

# YOUNGSTOWN, OHIO BLIGHT MANAGEMENT

Mayor John McNally  
Ian Beniston, YNDC

THE CITY OF  
**YOUNGSTOWN**  
OHIO

 **YOUNGSTOWN  
NEIGHBORHOOD**  
DEVELOPMENT CORPORATION



# YOUNGSTOWN OHIO

- Population peaked at 170,002 residents in 1930
- Planners laid out physical infrastructure for continued growth to 250,000
- September 19, 1977 – BLACK MONDAY
- 40,000 jobs lost in a five year period





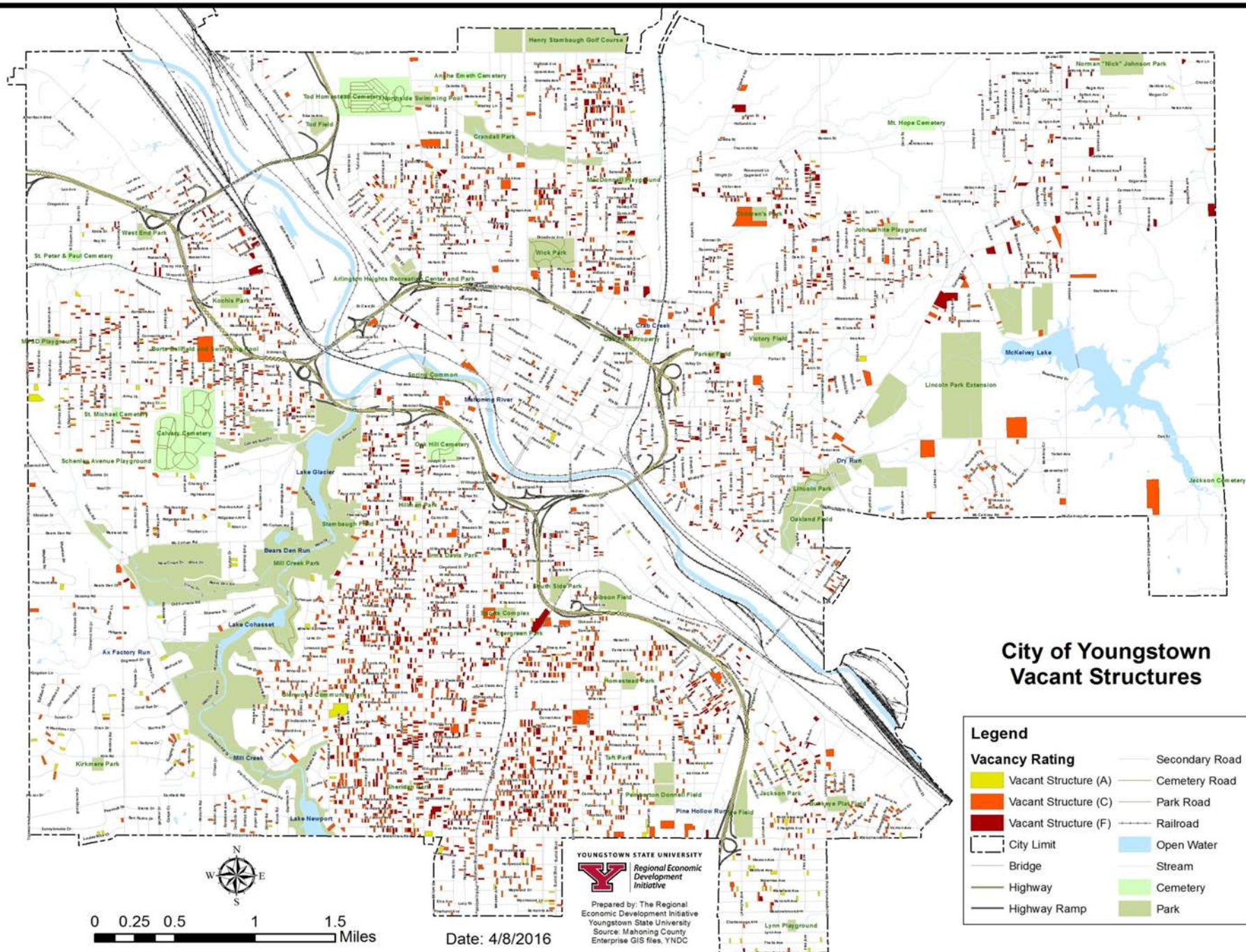
# CITY OF YOUNGSTOWN CURRENT REALITY

## 2016 Snapshot

- **Population:** 65,062 -61 Percent
- **Vacant Structures:** 3,900 Structures
- **Vacant Land:** 24,000+ Parcels
- **Poverty Rate:** 37 Percent
- **Median HH Income:** \$24,361
- **Per Capita Income:** \$14,742
- **Avg. Home Sale Price:** \$21,327







# YOUNGSTOWN CITY GOVERNMENT

- Charter Form of Government
  - Strong Mayor and City Council
  - 7 City Council Wards
- \$315 Million Total Annual Budget
  - \$42 Million General Fund Budget
- Approximately 760 Employees
- Encompasses 34 square miles





# YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION

- Citywide community planning and development organization
- Created through public private partnership after completion of Youngstown 2010 plan
- Began operations in late 2009/early 2010
- Began neighborhood planning services for the City of Youngstown in 2013



# HOUSING MARKET SEGMENTATION ANALYSIS - VARIABLES

**Vacancy Rate** – 2010 Census

**Mortgage Ratio** – HMDA and Mahoning County Auditor

**Sales Ratio** – Mahoning County Auditor

**Median Sales Price** – Mahoning County Auditor

**Homeownership Rate** – 2010 Census

**Change in Homeownership Rate** – 1990 and 2010  
Census

**Calls for Service per 1,000 residents** – Youngstown  
Police Department

**Population Loss** – 1990 and 2010 Census

**Tax Delinquency** – Mahoning County Auditor



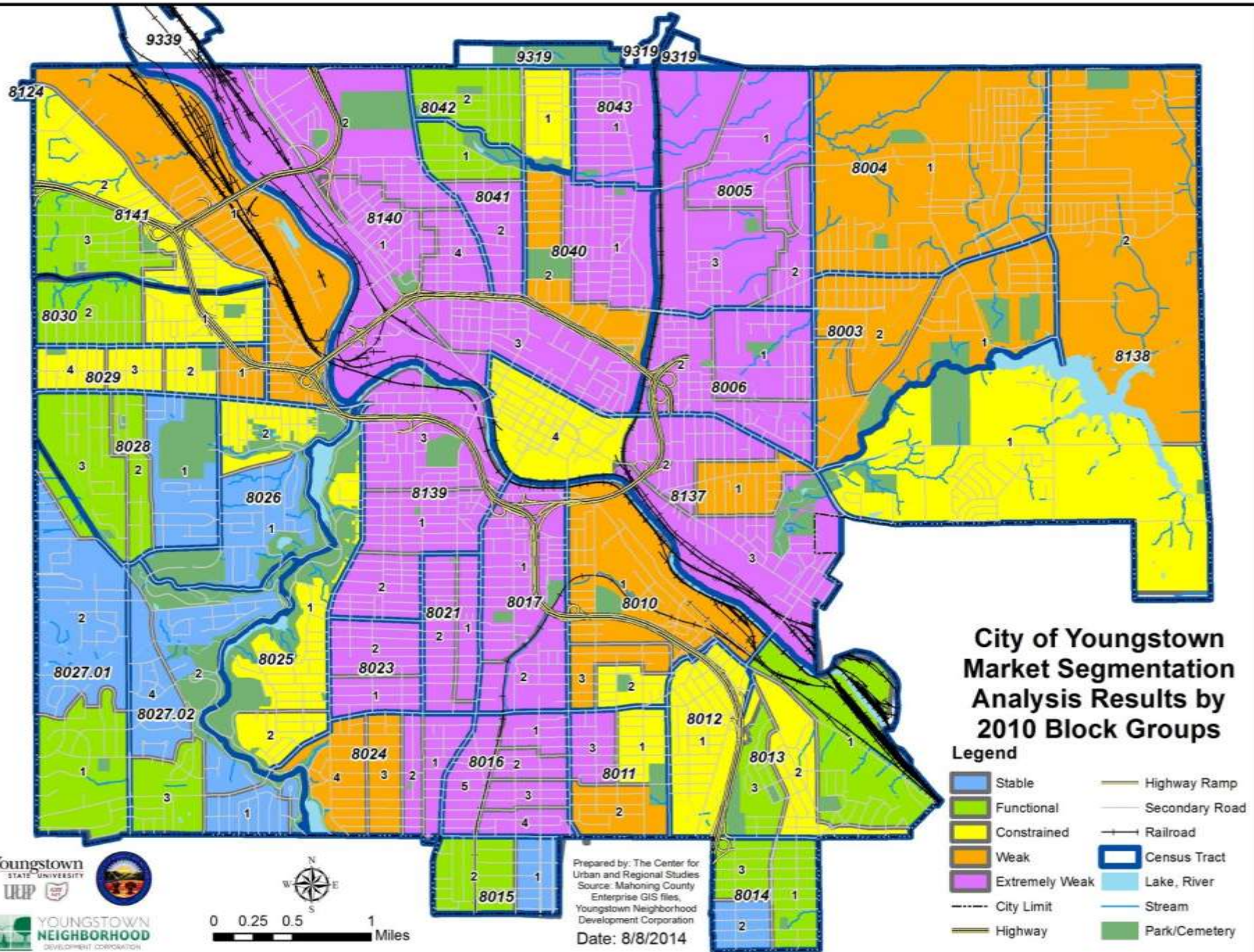


# Market Segmentation Variable Data – Youngstown, Ohio

Census Tract	2010 Census Vacancy Rate	2010-2012 Mortgage Ratio	2012 Sales Ratio	2010-2012 Median Sales Price	2010 % Owner Occupied	1990-2010 Change in % Owner Occupied	2012 YPD Calls / 1,000	2011 Poverty	1990-2010 Population Loss	2014 Land Bank Eligible
Tract 8003	15.9%	8%	3.3%	\$ 10,630	73.0%	-8.6%	9.5	21.3%	-33.9%	35.0%
Tract 8004	18.6%	13%	2.0%	\$ 13,387	76.0%	-4.0%	6.3	46.6%	-46.6%	51.3%
Tract 8005	25.3%	2%	3.3%	\$ 9,309	33.4%	-6.5%	7.5	57.9%	-39.3%	42.0%
Tract 8006	21.9%	0%	3.5%	\$ 5,750	49.4%	-7.2%	19.2	42.6%	-44.7%	37.4%
Tract 8010	23.4%	7%	7.0%	\$ 12,028	56.3%	-20.0%	6.8	42.8%	-34.2%	31.6%
Tract 8011	19.0%	3%	7.5%	\$ 15,364	56.4%	-20.5%	15.0	37.4%	-15.1%	22.7%
Tract 8012	15.6%	8%	6.5%	\$ 18,251	72.9%	-8.8%	6.8	39.6%	-24.6%	25.1%
Tract 8013	15.4%	6%	6.7%	\$ 18,600	66.2%	-14.3%	4.3	39.4%	-22.3%	17.3%
Tract 8014	9.9%	18%	5.0%	\$ 31,131	85.8%	-4.4%	6.2	5.0%	-20.7%	5.6%
Tract 8015	14.4%	16%	6.8%	\$ 26,120	71.6%	-6.8%	3.2	11.3%	-19.7%	12.3%
Tract 8016	32.1%	0%	9.0%	\$ 9,327	41.2%	-24.9%	23.8	45.8%	-34.0%	43.7%
Tract 8017	25.7%	0%	4.1%	\$ 6,027	59.1%	9.3%	17.5	53.6%	-59.4%	44.8%
Tract 8021	23.8%	0%	2.0%	\$ 4,666	54.4%	4.4%	14.9	56.0%	-49.2%	50.2%
Tract 8023	30.5%	3%	3.2%	\$ 8,202	63.3%	-1.8%	9.7	44.0%	-55.5%	51.7%
Tract 8024	28.4%	2%	5.4%	\$ 11,261	45.4%	-9.9%	15.9	32.1%	-40.8%	42.5%
Tract 8025	18.7%	6%	5.3%	\$ 19,048	65.6%	-2.9%	8.6	38.6%	-36.8%	26.0%
Tract 8026	14.6%	22%	5.6%	\$ 30,097	73.8%	-9.6%	2.8	20.1%	-21.4%	13.0%
Tract 8027.01	6.1%	48%	4.1%	\$ 52,657	61.1%	-4.6%	2.2	5.5%	-17.2%	3.8%
Tract 8027.02	7.0%	44%	4.7%	\$ 51,958	84.9%	-6.4%	1.4	1.6%	-15.4%	4.5%
Tract 8028	10.2%	19%	5.4%	\$ 27,078	78.9%	-9.5%	6.6	18.6%	-16.5%	9.4%
Tract 8029	17.1%	4%	5.9%	\$ 17,043	61.2%	-13.6%	8.8	35.7%	-19.0%	18.0%
Tract 8030	12.0%	10%	5.5%	\$ 22,019	74.1%	-12.3%	3.0	23.3%	-18.8%	13.6%
Tract 8040	33.8%	3%	3.9%	\$ 22,623	29.7%	0.8%	14.6	53.2%	-39.8%	36.4%
Tract 8041	18.5%	11%	4.8%	\$ 17,944	49.0%	-15.2%	13.1	28.0%	-34.2%	29.3%
Tract 8042	12.2%	19%	4.2%	\$ 36,020	57.6%	-3.3%	4.5	14.0%	-15.9%	17.3%
Tract 8043	34.9%	0%	4.6%	\$ 9,570	53.8%	3.2%	20.7	38.0%	-58.6%	47.6%
Tract 8137	17.1%	4%	3.1%	\$ 6,067	40.5%	-7.3%	17.4	59.5%	-49.5%	39.2%
Tract 8138	18.7%	3%	2.7%	\$ 23,341	48.7%	-13.8%	9.1	41.4%	-13.8%	41.6%
Tract 8139	23.8%	0%	2.4%	\$ 6,231	55.3%	-8.1%	12.6	50.9%	-50.8%	47.3%
Tract 8140	23.3%	12%	2.9%	\$ 13,939	40.0%	-7.5%	10.2	40.2%	-41.7%	26.8%
Tract 8141	14.4%	1%	4.8%	\$ 15,739	40.6%	-13.2%	3.1	41.1%	-20.8%	26.8%
<b>Youngstown</b>	<b>19.0%</b>	<b>11%</b>	<b>4.9%</b>	<b>\$ 20,958</b>	<b>58.2%</b>	<b>-6.4%</b>	<b>9.6</b>	<b>33.8%</b>	<b>-30.0%</b>	<b>33.0%</b>

Table 0.3 - Data for each variable by census tract







# NEIGHBORHOOD ACTION PLANS

- **Include four components, based on resident input**
  - Housing and property issues
  - Infrastructure repair and maintenance
  - Crime and safety concerns
  - Economic development
- Establish goals and benchmarks for a five-year period
- Identifies action steps and responsible parties



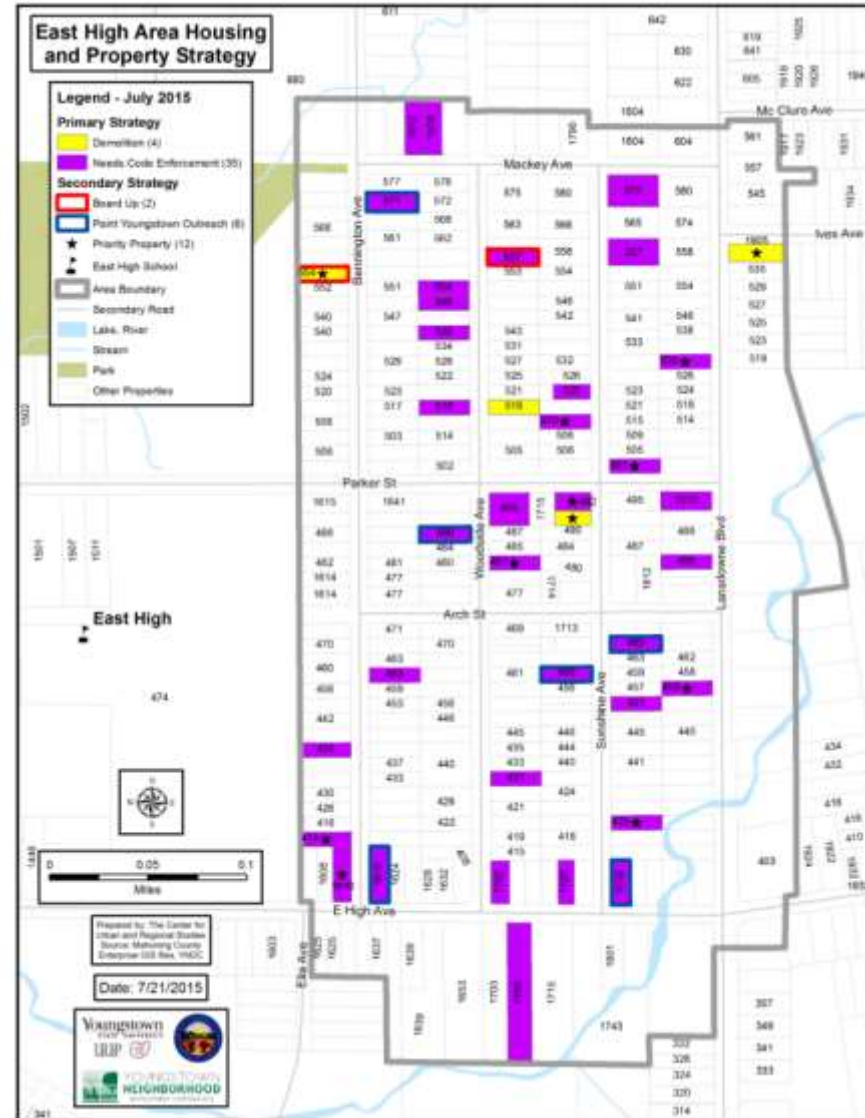


# NEIGHBORHOOD ACTION PLANS

Detailed survey of all parcels

Strategies proposed for all properties with issues:

- Code enforcement
- Demolition
- Clean up / board up
- Owner-Occupied Repair Program
- Grass Cutting
- Rental and vacant registration
- Acquisition and Rehabilitation



# NEIGHBORHOOD ACTION PLANS

- Cross-sector collaboration created to implement Neighborhood Action Plans and Asset-based Micro Plans
  - Residents
  - City staff
  - City councilperson
  - YSU REDI
  - Land Bank staff
  - Institutional representatives
  - Community police
- Tracks progress toward achieving goals and benchmarks for the five-year implementation period
- Identifies action steps and responsible parties
- Increases communication, accountability, transparency and trust





# NEIGHBORHOOD ACTION TEAMS COMMUNITY PROJECTS





# Lincoln Knolls Priority Property Spreadsheet - Updated 3/21/2016

PHOTO	ADDRESS	OWNER	OCCUPANCY	REGISTRATION	LB ELIGIBLE	TAX DELINQUENT	TRANSFER
	133 Lilburne Dr	MAHONING COUNTY LAND REUTILIZATION CORPORATION	Vacant	No	Yes	Annual Tax \$2.96 Delinquent \$0	3/20/2015 \$0
	98 Lilburne Dr	MAHONING COUNTY LAND REUTILIZATION CORPORATION	Vacant	No	Yes	Annual Tax \$2.96 Delinquent \$0	3/20/2015 \$0
	85 Rutledge Dr	MAHONING COUNTY LAND REUTILIZATION CORPORATION	Vacant	No	Yes	Annual Tax \$2.96 Delinquent \$0	7/10/2015 \$0
	107 Duncan Ln	SMITH, CORY ADDISON 107 DUNCAN LN YOUNGSTOWN, OH 44505	Vacant	No	No	Annual Tax \$685.24 Delinquent Taxes \$660.74	CLARK ONE INVESTMENTS 10/22/2012 \$4,250
	2389 Oak St	RICHARDS, BARBARA L 2389 OAK ST YOUNGSTOWN, OH 44505	Vacant	No	Yes	Annual Tax \$474.20 Delinquent Taxes \$616.13	RICHARDS, BARBARA L 5/1/2009 \$0
	2 Fincastle	BOATWRIGHT DARREN A & BOATWRIGHT WANDA M 2 FINCASTLE LANE YOUNGSTOWN, OH 44505	Vacant	No	Yes	Annual Tax \$423.42 Delinquent \$597.70	1/18/1996 \$11,000



# Lincoln Knolls Priority Property Spreadsheet - Updated 3/21/2016

CONDITION- YNDC	CONDITION - C.E.	STRATEG Y	HISTORY	STATUS	NOTES
trash/debris and dumping on the property, overgrown vegetation; and peeling paint on trim.		Demolition - County Land Bank	October 2014 Workday Boardup and Clean Up	ENTERED LAND BANK <b>DEMOLITION</b> PROCESS 08/18/2014 - To be demolished Summer of 2016	
Overgrown vegetation; peeling paint on garage; garage, gutters and soffits in disrepair; Porch roof collapsing.		Demolition - County Land Bank	October 2014 Workday Boardup and Clean Up	ENTERED LAND BANK <b>DEMOLITION</b> PROCESS 08/18/2014 - To be demolished Summer of 2016	
Overgrown vegetation; roof damage; shed and downspout in disrepair; trash/debris; nonsecure.		Demolition - County Land Bank	Revitalize Team Boardup and Clean Up	ENTERED LAND BANK <b>DEMOLITION</b> PROCESS 08/28/2014 - To be demolished Summer of 2016	
Severely deteriorated roof and soffits; peeling paint on foundation		Demolition - City	Revitalize team clean and board up. ENTERED CITY <b>DEMOLITION</b> PROCESS 03/02/15 Demolition condemnation form issued 4/30/2015.	Demolished	Select new priority property
Trash/debris; unsecure window(s); peeling paint on trim; overgrown vegetation.	Siding Deficiency - Missing Material	Code Enforcement	Revitalize Team Boardup and Clean Up. ENTERED CITY <b>DEMOLITION</b> PROCESS on 3/21/2015; owner appealed P330 or Repair order	Demolished	Select new priority property
Overgrown vegetation; broken windows.		Demolition - County Land Bank		County Land Bank initiated tax foreclosure in January 2016	

# CITY DEMOLITION

- Creative Funding Approach – Environmental Sanitation Fund
  - City Employs Demolition Teams and utilizes private contractors
  - City Demos:
- |      |         |
|------|---------|
| 2014 | 274     |
| 2015 | 424     |
| 2016 | 349 YTD |





# COUNTY LAND BANK DEMOLITION

- Obtain funding
  - Awarded \$14.5 Million since 2014
  - Reimbursed by Ohio Housing Finance Agency
  - Acquisition, demolition, greening all eligible
  - Projects capped at \$25,000
  - Utilize local bank line of credit
- Complete tax foreclosures and acquire
- Execute demolition contracts
  - Complete foundation removal
- Green lots post-demolition
- NO funding for Commercial Demolition



# VACANT HOME REHABILITATION

## Land Banks – City/County

- Complete foreclosure
- Transfer property to YNDC

## YNDC

- Identify properties
- Secure and maintain property through foreclosure and rehab process
- Complete rehabilitation – Construction/Property Management Teams
- Identify owner-occupant buyer
- 75 Vacant Rehabs Completed





# CODE ENFORCEMENT & OWNER OCCUPIED REPAIR PROGRAM

## City of Youngstown

- Conduct inspections
- Notice owners
- Hold appeals hearings
- Hold prosecutor hearings
- Achieve compliance
- Foreclosure Bond/Spot Blight

## YNDC

- Identify properties with exterior violations
- Communication/Coordination with City CE
- Identify alternative strategies
- Manage Owner-Occupied Repair programs



# GRASS CUTTING & HOME BOARDING

- Major Changes Made in 2015
  - City Street Department Cuts All Vacant Lots
    - 2015 – 23,000 unique cuts
    - 2016 – 16,573
  - YNDC Began Cutting All Vacant Homes
    - Number of Unique Cuts Tripled
      - 2014 – 2,660 unique cuts
      - 2015 – 10,346
      - 2016 – 12,254





# GRASS CUTTING & HOME BOARDING

- City Began More Aggressive Collections
  - Owners billed \$150 per cut
  - Assess to Property Tax for Owners that Do Not Pay
  - Amount collected by city increased significantly
    - Millstone Kannesohn
    - 2015 – \$28, 150
    - 2016 -- \$95,135 (thru 10/1)
    - County
    - 2014 tax year– \$12K
    - 2015 tax year– \$309,532
- City and YNDC began large scale boarding effort
  - 557 Homes Boarded in 2015
  - 600+ Boarded YTD in 2016



# Garden District Neighborhood

## Action Team Imp 2015-2016

- Streets Resurfaced
- Properties Repaired/Rehab
- Code Compliance Achieved
- Properties Demolished
- Vacant Structures Boarded & Cleaned Up
- Vacant Lot Improvements
- Grass Cut at Vacant Structures

Date Created: 09/20/2016  
Created by: Grant Taylor  
Date Updated: 11/30/2016

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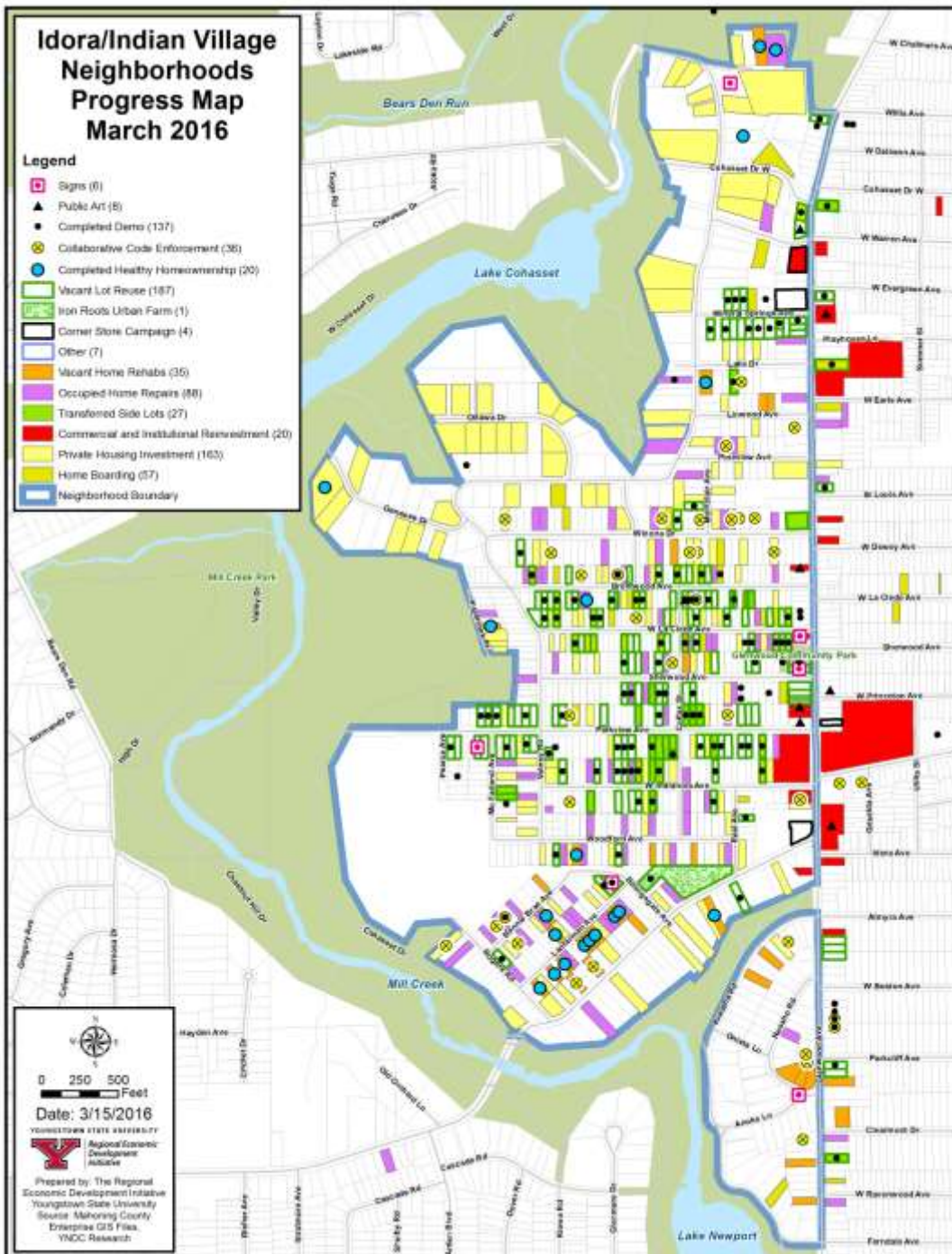
THE CITY OF  
**YOU**  
YOUNGSTOWN  
OHIO

YOUNG  
NEIGH  
BORHOODS  
landb

## Idora/Indian Village Neighborhoods Progress Map March 2016

### Legend

- Signs (6)
- Public Art (8)
- Completed Demo (137)
- Collaborative Code Enforcement (36)
- Completed Healthy Homeownership (20)
- Vacant Lot Reuse (187)
- Iron Roots Urban Farm (1)
- Corner Store Campaign (4)
- Other (7)
- Vacant Home Repairs (35)
- Occupied Home Repairs (88)
- Transferred Side Lots (27)
- Commercial and Institutional Reinvestment (20)
- Private Housing Investment (163)
- Home Boarding (57)
- Neighborhood Boundary



0 250 500 Feet  
Date: 3/15/2016

Regional Economic  
Development  
Initiative  
Prepared by: The Regional  
Economic Development Initiative  
Youngstown State University  
Southeast Mahoning County  
Enterprise GIS Files  
YNDC Research





# CHALLENGES

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- Resources to complete all necessary demolition
  - Commercial
  - Residential
- Continued neighborhood market building
- Larger volume of vacant homes rehabilitated for homeownership and high quality rentals
  - Requires flexible gap resources
- Lead Abatement
- What to do with all the vacant land?

# REVITALIZE

**Mayor John McNally, *Mayor*, [mayormcnally@youngstownohio.gov](mailto:mayormcnally@youngstownohio.gov)**

**Ian Beniston, *YNDC Executive Director*, [ibeniston@yndc.org](mailto:ibeniston@yndc.org)**



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**@MayorMcNally  
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Development Corporation**



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