

# MLK ELEMENTARY

## ASSET-BASED MICRO PLAN



YOUNGSTOWN  
**NEIGHBORHOOD**  
DEVELOPMENT CORPORATION

**“An investment in knowledge pays the best interest.”**

**- Benjamin Franklin**

**ASSET-BASED MICRO PLAN PRODUCED JANUARY 2015**

by the YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION  
and the CITY OF YOUNGSTOWN

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# SECTION I. INTRODUCTION

Youngstown, Ohio, has experienced typical Midwestern deindustrialization and subsequent disinvestment. After decades, the population loss has not slowed: between 2010 and 2012, Youngstown lost more residents than any American city over 50,000 people.

In 2005 the City of Youngstown gathered community members and other stakeholders to craft *Youngstown 2010*, a long-term planning document. Out of that effort arose a host of neighborhood associations as well as the non-profit Youngstown Neighborhood Development Corporation (YNDC). In 2013, YNDC began providing neighborhood planning services for the City of Youngstown. In that capacity, YNDC crafted the *Neighborhood Conditions Report* to provide a detailed look at housing markets and socioeconomic conditions. Our goal is to inform a citywide strategy for improving quality of life and addressing basic challenges and opportunities in our neighborhoods.

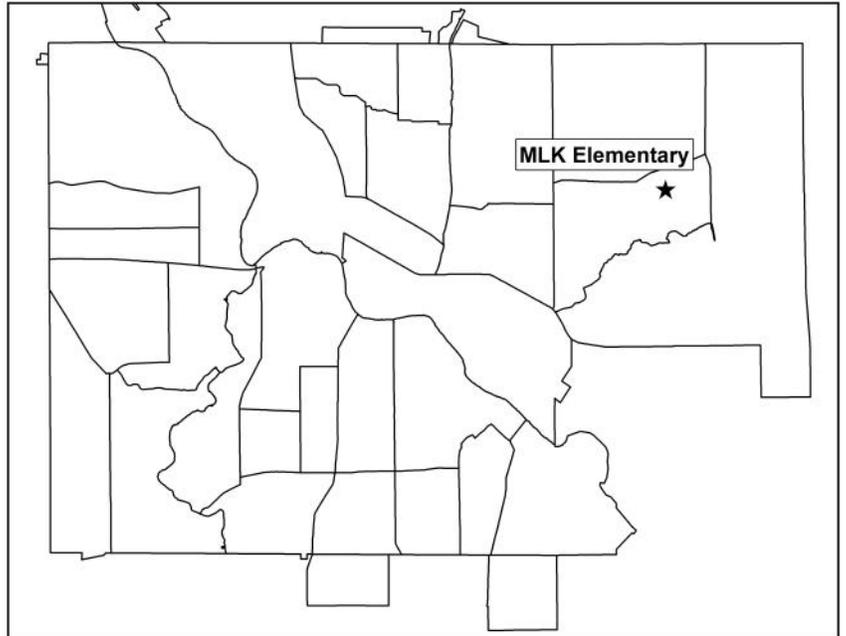
YNDC is forging collaboration between the City of Youngstown, and the Mahoning County Land Bank to complete strategic neighborhood stabilization activities in this area. The following document is an action-driven plan that proposes a clear, property-specific strategy for the MLK School Area. YNDC and the City of Youngstown Community Development Agency will take the lead in preparing, administering, reporting and monitoring the MLK Elementary Asset-Based Micro Plan.



Martin Luther King Jr. Elementary School

# BOUNDARIES AND DEMOGRAPHICS

Martin Luther King Jr. Elementary School is located at 2724 Mariner St, to Youngstown's East Side. The study area is bounded by McGuffey Rd on the North, Jacobs Rd to the East, Early Rd to the West, and Stocker Ave and Liberty Rd to the South, consisting of the eastern half of census tract 8003. The area around MLK Elementary is sparsely populated, and has experienced significant population loss. The percentage of residents in poverty dropped in this area from 28% in 1990 to 21% in 2011. Yet, 49% of households in poverty have children living in poverty and unemployment in this area is over 50%.



## Demographic Summary of the Surrounding Area

	POPULATION (2010)	POPULATION LOSS (1990-2010)	AVERAGE HOME SALE PRICE (2010-2012)	PERCENT OWNER OCCUPIED	VACANCY RATE (2010)
CENSUS TRACT	1,266	-34%	\$13,070	73%	16%
YOUNGSTOWN	66,982	-30%	\$23,944	58%	19%

SOURCE: United States Census and American Community Survey Data

MLK Elementary Area Demographics	STUDENTS ENROLLED	STUDENT DEMOGRAPHICS	% RECEIVING FREE OR REDUCED-PRICE LUNCH
	344	61% African American	95%
		30% Hispanic	
		5% White	
		4% Other (2 or more races)	

SOURCE: www.greatschools.org

# MLK SCHOOL AREA PUBLIC ENGAGEMENT

On March 11th, 2014 at the Price Memorial AME Zion Church, YNDC and the City conducted a citywide planning meeting for residents of the neighborhood, where both assets and priorities in the neighborhoods were established, discussed in detail, and recorded on comment cards. In general, residents considered housing and property issues, infrastructure concerns, and neighborhood safety to be primary issues. Residents were also asked to tell the YNDC planning team “one thing we need to know” about the neighborhood. Responses were recorded on comment cards and this activity was purposely left open-ended to gain a rich variety of feedback. Some of the responses are shown below.

*“the horrendous state of youth employment”*

*“if you don't guide the youth your efforts will be lost. Stop going to senior citizen groups looking for progress. They have done their share for their community. It's time for the next generation to step up. Go to the high schools and get them involved NOW!”*

*“improve employment situation”*

*“too much dumping”*

*“if stores and businesses are opened up on the east side, residents would not have to travel to boardman, liberty and austintown - then the east side would flourish and grow”*

*“we don't need any more apartment buildings on the east side. We need a department store, grocery store to shop”*

*“residents of the east side are willing to participate in the revitalization process”*

*“seemingly a lot of seniors live on the east side. What can be done to help them keep their property up to par?”*



Residents at the March 11th 2014 Initial Planning meeting at the Price Memorial AME Zion Church

# NEIGHBORHOOD PRIORITIES

Residents who attended the citywide public meetings held in early 2014 were asked to identify the top three challenges or priorities in their neighborhoods. The bulk of residents named housing and property issues as the number one challenge they would like to see addressed. The top three neighborhood priorities identified by residents overall are listed below:

## 1. Housing and Property Issues

Issues identified by residents include litter, illegal dumping, code violations, vacant homes, unmaintained vacant lots, and abandonment.

## 2. Infrastructure Repair and Maintenance

Issues identified by residents pertain to repairing and maintaining existing infrastructure, including streets, sidewalks, and street lights.

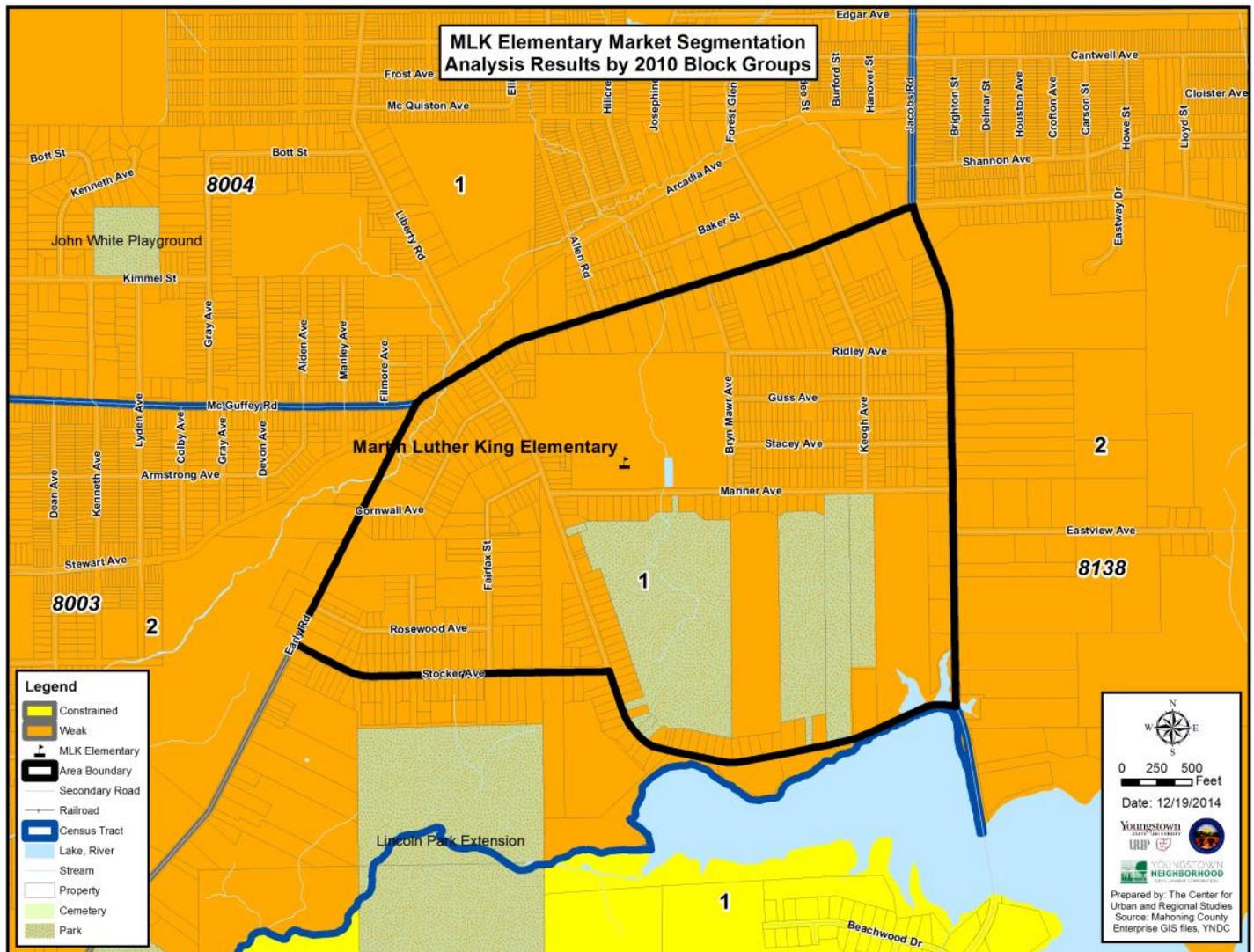
## 3. Crime and Safety Concerns

Issues identified by residents relate to addressing crime hot spots, including vacant and occupied homes within the neighborhoods where criminal activity is threatening the health and safety of neighborhoods.



P. Ross Berry Middle School located at 940 Bryn Mawr Avenue is a short distance from MLK Elementary

# HOUSING MARKET SEGMENTATION ANALYSIS



A detailed market segmentation analysis of all neighborhoods in the city was conducted by YNDC and the City of Youngstown in 2014 using U.S. Census and other relevant housing data. A detailed account of the market conditions throughout the city and the process for completing the analysis is included in the citywide *Neighborhood Conditions Report*.

The map above identifies the varying market conditions around MLK Elementary School by U.S. Census block groups, which is the smallest area for which housing market data is collected and analyzed. Generally speaking, the area west of MLK Elementary School has a weak housing market, characterized by high rates of vacancy and crime. However, the area south of the school is less distressed—classified as a constrained market area. A detailed description of the varying market categories is provided on the following page.

Neighborhoods were categorized based on varying conditions because a different strategy is required to address areas with varying market conditions. For example, in *constrained* neighborhoods, the priority is to pursue an aggressive demolition strategy to remove blighted, abandoned homes on otherwise stable blocks; apply code-enforcement on properties in disrepair; and rehabilitate viable properties through the Paint Youngstown program. In very weak housing market areas, the emphasis is on blight eradication through boarding up and demolishing vacant structures. More information on the current conditions and strategies is provided in the plan.

## **Market Segmentation Categories:**

An explanation of the varying categories of market conditions from the market segmentation analysis of the City of Youngstown are as follows:

**Stable market block groups** have the strongest indicators of any neighborhoods in the city, though they may or may not be considered strong by national standards. In general, they are represented by relatively few vacancies and high median sales prices. Homeownership rates are significantly higher than the citywide average and poverty rates, crime rates, and population loss are low. Home transfers involve traditional mortgages in nearly 50% of cases, compared to only 1 out of 10 in Youngstown as a whole. **There are no “Stable market” block groups around MLK Elementary.**

**Functioning market block groups** are those in which all or nearly all indicators fall within ranges consistent with an adequately functioning housing market: houses generally sell when they come on the market; vacancies are manageable; few properties go into foreclosure; and housing quality is generally high. House prices, however, vary more widely than the other indicators, reflecting the fact that house prices do not correlate as strongly with the other indicators as most do with each other. These areas may not have strong markets by national standards, but they are functioning well by city or regional standards. As such, they are likely to be appropriate target areas for stabilization efforts to ensure that they retain their market viability. (Mallach, 2013) **There are no “Functional market” block groups around MLK Elementary.**

**Constrained market block groups** are those in which market activity continues to take place, and houses generally sell fairly readily as they come on the market. However, one or more variables suggest that significant deterioration in market conditions is taking place, including extremely low sales prices—which is likely to reflect a market dominated by speculative investors—significantly more rapid erosion of home ownership than in the functioning market tracts, and significantly higher vacancy rates. Given their still relatively high housing quality, some or all of these areas may be appropriate targets for stabilization efforts. (Mallach, 2013) **The area South of MLK Elementary is classified as a “Constrained market” area.**

**Weak market block groups** are those in which most variables suggest market weakness, particularly significantly slower turnover rates than in the two preceding clusters, yet at least one and in some cases more variables point to the continued presence of some level of market activity or neighborhood stability; for example, a tract may have sluggish sales and very low house prices, but may also have relatively low vacancy or foreclosure rates, or a high and relatively stable homeownership rate. Depending on the particular features of the individual census tracts in this cluster, some may be appropriate targets in whole or part for stabilization efforts. (Mallach, 2013) **MLK Elementary is classified as a “Weak market” area.**

**Extremely weak market block groups** are those in which all or nearly all variables indicate that little or no market exists for the housing in the tract. They are generally characterized by minimal sales activity, extremely low prices for those houses that do sell, extremely high vacancy rates and tax foreclosure, and low levels of homeownership and housing quality. It is unlikely that many of these areas are appropriate targets for stabilization efforts overall, although there may be small subareas where such efforts may be appropriate. It is important to ensure that the residents of these tracts continue to receive adequate public services. (Mallach, 2013) **There are no “Very weak market” block groups in the area.**

# SECTION II. FIVE-YEAR PERFORMANCE BENCHMARKS

The following section outlines neighborhood revitalization objectives for the MLK Elementary area to be achieved in accordance with this plan over the next five years, from 2015 to 2020.

## Proposed Housing Five-Year Benchmarks

- 10 housing units are brought into compliance.
- 8 severely blighted structures are demolished.
- 9 vacant and formerly blighted housing units are boarded and cleaned up in order to improve neighborhood safety.
- All unmaintained vacant lots are mowed with a higher frequency using a strategic method. Outreach is conducted where viable to identify adjacent homeowners to take over lots.
- All vacant properties with illegal dumping are cleaned up.

## Proposed Infrastructure Five-Year Benchmarks

- All sidewalks and sidewalk curb ramps adjacent to the school are either cleaned up or replaced where needed.
- Add crosswalks to all corners within two blocks around the school.

## Proposed Crime and Safety Five-Year Benchmarks

- 5 crime hotspots are addressed through community policing and neighborhood interventions.

## Community Building Benchmarks

- Increase membership of Bryn Mawr Block Watch by 10 active residents.
- Increase membership of Northeast Homeowners by 10 active residents.
- Complete two resident-driven neighborhood improvement projects.

## Neighborhood Revitalization Outcomes

The following are outcome goals from implementing the strategies proposed in this Neighborhood Action Plan:

Outcome 1: Improve housing market conditions by decreasing the number of blighted properties in the neighborhood by 40% and increasing home sales prices by 10%.

- Baselines: blighted residential properties (achieving 40% reduction would be reducing the number of blighted properties by 27); \$13,070—average home sale price (achieving a 10% increase in home sales prices would be \$14,377).

Outcome 2: Improve neighborhood safety by reducing reported crime by a minimum of 30% over a period of five years through community policing and securing of vacant properties.

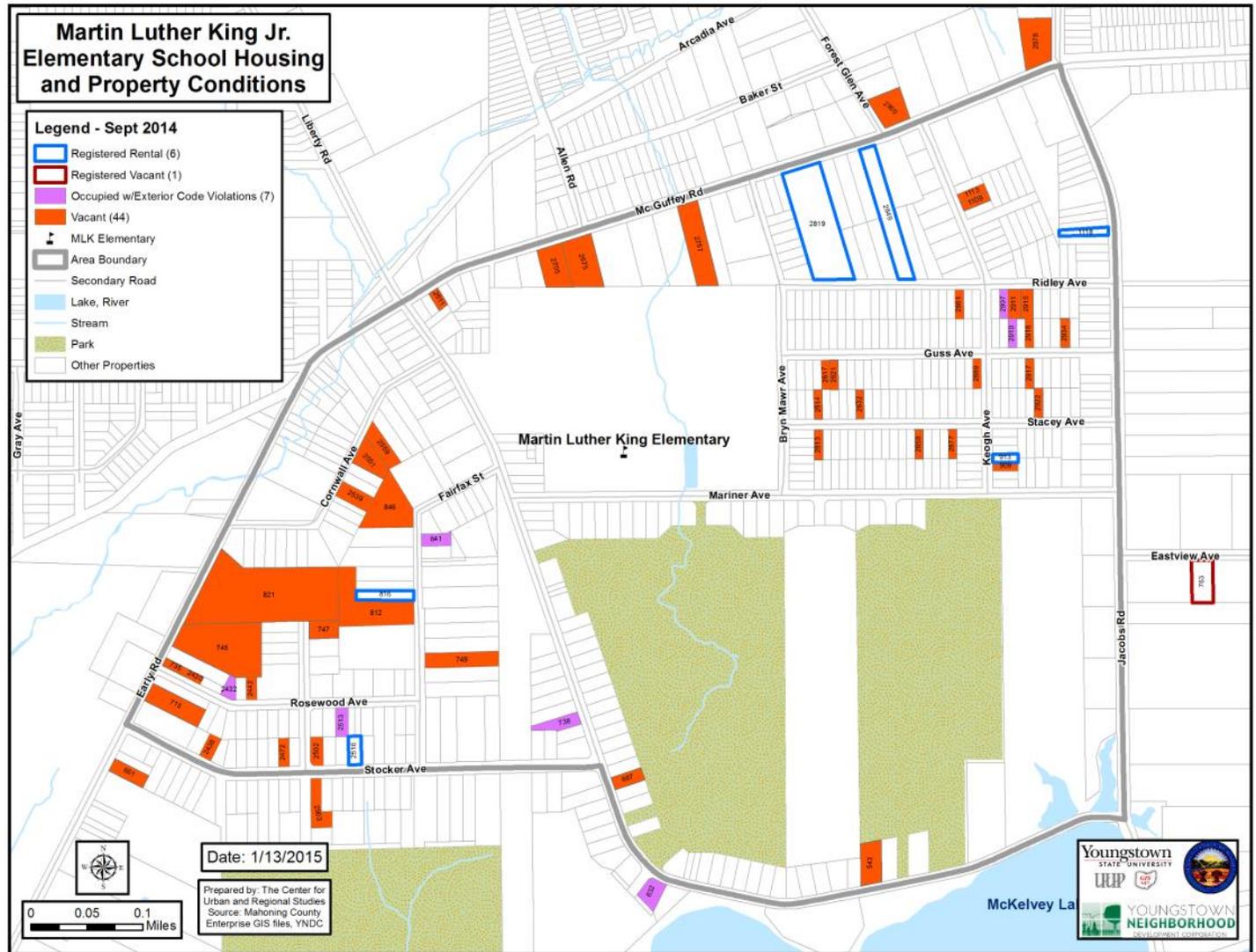
- Baseline: 263 reported crimes between 2011-2013 (achieving a 30% reduction would be 184 reported crimes)

Outcome 3: Improve capacity of neighborhood groups and institutions to collaborate with the City and YNDC on 2 neighborhood improvement projects.

- Baseline: Number of large-scale collaborative, neighborhood improvement projects (currently there are none)

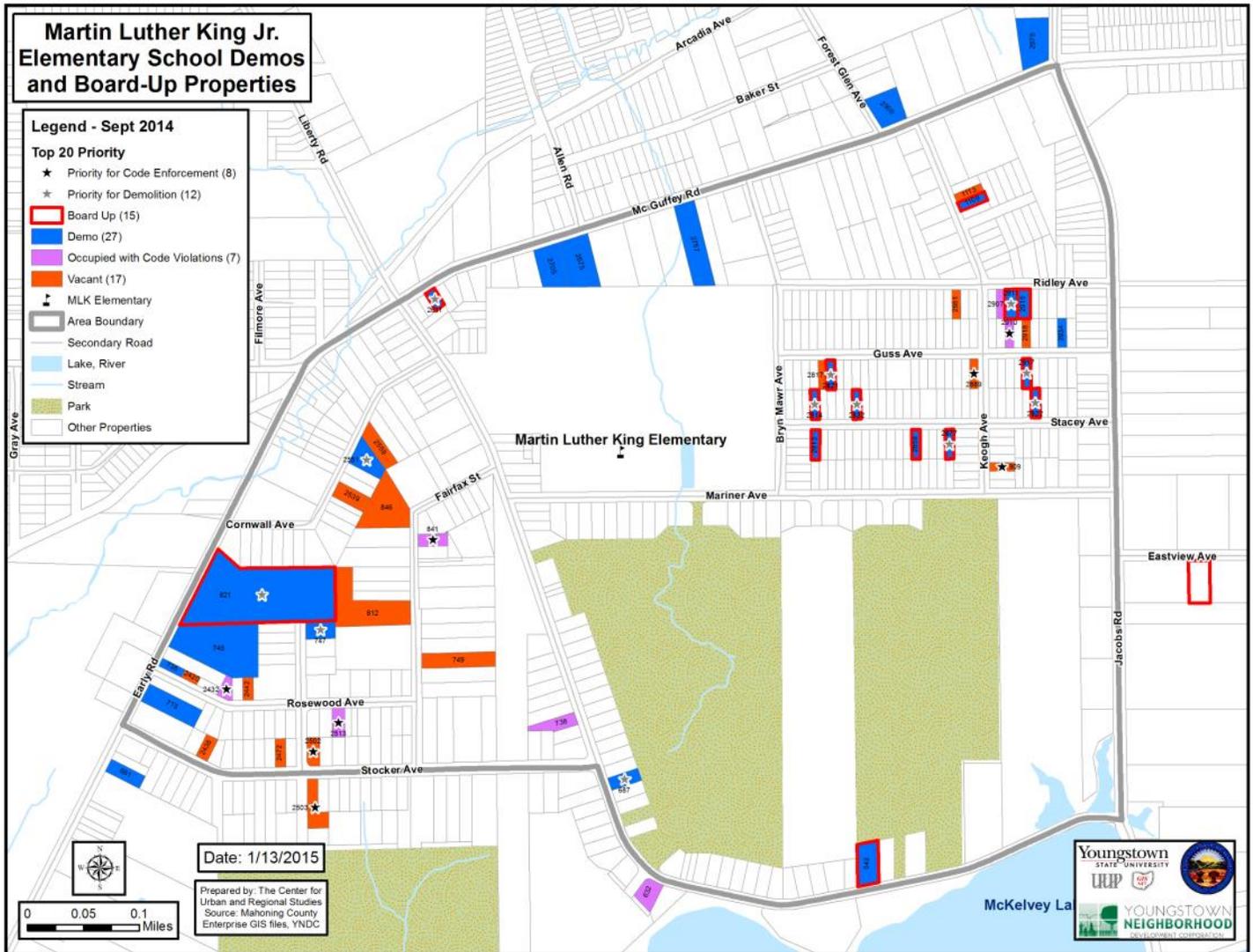
# SECTION III. HOUSING AND PROPERTY ISSUES

YNDC conducted a survey of conditions of all properties in the MLK Elementary Area, to assess issues that are negatively impacting quality of life and hindering housing reinvestment. The following map spotlights occupied properties with code violations, vacant and blighted properties, and unmaintained vacant lots.



This data was collected from field surveys conducted during 2014 by YNDC, tracking exterior code violations, property vacancy, and vacant lot maintenance. Vacancy was determined by a number of factors, such as broken windows/doors or a non-active electric meter. There are 7 occupied properties with exterior code violations and 44 properties that are vacant.

# HOUSING AND PROPERTY STRATEGY



The map above identifies a strategy for every vacant home and occupied structure with exterior code violations in order to stabilize the neighborhood’s housing market and improve quality of life for residents. The strategy of each property is determined by a field survey conducted by YNDC and property research examining ownership, tax status, and other related issues. This information was evaluated carefully to determine appropriate use of the strategies as described on the following two pages.

## Core Strategies

The following are descriptions of the core strategies assigned to each vacant and occupied property with exterior code violations throughout the neighborhood. These strategies are necessary to bring the property into compliance or otherwise eliminate blight and disinvestment in the neighborhood.

**1) Code Enforcement:** This strategy seeks to have the home repaired through aggressive code enforcement by the City of Youngstown. Inspectors can issue warnings, administrative penalties, and can send the owner of homes in violation of the City's property code to either a Housing Appeals Board or to a prosecutor hearing, depending upon the severity of the violations and the financial circumstances of the owner. This is especially critical for occupied structures with violations, and key vacant structures of significance to the fabric of the neighborhood that should be salvaged rather than demolished.

**2) Demolish via City of Youngstown:** Properties that are vacant, severely deteriorated, and not eligible for demolition by the Mahoning County Land Bank are recommended in the plan for demolition by the City of Youngstown. These also include properties that must be demolished quickly because they are an immediate health and safety hazard.

**3) Waste Removal:** For vacant properties or vacant lots with significant trash and debris, the City should remove all debris to deter future dumping. If dumping persists, a split rail fence near the sidewalk should be installed.

## Secondary Strategies

For properties within the neighborhood that meet specific criteria, a secondary layer of strategies has been identified as a potential means for improving property conditions.

**1. Board Up/Clean Up:** Vacant properties with broken or missing doors or windows or are otherwise vulnerable to break-ins, vandalism and weather damage are recommended to be boarded up. Properties can be boarded and secured in partnership with the City of Youngstown, YNDC, and neighborhood residents through a combination of volunteer workdays and contracted work crews.

**2. Section 8 Inspection:** Properties that are Section 8 rentals with exterior code violations should be inspected by the Youngstown Metropolitan Housing Authority to ensure issues are addressed.

# TOP 20 PRIORITY PROPERTIES: MLK SCHOOL AREA

Through field research, 20 vacant houses with code violations were identified as priority properties. These houses were selected based on severity of deterioration; concern for health and safety of occupants or neighboring residents; stabilization in an area where one blighted or at-risk house is threatening an otherwise stable area; or further stabilizing an area where existing reinvestment has been taking place.

The list is broken down into two sections: Priority Properties for Demolition, and Priority Properties for Board Up. Both lists are not prioritized by rank. Photos on this page demonstrate examples of some of the Top 20 Priority Properties.



**821 Early Rd: DEMOLITION**



**909 Keogh: CODE ENFORCEMENT**



**687 Liberty: DEMOLITION**



**2502 Stocker: CODE ENFORCEMENT**

# PRIORITY PROPERTIES: CODE ENFORCEMENT

The following 8 properties have been identified as priority properties for code enforcement. The condition of these properties was evaluated using the neighborhood property survey. Some are occupied properties that are in the poorest condition on an otherwise stable street. Properties that are vacant with issues but can likely be salvaged and rehabilitated are also included on this list, as basic enforcement is the initial step required to ensure these properties are kept in a good state of repair until the point that they can be acquired and re-occupied.

Address	Description of Condition
2502 STOCKER AVE	Vacant Structure, Sanitation, Weeds
2513 ROSEWOOD AVE	Sanitation, Weeds
2432 ROSEWOOD AVE	Protective Treatment, Roofs and Drainage
841 FAIRFAX ST	Accessory Structure, Protective Treatment
909 KEOGH AVE	Vacant Structure, Weeds, Motor Vehicles, Building Security, Protective Treatment, Roofs and Drainage
2889 GUSS AVE	Vacant Structure, Sanitation, Weeds, Roofs and Drainage
2910 GUSS AVE	Weeds, Protective Treatment, Roofs and Drainage
2503 STOCKER	Vacant Structure, Sanitation, Weeds, Protective Treatment, Roofs and Drainage



2513 Rosewood Ave

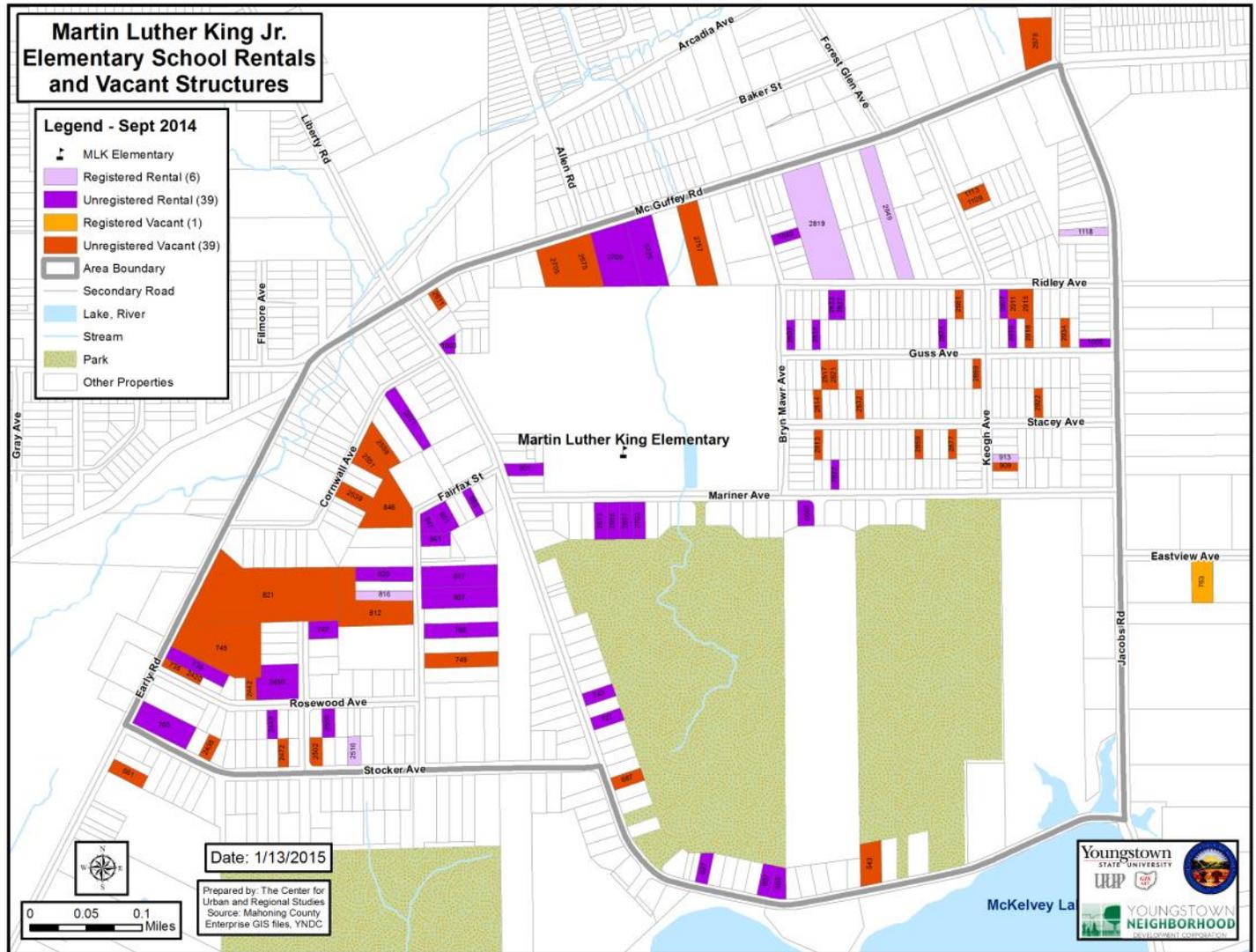
# PRIORITY PROPERTIES: DEMOLITION

The following 12 properties have been identified as priority properties for demolition. These properties were evaluated via data collected in the detailed property survey conducted by YNDC for the neighborhood and deemed priorities based on their poor condition on relatively stable streets.

Address	Description of Condition	Primary Strategy	Secondary Strategy
687 LIBERTY RD	Vacant Structure, Sanitation, Weeds, General, Doors (security), Windows (security), Protective Treatment, Roofs and Drainage	Demolition	
747 BROWNING AVE	Vacant Structure	Demolition	
821 EARLY RD	Vacant Structure, Sanitation, Weeds, Defacement of Property, General, Building Security, Protective Treatment, Roofs and Drainage, Board Property	Demolition	Board up
2551 CORNWALL AVE	Vacant Structure	Demolition	
2877 STACEY AVE	Vacant Structure, Sanitation, Weeds, General, Protective Treatment, Roofs and Drainage, Board Property	Demolition	Board up
2814 STACEY AVE	Vacant Structure, Sanitation, Weeds, Defacement of Property, Stairways, Decks, Porches & Balconies, Building Security, Protective Treatment, Premises Identification, Roofs and Drainage, Board Property	Demolition	Board up
2832 STACEY AVE	Vacant Structure, Sanitation, Weeds, General, Building Security, Protective Treatment, Roofs and Drainage, Board Property	Demolition	Board up
2922 STACEY AVE	Vacant Structure, Sanitation, Weeds, General, Building Security, Protective Treatment, Roofs and Drainage, Board Property	Demolition	Board up
2821 GUSS AVE	Vacant Structure, Sanitation, Weeds, Accessory Structure, General, Building Security, Protective Treatment, Roofs and Drainage, Board Property	Demolition	Board up
2917 GUSS AVE	Vacant Structure, Sanitation, Weeds, Motor Vehicles, Protective Treatment, Roofs and Drainage, Board Property	Demolition	Board up
2611 MCGUFFEY RD	Vacant Structure, Weeds, Protective Treatment	Demolition	Board up
2911 RIDLEY AVE	Vacant Structure, Weeds, Accessory Structure, General, Stairways, Decks, Porches & Balconies, Building Security, Protective Treatment, Roofs and Drainage, Board Property	Demolition	Board up

# RENTAL AND VACANT REGISTRATION

The following map identifies all registered rental and vacant properties within the neighborhood, with all the properties which are NOT registered but likely need to be registered identified as “Unregistered Vacant” or “Unregistered Rental.” Current registration data was obtained from the City of Youngstown Department of Property Registration and current ownership information was retrieved from the Mahoning County Auditor. Vacancy data was determined from a detailed property survey conducted by YNDC for the entire neighborhood.



All residential properties that are occupied and being rented must be registered with City of Youngstown. In total, there are 6 registered rental properties within the neighborhood and an additional 39 occupied houses that are likely rental properties which are unregistered. “Unregistered Rental” properties are properties that were either registered in the past two years but their registration is lapsed, or properties where the owner’s address is different from the address of the property, indicating that it is unlikely that the owner resides at the home. All properties that are not presently occupied and not actively being rented must be registered with the City of Youngstown as vacant. There is 1 registered vacant property within the neighborhood, with an additional 39 “Unregistered Vacant” properties. These are properties that identified as vacant in the property survey conducted for the Neighborhood Action Plan where the owner has not registered the property with the City of Youngstown.

**Strategy Recommendation:** All owners of unregistered vacant and rental property should receive an official notice to register as soon as possible. Investigative work should be completed by the City to identify any owners who do not respond to the notice, and, per city ordinance, citations of \$100 per week should be issued in order to gain registration compliance.

# CRITICAL PROPERTIES FOR BOARDUP AND CLEANUP

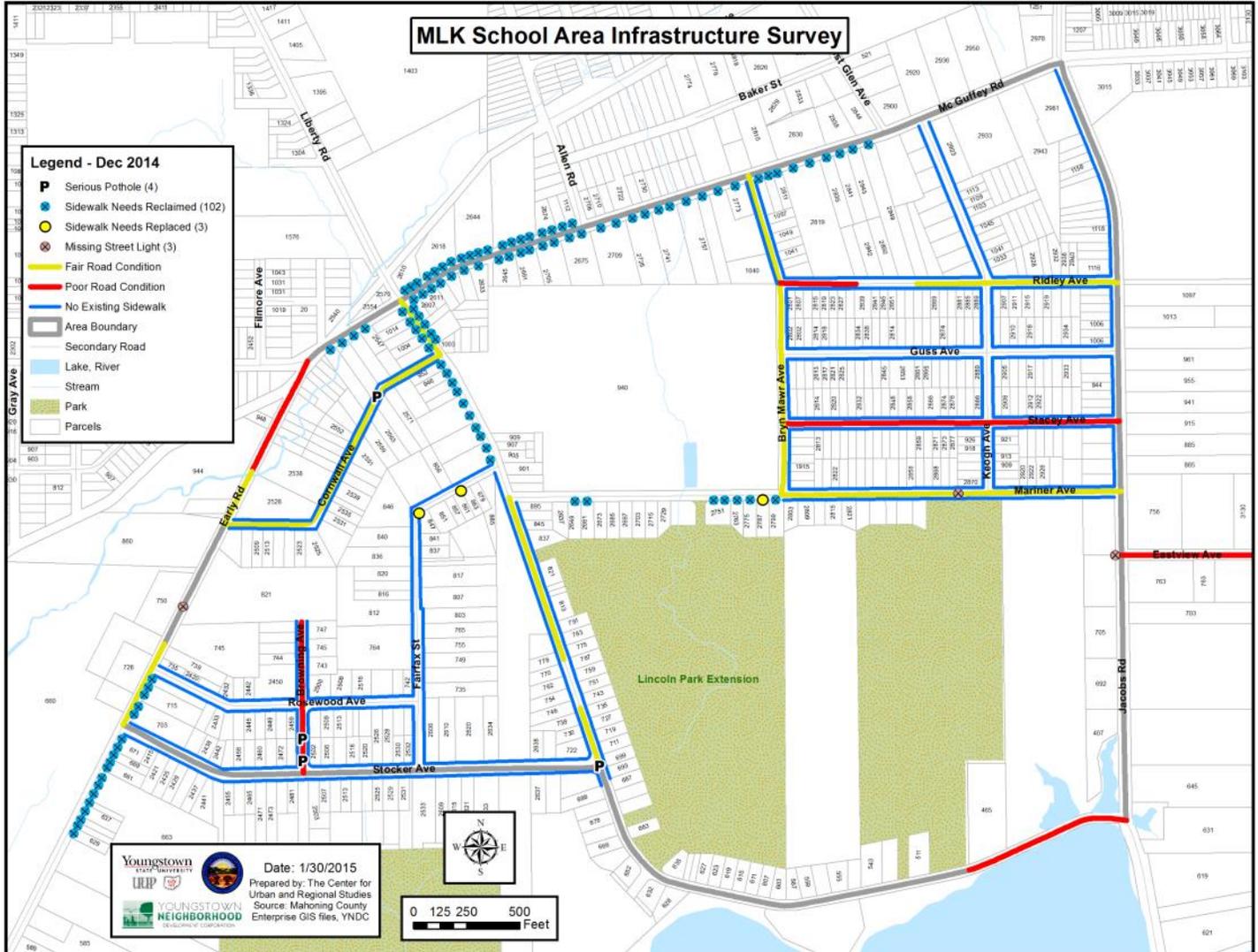
The following 9 properties have been identified as priority properties for cleanup and board-up. Many of these properties are among the worst in the neighborhood, are wide open and exposed to the elements, and are an immediate threat to the health and safety of the surrounding residents. While many are not likely to be demolished within the next two to three years due to funding constraints, getting them boarded, cleaning up trash and debris, and removing overgrowth will bring these properties into a manageable condition for residents.

Boarding and securing properties helps to prevent vandalism, theft, and drug-related activity from occurring inside the properties. Cutting down overgrowth and removing trash eliminates health hazards and improves visibility. Boards should be painted to resemble doors and windows to make these structures blend in better with the neighborhood, rather than stand out as eyesores. In the MLK Elementary Area, several vacant houses will be boarded/cleaned up by YNDC's Americorps REVITALIZE team.

Address	Description of Condition	Strategy
2814 STACEY AVE	Vacant Structure, Sanitation, Weeds, Defacement of Property, Stairways, Decks, Porches & Balconies, Building Security, Protective Treatment, Premises Identification, Roofs and Drainage, Board Property, City Demo	Board up
2832 STACEY AVE	Vacant Structure, Sanitation, Weeds, General, Building Security, Protective Treatment, Roofs and Drainage, Board Property, City Demo	Board up
2922 STACEY AVE	Vacant Structure, Sanitation, Weeds, General, Building Security, Protective Treatment, Roofs and Drainage, Board Property, City Demo	Board up
2877 STACEY AVE	Vacant Structure, Sanitation, Weeds, General, Protective Treatment, Roofs and Drainage, Board Property	Board up
2821 GUSS AVE	Vacant Structure, Sanitation, Weeds, Accessory Structure, General, Building Security, Protective Treatment, Roofs and Drainage, Board Property, City Demo	Board up
2917 GUSS AVE	Vacant Structure, Sanitation, Weeds, Motor Vehicles, Protective Treatment, Roofs and Drainage, Board Property, City Demo	Board up
2611 MCGUFFEY RD	Vacant Structure, Weeds, Protective Treatment	Board up
2911 RIDLEY AVE	Vacant Structure, Weeds, Accessory Structure, General, Stairways, Decks, Porches & Balconies, Building Security, Protective Treatment, Roofs and Drainage, Board Property	Board up
821 EARLY RD	Vacant Structure, Sanitation, Weeds, Defacement of Property, General, Building Security, Protective Treatment, Roofs and Drainage, Board Property	Board up

# SECTION IV. INFRASTRUCTURE REPAIR AND MAINTENANCE

A detailed survey was conducted by YNDC to identify all roads, sidewalks, street lights, and other basic infrastructure and facilities issues that require attention throughout the neighborhood. The following map identifies the basic infrastructure issues that need addressed and three priority clusters in the neighborhood where infrastructure requires significant attention.



The survey indicated there are **3 missing street lights** within the neighborhood. There are a number of sidewalk issues throughout the neighborhood. Yellow circles identify sections of sidewalk that are either severely lifted up or severely cracked and need to be replaced. Blue circles indicate areas where sidewalks are covered in significant debris and overgrowth, but may be reclaimed and brought back into use if scraped and cleaned. Some of these sidewalks may ultimately need replacement, but this must be determined after they are uncovered.

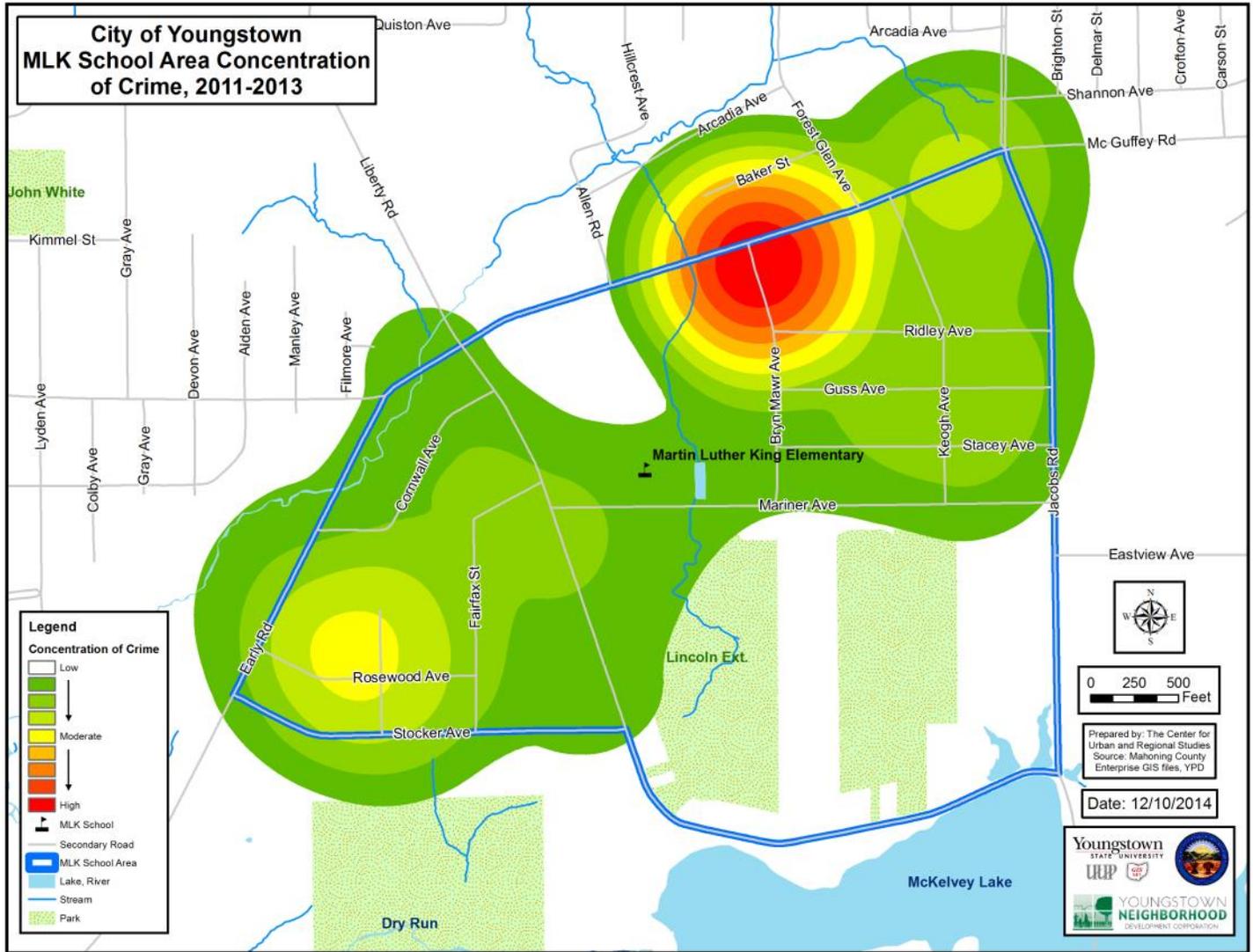
## **Infrastructure Strategy Recommendations:**

**1) All deteriorated sidewalks should be replaced and all overgrown sidewalks should be uncovered and cleaned up at a community workday.** Clusters of overgrown sidewalks exist at demolition sites and areas that have lacked maintenance for years. These sidewalks should be scraped and cleaned of debris and overgrowth in order to enable children attending MLK Elementary School and residents to safely use them. This should be done in conjunction with neighborhood groups, the City of Youngstown's RUBY tool trailer, and Street Department staff.

**2) An annual survey of all street lights which are out should be conducted and the results reported and tracked until addressed by Ohio Edison.** Presently all street lights in Taft School Area are functional. However, outages can be reported easily to Ohio Edison through the First Energy website. First Energy provides a work order number for tracking progress on light replacements. The URL for the online Report Lighting Problem system is: [https://www.firstenergycorp.com/service\\_requests/report-lighting-problem.html](https://www.firstenergycorp.com/service_requests/report-lighting-problem.html).

# SECTION V. NEIGHBORHOOD CRIME AND SAFETY

This heat map below illustrates “hot spots” or areas where there has been the most contact with the Youngstown Police Department. These are the locations of incidents at which the Youngstown Police Department has filed reports. Data collected includes all police reports filed for residential properties in the neighborhood between 2011 and 2013 that are violent, drug-related, and otherwise factors of distress. This also includes domestic incidences such as custody interference and runaway persons, which may not make the neighborhood less safe as a whole but may demonstrate patterns of neighborhood distress or disruption.



Properties included in this analysis include residences such as single-family, two-family, multiple-family and group home structures. Houses are a mix of rental, owner-occupied and vacant properties.

**Crime and Safety Strategy Recommendation:** Targeted and systematic code enforcement sweeps and strict enforcement of rental and vacant registration, combined with door-to-door community policing efforts, should be utilized jointly to restore order to hot spot zones and prevent spillover effects of crime into adjacent areas.

# TOP 15 HOTSPOT PROPERTIES

The following addresses represent residential properties which have the highest numbers of police reports filed in the neighborhood. The total number of reports was tallied for the period between January 1, 2011 and December 31st, 2013.

Recurring police reports include Assault, Aggravated Assault, Runaway/Missing Persons, Menacing, Aggravated Menacing, Domestic Violence, Criminal Damaging, Towed Vehicles, and other related offenses.

Rank	Address	Number of Reported Crimes 2011 - 2013
1	940 Bryn Mawr Ave	55
2	747 Browning Ave	21
3	2981 McGuffey Rd	17
4	2540 McGuffey Rd	10
5	860 Early Rd	10
6	2637 Mariner Ave	7
7	2934 Guss Ave	6
8	851 Fairfax St	5
9	1118 Jacobs Rd	5
10	2910 Guss Ave	5
11	2420 Rosewood Ave	4
12	1915 Bryn Mawr Ave	4
13	2724 Mariner Ave	4
14	2933 McGuffey Rd	4
15	2943 McGuffey Rd	4

## Neighborhood Action Plan Progress Tracking Form

5-Year Performance Benchmark	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	2015- 2016 Total	2015- 2020 Goal
<b>Housing Benchmarks</b>										
Housing units brought into compliance										10
Severely blighted structures are demolished										8
Vacant and formerly blighted housing units are boarded and cleaned up in order to improve neighborhood safety										9
Vacant properties with illegal dumping are cleaned up										ALL
<b>Infrastructure Benchmarks</b>										
Sidewalks and sidewalk curb ramps cleaned up or replaced where needed										ALL
Add crosswalks to all corners within two blocks around the school.										ALL
<b>Crime and Safety Benchmarks</b>										
Crime hotspots are addressed through community policing and systematic code enforcement										5
<b>Community Building Benchmarks</b>										
Increase membership of Bryn Mawr block watch by 10 active residents										10
Increase membership of the Northeast Homeowners by 10 active members										10
Complete two resident-driven neighborhood improvement projects										2

# APPENDIX 1. HOUSING AND PROPERTY DATABASE

Yellow properties represent the Top 20 Priority Properties.

#	Street	VIOLATIONS DETAIL	Core Strategy	Secondary Strategy
841	FAIRFAX ST	Accessory Structure, Protective Treatment	Code Enforcement	
846	FAIRFAX ST	Vacant Structure, General, Windows (security), Protective Treatment, Roofs and Drainage	Code Enforcement	
2559	CORNWALL AVE	Vacant Structure, Motor Vehicles, Roofs and Drainage, Rubbish or Garbage	Demolition	
2539	CORNWALL AVE	Vacant Structure	Code Enforcement	
745	EARLY RD	Vacant Structure, Weeds, Defacement of Property, Protective Treatment, Premises Identification, Roofs and Drainage, City Demo	Demolition	
735	EARLY RD	Vacant Structure, Weeds, Protective Treatment, Roofs and Drainage, City Demo	Demolition	
2420	ROSEWOOD AVE	Vacant Structure, Sanitation, Weeds, General, Doors (security), Windows (security), Protective Treatment	Code Enforcement	
2432	ROSEWOOD AVE	Protective Treatment, Roofs and Drainage	Code Enforcement	
2442	ROSEWOOD AVE	Vacant Structure, Weeds, Protective Treatment, Roofs and Drainage, Overhang Extensions	Demolition	
821	EARLY RD	Vacant Structure, Sanitation, Weeds, Defacement of Property, General, Building Security, Protective Treatment, Roofs and Drainage, Board Property, City Demo	Demolition	Board up
812	FAIRFAX ST	Vacant Structure, Weeds, Flagged as For Sale	Code Enforcement	
816	FAIRFAX ST	Vacant Structure, Roofs and Drainage, Flagged as For Sale	Code Enforcement	
749	FAIRFAX ST	Vacant Structure, Weeds, Protective Treatment, Roofs and Drainage	Demolition	
2513	ROSEWOOD AVE	Sanitation, Weeds	Code Enforcement	
715	EARLY RD	City Demo	Demolition	
2438	STOCKER AVE	Vacant Structure, Sanitation, Weeds, Doors (security)	Demolition	
2472	STOCKER AVE	Vacant Structure, Sanitation, Weeds, Defacement of Property, Doors (security), Protective Treatment, Roofs and Drainage	Demolition	
2502	STOCKER AVE	Vacant Structure, Sanitation, Weeds	Code Enforcement	
2503	STOCKER AVE	Vacant Structure, Sanitation, Weeds, Protective Treatment, Roofs and Drainage	Code Enforcement	
661	EARLY RD	Vacant Structure, Weeds, Accessory Structure, General, Building Security, Protective Treatment, Structural Members, City Demo	Demolition	
2978	MCGUFFEY RD	Vacant Structure, Sanitation, Weeds, General, Protective Treatment, Premises Identification, Roofs and Drainage, City Demo	Demolition	
909	KEOGH AVE	Vacant Structure, Weeds, Motor Vehicles, Building Security, Protective Treatment, Roofs and Drainage	Code Enforcement	

#	Street	VIOLATIONS DETAIL	Core Strategy	Secondary Strategy
2877	STACEY AVE	Vacant Structure, Sanitation, Weeds, General, Protective Treatment, Roofs and Drainage, Board Property, City Demo	Demolition	Board up
2859	STACEY AVE	Vacant Structure, Sanitation, Weeds, Building Security, Protective Treatment, Roofs and Drainage, Board Property, City Demo	Demolition	Board up
2813	STACEY AVE	Vacant Structure, Sanitation, Weeds, Accessory Structure, General, Building Security, Protective Treatment, Premises Identification, Roofs and Drainage, Board Property, City Demo	Demolition	Board up
2814	STACEY AVE	Vacant Structure, Sanitation, Weeds, Defacement of Property, Stairways, Decks, Porches & Balconies, Building Security, Protective Treatment, Premises Identification, Roofs and Drainage, Board Property, City Demo	Demolition	Board up
2832	STACEY AVE	Vacant Structure, Sanitation, Weeds, General, Building Security, Protective Treatment, Roofs and Drainage, Board Property, City Demo	Demolition	Board up
2922	STACEY AVE	Vacant Structure, Sanitation, Weeds, General, Building Security, Protective Treatment, Roofs and Drainage, Board Property, City Demo	Demolition	Board up
2917	GUSS AVE	Vacant Structure, Sanitation, Weeds, Motor Vehicles, Protective Treatment, Roofs and Drainage, Board Property, City Demo	Demolition	Board up
2889	GUSS AVE	Vacant Structure, Sanitation, Weeds, Roofs and Drainage	Code Enforcement	
2821	GUSS AVE	Vacant Structure, Sanitation, Weeds, Accessory Structure, General, Building Security, Protective Treatment, Roofs and Drainage, Board Property, City Demo	Demolition	Board up
2910	GUSS AVE	Weeds, Protective Treatment, Roofs and Drainage	Code Enforcement	
2918	GUSS AVE	Vacant Structure, Weeds, Motor Vehicles, Protective Treatment	Code Enforcement	
2934	GUSS AVE	Vacant Structure, Window, Skylight & Door Frames, Roofs and Drainage, City Demo	Demolition	
2915	RIDLEY AVE	Vacant Structure, Weeds, Stairways, Decks, Porches & Balconies, Building Security, Board Property, City Demo	Demolition	Board up
2911	RIDLEY AVE	Vacant Structure, Weeds, Accessory Structure, General, Stairways, Decks, Porches & Balconies, Building Security, Protective Treatment, Roofs and Drainage, Board Property, City Demo	Demolition	Board up
2907	RIDLEY AVE	Sanitation, Weeds	Code Enforcement	
2881	RIDLEY AVE	Vacant Structure, Sidewalks and Driveways, General, Protective Treatment	Demolition	
1113	KEOGH AVE	Vacant Structure, Roofs and Drainage	Code Enforcement	
1109	KEOGH AVE	Vacant Structure, Weeds, Accessory Structure, Building Security, Protective Treatment, Board Property, City Demo	Demolition	Board up
2757	MCGUFFEY RD	Vacant Structure, Weeds, General, Building Security, Roofs and Drainage, City Demo	Demolition	
2675	MCGUFFEY RD	Vacant Structure, Sanitation, Weeds, General, Building Security, Protective Treatment, Premises Identification, Roofs and Drainage, City Demo	Demolition	
2705	MCGUFFEY RD	Vacant Structure, General, Protective Treatment, Exterior Walls, City Demo	Demolition	

#	Street	VIOLATIONS DETAIL	Core Strategy	Secondary Strategy
2706	MCGUFFEY RD	Vacant Structure, Sanitation, Accessory Structure	Code Enforcement	
2900	MCGUFFEY RD	Vacant Structure, Weeds, General, Protective Treatment, Premises Identification, Roofs and Drainage, City Demo	Demolition	
632	LIBERTY RD	Motor Vehicles, General, Protective Treatment, Roofs and Drainage	Code Enforcement	
738	LIBERTY RD	Weeds, Accessory Structure, Protective Treatment	Code Enforcement	
687	LIBERTY RD	Vacant Structure, Sanitation, Weeds, General, Doors (security), Windows (security), Protective Treatment, Roofs and Drainage	Demolition	Board up
543	LIBERTY RD	Vacant Structure, Sanitation, Weeds, General, Building Security, Doors (security), Windows (security), Protective Treatment, Premises Identification, Roofs and Drainage, Board Property, City Demo	Demolition	Board up
763	JACOBS RD	Vacant Structure, Weeds, Building Security, Roofs and Drainage, Board Property	Code Enforcement	Board up

## APPENDIX 2: TOP 15 HOTSPOTS INCIDENT BREAKDOWN DATABASE

Crime Hotspots - Types of Crimes	# Calls: 2011-2013
<b>940 Bryn Mawr Ave</b>	<b>55</b>
Aggravated Menacing	4
Aggravated Riot	1
Assault	9
Criminal Damaging/Endangering	1
Criminal Trespass	2
Disorderly Conduct	10
Domestic Violence _ cause belief of imminent physical harm by threat	2
Inducing Panic	2
Menacing	2
Miscellaneous Criminal Incident	2
Missing Persons Report	2
Possession of Drugs _ marijuana	1
Resisting Arrest	1
Returned Missing	1
Returned Person	1
Theft (All Others)	7
Theft (Theft From Building)	2
Unruly Juvenile Offenses	2
Vandalism	3
<b>747 Browning Ave</b>	<b>21</b>
Aggravated Arson	2
Arson	1
Burglary	2
Disorderly Conduct	2
Mental Health Transport/Assist	1
Property Found	1
Theft (All Others)	3
Towed Vehicle Report	8
Unauthorized Use of Motor Vehicle	1
<b>2981 McGuffey Rd</b>	<b>17</b>
Aggravated Menacing	1
Aggravated Robbery	3
Aggravated Robbery _ dangerous ordnance on or about suspect's person or under control	1
Breaking and Entering	1
Criminal Damaging/Endangering	2
Disorderly Conduct	1
Menacing	1
Robbery	1
Theft (All Others)	1
Theft (Shoplifting)	4
Theft (Theft From Building)	1

Crime Hotspots - Types of Crimes	# Calls: 2011-2013
<b>2540 McGuffey Rd</b>	<b>10</b>
Aggravated Robbery	1
Breaking and Entering	2
Menacing	1
Theft ( From Motor Vehicle )	1
Theft ( Of Motor Vehicle Parts/Accs )	2
Theft (All Others)	2
THEFT OF MOTOR VEHICLE	1
<b>860 Early Rd</b>	<b>10</b>
Burglary	5
Violate Protection Order or Consent Agreement	3
Warrant (Misc)	2
<b>2637 Mariner Ave</b>	<b>7</b>
Burglary	1
Criminal Damaging/Endangering	1
Miscellaneous Non-Criminal Incident	1
Telecommunications Harassment	1
Theft (All Others)	3
<b>2934 Guss Ave</b>	<b>6</b>
Burglary	1
Menacing	1
Miscellaneous Criminal Incident	2
Recovered Stolen Auto	1
Theft (All Others)	1
<b>851 Fairfax St</b>	<b>5</b>
Theft (All Others)	1
Towed Vehicle Report	4
<b>1118 Jacobs Rd</b>	<b>5</b>
Assault	1
Criminal Damaging/Endangering	1
Menacing	1
Taking the Identity of Another	1
Warrant (After 11/03)	1
<b>2910 Guss Ave</b>	<b>5</b>
Theft (All Others)	1
Towed Vehicle Report	4
<b>2420 Rosewood Ave</b>	<b>4</b>
Burglary	1
Improperly Discharging Firearm at or Into Habitation or School	1
Menacing	1
Miscellaneous Non-Criminal Incident	1
<b>1915 Bryn Mawr Ave</b>	<b>4</b>
Criminal Damaging/Endangering	1
Domestic Violence (By Intimidation)	1
Recovered Stolen Auto	1
THEFT OF MOTOR VEHICLE	1

Crime Hotspots - Types of Crimes	# Calls: 2011-2013
<b>2724 Mariner Ave</b>	<b>4</b>
Assault	1
Miscellaneous Criminal Incident	1
Theft (All Others)	1
Theft (Theft From Building)	1
<b>2933 McGuffey Rd</b>	<b>4</b>
Aggravated Menacing	1
Assault	1
Telecommunications Harassment	1
THEFT OF MOTOR VEHICLE	1
<b>2943 McGuffey Rd</b>	<b>4</b>
Breaking and Entering	1
Menacing	1
Theft (All Others)	2

# APPENDIX 3. PUBLIC INPUT

The following input was obtained from residents at a neighborhood meeting on March 11th, 2014 at the Price Memorial AME Zion Church. Attendees were asked to list what they believed to be their neighborhood's top three assets and top three priorities.

Neighborhood Assets		
mt hope cemetery	mcguffey center	neighbors/residents
john white park	mcguffey center	northeast homeowners assn
john white park	mcguffey center	people
john white park	mcguffey center	used to be the wonderful neighbors - needs to be addressed
john white park	mcguffey center area	home ownership
john white park	NE Homeowners - McGuffey Center	Homeowner
john white park	neighborhood community gardens	longevity of neighbors residing in neighborhood
john white park	somewhat diverse people (hispanic, caucasian, black)	stable families
parks	the whole east side	grocery store
associated neighborhood center	no kids	grocery stores
mcguffey center	good fire department	home
mcguffey center	more older home owners	home ownership - well kept
mcguffey center	NE Homeowners	homeowners maintain their homes & property
mcguffey center	NE Homeowners	try to keep property up
mcguffey center	NE Homeowners Association	rural areas - not crowded
vacant land	new library	houses aren't sitting on top of each other
east side library	new library	low traffic
library	few neighbors	mckelvey lake
mckelvey lake	millcreek park	greenspace
mckelvey lake	proud history/heritage	greenspace
mckelvey lake	more land	land (open) country atmosphere
mckelvey lake	undeveloped land	lots of deer and oher wildlife
lanterman's mill	green space	open land/wooded areas
churches	churches	accessibility
churches	different churches	close to hospitals
churches	rising star and mt moriah churches	comfortable place to live - easy access to ysu, town
churches	access to freeway	quiet neighborhood
quiet neighborhood	foster's market	lanterman project
quiet/stable neighborhood	lincoln knolls plaza	low crime
car wash	lincoln knolls plaza	safety
dollar general	lincoln plaza	safety
dollar general	pharmacy's	east high
east high school	mlk elementary	schools (martin luther & pete ross berry)
east high school	MLK school	bus route 36
east high school	new schools built	bus transportation
east high school	schools	wrta

# Neighborhood Priorities

facility for community involvement	rehab loan programs and market rate new housing	house on stile makes our street look bad
a nice grocery store and drug store	help with home repairs so people can keep in their homes and up to code; everyone needs to see a total picture instead of their self interests	housing
new businesses	building and repairing of my home	vacancy
lack of stores/resources	education improve	vacancy
grocery stores	education	vacancy
mcguffey plaza, grocery stores, clothing and shoe stores	education	houses torn down
new development	education	tear down wooded area on albert street
grocery store (full service)	better schools (yes, I realize the city is not directly involved but it is the major problem with keeping families in city homes)	vacant houses removed
grocery stores and other businesses	water along the side of the roads - need pipes	vacant homes need to come down
mcguffey plaza	sewer problems	vacant homes & businesses
new grocery store and drug store	water back up	houses and unoccupied stores torn down
businesses to open	sewer	vacancy
grocery store	stop sign on each corner	vacant house
mcguffey plaza property	speed limit signs	demolition and rehabilitation
small business start up and improvement help	blight	eliminate vacant homes
unemployment	better cleanup	demolition of dilapidated buildings
raise employment rate	clean lot on Oak St by royal oaks	vacant homes
jobs for residents on east side (manufacturing, businesses, stores)	keep grass cut on 680 freeway at the end of Oak St	empty buildings
poverty and unemployment	clean/respectable corner stores & grocery stores	abandoned homes
poverty and unemployment	owners must keep property in tact	vacancy - six houses from mcguffey to miami to armstrong
poverty and unemployment	even if property is vacant, cut down dead trees	john white playground expanded
affordable up-to-date housing	grass cutting	sidewalks on nelson avenue
homeownership improve	change in property	need sidewalks and curbs
few home purchases	clean up near liberty	sidewalks
vacant homes that seem rehabable	appearance	curbs
repairing of homes	bring neighborhood back to code (reinforce)	sidewalks
fill vacant houses	neighbors should buy garbage can with lids	sidewalks
street pave	less playing basketball in street	lighting
better streets	stop the drugs	better paved streets
better maintained roads	remove drug houses	beautification/litter control
repair the streets	police protection	no more low income housing
streets	a family in my neighborhood who is conducting an illegal auto repair businesses (where it is not zoned for business) have threatened numerous people, hot windows in one of my houses, threatened to kill me frequently (they want my property)	monitor the speed and activities and noise
street	crime	speed guards
paving of Jacobs Rd/McGuffey	litter	responsible landlords
infrastructure - roads -all	trash	landlords held accountable for activities in their rented properties
miami - fix the street - it hasn't been fixed since 1990	dumping & litter along Liberty & McGuffey	dumping
street repair on atkinson ave	blight and litter control (dumping)	dumping
money	no dumping	dumping - possibly cameras
protect historic sites	no dumping trash	dumping
protect historic sites	delinquent taxes	litter/dumping

## “One thing we need to know”

I would like to feel safer in my neighborhood - a stronger police presence	streets fixed - trash, grass cut in summer	my home in very need of repairment, roofing and everything
more police visibility	a lot of pot holes need to be fixed - a lot of lots need to be cleaned up	the east side has an older population - many people have lived here for years and don't have the funds to fix up their homes. They need help
the drug activity in the neighborhood seems to be decreasing due to more patrols in the lincoln knolls area	if you don't guide the youth your efforts will be lost. Stop going to senior citizen groups looking for progress. They have done their share for their community. It's time for the next generation to step up. Go to the high schools and get them involved NOW!	seemingly a lot of seniors live on the east side. What can be done to help them keep their property up to par?
more police patrols	eastside pride in their neighborhoods. We just need re-sources	identify who owns all homes, especially rentals
improve the safety and decrease the crime in communities in order to stabilize the neighborhoods	the east side is a safe place to live and to build new houses	mcguffey property is the redevelopment stage - need code enforcement for businesses
stealing aluminum siding	residents of the east side are willing to participate in the revitalization process	in our area mostly the sharon line would like to keep our land in tact
need police in neighborhood	that the people of the eastside are concerned about their neighborhood and want to see it grow	no more public housing - mcGuffey is Main Street - need resurfacing
if stores and businesses are opened up on the east side, residents would not have to travel to bardman, liberty and austintown - then the east side would flourish and grow	need more parks and structures for children to participate in/with	no more low price houses
improve employment situation	a playground for the kids	we don't need any more apartment buildings on the east side. We need a department store, grocery store to shop
the eastside is worth investing in for future development of small businesses	please make mckelvey lake a fishing area	no more government housing - improvement on streets
better involvement of employment of inner city youth	the east side does not show a lot of mortgage activity but I do not recall in the report how long families were in a home, perhaps that indicates a stability not seen in the report. Aside from that the east side has different sides - the country - the close knit cultural, the new sections and the projects. they each have distinct differences. some are shoved in from other parts of the city, some are not. the downtown should come first.	who owns property at Wardle and Josephine - who dumps trash - fix pot holes
the horrendous state of youth employment	the eastside of Youngstown has "rich" history - YNDC should help preserve it for the community	the city needs to take better care of our streets on the east side
too much dumping	we know all what you are talking about	lack of positive recreation for youth. Big brothers & big sisters club.
helping homeowners with revitalizing their homes & property	need more help in our area	more help to the homeowners - property tax break

# MLK ELEMENTARY

**ASSET-BASED MICRO PLAN**



**820 CANFIELD ROAD**

**YOUNGSTOWN, OHIO 44511**

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YOUNGSTOWN  
**NEIGHBORHOOD**

DEVELOPMENT CORPORATION