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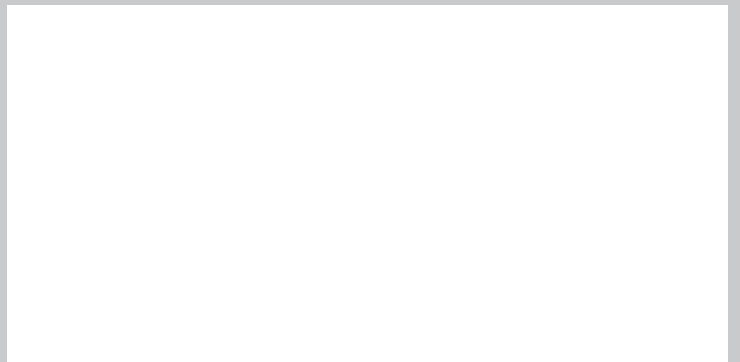
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Published by the Northern Ohio Apartment Association

The Northern Ohio Apartment Association is a not-for-profit organization committed to furthering professionalism in the multi-housing industry. NOAA serves Thirty Six Ohio counties through specially designed education, networking and legislative programs.

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Message from the EVP

Dear NOAA Member,

Welcome to 2018. So far, we've been hit by a bomb cyclone and polar vortexes. What the heck? When I was a kid it was a big storm with lots of wind and snow. If it was exotic, we might call it a nor'easter or the storm of the century. But weathercasters have gotten far more creative with naming these winter storms.



Either way I for one am happy to see the last of the winter of 2018.

But I must say, all this hunkering down came at a fortunate time for us here at NOAA. It has been a busy time for Jacqui, Ryan and me. So, after a year or so of posturing, its official, the Greater Toledo Apartment Association has merged with us and we have officially changed our name to the Northern Ohio Apartment Association. (We did get to keep our uniforms and colors.) This merger has presented our board, staff and members with many tremendous opportunities, presently and yet to come. The total transfer - by the numbers, looks like this:

- 17 new primary members totaling 5,554 apartment units
- 16 new associate members
- 1 new employee - Laurie Tomkinson, Regional Director, NOAA – Greater Toledo Chapter
- 1 new office - 330 Louisiana Avenue, Suite B, Perrysburg, OH 43551 – 419-874-6785

These recent additions bring our total Northern Ohio Apartment Association membership to 467 members; of those, 219 are primary and 248 associates; and four staff members. And, oh by the way, nearly 150,000 units.

We are planning plenty of activities for all members. Two leasing kick-offs, two golf outings, two fair housing seminars, special events, i.e... the Indians and Mud Hens games, other networking activities... you get the picture. Keep in mind that we are all members of NOAA and may attend any activity in any location, at any time.

More to the point, we are excited to welcome Laurie Tomkinson to our staff. Laurie came highly recommended by a current NOAA President Circle member, Sherri Lazette, AT&T, and we are appreciative to Sherri for her recommendation.

Laurie is an enthusiastic go-getter with a lot of experience in running non-profit organizations, special events and finance. We have worked together for just a few days now and she has run me around Toledo making introductions and visiting sites for upcoming activities.

Our Toledo Chapter's leasing kick-off will be held at The Toledo Club, a historic city club that has been around since 1889 and is well worth seeing for its historic beauty. Patty Morgan Seager will present 11 SURE-FIRE LEASING AND MARKETING STRAGETIES on April 18th from 9 am to noon. Hope you all can make it.

If you need more training, ideas and education, and who doesn't, Dr. Debbie Phillips will be in Cleveland April 25th at the St. Michaels Russian Orthodox Church - Woodside Event Center, for our Leasing Kickoff, Setting Goals & Defining Roles.

Sincerely,

Ralph W. McGreevy
Executive Vice President

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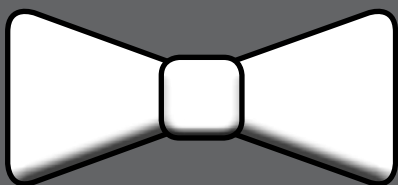
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RECENT EVENT

Casino Bus Trip

February 13th 2018

56 NOAA Members took the Casino Bus trip to Seneca Allegany Resort & Casino in Salamanca, NY. Riders enjoyed a free dinner buffet at the Casino and a day of fun!



Save the date!

Key Award Judging Day - June 19th

Register for the 15th annual NOAA Key Awards by June 8th

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NOAA 2018 Calendar

Pricing listed for future events may change.

NOAA Networking for Primary and Associate Members

2nd Friday of every month FREE. 9am - 10:30am at CORT Furniture, 4698 Great Northern Boulevard, North Olmsted. July meeting replaced with Trade Show booth drawing.

CLP (Certified Leasing Professional) **4/10-4/11**, 9am - 3pm \$279.

At The Shoreline, 5455 N. Marginal Road, Cleveland, OH 44114.

CAM (Certified Apartment Manager) **4/18, 4/25, 5/2, 5/9, 5/16**. Members \$875. Various Locations. NAA Certification.

CAS (Certified Apartment Supplier) **4/18, 5/9, 5/16**. Members \$495. Various Locations. NAA Certification. Class Taken with CAM Students.

Leasing Kickoff Seminar - Greater Toledo Chapter 4/18 Members \$49. 11 Sure-Fire Leasing and Marketing Strategies. The Toledo Club. 235 14th Street. Toledo, OH 43604.

Leasing Kickoff Seminar 4/25 \$49. Setting Goals and Defining Roles.

At St. Michael's Russian Orthodox Church - Woodside Event Center. 5025 Mill Rd. Broadview Heights, OH 44147.

Fair Housing Seminar Date to be announced. Covering new and reviewing important Fair Housing issues.

Maintenance Workshops Spring \$115-160. 3/23 HVAC, 4/20 Drywall, 5/18 Electrical Conduit, 6/22 Plumbing Pipe. 1 - 5pm. At Associated Builders and Contractors - 9255 Market Place WEST, Broadview Heights, OH 44147.

Key Award Judging Day June 19 All Day judging of participating properties. \$100 / property.

Golf Outing July 23 4-person team \$800, single golfer \$225. At Barrington Golf Club, 350 N. Aurora Road, Aurora, OH 44202.

Key Awards Gala September 13 \$75. Marriott Downtown at Key Center.

CAMT (Certified Apartment Maintenance Technician) **Fall 2018** \$800. At Carrara Restoration. 8 total days. NAA Certification.

Trade Show November 8 Holiday Inn - Rockside Road, Independence. Seminar 9am-11am. Trade Show 11am - 4:30pm

CLP (Certified Leasing Professional) **Fall 2018** two days, 9am - 3pm \$279. Location to be determined.

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Learning the Lingo

Key Cabinetry Words & Phrases You May Not Know

I had no idea about all the options, details, and technical terms in the cabinet industry until I had to mock up my first marketing brochure. The response from our cabinet designers was a flurry of edits, corrections and questions with terms I had no idea the meaning of – under mount, overlay, face frame, MDF, etc.

I had to catch up quickly. As the Director of Marketing, I need to ensure our customers who speak “cabinetry” are getting the detailed information they need, as well as provide translations to customers like me who wouldn’t know a dovetail from a monkey tail.

So here’s my cheat sheet for all the other non-cabinet lingo speakers who are in this industry. I use this for all my marketing and customer communications:

- Cabinet doors & drawers come in 3 styles:

- **Inset** – You’ll be able to see the door hinges when the cabinet is closed as the hinges are mounted onto the face frame or just inside it. The cabinet doors/drawers are flush with the frame instead of on top of it. Usually you’ll find this one older or more traditional styles of cabinetry (it’s also very expensive).
- **Partial Overlay** – You won’t see any hinges here as the door/drawer will “partially” cover the frame of the cabinet. This is a popular style you’ll find in many newer kitchens.
- **Full Overlay** – Here the door/drawer fully covers the frame of the cabinet. Meaning, you would see a kitchen of wall-to-wall doors/drawers. Definitely a look you find in modern styled kitchens.

- Now, the style of cabinet doors & drawers above are only one aspect. The other is the style of the door. All of the styles below can be inset, partial overlay, or full overlay:

- **Shaker** – Most likely you’re familiar with this one as it’s one of the most popular cabinet styles today. This cabinet features 5-piece doors & drawers – 4 pieces make up the frame style on the door/drawer with the fifth piece being the flat center panel that the frame lays on.
- **Raised Panel** – Similar to shaker with its 5-piece construction, the style differentiates with a raised center panel with a groove surrounding it. A very classic cabinet look, with clean lines and a simple texture
- **Flat** (also known as slab)– You guessed it, this style is a flat, smooth panel. Usually a flat panel with a full overlay is what you see in modern, Scandinavian style home.

- For the most part, cabinets are typically made from solid wood or a combination of solid wood and plywood. There are a few other materials to be aware of:

- **Medium-Density Fiberboard or MDF** – This is an “engineered wood” which is comprised of a mixture made from wood fiber, resin, and wax. MDF is more durable than plywood can be used in lieu of solid wood in certain applications. A huge benefit is that it doesn’t warp or crack like solid wood can.
- **Thermofoil** – It has nothing to do with foil! Thermofoil is a combination of a MDF center with a durable vinyl applied and vacuumed sealed around the piece. The result is a very similar look and feel to real wood cabinet doors. In addition, they’re easy to clean, extra durable, and hold their color much longer than painted wood.

- There are a few drawer terms to know when discussing the features of cabinet lines:

- **Dovetail** – This is a type of joint known as a “locking joint” which is constructed from wedge-



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shapes cut into the drawer pieces. It's considered a very strong and quite resistant to force once the sides are assembled. Usually this is an upgrade or an indication of a more expensive cabinet line.

- **Extension of Drawer** – You have a few options in how far the drawers can extend out:
 - 3/4th Extension – A portion of the drawer remains under the cabinet when extended to fullest extent.
 - Full Extension – The back of the drawer is completely visible and flush with the cabinet face frame.
 - Over Travel – The drawer comes out BEYOND extension, so you can see behind the drawer into the cabinet box.
- **Drawer Glides** – There are different setups for how you want your drawers to glide out. Luckily, their names are straight forward:
 - Side Mount – Comes is a pair, each glide is

mounted on either side of the drawer.

- Center Mount – A single glide that is mounted underneath the cabinet.
- Under Mount – Ball bearing slides that mount to either side of the cabinet, but underneath the drawer.

I hope you find this helpful. Have any questions on terms listed above or terms that I didn't cover? Feel free to reach out to me, and I'd be happy to follow up with our cabinet department and get back to you. 📧

For questions or information, please contact Kate Haubrich at khaubrich@mfssupply.com.

Employee Retention Through Education

Investing in your best people is an invaluable investment in your business.



Marcia Woznicki says she fell into the apartment industry quite by accident, making a career change after many years as a high school teacher.

Everything was new, of course, so to get up to speed as quickly as possible, she threw herself into several continuing education classes. It paid off.

"I felt it gave me immediate information I needed to be successful," she says, "and I quickly moved up the ranks from leasing to community manager."

That was more than 30 years ago. Woznicki is now senior vice president for GCI Residential, a division of the Goldberg Cos., a Beachwood-based national developer, general contractor and property manager of residential and commercial real estate.

But the need for continuing education — both for individual career development and employee training as part of a company's retention strategy — has never been so critical.

"It's so important now because of the crisis in hiring that we're all experiencing in this industry," says Woznicki, who now teaches sections of the Certified Apartment Management (CAM) courses. "There's a hiring crisis, not only in our industry, but many others."

Why a labor crunch?

Well, supply for one thing. The growth in the number of new apartments nationally is expanding job opportunities throughout the industry. According to the National Multifamily Housing Council, demand for apartments nationally is rising and will support an additional demand for 4.6 million apartments by 2030.

...CONTINUED ON PAGE 16



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After the recession of 2009 and '10, new apartment construction came roaring back, Woznicki says.

"We've been building like gangbusters, not just in Cleveland, but also in the Southeastern market of the United States," she says. "The bottom line is that all of the new construction is getting the best and the brightest in our industry. It's a tremendous draw. The salaries are typically higher (than at older properties) because there's real competition out there."

Another factor, says Jason DeStefanis, vice president of business development for Carrara Cos. in Richfield, is how demanding the job can be — especially at the property-management level. It's increasingly difficult to find and keep good talent because of the time commitment required.

"You're going to get calls 24-7," says DeStefanis, chair of the Northern Ohio Apartment Association's (NOAA) Education Committee.

But the biggest challenge, local apartment managers and owners are finding, is a fierce shortage in skilled labor for property maintenance jobs. Fewer young people are pursuing careers in the trades — heating, ventilation and air-conditioning (HVAC), electrical, plumbing and the like. And the tradesmen and women who do master their skill are able to pursue jobs that are typically higher-paying opportunities outside of the apartment industry.



"We're looking for a jack-of-all-trades," Woznicki says, "and, in many cases, we hire people and train them and then they move on to better-paying jobs in HVAC or as electricians or with plumbing companies."

CONTINUED ON PAGE 17

NOAA Education

CLP

CERTIFIED LEASING PROFESSIONAL
April 10-11

CAM

CERTIFIED APARTMENT MANAGER
4/18, 4/25, 5/2, 5/9, 5/16

CAMT

CERTIFIED APARTMENT
MAINTENANCE TECHNICIAN
Fall 2018

ABC

ASSOCIATE BUILDERS & CONTRACTORS
MAINTENANCE WORKSHOPS
HVAC 3/23, Drywall 4/20, Electrical
Conduit 5/18, Plumbing Pipe 6/22

CAS

CERTIFIED APARTMENT SUPPLIER
4/18, 5/9, 5/16

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CONTINUED FROM PAGE 16

The Goldberg Company, which owns and operates 12 properties in Northeast Ohio, needs to fill 25 percent of its budgeted maintenance positions, "which, to me, is a crisis, especially because we're headed into our busiest time of the year," she says.

All of which makes hiring, training and, most importantly, keeping quality people difficult — especially younger employees who can be groomed to understand your corporate culture and progressively advance to where they feel valued and appreciated and can grow in place.

According to Forbes magazine, nearly nine of 10 millennials say

CONTINUED ON PAGE 18



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professional development is important in a job. Training is a high priority. Lack of growth opportunities is one of the big reasons cited for leaving for other job opportunities.

Many companies conduct their own employee-training programs. But the industry has made continuing education a priority for decades. Think back to Woznicki's experience. For her, back in the 1980s, diving into continuing education courses was a way to ramp up quickly in a new career. Today, the focus is largely on employee retention through professional development.

Varied offerings

Professional development courses are offered both locally, through NOAA and nationally, through the National Apartment Association, which NOAA rejoined in June 2016 — partly so members could access and benefit from the national association's vast offerings: http://www.noamembers.com/naa_2018.pdf

Training covers the gamut, from marketing and economics to maintenance and property upkeep, fair housing, human resources and more.

"In a CAM program," says NOAA President Chuck Schulman, president of the Carlyle Management Co. in Beachwood, "they wind up learning the basics of everything from risk-management to budgeting to leasing to advertising to understand what the investment is and why the investment is, so they get a fully rounded background of what's entailed in the business."

Last year, NOAA offered its first NAA nationally recognized designation program, Certified Apartment Maintenance Technician (CAMT). This year, two more NAA designations are being

offered to NOAA members: CAM and Certified Apartment Supplier (CAS). NOAA also developed a Certified Leasing Professional (CLP) class in-house. (See the course schedule here: <http://www.noamembers.com/education/>)

In addition, two leasing kickoff seminars are set for April. NOAA also partners with the Associated Builders and Contractors Inc. to provide various four-hour maintenance workshops separate from NAA's CAMT).

But professional development is not inexpensive

Depending on the course, fees can top \$1,000 and require 40 hours of classroom instruction over eight to 10 days — a large chunk of time in which an employee is not working at your property.

And that doesn't include travel, food and lodging, which some national training opportunities may involve.

"We've sent people to Chicago and Dallas for training," DeStefanis says. "NAA's conference in June, which is focused on education, averages 8,500 to 9,000 attendees, just so they can get continuing education credits."

While some employees are expected to pay for their own continuing education, more progressive companies cover the cost as an investment in valued personnel. Which may raise a concern: What if you've paid for an employee's training and he or she moves on anyway, taking that knowledge with them?

To address that, some companies agree to cover the cost with the requirement that an employee stay for a certain amount of time, say anywhere from six months to a few years. Leave before that and a certain percentage of

the cost must be reimbursed. Companies can structure such protections as they see fit.

The greater risk is not investing in your people

As with any labor crunch, employees can bolt at any time for higher-paying jobs, better benefits, more responsibility and satisfaction or simply a more forgiving climate. Employee turnover is part of the business, but the cost of not investing in your best and brightest can be staggering.

Some estimates put the cost of employee turnover to businesses nationally at billions of dollars each month. Job-hopping is especially common among younger employees — millennials who have witnessed the erosion of a corporate loyalty that their parents and grandparents generally enjoyed. The era of a 40-year career with one company, with a gold watch and healthy pension as the reward, is long gone.

As any property owner knows all too well, the expense of constantly filling vacant positions can be devastating.

"When you turn employees," says Allan Pintner, broker and vice president emeritus for Millennia Housing Management in Cleveland, "you frequently have to start over when you're training the new person. You frequently have a gap, where you don't have anyone there at all, which means the supervisor has got to come in and do the work. Or you take someone from another property and split their responsibilities to be able to make due.

"It's also tough when you consider the residents, who expect continuity in the management office," he says. "When you have turnover, it's difficult to deliver the continuity that residents expect."

And when customer service takes a hit, residents start looking elsewhere. So the expense of losing valued employees often extends well beyond mere labor costs.

"Years ago", says Schulman, who's been in the apartment industry for nearly 40 years, "companies didn't want to send their people to education courses because they feared competitors would steal them away."

"Today, it's completely different," he says. "People are willing to send them because they realize it helps them and how much it improves their own companies." 📌



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The Cloud Is Quickly Becoming The Norm For Applications And Data Storage

Cloud usage is accelerating at a rapid rate, and it's showing no signs of slowing down. Right now, 90 percent of all companies are using the cloud in some way, and in the next 10 years, spending on public cloud alone is slated to multiply by a factor of five to \$500 billion, according to recent studies by North Bridge and Wikibon.

Enterprises are launching new infrastructure at a furious pace, migrating workloads of all kinds and big chunks of data to public and private cloud environments. Many of these enterprises are generating tangible results – cutting out costs, increasing agility and getting products to market faster.

Governance is a key differentiator for companies that leverage their clouds efficiently. As companies grow their cloud environments they have to conduct a balancing act between agility and control. They want to be flexible, get to market quickly and innovate, but they need to institute processes to ensure secure, effective and efficient use of IT resources. The best of the best accomplish this using centralized governance.

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1. Designate someone to oversee governance
2. Pursue a clearly articulated strategy of leveraging advanced pricing vehicles
3. Manage by exception
4. Closely monitor internal cloud use
5. Have a standard reference architecture
6. Ensure that governance is an ongoing effort

Cloud computing is the new normal. Adoption is growing rapidly, and the enterprises that are using cloud wisely are able to conduct business in dramatically different ways. To get the most out of the cloud, while keeping a lid on cloud complexity, organizations need to establish clear, concise governance practices. Doing a good job on cloud governance will set organizations on the right path to long-term success. 📌

To learn more about these cloud governance techniques, call System C.A.R.E at 440-925-4005 (Toll-Free 1-855-925-4005) or send an e-mail to sales@systemcareinc.com. If you are considering moving your data to the cloud, ask about our FREE Cloud Assessment to determine which cloud solution is best for your business.

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You know Cleveland Clinic best as an international healthcare provider, offering world-class clinical care and an outstanding patient experience. But did you know that hundreds of students, from medical students and doctors-in-training to practicing physicians from across the globe, come to Cleveland Clinic every year to participate in various training programs?

These students, many of whom are medical professionals, need both short-term (up to one year) and long-term (one to five years) housing within close proximity to the Cleveland Clinic main campus, located near University Circle. Because many of them aren't familiar with Cleveland neighborhoods, Cleveland Clinic created a Student Housing referral database that the students can use to help ease the burden of making housing arrangements.

Coordinated by Cindy Engle, the referral database aims to offer reliable housing options at a reasonable price.

"We are eager to identify even more preferred housing providers for our students," says Cindy, who explains that the current need is to develop a program for long-term students

who will be entering training programs approximately mid-year and will start making housing arrangements as early as mid-March.



Cleveland Clinic's preferred housing providers agree to offer a discounted rental rate to the students or a modest referral fee to Cleveland Clinic as part of the program. The service is free for students.

"On behalf of the NOAA, I encourage our members to consider this excellent opportunity," says Ralph W. McGreevy, NOAA Executive Vice President.

Not surprising, the student feedback thus far has been excellent. Relieving students of the burden of finding safe, clean and affordable housing in an unfamiliar city is a welcome gift and a positive way to introduce them to the area. 📍

*For questions or more information, please contact
Cindy Engle, Student Housing Coordinator, at
studenthousing@ccf.org.*

Legislative Update



Outlined below are the most recent bills being monitored for the Ohio Apartment Association.

House

HB 49: OPERATING BUDGET (Smith, R) Creates FY 2018-2019 main operating budget.

Current Status: 6/30/2017 - SIGNED BY GOVERNOR, 47 items vetoed. Bill eff. 7/1/17

7/6/2017 - House overrides 11 veto items, remaining veto items left pending 8/22/2017 – Senate overrides 6 veto items, remaining veto items left pending

HB 118: TAX COMPLAINT DISMISSAL (Merrin, D) To expressly prohibit the dismissal of a property tax complaint for failure to correctly identify the property owner.

Current Status: 11/6/2017 - SIGNED BY GOVERNOR; Eff. 90 days

HB 160: OHIO FAIRNESS ACT (Antonio, N) To enact the Ohio Fairness Act to prohibit discrimination on the basis of sexual orientation or gender identity or expression, to add mediation to the list of informal methods by which the Ohio Civil Rights Commission may use to induce compliance with Ohio's Civil Rights Law before instituting a formal hearing, and to uphold existing religious exemptions under Ohio's Civil Rights Law.

Current Status: 1/31/2018 - House Government Accountability and Oversight, (Second Hearing)

HB 187: EMPLOYEE HIRING INFORMATION (Dever, J)

To regulate the collection, use, and retention of certain information obtained from an applicant during the employee selection process.

Current Status: 9/20/2017 - House Community and Family Advancement, (Third Hearing)

HB 211: OHIO HOME INSPECTOR BOARD (Hughes, J) To require the licensure of home inspectors and to create the Ohio Home Inspector Board to regulate the licensure and performance of home inspectors.

Current Status: 2/27/2018 - House Economic Development, Commerce and Labor, (Fifth Hearing)

HB 213: REAL ESTATE APPRAISER LICENSING CHANGES (Dever, J) To change the definition of "appraisal" for purposes of the Real Estate Appraiser Licensing Law, to make changes to certain procedures and the exceptions to licensure under that law, to regulate appraisal management companies, and to declare an emergency.

Current Status: 9/27/2017 - Senate Government Oversight and Reform, (Third Hearing)

HB 230: THIN BLUE LINE FLAG (Gonzales, Ginter) To prohibit manufactured home park operators, condominium associations,

neighborhood associations, and landlords from restricting the display of the thin blue line flag.

Current Status: 1/30/2018 - Senate Local Government, Public Safety and Veterans Affairs, (First Hearing)

HB 236: MODEL ELEVATOR LAW (Patton, Cupp) To enact the Model Elevator Law.

Current Status: 9/19/2017 - House Economic Development, Commerce and Labor, (First Hearing)

HB 249: RESIDENTIAL UTILITY RESELLING (Duffey, M) To permit the Public Utilities Commission to adopt rules governing residential utility reselling.

Current Status: 2/20/2018 - House Public Utilities, (Fifth Hearing)

HB 271: ACCESSIBILITY LAW VIOLATION NOTICE (McColley, Rezabek) To authorize an alleged aggrieved party to provide a notice of an alleged accessibility law violation in advance of filing a civil action and to establish the circumstances under which an alleged aggrieved party is entitled to attorney's fees in a civil action based on the violation.

Current Status: 2/28/2018 - PASSED BY HOUSE; Vote 96-0

HB 282: CRIMINAL MISCHIEF RENTAL RESTRICTION (Hambley, S) To expressly prohibit criminal mischief relating to residential rental property and to prohibit a metropolitan housing authority from renting or providing housing assistance to a person who has recently been convicted of criminal mischief relating to residential rental property.

Current Status: 11/28/2017 - BILL AMENDED, House Financial Institutions, Housing and Urban Development, (Fourth Hearing)

HB 299: LEAD SAFETY AND UNIFORMITY (Merrin, D) To enact the Lead Safety and Uniformity Act to provide that the state, acting through the Department of Health, has the sole and exclusive authority to compel, prohibit, license, or regulate lead abatement activities in Ohio.

Current Status: 9/12/2017 - Referred to Committee House Health

HB 323: GARBAGE COLLECTION FEES (Patterson, J) To authorize all municipal corporations that charge a garbage collection fee to certify unpaid amounts to the county auditor who must enter the fees on the property tax list to be collected in the same manner as real property taxes.

Current Status: 12/5/2017 - REPORTED OUT, House State and Local Government, (Third Hearing)

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HB 343: PROPERTY VALUE CONTEST-RESOLUTIONS (Merrin, D) - To require local governments that contest property values to formally pass an authorizing resolution for each contest and to notify property owners.

Current Status: 1/16/2018 - REPORTED OUT, House Ways and Means, (Seventh Hearing)

HB 361: PROPERTY TAX COMPLAINTS TIME FRAME (Greenspan, D) - To increase the time within which boards of revision must decide property tax complaints.

Current Status: 12/5/2017 - REPORTED OUT, House Government Accountability and Oversight, (Fourth Hearing)

HB 390: EVICTION TIME LINES (Merrin, D) - To clarify how to calculate certain time lines under which a forcible entry and detainer action must occur.

Current Status: 1/23/2018 - House Financial Institutions, Housing and Urban Development, (Fourth Hearing)

HB 482: PUBLIC NUISANCE AND BLIGHT FORECLOSURE (Lipps, Miller) - To expedite public nuisance and blight foreclosure actions and to declare an emergency.

Current Status: 2/14/2018 - Referred to Committee House Civil Justice

Senate

SB 157: PUBLIC UTILITY RESELLING REGULATION (Bacon, K) - To regulate the reselling of public utility service.

Current Status: 1/18/2018 - SUBSTITUTE BILL ACCEPTED, Senate Public Utilities, (Fourth Hearing)

SB 181: UNPAID MUNICIPAL GARBAGE FEES (O'Brien, Yuko) - To authorize all municipal corporations that charge a garbage collection fee to certify unpaid amounts to the county auditor, who must enter the fees on the property tax list to be collected in the same manner as real property taxes.

Current Status: 11/29/2017 - Senate Ways and Means, (Third Hearing)

SB 234: FIREARMS IN SUBSIDIZED HOUSING (LaRose, F) - Regarding a tenant of subsidized rental premises owning, using, or possessing a firearm, a firearm component, or ammunition within the tenant's residential dwelling unit.

Current Status: 12/12/2017 - Senate Government Oversight and Reform, (First Hearing)

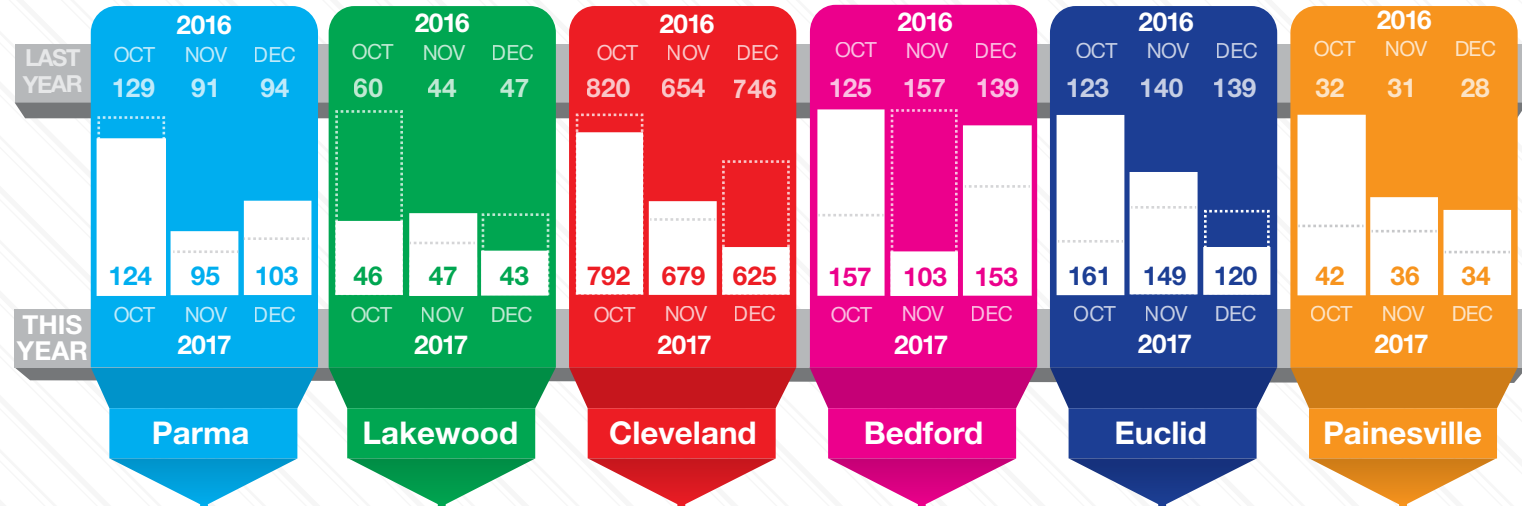
Eviction Index

The Suites Magazine Eviction Index is presented to owners and managers of multifamily properties to assist them in assessing the regional market. The numbers represent the number of eviction filings in the corresponding courts.

The Eviction Index is sponsored by Powers Friedman Linn, PLL, a law firm specializing in real estate management issues.

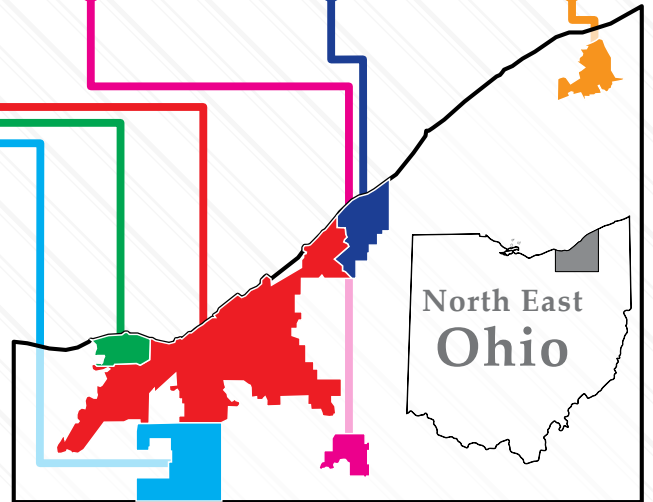
		2017					
Court	July	Aug	Sept	Oct	Nov	Dec	
Bedford	105	166	130	157	103	153	
Cleveland	588	736	793	792	679	625	
Euclid	140	176	151	161	159	120	
Lakewood	52	49	42	46	47	43	
Parma	114	96	102	124	95	103	
Painesville	45	47	31	42	36	34	
Total	1044	1270	1249	1322	1109	1078	

Three Month Previous Year Comparison by Area

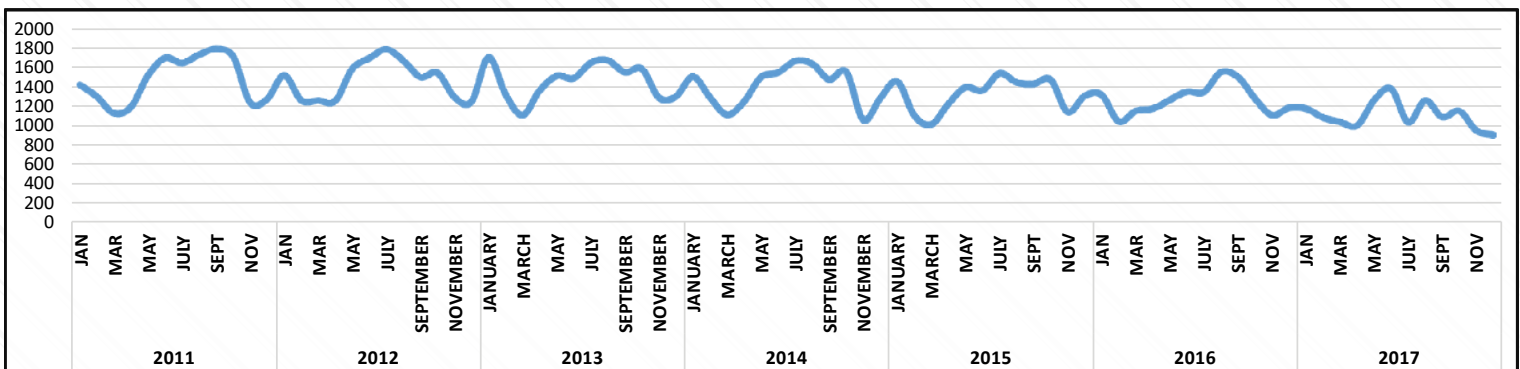


Area Eviction Totals by Year

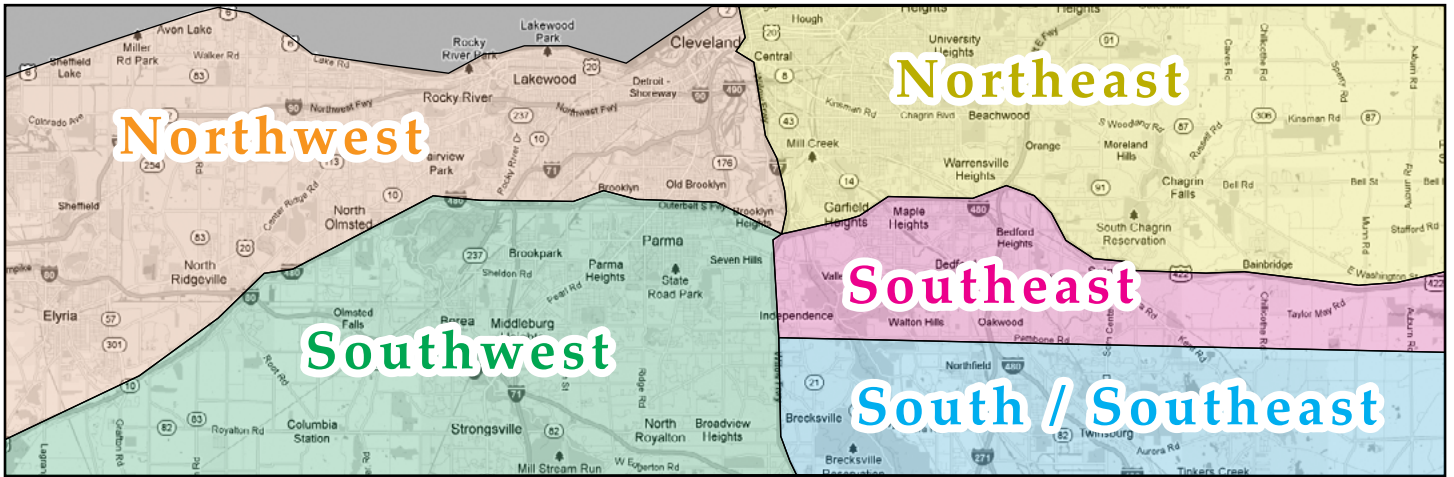
2011	17,749
2012	17,716
2013	17,641
2014	16,982
2015	15,997
2016	15,379
2017	14,070



Historic Eviction Index



NOAA Vacancy Rates

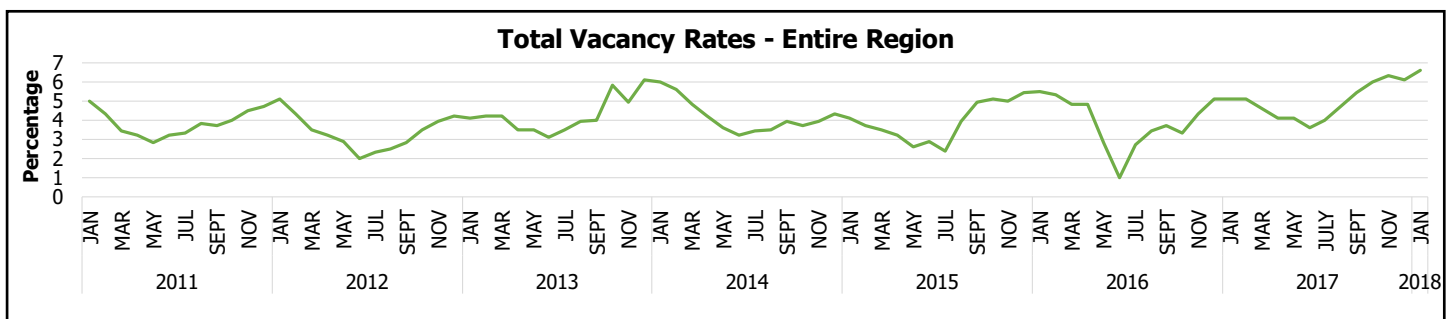


Three Month Previous Year Comparison By Area

		November	December	January
Northeast	Current Year	8.4%	7.7%	6.2%
	Previous Year	6.0%	6.4%	6.0%
	Difference	+2.4%	+1.3%	+0.2%
Southeast	Current Year	5.6%	5.7%	4.8%
	Previous Year	3.2%	4.1%	4.7%
	Difference	+2.4%	+1.6%	+0.1%
South Southeast	Current Year	5.0%	5.3%	5.4%
	Previous Year	3.7%	4.4%	4.6%
	Difference	+1.3%	+0.9%	+0.8%
Northwest	Current Year	4.4%	4.9%	4.7%
	Previous Year	2.8%	4.4%	4.6%
	Difference	+1.6%	+0.5%	+0.1%
Southwest	Current Year	5.5%	5.5%	8.8%
	Previous Year	3.7%	4.4%	4.6%
	Difference	+1.8%	+1.1%	+4.2%
Entire Region	Current Year	6.3%	6.1%	6.6%
	Previous Year	4.3%	5.1%	5.1%
	Difference	+2.0%	+1.0%	+1.5%

All Reported Vacancy

AREA	2017												2018 JAN
	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC		
Northeast	6.3%	6.0%	5.1%	4.9%	4.6%	5.1%	6.2%	7.2%	8.3%	8.4%	7.7%	6.2%	
Southeast	4.5%	3.8%	3.4%	3.4%	2.9%	3.9%	3.4%	5.0%	5.5%	5.6%	5.7%	4.8%	
South/Southeast	4.6%	4.8%	4.1%	4.1%	3.7%	3.3%	3.6%	4.8%	4.5%	5.0%	5.3%	5.4%	
Northwest	4.2%	3.5%	4.1%	4.1%	3.9%	3.4%	4.0%	4.2%	4.6%	4.4%	4.9%	4.7%	
Southwest	4.7%	3.8%	3.3%	3.3%	2.7%	3.5%	4.3%	4.5%	4.8%	5.5%	5.5%	8.8%	
Entire Region	5.1%	4.6%	4.1%	4.1%	3.6%	4.0%	4.7%	5.4%	6.0%	6.3%	6.1%	6.6%	





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