

Criminal Housing Docket Data July 2017-Present

Public Safety & Governance Committee | November 1, 2022
Law Department – Quality of Life Division

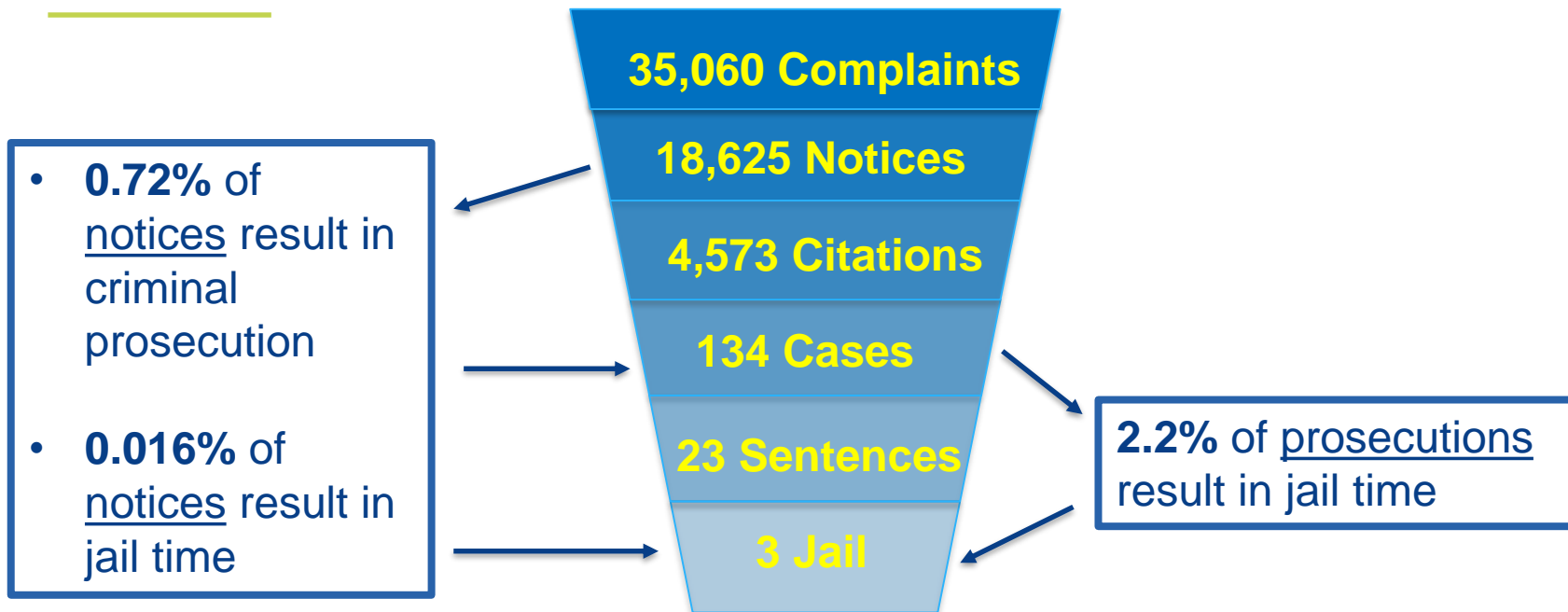
Data Reviewed

- Past 5 years of criminal prosecutions pursuant to CMC 1101-71
- Demographic* and geographic data (race, gender, neighborhood**)
- Outcomes, including penalty imposed, condition of property, and ownership data

*Age not included

**Hamilton County Auditor designation

Raw data



Raw data

- **134 prosecutions** have been initiated since July 12, 2017
- **108 distinct properties**
- **114 distinct individuals**

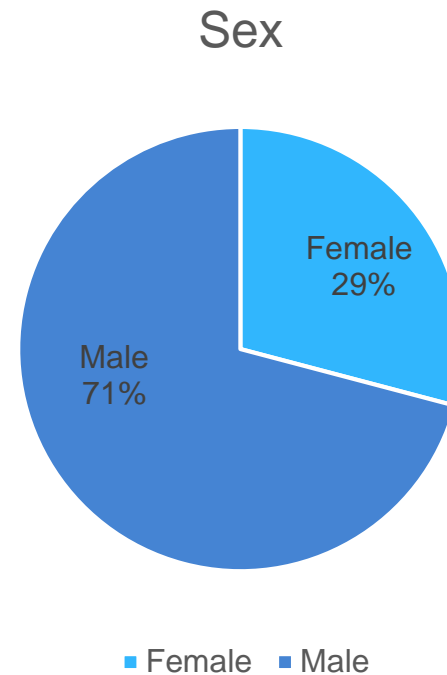
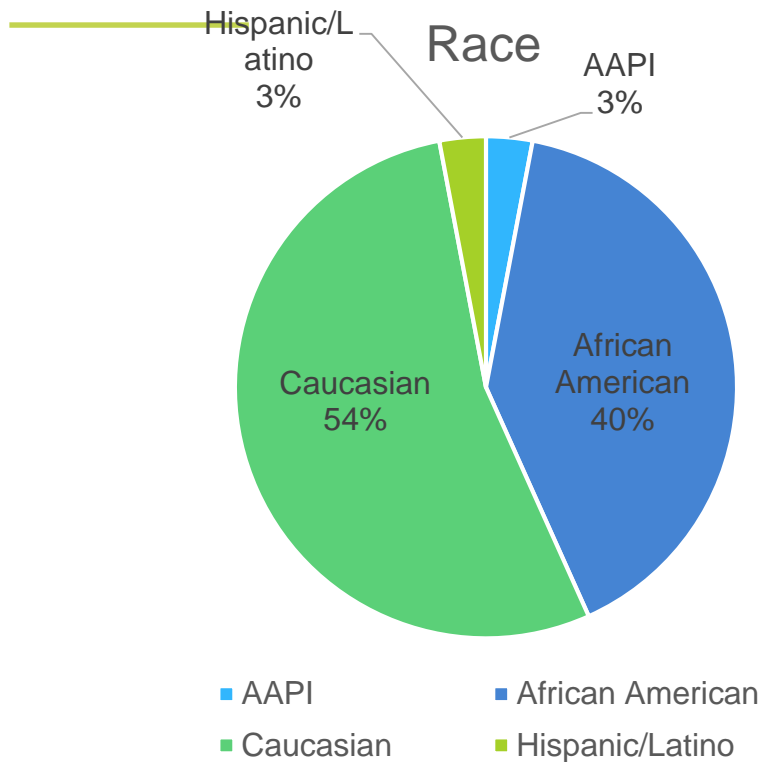
Demographic data

Race*	Number
AAPI	4
African American	54
Caucasian	72
Hispanic/Latino	4

Sex*	Number
Female	39
Male	95

*Corporate defendants; demographics of principal

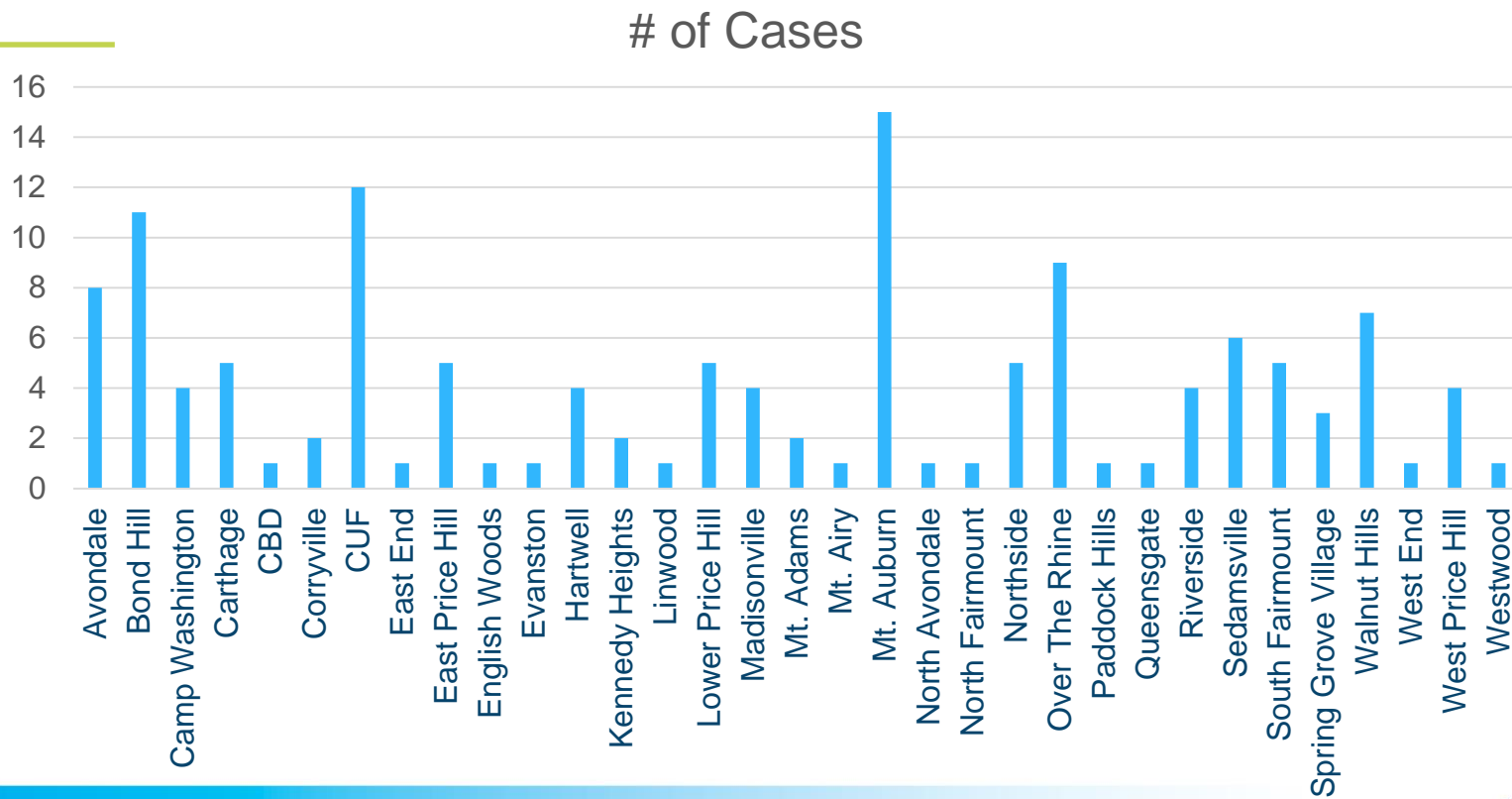
Demographic Data



Neighborhood Data

Neighborhood	# of Cases	Neighborhood	# of Cases	Neighborhood	# of Cases
Avondale	8	Hartwell	4	Over The Rhine	9
Bond Hill	11	Kennedy Heights	2	Paddock Hills	1
Camp Washington	4	Linwood	1	Queensgate	1
Carthage	5	Lower Price Hill	5	Riverside	4
Central Bus. Dist.	1	Madisonville	4	Sedamsville	6
Corryville	2	Mt. Adams	2	South Fairmount	5
CUF	12	Mt. Auburn	15	Spring Grove Village	3
East End	1	Mt. Airy	1	Walnut Hills	7
East Price Hill	5	North Avondale	1	West End	1
English Woods	1	North Fairmount	1	West Price Hill	4
Evanston	1	Northside	5	Westwood	1

Neighborhood Data



Neighborhood & Demographic Data

Neighborhood (# cases)	Defendant's Demographics	
	Race	Sex
Mt. Auburn (15)	9 African American 6 Caucasian	9 Male 6 Female
CUF (12)	10 Caucasian 1 AAPI 1 African American	9 Male 3 Female
Over The Rhine (9)	4 Caucasian 4 African American 1 AAPI	5 Male 4 Female
Avondale (8)	7 African American 1 Caucasian	5 Male 2 Female

Outcomes

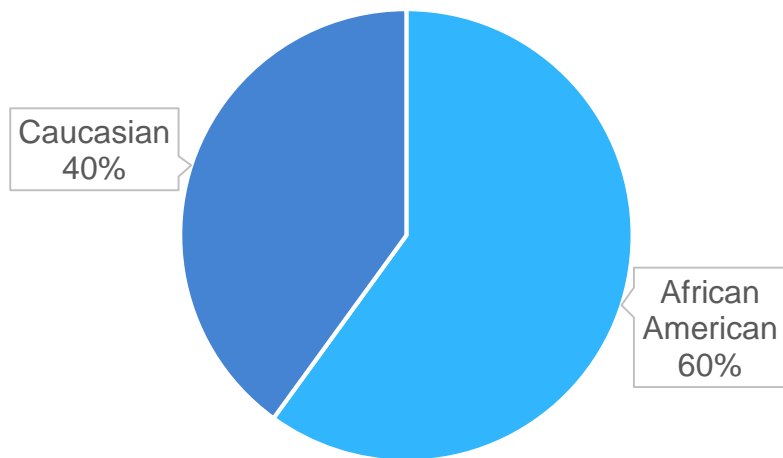
- Dismissal (78)
 - Compliance (36)
 - Property transfer (31)
 - Other (11)

- Pending (33)
 - Active (6)
 - Uncited/Capias (27)

- Sentence Imposed (23)
 - EMU (5)
 - Jail Sentence (6; due to repeat offender reflects 3 individuals)
 - Probation/suspended sentence (16)

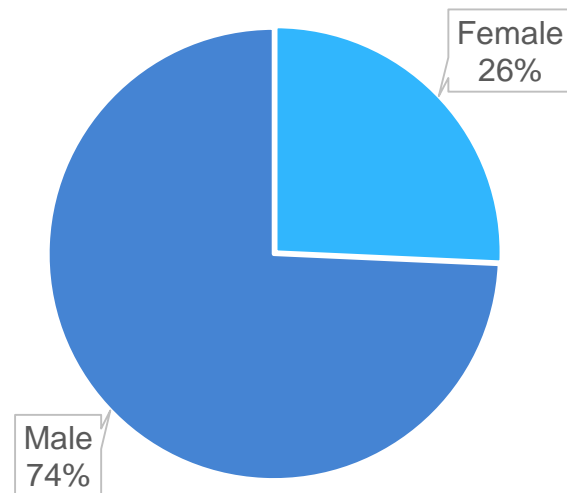
Demographics: Compliance Achieved Dismissals

Compliance Achieved (Race)



■ African American ■ Caucasian

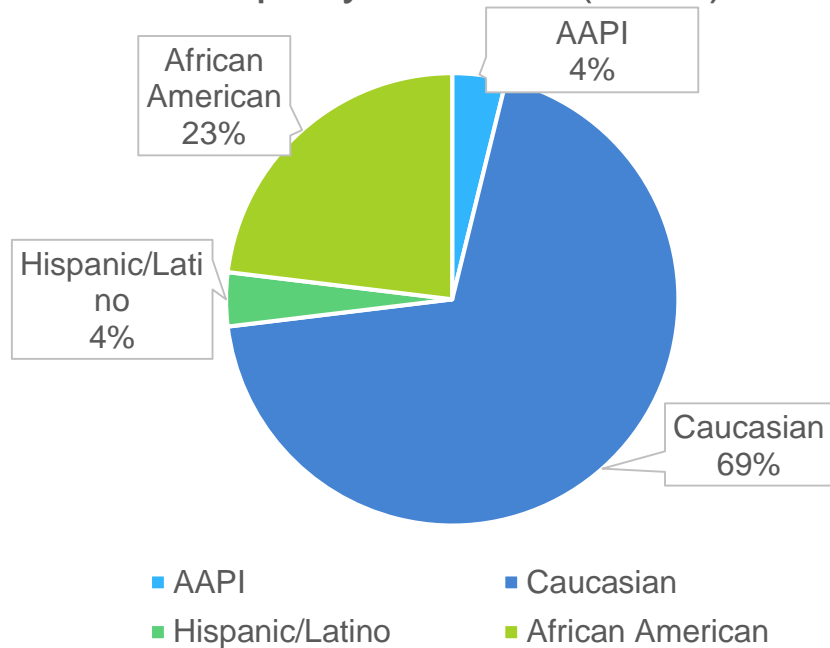
Compliance Achieved (Sex)



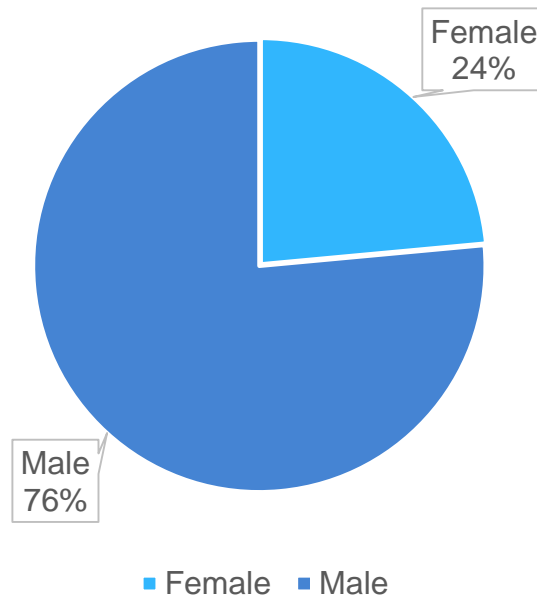
■ Female ■ Male

Demographics: Property Transfer Dismissals

Property Transfer (Race)

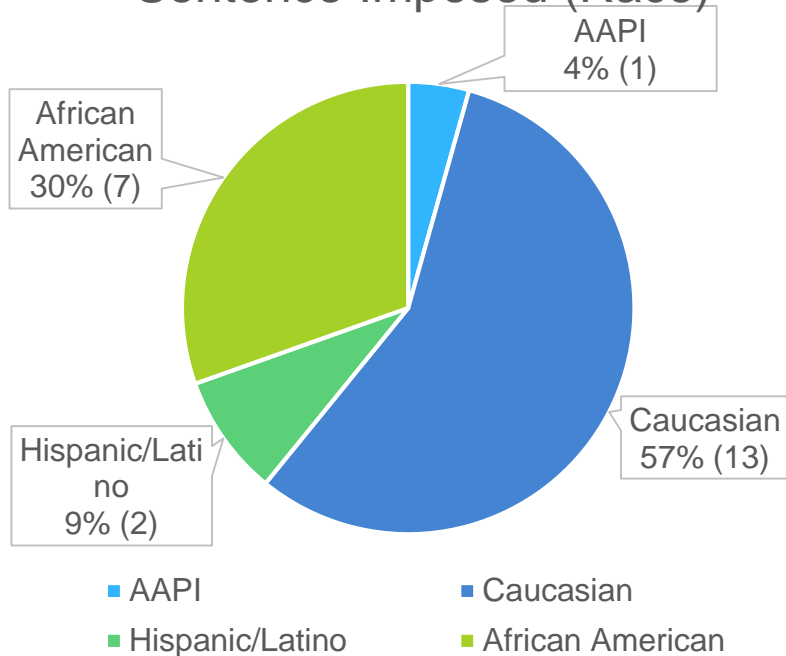


Property Transfer (Sex)

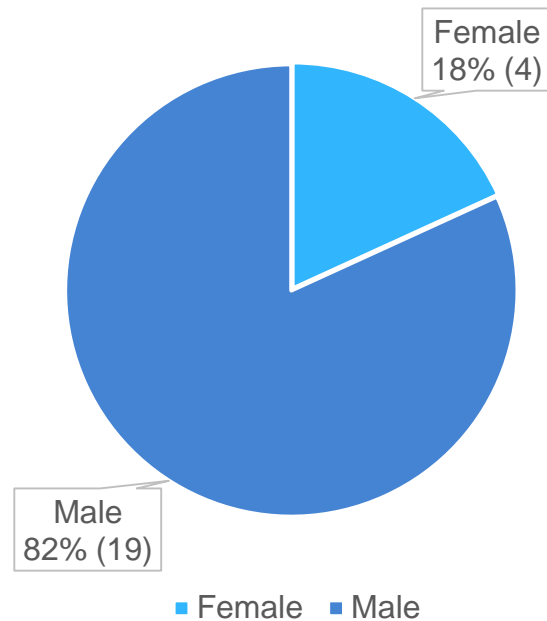


Demographics: Sentence Imposed

Sentence Imposed (Race)

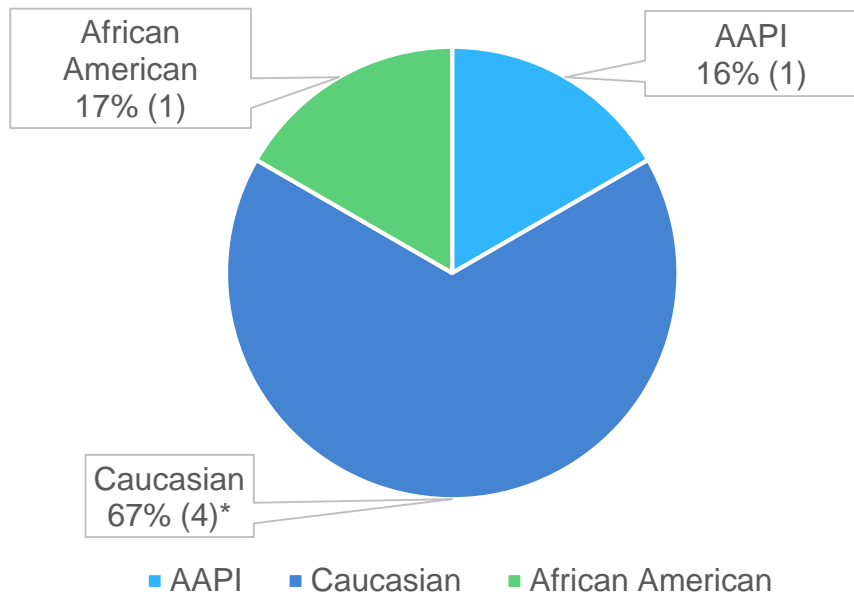


Sentence Imposed (Sex)

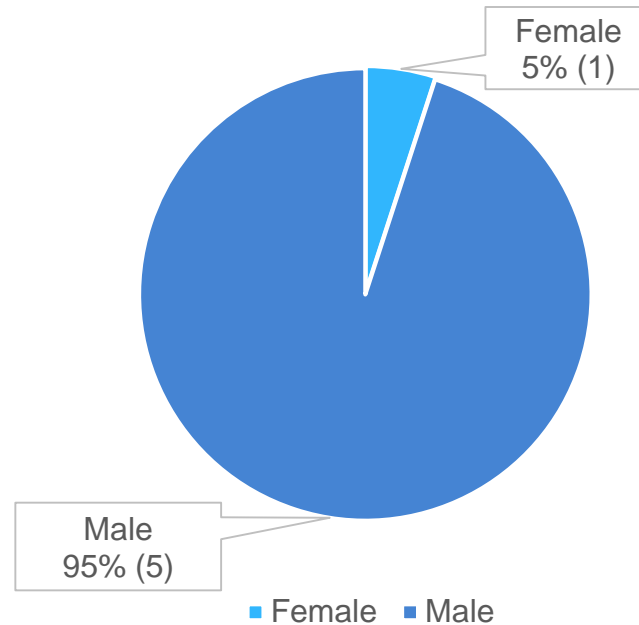


Demographics: Jail Time Served

Jail Sentence (Race)

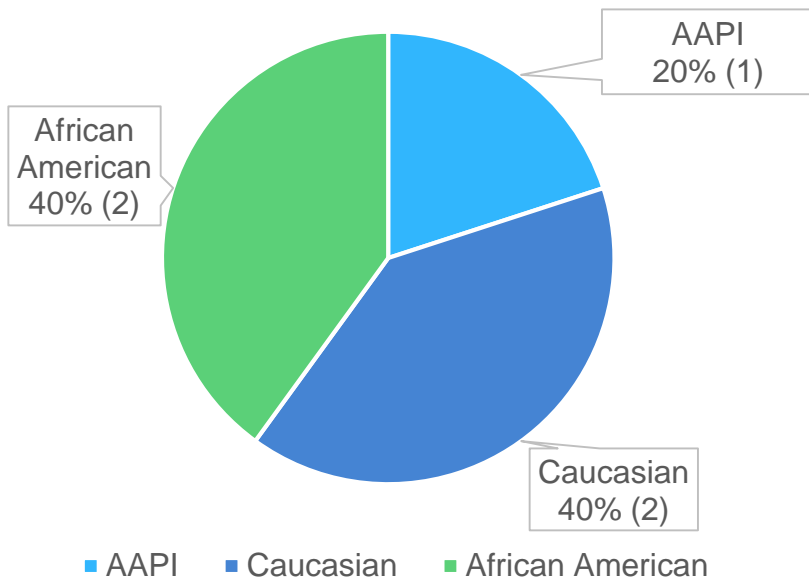


Jail Sentence (Sex)

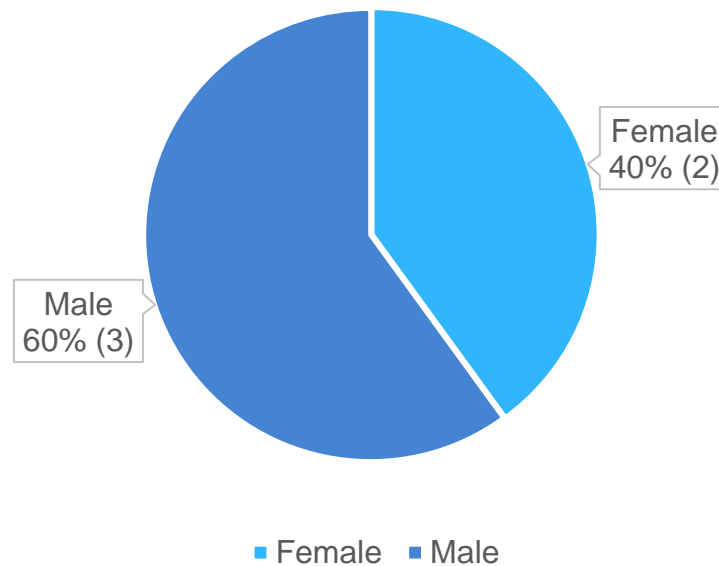


Demographics: EMU Imposed

EMU Imposed (Race)

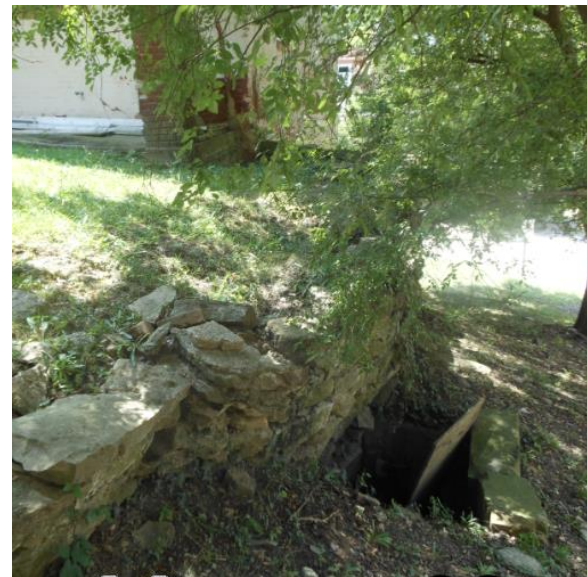


EMU Imposed (Sex)



Sentencing – Deep Dive (Jail)

679 Delhi (19/CRB/1131)



Sentencing – Deep Dive (Jail)

707 Delhi (19/CRB/1131)



Sentencing – Deep Dive (Jail)

793 Delhi (19/CRB/13449)



Sentencing – Deep Dive (Jail)

Delhi Avenue Prosecutions

- Investor/speculator purchased in 2001; owned nearly 2/3 of Sedamsville
- History of transferring property to avoid compliance
- Ordered kept vacant since 2005
- Multiple notices and civil fines from 2001 – 2018, no compliance
- January 2019: Criminal prosecution initiated
- No contest plea
 - 180-day sentence suspended + costs + probation
 - Served 30 days on probation violation

Sentencing – Deep Dive (Jail)

3500 Lumford (20/CRB/22826)



Sentencing – Deep Dive (Jail)

3500 Lumford (20/CRB/22826)

- 2013: Investor/speculator purchased vacant school,
- 2017: property becomes vacant; unsecured
- 2017-22: structure has been subject of fire, repeatedly vandalized by trespassers, chronic dump site, known attractive nuisance to area children
 - Repeated orders/citations/barricades/lot abatements
 - Currently subject to demolition
- 2022: Port o/b/o Kennedy Heights community offers \$400k to purchase; declined and sold to LLC for \$150k
- July 2022: Guilty plea: 90 day, 60 days suspended, 30 days imposed; 200 hours community service: allowed to move abroad

Sentencing – Deep Dive (Jail)

8361 Mace (18/CRB/22826)



Sentencing – Deep Dive (Jail)

8361 Mace (18/CRB/22826)

- 2010-18: regular complaints regarding junk cars and littered lots
 - City incurred over \$8,000 in costs abating conditions over this time
 - Condemned property, subject to demolition; illegally occupied
- July-August 2018: property referred to Quality of Life
 - CERT property
 - Administrative warrant
 - Neighbors contact Fox 19 regarding exterior hoarding

Sentencing – Deep Dive (Jail)

8361 Mace (18/CRB/22826)

- August 2018: criminal complaint initiated; not served until January 2019 due to evasion of Police
 - City repeatedly abates property during prosecution
- June 2019: Plea of no contest
- Sentence:
 - 6 months probation
 - Court costs
 - Keep property compliant
- September 2019: Property not in compliance
- November 2019: Probation violation
 - Jail sentence imposed; Mitigated in January 2020- EMU
- Present: Property remains not in compliance; PBV capias

Sentencing – Deep Dive (EMU)

1921 Elm (17/CRB/19143)



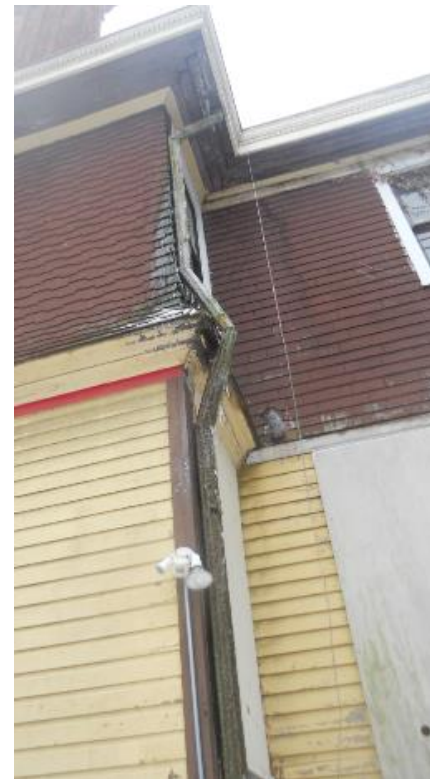
Sentencing – Deep Dive (Jail)

1921 Elm (17/CRB/19143)

- Investor purchased in 2014, subject to orders
- 2015: building debris falling into right-of-way
- July 2017: criminal prosecution initiated
- August 2017: fire at property
- February 2018: plea of guilty: 180 days, suspended, 180 days probation, with timeline for compliance, and EMUF
- February–July 2018: Multiple extensions for compliance provided
 - City performs barricades during this period
- July 2018: EMU terminated
- January 2020: cited for probation violation
- August 2020: guilty of probation violation: 90-day sentence

Sentencing – Deep Dive (EMU)

3725 Reading Road (19/CRB/23464)



Sentencing – Deep Dive (EMU)

3725 Reading Road (19/CRB/23464)

- Investor purchased in 2007, subject to orders
- Enforcement begins in 2013; investor acknowledged orders
- Final Notice issues 2016, no compliance to date
- 2017: tax delinquent; tax lien
- December 2017: first civil fine issues; no compliance
- January 2019: second and third civil fines issue; no compliance
- Criminal case filed 9/16/2019

Sentencing – Deep Dive (EMU)

3725 Reading Road (19/CRB/23464)

- Defendant entered no contest plea
 - 180 suspended sentence + probation
 - EMU – 100 days
- Property remains noncompliant
- Tax delinquent since 2017 (exceeds \$7k)
- Investor owns 8 investment properties, all delinquent
- City has repeatedly barricaded when standing open
- Historic; demolition not viable

Sentencing – Deep Dive (EMU)

3703 Glenway (21/CRB/5354)



Sentencing – Deep Dive (EMU)

3703 Glenway (21/CRB/5354)

- Investor purchased in 2015
 - Improperly uses vacant structure and accessory structure for storage, including storage of hazardous waste
- 2015-present: dozens of complaints from community
 - Multiple orders and civil citations fail to result in compliance
- February 2021: prosecution initiated
- December 2021: convicted and sentenced to time served; 180 days probation; 2 years of EMU
 - Probation violation noted last month; pending

Sentencing – Deep Dive (EMU)

654 Neave (19/CRB/20759)



Sentencing – Deep Dive (EMU)

654 Neave (19/CRB/20759)

- Investor controlled since 2011: multiple property transfers
- 2012-2021:
 - 7 City-led lot abatements
 - 8 barricades
 - Multiple orders and civil fines
- August 2019: criminal prosecution initiated
- September 2020: convicted: 180 days suspended; 180 days probation; 100 days EMU
 - June 2021: Probation terminated

Property Transfers

- Total Transfers: 69
 - Time of transfer not reflected; often multiple transfers
 - Transfers to self/defendant-owned LLCs
 - Transfers prior/during pendency; prior to appearing in court
 - Transfers pursuant to civil settlement agreement
- Transfers to Landbank: 4 (current ownership)

Policy Considerations

- Criminal prosecution occurs after other efforts exhausted
- These investors/speculators allowing properties to deteriorate
 - Goal = increase housing supply
- Impact on community, neighbors, public safety
- The Landbank is a property owner of last resort

Contact

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