Report by the Commercial/Housing Typology Subcommittee

2008 CEDS Committee Meeting

TRF Capital at the point of impact.

The Reinvestment Fund builds wealth and opportunity for low-wealth people and places through the promotion of socially and environmentally responsible development.

Residential Market Value Analysis

Capital at the point of impact.

In general

The MVA assists government officials identify and comprehend the various elements of local real estate markets. By using an MVA, public sector officials can more precisely craft intervention strategies in weak markets and support sustainable growth in stronger market segments.

TRF MVA Process

- Our Normative Assumptions When Analyzing Markets
  - Public subsidy is scarce and it alone cannot create a market;
  - Public subsidy must be used to leverage, or clear the path for, private investment;
  - In distressed markets, invest into strength (e.g., major institution of place, transportation hub, environmental amenities);
  - Decisions must be based on objectively gathered data and sound quantitative and qualitative analysis.

TRF MVA Process

- Step 1: Characterize local markets using a representative set of small scale – Census block group - market data (MVA)
  - Statistical technique is a "cluster analysis"
- Step 2: Visually inspect the cluster analysis for consistency with the realities of the areas being analyzed
- Step 3: Refine MVA and re-inspect
- Step 4: Focus and elaborate the analysis within an area(s) incorporating additional secondary data and a set of primary data that can help inform site and neighborhood planning
  - Techniques at this step are informed with GIS and Urban / Spatial Planning

MVA Variables

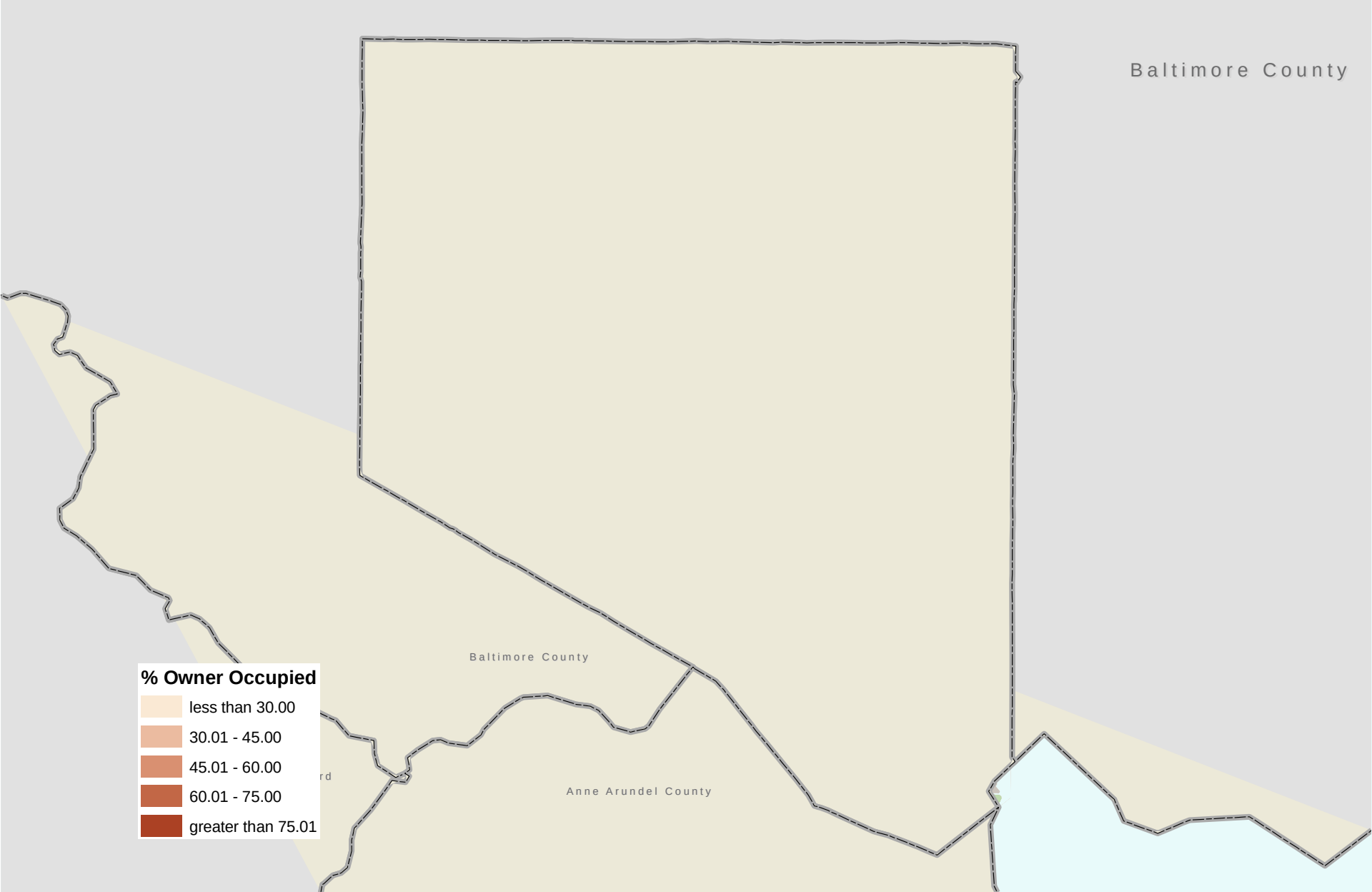
MVA Variables 2005

- Homeownership
- Commercial properties
- Vacant lots
- Foreclosures
- Median home sales value
- Code violations
- Rental subsidies
- Vacant housing notices

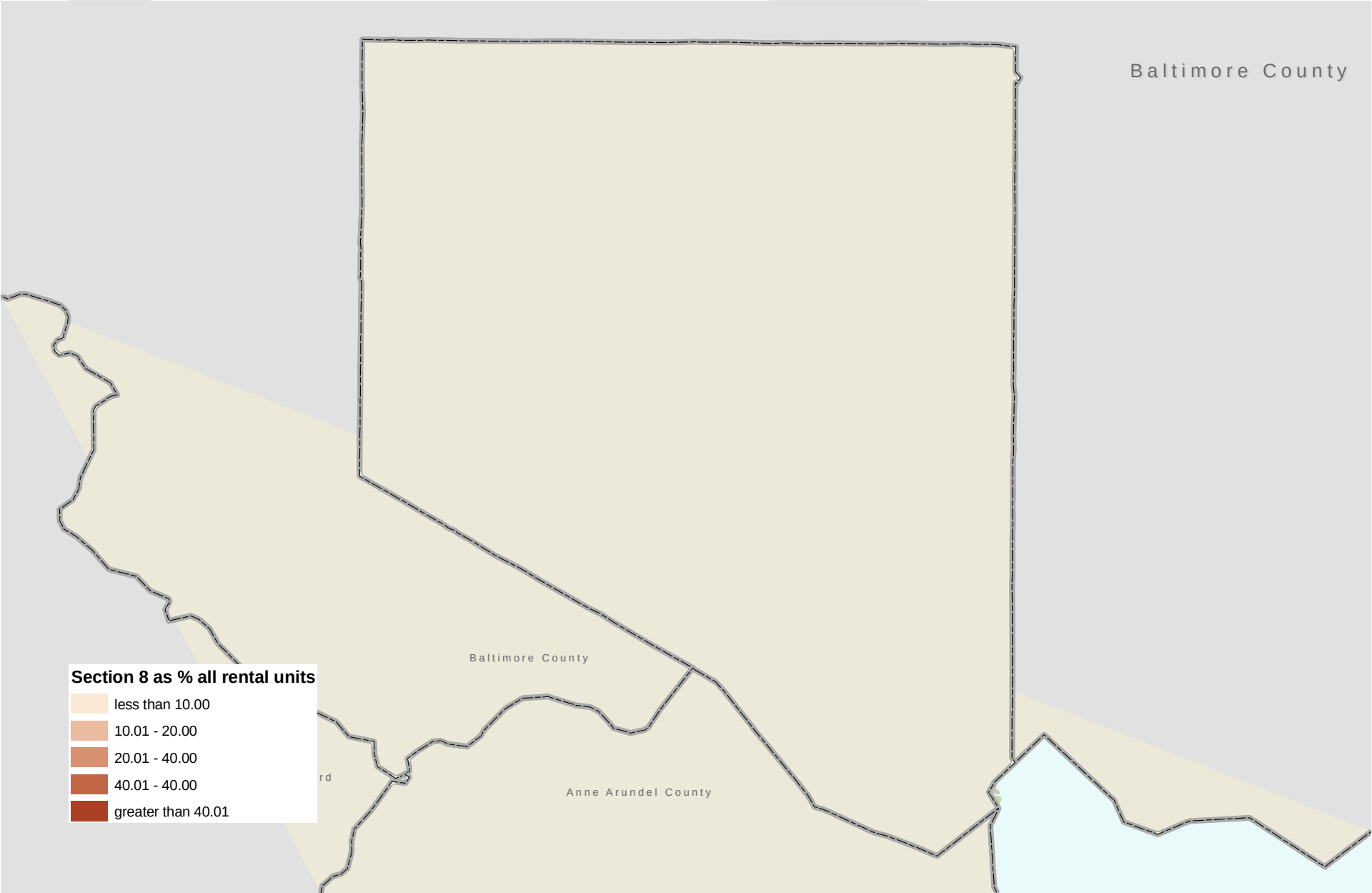
MVA Variables 2008

- Homeownership
- Commercial area
- Vacant lots
- Foreclosures
- Median home sales value
- Occupied units
- Rental subsidies
- Vacant housing notices
- Housing unit density

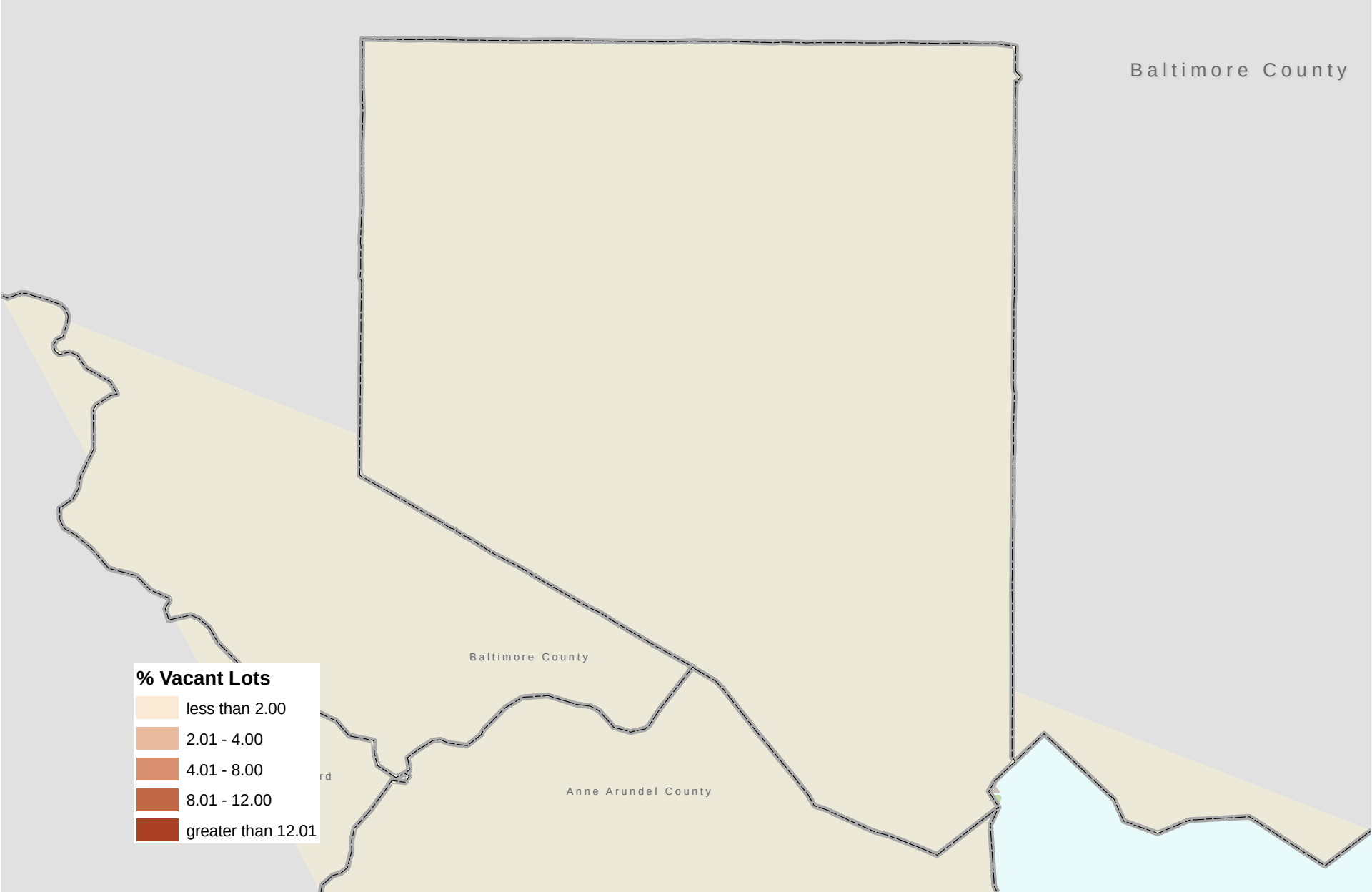
Owner Occupied



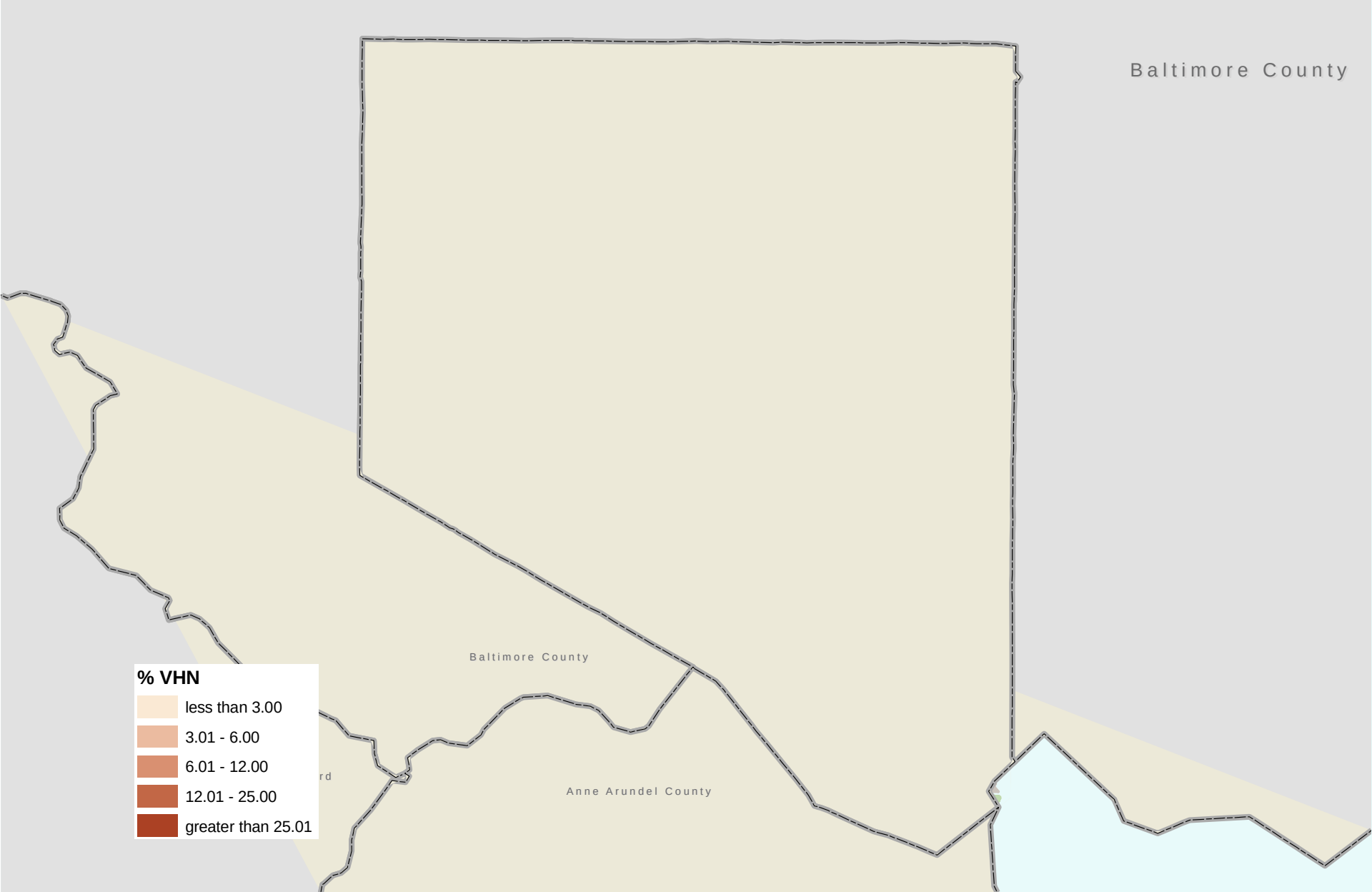
Section 8


Baltimore County
Baltimore County
Anne Arundel County
Section 8 as % all rental units
less than 10.00
10.01 - 20.00
20.01 - 40.00
40.01 - 40.00
greater than 40.01

Vacant Lots

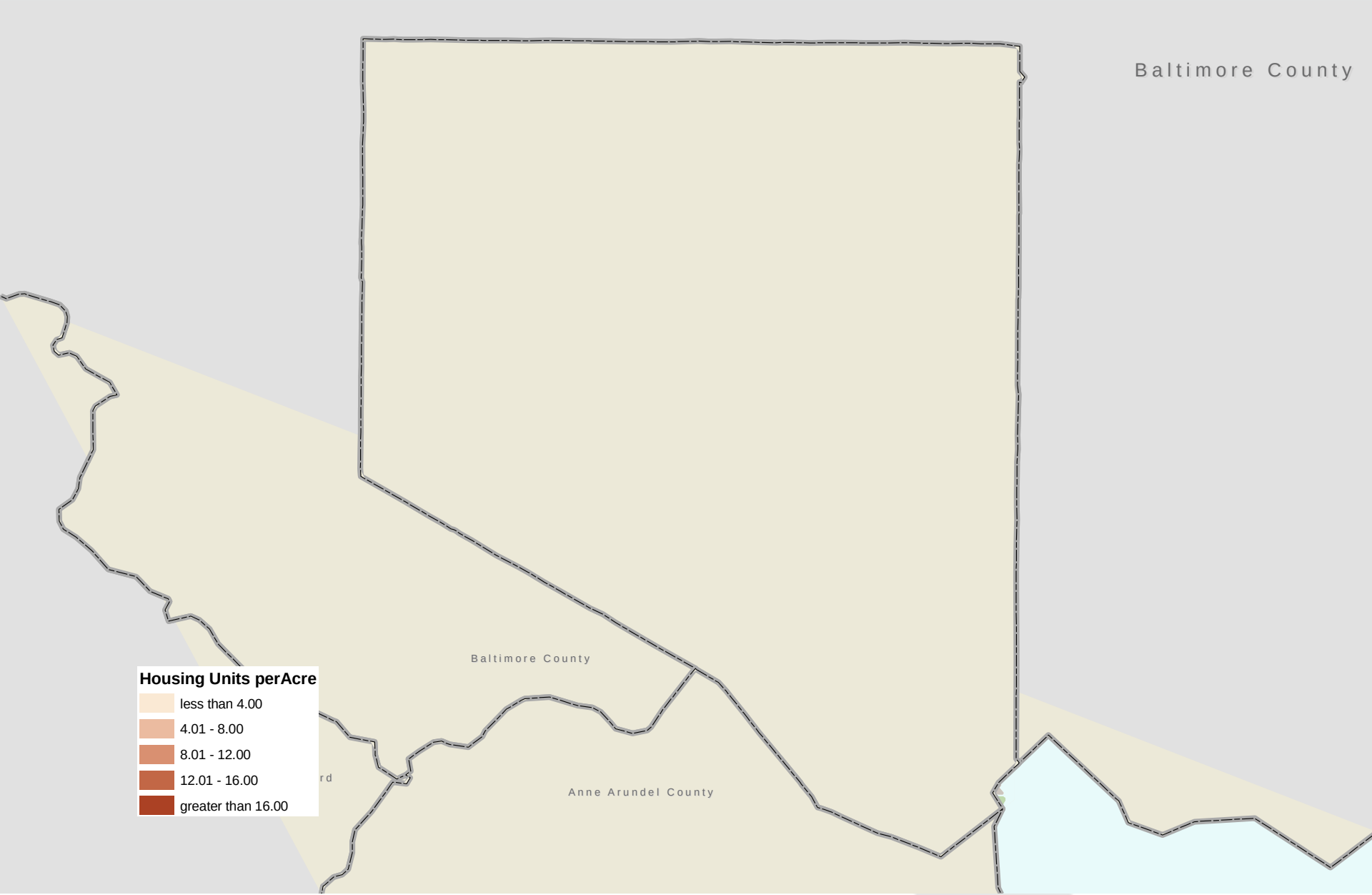

Baltimore County
Baltimore County
Anne Arundel County
% Vacant Lots
less than 2.00
2.01 - 4.00
4.01 - 8.00
8.01 - 12.00
greater than 12.01

Vacant Housing

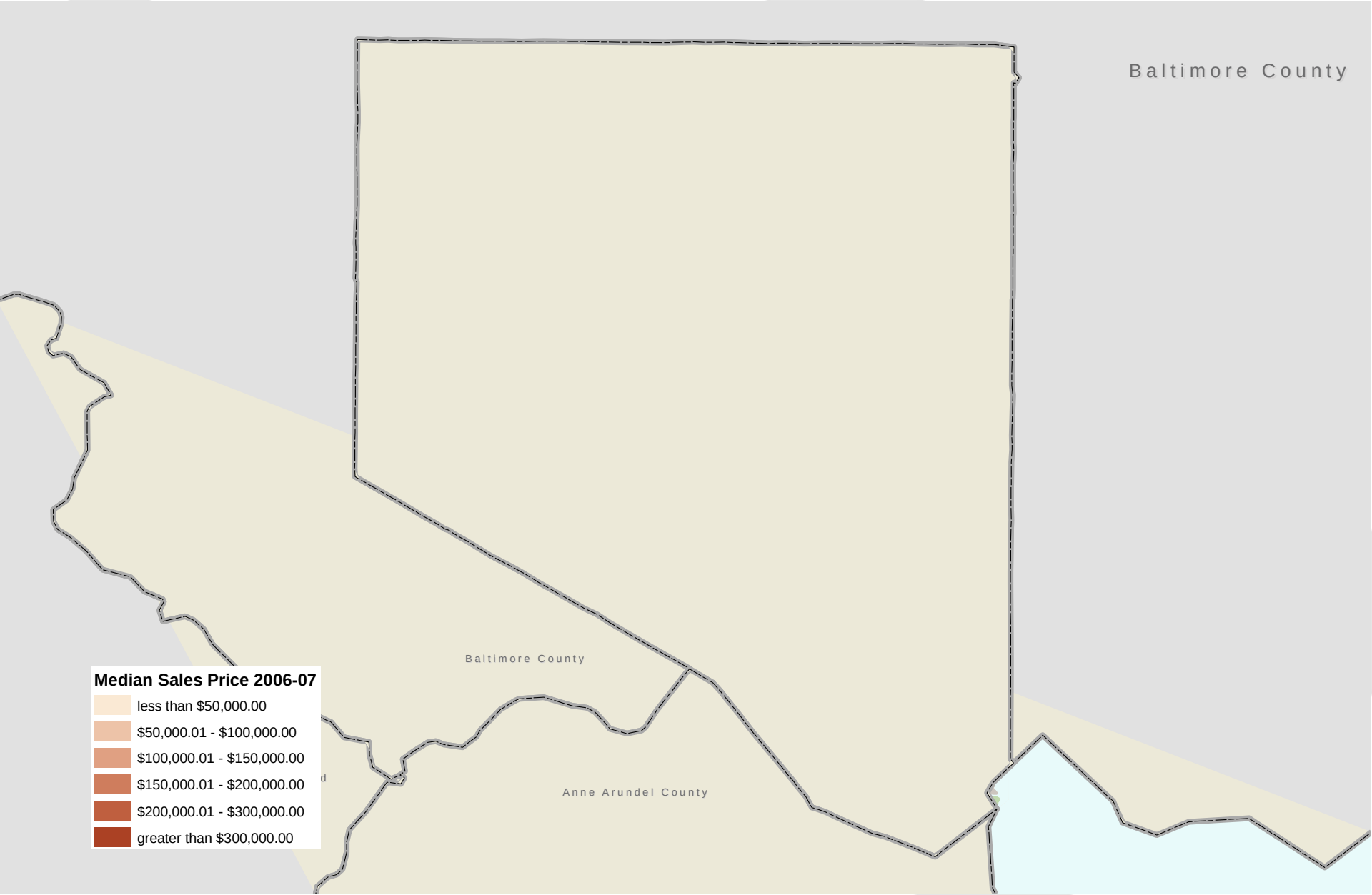


Foreclosure

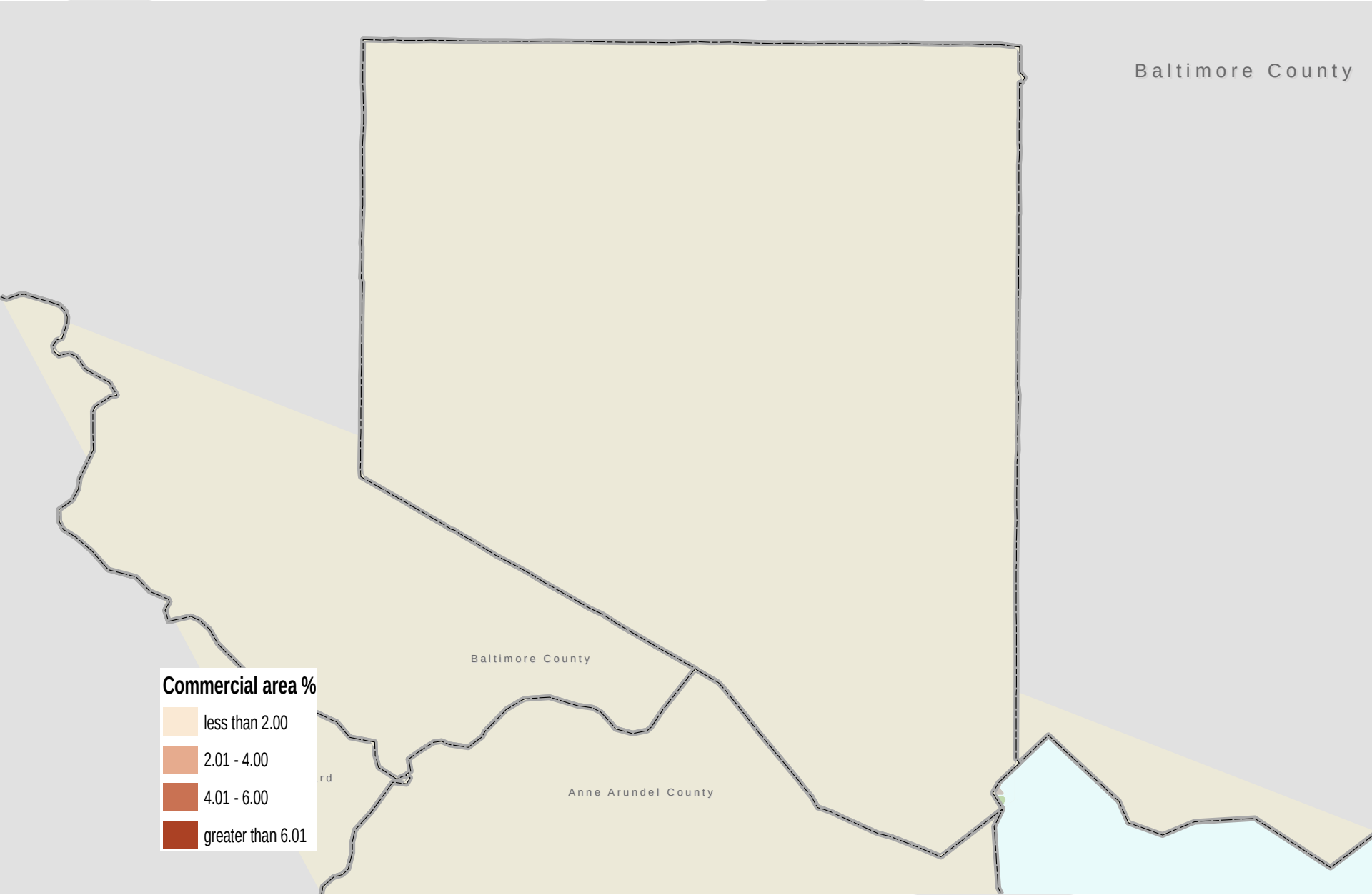
Housing Density



Sales Price


Baltimore County
Baltimore County
Anne Arundel County
Median Sales Price 2006-07
less than $50,000.00
$50,000.01 - $100,000.00
$100,000.01 - $150,000.00
$150,000.01 - $200,000.00
$200,000.01 - $300,000.00
greater than $300,000.00

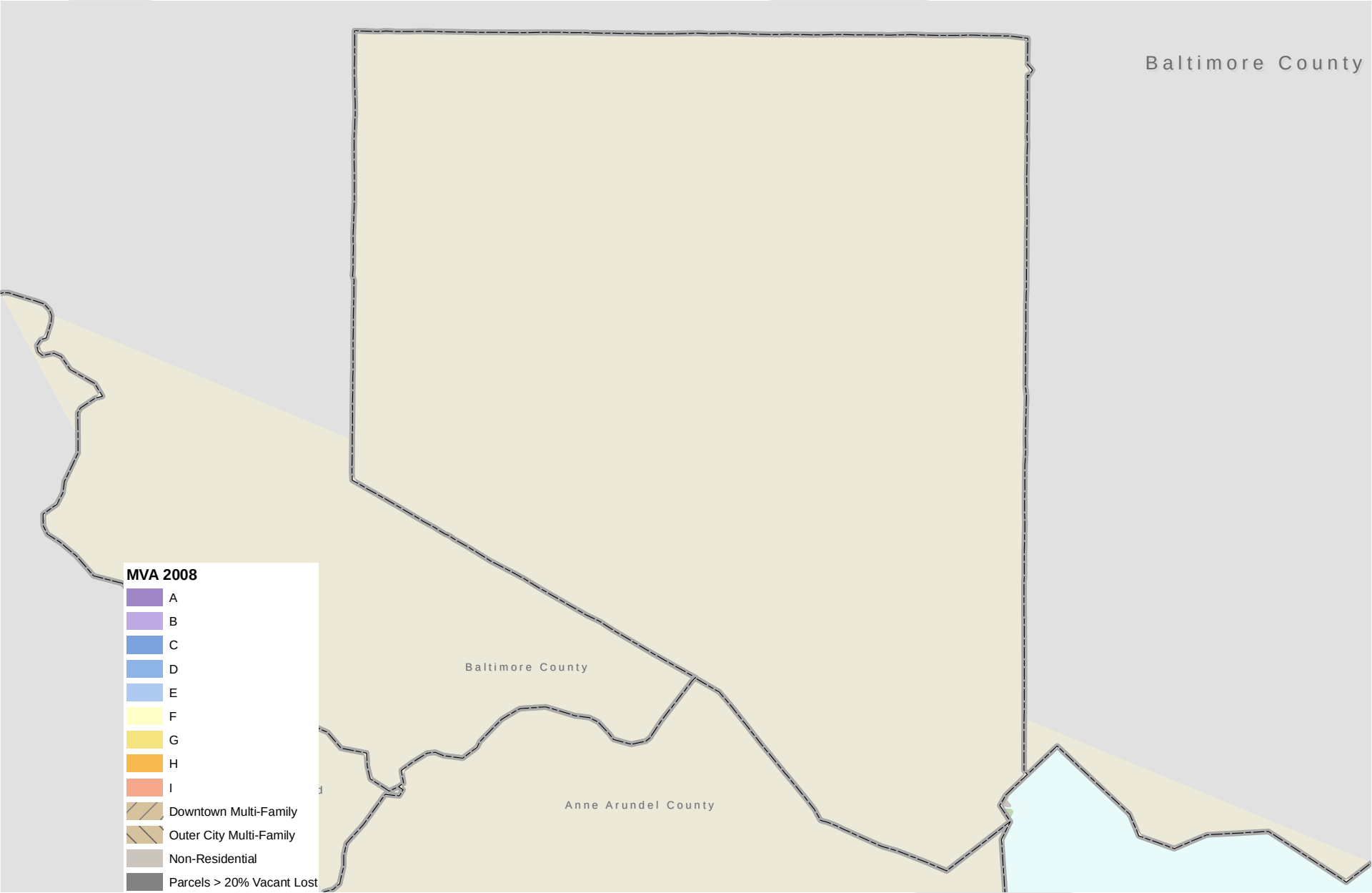
Commercial


Baltimore County
Baltimore County
Anne Arundel County
Commercial area %
less than 2.00
2.01 - 4.00
4.01 - 6.00
greater than 6.01

Occupancy

Baltimore County
Baltimore County
Anne Arundel County
Occupied units %
less than 50.00
50.01 - 70.00
70.01 - 90.00
greater than 90.00

MVA 2008


Baltimore County
Baltimore County
Anne Arundel County
MVA 2008
A
B
C
D
E
F
G
H
I
Downtown Multi-Family
Outer City Multi-Family
Non-Residential
Parcels > 20% Vacant Lost

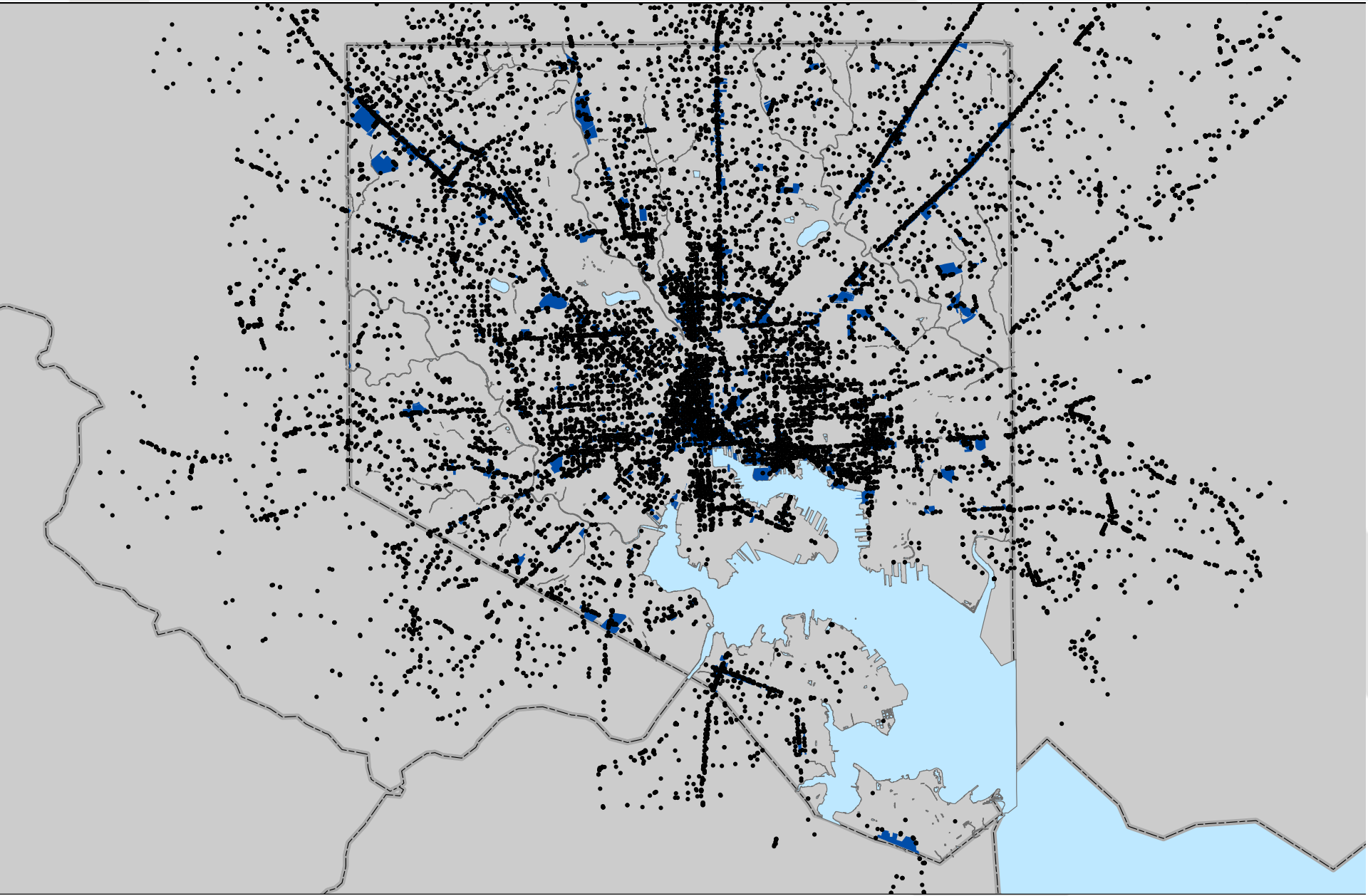
MVA 2008 Market Type Data Summary

	Distribution Summary			Analysis Variables								
Market	Block groups	Housing Units	% of City Housing Units	Foreclosures 2006-07 as % all owner occ. units	Owner occ housing units, %	Vacant housing notices as % all housing units	Vacant lots as % of all parcels	Occupied single family units as % of all units	Housing units per acre	Commercial land use area as % total block group area	Section 8 units 2008 as a percent of all rental units	Median 2006-07 sales price
A	12	7071	2.40	0.87	67.42	0.01	0.00	98.65	6.22	2.05	4.10	$615,915
B	63	33584	11.41	1.98	51.21	0.92	0.04	93.90	19.43	0.36	1.56	$293,598
C	30	16261	5.52	3.37	45.19	2.45	0.48	91.93	17.19	18.77	2.22	$244,309
D	117	51865	17.61	4.50	58.60	1.69	0.46	93.91	11.31	0.00	8.51	$161,447
E	72	37488	12.73	4.33	54.30	1.68	0.25	93.57	10.86	4.71	7.55	$153,311
F	59	24700	8.39	5.45	50.09	5.72	0.75	87.54	14.63	18.79	16.37	$97,409
G	118	45714	15.53	5.75	51.93	6.09	1.01	87.63	15.52	0.07	17.37	$80,315
H	89	29374	9.98	6.53	34.84	24.01	5.24	66.85	15.91	8.50	11.07	$40,409
I	85	25786	8.76	6.72	33.40	27.28	4.91	63.18	18.56	0.00	10.30	$36,119
Block group avg.				5.03	48.02	9.69	2.10	83.87	14.89	4.35	10.26	$130,712

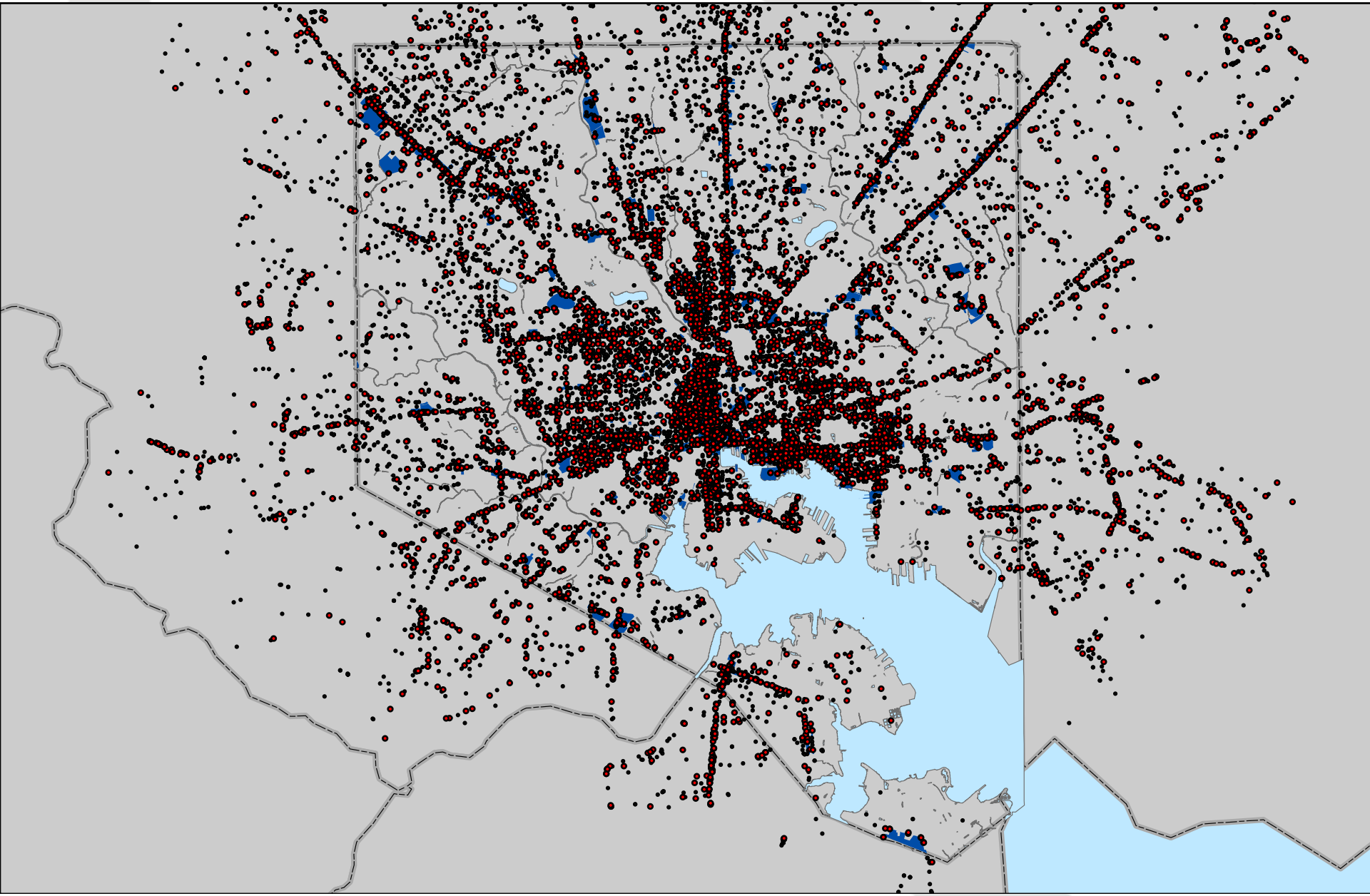
Commercial Market Value Analysis

Capital at the point of impact.

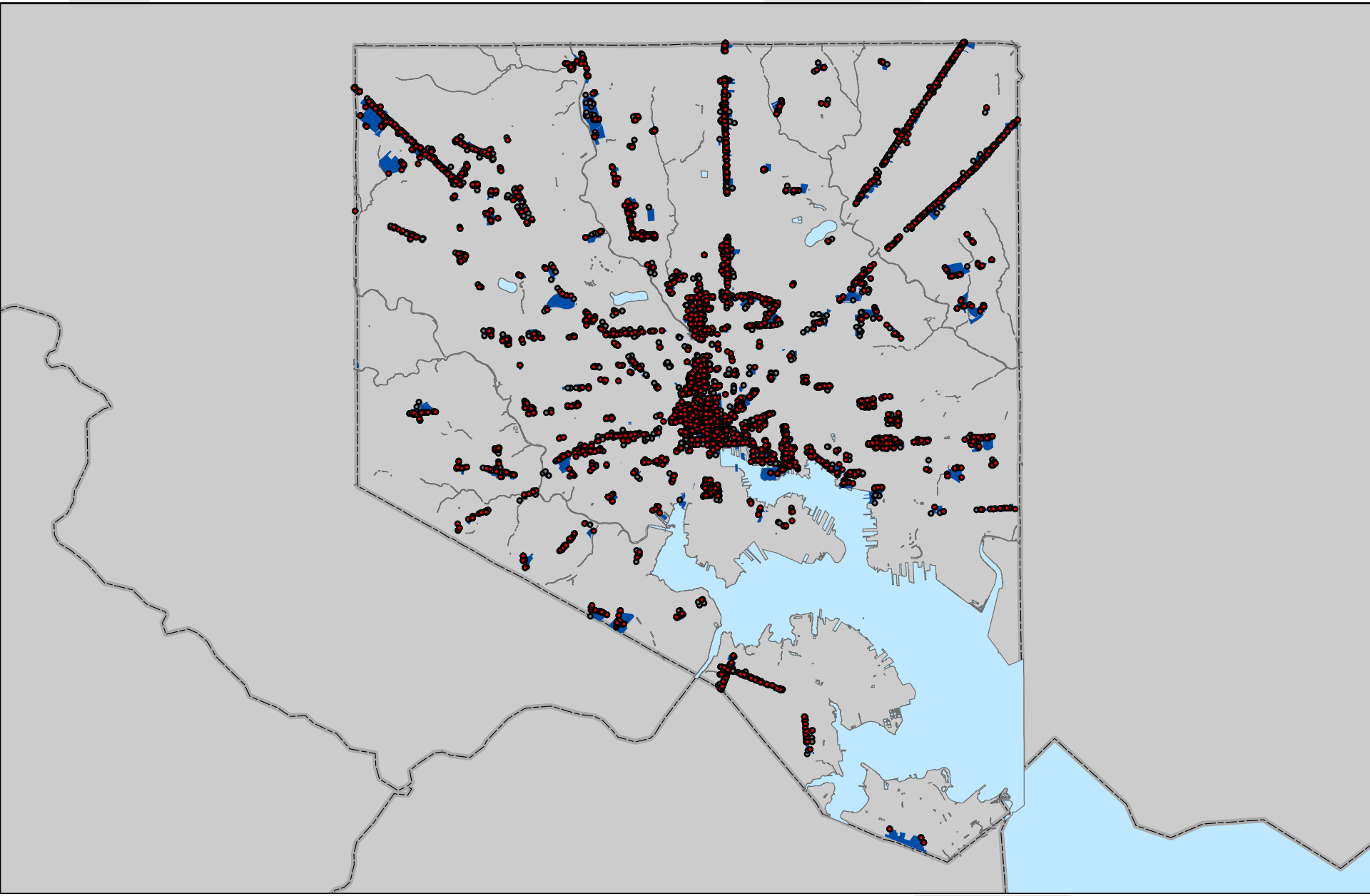
All InfoUSA Businesses, 2003-2007



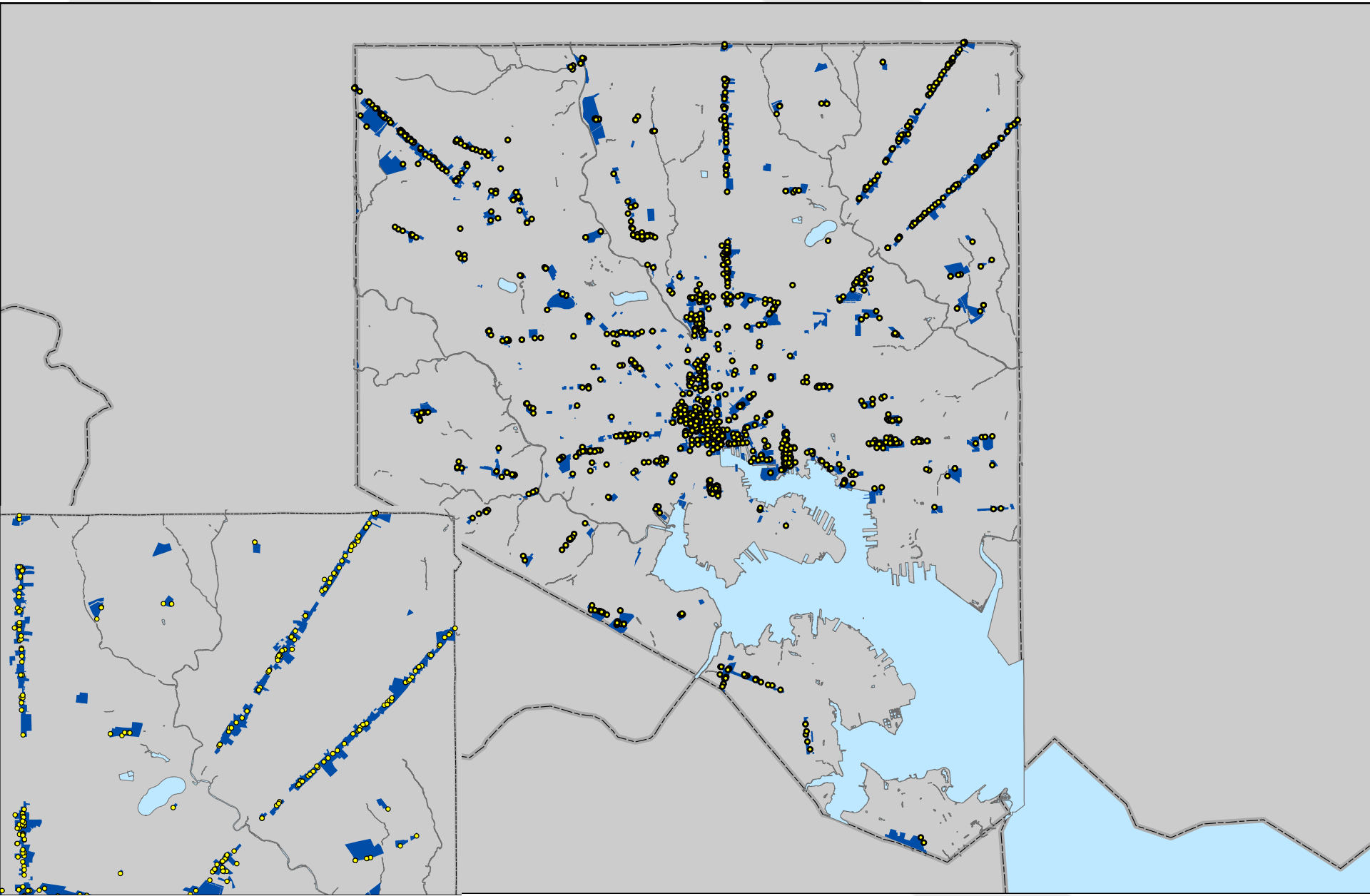
Retail, 2003-2007



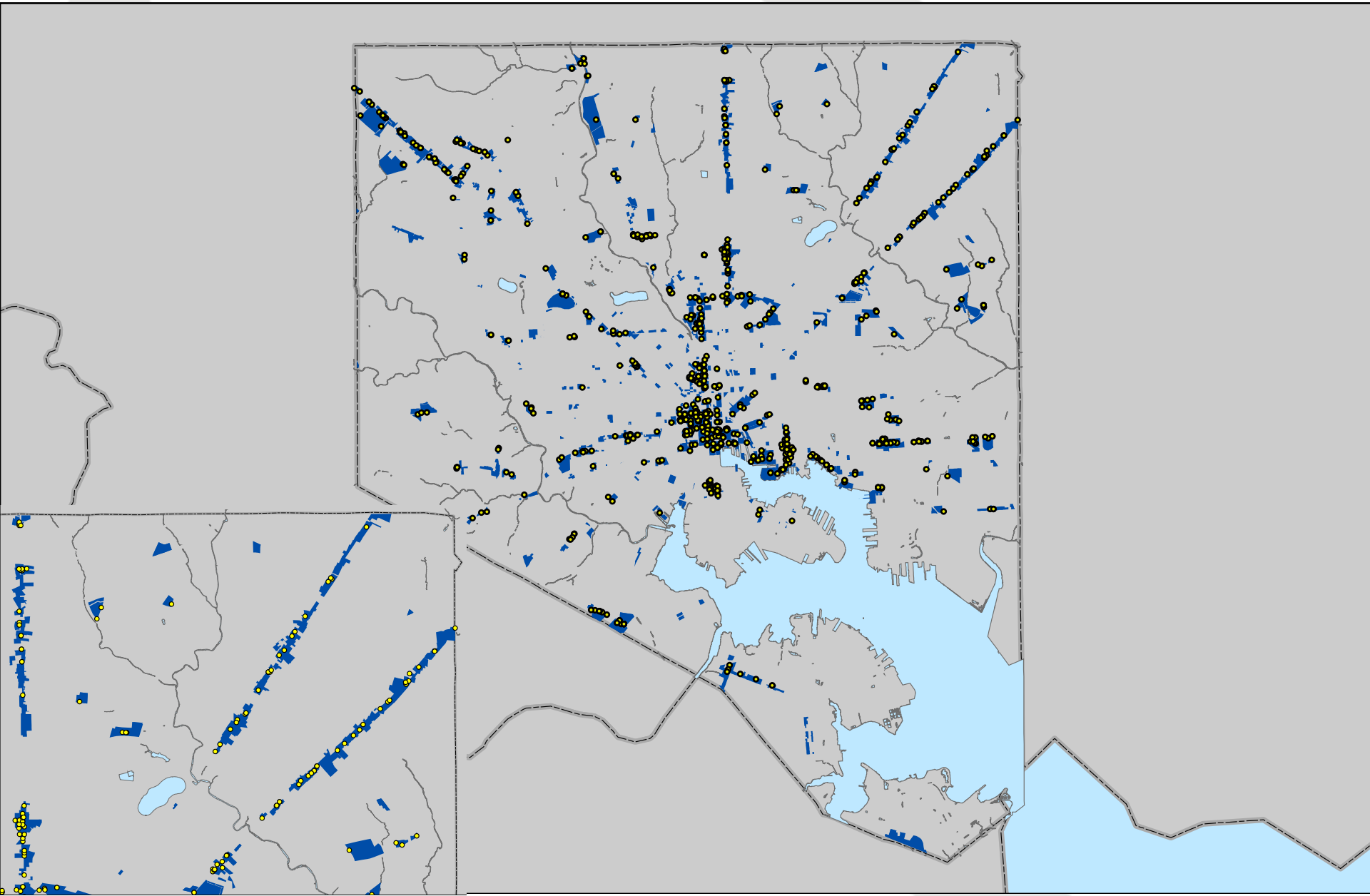
Retail in Commercial Land Use, 2003-2007



Closed Retail, 2003-2007



New Retail 2006-2007



Other Commercial MVA Data Sources

- TRF will mine the following data sources:
  - Baltimore 311
  - Crime
  - InfoUSA
  - Social Compact “Baltimore Neighborhood Market Drilldown”
- Examples of potential indicators:
  - Business “birth to death” ratio
  - Crimes per unit of sales
  - SIC diversity
  - Business longevity

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