

A wide-angle photograph of the Cleveland skyline across Lake Erie. The sky is a pale, hazy blue. In the foreground, the dark, choppy water of the lake is visible. The skyline features several prominent skyscrapers, including the Key Tower with its distinctive pointed top and red accents, and the Terminal Tower with its ornate Art Deco spire. Other buildings of various heights and architectural styles fill the rest of the skyline. A bridge is visible on the right side of the image.

Form-Based Code Report

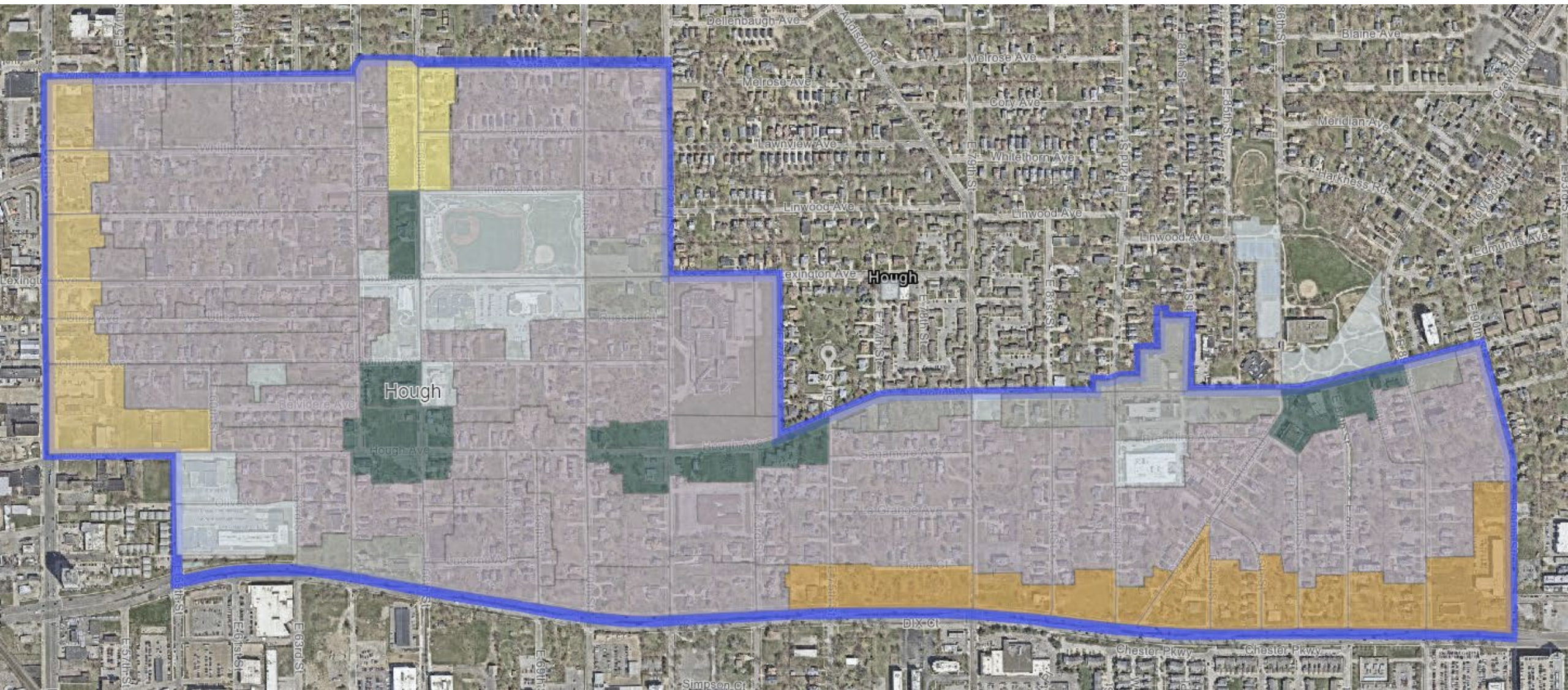
Jan2026- July 2026

Hough Pilot Neighborhood



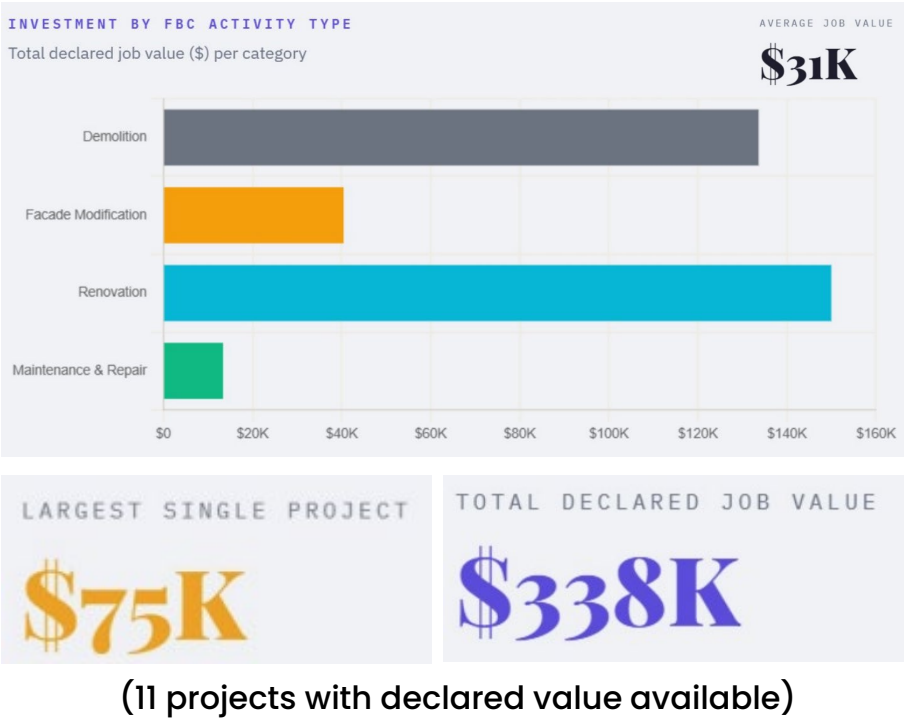
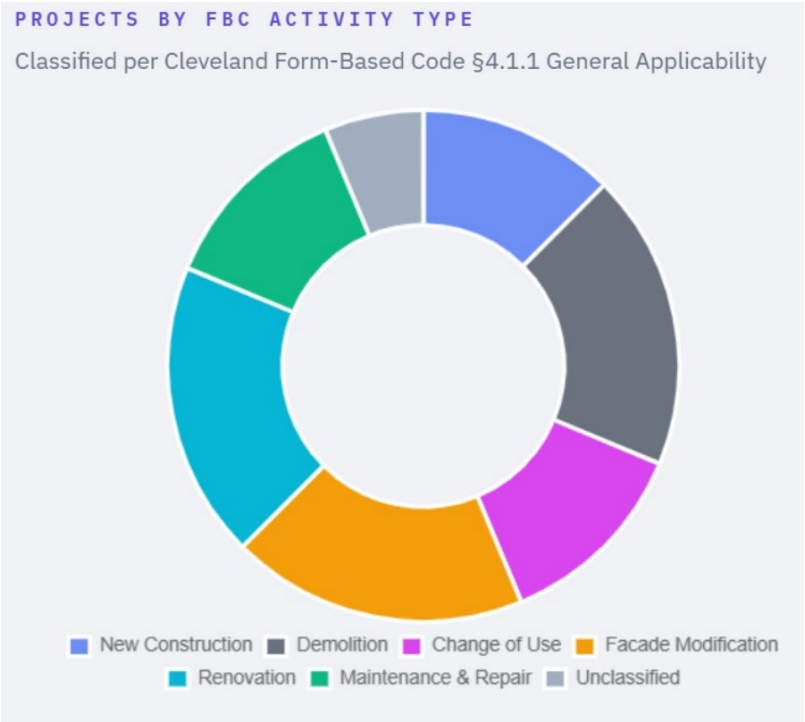
CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION



Hough Pilot Neighborhood

§ 01 Activity Overview Dec 31, 2025 - Jul 6, 2026 · 16 records



Hough Pilot Neighborhood

\$ 11 Property Transfers & Sales County parcel data - since FBC start

TOTAL TRANSFERS

31

TOTAL SALE VOLUME

\$4.71M

AVERAGE SALE PRICE

\$152K

MEDIAN SALE PRICE

\$79K

AVG \$/SQFT (RES.)

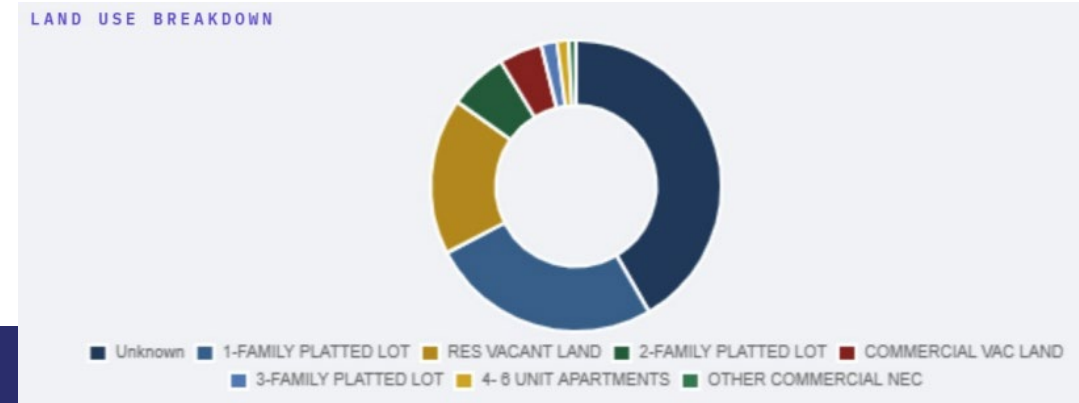
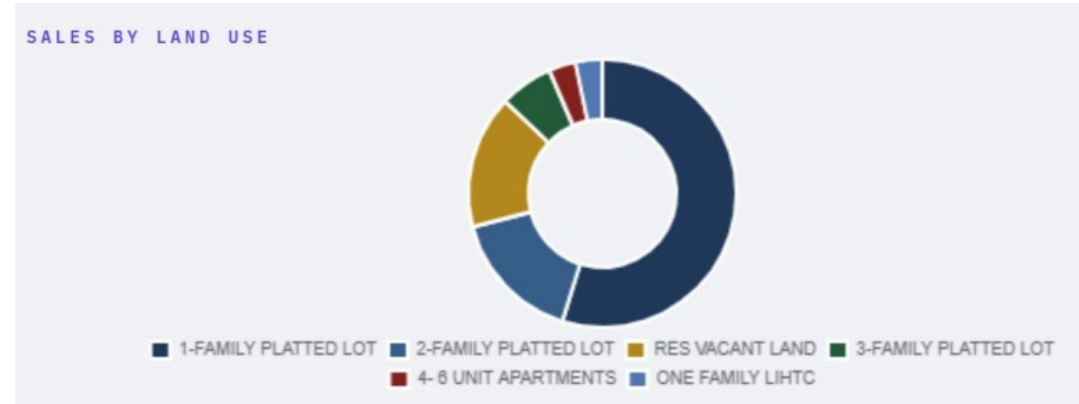
\$67

AVG Δ VALUE (SALE→ASSESSED)

-\$37K

ASSESSED > SALE PRICE

12 of 31



Hough Pilot Neighborhood

§ 12

Property Values & Tax Assessment

Current county appraisal snapshot

TOTAL PARCELS

1,550

TOTAL ASSESSED VALUE

\$134.93M

AVG ASSESSED VALUE

\$87K

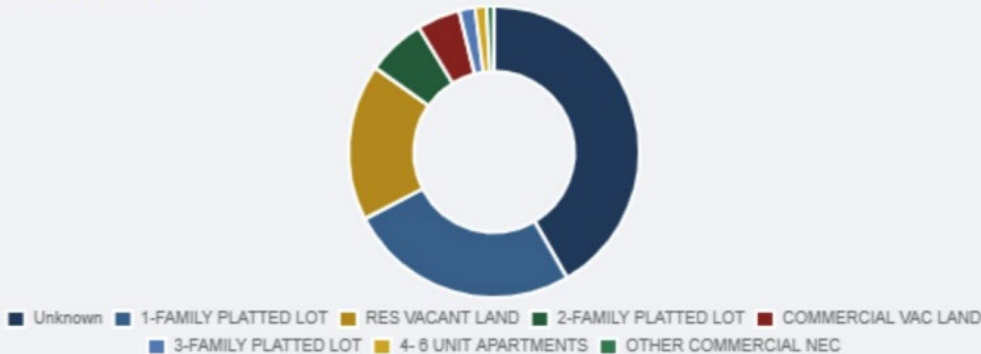
PARCELS W/ TAX ABATEMENT

198

TOTAL ABATED VALUE

\$16.52M

LAND USE BREAKDOWN



ASSESSED VALUE DISTRIBUTION

Parcel count by value bracket



§ 14

Street Trees

Cleveland Urban Forestry · all wards

TOTAL TREES PLANTED

2

PLANTING SITES

2

TREES IN FBC AREAS

2

FBC MATCH RATE

100.0%

Hough Pilot Neighborhood

Between January 2026 and July 2026, the Hough Pilot Neighborhood saw sixteen total permit applications submitted for review. Out of those sixteen permits, ten applications have resulted in issued permits. Ten of the applications were categorized as residential, while the other six were categorized as commercial in scope. Three dwelling units were established within this time period. Here is the project type breakdown: two new construction, three demolitions, two change of use, three façade modification, and six renovations.

The average assessed value of all properties in this neighborhood is \$87,000, and the median sale price is \$79,000.

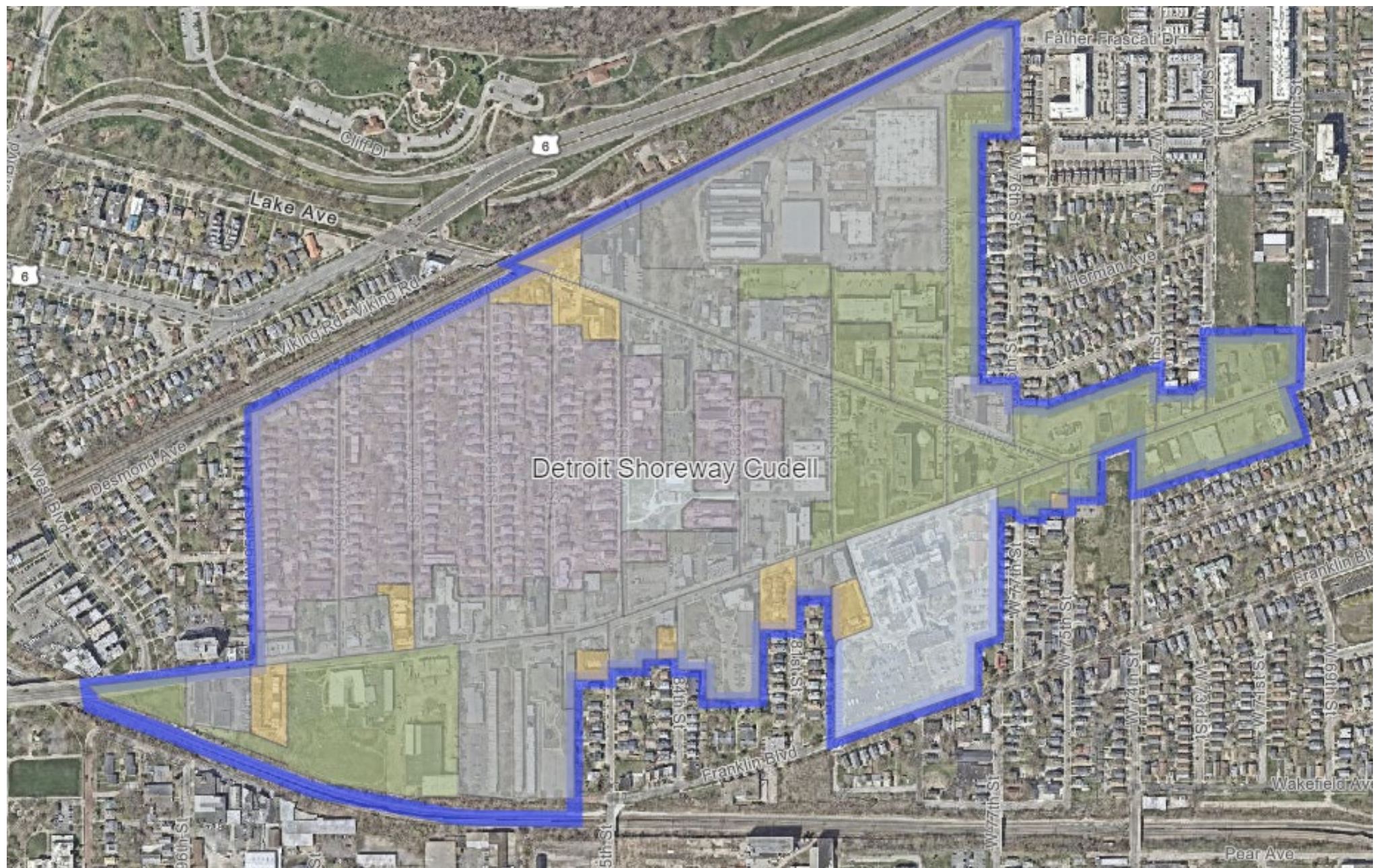
According to the available data, two street trees were planted during this time period.

Detroit Shoreway & Cudell Pilot Neighborhood



CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION



Detroit Shoreway & Cudell Pilot Neighborhood

§ 01 Activity Overview Dec 31, 2025 - Jul 6, 2026 - 14 records

APPLICATIONS FILED
14

PERMITS ISSUED
12

PENDING / IN REVIEW
2

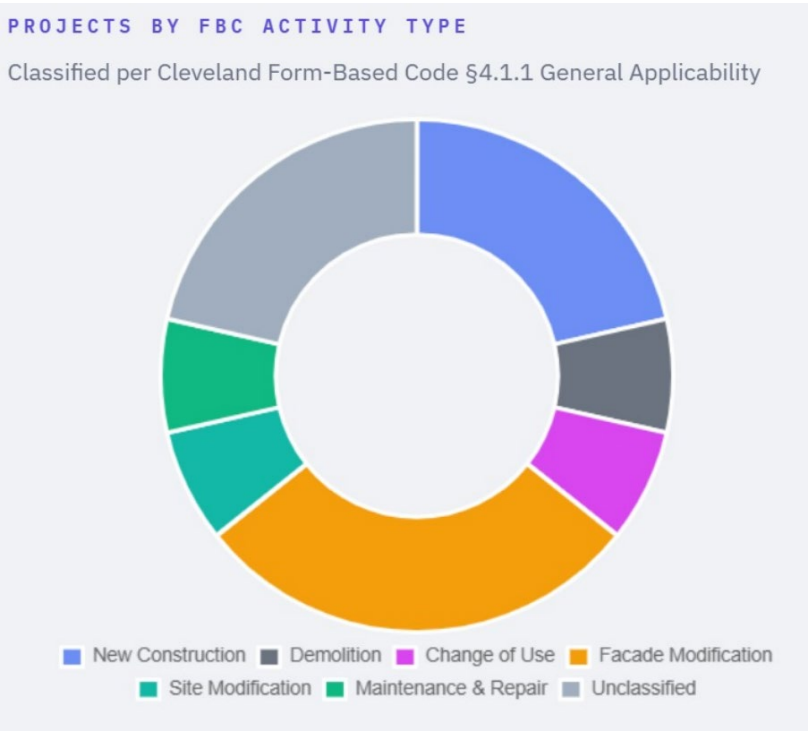
NEW CONSTRUCTION
3

RESIDENTIAL PROJECTS
9

BOZA / VARIANCE ACTIONS
0

TOTAL JOB VALUE DECLARED
\$786K

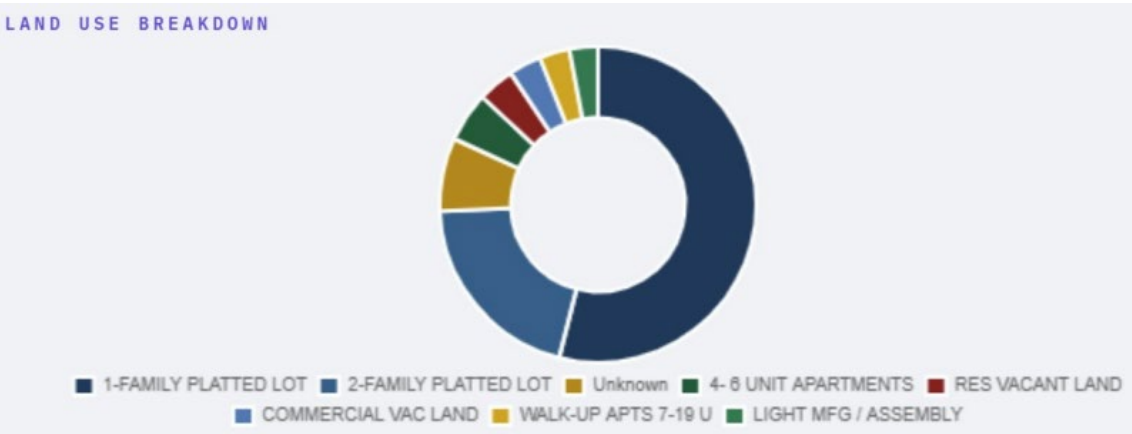
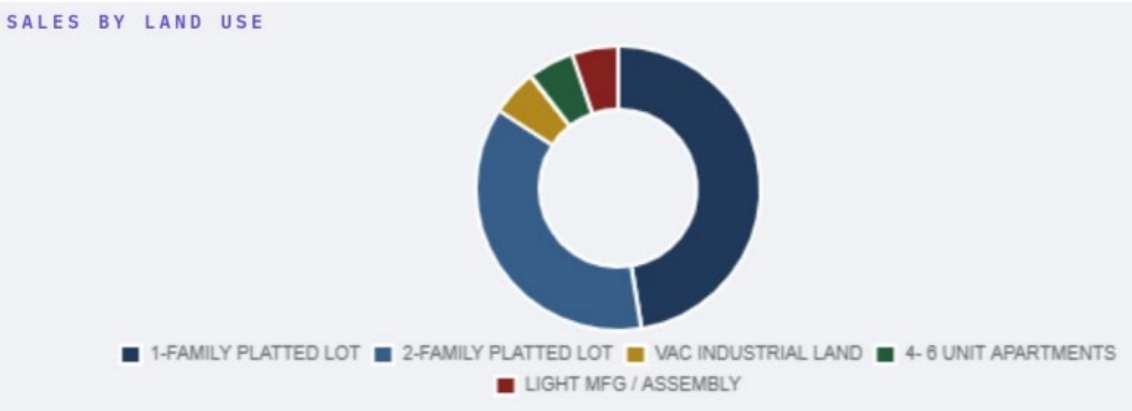
MEDIAN CYCLE TIME
14d



Detroit Shoreway & Cudell Pilot Neighborhood

§ 11 Property Transfers & Sales County parcel data · since FBC start

TOTAL TRANSFERS	TOTAL SALE VOLUME	AVERAGE SALE PRICE	MEDIAN SALE PRICE	AVG \$/SQFT (RES.)	AVG Δ VALUE (SALE+ASSESSED)	ASSESSED > SALE PRICE
19	\$3.79M	\$199K	\$137K	\$85	-\$64K	7 of 19



Detroit Shoreway & Cudell Pilot Neighborhood

§ 12

Property Values & Tax Assessment

Current county appraisal snapshot

TOTAL PARCELS

553

TOTAL ASSESSED VALUE

\$132.53M

AVG ASSESSED VALUE

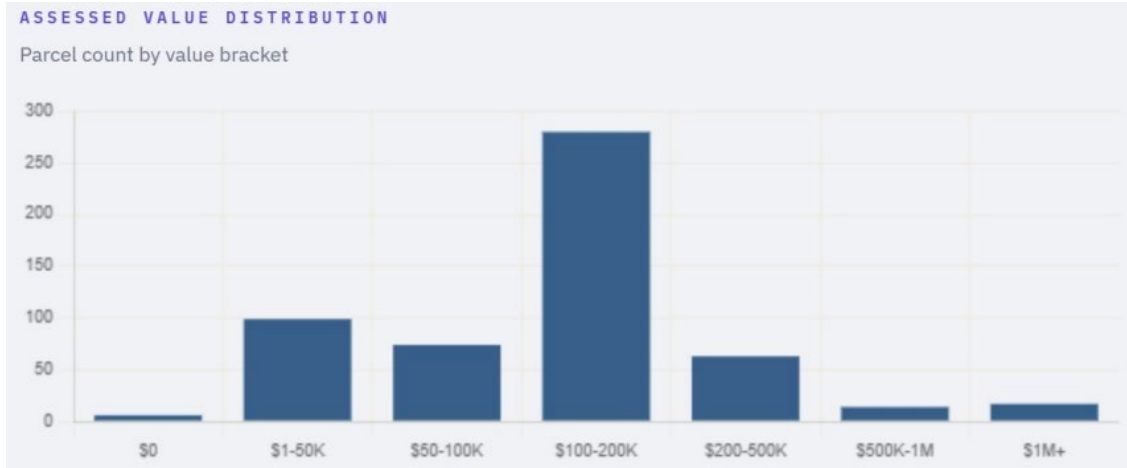
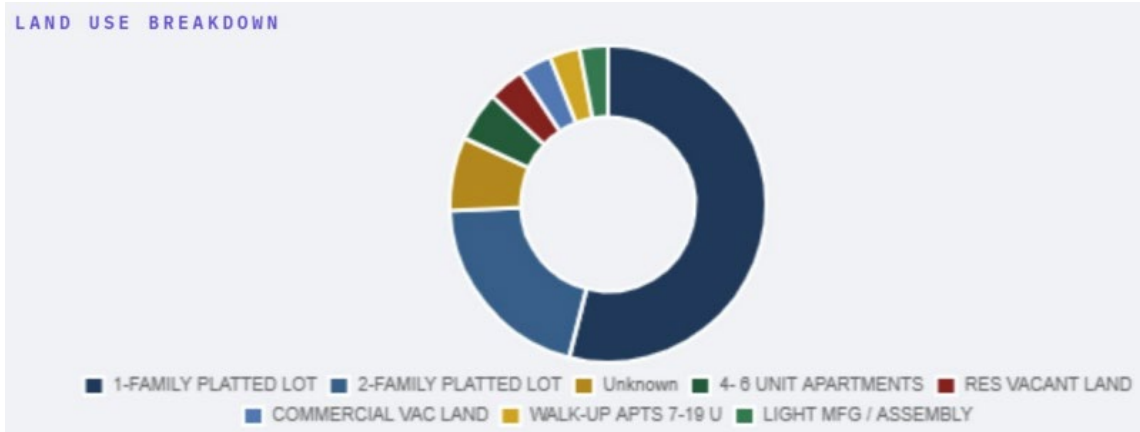
\$240K

PARCELS W/ TAX ABATEMENT

50

TOTAL ABATED VALUE

\$9.60M



§ 14

Street Trees

Cleveland Urban Forestry · all wards

[DATA UNAVAILABLE]

Detroit Shoreway & Cudell Pilot Neighborhood

Between January 2026 and July 2026, the Detroit Shoreway & Cudell Pilot Neighborhood saw fourteen total permit applications submitted for review. Out of those fourteen permits, twelve applications have resulted in issued permits. Nine of the applications were categorized as residential, while the other five were categorized as commercial or multi-family in scope. Thirteen dwelling units were established within this time period. Here is the project type breakdown: three new construction, one demolition, one change of use, four façade modifications, two renovations, and three unclassified application.

The average assessed value of all properties in this neighborhood is \$240,000, and the median sale price is \$137,000.

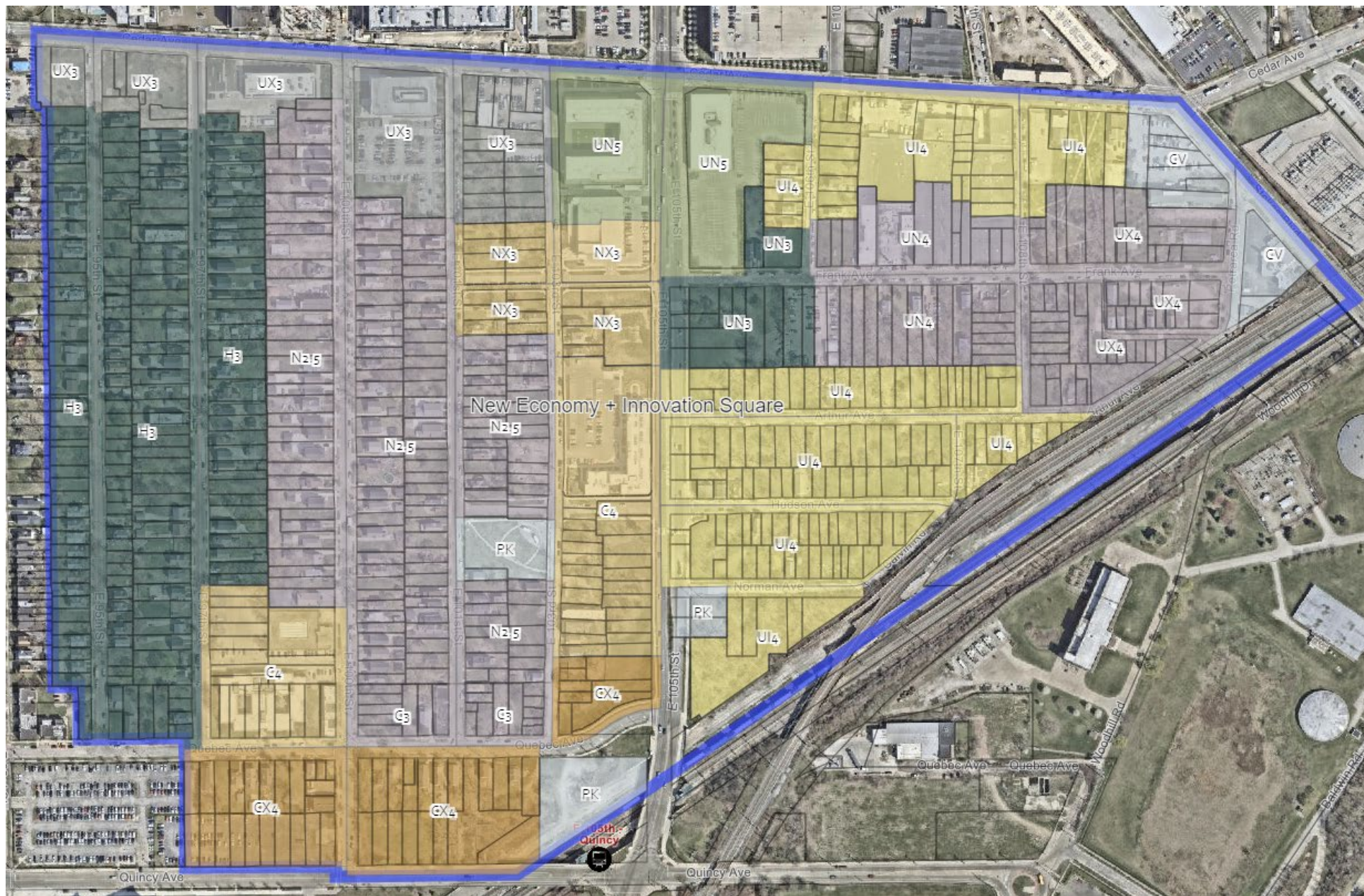
No street tree data was available for this neighborhood.

New Economy + Innovation Square Pilot Neighborhood



CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION



New Economy + Innovation Square Pilot Neighborhood

§ 01 Activity Overview Dec 31, 2025 - Jul 6, 2026 - 14 records

APPLICATIONS FILED

14

PERMITS ISSUED

12

PENDING / IN REVIEW

2

NEW CONSTRUCTION

3

RESIDENTIAL PROJECTS

14

BOZA / VARIANCE ACTIONS

0

TOTAL JOB VALUE DECLARED

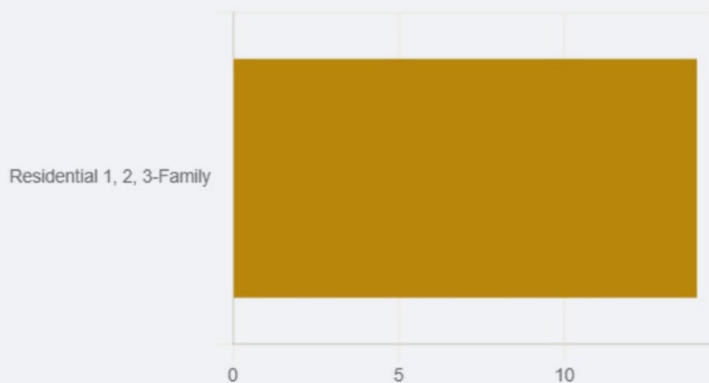
\$981K

MEDIAN CYCLE TIME

13d

PROJECT CATEGORY

New / Alteration / Demo / Other



● Est. Dwelling Units Added

7 from 5 permits

PROJECTS BY FBC ACTIVITY TYPE

Classified per Cleveland Form-Based Code §4.1.1 General Applicability



■ New Construction ■ Demolition ■ Facade Modification ■ Site Modification
■ Renovation ■ Maintenance & Repair

INVESTMENT BY FBC ACTIVITY TYPE

Total declared job value (\$) per category



LARGEST SINGLE PROJECT

\$270K

TOTAL DECLARED JOB VALUE

\$981K

(14 projects with declared value available)

New Economy + Innovation Square Pilot Neighborhood

§ 11

Property Transfers & Sales

County parcel data - since FBC start

TOTAL TRANSFERS

19

TOTAL SALE VOLUME

\$3.22M

AVERAGE SALE PRICE

\$169K

MEDIAN SALE PRICE

\$100K

AVG \$/SQFT (RES.)

\$79

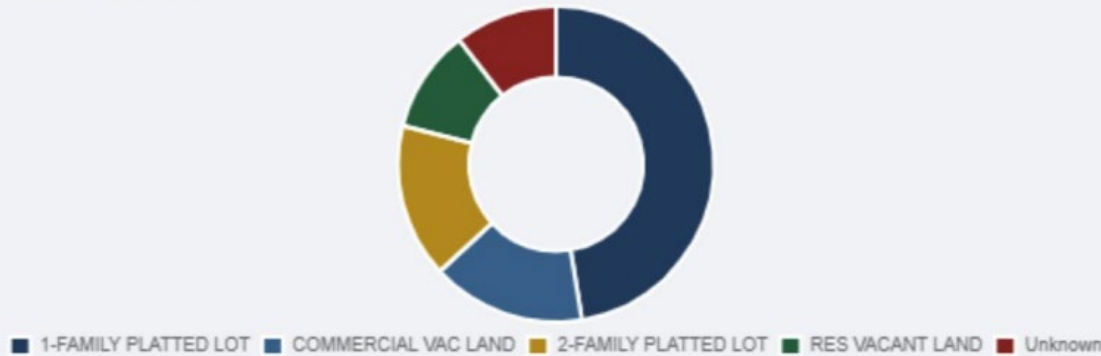
AVG Δ VALUE
(SALE→ASSESSED)

-\$105K

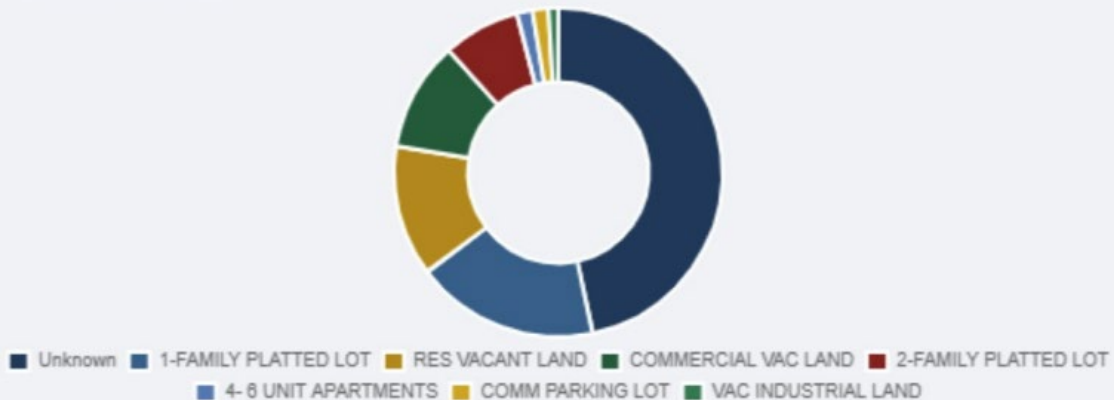
ASSESSED > SALE
PRICE

4 of 19

SALES BY LAND USE



LAND USE BREAKDOWN

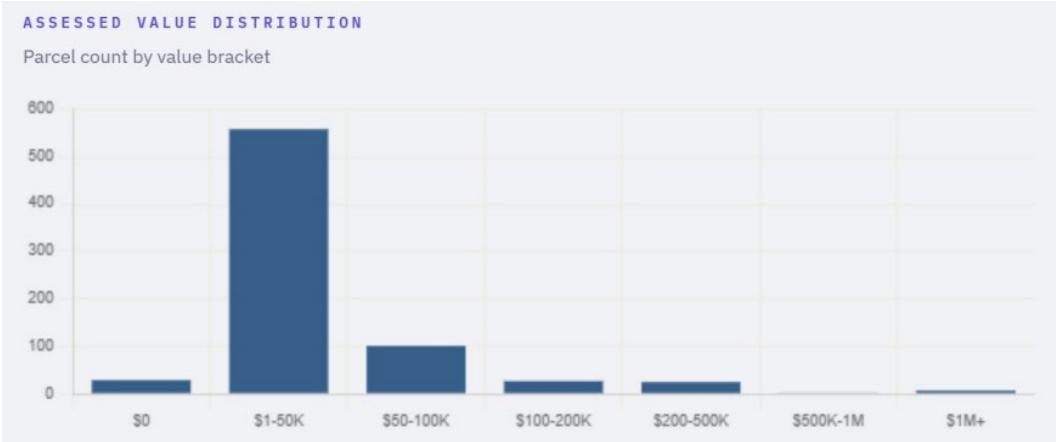
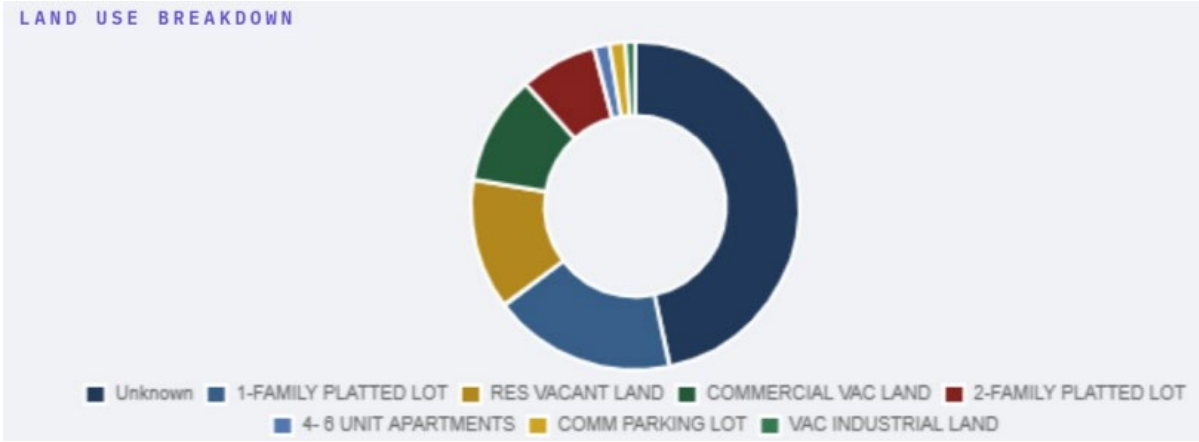


New Economy + Innovation Square Pilot Neighborhood

§ 12

Property Values & Tax Assessment

Current county appraisal snapshot



§ 14

Street Trees

Cleveland Urban Forestry · all wards

[DATA UNAVAILABLE]

New Economy + Innovation Square Pilot Neighborhood

Between January 2026 and July 2026, the New Economy + Innovation Square Pilot Neighborhood saw fourteen total permit applications submitted for review. Out of those fourteen permits, twelve applications have resulted in issued permits. All of the applications were categorized as residential. Seven dwelling units were established within this time period. Here is the project type breakdown: three new construction, two façade modifications, three renovation, four site modifications, and two demolitions.

The average assessed value of all properties in this neighborhood is \$142,000, and the median sale price is \$100,000.

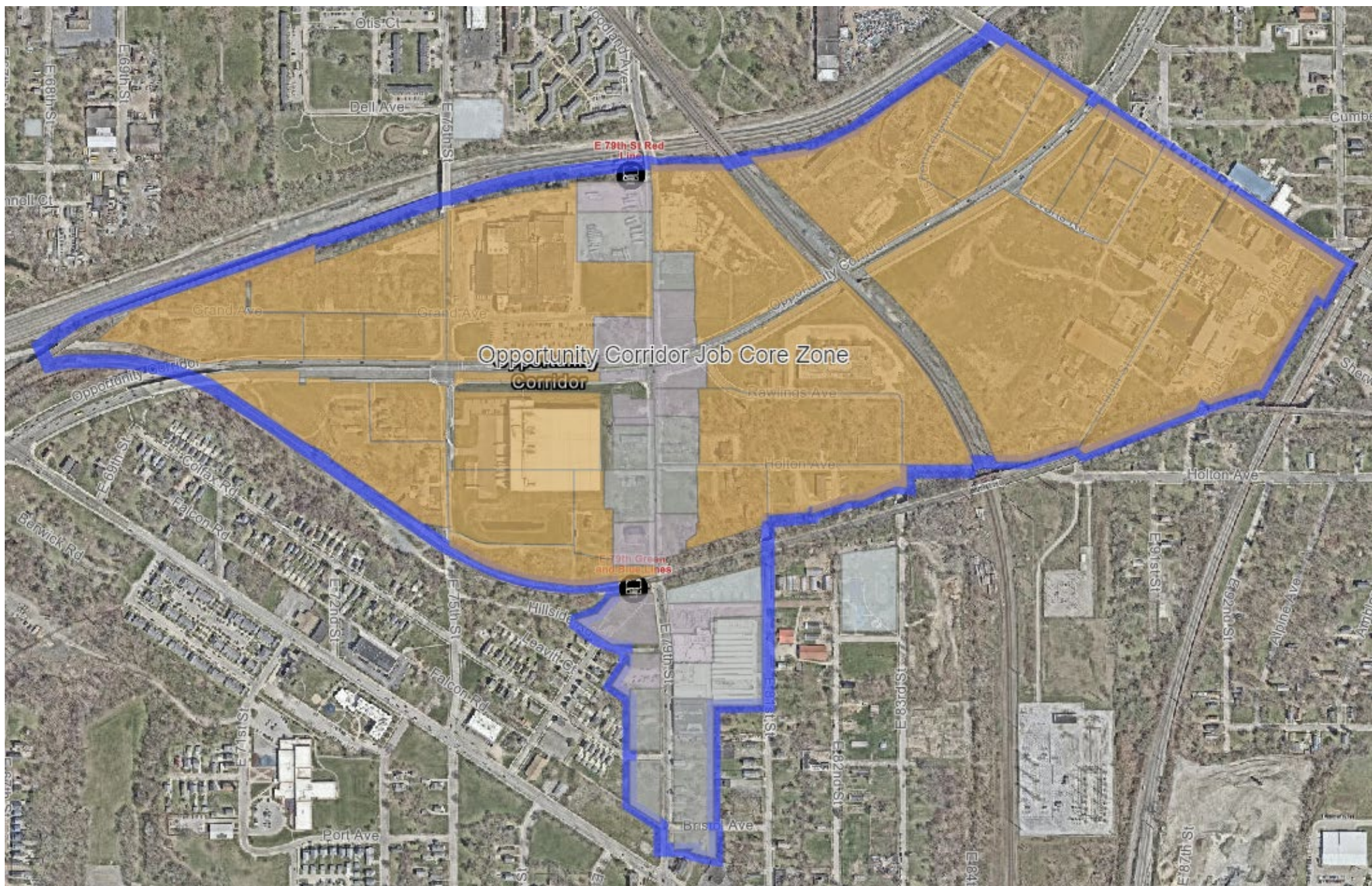
No street tree data was available for this neighborhood.

Opportunity Corridor Job Core Zone



CITY OF CLEVELAND
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CITY PLANNING COMMISSION



Opportunity Corridor Job Core Zone

§ 01 Activity Overview Dec 31, 2025 - Jul 6, 2026 · 3 records

APPLICATIONS FILED

3

PERMITS ISSUED

2

PENDING / IN REVIEW

1

NEW CONSTRUCTION

0

RESIDENTIAL PROJECTS

1

BOZA / VARIANCE ACTIONS

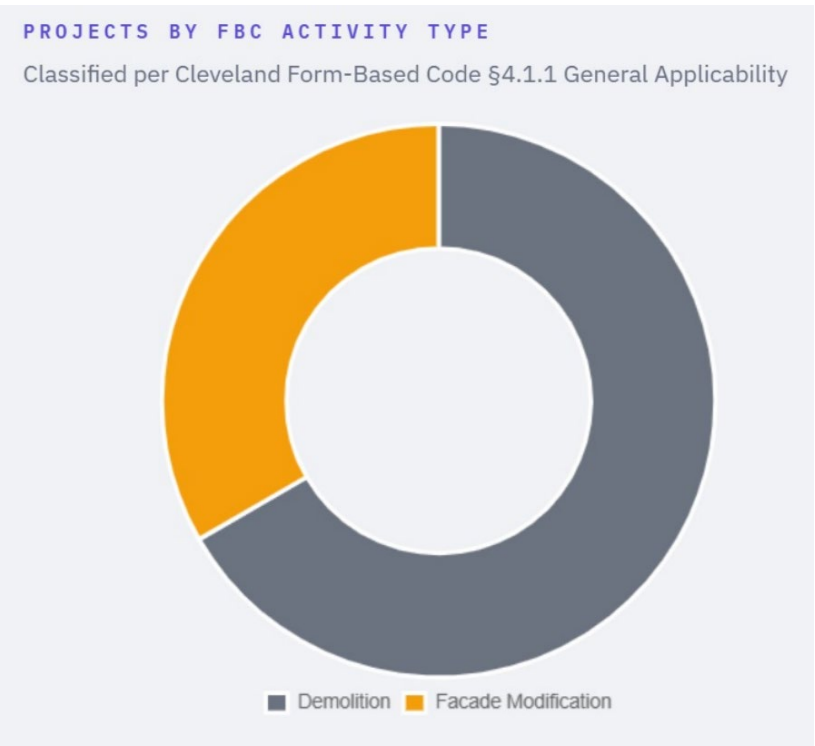
0

TOTAL JOB VALUE DECLARED

\$46K

MEDIAN CYCLE TIME

30d



TOTAL DECLARED JOB VALUE

\$46K

LARGEST SINGLE PROJECT

\$23K

AVERAGE JOB VALUE

\$15K

(3 projects with declared value available)

Opportunity Corridor Job Core Zone

§ 11 Property Transfers & Sales County parcel data · since FBC start

TOTAL TRANSFERS

5

TOTAL SALE VOLUME

\$1.10M

AVERAGE SALE PRICE

\$219K

MEDIAN SALE PRICE

\$325K

AVG \$/SQFT (RES.)

—

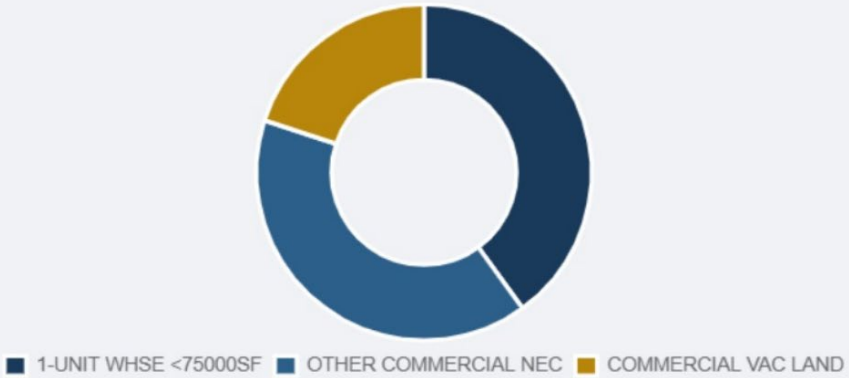
AVG Δ VALUE
(SALE→ASSESSED)

-\$133K

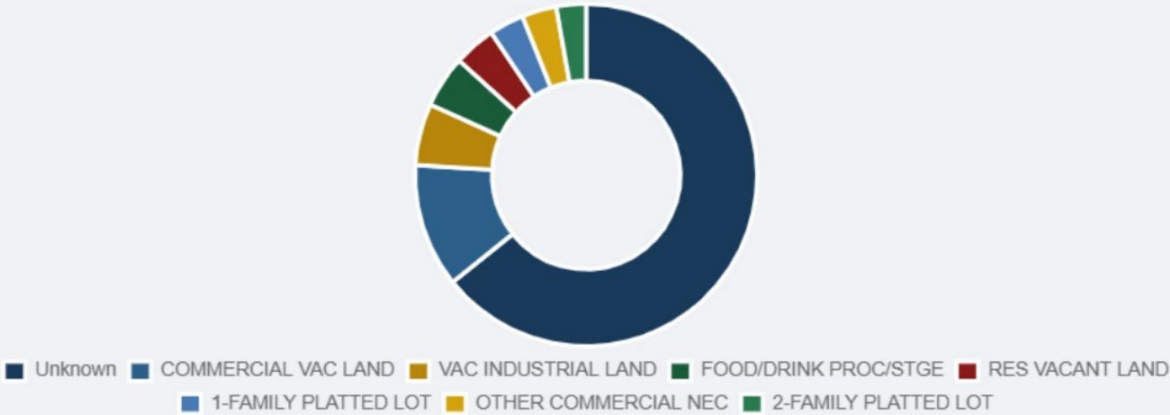
ASSESSED > SALE PRICE

0 of 5

SALES BY LAND USE



LAND USE BREAKDOWN



Opportunity Corridor Job Core Zone

§ 12 Property Values & Tax Assessment

Current county appraisal snapshot

TOTAL PARCELS

464

TOTAL ASSESSED VALUE

\$27.55M

AVG ASSESSED VALUE

\$59K

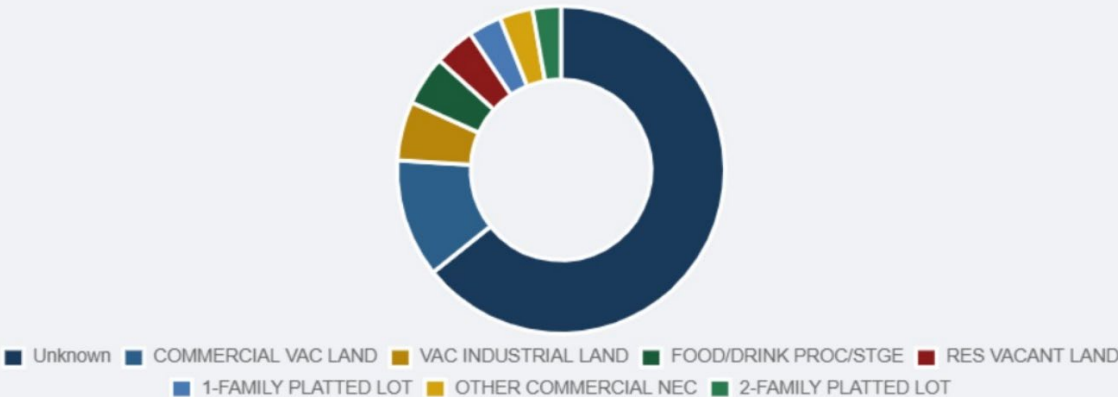
PARCELS W/ TAX ABATEMENT

13

TOTAL ABATED VALUE

\$596K

LAND USE BREAKDOWN



ASSESSED VALUE DISTRIBUTION

Parcel count by value bracket



§ 14 Street Trees

Cleveland Urban Forestry · all wards

[DATA UNAVAILABLE]

Opportunity Corridor Job Core Zone

Between January 2026 and July 2026, the Opportunity Corridor Job Core Zone Pilot Neighborhood saw three total permit applications submitted for review. Out of those three permits, two applications have resulted in issued permits. Two of the applications were categorized as commercial, the other was residential in scope. No dwelling units were established within this time period. Here is the project type breakdown: one façade modification and two demolitions.

The average assessed value of all properties in this neighborhood is \$59,000, and the median sale price is \$325,000.

No street tree data was available for this neighborhood.

Citywide Data



CITY OF CLEVELAND
Mayor Justin M. Bibb

CITY PLANNING COMMISSION



Citywide Data

§ 01

Activity Overview

Dec 31, 2025 – Jul 6, 2026 · 47 records

APPLICATIONS FILED

47

PERMITS ISSUED

36

PENDING / IN REVIEW

10

NEW CONSTRUCTION

8

RESIDENTIAL PROJECTS

34

BOZA / VARIANCE ACTIONS

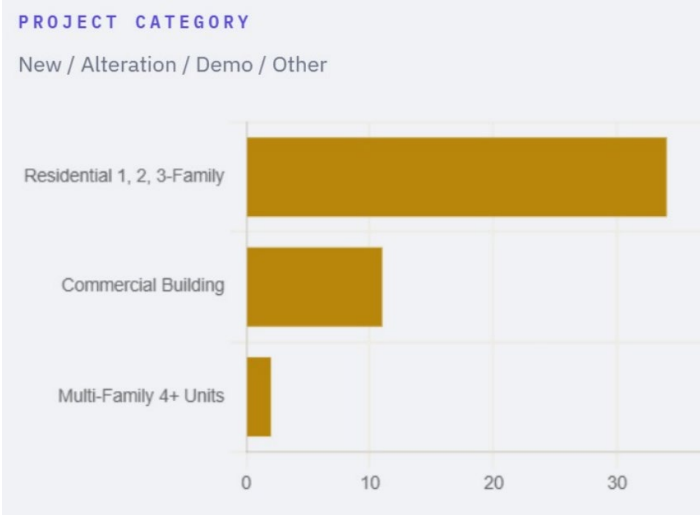
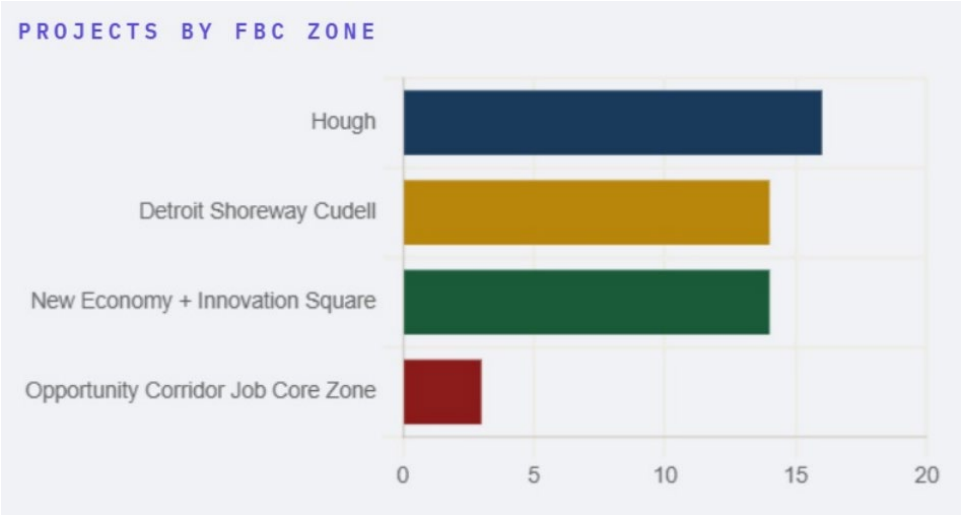
0

TOTAL JOB VALUE DECLARED

\$2.15M

MEDIAN CYCLE TIME

12d



§ 06

Variances & BOZA Activity

BOZA APPEAL ACTIONS

0

Permits with BOZA step triggered

PENDING APPEALS

0

Awaiting BOZA decision

APPROVED VARIANCES

0

BOZA approved outcome

ZONING REVIEW DECLINED

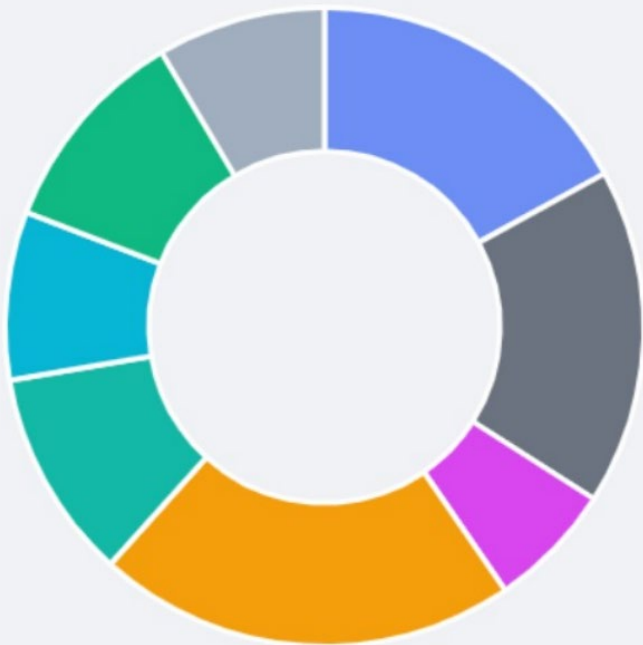
0

Zoning declined at review step

Citywide Data

PROJECTS BY FBC ACTIVITY TYPE

Classified per Cleveland Form-Based Code §4.1.1 General Applicability



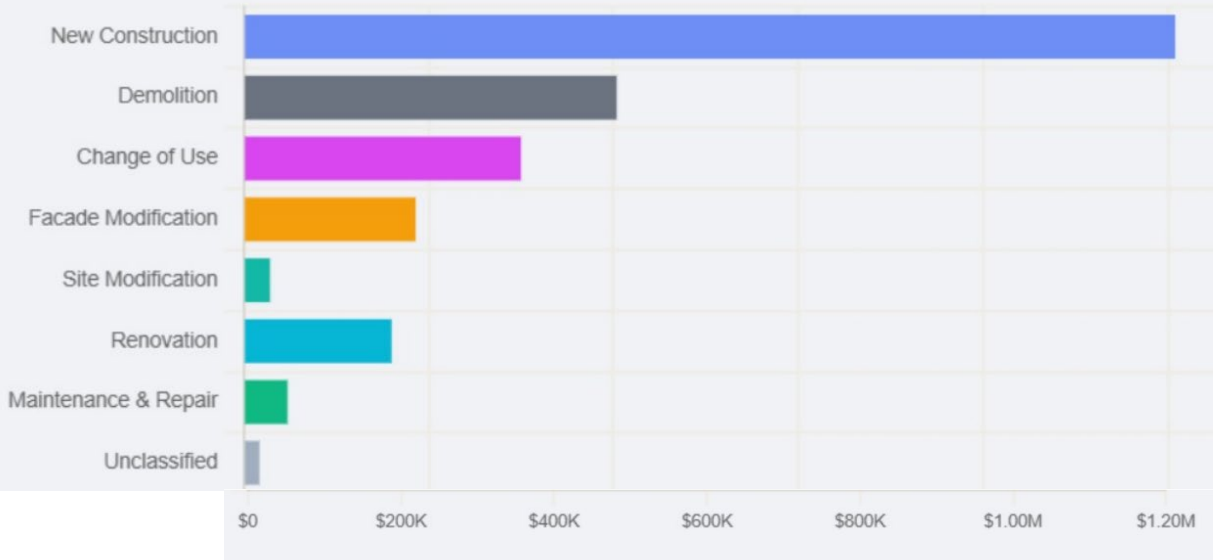
■ New Construction ■ Demolition ■ Change of Use ■ Facade Modification
■ Site Modification ■ Renovation ■ Maintenance & Repair ■ Unclassified

● Est. Dwelling Units Added

23 from 10 permits

INVESTMENT BY FBC ACTIVITY TYPE

Total declared job value (\$) per category



AVERAGE JOB VALUE

\$55K

LARGEST SINGLE PROJECT

\$300K

TOTAL DECLARED JOB VALUE

\$2.15M

(39 projects with declared value available)

Citywide Data

TOTAL TRANSFERS

74

TOTAL SALE VOLUME

\$12.80M

AVERAGE SALE PRICE

\$173K

MEDIAN SALE PRICE

\$109K

AVG \$/SQFT (RES.)

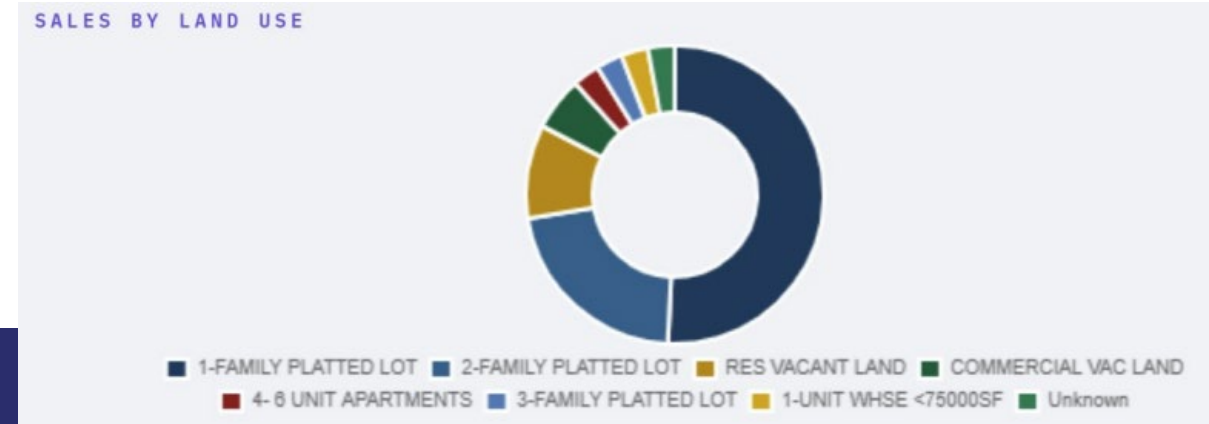
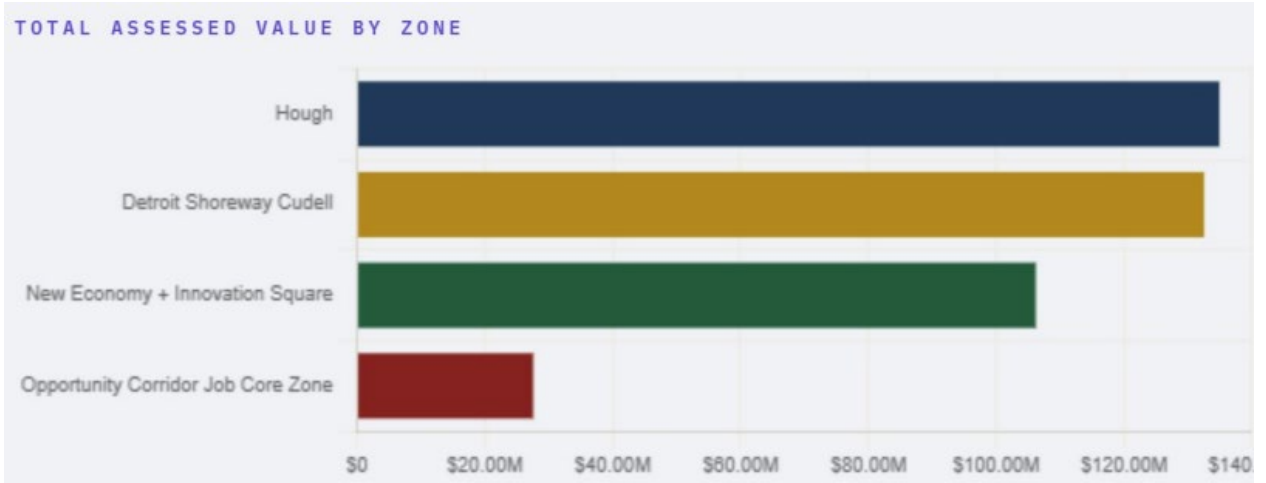
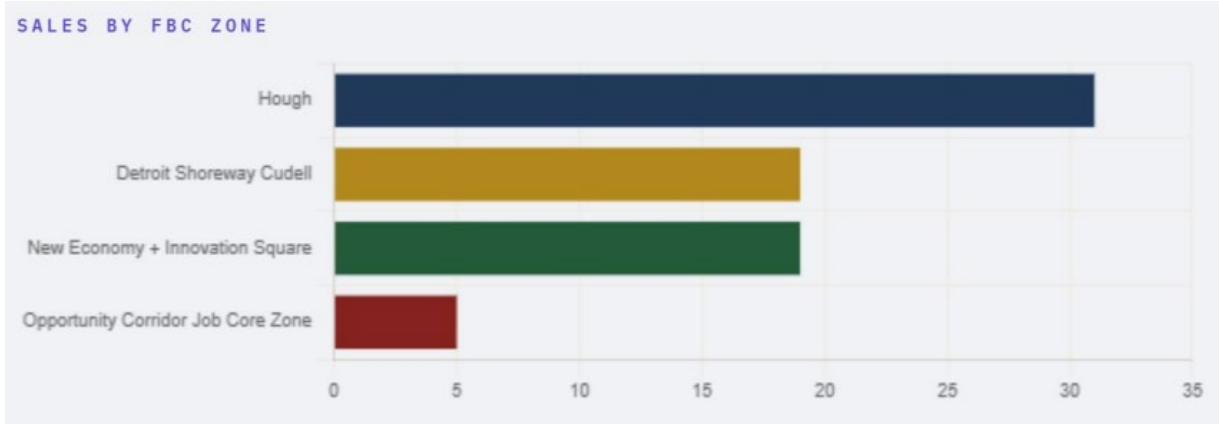
\$75

AVG Δ VALUE (SALE-ASSESSED)

-\$68K

ASSESSED > SALE PRICE

23 of 74



Citywide Data

\$ 12

Property Values & Tax Assessment

Current county appraisal snapshot

TOTAL PARCELS

3,314

TOTAL ASSESSED VALUE

\$401.20M

AVG ASSESSED VALUE

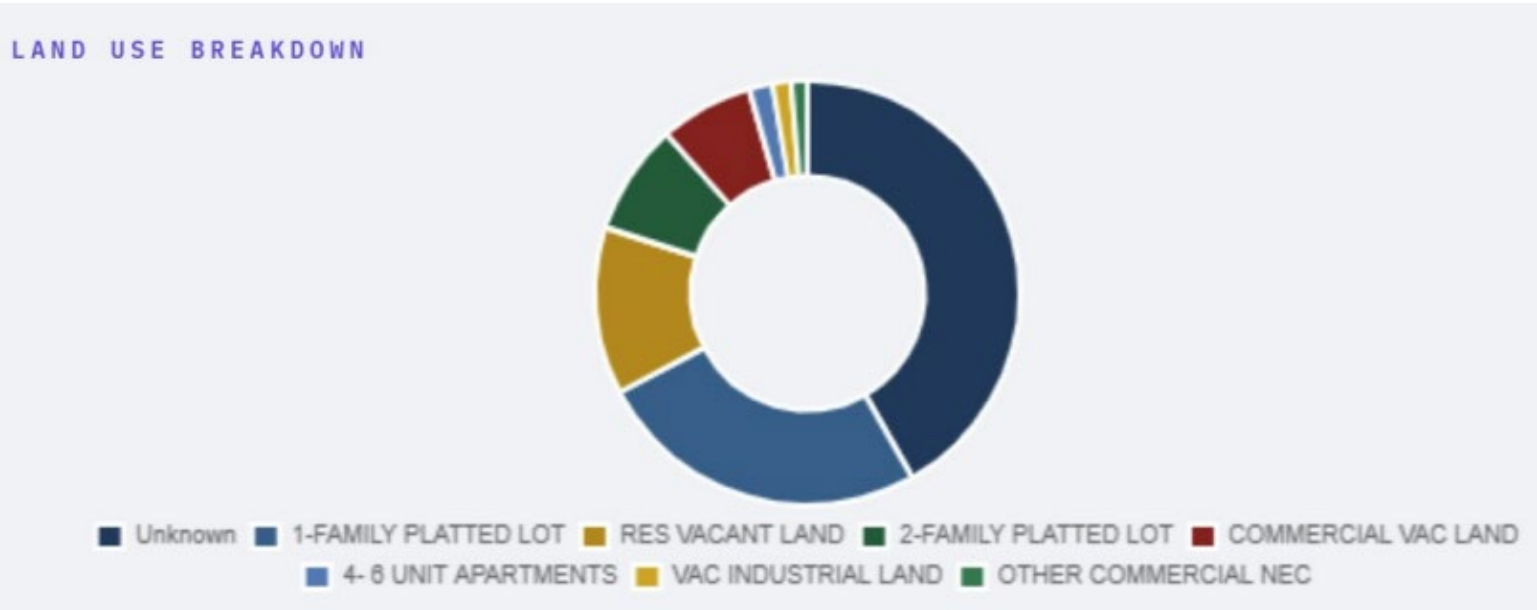
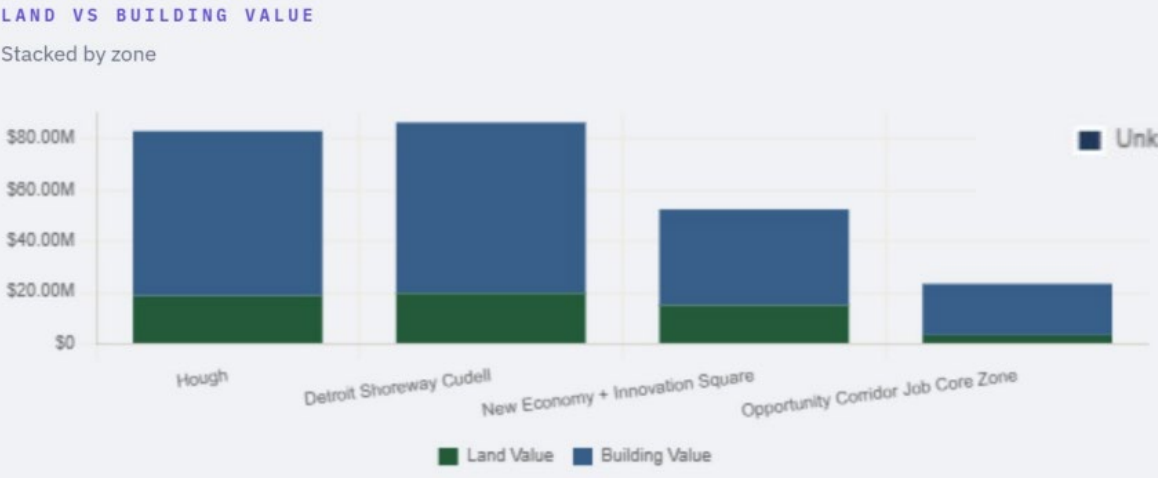
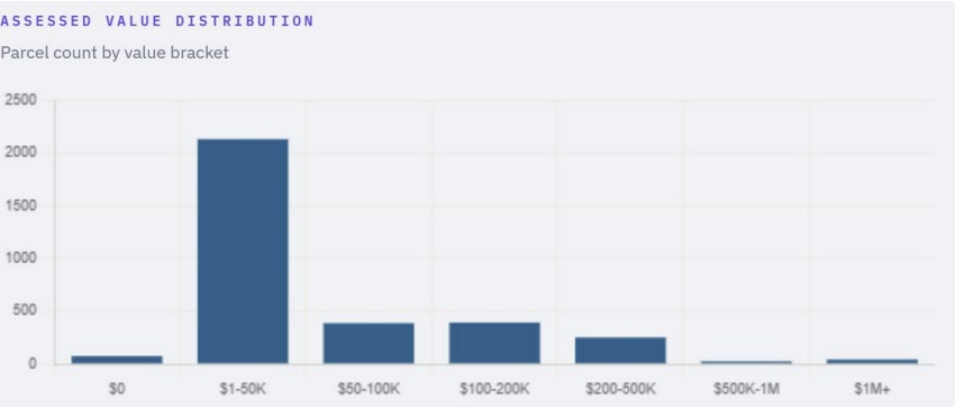
\$121K

PARCELS W/ TAX ABATEMENT

322

TOTAL ABATED VALUE

\$65.86M



Citywide Data

Between January 2026 and July 2026, the FBC Pilot Neighborhoods saw forty-seven total permit applications submitted for review. Out of those forty-seven permits, thirty-six applications have resulted in issued permits. Twenty-three dwelling units were established within this time period. Here is the project type breakdown: eight new construction, ten façade modifications, five site modifications, nine renovations, eight demolitions, and four unclassified applications.

The average assessed value of all properties in these neighborhoods is \$121,000, and the median sale price is \$109,000.

Citywide Data

Reporting Period: All permit data filtered to **July 3, 2024 and later** — the effective date of Form-Based Code implementation in the pilot areas.

§§ 11–12 Property Data: Sourced from Cuyahoga County Auditor's parcel layer. Values represent the current certified assessment; historical trends require future data snapshots. Sales limited to transfers with recorded sale amount > \$0.

§ 13 Housing Units: Unit counts are *estimated* from building use type and job description — the permit data does not contain an explicit dwelling unit field. Treat as approximations.

§ 14 Street Trees: Data from Cleveland Urban Forestry covers all city wards. FBC-area matching cross-references tree addresses against the county parcel layer (par_addr_all) to determine if the planting site is within an FBC zone, with permit address fallback.

§ 15 Zoning Map Changes: Sourced from the City Planning Commission Map Change Database. Pipeline status derived from the furthest processing milestone reached.

Sources: City of Cleveland Open Data · Project_Records FeatureServer · FB_Pilot_Zones FeatureServer · Cuyahoga County GIS Parcel Layer · Cleveland Urban Forestry · City Planning Commission · Generated: March 27, 2026