

Who Owns America's Cities

Leveraging Parcel Information and Analytics to
Understand Urban Ownership Patterns

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CENTER FOR
**GEOSPATIAL
SOLUTIONS**



LINCOLN INSTITUTE
OF LAND POLICY

Understanding Ownership Patterns

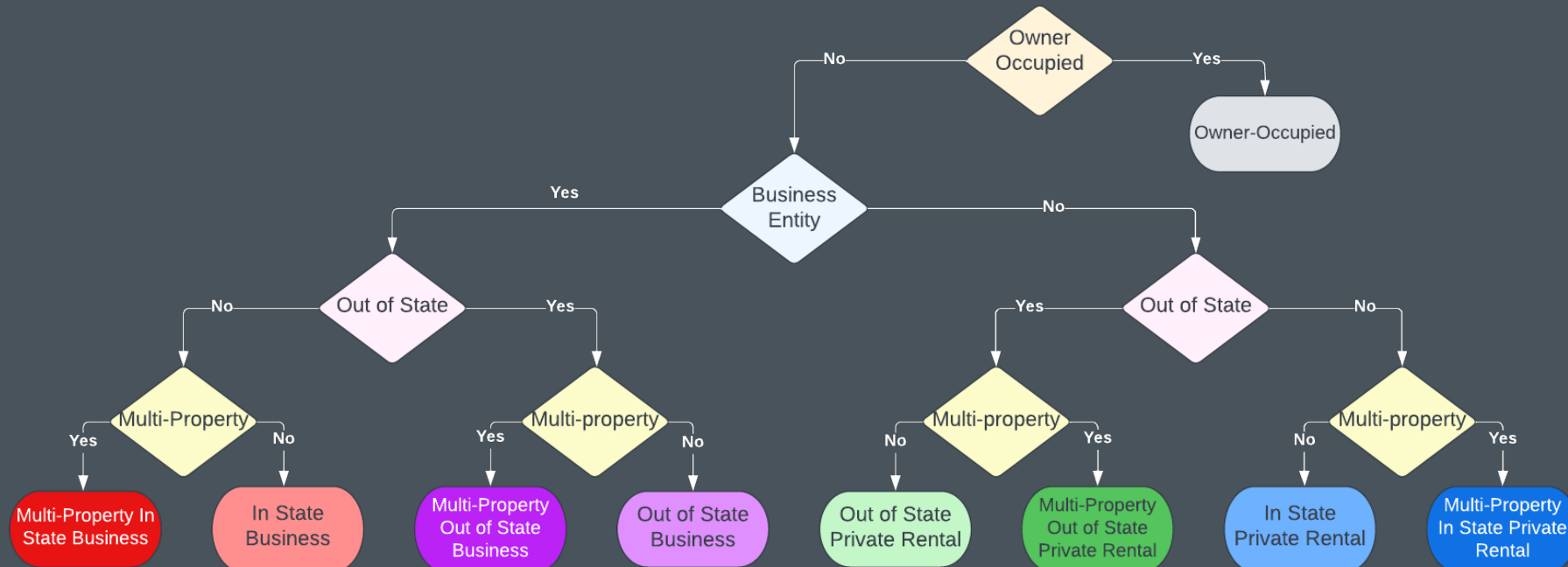
Premise: *Investors are increasingly looking towards real estate as a lower-risk and higher-reward alternative to traditional markets. This is making it harder for individuals to compete when properties are listed and is leading to a decline in home-ownership.*

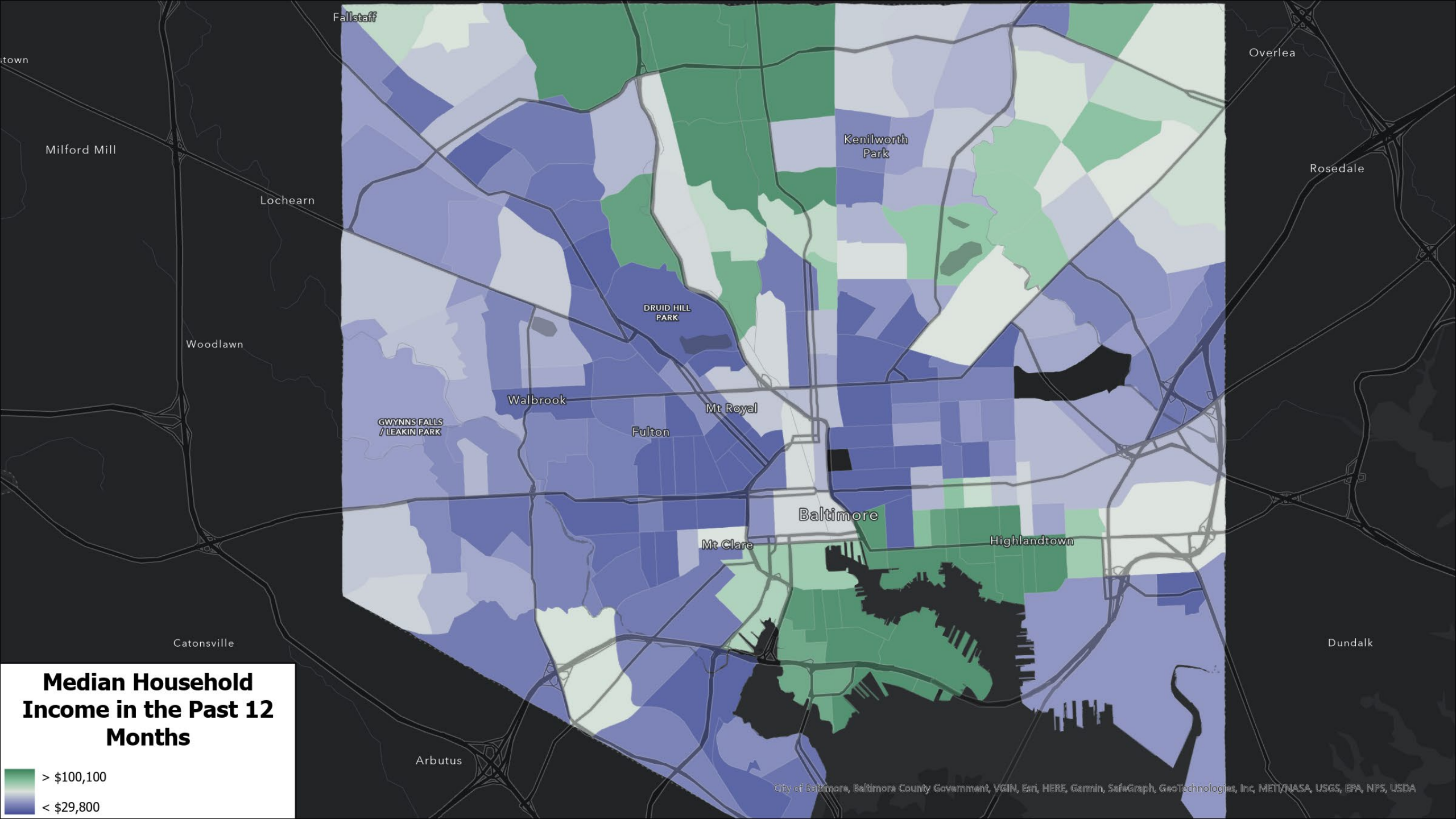
We set out to:

- Create ownership profiles based on property information from the City of Baltimore
- Map these ownership profiles across the City to understand trends and concentrations by neighborhood
- Compare this information with other available information, such as code violations, vacancy status, and recent sales, to see differences between investor and privately owned properties
- Overlay Homeownership Incentive Programs to visualize where they are focused and compare to ownership profiles

Creating Ownership Profiles

- Based on four indicators:
 - Is the property owner-occupied (physical address matches mailing address)
 - Is the property owned by a business-like entity (name contains LLC, LP, Corp, etc.)
 - Is the property owner out-of-state (mailing address is not in Maryland)
 - Is the property part of a multi-property portfolio (more than one property associated with the same owner name and/or mailing address)



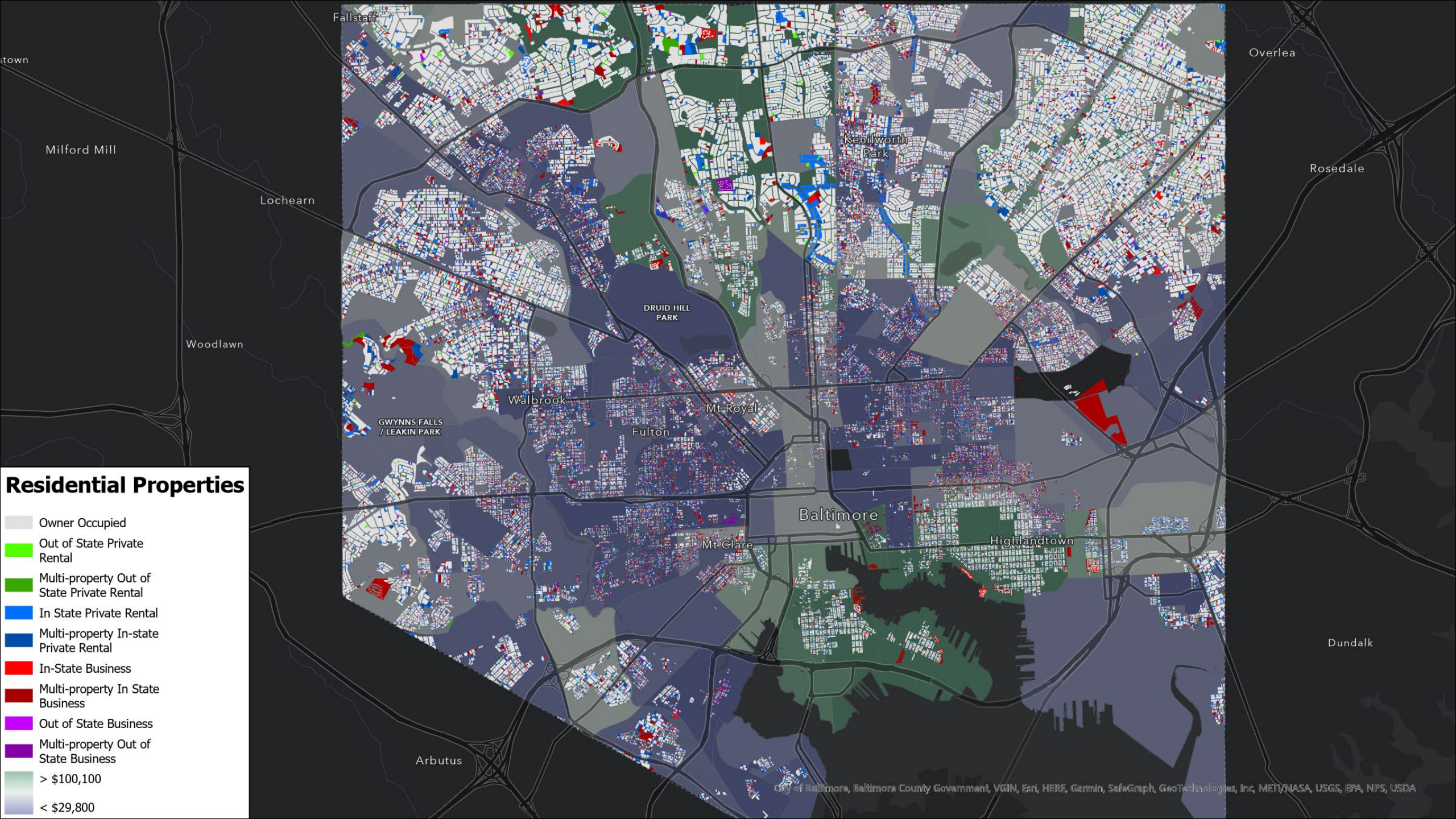


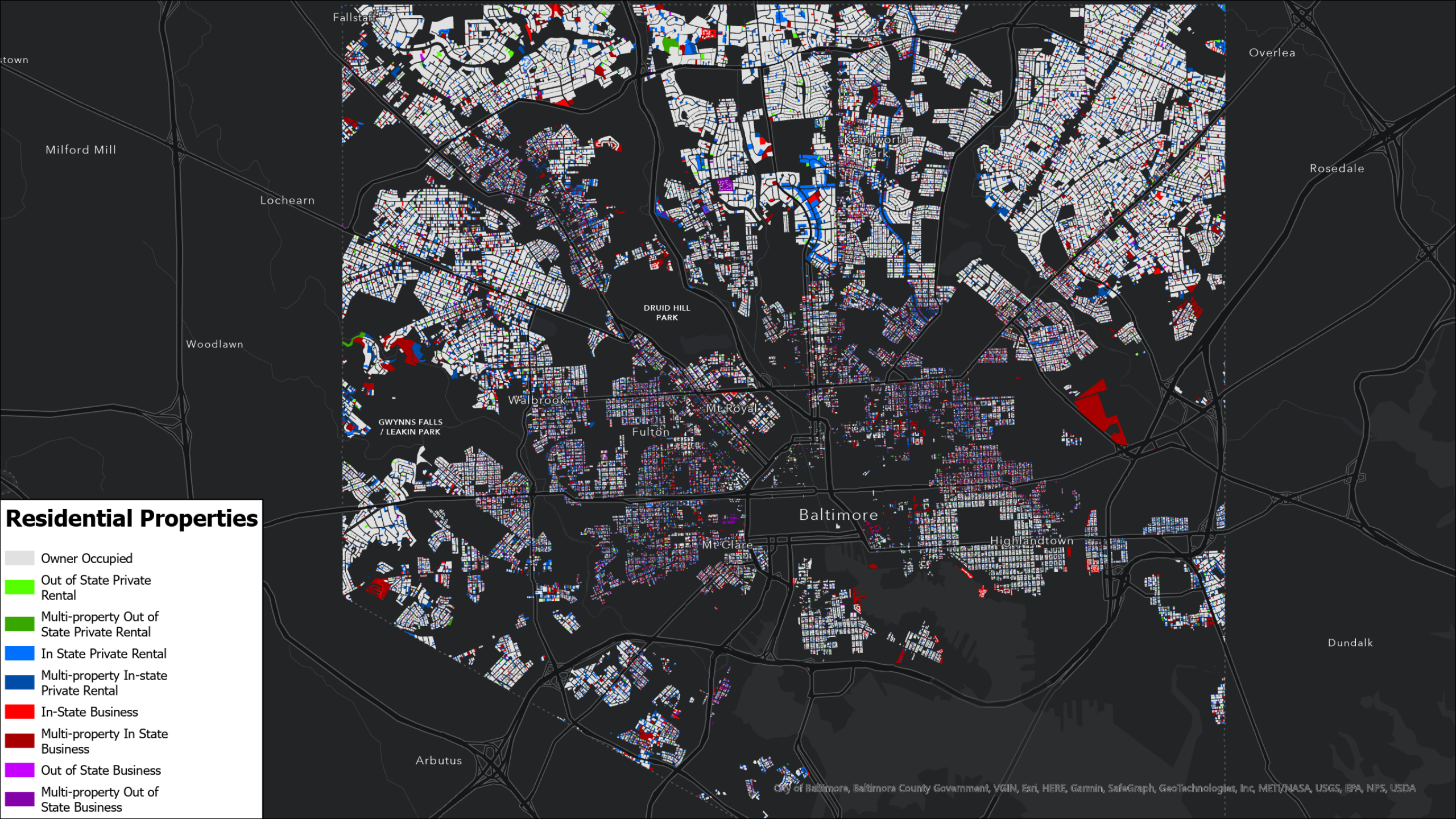
**Median Household
Income in the Past 12
Months**



Residential Properties

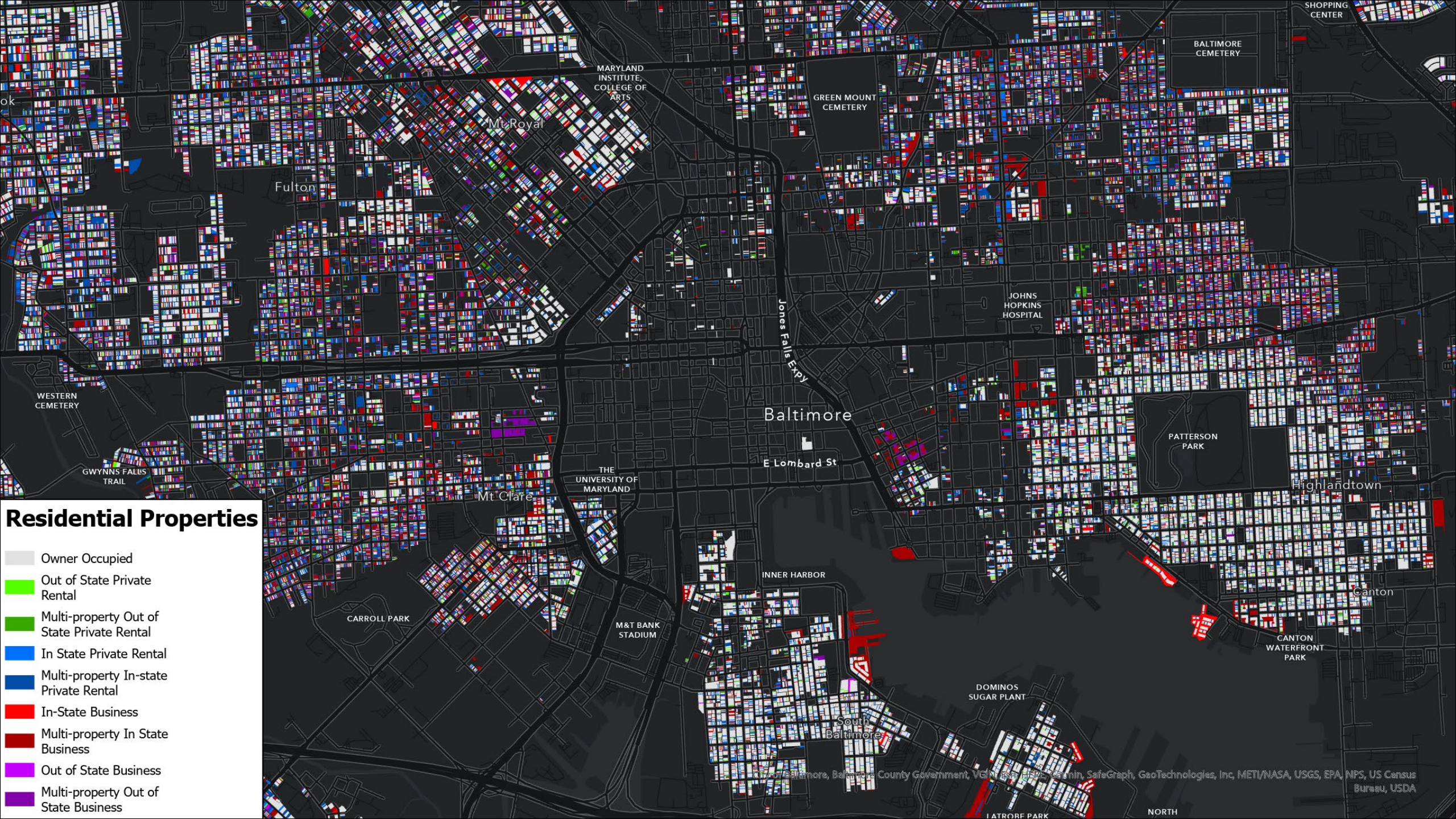
- Owner Occupied
- Out of State Private Rental
- Multi-property Out of State Private Rental
- In State Private Rental
- Multi-property In-state Private Rental
- In-State Business
- Multi-property In State Business
- Out of State Business
- Multi-property Out of State Business
- > \$100,100
- < \$29,800





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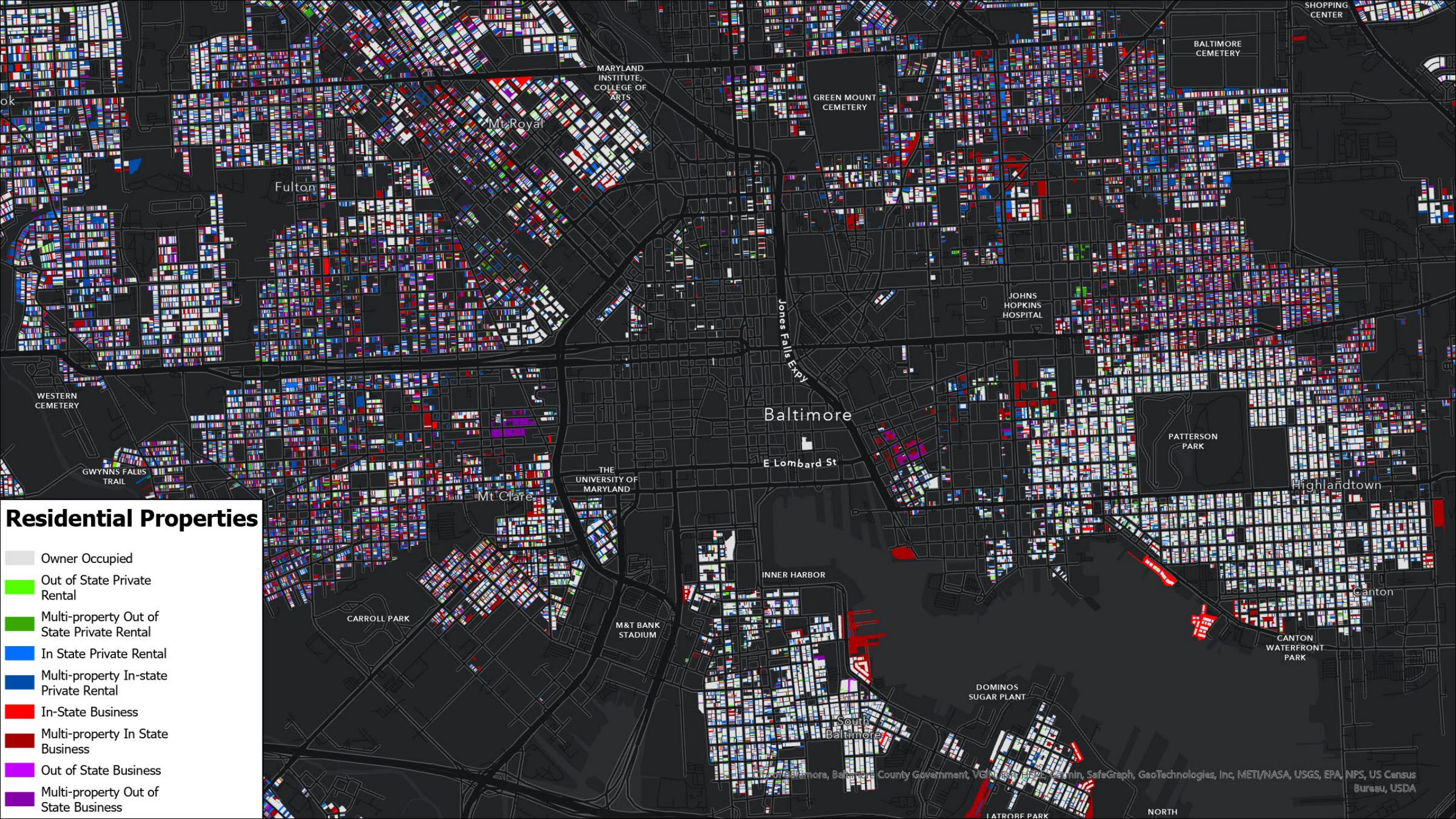




Residential Properties

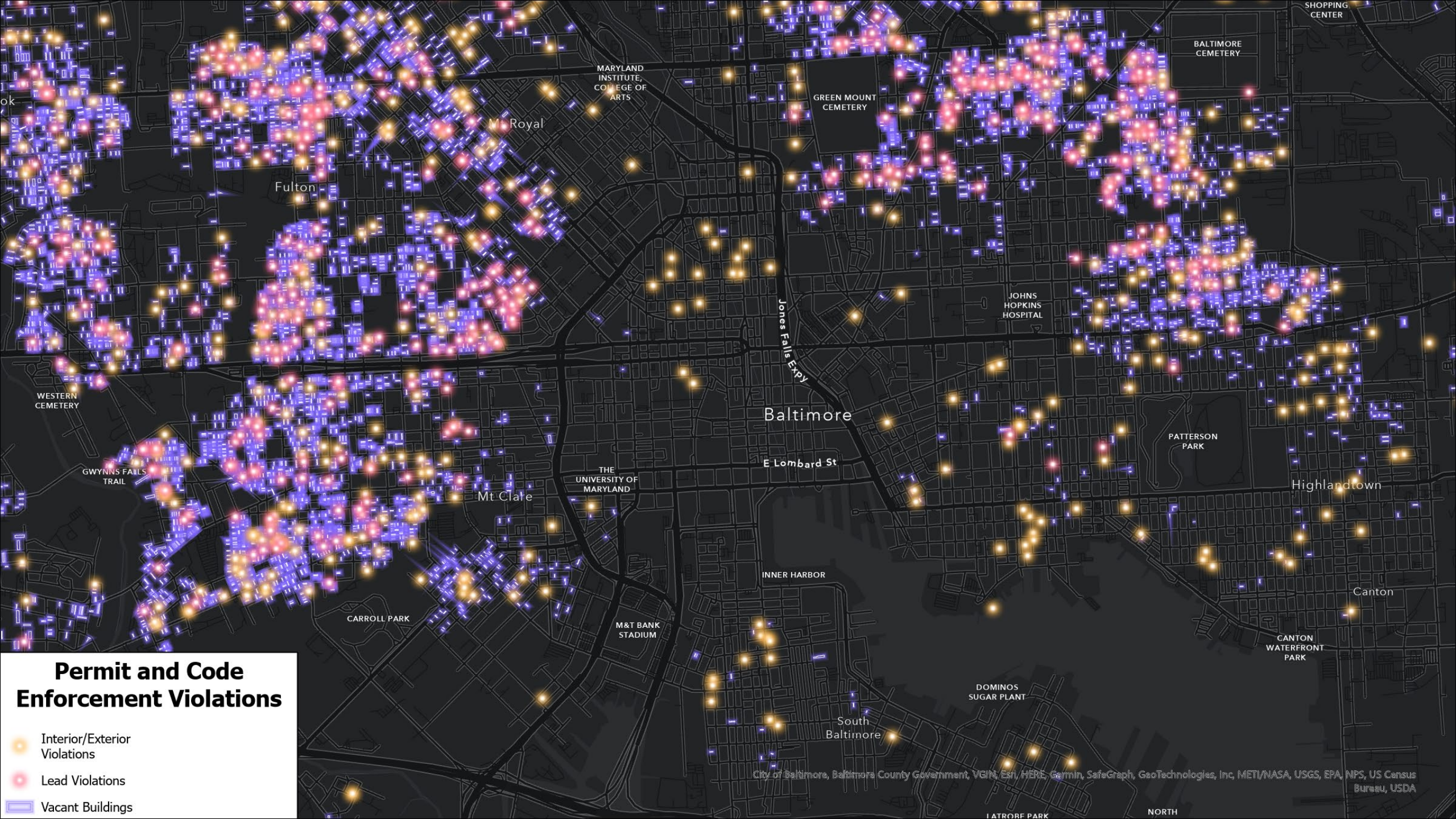
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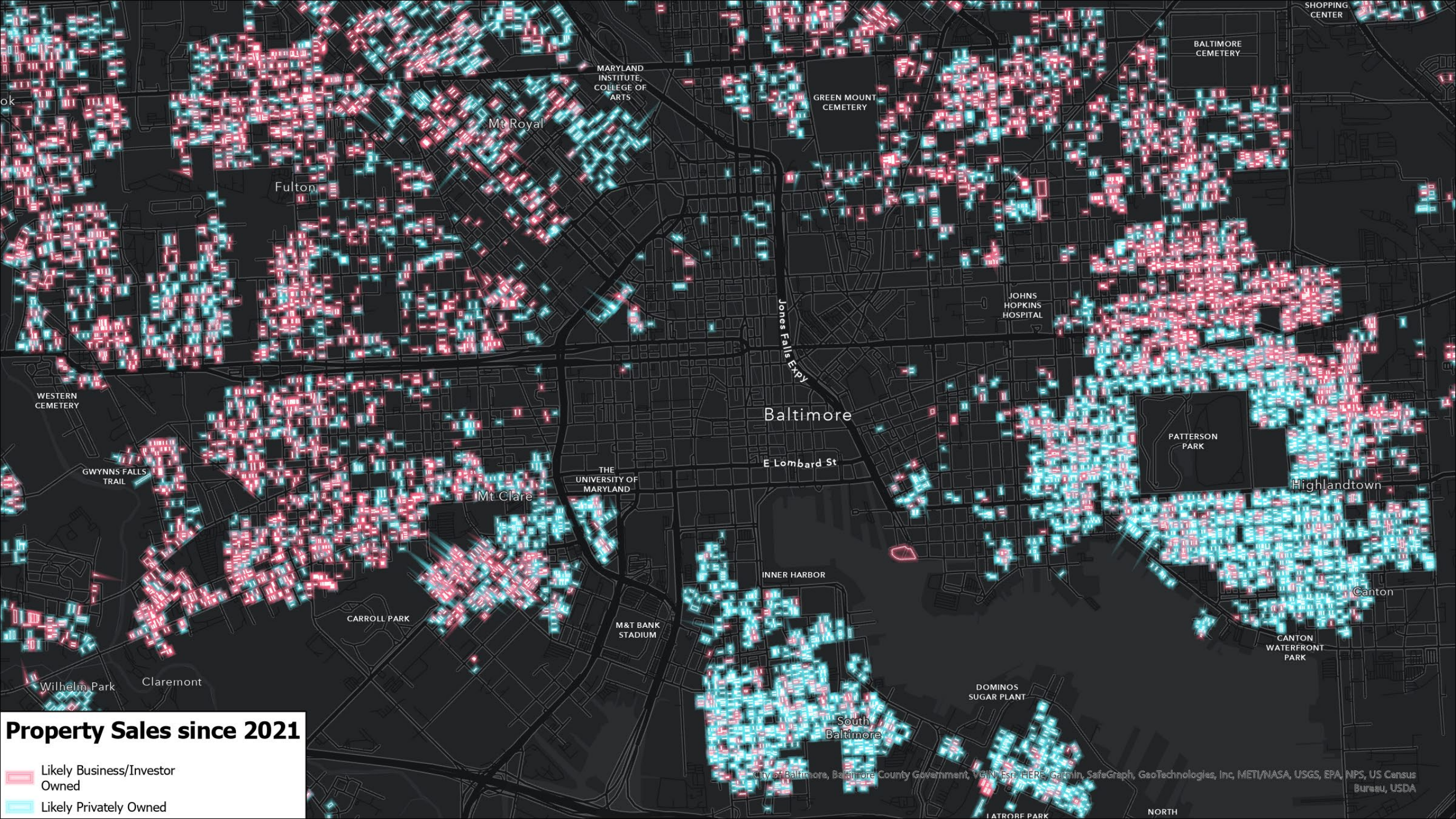




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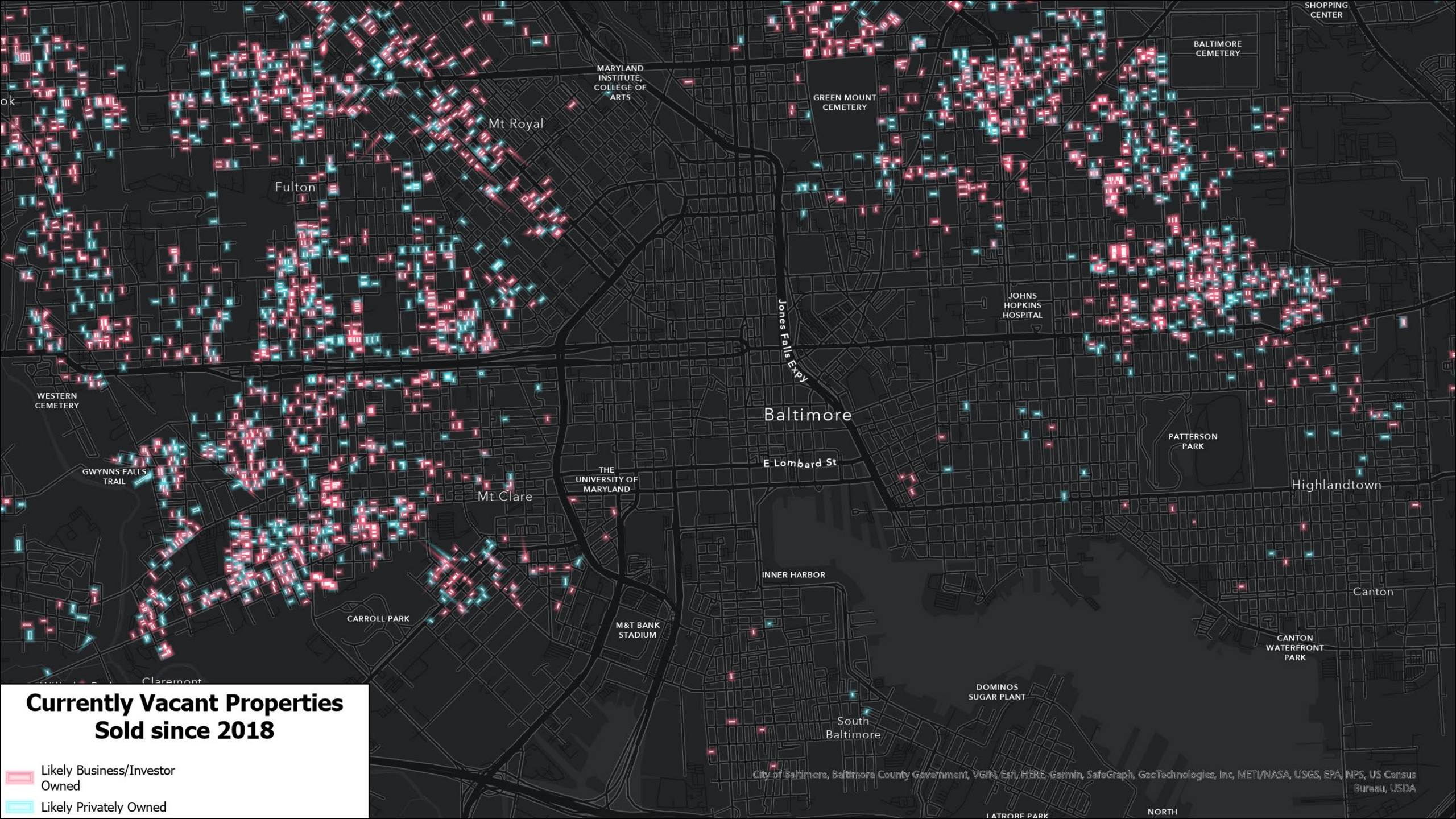




Property Sales since 2021

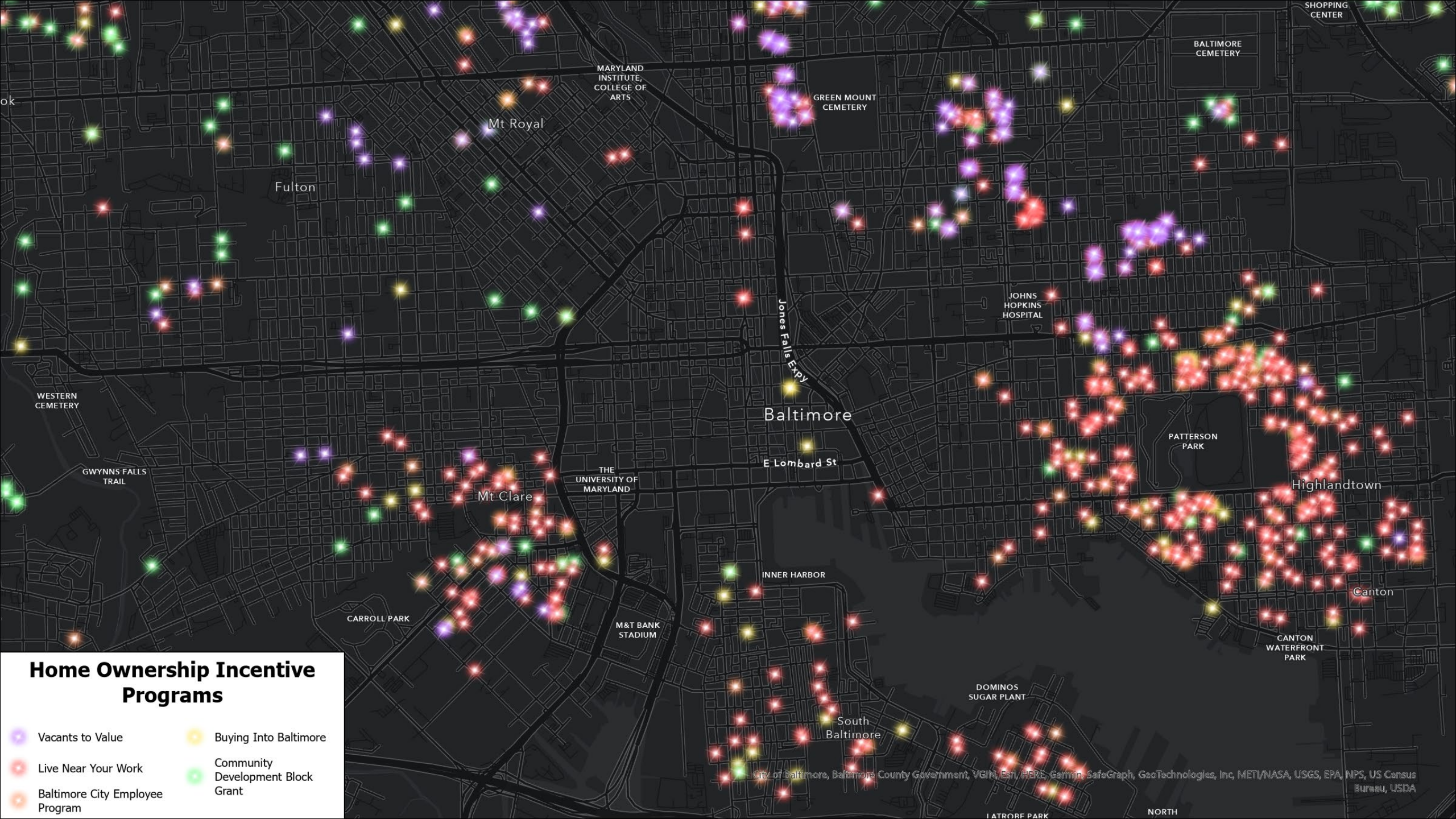
- Likely Business/Investor Owned
- Likely Privately Owned

City of Baltimore, Baltimore County Government, VGIN Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



**Currently Vacant Properties
Sold since 2018**

-  Likely Business/Investor Owned
-  Likely Privately Owned



Home Ownership Incentive Programs

-  Vacants to Value
-  Buying Into Baltimore
-  Live Near Your Work
-  Community Development Block Grant
-  Baltimore City Employee Program

Next Steps

- Working with City and Community Leaders to dive deeper into this information, extract additional insights, and find ways to better target homeownership incentive programs
- Identifying additional partner cities to expand the analysis and create a larger pool of information
- Creating more publicly-accessible tools for community members to engage with the information

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