

# NEIGHBORHOOD ACTION PLANS/ ASSET-BASED MICRO PLANNING

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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





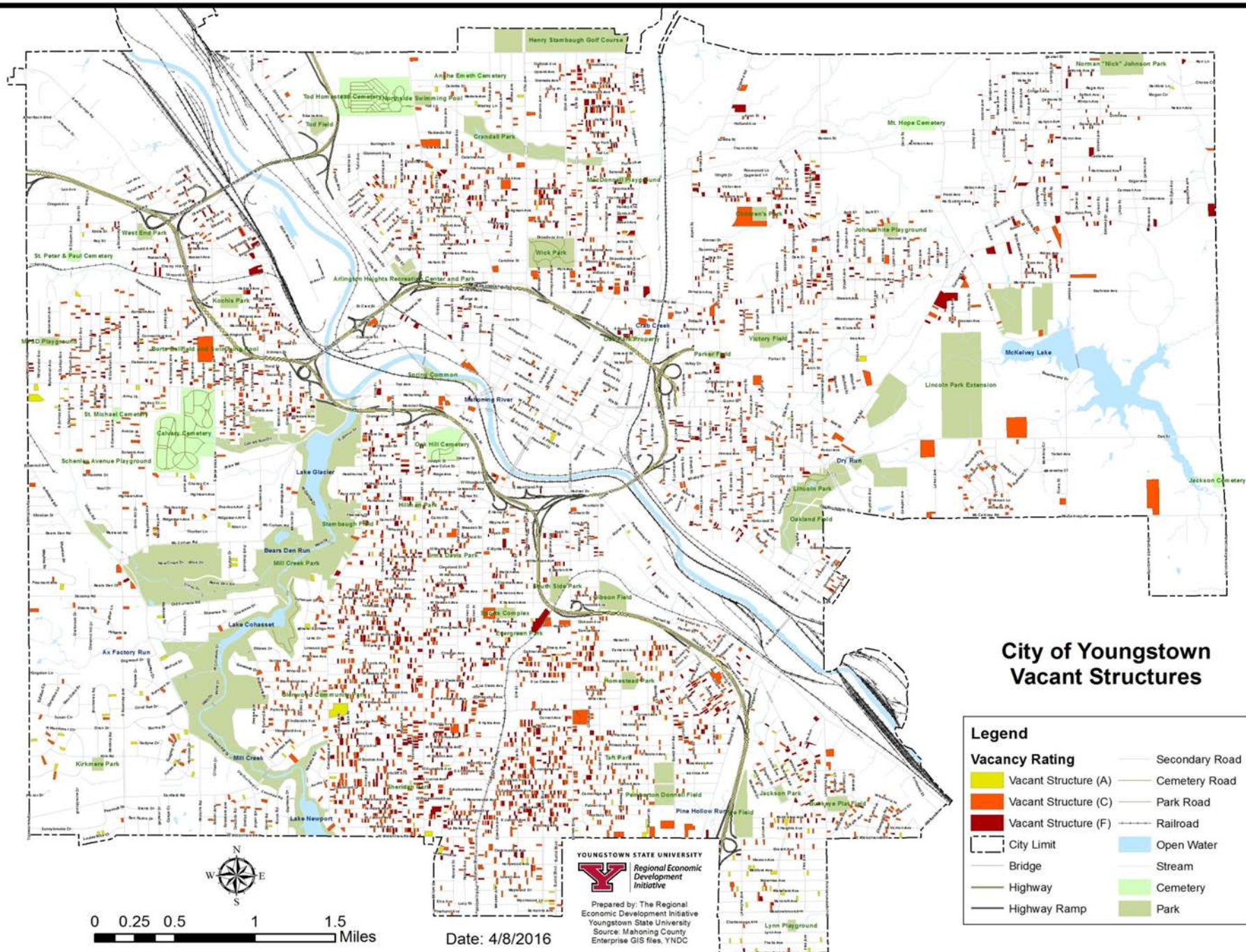
# CITY OF YOUNGSTOWN CURRENT REALITY

## 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
- **Avg. Home Sale Price:** \$21,327









# 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



# YNDC APPROACH

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

## Core Services:

- Land Reuse and Community Nutrition
- Neighborhood Stabilization and Planning
- Housing and Community Lending





# NEIGHBORHOOD PLANNING PROCESS

- Development of a Neighborhood Conditions Report
- Stakeholder and resident engagement
- Identification of neighborhood assets and priorities
- Housing market segmentation analysis
- **Goal: Develop neighborhood plans and citywide revitalization strategies that are responsive to neighborhood characteristics and are action oriented.**



# 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



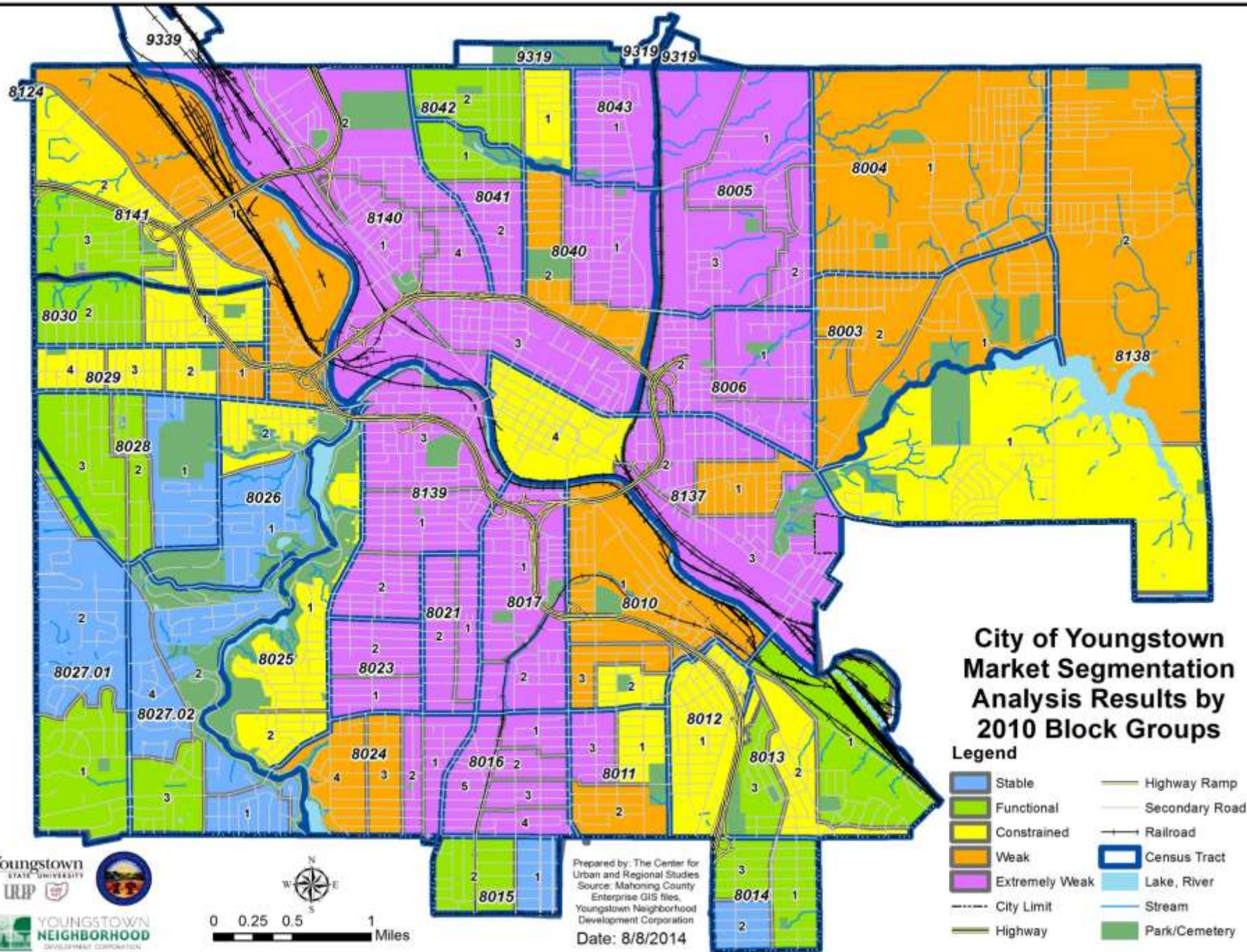


# Market Segmentation Variable Data – Youngstown, Ohio

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

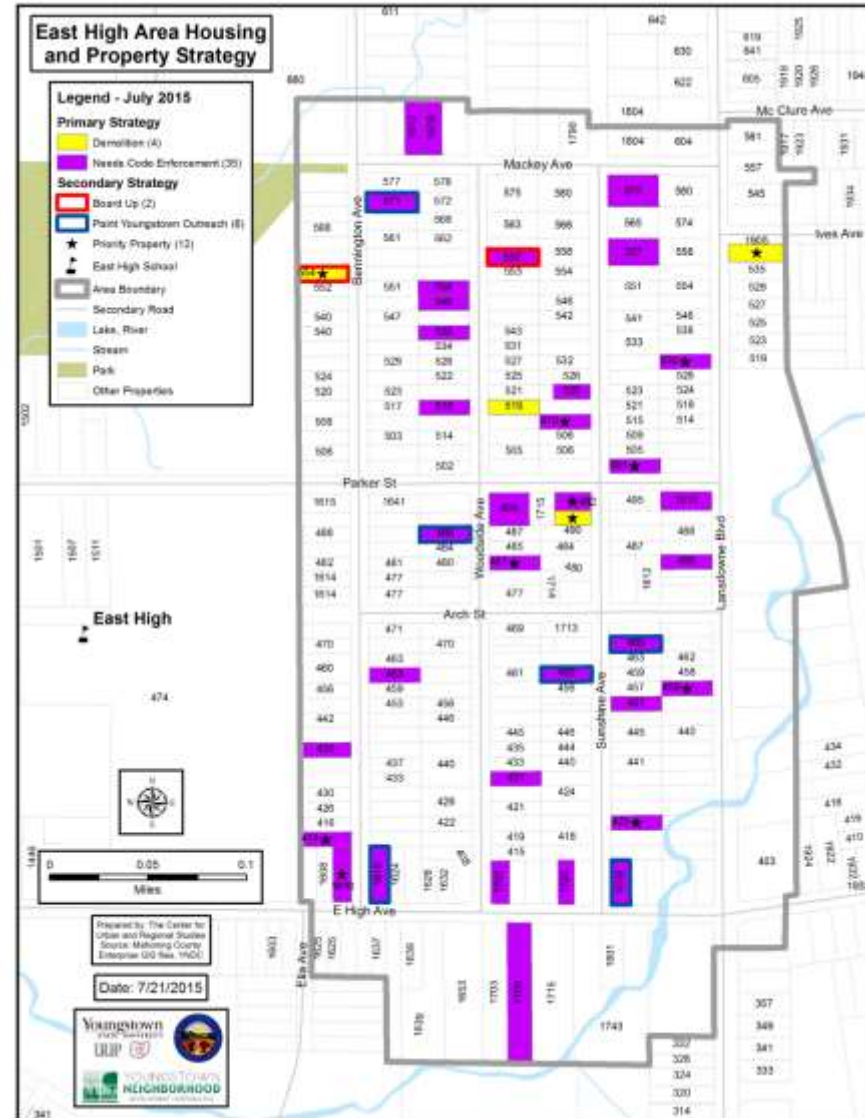
- **Include four components, based on resident input**
  - Housing and property issues
  - Infrastructure repair and maintenance
  - Crime and safety concerns
  - Economic development
- Establish goals and benchmarks for a five-year period
- Identifies action steps and responsible parties



## Housing and Property Issues

### Strategies proposed for all properties with issues:

- Code enforcement
- Demolition
- Clean up / board up
- Paint Youngstown
- Preservation
- Grass Cutting
- Rental and vacant registration
- Section 8 inspection
- Foreclosure bond repair





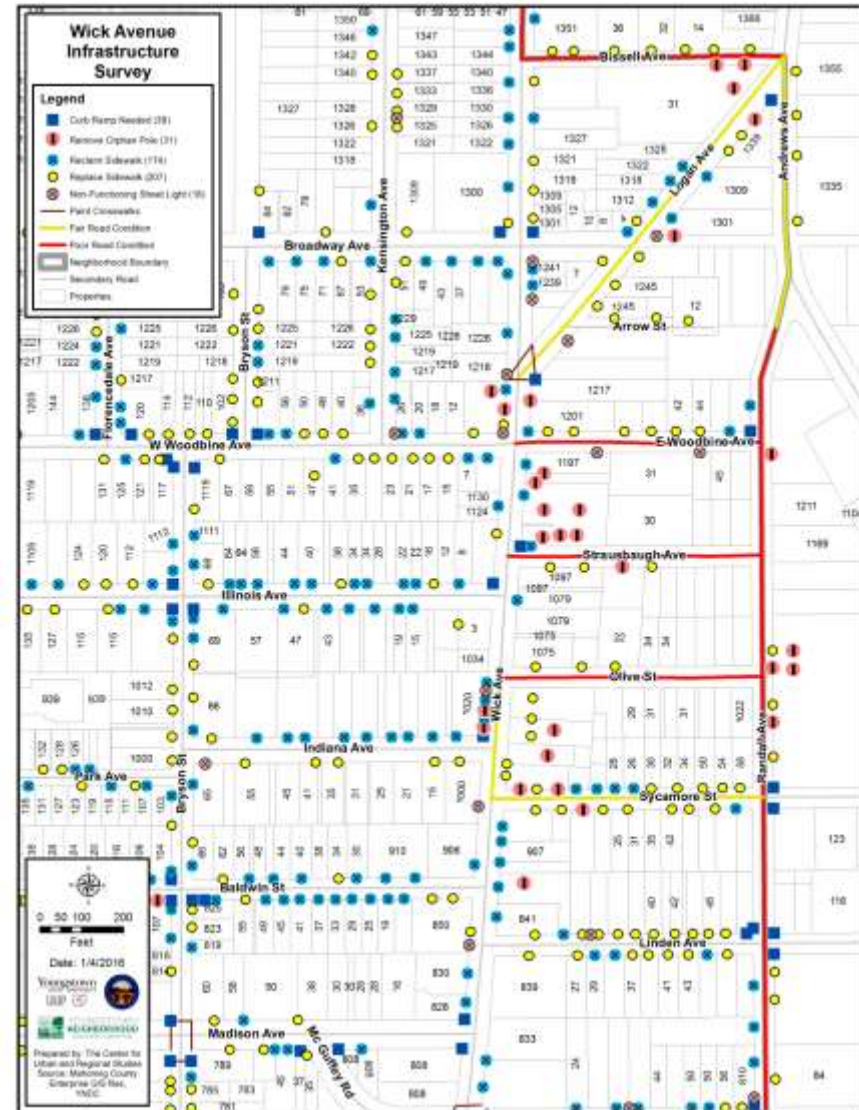
# NEIGHBORHOOD ACTION PLANS

## Infrastructure Repair and Maintenance

### Detailed survey of all public right-of-ways

- Deteriorated sidewalks
- Potholes
- Orphan poles
- Unmarked crosswalks
- Missing street signs
- Road condition
- Non-functioning streetlights
- Missing curb ramps
- Dead street trees

### Prioritized areas for repair and maintenance



# NEIGHBORHOOD ACTION PLANS

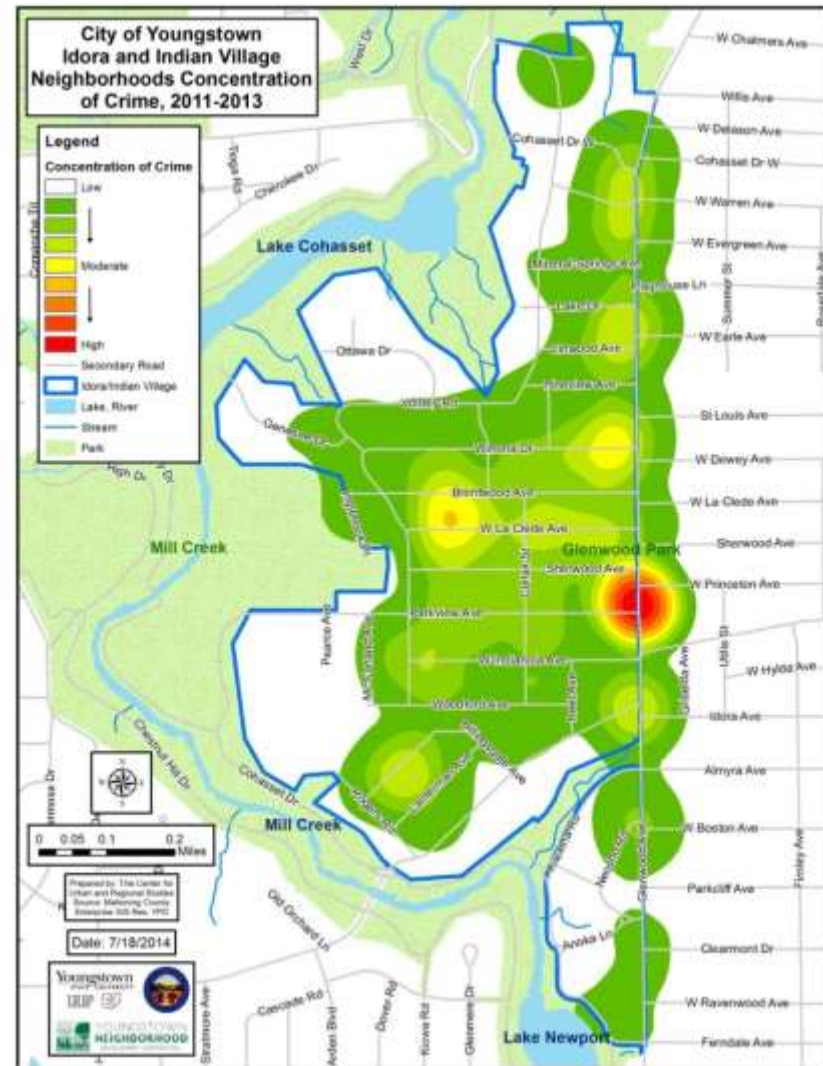
## Crime and Safety Concerns

## Analysis of crime data to reveal hotspots

- Address specific calls for service and crime reports
- Properties with multiple crime reports

## Strategies for crime reduction

- Community police intervention
- Code enforcement sweeps
- Community engagement





# NEIGHBORHOOD ACTION PLANS

## Economic Development

**Corridor property survey, infrastructure survey,  
and crime analysis**

### Strategies for corridor improvement

- Targeted programs for businesses
- Opportunity sites
- Properties for acquisition and assembly
- Environmental assessments
- Public art opportunities
- Streetscape enhancements
- Market data and targeted business types

### MAHONING AVENUE CORRIDOR OPPORTUNITY SITES (cont'd)

Address	Photo
1612 MAHONING AVE	
1620 MAHONING AVE	
3309 MAHONING AVE	
2703 MAHONING AVE	
2721 MAHONING AVE	
1740 MAHONING AVE	



# NEIGHBORHOOD ACTION TEAMS





# NEIGHBORHOOD ACTION TEAMS

- Created to implement Neighborhood Action Plans and Asset-based Micro Plans
  - Cross-sector collaboration
  - Residents
  - City staff
  - City councilperson
  - 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





# NEIGHBORHOOD ACTION TEAMS

## Community Engagement

### Residents

- Identify and monitor issues
- Identify project sites
- Solicit funding
- Plan and participate in community workdays

### YNDC

- Report issues to appropriate entity and follow up
- Assist in acquiring and managing funding
- Communicate progress and results



# NEIGHBORHOOD ACTION TEAMS

## Community Engagement

### Successful Community Engagement

- Consistent, open communication
- Common goals
- Collaboration as a team
- Follow through
- Responsive to needs
- Realistic expectations





# 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 INVESTMENT 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 \$616.19	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 3/2/2015; owner appealed Raze 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	



# NEIGHBORHOOD ACTION TEAMS LAND BANK

## Priority Properties - Demolition

- Obtain funding
- Solicit donations
- Complete foreclosures
- Board up properties
- Execute demolition contracts
- Green lots post-demolition



# NEIGHBORHOOD ACTION TEAMS LAND BANK & YNDC

## Priority Properties - Rehabilitation

### Land Bank

- Complete foreclosure
- Transfer property to YNDC

### YNDC

- Identify properties
- Secure and maintain property through foreclosure and rehab process
- Complete rehabilitation
- Identify owner-occupant buyer





# NEIGHBORHOOD ACTION TEAMS CITY OF YOUNGSTOWN

## Priority Properties – Code Enforcement

### City of Youngstown

- Conduct inspections
- Notice owners
- Hold appeals hearings
- Hold prosecutor hearings
- Achieve compliance

### YNDC

- Identify properties with exterior violations
- Communicate results of code enforcement to residents
- Identify alternative strategies



# NEIGHBORHOOD ACTION TEAMS CITY OF YOUNGSTOWN

## Priority Properties – Spot Blight

### City of Youngstown

- Send initial notice
- Obtain appraisal
- Make offer
- Acquire property
- Transfer to YNDC

### YNDC

- Identify blighted, non-tax delinquent property on a stable block
- Complete rehabilitation
- Identify owner-occupant buyer





# ASSET-BASED MICRO PLANS

- Strategy for weak-market communities
- Small, defined area, centered on a community asset
  - School
  - Park/playground
  - Library
  - Church
- Provides a starting point for broader neighborhood improvement
- Asset can be used to leverage funding and support



# ASSET-BASED MICRO 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
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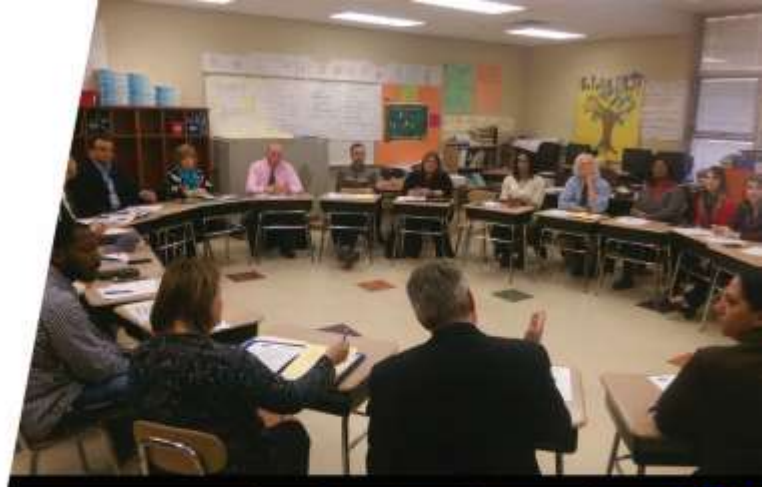




# ASSET-BASED MICRO PLANS

## Taft Micro Plan Implementation

- Community workday to clean up 13 vacant properties on MLK Day 2015
- Safe Routes to School grant of \$200,000 awarded for infrastructure improvements
- 18 vacant structures demolished by 910 Airlift Wing of the Air Force Reserve
- DOJ Byrne Criminal Justice Innovation grant awarded to develop a crime reduction strategy
- Taft Promise Neighborhood initiative established to increase educational outcomes of students and improve neighborhood conditions
- 4H garden expanded, as a collaboration between block watch, school, and Land Bank



# THANK YOU

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@Youngstownndc



Youngstown Neighborhood  
Development Corporation



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