

**REVITALIZE**

**[www.yndc.org](http://www.yndc.org)**

# ABOUT YOUNGSTOWN

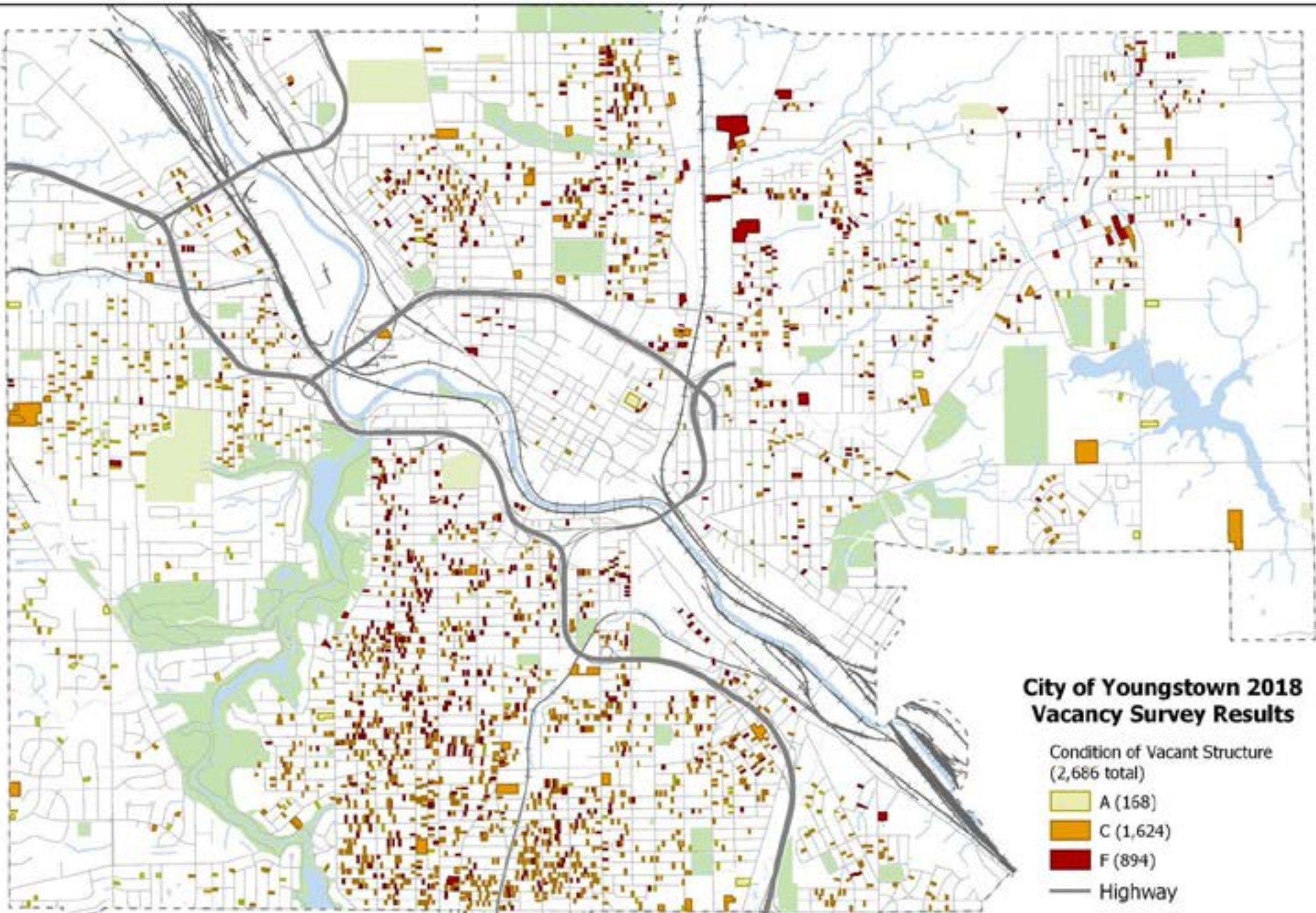
---

## CONTEXT

- Population peaked at 170,002 residents in 1930
- Planners laid out physical infrastructure for continued growth to 250,000

## CURRENT REALITY

- Population: 65,161 (-62%,)
- Vacant Structures: 2,686 structures
- Vacant Land: 25,000+ parcels
- Vacancy Rate: 20%
- Poverty Rate: 38%
- Median HH Income: \$24,448
- Average Home Sale Price: \$35,065
- Owner Occupancy: 56%



### City of Youngstown 2018 Vacancy Survey Results

Condition of Vacant Structure  
(2,686 total)

- A (168)
- C (1,624)
- F (894)

- Highway
- Railroad
- City Limit

Prepared by: The Center for  
Urban and Regional Studies  
Youngstown State University  
Source: Mahoning County  
Enterprise GIS files, YNDC

4/11/2018 1:29 PM



# ABOUT YNDC



## **Youngstown Neighborhood Development Corporation (YNDC)**

- Citywide community planning and development organization
- Created through public private partnership after completion of 2010 plan
- Began operations in late 2009

## **Approach**

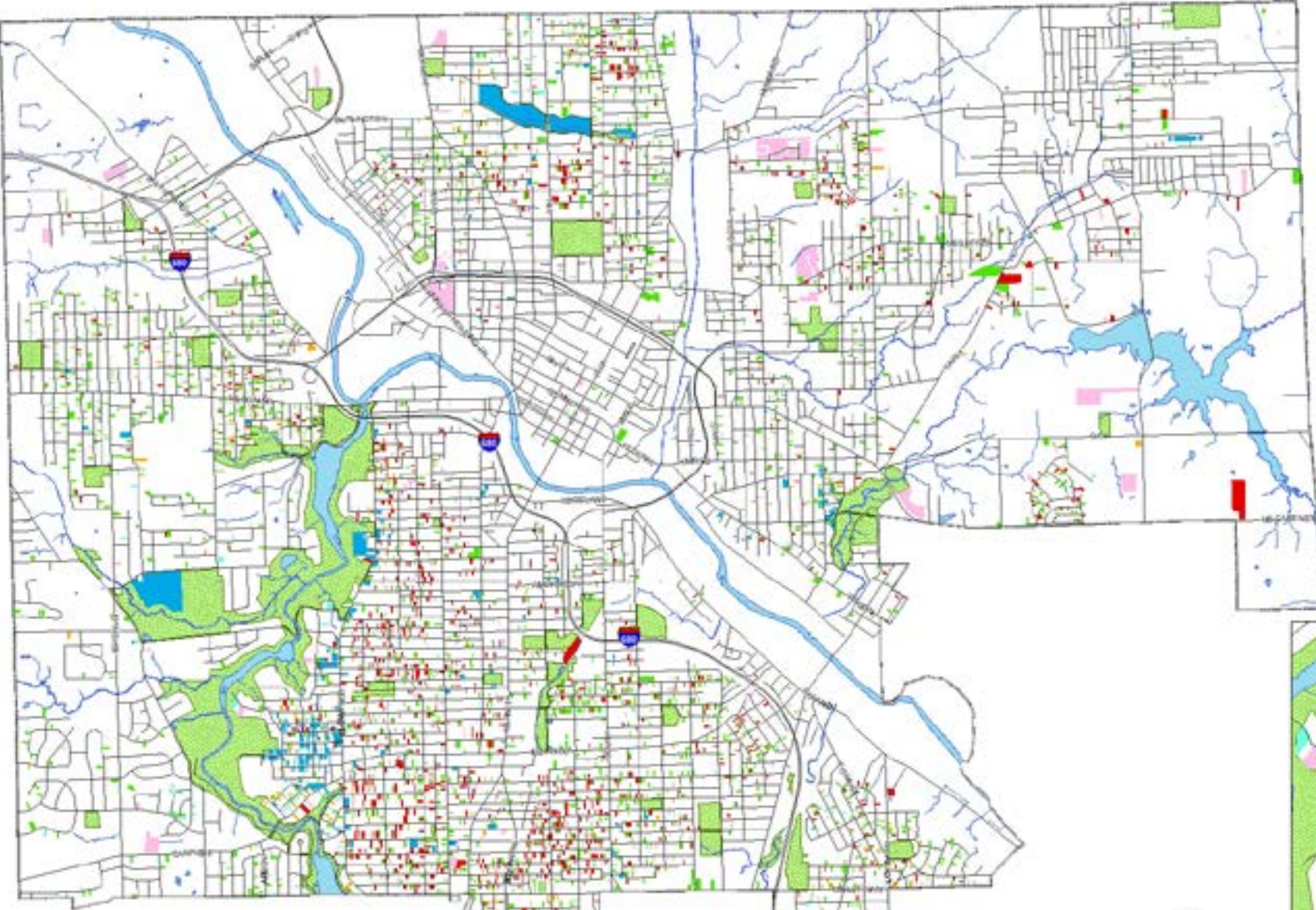
- Performance Based
- Layer Partnerships
- Residents at the Center – Grassroots Engagement
- Strategically Focus Resources
- Incremental Implementation of Vision

## **Programming**

- Planning & Data
- Neighborhood Stabilization
- Active Living and Healthy Eating
- Housing, Financial Literacy and Community Lending

# The Impact of the YNDC

- Vacant Lot Improvement Projects (471)
- Homeowners Created (173)
- Home Rehabilitation (340)
- First Mortgages (24)
- Counseling Clients (1100)
- Vacant Properties Boarded Up (1,750)
- Vacant Structures Moved (33,100)



## Mora Neighborhood



Date Created: 09/16/2016  
Created by: Grant Taylor  
Date Updated: 2/13/2018

0 0.5 1 2 Miles



# MARKET RATE, MARKET READY HOME REHABILITATION MODEL

---

YNDC minimizes cost and streamlines the rehab process, acting as...

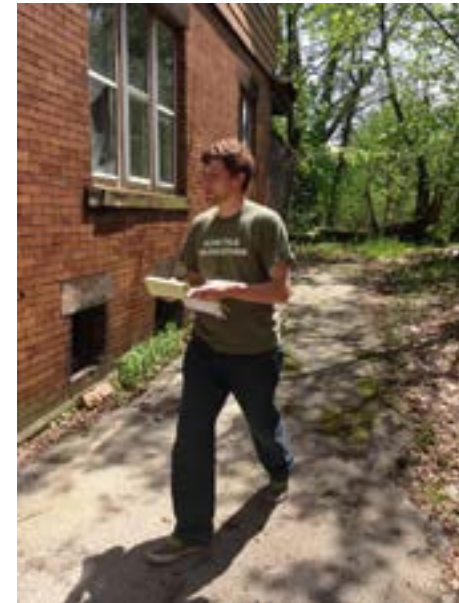
- Planner
- Owner
- Developer
- Property Manager
- General Contractor
- Marketer
- Realtor

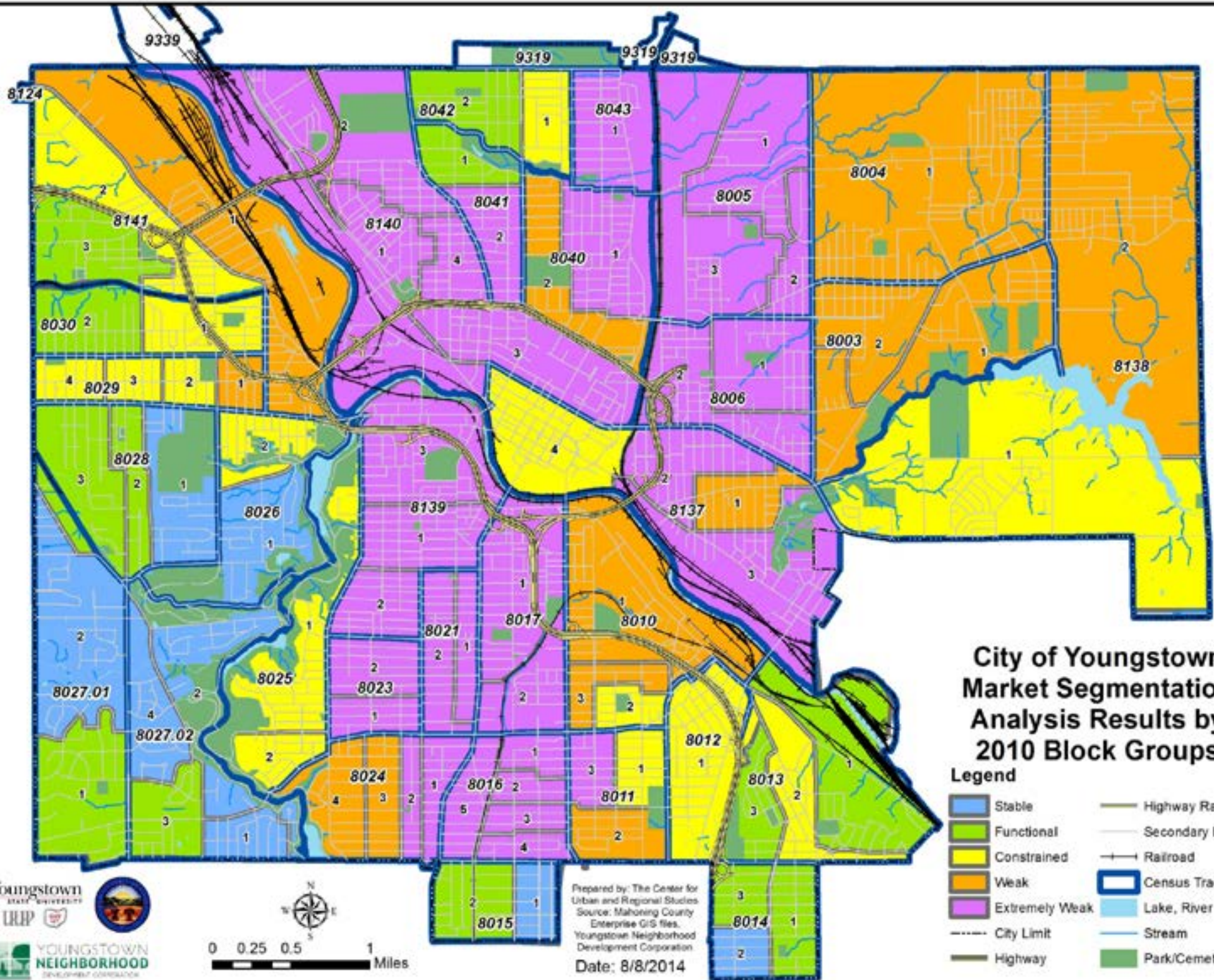


# DATA

## Project Identification Process

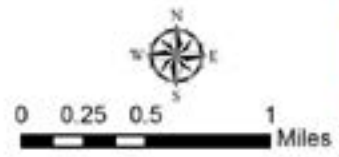
- Complete property surveys
- Identify target areas
- Develop neighborhood action plans
- Develop property specific strategies
- Perform outreach to property owners
- Identify properties with profit potential
- Assemble multiple properties through multiple means
- Secure and maintain property through foreclosure and rehab process





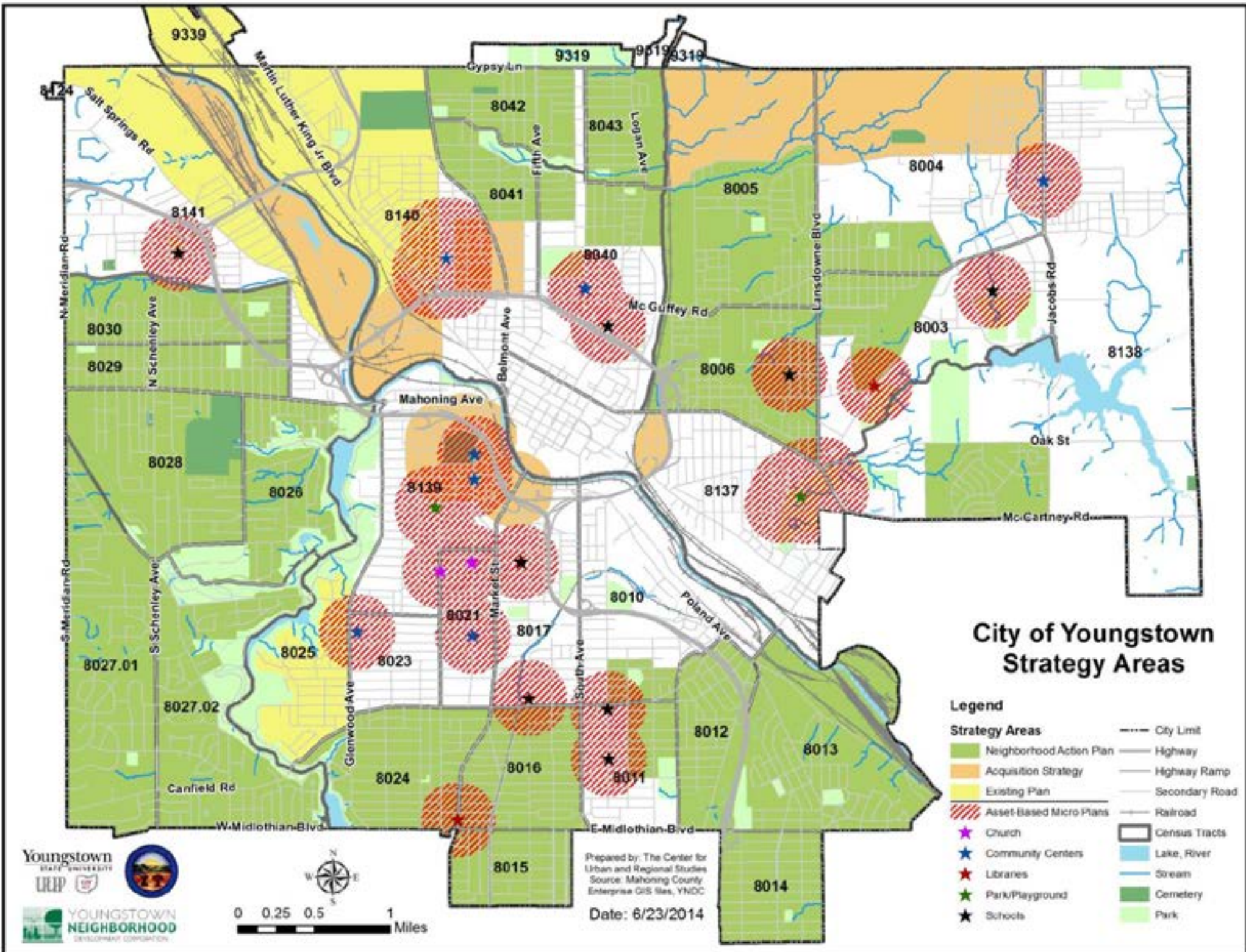
### City of Youngstown Market Segmentation Analysis Results by 2010 Block Groups

- Legend**
- Stable
  - Functional
  - Constrained
  - Weak
  - Extremely Weak
  - Park/Cemetery
  - Highway Ramp
  - Secondary Road
  - Railroad
  - Census Tract
  - Lake, River
  - Stream
  - City Limit
  - Highway



Prepared by: The Center for Urban and Regional Studies  
 Source: Mahoning County Enterprise GIS files, Youngstown Neighborhood Development Corporation  
 Date: 8/8/2014





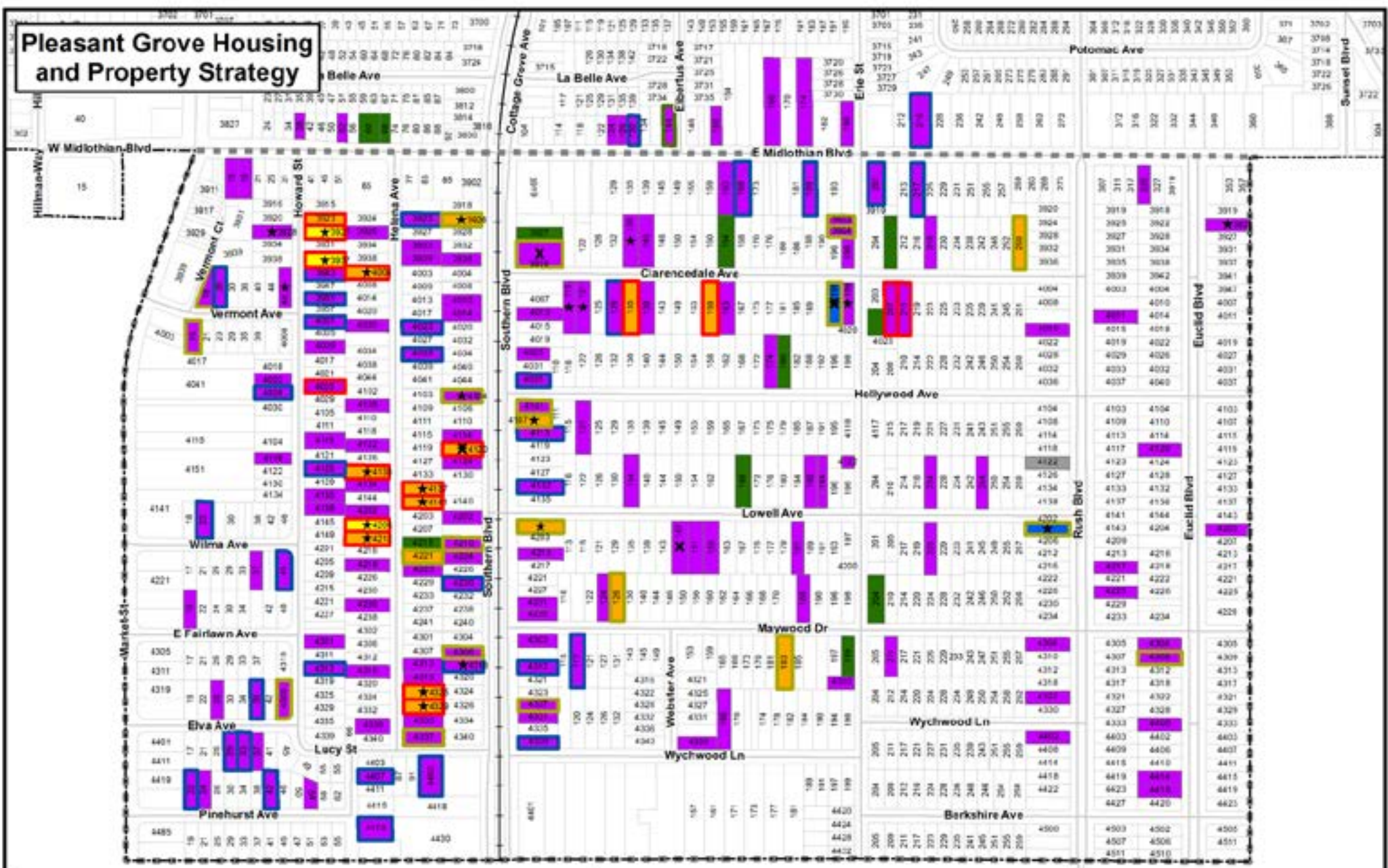
# PLEASANT GROVE

## NEIGHBORHOOD ACTION PLAN



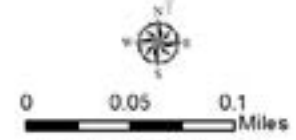
YOUNGSTOWN  
**NEIGHBORHOOD**  
DEVELOPMENT CORPORATION

# Pleasant Grove Housing and Property Strategy



**Legend - Oct 2014**

<b>Core Strategy</b>	<b>Secondary Strategy</b>	<b>Other</b>
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Demolish via City of Youngstown (3)	<span style="display:inline-block; width:15px; height:15px; border:1px solid red;"></span> Board Up/Clean Up (17)	<span style="display:inline-block; width:15px; border-bottom:1px dashed black;"></span> City Limit
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Demolish via Land Bank (18)	<span style="display:inline-block; width:15px; height:15px; background-color:white; border:1px solid black;"></span> Clean Up (22)	<span style="display:inline-block; width:15px; height:15px; border:1px solid black; background-image: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); background-size: 4px 4px;"></span> Neighborhood Boundary
<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Needs Code Enforcement (151)	<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Paint Youngstown Outreach (35)	<span style="display:inline-block; width:15px; border-bottom:1px solid black;"></span> Secondary Road
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Potential YNDC Rehab (2)	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Section 8 Inspections (1)	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Railroad
<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span> Sell on the Private Market (1)	<span style="display:inline-block; width:15px; height:15px; background-color:white; border:1px solid black; text-align:center;">★</span> Top 25 Priority	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Lake, River
<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span> Cut Entire Lot (11)	<span style="display:inline-block; width:15px; height:15px; background-color:white; border:1px solid black; text-align:center;">X</span> Dumping/Debris Removal (4)	<span style="display:inline-block; width:15px; height:15px; background-color:white; border:1px solid black;"></span> Other Properties



Date: 10/29/2014

Prepared by: The Center for Urban and Regional Studies  
 Source: Mahoning County Enterprise GIS files, YNDC



# PARTNERSHIPS/FUNDING

---

- **City of Youngstown**
  - Water/Wastewater Enterprise Funding
- **Mahoning County Land Bank**
  - Development Agreement
- **Local Material Vendors**



# REHABILITATION PROCESS

---

## Acquisition

- Rehabilitation Viability Analysis
  - Neighborhood Market
  - Property Condition (Major Systems)
  - Condition of Immediate Surrounding Properties
- Strategies
  - County Land Bank
  - City Land Bank
  - Spot Blight Eminent Domain
  - Donation
  - Purchase



# REHABILITATION PROCESS

---

## Staffing

- Housing Director
- Project Manager
- Project Assistant
- In-House Construction Team – Equipment and Facilities
  - Electrician
  - Carpenter
  - Tile Layer
  - Painter
  - General Laborers
- Subcontractors
- Marketing Coordinator
- Housing Client Manager



SHEWAN/THORNTON/BLACK & VEATCH (S/TBV) JV						
Project Address						
Location Code						
Purchasing System - Private						
Date of project commencement			Date of project completion			
Order	Task	Date Initiated	Initials	Date Completed	Status	10/2003
1	GET T&E FROM S&B					
2	Add to property boundaries					
3	Clear site and utility within limits					
4	Proc. or enhance aerial records					
5	Draw and secure for established limits					
6	Get property and soil specifications for sites out					
7	Determine what will be stored and what will be replaced during what process					
8	Type clean soil specifications and send to owner					
9	Order Druggins					
10	Install Asbestos TMOC: finished concrete project sign					
11	Excavate Property clean out					
12	Install gas lines					
13	Develop preliminary steel schedule (SAR Work Plan Sheet) (ASB/S/B/E)					
14	Learning management					
15	Start the concrete structure					
16	Start frame erector					
17	Install tank top					
18	Upgrade tank top cables to approved design and gauging data					
19	Order Electric Utility					
20	Develop electric specifications					
21	Obtain 600 amp service if necessary					
22	Finalize electric utility					
23	Schedule 600 to address all gas line issues prior to start up					
24	Finalize gas utility					
25	Contract/Assessments to set up Storage Assessment					
26	Develop 600 TMOC					
27	Develop electric installation					
28	Obtain estimates for 600 Service installation					
29	Review estimates for 600 Service					
30	Contract bid and schedule installation					
31	Install 600 Service					
32	Ensure tank is heated in and set to 99 degrees					
33	Obtain estimates for installation					
34	Schedule installation					
35	Designated lights set up					
36	Worked to make basement floor clean and any other needed up-downs					
37	End out all side work					
38	Order all quotes					
39	Get estimate and cost comparison					
40	Get bid through					
41	Order materials					
42	Install electric structure					
43	Complete electrical for Project Structure					
44	Order structural iron					
45	Order materials for construction work					
46	Final project development for construction cost to sign					
47	Final contract development for construction work					
48	Final construction process with TMOC work in accordance with ASB Study for					
49	Sign and construction					
50	Final utility installation					
51	Draw material cost					
52	Install construction work					
53	Install all structural steel and sign to be set up					
54	Engineer final, site and tank design of structure					
55	Engineer final, site and tank design					
56	Install steel structural tank into site area (erector)					
57	Install / Repair plumbing throughout the house					
58	Tank treatment with Green-Dyne TMOC Contact					
59	Final construction plan					
60	After plumbing is installed begin requesting demand					
61	Engineer structure					
62	Install floor line					
63	Complete review in accordance with TMOC steel plan					
64	Install steel					
65	Prep and pour of settings					
66	Prep and pour of water					
67	Install light fixtures / tank					
68	Start the finalizing cycle of work in steel					
69	Finalize structural Review					
70	Start on steel structure by 14th day of steel					
71	Physical inspection and photos					
72	Install structural steel and TMOC installation					
73	Finalize ground line					
74	Install steel structure from using the general drawing set					
75	Construction inspection					
76	Ensure final check is completed					
77	Install steel structure from end of project					
78	Install steel structure from end of project					
79	Final site check					
80	Final site check					
81	Final site check					
82	Final site check					
83	Final site check					
84	Final site check					
85	Final site check					
86	Final site check					
87	Final site check					
88	Final site check					
89	Final site check					
90	Final site check					
91	Final site check					
92	Final site check					
93	Final site check					
94	Final site check					
95	Final site check					
96	Final site check					
97	Final site check					
98	Final site check					
99	Final site check					
100	Final site check					

# REHABILITATION PROCESS

---

## Project Preparation

- Obtain Clear and Quality Before Photos/Install Project Signage
- Cleanout - Volunteers
- Develop Rehabilitation Specifications (including measurements)
- Develop Budget/Timeline
- Transfer Utilities/Schedule Energy Assessment
- Install Security System
- Obtain Subcontractor Estimates/Award Contracts
  - Furnace
  - Insulation
  - Roofing
  - Hardwood Floors
- Develop and order material list/select project finishes



**Bedroom 1**

**1. Windows**

- Replace doublehung
- Replace Stationary

**2. Door**  x  (  inswing)

- Replace
- Service

**3. Closet Door**  x  (  inswing)

- Replace
- Service

**4. Doorknob**

- Replace
- Mortise
- Passage
- Privacy

**5. Doorstop**

- Spring
- Hinge

**6. Trim**

- Base  In. ft.
- Replace
- Secure
- Paint
- Clean
- Shoe  In. ft.
- Replace
- Secure
- Paint
- Clean
- Casing  In. ft.
- Replace
- Secure
- Paint
- Clean
- Stop  In. ft.
- Replace
- Secure
- Paint
- Clean

**7. Ceiling**

- Replace  sq. ft.
- Repair
- Paint
- Clean

**8. Walls**

- Replace  sq. ft.
- Repair
- Paint
- Clean

**9. Built-ins**

- Service
- Paint
- Clean
- Door Handles
- Drawer Pulls

**10. Closet**

- Remove hardware
- Replace shelf  x
- Replace rod  In. ft.

**11. Floors**

- Remove Carpet
- Install Carpet
- Clean Wood Floor
- Refinish Wood Floor
- Tile  x

**12. Register covers**

- Hot  x
- Wall
- Floor
- Cold  x
- Wall
- Floor
- Paint

**13. Light Fixtures**

- Ceiling
- Wall
- Ceiling Fan
- Closet

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# REHABILITATION PROCESS

---

## Rehabilitation

- Construction Team Provided with Master Workplan and Individual Daily Workplans
- Construction Team and Subs Complete Work Per Specifications
- Project Manager Conducts Daily Inspections



3726 Glenwood - 9/11/2017		Tom
#	Project	
	<b>Exterior</b>	
	Spray paint window well grates on front of house - Black	
	<b>Garage</b>	
	Paint front of garage man door - Semi Gloss White	
	Paint back of garage man door - Semi Gloss White	
	Paint casing around inside of entry door - Semi Gloss White	
	<b>Front Porch</b>	
	Stain back of entry door	
	Touch up paint on right side of door jamb - Brown Exterior Flat	
	Paint blank outlet cover on door jamb - Brown Exterior Flat	
	<b>Rear Porch</b>	
	Touch up coil where recently caulked - Brown Exterior Flat	
	<b>Side Porch</b>	
	<b>Balcony Deck</b>	
	Carefully paint the floor only of the balcony deck - Brown Exterior Flat	
	<b>Rear Foyer</b>	
	<b>Interior Multi-Area</b>	
	Scrape loose paint from closets to be paint ready	
	<b>Hall - 1st Floor</b>	
	Paint walls - Basic Beige	
	<b>Living Room</b>	
	Paint walls - Basic Beige	
	Repair hole in fireplace trim with plastic wood and stain	
	Repair old hinge around fireplace built ins with plastic wood and stain	
	<b>Sun Room</b>	
	Stain recently installed trim	
	<b>Mother-in-law Suite</b>	
	Paint walls - Basic Beige	
	<b>Mother in law Bathroom</b>	
	Paint walls - Palladian Blue	
	<b>Kitchen</b>	
	**Cover kitchen cabinets and countertops prior to painting	
	Repair right of incinerator door	
	Paint walls - Chelsea Gray	
	<b>Dining Room</b>	
	Paint walls - Basic Beige	
	Lightly stain wood covering old door hinges	
	<b>Downstairs Bedroom (room after dining room)</b>	
	<b>First Floor Bathroom</b>	
	<b>Stairs to Basement</b>	
	Paint walls - Basic Beige	
	Paint trim - Semi Gloss White	
	Polyurethane handrail	
	<b>Stairs to 2nd Floor</b>	

**House Inspection - Plumbing**

<b>Inspect before paint and floors!</b>			
<b>Kitchen</b>			
Check that sink properly functions. Note any issues below			
Fill sink up completely			
Run sink throughout most of inspection			
Do shutoff valves properly function?	Yes	No	
Does hot water work?	Yes	No	
Is water pressure adequate?	Yes	No	
Does drain properly drain?	Yes	No	
Are there any leaks from underneath?	Yes	No	
Are there any leaks from lines going into basement?	Yes	No	
<b>Half Bath (if applicable)</b>			
Check that sink properly functions. Note any issues below			
Fill sink up completely			
Run sink throughout most of inspection			
Do shutoff valves properly function?	Yes	No	
Does pop up assembly properly function?	Yes	No	
Does hot water work?	Yes	No	
Is water pressure adequate?	Yes	No	
Does drain properly drain?	Yes	No	
Are there any leaks from underneath?	Yes	No	
Are there any leaks from lines going into basement?	Yes	No	
Check toilet. Note any issues below			
Flush toilet 10 times			
Does it properly flush?	Yes	No	
Are there any leaks?	Yes	No	
<b>Full Bathroom</b>			
Check that sink properly functions. Note any issues below			
Fill sink up completely			
Run sink throughout most of inspection			
Do shutoff valves properly function?	Yes	No	
Does pop up assembly properly function?	Yes	No	
Does hot water work?	Yes	No	
Is water pressure adequate?	Yes	No	
Does drain properly drain?	Yes	No	
Are there any leaks from underneath?	Yes	No	

# REHABILITATION PROCESS

---

## Clear Order of Operations

- Glass Block
- Roof and Exterior Work
- Electrical Rough In
- Mold Scrub
- Door Replacement
- Plumbing Rough In
- Furnace Installation
- Insulation
- Drywall Repair
- Window Replacement
- Floor Tile
- Interior Paint
- Light Fixtures
- Hardwood Floor Refinishing
- Ductwork Cleaning
- Punchlist and Final Clean
- Tub Reglazing













# MARKETING & MARKET BUILDING

---

## Strategies

- Door Color
- Signage
- Welcome Mats
- YNDC Literature on Site
- Neighborhood/Volunteer Open Houses
- Media Events

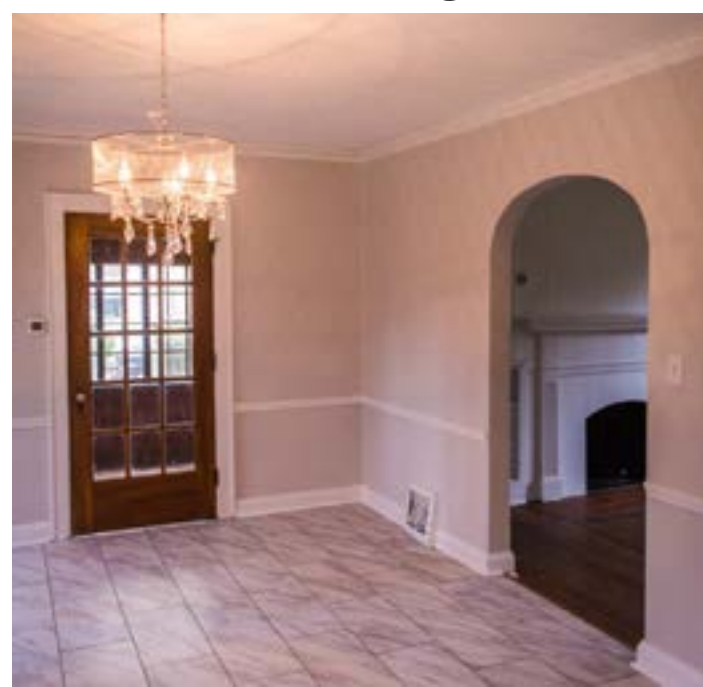


# MARKETING & MARKET BUILDING

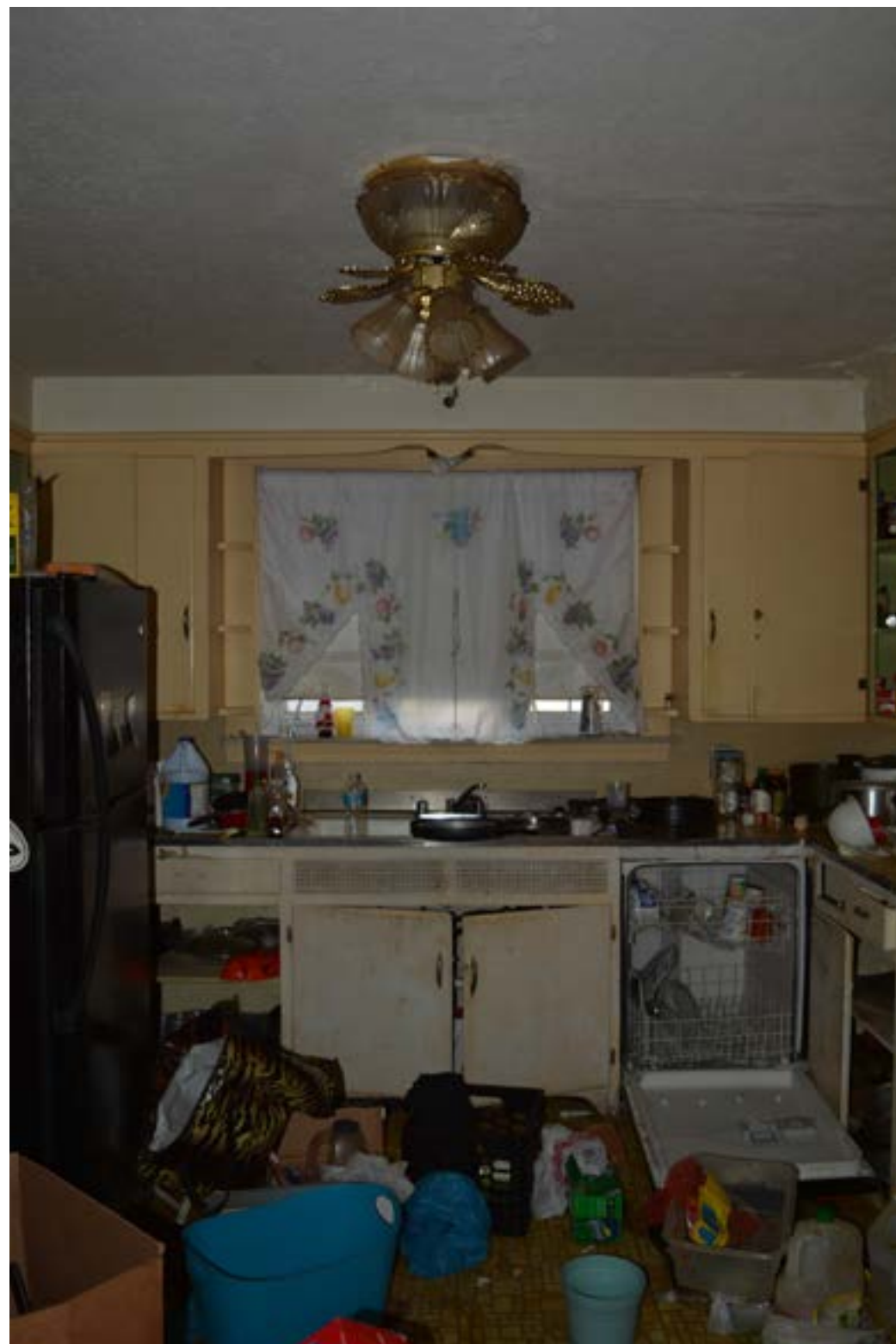
---

## Strategies

- After Photos
- Website
- Multiple Listing Service + Zillow, Trulia, Realtor, etc.
- Facebook – targeted, boosted posts
- Twitter
- Instagram

















# MARKETING & MARKET BUILDING

---

## Buyer Pipeline

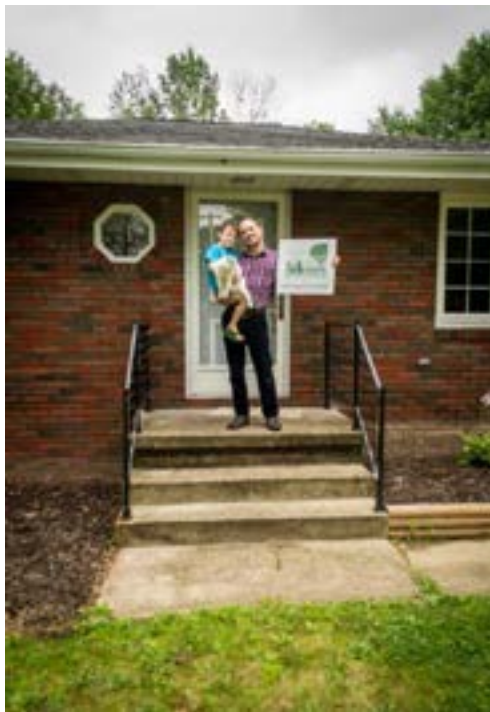
- HUD-Approved Housing Counseling
- Bank Partnerships
- REVITALIZE Realty
- REVITALIZE Home Mortgage



# MARKETING & MARKET BUILDING

## Restrictions

- Owner-occupant buyers ONLY
- 5-year deed restriction
- NO INCOME RESTRICTIONS



# RESULTS

---

- 100 units rehabilitated
- Average time on market – 1 week from listing to contract



# CITYWIDE RESULTS

---

Decrease in vacancy

- 31% decrease from 2016 to 2018

Decrease in serious property and violent crimes

- 14% decrease from 2014 to 2017

Increase in home sale prices

- From \$27,824 between 2012-2014 to \$34,182 between 2015-2017  
(23% increase)

Increase in conventional mortgage lending activity

- From 38 in 2011 to 96 in 2016 (153% increase)



# PLEASANT GROVE RESULTS

---

## Pleasant Grove Neighborhood Action Plan Goals and Results

Goal (2015-2020)	Results (2015-2017)
30 properties brought into compliance	27 properties brought into compliance
2 vacant properties rehabilitated	4 vacant properties rehabilitated
10 vacant properties demolished	24 vacant properties demolished
Grass cutting at all vacant properties	227 grass cuts at vacant properties
Board up/clean up at all vacant properties where needed	30 vacant properties boarded and/or cleaned up
Annual streetlight survey	1 streetlight survey conducted; outages reported
8 sidewalk squares replaced	Safe Routes to School 2017 application not funded; 2018 application to be submitted
37 dead trees removed	15 dead trees removed
15 street trees planted	76 trees planted
30% decrease in crime	27% decrease in violent & property crime
5 collaborative neighborhood projects	2 "Welcome to Boulevard Park" signs installed; 1 "Welcome to Youngstown" sign landscaped; 1 tree-planting project on Pinehurst/Market; 1 tree-planting project on Maywood; 1 experimental clover project; tree-planting continues on Rush/Euclid; 1 cleanup held on Clarendedale/Erie
10% increase in median home sales prices	24% increase in median home sales prices

# PLEASANT GROVE RESULTS

---

Decrease in vacancy

- From 65 vacant structures in 2014 to 38 in 2018 (42% decrease)

Decrease in serious property and violent crimes

- 27% decrease from 2015 to 2017

Increase in home sale prices

- From \$30,314 between 2012-2014 to \$37,724 between 2015-2017 (24% increase)

Increase in conventional mortgage lending activity

- From 2 in 2011 to 5 in 2015 (150% increase)





# REVITALIZE!



**www.yndc.org • 330.480.0423**  
**820 Canfield Road, Youngstown, Ohio 44511**



**@Youngstownndc**



**Youngstown Neighborhood  
Development Corporation**



**@Youngstownndc**

**Tiffany Sokol, *Housing Director***

** *@etsyoungstown***