	●
AGE-(B)(2)(b)	●
PubHealthVio-(B)(2)(d)	●
Vacant-(B)(2)(h)	●
Forfeiture-(B)(2)(h)	●
Foreclosure-(B)(2)(h)	●
NeighInfraCond-(B)(2)(j)	●
ComplaintOVV-(B)(2)(0)	●
LowSale-(B)(2)(a)	●
DownwardHousingPrice-(B)(2)(a)	●
LandBabk-(B)(1)(a)	●
VacantLot-(B)(1)(a)	●