

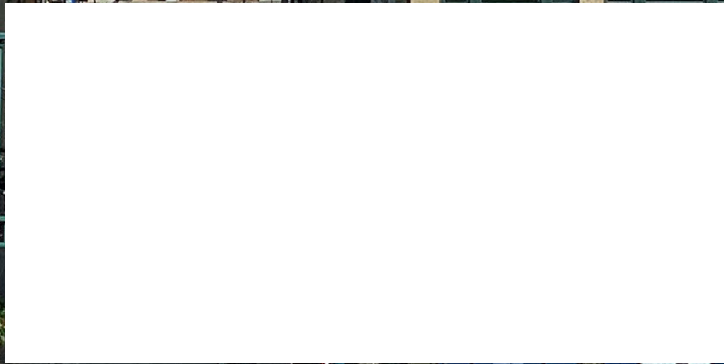
Suites

March 2020

Published by the Northern Ohio Apartment Association

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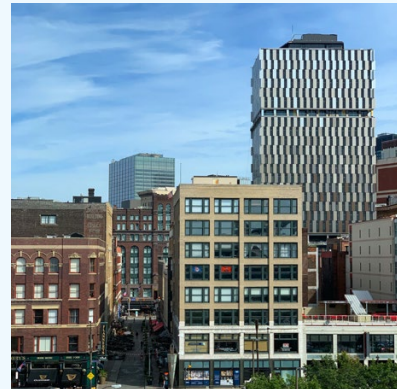
Ryan Flanagan

Media and Marketing Manager

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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



The Move Redux

Jacqui, Ryan and I moved again. Our space on W. 10th Street was a lovely space, with lovely views of the river and came complete with all the furnishings. But we were on a month to month and it seemed improbable that it would have leased any time soon. After just five months the impossible happened.

My first call was to NOAA's President, Dan Ross. He helped me find what has turned out to be perfect! Next call was to Associate Member Bryan Berry, Business on the Move, who was kind enough to give a repeat customer discount.

If it is possible for a new office space to reinvigorate one's energy, this space is doing it for us! Come visit us. We are at 5455 N. Marginal Road, Suite 501 at The Shoreline.

Since the last issue of Suites, we have dived deeper and deeper into serving our membership. We are continuing with our NAA designated classes, CAM, CAMT and NALP and are offering CAMP (Certified Apartment Maintenance Professional) classes. Upcoming classes include, Exterior Maintenance and Electricity for Maintenance Professionals. Many thanks to our instructors and lots of sponsors. We could not do it without you.

Sadly, since our last publication we said goodbye to Associate Member Mike Linn, who unexpectedly passed away on November 15, 2019. He leaves us with many fond memories and a legacy for service to all who knew him.

Coronavirus—COVID-19--We Are All In This Together

No one can predict where this will go. REAC Inspections and MOR's have been indefinitely suspended. Deadlines for paying federal income taxes have been extended. We hear rumblings that schools may actually remain closed through the end of the school year. Universities that have announced plans have already changed them. Many of these changes involve student housing. Entire megalopolises have ordered Shelter-In Place for residents, rocking employers. Cities are prohibiting all movement within, into, or out of the covered areas, except for limited purposes. The US House of Representatives passed the Families First Coronavirus Response Act (HR 6201) in the early hours of March 14, 2020 which will provide for paid family and medical leave, paid sick time, tax credits, and medical plan components. It is reasonable to expect changes once the Bill is taken up in the Senate. These changes I believe will also contain an economic relief package.

Those in the property management and operations side of the industry have had to scramble to address the problem and come to terms with what it means for the management company, properties and residents. To this end, I will attempt to advance some considerations understanding that any thoughts given are based on what I know now about this very fluid and rapidly changing environment. Before jumping into that, members that are Ohio Real Estate Brokers always say don't give legal advice unless you're an attorney. With that in mind, this letter is not intended as legal advice. I recommend you should get counsel from a competent attorney who understands your business. The information referenced herein is provided for general and informational purposes only.

Refer most media and key stakeholder inquires to Centers for Disease Control, the Ohio Department of Health, and your local department of health. Individual members of NOAA are not health care providers and thus providing specific guidance or health tips beyond general precautionary measures is not advised. The CDC and other qualified officials should provide this information. Continue to monitor the situation, stay tuned to your local authorities and their ongoing communications and keep track of how it affects 'higher risk' sectors of your apartment communities. Ensure that your office and properties have proper contact information of the local health authority and/or the CDC. It would be wise to develop statements for employees to use, e.g. 'We appreciate your call. It is wise for everyone to remain current and follow the most recent guidance provided by health officials. That is why we request that you direct your questions to the CDC or public health officials who are on top of this situation.'

When you have a confirmed case of COVID-19 at a property you want to be able to consistently say, 'We understand your concerns. Your questions are best handled by the local health officials and the CDC. We are cooperating fully with CDC/local public health guidance and are taking all necessary precautions to ensure the safety of all residents.' When you have a confirmed case of COVID-19 collaborate with the CDC to disinfect an apartment and other parts of the building. Have policy as to what you will do when you have confirmed cases. Be prepared for requests for reasonable accommodations and modifications.

NOAA staff appreciates how incredibly unsettling this situation is for you. **We Will Get Through This Together.**

Ralph McGreevy, Executive Vice President



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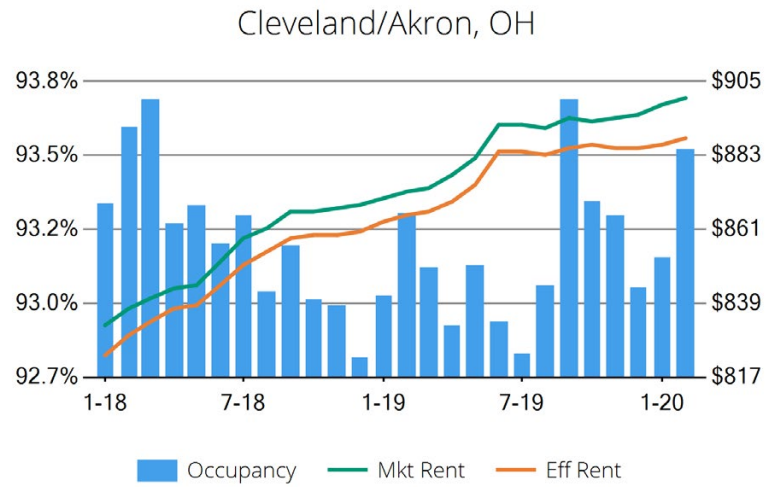
Megan Siebert

26145 Center Ridge Road
Westlake, OH 44145
Phone: (440) 471-7060
megsiebert@certapro.com
msiebert@certapro.com
www.certapro.com/westlake-medina

Interior and Exterior Painting
Pressure Washing

General Overview

Conventional Properties	Feb 2020	Annual Chg
Occupancy	93.5	+0.4%
Unit Change	552	
Units Absorbed (Annual)	1,233	
Average Size (SF)	869	-1.6%
Asking Rent	\$900	+3.0%
Asking Rent per SF	\$1.04	+4.8%
Effective Rent	\$888	+2.6%
Effective Rent per SF	\$1.02	+4.3%
% Offering Concessions	14%	+21.2%
Avg. Concession Package	5.8%	+13.2%



Market Breakdown

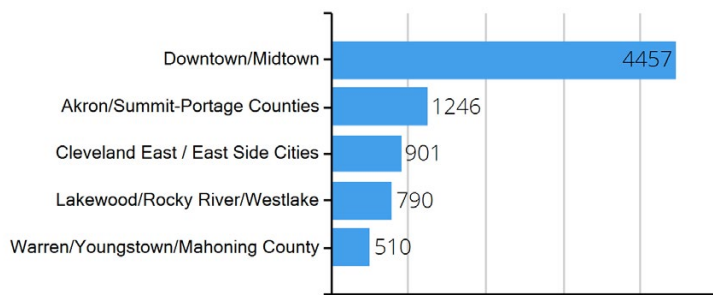
Property Type	% of Market	# Props	# Units	Occ.	Avg SF	Average Rent		Rent Concessions	
						Mkt	Eff	Props Offering	Avg Package
Conventional	68%	1,176	141,684	93.5%	869	\$900	\$888	14.3%	5.8%
Affordable	18%	336	36,533	96.8%	785	\$710	\$708	6.1%	4.8%
Senior Living	12%	288	25,587	89.7%	717	\$1,276	\$1,273	6.4%	5.2%
Student Housing	2%	23	3,156	93.1%	878	\$1,665	\$1,665	0.0%	0.0%
Totals		1,823	206,960						

Top 5 Submarkets

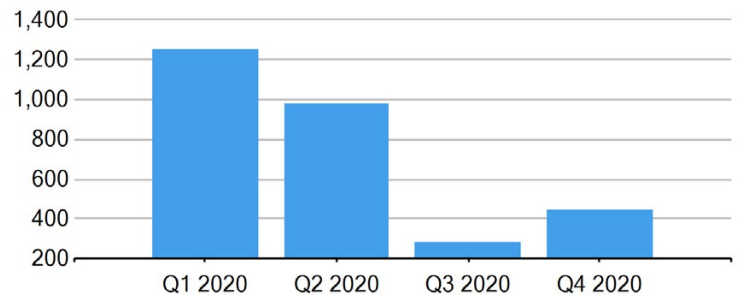
Occupancy Annual Change	Feb-20	Change	Effective Rent Gains	Feb-20	Change
Cleveland East / East Side Cities	92.5%	3.9%	Willoughby/Painsville	\$849	5.5%
Warren/Youngstown/Mahoning County	93.7%	3.1%	Canton/Stark County	\$759	4.5%
Willoughby/Painsville	95.6%	1.8%	Warren/Youngstown/Mahoning County	\$632	3.7%
Lorain/Elyria	94.8%	1.0%	Airport/Parma/Middleburg/Strongsville	\$850	3.3%
Hwy 480 Corridor-East/Twinsburg	94.4%	1.0%	Lakewood/Rocky River/Westlake	\$905	3.1%

New Units

Top 5 Submarkets with Most New Units in Pipeline



Leasing Starts Next 4 Quarters



Welcome New Associate Members! Continued.

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Suites 48

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Suites 158

J Roc Development

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Suites 45

Loganberry Ridge

Gina Coco

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Suites 394

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Ned Perotti

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Suites 40

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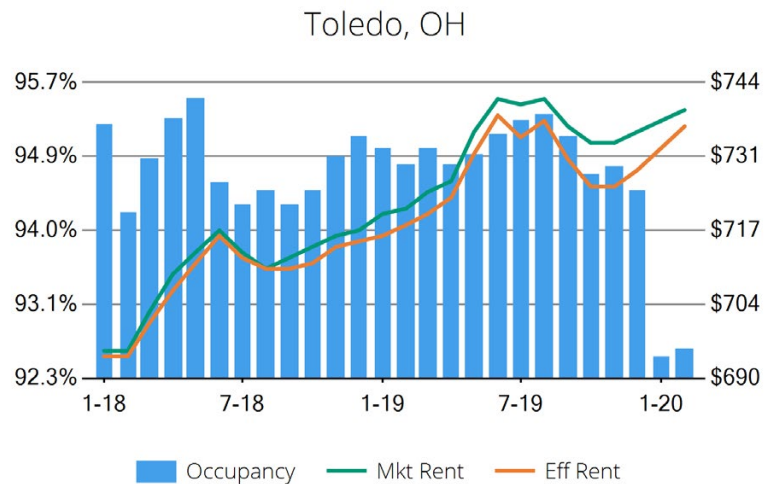
kstuver@signetre.com

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Suites 274

General Overview

Conventional Properties	Feb 2020	Annual Chg
Occupancy	92.6	-2.2%
Unit Change	722	
Units Absorbed (Annual)	150	
Average Size (SF)	832	-0.4%
Asking Rent	\$739	+2.6%
Asking Rent per SF	\$0.89	+2.9%
Effective Rent	\$736	+2.5%
Effective Rent per SF	\$0.88	+2.9%
% Offering Concessions	8%	+16.7%
Avg. Concession Package	4.2%	-14.0%



Market Breakdown

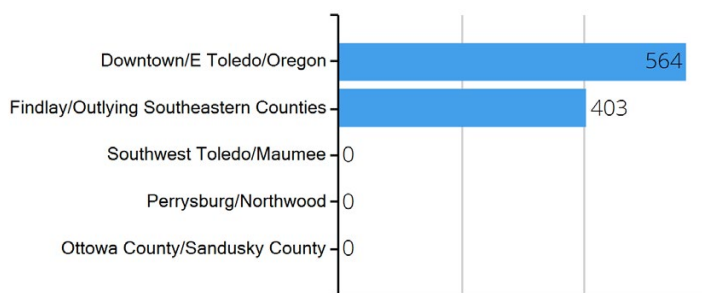
Property Type	% of Market	# Props	# Units	Occ.	Avg SF	Average Rent Mkt	Average Rent Eff	Rent Concessions Props Offering	Rent Concessions Avg Package
Conventional	61%	342	30,409	92.6%	832	\$739	\$736	8.0%	4.2%
Affordable	23%	154	11,601	91.7%	826	\$617	\$617	0.0%	0.0%
Senior Living	13%	90	6,348	89.1%	753	\$1,850	\$1,850	0.0%	0.0%
Student Housing	4%	16	1,821	95.1%	941	\$1,414	\$1,414	0.0%	0.0%
Totals		602	50,179						

Top 5 Submarkets

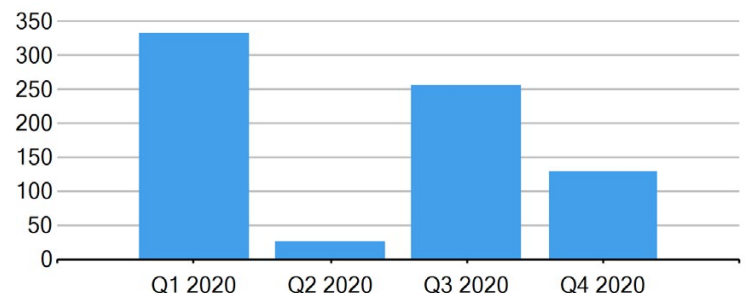
Occupancy Annual Change	Feb-20	Change	Effective Rent Gains	Feb-20	Change
Perrysburg/Northwood	96.0%	1.7%	Downtown/E Toledo/Oregon	\$771	9.0%
Findlay/Outlying Southeastern Counties	97.0%	-0.9%	Southwest Toledo/Maumee	\$711	3.6%
Southwest Toledo/Maumee	90.7%	-2.1%	Ottawa County/Sandusky County	\$508	0.0%
Downtown/E Toledo/Oregon	77.8%	-19.6%	Perrysburg/Northwood	\$867	-1.4%
Ottawa County/Sandusky County	0.0%	0.0%	Findlay/Outlying Southeastern Counties	\$754	-2.9%

New Units

Top 5 Submarkets with Most New Units in Pipeline



Leasing Starts Next 4 Quarters



The Orlean Company and ABC Management Company Unveils New Beachwood Headquarters



Beachwood, Ohio (January, 2020) –The Orlean Company and ABC management is proud to unveil their new Real Estate Development and Property Management Headquarters in Beachwood, Ohio.

As the Orlean Company continues to ramp up its development operations throughout the Midwest including the recent opening of its 3rd Cambria Hotel and Suites, located in Bloomington, MN at The Mall of America; and ABC Management continues its push to acquire new 3rd Party Management opportunities, including recently adding Greater Abyssinia Tower and Helen S. Brown Tower in Cleveland, Ohio to its portfolio, the company felt the need to have a space that matched its growth and continuing entrepreneurial spirit.

“We’re thrilled to share our new office with our valued employees, partners, and guests,” said Cameron Orlean, Vice President of The Orlean Company. “We are proud to open our new office to provide our employees with a great work environment, including good space for collaboration and congregation along with a lot of natural light! Further it was important to me that we find a way to pay homage to our company history and our founder, my Grandfather, Arthur Orlean.”

The Former ITL Hardwoods Building located on Commerce Park in Beachwood, Ohio, was acquired by The Orlean

Company in January of 2019, and construction commenced August, 2019. The building was gutted down to the studs, and construction included a semi-open office concept, with 2 multipurpose conference rooms, a large breakroom area with skylight, file rooms for both the company’s compliance and accounting functions, and a lobby seating area for guests. The company made sure to focus on technology including in the buildout several TV’s and a projector for display and presentation in multiple areas throughout the office. The focus on collaboration and the future of how work environments will be used was key during the development of this project. Furthermore, a lot of the branded elements of the space were done to honor the rich 65+ year history of The Orlean Company and ABC Management.

Several companies/people were involved in the acquisition, design, and buildout of the space and those include:

- **Acquisition:**
 - Dick Bialosky, The King Group (Broker)
 - Paul Carlin, Peoples Bank (Lender)
- **Design:**
 - Vocon Team: Michael Christoff, Savannah Farris Dugan Architect)
- **Construction:**
 - Krueger Construction
- **Branding/ Environment:**
 - Hey Now Media

Continued on page 12



Front Lobby Entrance and graphic TV Wall detailing the various business units Orlean and ABC is involved in. Backdrop is an original plan of one of Arthur Orlean’s First Developments in the Kamms Corner Neighborhood.

Northern Ohio Apartment Association

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June 16th

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Awards Gala
Sept. 9th

Registration form on Page 14

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About The Orlean Company and ABC Management

www.theOrleanCo.com

The Orlean Company was founded in 1954 by Arthur Orlean. Starting with the construction of single-family homes, built with care. High demand and the company's reputation for quality drove steady growth. In the sixties, The Orlean Company expanded into developing and constructing both conventional housing and HUD-insured multi-family apartments. Since then, The Orlean Company has grown to become a leader in developing commercial real estate, residential properties, and rehabilitation projects.

ABC Management is a full-service property management company specializing in conventional, student and affordable multi-family housing, commercial, mobile home and senior living management. After more than 50 years in business, ABC takes pride in the excellent relationships we have cultivated throughout the management community and the strong reputation we have established.

As an Integrated enterprise, The Orlean Company, and ABC Management are fully versed in all aspects of development and management. Our development team incorporates elements of design and construction which facilitate management of the buildings and make it possible to contain costs. Our management team assists in the development process by anticipating operational needs. Our ultimate goal at The Orlean Company and ABC Management is to serve our customers, the people who live in our properties.

For Additional information Contact:

Cameron Orlean

CameronOrlean@Orleanco.com

216.262.4777



Main Conference Room History Wall complete with various images of past projects, and important relics from the history of the company.



Arthur Orlean's first Subdivision- Davinwood Drive Circa 1954. Also used as the backdrop for the front lobby graphic wall



Founders Display Case- Paying homage to the history of the company the display case recognizes Arthur Orlean and his Father Samuel Orlean with business and personal achievements along with Samuel's original Carpentry tools from the early 1900's.



Various Relics from Orlean Company Projects including the Scoreboard from the old Jewish Community Center at S. Taylor and Mayfield rd. that is now home to the Bluestone Community; and Ground breaking shovels from various Cambria Hotel Projects.

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2020 Key Awards Entry Form

Overall Community Appeal

\$100 / Property

Your Name: _____ Mgmt Co.: _____

Phone Number: _____ Email: _____

Property Information

Property Name: _____ # of Suites: _____

Address: _____ Model Suite: YES NO
(DOES NOT AFFECT SCORE)

City: _____ Zip: _____

Property Contact: _____

(Present for Judging Day)

Phone Number: _____

(Judges call ahead)

Email Address: _____

Average Rent	Property Type	Year
<input type="checkbox"/> Under \$550 (Economical)	<input type="checkbox"/> Garden Apartments (Three Levels or Less)	The FIRST year occupied.
<input type="checkbox"/> \$551 - \$750 (Moderate)	<input type="checkbox"/> Townhouse Community (Four or More Attached Units)	<input type="checkbox"/> 1985 - Present
<input type="checkbox"/> \$751 - \$950 (Upscale)	<input type="checkbox"/> Multi-Story Community (Four Levels or More)	<input type="checkbox"/> Pre-1985
<input type="checkbox"/> \$951 - \$1,150 (Luxury)		_____ (Write year if known)
<input type="checkbox"/> Over \$1,150 (Premium)		

Multiple properties? Submit an excel or word file with the required information for each property.

Description of Awards

Submit Form by June 5th

Silver • Gold • Platinum • 100% + Club • Property of the Year

Entries are grouped into property style, price and year. Properties that score over 100% are awarded Platinum. Properties that score above average in their categories are awarded Gold. The remaining properties that score well within each group are awarded Silver. Property of the Year is awarded to the entry with the best percentage over all property types and rent ranges. Special recognition is given to the top 10 scoring properties.

Phone: 216-241-1635

Fax: 216-241-1636

Email: jacquib@noaamembers.com

Mail: 5455 N. Marginal Rd. Suite 501. Cleveland, OH 44114

Judging Day - June 16th 9am

Awards Ceremony - September 9th 6pm

Holiday Inn on Rockside

6001 Rockside Rd, Independence, OH 44131

Previous Property of the Year Recipients

2019 - **Four Seasons Apartments** - Goldberg Companies, Inc.

2018 - **The Shoreline** - The Landmark Companies

The Terraces at Northridge - Comet Management

2017 - **Dover Farms** - JVM Realty

2016 - **East End Residences** - IRG Realty Advisors

2015 - **The Terraces on the Green** - Comet Management

2014 - **Statler Arms** - LCOR

2013 - **Grand Bay of Brecksville** - Western Reserve Prop. Mgmt

The Terraces at Northridge - Comet Management

2012 - **Stonebrooke Village** - Zaremba Management

Four Seasons Apartments



NOAA Calendar

NOAA Networking - Cleveland

2nd Friday of each month, FREE

9:00 a.m. - 10:30 a.m.

Hummingbird Pointe Apartments.

6871 Ames Road Parma, OH 44129

NOAA Networking - Toledo

2nd Tuesday of each month, FREE

9:00 a.m. - 10:30 a.m.

NOAA Toledo Office

211 N. Reynolds Rd. Toledo, OH 43615

- ALL NOAA NETWORKING MEETINGS AND EVENTS ARE CURRENTLY POSTPONED -

April				
MON	TUE	WED	THU	FRI
		1	6	7
6	7	8	9	10 Networking- CLE
13	14 Networking- TOL	15 CAMP - Electric	16	17
20	21	22	23	24
27	28	29	30	

May				
MON	TUE	WED	THU	FRI
				1
4	5	6	7	8 Networking- CLE
11	12 Networking- TOL	13	14	15
18	19	20	21	22
25	26	27	28	29

June				
MON	TUE	WED	THU	FRI
1	2	3	4	5 Key Award Application Deadline
8 Golf Outing Columbia Hills	9 Networking- TOL	10	11	12 Networking- CLE
15	16 Key Awards Judging Day	17	18	19
22	23	24	25	26
29	30			

CAMP

CERTIFICATE FOR APARTMENT
MAINTENANCE PROFESSIONAL

Electric - 4/15

4-6 hour hands-on workshops

Trouble shooting, installing and repair

Fall 2020:

HVAC - 9/16

Interior Community - 10/21

Appliances - 11/18



**New
Location!**

Columbia Hills - 6/8

Scramble Golf Outing



Key Awards Judging Day - 6/16

Judges will visit participating properties

all day. Winners announced at the

Key Awards Gala - 9/9



Education Designations

Fall October 2020

THE BEACON

C L E V E L A N D

• A STARK ENTERPRISES AND DESSLER JOINT VENTURE

Cleveland's first apartment addition to the downtown skyline since 1973

Stark Enterprises makes bold statement with city's first new high-rise apartment development in 47 years

The year was 1973.

A dozen eggs cost 45 cents, the average cost of a new house was \$32,500 and rents averaged \$175 a month. And, a year later, Richard Nixon became the first United States president forced to resign.

It was also when Park Center (since renamed Reserve Square) opened as the last high-rise apartment building erected in downtown Cleveland — until now.

Some 47 years later, The Beacon, at 515 Euclid Ave., just east of Cleveland's Public Square, now rises 27 stories (19 floors of residential units atop eight floors of parking), plus a rooftop sky lounge on the 29th floor.

Continued on page 18



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Robert Stark, President & Chief Executive Officer, Stark Enterprises.

Continued from page 16

Stark Enterprises, a full-service, Cleveland-based real estate development company with a nearly \$2 billion, eight-million-square-foot portfolio of retail, entertainment, office, residential, hotel and student housing in eight states, has carved out a piece of history with its bold \$95 million, 187-unit apartment project rising high atop the city's central business district.

"The Beacon is so monumental because, since 1974, no other residential projects built from the ground up had been completed in the downtown sector, creating an atmosphere of growth for the area with cranes, construction and a clear sight of reinvestment in the city," said Brian Weisberg, the firm's vice president of residential operations. "Stark Enterprises is a catalyst for putting Cleveland on the map, and we believe in continued growth and development of the city's skyline and infrastructure."

The Beacon, which took two years to build, opened for first occupancy July 15, 2019, and completed construction Feb.1 of this year with the opening of the

property's enhanced entryway. The tower rises 350 feet from grade, spans 515,500 square feet, including parking and the lower levels, and immediately added 250,800 square feet of new residential living space to the downtown housing scene.

Timing any real estate market can be challenging, to say the least. And central business districts can be especially risky because of the expense, painstaking review process and limited number of similar projects on which to base the odds of success.

"Timing for the project was our biggest roadblock," said Weisberg, who acknowledged the challenges of building and developing in downtown Cleveland, such as working construction and delivery schedules around daily traffic patterns. "Luckily, we have an experienced construction team, Arbor Construction, who dealt with the challenges head-on and were able to make the necessary pivots to deliver the project completed in an appropriate time-frame."

So why, after more than four decades, was now the right time for a project this scope and size in downtown Cleveland?

Weisberg said Stark Enterprises made the decision to build a luxury high-rise residential building after seeing demand for new development driven by an employment rate reaching the highest concentration of about 105,000 jobs, according to a 2018 market report by the Downtown Cleveland Alliance — that trend, plus the growth of residential occupants inching toward 20,000.

“We wanted to both stimulate more growth and investment in downtown Cleveland while also providing modern, upscale residences as more companies and employees are relocating to the heart of where it’s all happening,” he said.

Continued on page 20






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.....

Gary L. Lieberman, Partner

David M. Dvorin, Managing Partner

Darren J. Dowd, Partner

.....

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Open floor plans, floor-to-ceiling windows...and those views

Apartments at The Beacon generally range from one-bedroom, one-bath units for about \$1,760 to \$2,600 per month to two-bedroom, two-bath units for about \$2,800 to \$3,500 per month, although some prime units exceed even that.

In addition, as the ultimate in convenient downtown living, residents may also choose to take advantage of such optional paid services as dry cleaning, housekeeping, grocery delivery and dog-walking.

"The Beacon blurs the lines between luxury hotel and high-rise living, providing each resident an intimate and adaptable living space molded to their own lifestyle and preferences," Weisberg said. "Every apartment was constructed and designed with open floor plans, floor-to-ceiling windows, two color palettes and contemporary finishes to meet the demands of today's modern resident.

"We are offering, among many things, the best in customer experiences from the moment you pass through our doors highlighted by 24/7 security, a fully equipped state-of-the-art fitness center, rooftop sky lounge and dog park appealing to those seeking the ultimate luxury lifestyle," he said.

Market response

The Beacon hasn't been open a year yet, but indications are the property

Continued on page 22



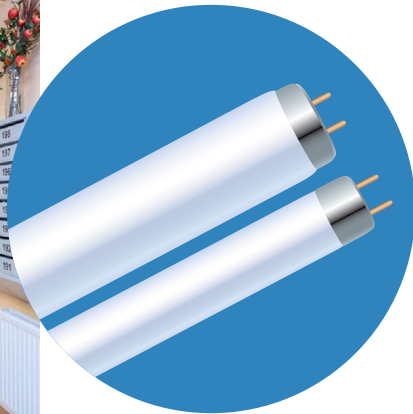
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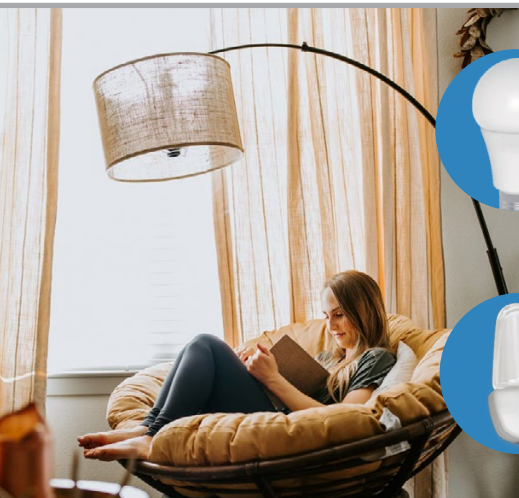
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LED Nightlights

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was well-timed and is hitting the mark. The property was about 40% preleased, with a mix of tenants from young professionals to empty nesters who work and or live downtown.

Weisberg said property management is discovering that residents seek the flexibility to walk to their office, restaurants, nightlife and shopping. Most of them are looking to upgrade their lifestyle and are willing to pay for the convenience of onsite parking, high-end dining and world-class amenities.


It's as if those 47 years without a new high-rise created pent-up demand, like a steam kettle ready to blow.

The former Park Center, at East 12th Street, between Superior and Chester avenues, was built in two 20-story sections with ground-floor retail — the west tower in 1967 and the east tower in 1973 —as part of a downtown urban renewal project called the "Erievue Plan."

Erievue was supposed to spur further redevelopment, but the effort either stalled or later development took significantly longer than hoped as Cleveland, a former industrial heavyweight struggling to reinvent itself, saw an erosion of corporate jobs and residents.

But more than 40 years later, downtown Cleveland is bustling

with activity, and the interest in being part of that excitement — from young people disinterested in the suburbs to more mature renters choosing to discard the family home for a simpler, more flexible lifestyle — is fueling projects like The Beacon.

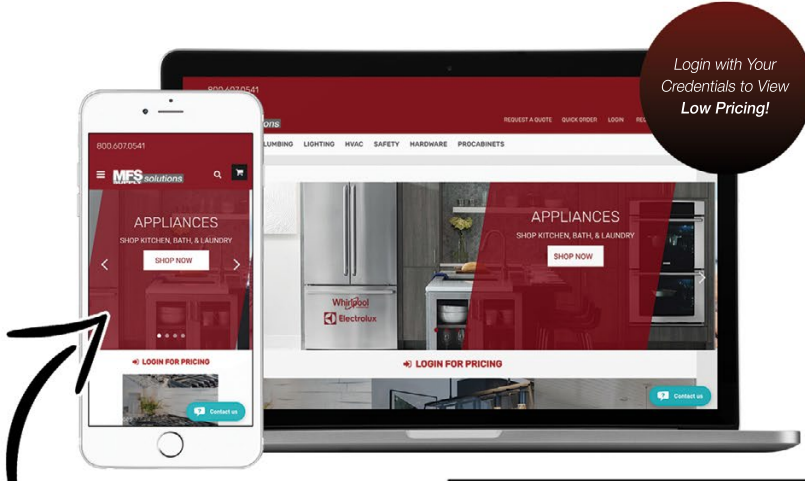


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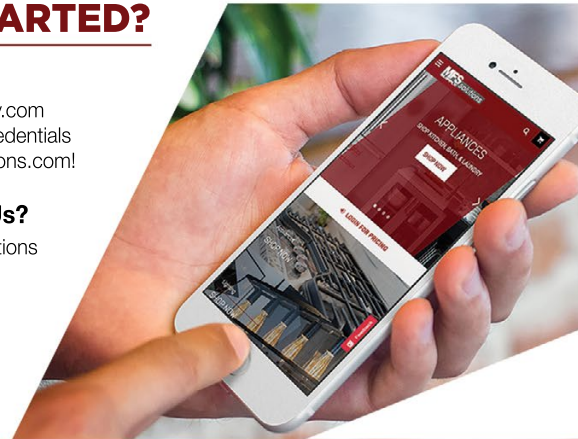
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Next up

In fact, Stark Enterprises is still working on long-discussed plans for nucleus, a \$350 million mixed-use project that would add two 24-floor towers (one 400,000 square feet of offices, one 250 suites of residential) to the downtown skyline near East 4th Street.

“nuCLEus is still on the table, and a project we have deep passion for,” Weisberg said. “We are continuing to work with the City of Cleveland to figure the best possible options to begin building this project and hoping to announce a groundbreaking date later this year.”

Meanwhile, the company continues to expand its portfolio nationally, with more than 40 properties, including commercial mixed-use, residential and student housing.

And, for now, the focus is on The Beacon and the statement it makes for Stark Enterprises and the city.

“This building added to and changed the Cleveland skyline,” Weisberg said. “The Beacon is iconic; its location is in the heart of Cleveland’s entertainment district surrounded by our three professional sports venues. We needed to not only look the part, but act it as well.” 🏆



Rendering of the future nuCLEus mixed-use project.

Designations

Congratulations to the following individuals who received their National Designation



Certified Apartment Manager

Amber Warner - Morgan Communities
Blazine Howard - Goldberg Companies, Inc.



National Apartment Leasing Professional

Heather McCue - Harsax
Melissa McCristall - Harsax



Certificate for Apartment Maintenance Professional PLUMBING

Sponsored by Famous Supply

Special thanks to **Famous Supply** for supplying the materials and sponsoring the CAMP Plumbing class on February 19th at The Shoreline Apartments. Nineteen maintenance technicians from several NOAA member properties attended the hands on workshop. See page 15 for a list of future CAMP dates.



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Legislative Update

OHIO APARTMENT ASSOCIATION



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

House

HB 47 TAX COMPLAINTS-LEGAL ASSISTANCE FOUNDATION (GREENSPAN D) To increase the time within which property tax complaints must be decided and to change the name of the Ohio Legal Assistance Foundation.

Current Status: 10/22/2019 - Senate Ways and Means, (First Hearing)

HB 351: TERMINATE RENTAL AGREEMENTS (Sobecki, L)

To allow a tenant to terminate a rental agreement if the tenant is a victim of a specified crime.

Current Status: 10/02/2019 Referred to Civil Justice Committee

HB 356: CLEVELAND HOUSING COURT JURISDICTION (Patton, T) - To grant the Cleveland Housing Court jurisdiction in any review or appeal of a final order of an administrative body that relates to a local building, health, or safety code.

HB 357: CLEVELAND MUNICIPAL COURT JURISDICTION (Patton, T) - To grant the Housing Division of the Cleveland Municipal Court concurrent jurisdiction with the Court of Common Pleas in criminal cases related to environmental pollution.

Current Status: 11/05/2019 House Civil Justice, (Third Hearing)

HB 369: SEXUAL, GENDER DISCRIMINATION (Hillyer, Skindell) - To enact the Ohio Fairness Act to prohibit discrimination on the basis of sexual orientation or gender identity or expression, to add mediation as an informal method that the Ohio Civil Rights Commission may use, and to uphold existing religious exemptions under Ohio's Civil Rights Law.

Current Status: 10/22/2019 Referred to Civil Justice Committee

HB 391: STATE MINIMUM WAGE INCREASE (Smith, Sobecki) - To increase the state minimum wage to ten dollars and fifty-five cents per hour beginning January 1, 2021.

Current Status: 11/05/2019 Introduced

HB 449: REAL ESTATE TRANSFER TAX (Green, Skindell) - To apply the real estate transfer tax to transfers of a controlling interest in a pass-through entity that, directly or indirectly, owns real estate.

Current Status: 12/17/19 Introduced

Senate

SB 96: CLEVELAND HOUSING COURT (DOLAN M, YUKO K) To grant the Cleveland Housing Court jurisdiction in any review or appeal of a final order of an administrative body that relates to a local building, health, or safety code.

Current Status: 11/6/2019 - Senate Judiciary, (Third Hearing)

* **SB 96** has been consolidated into SB 103.

SB 103: GRANT CONCURRENT JURISDICTION-POLLUTION (DOLAN M, YUKO K) To grant the Housing Division of the Cleveland Municipal Court concurrent jurisdiction with the Court of Common Pleas in criminal cases related to environmental pollution.

Current Status: 11/6/2019 - Senate Judiciary, (Third Hearing)

NOAA's First Annual Maintenance Mania - Huge Success!

74 maintenance people and 157 supporting attendees made our first Maintenance Mania a memorable one. Mary Herrold Kicked off the morning with a seminar on team building. After lunch and practice, participants competed in seven hands on games and the race car competition. Thank you to ABC Management, Akron Metropolitan Housing Authority, Bedrock, Goldberg Companies, Monarch Investment, Odin Properties, Redwood Living, The Landmark Companies, The NRP Group and Western Reserve Property Management for participating.



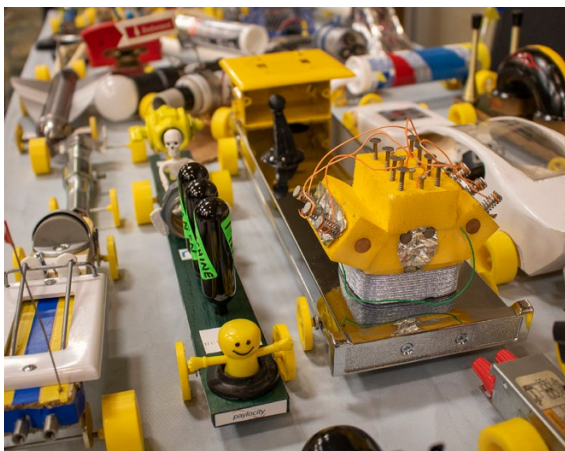
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Eviction Index

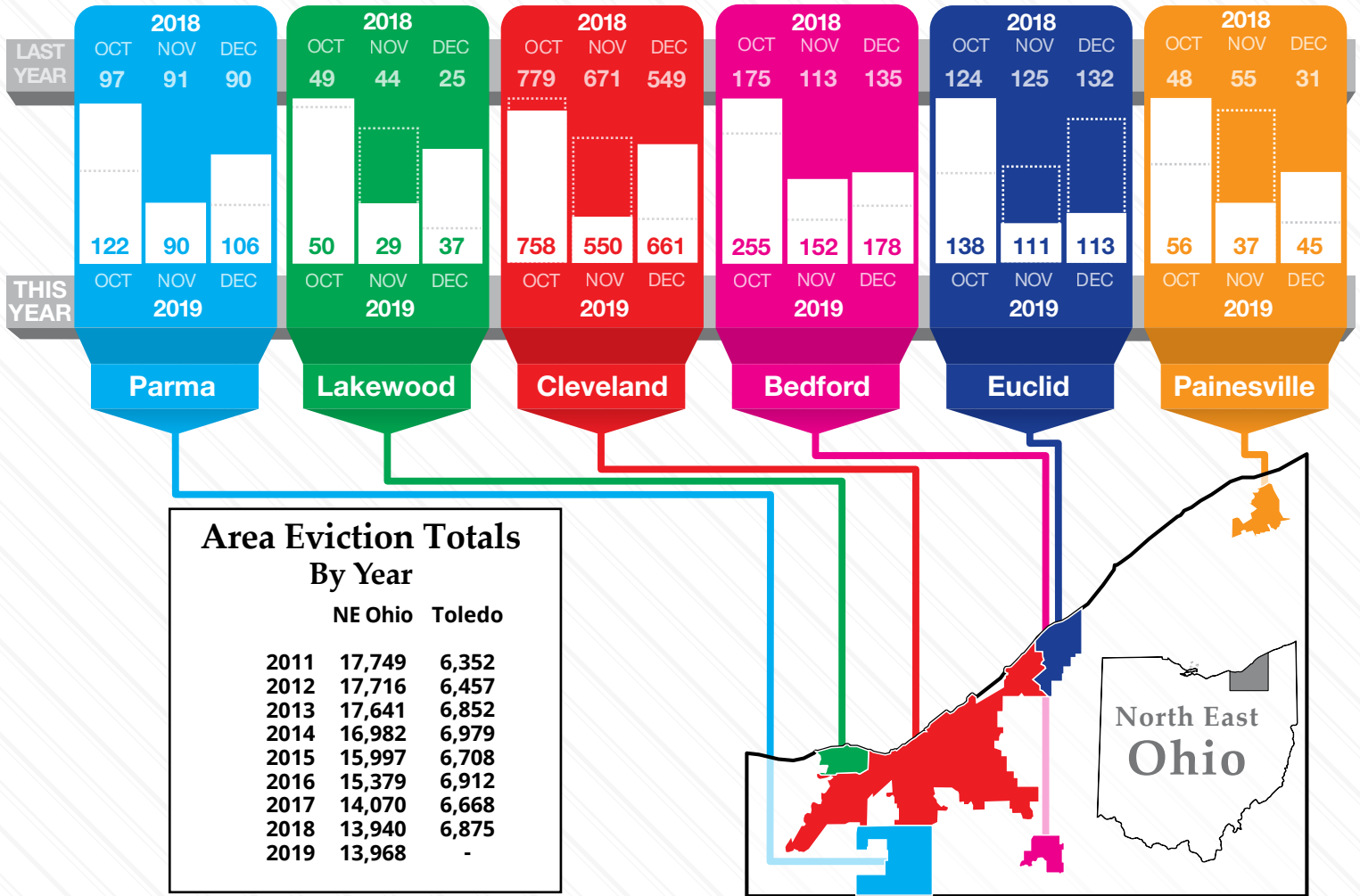
The Suites Magazine Eviction Index is presented to owners and managers of multifamily properties to assist them in assessing the regional market. The numbers represent the number of eviction filings in the corresponding courts.

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

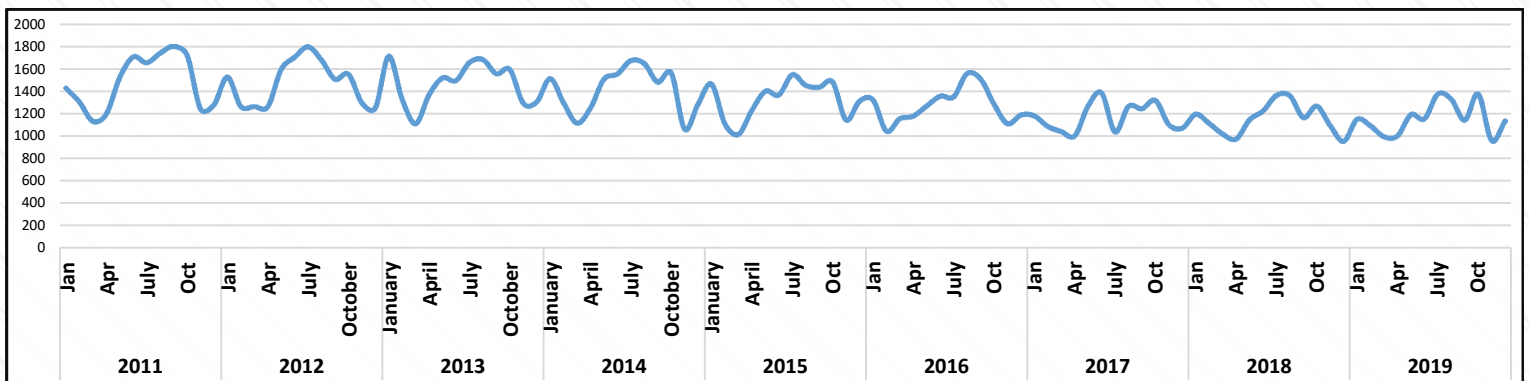
2019						
Court	Jul	Aug	Sep	Oct	Nov	Dec
Bedford	172	247	145	255	152	178
Cleveland	822	737	675	758	550	661
Euclid	158	113	180	138	111	113
Lakewood	47	47	28	50	29	37
Parma	133	130	81	122	90	106
Painesville	47	58	39	56	37	45
Total	1379	1332	1148	1379	969	1140

Monthly current year eviction data for Toledo is unavailable.

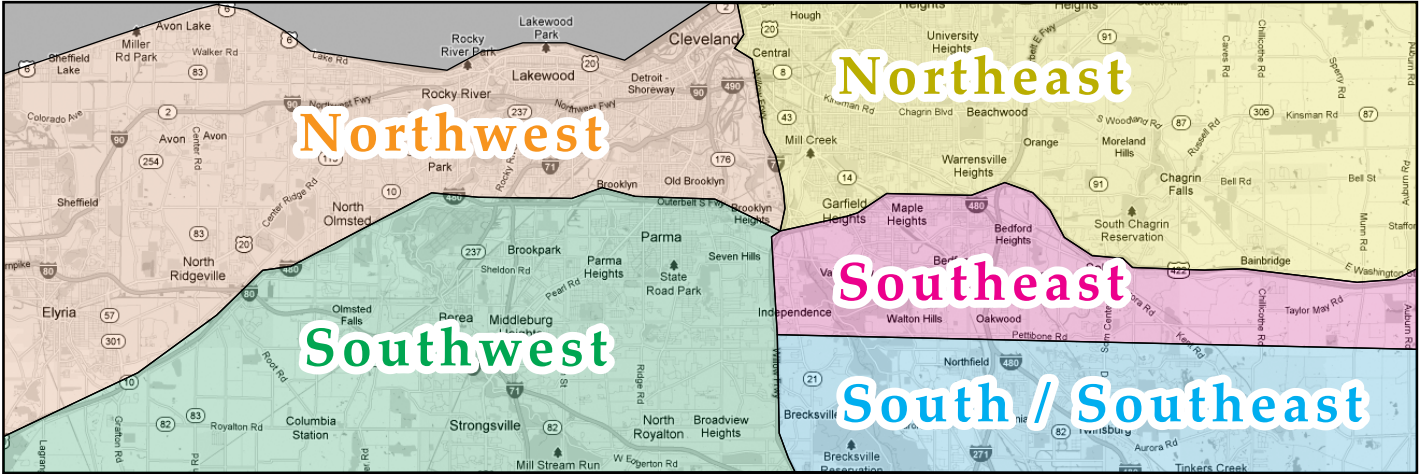
Three Month Previous Year Comparison by Area



Historical Eviction Index - North East Ohio



NOAA Vacancy Rates



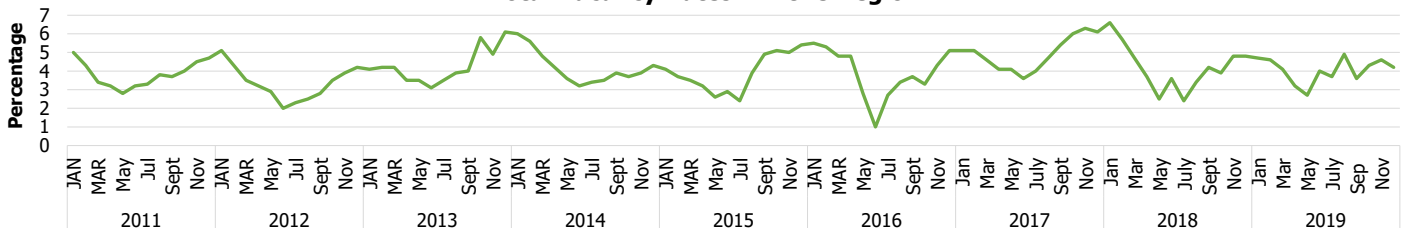
Three Month Previous Year Comparison By Area

		October	November	December
Northeast	Current Year	6.0%	5.8%	4.4%
	Previous Year	4.4%	4.9%	5.0%
	Difference	1.6%	0.9%	-0.6%
Southeast	Current Year	7.0%	5.7%	4.1%
	Previous Year	5.6%	6.1%	5.8%
	Difference	1.4%	-0.4%	-1.7%
South Southeast	Current Year	2.4%	3.1%	3.3%
	Previous Year	3.3%	4.0%	3.5%
	Difference	-0.9%	-0.9%	-0.2%
Northwest	Current Year	2.5%	2.7%	4.8%
	Previous Year	2.5%	4.8%	5.0%
	Difference	0.0%	-2.0%	-0.2%
Southwest	Current Year	3.7%	5.2%	4.8%
	Previous Year	4.0%	4.5%	4.6%
	Difference	-0.3%	0.7%	0.2%
Entire Region	Current Year	4.3%	4.6%	4.2%
	Previous Year	3.9%	4.8%	4.8%
	Difference	0.4%	-0.2%	-0.6%

All Reported Vacancy

AREA	2019											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Northeast	5.0%	5.0%	4.9%	5.1%	4.6%	6.0%	6.3%	6.2%	6.0%	6.0%	5.8%	4.4%
Southeast	5.7%	4.2%	3.8%	4.3%	3.7%	4.0%	6.0%	6.2%	6.7%	7.0%	5.7%	4.1%
South/Southeast	3.5%	7.2%	3.1%	1.4%	2.1%	1.5%	1.8%	12.4%	2.0%	2.4%	3.1%	3.3%
Northwest	4.6%	4.2%	4.1%	2.0%	1.0%	2.2%	1.4%	2.4%	2.4%	2.5%	2.7%	4.8%
Southwest	4.6%	3.8%	3.5%	3.6%	3.2%	3.8%	3.2%	3.5%	4.0%	3.7%	5.2%	4.8%
Entire Region	4.7%	4.6%	4.1%	3.2%	2.7%	4.0%	3.7%	4.9%	3.6%	4.3%	4.6%	4.2%

Total Vacancy Rates - Entire Region





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Northern Ohio Apartment Association

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