

Neighborhood Action Plans and Asset-based Micro Planning

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PCRG 2016



**YOUNGSTOWN
NEIGHBORHOOD**
DEVELOPMENT CORPORATION

Youngstown, Ohio

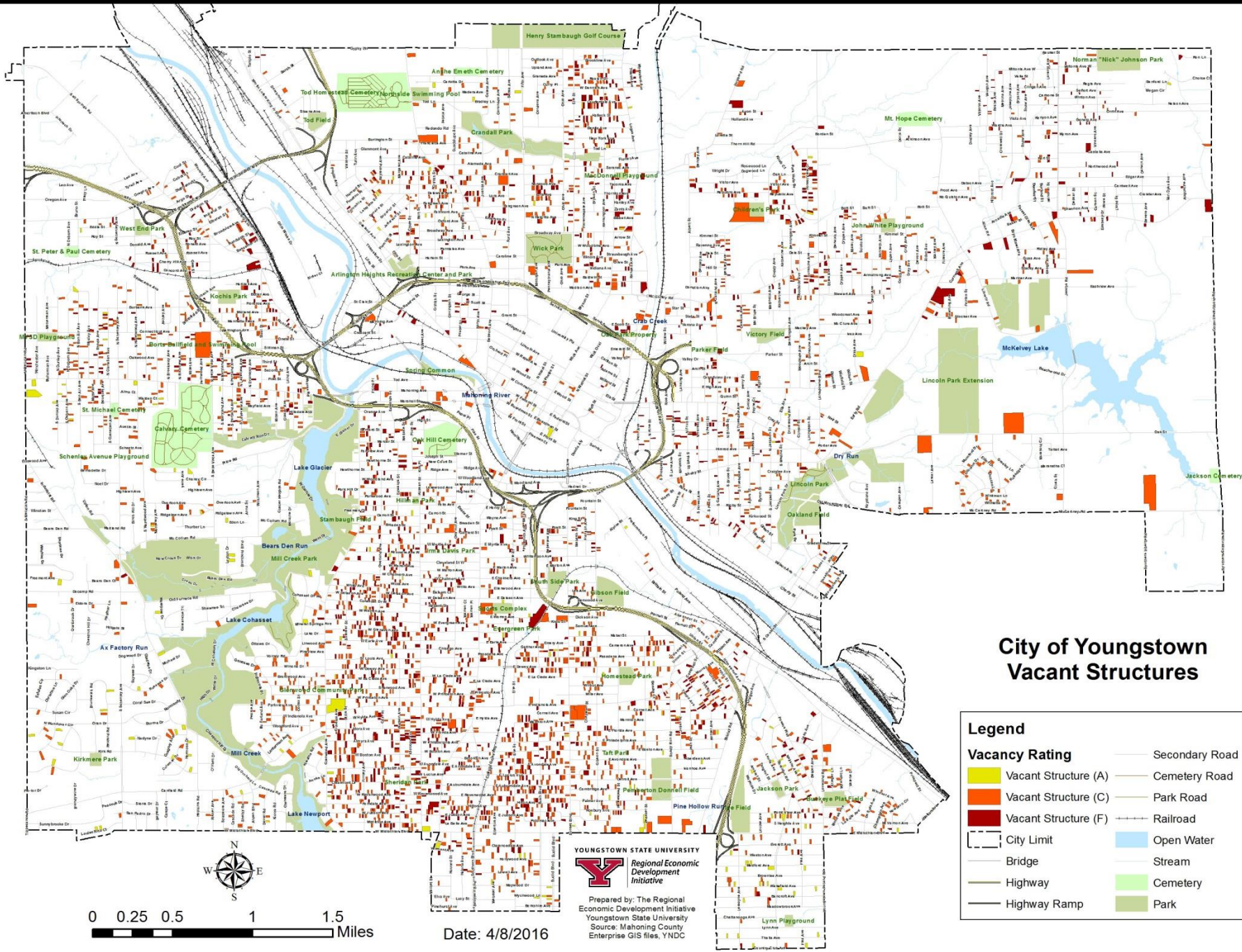
- **Population peaked at 170,002 residents in 1930**
- **Planners laid out physical infrastructure for continued growth to 250,000**
- **September 19, 1977 – BLACK MONDAY**
- **40,000 jobs lost in a five year period**



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



City of Youngstown Vacant Structures

Legend

 Vacant Structure (A)	 Secondary Road
 Vacant Structure (C)	 Cemetery Road
 Vacant Structure (F)	 Park Road
 City Limit	 Railroad
 Bridge	 Open Water
 Highway	 Stream
 Highway Ramp	 Cemetery
	 Park



Date: 4/8/2016

YOUNGSTOWN STATE UNIVERSITY

 Regional Economic Development Initiative
 Prepared by: The Regional Economic Development Initiative
 Youngstown State University
 Source: Mahoning County Enterprise GIS files, YNDC

Vacancy in Youngstown

3,910 vacant residential and commercial structures

- **153 rated “A”**
- **2,312 rated “C”**
- **1,445 rated “F”**



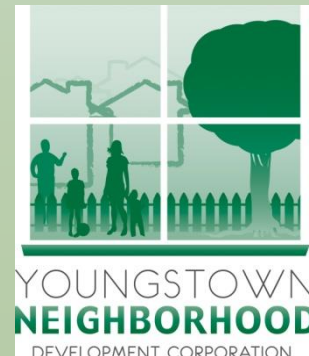
Youngstown Neighborhood Development Corporation

- **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 and Programming

- **Performance Based**
 - **Layer Partnerships**
 - **Residents at the Center – Grassroots Engagement**
 - **Strategically Focus Resources**
 - **Incremental Implementation of Vision**
-
- **Land Reuse and Community Nutrition**
 - **Neighborhood Stabilization and Planning**
 - **Housing and Community Lending**



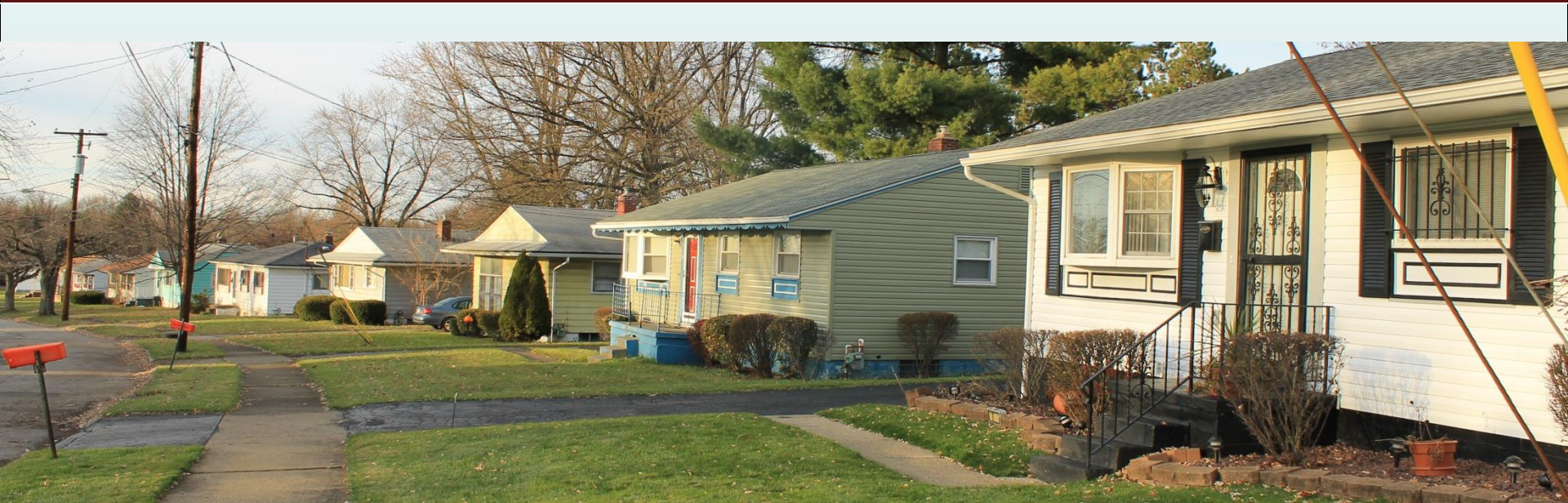
Mahoning County Land Bank

- **Restores vacant, abandoned, tax-delinquent land to productive status through tax foreclosure process**
- **Acquires abandoned homes for renovation or demolition**
- **Creates new green spaces**
- **Assembles land for future projects**

Lincoln Knolls Neighborhood

- **Located on the East Side of Youngstown**
- **Homes built in the mid-20th century**
- **20% of houses were vacant in 2010**
- **Highest average home sale price of East Side neighborhoods (\$22,300), yet lower than city average**
- **Home of Lincoln Knolls Plaza with one of the only grocery stores in Youngstown**

Lincoln Knolls Neighborhood



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 community input



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

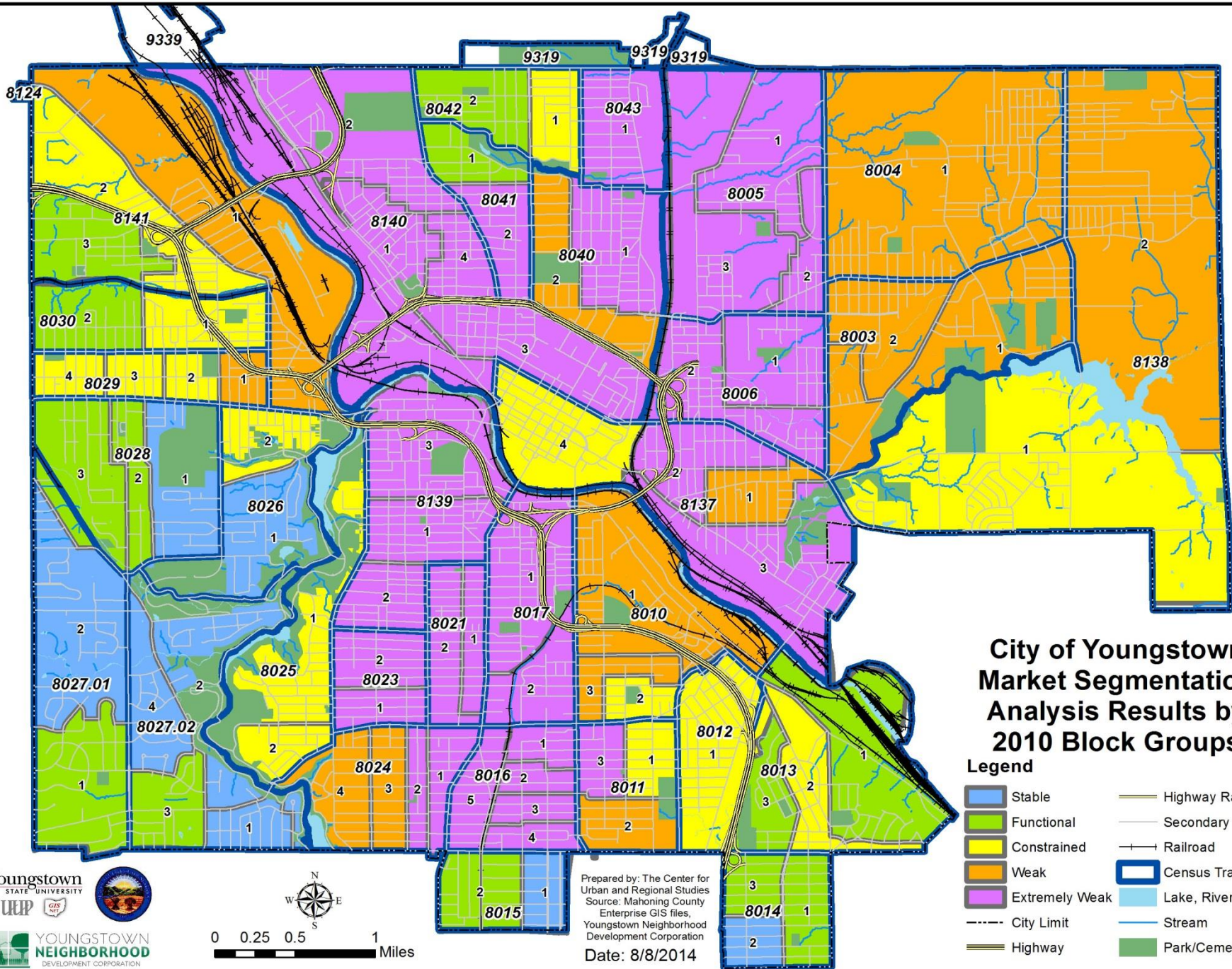
Population Loss – 1990 and 2010 Census

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%
Youngstown	19.0%	11%	4.9%	\$ 20,958	58.2%	-6.4%	9.6	33.8%	-30.0%	33.0%

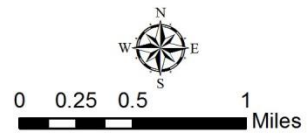
Table 0.3 - Data for each variable by census tract



City of Youngstown Market Segmentation Analysis Results by 2010 Block Groups

Legend

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

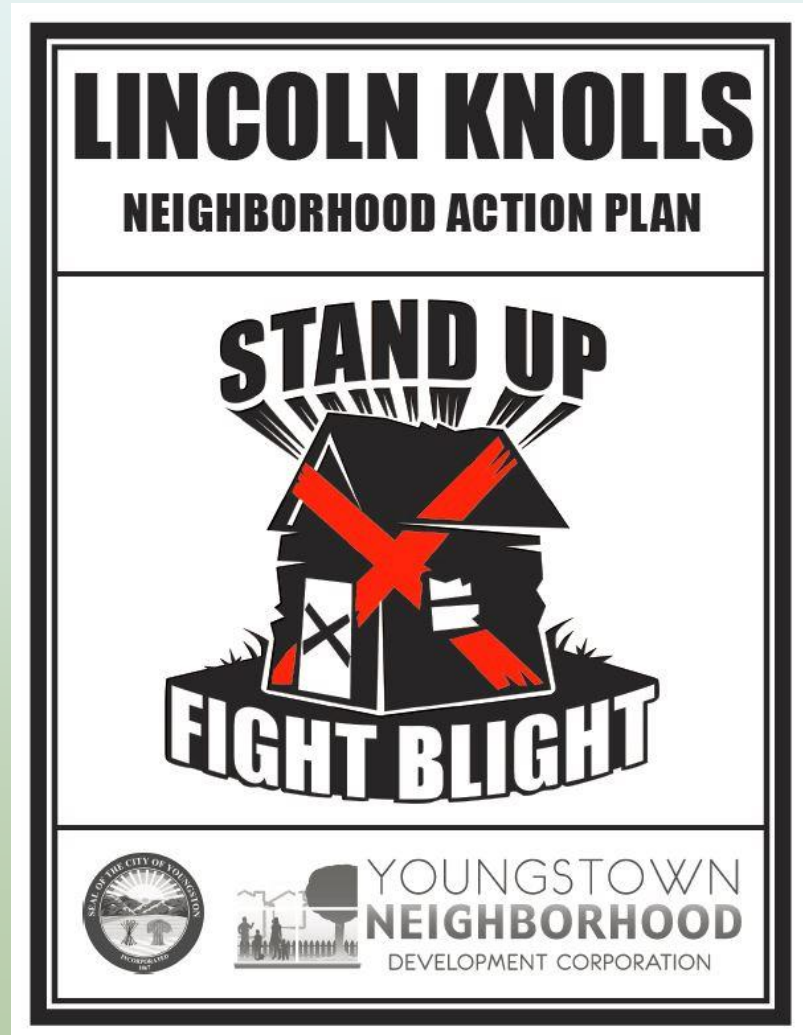


Prepared by: The Center for Urban and Regional Studies
 Source: Mahoning County Enterprise GIS files, Youngstown Neighborhood Development Corporation
 Date: 8/8/2014

Neighborhood Action Plans

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



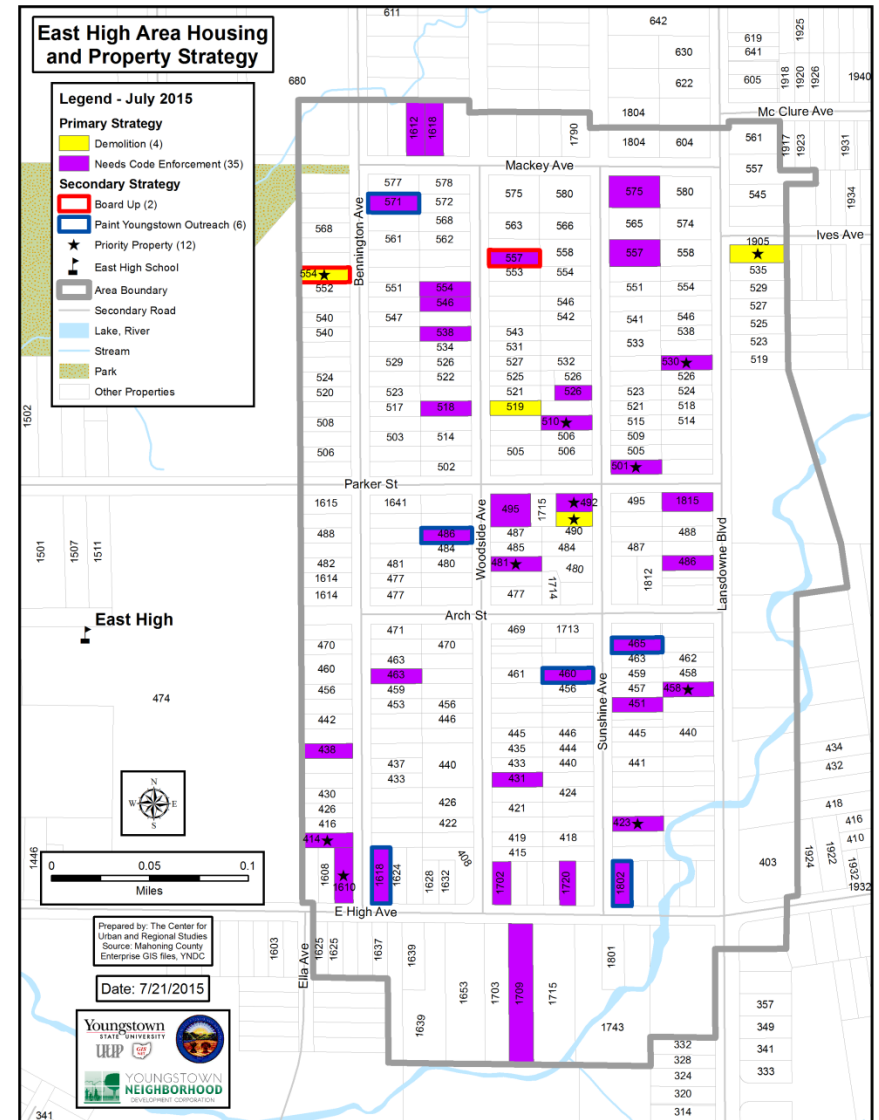
Neighborhood Action Plans

Housing and property issues

Detailed survey of all parcels

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



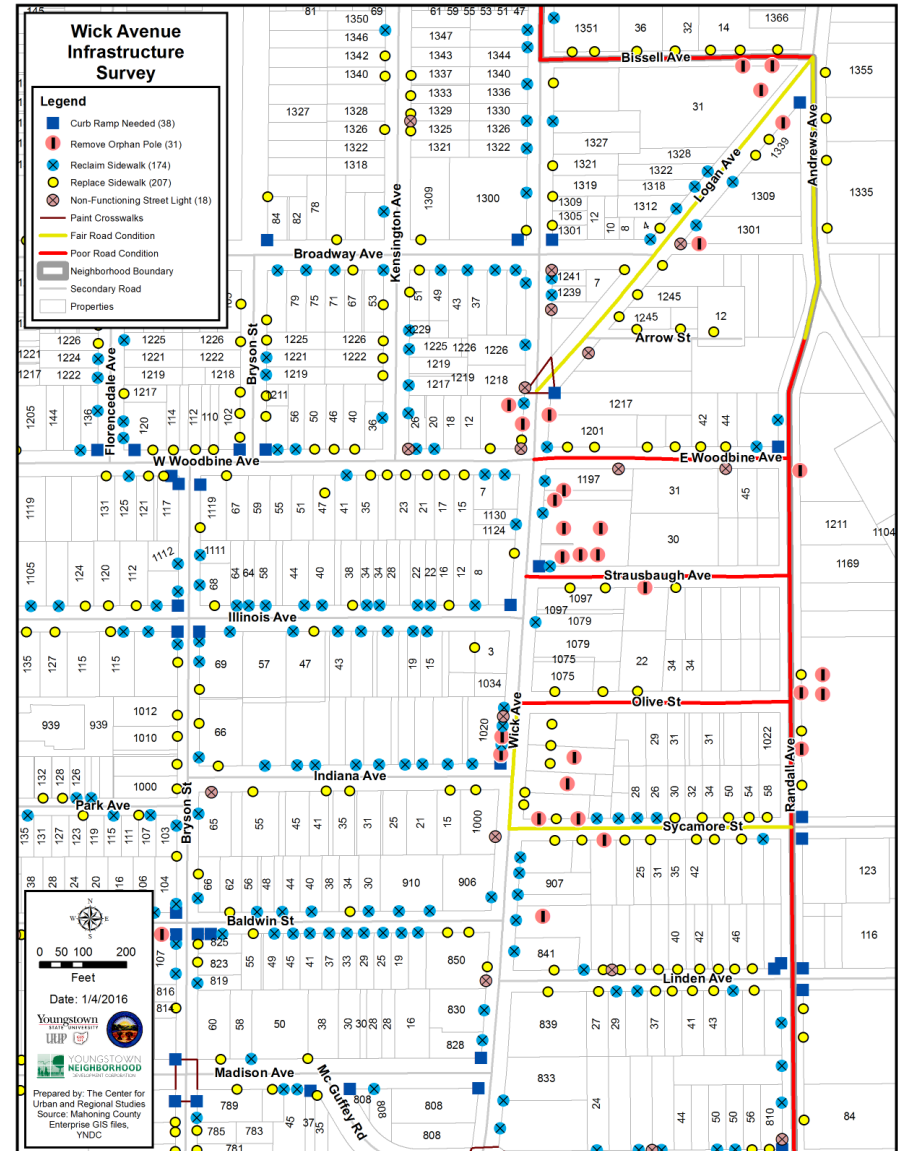
Neighborhood Action Plans

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

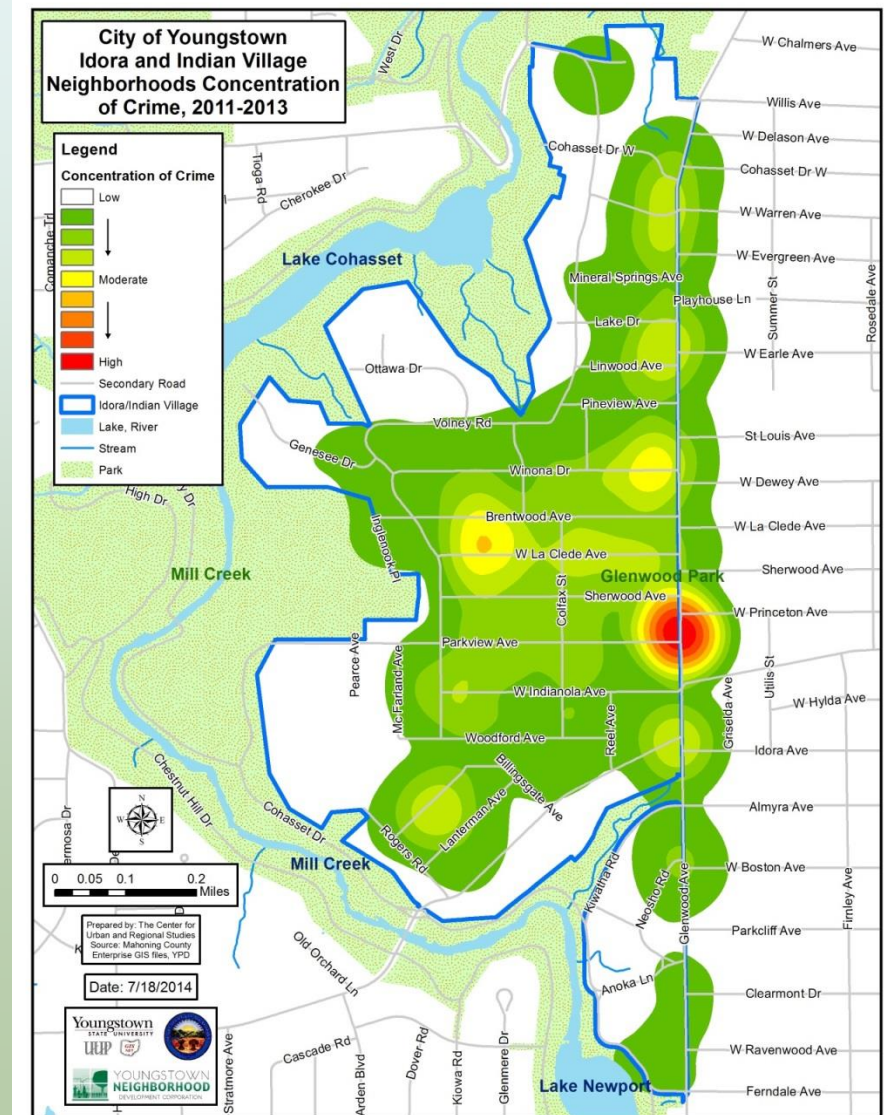
Crime and safety concerns

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



Brownlee Woods Neighborhood Action Plan Progress Tracking Form

5-Year Performance Benchmark	2015 Total	2015-2020 Goal
Housing and Property Benchmarks		
Housing units brought into compliance	13	30
Vacant housing units are rehabilitated and re-occupied	2	5
Severely blighted structures are demolished	3	2
Vacant and formerly blighted housing units are boarded and cleaned up	3	5
Unmaintained vacant lots and structures are mowed with a higher frequency	23	ALL
Infrastructure Benchmarks		
Non-functioning street lights repaired by First Energy		ALL
Sidewalks cleaned up or replaced where needed		10
Dead street trees removed	8	ALL
New trees planted	2	25
One new minimalist green infrastructure street improvement installed		1
Streets in poor or fair condition are resurfaced	3	ALL



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

Successful Community Engagement

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

Neighborhood Action Teams – Priority Properties

LINCOLN KNOLLS PRIORITY PROPERTY SPREADSHEET - UPDATED 3/21/2016													
PHOTO	ADDRESS	OWNER	OCCUPANCY	REGISTRATION	LB ELIGIBLE	TAX DELINQUENT	TRANSFER	CONDITION - YMDC	CONDITION - C.E.	STRATEGY	HISTORY	STATUS	NOTES
	133 Liburne Dr	MAHONING COUNTY LAND REUTILIZATION CORPORATION	Vacant	No	Yes	Annual Tax \$2.96 Delinquent \$0	3/20/2015 \$0	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 DEMOLITION PROCESS 08/18/2014 - To be demolished Summer of 2016	
	98 Liburne Dr	MAHONING COUNTY LAND REUTILIZATION CORPORATION	Vacant	No	Yes	Annual Tax \$2.96 Delinquent \$0	3/20/2015 \$0	Overgrown vegetation; peeling paint on garage; gutters and soffits in disrepair; Porch roof collapsing.		Demolition - County Land Bank	October 2014 Workday Boardup and Clean Up	ENTERED LAND BANK DEMOLITION PROCESS 08/18/2014 - To be demolished Summer of 2016	
	85 Rutledge Dr	MAHONING COUNTY LAND REUTILIZATION CORPORATION	Vacant	No	Yes	Annual Tax \$2.96 Delinquent \$0	7/10/2015 \$0	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 DEMOLITION PROCESS 08/28/2014 - To be demolished Summer of 2016	
	407 Duncan Ln	SMITH-CORY, ADDISON 407 DUNCAN LN YOUNGSTOWN, OH 44505	Vacant	No	No	Annual Tax \$685.24 Delinquent Taxes \$660.74	CLARK, ONE INVESTMENT RTS., 10/22/2012, \$4,250.	Severely deteriorated roof and soffits; peeling paint on foundation		Demolition - City	Revitalize team close and board up. ENTERED CITY. DEMOLITION PROCESS 03/02/15. Demolition condensation form issued 4/30/2015.	Demolished	Select new priority property
	2389 Oak St	RICHARDS BARBARA L 2389 OAK ST YOUNGSTOWN, OH 44505	Vacant	No	Yes	Annual Tax \$474.20 Delinquent Taxes \$646.19	RICHARDS BARBARA L, 5/12/2003, \$0	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. DEMOLITION PROCESS on 3/2/2015; owner appealed. Rease or Repair order	Demolished	Select new priority property
	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	Overgrown vegetation; broken windows.		Demolition - County Land Bank		County Land Bank initiated tax foreclosure in January 2016.	
	26 Fincastle Ln	HOLMES CLUSTER & VIRGINIA 26 FINCASTLE YOUNGSTOWN, OH 44505	Vacant	No	Yes	Annual Tax \$703.64 Delinquent \$354.08	12/12/1986 \$13,400	Roof damage; garage, gutters and soffits in disrepair; windows nonsecure; peeling paint on trim. Boarded	3/23 Inspection: Garage Door needs painted, gutters need secured	Demolition - County Land Bank	Revitalize Team Boardup and Clean Up. Owner did not show for 6/26/15 prosecutor hearing. Needs to be scheduled for hearing.	County Land Bank initiated tax foreclosure in January 2016.	
	83 Elliot	ANTHONY HIGHTOWER 83 ELLIOT	Vacant	No	Yes	Annual Tax \$836.64	3/12/2014	Vacant property; overgrown vegetation; trash/debris; tires;	3/24/2015 inspection: unsecure rear window; vacant	Code	Inspected on 3/24/15. Notice	County Land Bank initiated tax	

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

- Obtain funding
- Complete foreclosure
- Transfer property to YNDC



YNDC

- Identify properties with profit potential
- 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

Asset-based Micro Plans

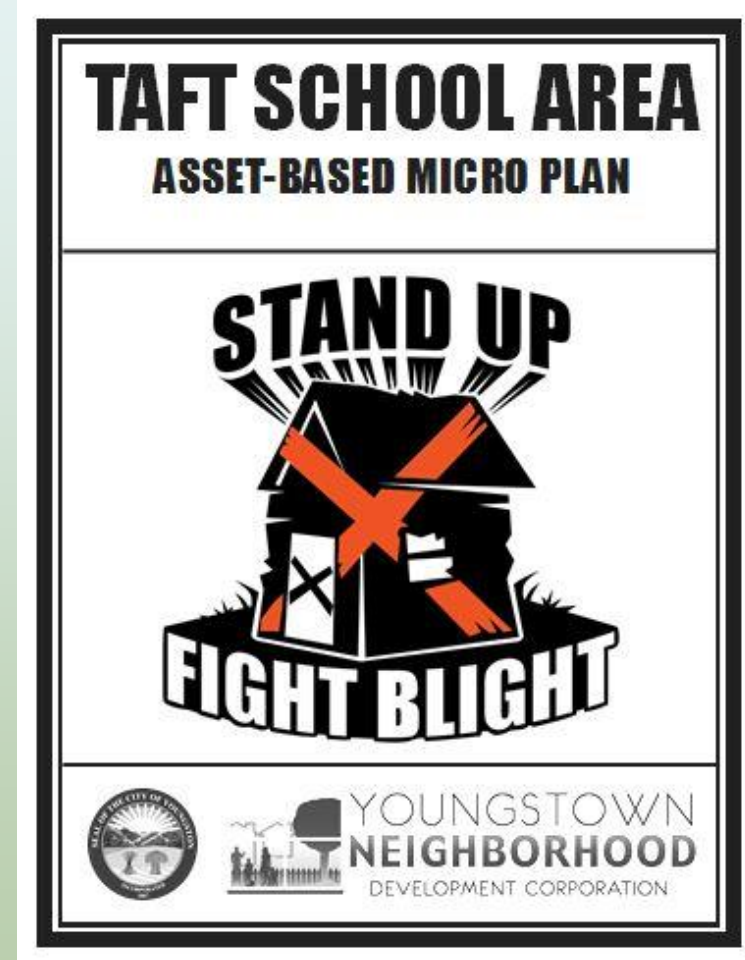
- Strategy for weak-market communities
- Small, defined area, centered on a community asset
 - School
 - Park/playground
 - Library
 - Church
- Provides a starting point for broader neighborhood improvement
- Asset can be used to leverage funding and support



Asset-based Micro Plans

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
- Identifies action steps and responsible parties



Asset-based Micro Plans

Taft Micro Plan Implementation

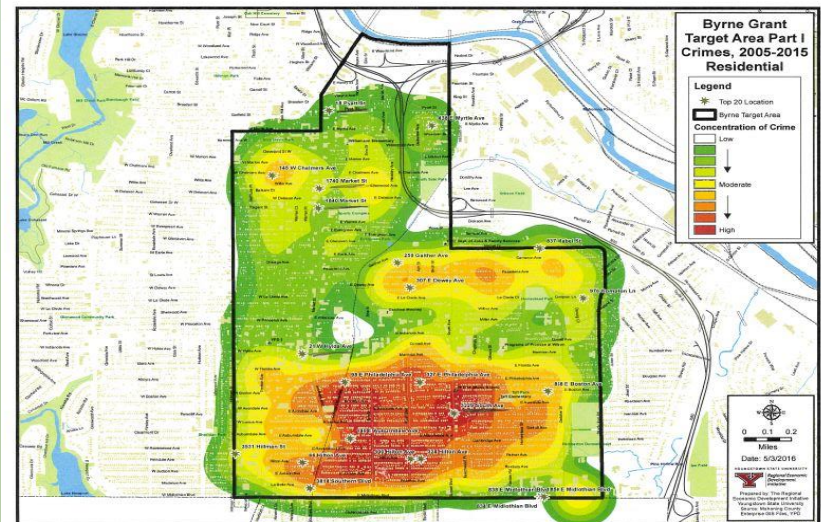
- Community workday to clean up 13 vacant properties on MLK Day 2015
- Safe Routes to School grant of \$200,000 awarded for infrastructure improvements



Asset-based Micro Plans

Taft Micro Plan Implementation

- 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



Asset-based Micro Plans

Taft Micro Plan Implementation

- 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



TAFT PROMISE NEIGHBORHOOD

BLOCK PARTY

FREE & OPEN TO THE PUBLIC

SATURDAY, MAY 21st

WORK DAY: 9AM - 12PM

PARTY: 12PM - 4PM

LIKE US ON FACEBOOK! /taftpromise

TAFT ELEMENTARY SCHOOL
730 E. Arondale, Youngstown, Ohio 44502

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