

City of Youngstown Neighborhood Preservation

RVP 2015

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**



Youngstown, Ohio

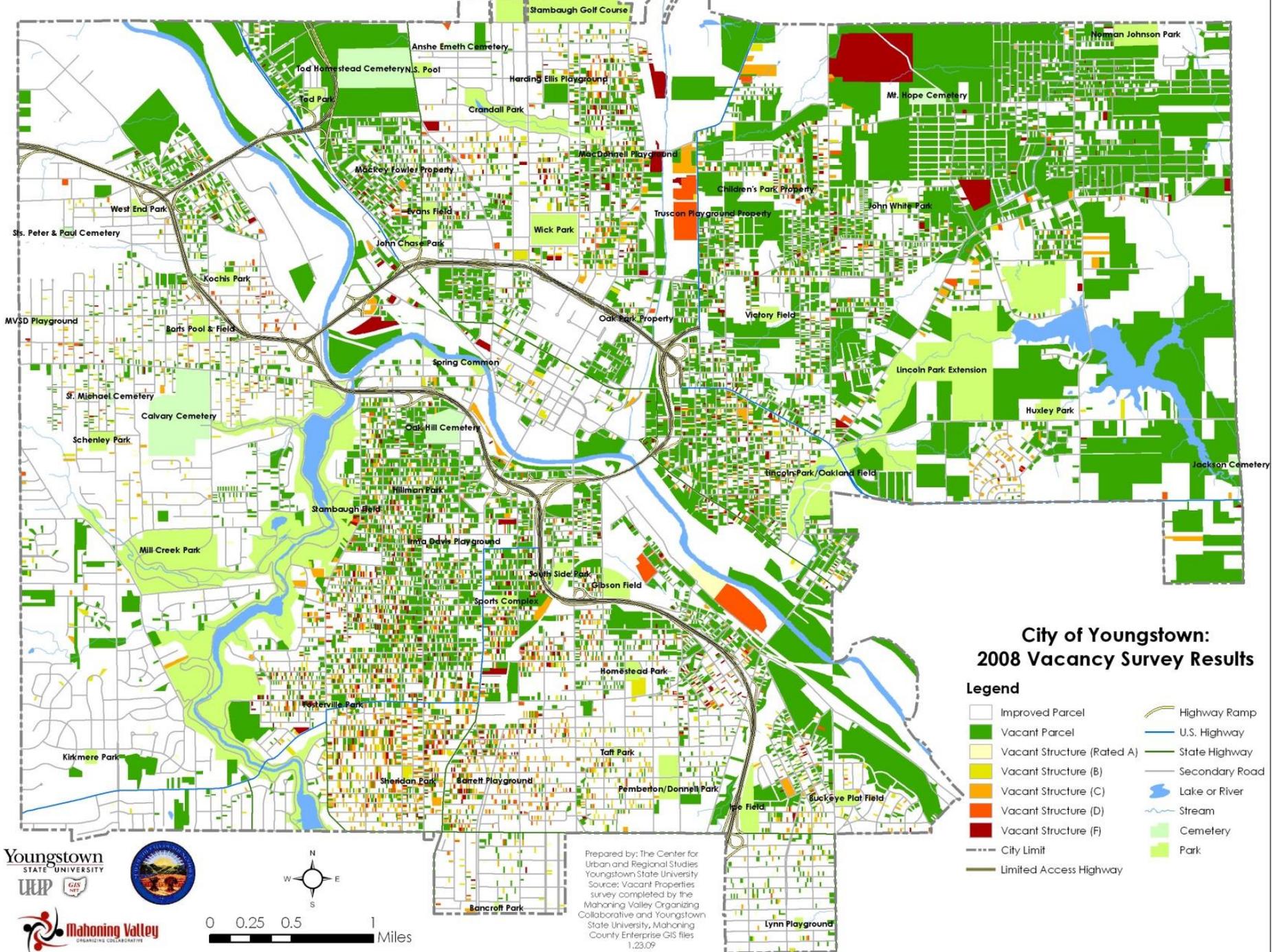
- **Population peaked at 170,002 residents in 1930**
- **Planners laid out physical infrastructure for continued growth to 250,000**
- **September 19, 1977 – BLACK MONDAY**
- **40,000 jobs lost in a five year period**



City of Youngstown - Current Reality

2013 Snapshot

- **Population:** 66,982 -61 percent
- **Vacant Structures:** 4,500 structures
- **Vacant Land:** 24,000+ parcels
- **Poverty Rate:** 36 percent
- **Median HH Income:** \$24,880
- **Avg Home Sale Price:** \$21,327



City of Youngstown: 2008 Vacancy Survey Results

- Legend**
- Improved Parcel
 - Vacant Parcel
 - Vacant Structure (Rated A)
 - Vacant Structure (B)
 - Vacant Structure (C)
 - Vacant Structure (D)
 - Vacant Structure (F)
 - City Limit
 - Limited Access Highway
 - Highway Ramp
 - U.S. Highway
 - State Highway
 - Secondary Road
 - Lake or River
 - Stream
 - Cemetery
 - Park

Youngstown
STATE UNIVERSITY

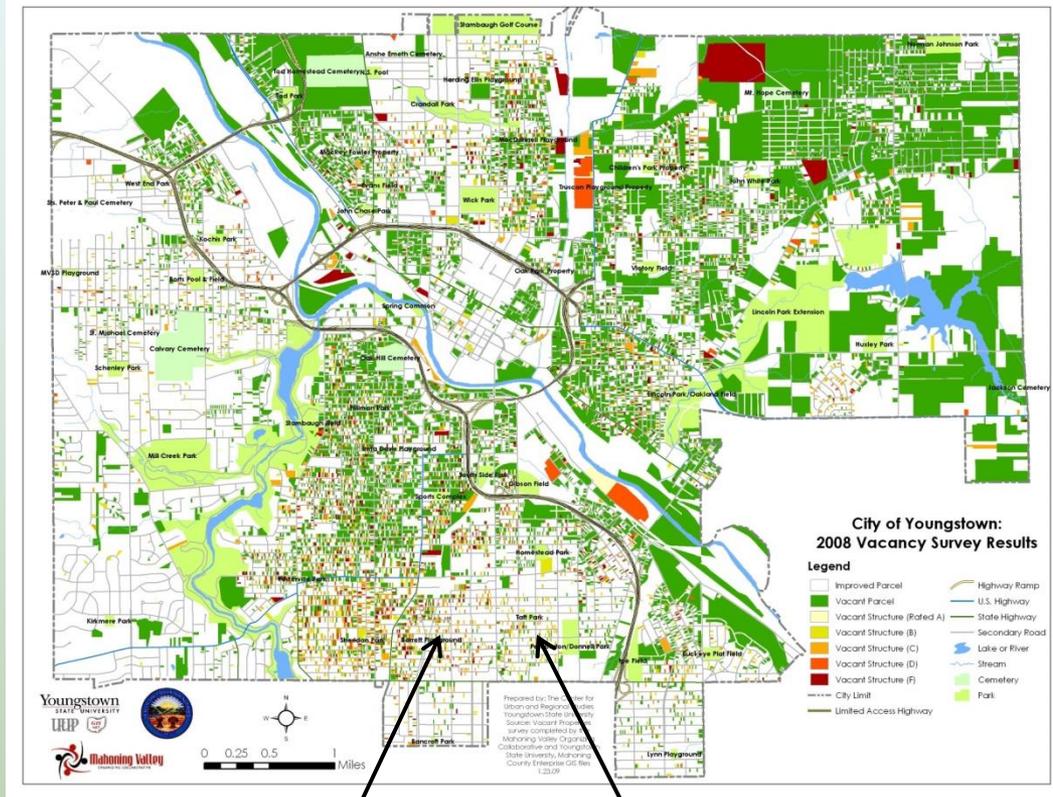


0 0.25 0.5 1 Miles

Prepared by: The Center for
Urban and Regional Studies
Youngstown State University
Source: Vacant Properties
survey completed by the
Mahoning Valley Organizing
Collaborative and Youngstown
State University, Mahoning
County Enterprise GIS files
1.23.09



Current Reality



Cottage Grove

Vacancy 1990: 7%

Vacancy 2010: 32%

Average sale price: \$13,267

Lansingville

Vacancy 1990: 4%

Vacancy 2010: 19%

Average sale price: \$19,956

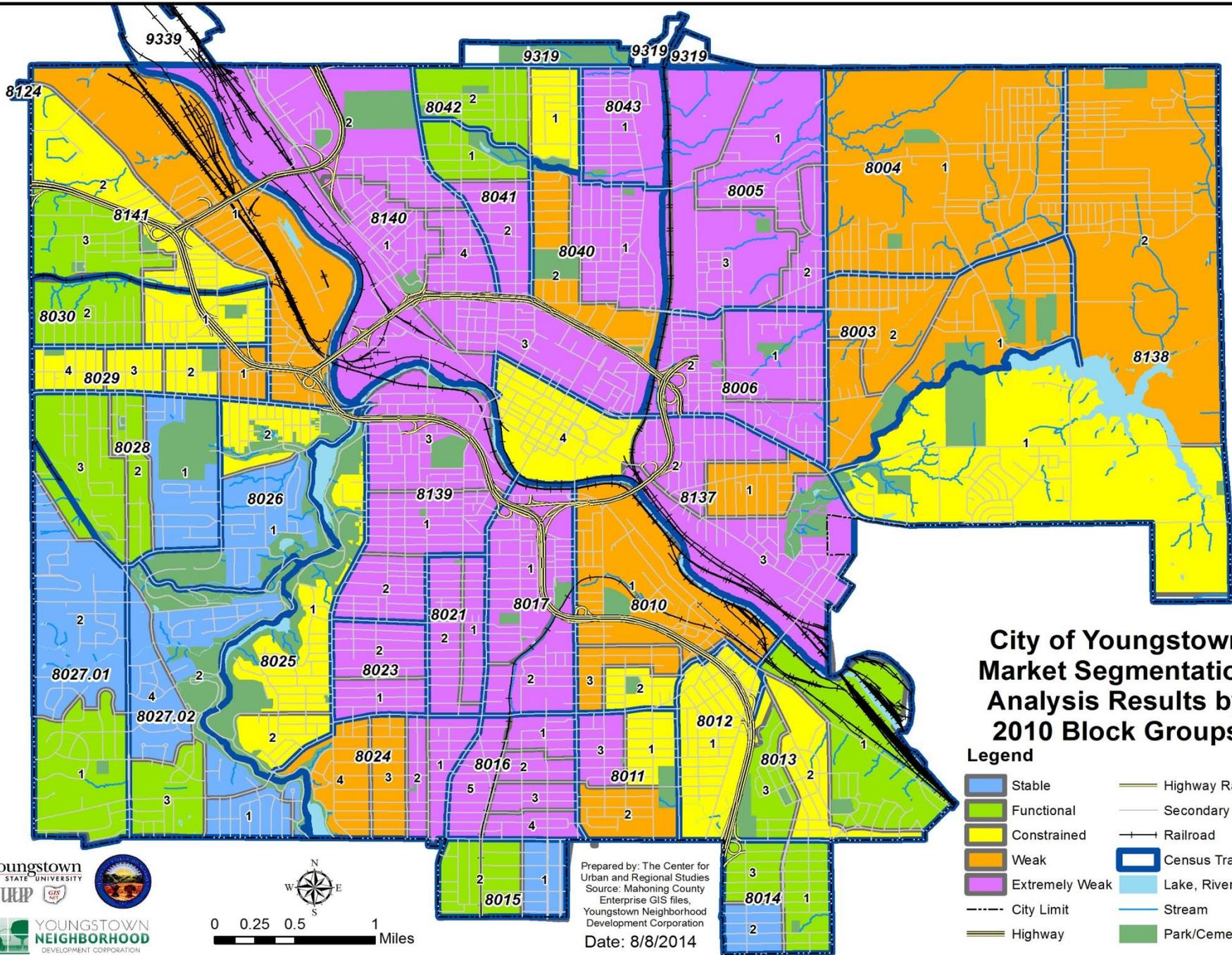
Neighborhood Planning Process

As Youngstown continues to face population loss and property abandonment, how can neighborhoods be stabilized and preserved?

Neighborhood Planning Process

- **Development of a Neighborhood Conditions Report**
- **Stakeholder and resident engagement**
- **Identification of neighborhood assets and priorities**
- **Housing market segmentation analysis**

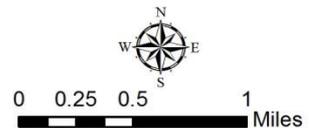
Goal: Develop neighborhood plans and citywide revitalization strategies that are responsive to community characteristics and resident input, leading to the stabilization and preservation of the city's neighborhoods



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

Housing Market Segmentation Analysis - Categories

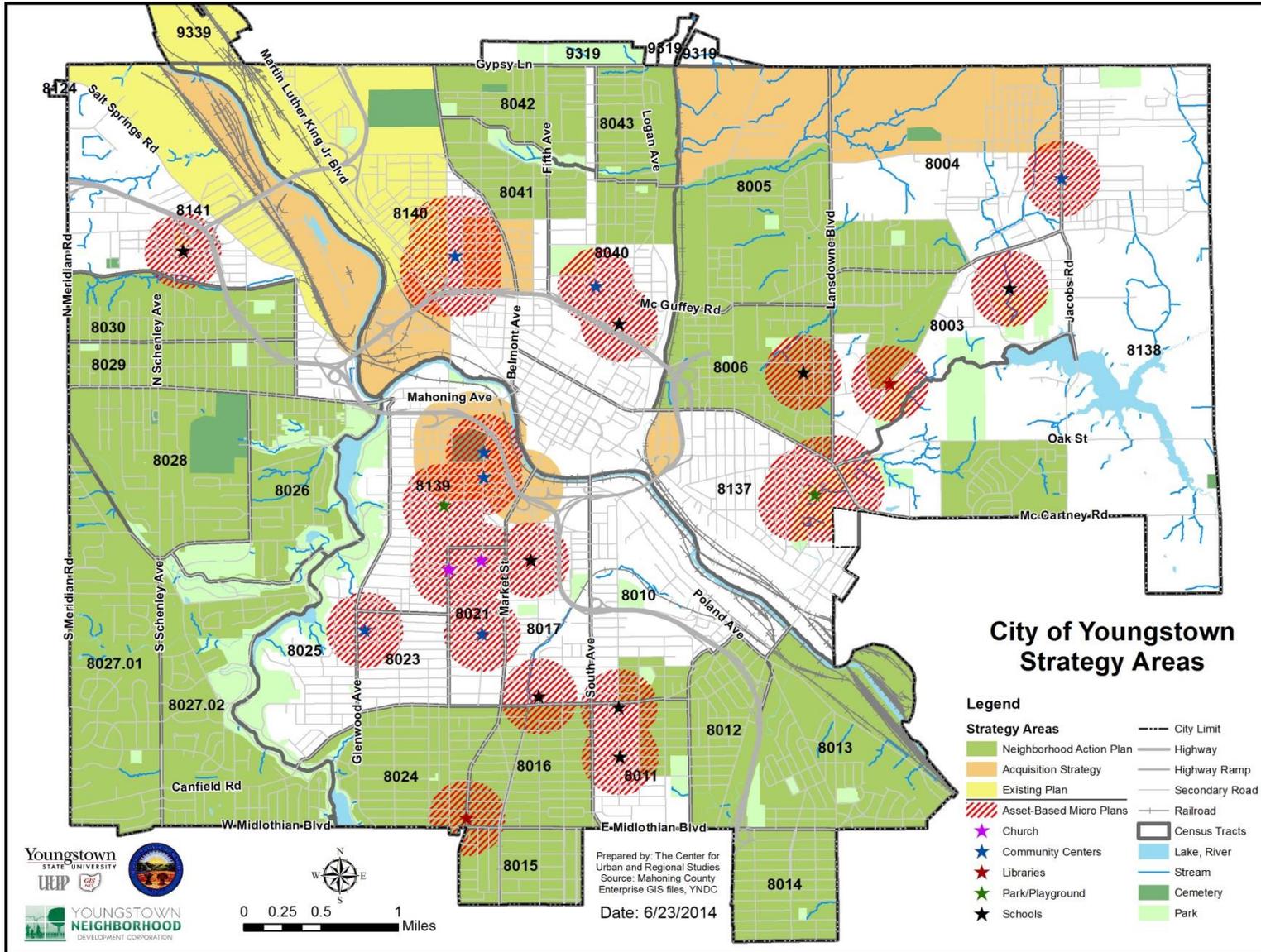
Stable Market – few vacancies, high median sales prices, high homeownership rates, low poverty, low crime, less population loss

Functional Market – manageable vacancies, above average median sales prices, high homeownership rates, less poverty, less crime, less population loss

Constrained Market – increasing vacancy rates, significant number of low-value sales, rapidly decreasing homeownership rates, high number of foreclosures, increasing poverty, average or above average crime, significant population loss

Weak & Extremely Weak Markets – high vacancy rates, low sales prices, slow residential turnover, low homeownership rates, increasing poverty, high crime, very rapid population loss

Neighborhood Planning Strategy

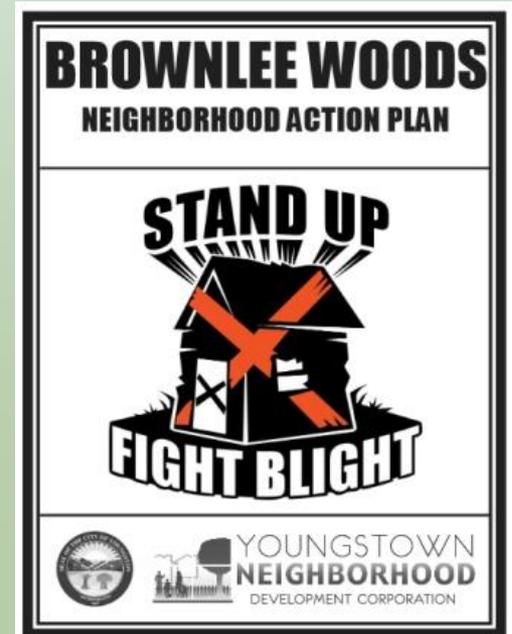
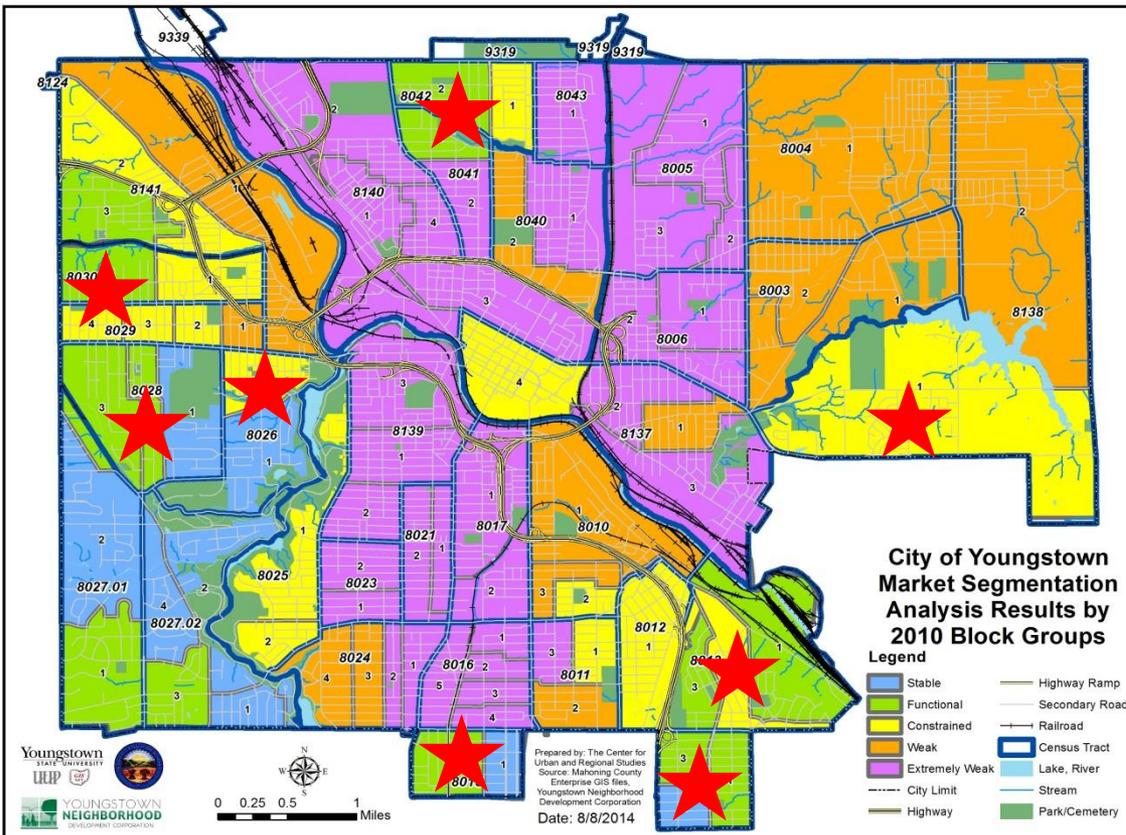


Neighborhood Planning Strategy

Neighborhood Action Plans

- Address resident priorities: housing and property issues, infrastructure repair and maintenance, crime and safety
- Outline strategies and establish goals, outcomes, and benchmarks

Stable, functional, and constrained housing market areas



Neighborhood Planning Strategy

Neighborhood Action Plans

- Parcel by parcel survey of all property conditions in the neighborhood
- Proposes a strategy to address each property with issues
 - Paint Youngstown – owner-occupied home repair
 - acquisition and rehabilitation
 - code enforcement
 - foreclosure bond repair
 - Spot Blight eminent domain
 - demolition
 - rental and vacant property registration
- Infrastructure survey of all streets, sidewalks, street lights, signage and street trees
 - Establishes priority areas for repair, such as near schools, parks, neighborhood gateways, and major thoroughfares
- Identifies crime hotspots
 - Proposes strategies to address issues, such as the community policing unit, boarding and cleaning up nearby vacant properties, rental registration enforcement, and code enforcement

Neighborhood Action Plans

SECTION II. FIVE-YEAR PERFORMANCE MEASUREMENTS

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

Housing and Property Five-Year Benchmarks

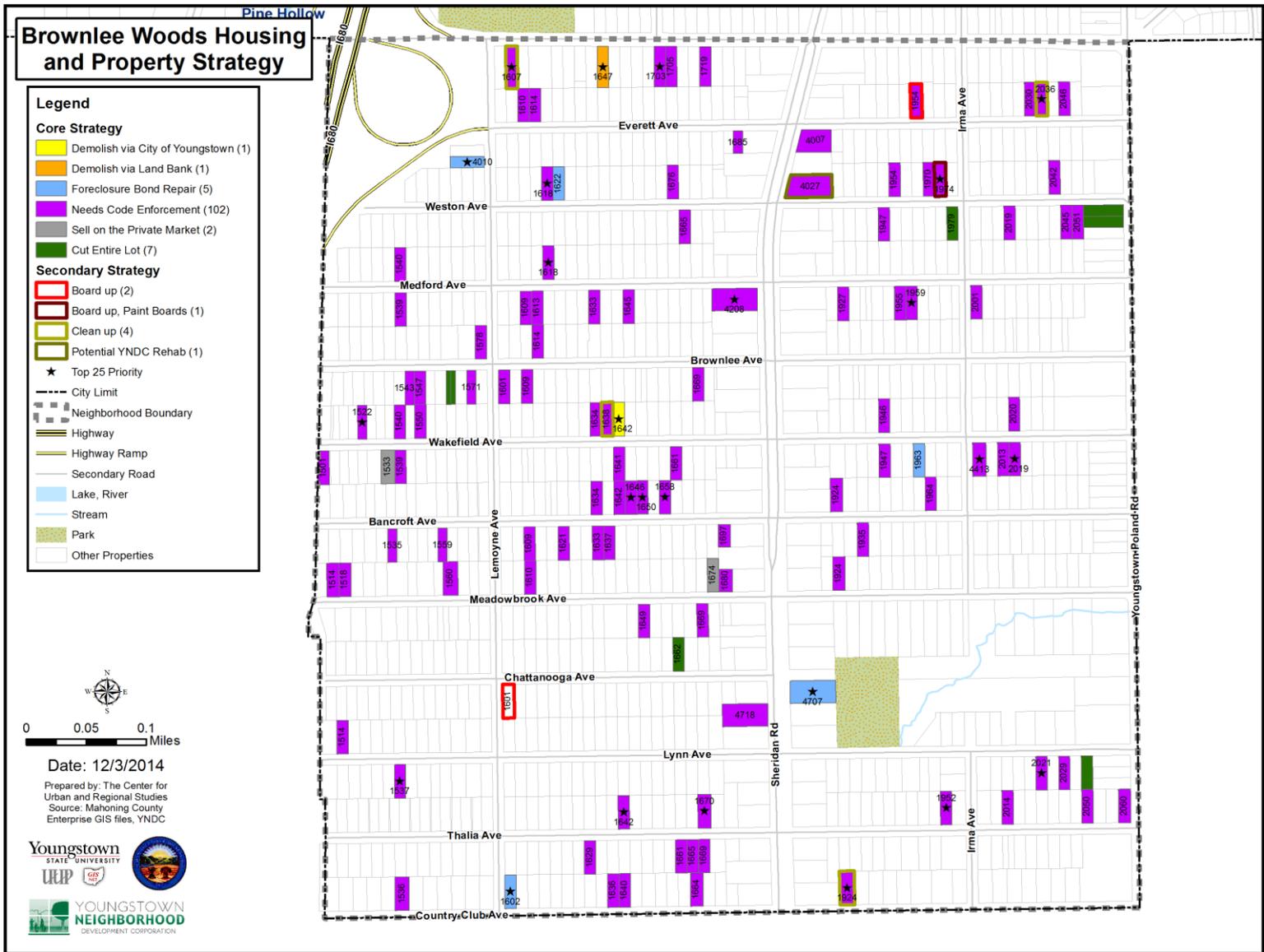
- 30 housing units are brought into compliance.
- 5 vacant housing units are rehabilitated and re-occupied as affordable housing through collaborative efforts.
- 2 severely blighted structures will be demolished.
- All unmaintained vacant lots are mowed with a higher frequency using a strategic method. Outreach is conducted where viable to identify adjacent homeowners to take over lots.
- All vacant properties with illegal dumping are cleaned up.

Neighborhood Action Plans

Community Building Benchmarks

- Engage 20 new residents through the Brownlee Woods Neighborhood Association.
- Complete five resident-driven neighborhood improvement projects.
- Conduct a meeting of neighborhood businesses.
- Engage neighborhood institutions such as the Montessori school and Brownlee Woods library.
- Install one “Welcome to Youngstown” sign on Youngstown-Poland Rd.

Neighborhood Action Plans



Neighborhood Action Plans

TOP 25 PRIORITY PROPERTIES: BROWNLEE WOODS NEIGHBORHOOD

Through field research, 25 houses with code violations were identified as priority properties. Some vacant and some occupied, these houses were selected based on their visibility along a more highly trafficked road; 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.

PRIORITY PROPERTIES: DEMOLITION

The following 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 a priority based on the poor condition on relatively stable street. Those with an "X" under the "Land Bank" column are two years' certified tax delinquent and being considered as priority properties for the Mahoning County Land Bank to acquire for demolition. Those with an X under the "City" column have been identified as priority properties for demolition by the City of Youngstown.

Address	Description of Condition	CITY	LAND BANK
1647 E. Midlothian Blvd.	hole in roof, porch ceiling, outside stairs and garage in disrepair. Dumping (tires); overgrown vegetation.		X
1642 Wakefield Ave.	overgrown vegetation; truck cab in driveway; peeling paint on back fence; hole in roof; moss on roof; gutters in disrepair.	X	

Neighborhood Action Plans

PRIORITY PROPERTIES: FORECLOSURE BOND REPAIR

The 2 properties below are priority properties for foreclosure bond repair.

Address	Description of Condition
1602 COUNTRY CLUB AVE	roof completely tarped.
4010 LEMOYNE AVE	roof damage on garage and house, peeling paint on garage doors, gutters need cleaned out, boarded.



4010 Lemoyne Ave.



4010 Lemoyne Ave. rear view

Neighborhood Action Teams

Neighborhood Action Teams

- Comprised of residents, city officials, relevant organizations and institutions
- Meet quarterly to track progress on priority properties, plan community projects
- Increases accountability, transparency, and communication



Neighborhood Action Teams – Priority Properties

ADDRESS	OWNER	OCCUPANCY	REGISTRATION	LB ELIGIBLE	TAX DELINQUENCY	TRANSFER	CONDITION	STRATEGY	2014 HISTORY	2015 STATUS
12 Bouquet Ave	BARBARA RAVER 224 N YOURKSHIRE BLVD YOUNGSTOWN	Vacant	Unregistered Vacant	Y	Annual Tax: \$261.12 Delinquent: \$607.90	4/8/2011 \$0	Peeling paint on siding and trim; overgrown vegetation.	Code enforcement.		Inspected 3/2/15. Notice issued.
36 Bouquet Ave.	RAYMOND KAREN & BRINSEY TOMMIE JO 36 BOUQUET YOUNGSTOWN	Vacant	Unregistered Vacant	Y	Annual Tax: \$419.26 Delinquent: \$3848.75	4/12/2004 \$49,900	Overgrown vegetation; unsecure door(s) and window(s); roof, gutters, siding and downspout in disrepair.	Board and secure property. Pursue demolition via Land Bank.	Boarded by YNDC/RRNA. Entered land bank demolition process.	Remains in demolition process.
46 Bouquet Ave.	HARBOUR PORTFOLIO VIII DALLAS, TX	Vacant	Registered Vacant (expired 1/15)	Y	Annual Tax: \$809.86 Delinquent: \$929.81	12/30/2013 \$0	Broken unsecure windows, peeling paint on wood shakes, garage and porch roof in disrepair.	Foreclosure bond repair. Code enforcement.	Did not show to three prosecutor hearings.	City to initiate spot blight.
159 Bouquet Ave.	MOLINA NORBERTO JR & KENNEDY KENNETH 696 87TH MIAMI FL 33138	Vacant	Unregistered Vacant	Y	Annual Tax: \$712.86 Delinquent: \$5091.24	1/27/2006 \$17,901	Missing/damaged siding; roof damage; outdoor stairs, gutters, downspout, soffits and fascia in disrepair.	Pursue demolition via Land Bank.	Entered land bank demolition process.	Remains in demolition process.

Neighborhood Action Teams – Priority Properties

ADDRESS	OWNER	OCCUPANCY	REGISTRATION	LB ELIGIBLE	TAX DELINQUENCY	TRANSFER	CONDITION	STRATEGY	2014 HISTORY	2015 STATUS
1924 Highlawn Ave.	MAHONING COUNTY LAND BANK	Vacant	Unregistered Vacant	Y	Annual Tax: \$929.34 Delinquent: \$4794.82	2/9/15 \$0	Overgrown vegetation; roof damage.	Pursue demolition via Land Bank.	Entered land bank demolition process.	Remains in demolition process. Owned by Land Bank. Possible rehab candidate. Land Bank to perform interior inspection within 3 weeks.
2519 Mahoning Ave.	MAHONING COUNTY LAND BANK	Vacant	Unregistered Vacant	Y	Annual Tax: \$365.28 Delinquent: \$2226.47	1/28/15 \$0	Overgrown vegetation; peeling paint on siding; garage and awning in disrepair.	Pursue demolition via Land Bank.	Entered land bank demolition process.	Remains in demolition process. Owned by Land Bank.
103 Matta Ave.	FEDERAL HOME LOAN MORTGAGE 8200 JONES BRANCH CORP MCLEAN, VA	Vacant	Registered Vacant	N	Annual tax: \$511.76 Delinquent: \$0	8/28/2014 \$0	Overgrown vegetation; missing/damaged siding; porch and garage in disrepair.	Code enforcement.	Site of vehicle arson	New priority property. Needs to be inspected. Requested 2/17/15.
210 Matta Ave.	WILLIAM DORBISH 1612 HARTZELL YOUNGSTOWN	Occupied	Unregistered Rental	N	Annual Tax: \$499.30 Delinquent: \$0	6/26/2006 \$20,000	Trash/debris; overgrown vegetation; inoperative car; gutters in disrepair.	Code enforcement.	Deemed in compliance, but not currently registered as rental.	Determine if property is registered as rental?
940 Monterey Ave.	WTH OAKMONT MORTGAGE POOL 4100 MIDWAY CARROLLTON, TX 75007	Vacant	Unregistered Vacant	N	Annual Tax: \$1442.00 Delinquent: \$0	12/3/2013 \$48,000	Overgrown vegetation; soffits and fascia in disrepair.	Code enforcement.	YNDC/RRNA cleaned up. Penalties assessed. Prosecutor hearing 11/14 - Owner given 45 days to make repairs.	Scheduled for prosecutor hearing on 3/26/15.

Neighborhood Preservation Strategies

Housing acquisition and rehabilitation for private market sale

- Properties acquired through the land bank, tax foreclosure, spot blight eminent domain, donation, purchase
- Homes sold to owner-occupants, increasing market confidence



Neighborhood marketing

- Working with community groups to market rehabilitated homes for sale in their neighborhood



Neighborhood Preservation Strategies



Neighborhood Preservation Strategies



Neighborhood Preservation Strategies

Owner-occupied Home Repair

- Provide repairs for low-to-moderate income residents
- Target repairs to specific blocks and neighborhoods to improve conditions



Historic Preservation

- District Nomination to National Register of Historic Places
- Increases desirability and market confidence



Neighborhood Preservation Strategies

Spot Blight eminent domain

- Used on non-responsive owners of properties with serious issues on otherwise stable blocks in order to preserve market confidence
- Used to compel owners to make needed repairs to avoid losing their property



Targeted code enforcement and demolition

- Systematically bring priority properties into full compliance
- Eliminates blight on otherwise stable blocks, therefore preserving market confidence



Neighborhood Preservation Strategies

Comprehensive board up and clean up of vacant properties

- Secure all vacant and abandoned properties in a geographic area
- Remove brush and debris, reclaim sidewalks, and increase frequency of grass mowing



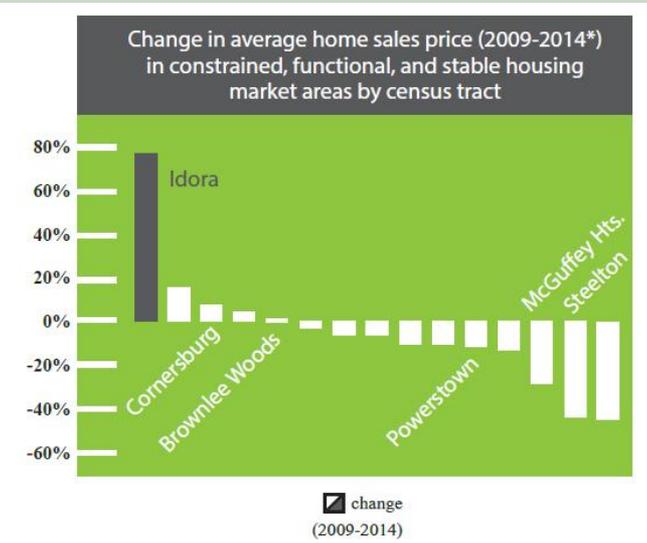
Large-scale volunteer workday events

- United Way Day of Caring – hundreds of volunteers engaged and dozens of properties boarded and cleaned up



Results

- **Dramatic decreases in vacancy – Idora, 26 percent in 2007 to less than 7 percent today**
- **Crime decrease across all crimes (2008-2012) – 61 percent decrease in calls for service, 55 percent reduction in violent crime, 24 percent reduction in property crime**
- **Vacant land and buildings returned to productive use**
- **Stabilization and increase in property values**



Results

- **YNDC has catalyzed over \$13M in reinvestment in Youngstown's neighborhoods.**
- **Thousands of Residents Engaged.**
- **Over 250 Homes Rehabilitated or Repaired.**
- **Over 125 Construction Jobs Created.**
- **Over 135 Homes Demolished Through Targeted Planning Efforts.**
- **Over 300 Homes Boarded and Secured.**
- **Over 300 Vacant Lots Returned to Use.**
- **Training 45 at-risk young adults with new work skills to obtain gainful employment**

QUESTIONS?

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YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION