

# TAFT SCHOOL AREA

## ASSET-BASED MICRO PLAN



YOUNGSTOWN  
**NEIGHBORHOOD**  
DEVELOPMENT CORPORATION

# **“TOGETHER WE CAN, TOGETHER WE WILL, ACHIEVE OUR PERSONAL BEST!”**

## **-TAFT ELEMENTARY SCHOOL MISSION STATEMENT**

### **ASSET-BASED MICRO PLAN PRODUCED OCTOBER 2014**

by the YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION  
and the CITY OF YOUNGSTOWN

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Taft Elementary School is located on the South Side of Youngstown, just a few blocks north of Midlothian Boulevard.

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# SECTION I. INTRODUCTION

Youngstown, Ohio, has experienced typical Midwestern deindustrialization and subsequent disinvestment. After decades, the population loss has not slowed: between 2010 and 2012, Youngstown lost more residents than any American city over 50,000 people.

In 2005 the City of Youngstown gathered community members and other stakeholders to craft *Youngstown 2010*, a long-term planning document. Out of that effort arose a host of neighborhood associations as well as the non-profit Youngstown Neighborhood Development Corporation (YNDC). In 2013, YNDC began providing neighborhood planning services for the City of Youngstown. In that capacity, YNDC crafted the *Neighborhood Conditions Report* to provide a detailed look at housing markets and socioeconomic conditions. Our goal is to inform a citywide strategy for improving quality of life and addressing basic challenges and opportunities in our neighborhoods.

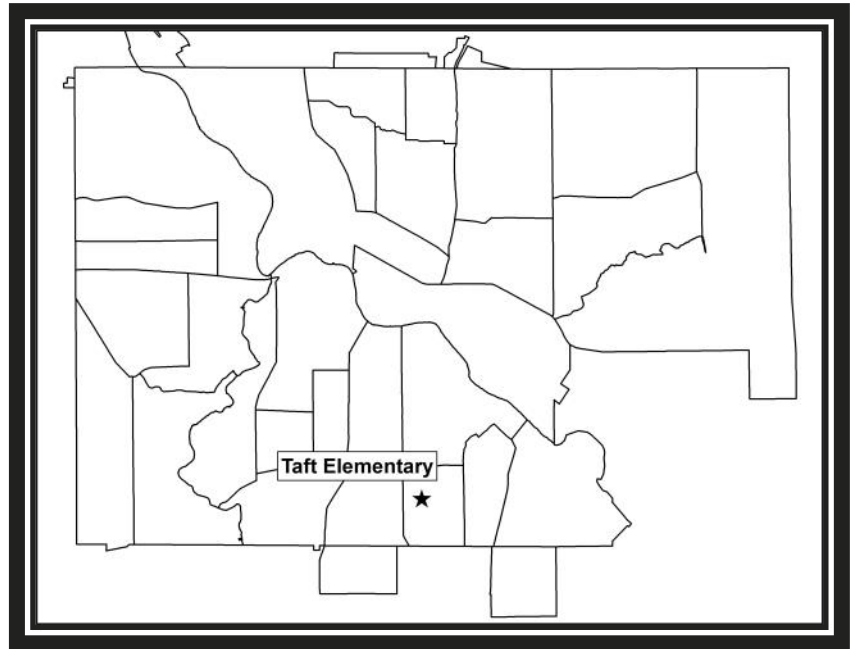
YNDC is forging collaboration between the 7th Ward Citizens Coalition, the Taft School Area Block Watch, the City of Youngstown, and the Mahoning County Land Bank to complete strategic neighborhood stabilization activities in this area. The following document is an action-driven plan that proposes a clear, property-specific strategy for the Taft School Area. YNDC and the City of Youngstown Community Development Agency will take the lead in preparing, administering, reporting and monitoring the Taft School Area Asset-Based Micro Plan.



Taft Elementary School was rebuilt in 2004—the first in the city to be reconstructed as part of the \$200 million dollar project to renovate 15 schools throughout Youngstown.

# BOUNDARIES AND DEMOGRAPHICS

Taft Elementary School is located at 730 E. Avondale Avenue, on Youngstown's South Side. The study area of this plan is bounded by E. Lucius Avenue to the south, South Avenue to the west, E. Florida Avenue to the north, and Zedaker Street to the east. The area around Taft School is densely populated, with more than twice as many residents per square mile as the city as a whole. Once a primarily white, Eastern-European neighborhood, this area now mirrors the city's demographic breakdown—43% White; 44% Black; and 9% Hispanic. Poverty has increased nearly threefold since 1990 and in 2011, 64% of families with children lived below the poverty line. Housing vacancy is a significant issue, as rates have increased nearly five-fold since 1990. Currently 1 in 5 houses is vacant and average home sale prices are lower than the city's average.



## Demographic Summary of the Surrounding Area

	POPULATION (2010)	POPULATION LOSS (1990-2010)	AVERAGE HOME SALE PRICE (2010-2012)	PERCENT OWNER OCCUPIED	VACANCY RATE (2010)
LANSINGVILLE	2,753	-15%	\$19,956	56%	19%
YOUNGSTOWN	66,982	-30%	\$23,944	58%	19%

SOURCE: United States Census and American Community Survey Data

Taft School Area Demographics	STUDENTS ENROLLED	STUDENT DEMOGRAPHICS	% RECEIVING FREE OR REDUCED-PRICE LUNCH
	369	69% African American	95%
		12% White	
		10% Hispanic	
		9% Other (2 or more races)	

SOURCE: www.greatschools.org

# TAFT SCHOOL AREA PUBLIC ENGAGEMENT



On March 20th, 2014 at the Faith Community Covenant Church, YNDC and the City conducted a citywide planning meeting for residents of the Lansingville neighborhood, where both assets and priorities in the neighborhoods were established, discussed in detail, and recorded on comment cards. In general, residents considered housing and property issues, infrastructure concerns, and neighborhood safety to be primary issues. Residents were also asked to tell the YNDC planning team “one thing we need to know” about the neighborhood. Responses were recorded on comment cards and this activity was purposely left open-ended to gain a rich variety of feedback. Some of the responses are shown below.

In March 2014, 7th Ward Residents were invited to share their concerns and recommendations for the neighborhood.

*“Enforcement of current “quality of life” issues, such as trash out way too early and not keeping up with property.”*

*“Blight (dilapidated housing).”*

*“Many rental houses owned by outside parties.”*

*“Way too much drug activity (car to car).”*

*“CRIME!”*

*“Large number of abandoned and vacant homes.”*

*“Demolition of two houses on corners of Gibson Avenue on the school route.”*

*“Help us prevent our neighborhood from being just another blight ridden place - we are a sustainable neighborhood! Let's keep it that way.”*

*“We love Youngstown - most of the Lansingville neighbors left because of city SCHOOLS. If schools (public) are not fixed, we will NOT have good neighborhoods.”*

# NEIGHBORHOOD PRIORITIES

Residents who attended the citywide public meetings held in early 2014, including the one hosted in the 7th Ward, were asked to identify the top three challenges or priorities in their neighborhoods. The bulk of residents named housing and property issues as the number one challenge they would like to see addressed. The top three neighborhood priorities identified by residents overall are listed below:

## 1. Housing and Property Issues

Issues identified by residents include litter, illegal dumping, code violations, vacant homes, unmaintained vacant lots, and abandonment.

## 2. Infrastructure Repair and Maintenance

Issues identified by residents pertain to repairing and maintaining existing infrastructure, including streets, sidewalks, and street lights.

## 3. Crime and Safety Concerns

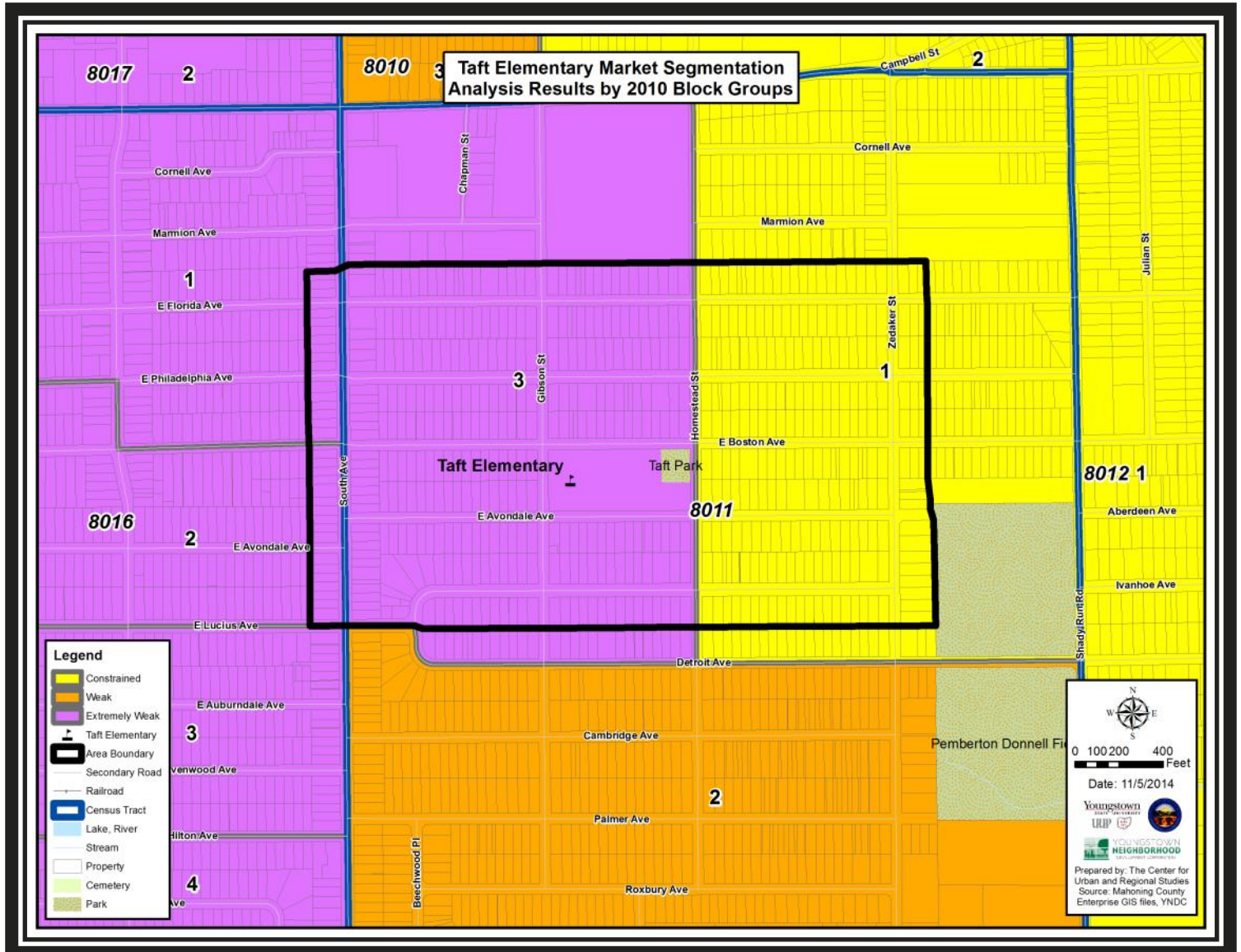
Issues identified by residents relate to addressing crime hot spots, including vacant and occupied homes within the neighborhoods where criminal activity is threatening the health and safety of neighborhoods.



A vacant, unsecured home sits just one block from Taft Elementary School.

# HOUSING MARKET SEGMENTATION ANALYSIS

A detailed market segmentation analysis of all neighborhoods in the city was conducted by YNDC and the City of Youngstown in 2014 using U.S. Census and other relevant housing data. A detailed account of the market conditions throughout the city and the process for completing the analysis is included in the citywide *Neighborhood Conditions Report*.



The map above identifies the varying market conditions around Taft Elementary School by U.S. Census block groups, which is the smallest area for which housing market data is collected and analyzed. Generally speaking, the area west of Taft Elementary School has a very weak housing market, characterized by high rates of vacancy and crime. However, the area west of the school is less distressed—classified as a constrained market area. A detailed description of the varying market categories is provided on the following page.

Neighborhoods were categorized based on varying conditions because a different strategy is required to address areas with varying market conditions. For example, in *constrained* neighborhoods, the priority is to pursue an aggressive demolition strategy to remove blighted, abandoned homes on otherwise stable blocks; apply code-enforcement on properties in disrepair; and rehabilitate viable properties through the Paint Youngstown program. In very weak housing market areas, the emphasis is on blight eradication through boarding up and demolishing vacant structures. More information on the current conditions and strategies is provided in the plan.

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## **Market Segmentation Categories:**

An explanation of the varying categories of market conditions from the market segmentation analysis of the City of Youngstown are as follows:

**Stable market block groups** have the strongest indicators of any neighborhoods in the city, though they may or may not be considered strong by national standards. In general, they are represented by relatively few vacancies and high median sales prices. Homeownership rates are significantly higher than the citywide average and poverty rates, crime rates, and population loss are low. Home transfers involve traditional mortgages in nearly 50% of cases, compared to only 1 out of 10 in Youngstown as a whole. **There are no “Stable market” block groups in the Taft School Area.**

**Functioning market block groups** are those in which all or nearly all indicators fall within ranges consistent with an adequately functioning housing market: houses generally sell when they come on the market; vacancies are manageable; few properties go into foreclosure; and housing quality is generally high. House prices, however, vary more widely than the other indicators, reflecting the fact that house prices do not correlate as strongly with the other indicators as most do with each other. These areas may not have strong markets by national standards, but they are functioning well by city or regional standards. As such, they are likely to be appropriate target areas for stabilization efforts to ensure that they retain their market viability. (Mallach, 2013) **There are no “Functional market” block groups in the Taft School Area.**

**Constrained market block groups** are those in which market activity continues to take place, and houses generally sell fairly readily as they come on the market. However, one or more variables suggest that significant deterioration in market conditions is taking place, including extremely low sales prices—which is likely to reflect a market dominated by speculative investors—significantly more rapid erosion of home ownership than in the functioning market tracts, and significantly higher vacancy rates. Given their still relatively high housing quality, some or all of these areas may be appropriate targets for stabilization efforts. (Mallach, 2013) **The area east of Taft School is classified as a “Constrained market” area.**

**Weak market block groups** are those in which most variables suggest market weakness, particularly significantly slower turnover rates than in the two preceding clusters, yet at least one and in some cases more variables point to the continued presence of some level of market activity or neighborhood stability; for example, a tract may have sluggish sales and very low house prices, but may also have relatively low vacancy or foreclosure rates, or a high and relatively stable homeownership rate. Depending on the particular features of the individual census tracts in this cluster, some may be appropriate targets in whole or part for stabilization efforts. (Mallach, 2013) **The area south of Taft School is classified as a “Weak market” area.**

**Extremely weak market block groups** are those in which all or nearly all variables indicate that little or no market exists for the housing in the tract. They are generally characterized by minimal sales activity, extremely low prices for those houses that do sell, extremely high vacancy rates and tax foreclosure, and low levels of homeownership and housing quality. It is unlikely that many of these areas are appropriate targets for stabilization efforts overall, although there may be small subareas where such efforts may be appropriate. It is important to ensure that the residents of these tracts continue to receive adequate public services. (Mallach, 2013) **The area west of Taft School is classified as a “Very weak market” area.**

# SECTION II. FIVE-YEAR PERFORMANCE BENCHMARKS

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

## Proposed Housing Five-Year Benchmarks

- 10 housing units are brought into compliance.
- 13 severely blighted structures are demolished.
- 8 vacant and formerly blighted housing units are boarded and cleaned up in order to improve neighborhood safety.
- 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.

## Proposed Infrastructure Five-Year Benchmarks

- All existing street lights remain operational and an annual survey is conducted by residents to report any further outages.
- All sidewalks and sidewalk curb ramps adjacent to the school are either cleaned up or replaced where needed.
- Add crosswalks to all corners within two blocks around the school.
- All dead trees are removed.
- All unmaintained vacant lots are mowed with a higher frequency. Outreach is conducted where viable to identify adjacent homeowners to take ownership of lots.
- Institute Safe Routes to School plan.

## Proposed Crime and Safety Five-Year Benchmarks

- 5 crime hotspots are addressed through community policing and neighborhood interventions.

## Community Building Benchmarks

- Increase membership of Taft School Area Block Watch by 10 active residents.
- Complete two resident-driven neighborhood improvement projects.
- Build on the success of the Taft School 4h Club

## Neighborhood Revitalization Outcomes

The following are outcome goals from implementing the strategies proposed in this Neighborhood Action Plan:

Outcome 1: Improve housing market conditions by decreasing the number of blighted properties in the neighborhood by 40% and increasing home sales prices by 10%.

- Baselines: blighted residential properties (achieving 40% reduction would be reducing the number of blighted properties by 27); \$17,195—average home sale price (achieving a 10% increase in home sales prices would be \$18,914).

Outcome 2: Improve basic public infrastructure by reporting all unlit street lights on a regular basis, resurfacing the most critical streets in the neighborhood, cleaning up and replacing sidewalks through a collaborative partnership between residents and the city, and by mowing 90% of vacant lots in the neighborhood in a strategic manner to cut costs and maximize impact.

- Baselines: 19 unmaintained vacant lots; 0 missing street lights.

Outcome 3: Improve neighborhood safety by reducing reported crime by a minimum of 30% over a period of five years through community policing and securing of vacant properties.

- Baseline: 210 reported crimes between 2011-2013 (achieving a 30% reduction would be 147 reported crimes)

Outcome 4: Improve capacity of neighborhood groups and institutions to collaborate with the City and YNDC on 2 neighborhood improvement projects.

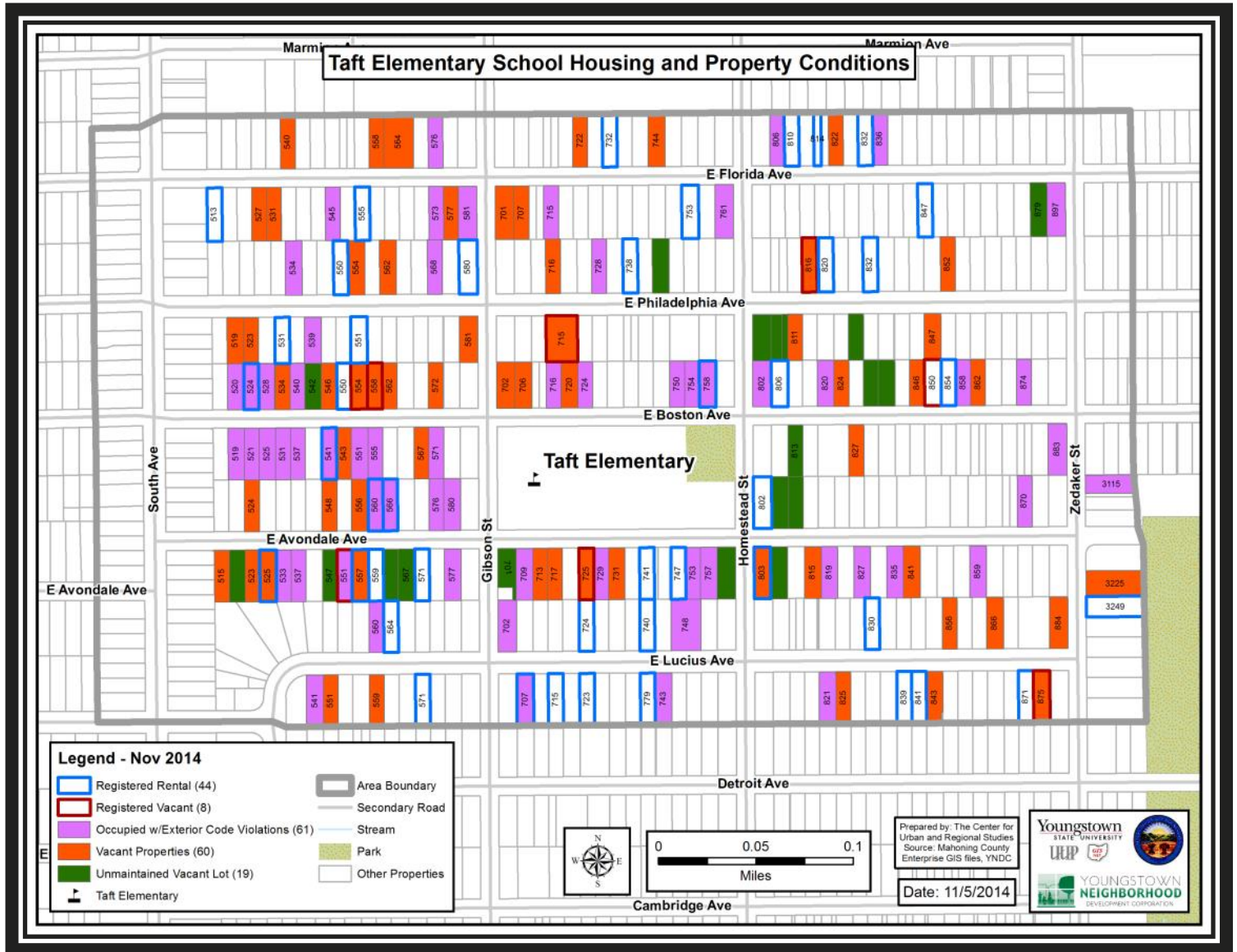
- Baseline: Number of large-scale collaborative, neighborhood improvement projects (currently there are none)



Taft School 4-H Club Garden

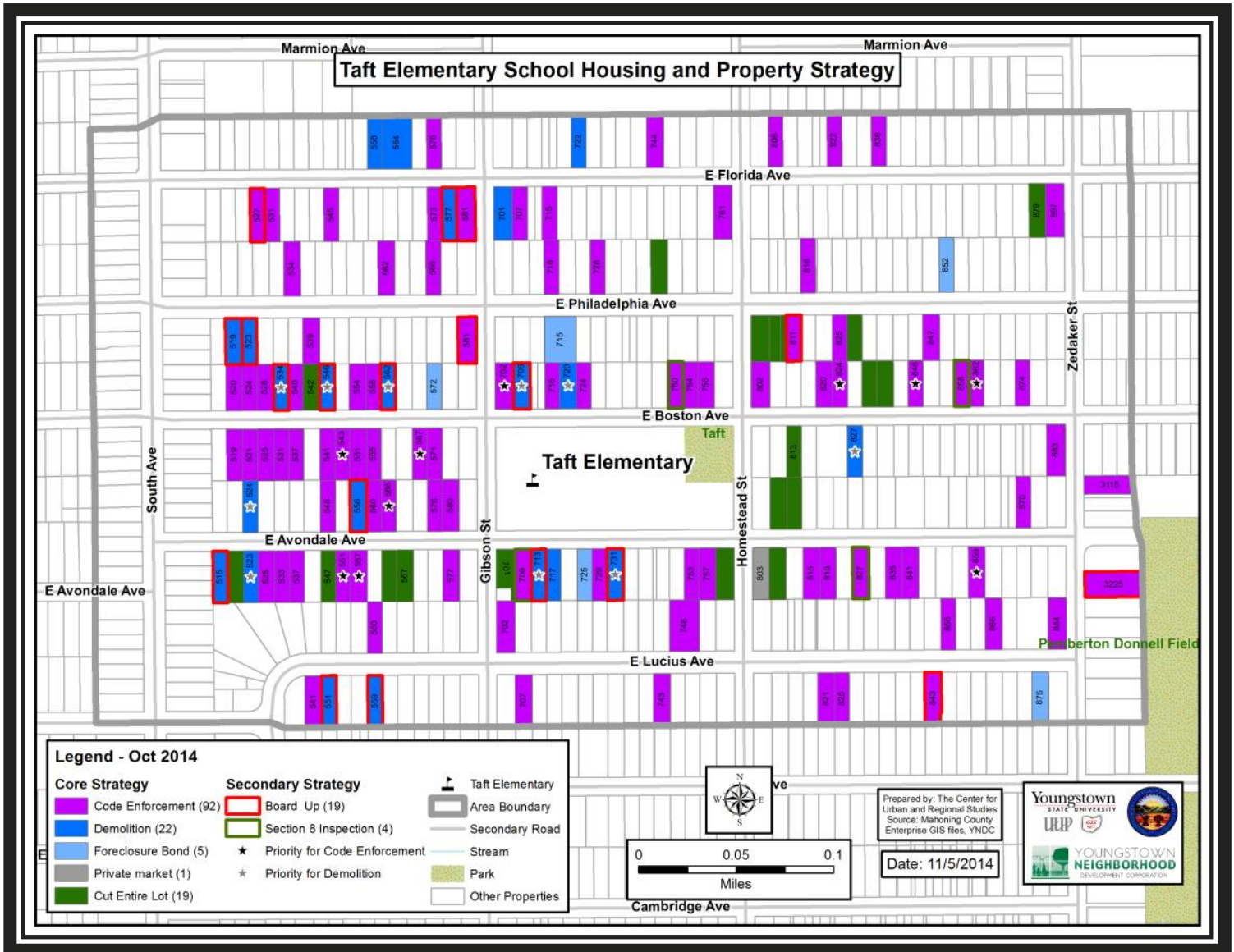
# SECTION III. HOUSING AND PROPERTY ISSUES

YNDC conducted a survey of conditions of all properties in the Taft School Area, to assess issues that are negatively impacting quality of life and hindering housing reinvestment. The following map spotlights occupied properties with code violations, vacant and blighted properties, and unmaintained vacant lots.



This data was collected from field surveys conducted during 2014 by YNDC, tracking exterior code violations, property vacancy, and vacant lot maintenance. Vacancy was determined by a number of factors, such as broken windows/doors or a non-active electric meter. There are 61 occupied properties with exterior code violations, 60 properties that are vacant, and 19 vacant lots that are not being sufficiently maintained.

# HOUSING AND PROPERTY STRATEGY



The map above identifies a strategy for every vacant home and occupied structure with exterior code violations in order to stabilize the neighborhood's housing market and improve quality of life for residents. The strategy of each property is determined by a field survey conducted by YNDC and property research examining ownership, tax status, and other related issues. This information was evaluated carefully to determine appropriate use of the strategies as described on the following two pages.

## Core Strategies

The following are descriptions of the core strategies assigned to each vacant and occupied property with exterior code violations throughout the neighborhood. These strategies are necessary to bring the property into compliance or otherwise eliminate blight and disinvestment in the neighborhood.

**1) Code Enforcement:** This strategy seeks to have the home repaired through aggressive code enforcement by the City of Youngstown. Inspectors can issue warnings, administrative penalties, and can send the owner of homes in violation of the City's property code to either a Housing Appeals Board or to a prosecutor hearing, depending upon the severity of the violations and the financial circumstances of the owner. This is especially critical for occupied structures with violations, and key vacant structures of significance to the fabric of the neighborhood that should be salvaged rather than demolished.

**2) Demolish via City of Youngstown:** Properties that are vacant, severely deteriorated, and not eligible for demolition by the Mahoning County Land Bank are recommended in the plan for demolition by the City of Youngstown. These also include properties that must be demolished quickly because they are an immediate health and safety hazard.

**3) Cut Entire Lot:** For single unmaintained lots that are between houses or maintained lots, the City should cut the entire lot in order to improve quality of life of surrounding residents and to give the lot the appearance of a side yard. Effort should be made to acquire these properties and transfer them to a responsible owner nearby for ongoing maintenance.

**4) Waste Removal:** For vacant properties or vacant lots with significant trash and debris, the City should remove all debris to deter future dumping. If dumping persists, a split rail fence near the sidewalk should be installed.

## Secondary Strategies

For properties within the neighborhood that meet specific criteria, a secondary layer of strategies has been identified as a potential means for improving property conditions.

**1. Board Up/Clean Up:** Vacant properties with broken or missing doors or windows or are otherwise vulnerable to break-ins, vandalism and weather damage are recommended to be boarded up. Properties can be boarded and secured in partnership with the City of Youngstown, YNDC, and neighborhood residents through a combination of volunteer workdays and contracted work crews.

**2. Section 8 Inspection:** Properties that are Section 8 rentals with exterior code violations should be inspected by the Youngstown Metropolitan Housing Authority to ensure issues are addressed.

# TOP 20 PRIORITY PROPERTIES: TAFT SCHOOL AREA

Through field research, 20 vacant houses with code violations were identified as priority properties. These houses were selected based on 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.

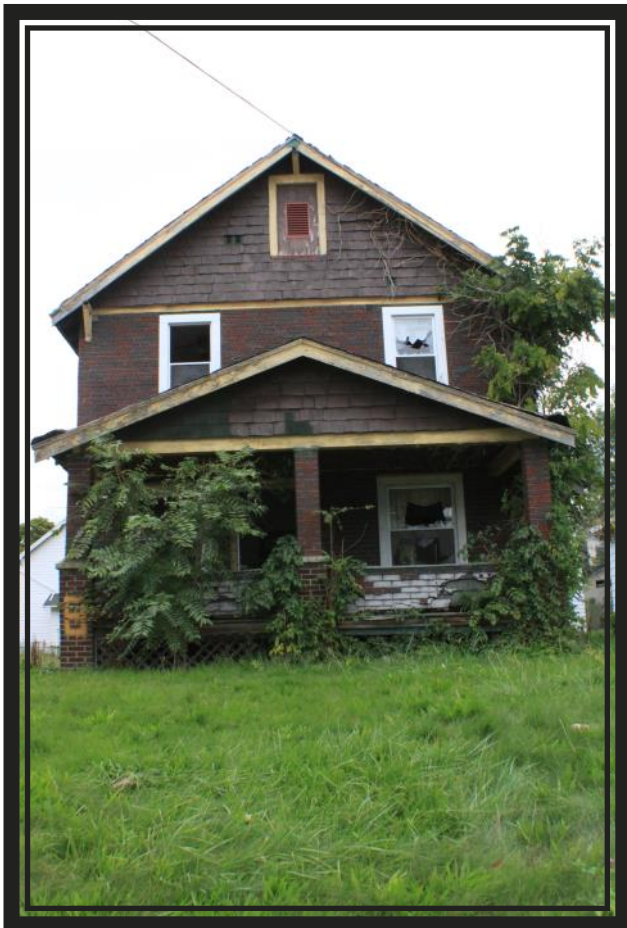
The list is broken down into two sections: Priority Properties for Demolition, and Priority Properties for Board Up. Both lists are not prioritized by rank. Photos on this page demonstrate examples of some of the Top 20 Priority Properties.



**534 E. Boston: DEMOLITION**



**859 E. Avondale: CODE ENFORCEMENT**



**546 E. Boston: DEMOLITION**



**846 E. Boston: CODE ENFORCEMENT**

# PRIORITY PROPERTIES: CODE ENFORCEMENT

The following 10 properties have been identified as priority properties for code enforcement. The condition of these properties was evaluated using the neighborhood property survey. Some are occupied properties that are in the poorest condition on an otherwise stable street. Properties that are vacant with issues but can likely be salvaged and rehabilitated are also included on this list, as basic enforcement is the initial step required to ensure these properties are kept in a good state of repair until the point that they can be acquired and re-occupied.

Address	Description of Condition
567 E BOSTON AVE	roof damage; hole in garage roof; peeling paint on trim; partially boarded
702 E BOSTON AVE	overgrown vegetation; broken windows; missing shakes
824 E BOSTON AVE	peeling paint on porch and garage; overgrown backyard
846 E BOSTON AVE	roof, gutter, and porch damage; peeling paint on garage; siding damage
862 E BOSTON AVE	roof damage; gutter damage; peeling paint on garage; partially boarded; siding damage
859 E AVONDALE AVE	missing siding; damaged siding (melted); overgrown vegetation; peeling paint on garage
566 E AVONDALE AVE	broken upstairs window; peeling paint on trim and garage; porch damage; side door open
557 E AVONDALE AVE	roof damage; back doors boarded
551 E AVONDALE AVE	roof and gutter damage; missing siding; garage damage
543 E BOSTON AVE	fascia damage; partially boarded; broken windows; peeling paint on garage; trash/debris; overgrown vegetation



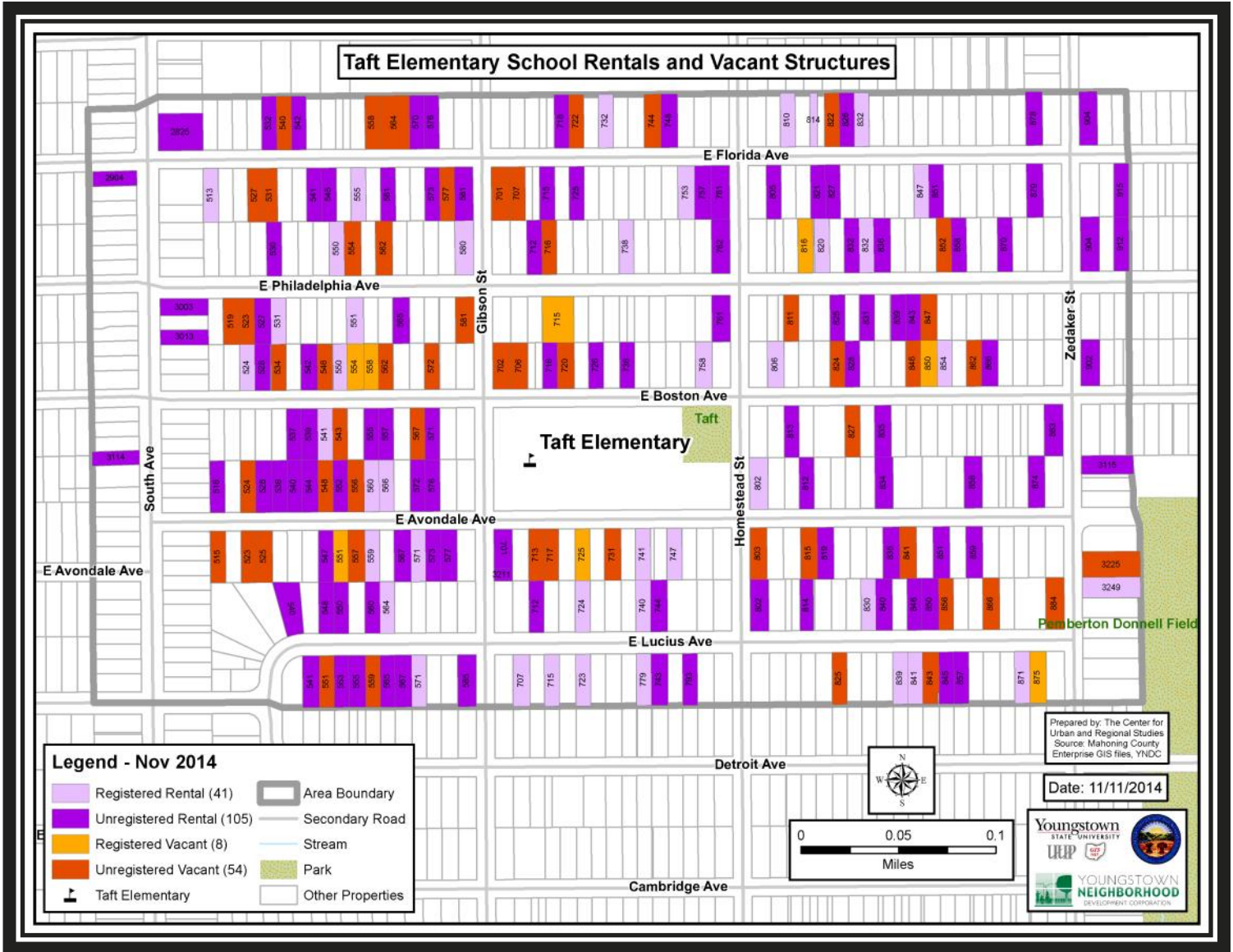
# PRIORITY PROPERTIES: DEMOLITION

The following 10 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 priorities based on their poor condition on relatively stable streets.

Address	Description of Condition	Primary Strategy	Secondary Strategy
827 E BOSTON AVE	overgrown vegetation; peeling paint, partially boarded; dumping: tires; garage roof collapsed	Demolition	
720 E BOSTON AVE	overgrown vegetation; garage not structurally sound; no visible street number	Demolition	
731 E AVONDALE AVE	wide open front windows; missing siding	Demolition	Board up
713 E AVONDALE AVE	broken windows: roof damage; dumping: tires, couch; gutters	Demolition	Board up
524 E AVONDALE AVE	overgrown vegetation; soffit damage; dumping; debris; back door open	Demolition	
523 E AVONDALE AVE	completely boarded; trash/debris	Demolition	
534 E BOSTON AVE	wide open windows; peeling paint; hole in roof	Demolition	Board up
546 E BOSTON AVE	broken windows; overgrown vegetation; roof deterioration	Demolition	Board up
562 E BOSTON AVE	overgrown vegetation; broken windows	Demolition	Board up
706 E BOSTON AVE	wide open; graffiti; roof damage; missing siding	Demolition	Board up

# RENTAL AND VACANT REGISTRATION

The following map identifies all registered rental and vacant properties within the neighborhood, with all the properties which are NOT registered but likely need to be registered identified as “Unregistered Vacant” or “Unregistered Rental.” Current registration data was obtained from the City of Youngstown Department of Property Registration and current ownership information was retrieved from the Mahoning County Auditor. Vacancy data was determined from a detailed property survey conducted by YNDC for the entire neighborhood.



All residential properties that are occupied and being rented must be registered with City of Youngstown. In total, there are 41 registered rental properties within the neighborhood and an additional 105 occupied houses that are likely rental properties which are unregistered. “Unregistered Rental” properties are properties that were either registered in the past two years but their registration is lapsed, or properties where the owner’s address is different from the address of the property, indicating that it is unlikely that the owner resides at the home. All properties that are not presently occupied and not actively being rented must be registered with the City of Youngstown as vacant. There are 8 registered vacant properties within the neighborhood, with an additional 54 “Unregistered Vacant” properties. These are properties that identified as vacant in the property survey conducted for the Neighborhood Action Plan where the owner has not registered the property with the City of Youngstown.

**Strategy Recommendation:** All owners of unregistered vacant and rental property should receive an official notice to register as soon as possible. Investigative work should be completed by the City to identify any owners who do not respond to the notice, and, per city ordinance, citations of \$100 per week should be issued in order to gain registration compliance.

# CRITICAL PROPERTIES FOR BOARDUP AND CLEANUP

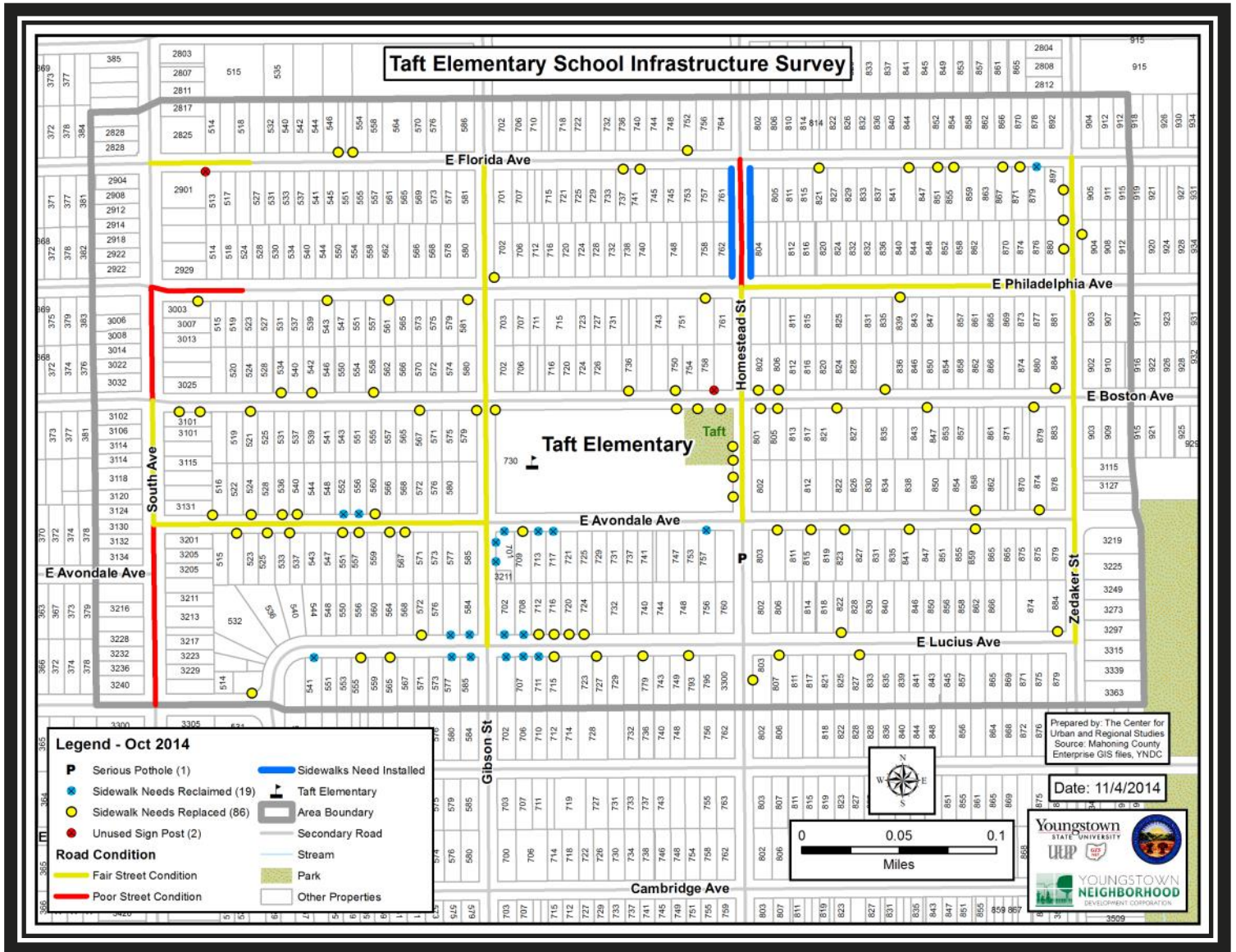
The following 8 properties have been identified as priority properties for cleanup and board-up. Many of these properties are among the worst in the neighborhood, are wide open and exposed to the elements, and are an immediate threat to the health and safety of the surrounding residents. While many are not likely to be demolished within the next two to three years due to funding constraints, getting them boarded, cleaning up trash and debris, and removing overgrowth will bring these properties into a manageable condition for residents.

Boarding and securing properties helps to prevent vandalism, theft, and drug-related activity from occurring inside the properties. Cutting down overgrowth and removing trash eliminates health hazards and improves visibility. Boards should be painted to resemble doors and windows to make these structures blend in better with the neighborhood, rather than stand out as eyesores. In the Taft School Area, several vacant houses will be boarded/cleaned up by YNDC's Americorps REVITALIZE team.

Address	Description of Condition	Strategy
731 E AVONDALE AVE	wide open front windows; missing siding	Board up
713 E AVONDALE AVE	broken windows; roof damage; dumping: tires, couch; gutters	Board up
534 E BOSTON AVE	wide open windows; peeling paint; hole in roof	Board up
546 E BOSTON AVE	broken windows; overgrown vegetation; roof deterioration	Board up
562 E BOSTON AVE	overgrown vegetation; broken windows	Board up
706 E BOSTON AVE	wide open; graffiti; roof damage; missing siding	Board up
556 E AVONDALE AVE	overgrown vegetation; completely boarded	Board up
515 E AVONDALE AVE	wide open; peeling paint; dumping; overgrown vegetation	Board up

# SECTION IV. INFRASTRUCTURE REPAIR AND MAINTENANCE

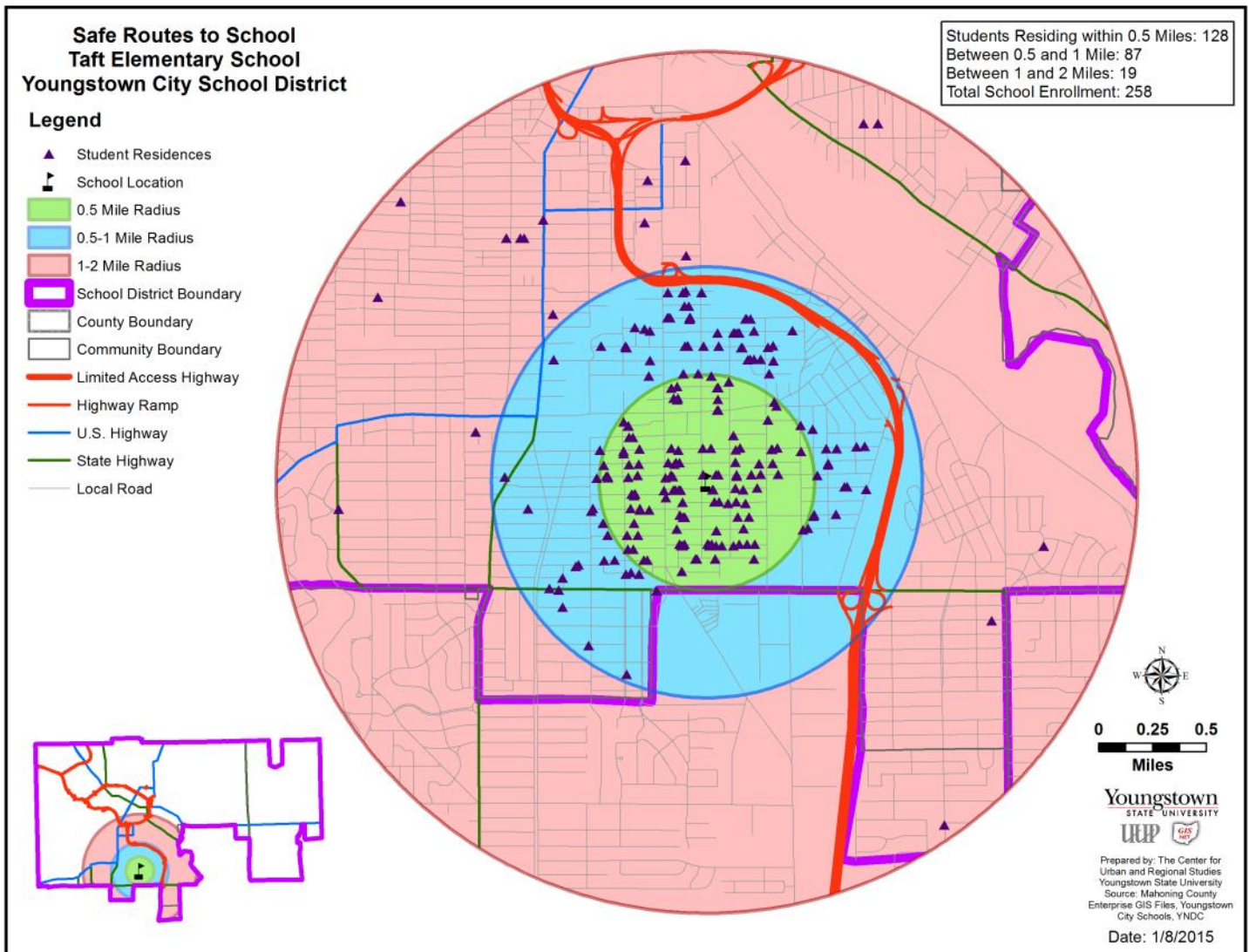
A detailed survey was conducted by YNDC to identify all roads, sidewalks, street lights, and other basic infrastructure and facilities issues that require attention throughout the neighborhood. The following map identifies the basic infrastructure issues that need addressed and three priority clusters in the neighborhood



The survey indicated there are **no missing street lights** within the neighborhood. There are a number of sidewalk issues throughout the neighborhood. Yellow circles identify sections of sidewalk that are either severely lifted up or severely cracked and need to be replaced. Blue circles indicate areas where sidewalks are covered in significant debris and overgrowth, but may be reclaimed and brought back into use if scraped and cleaned. Some of these sidewalks may ultimately need replacement, but this must be determined after they are uncovered.

# SAFE ROUTES TO SCHOOL

It is recommended that a Safe Routes to School program be started in the Taft School area. The Safe Routes to School (SRTS) program is an opportunity to make walking and bicycling to school safer and more accessible for children, including those with disabilities, and to increase the number of children who choose to walk and bicycle. On a broader level, SRTS programs can enhance children's health and well-being, ease traffic congestion near the school and improve air quality and improve community members' overall quality of life. Taft School Area was chosen as a target for Safe Routes to School because of the density of children living in the neighborhood around the school. Planning is currently in process for Safe Routes to school implementation in this area. A School Travel Plan will be developed and once approved can be used to apply for Safe Routes to School funding, through the Ohio Department of Transportation.



## Safe Routes to School funding covers the following:

**Infrastructure** — This includes, but is not limited to, sidewalk improvements; traffic calming and speed reduction improvements; pedestrian and bicycle crossing improvements; on-street bicycle facilities; off-street bicycle and pedestrian facilities; secure bicycle parking facilities; traffic diversion improvements in the vicinity of schools.

**Non-infrastructure** — This includes, but is not limited to, the creation and reproduction of promotional and educational materials; bicycle and pedestrian safety curricula, materials and trainers; training, including SRTS training workshops that target school- and community-level audiences; modest incentives for SRTS contests, and incentives that encourage more walking and bicycling over time; data gathering, analysis, and evaluation reporting at the local project level; equipment and training needed for establishing crossing guard programs.

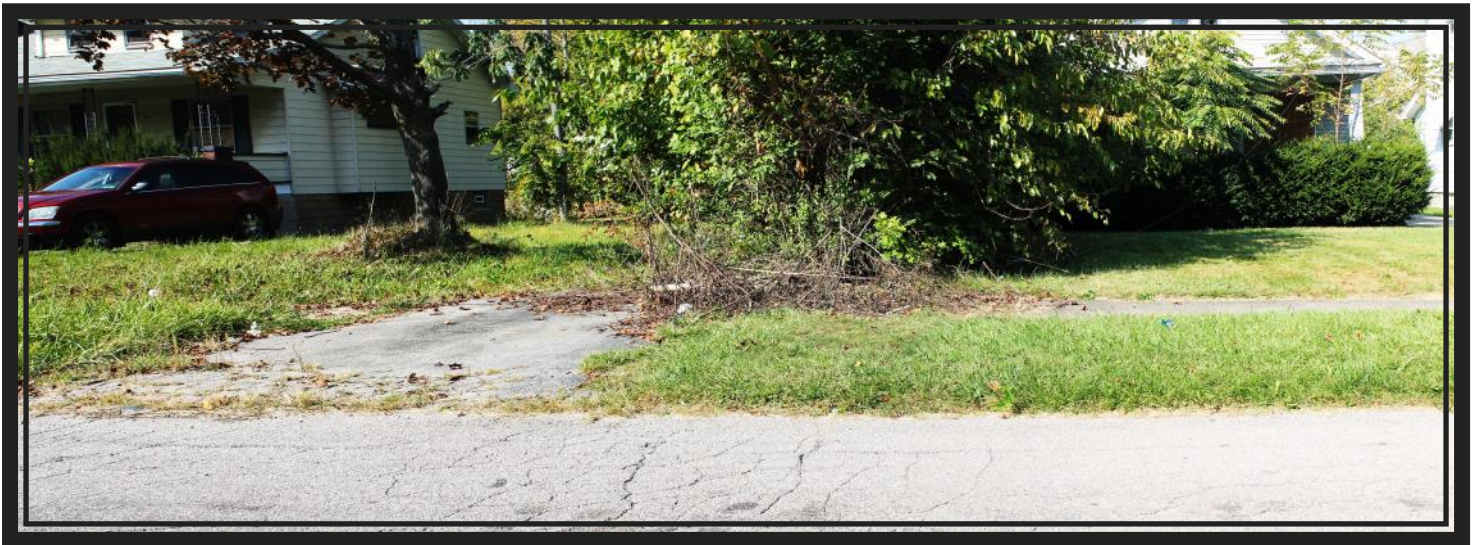
**Combined infrastructure and non-infrastructure** — A project that combines infrastructure and non-infrastructure funding into a single award rather than making separate awards for each. These individual projects can include activities described in the Infrastructure and Non-infrastructure definitions listed above.

## Infrastructure Strategy Recommendations:

1) All deteriorated sidewalks should be replaced and all overgrown sidewalks should be uncovered and cleaned up at a community workday. Clusters of overgrown sidewalks exist at demolition sites and areas that have lacked maintenance for years. These sidewalks should be scraped and cleaned of debris and overgrowth in order to enable children attending Taft School and residents to safely use them. This should be done in conjunction with neighborhood groups, the City of Youngstown's RUBY tool trailer, and Street Department staff.

2) An annual survey of all street lights which are out should be conducted and the results reported and tracked until addressed by Ohio Edison. Presently all street lights in Taft School Area are functional. However, outages can be reported easily to Ohio Edison through the First Energy website. First Energy provides a work order number for tracking progress on light replacements. The URL for the online Report Lighting Problem system is: [https://www.firstenergycorp.com/service\\_requests/report-lighting-problem.html](https://www.firstenergycorp.com/service_requests/report-lighting-problem.html).

3) All dead street trees should be removed and new trees should be planted using the City of Youngstown Street Tree Planting Guide regulations. Dead street trees are a hazard for children using the sidewalk, and as such, these should be removed immediately.



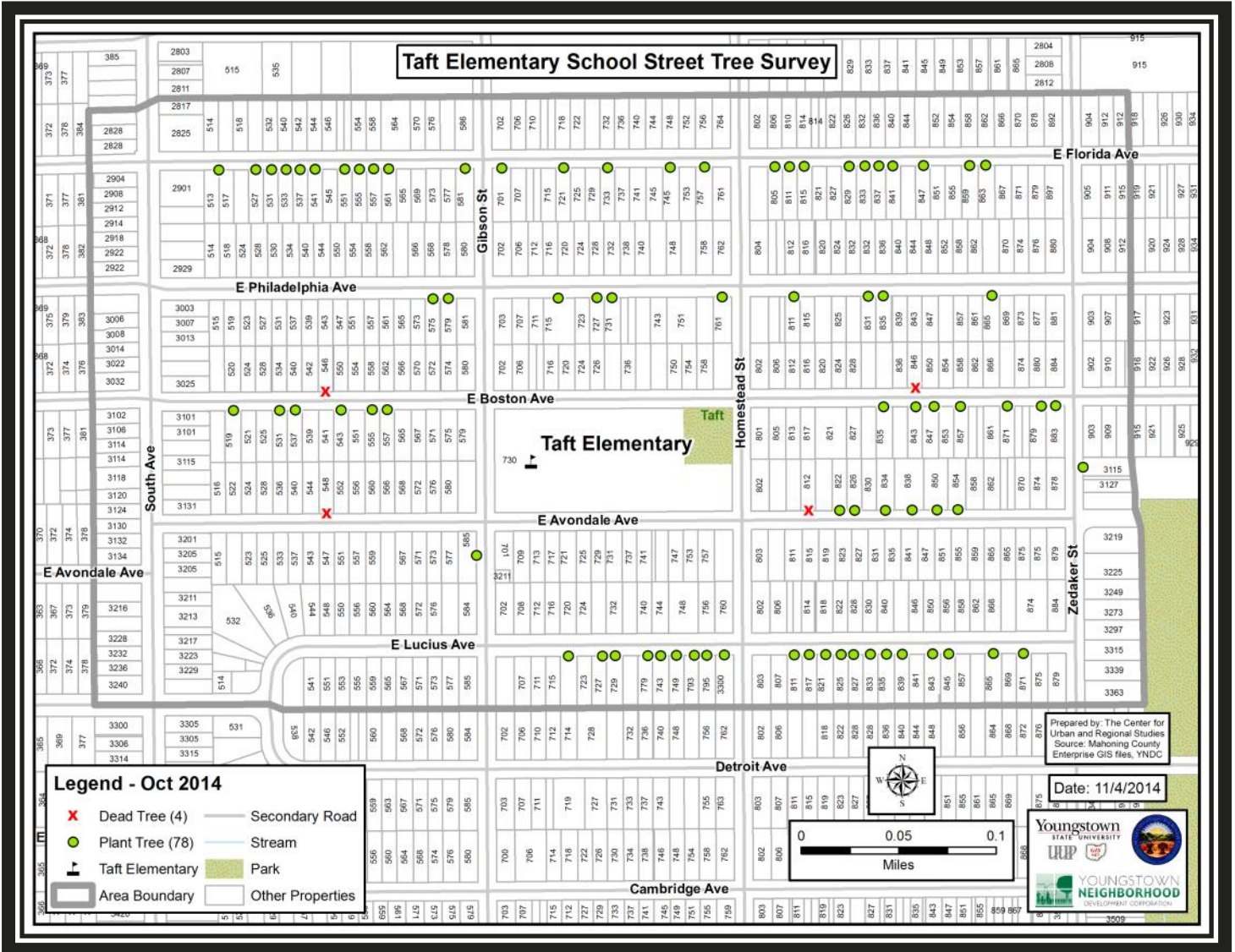
Sidewalks should be kept clear of debris at all times so that children walking to school do not have to walk in the street. This pile of debris on E. Avondale makes the sidewalk impassible.



Mound of asphalt on the sidewalk on E Florida near the corner of Zedaker

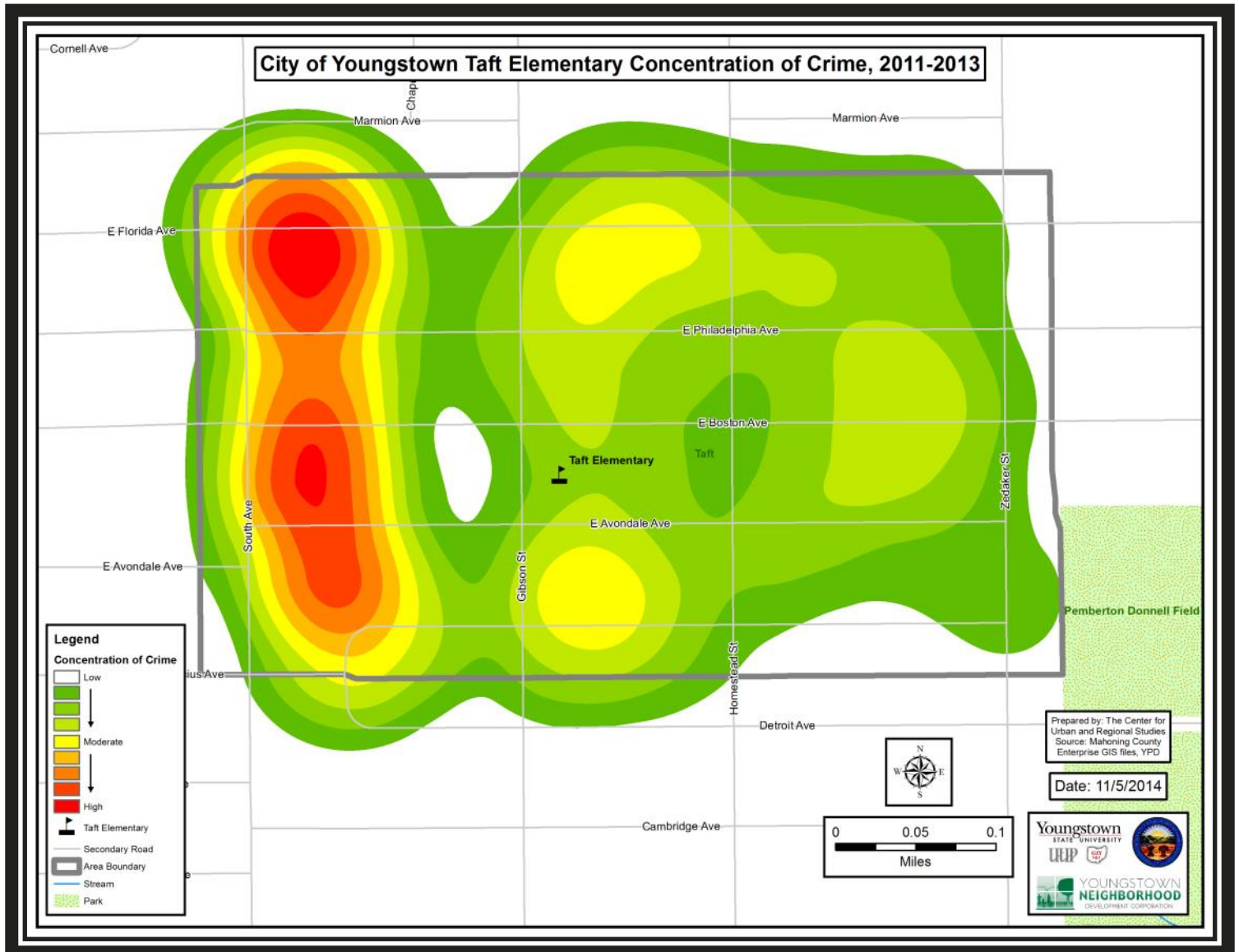
# STREET TREE REMOVAL AND PLANTING

Dead street trees are a hazard for children using the sidewalk, and as such, these should be removed immediately. If trees are not located directly under utility lines, they can be replaced with new trees. Otherwise, trees should not be planted under utility lines, as they can interfere with the wires as the trees grow. Improving the condition of street trees will improve neighborhood aesthetics and provide numerous ecological benefits.



# SECTION V. NEIGHBORHOOD CRIME AND SAFETY

This heat map below illustrates “hot spots” or areas where there has been the most contact with the Youngstown Police Department. These are the locations of incidents at which the Youngstown Police Department has filed reports. Data collected includes all police reports filed for residential properties in the neighborhood between 2011 and 2013 that are violent, drug-related, and otherwise factors of distress. This also includes domestic incidences such as custody interference and runaway persons, which may not make the neighborhood less safe as a whole but may demonstrate patterns of neighborhood distress or disruption.



Properties included in this analysis include residences such as single-family, two-family, multiple-family and group home structures; and exclude commercial sites along South Avenue. Houses are a mix of rental, owner-occupied and vacant properties.

**Crime and Safety Strategy Recommendation:** Targeted and systematic code enforcement sweeps and strict enforcement of rental and vacant registration, combined with door-to-door community policing efforts, should be utilized jointly to restore order to hot spot zones and prevent spillover effects of crime into adjacent areas.



# TOP 15 HOTSPOT PROPERTIES

The following addresses represent residential properties which have the highest numbers of police reports filed in the neighborhood. The total number of reports was tallied for the period between January 1, 2011 and December 31st, 2013.

Recurring police reports include Assault, Aggravated Assault, Runaway/Missing Persons, Menacing, Aggravated Menacing, Domestic Violence, Criminal Damaging, Towed Vehicles, and other related offenses.

Rank	Address	Number of Reported Crimes 2011 - 2013
1	513 E FLORIDA	19
2	753 E FLORIDA	13
3	3273 ZEDAKER	11
4	555 E LUCIUS	10
5	702 E LUCIUS	10
6	758 E BOSTON	9
7	744 E LUCIUS	9
8	540 E FLORIDA	9
9	858 E BOSTON	9
10	702 E PHILADELPHIA	8
11	551 E FLORIDA	8
12	541 E BOSTON	8
13	779 E LUCIUS	8
14	884 E BOSTON	8
15	543 E BOSTON	7

## Neighborhood Action Plan Progress Tracking Form

5-Year Performance Benchmark	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	2015- 2016 Total	2015- 2020 Goal
<b>Housing Benchmarks</b>										
Housing units brought into compliance										10
Severely blighted structures are demolished										13
Vacant and formerly blighted housing units are boarded and cleaned up in order to improve neighborhood safety										8
Vacant properties with illegal dumping are cleaned up										ALL
<b>Infrastructure Benchmarks</b>										
Sidewalks and sidewalk curb ramps cleaned up or replaced where needed										ALL
Streets equipped with new uniform neighborhood street signs										ALL
Add crosswalks to all corners within two blocks around the school.										ALL
Dead street trees removed										ALL
Unmaintained vacant lots are mowed with a higher frequency										ALL
<b>Crime and Safety Benchmarks</b>										
Crime hotspots are addressed through community policing and systematic code enforcement										5
<b>Community Building Benchmarks</b>										
Increase membership of Taft School Area block watch by 10 active residents										10
Complete two resident-driven neighborhood improvement projects										2

# APPENDIX 1. HOUSING AND PROPERTY DATABASE

Yellow properties represent the Top 20 Priority Properties.

#	Street	VIOLATIONS DETAIL	Core Strategy	Secondary Strategy
3115	ZEDAKER ST	roof damage (porch)	Code Enforcement	
883	BOSTON AVE	roof damage	Code Enforcement	
827	E BOSTON AVE	overgrown vegetation; peeling paint, partially boarded; dumping: tires; garage roof collapsed	Demolition	
571	E BOSTON AVE	peeling paint	Code Enforcement	
567	E BOSTON AVE	roof damage; hole in garage roof; peeling paint on trim; partially boarded	Code Enforcement	
572	E BOSTON AVE	overgrown vegetation; siding damage; garage in disrepair	Code Enforcement	
702	E BOSTON AVE	overgrown vegetation; broken windows; missing shakes	Code Enforcement	
716	E BOSTON AVE	board on front door; peeling paint on garage	Code Enforcement	
720	E BOSTON AVE	overgrown vegetation; garage not structurally sound; no visible street number	Demolition	
724	E BOSTON AVE	roof damage; peeling paint on garage; missing fascia/soffits; gutters fallen	Code Enforcement	
750	E BOSTON AVE	overgrown vegetation; roof damage	Code Enforcement	Section 8 Inspection
754	E BOSTON AVE	roof damage	Code Enforcement	
758	E BOSTON AVE	roof damage	Code Enforcement	
802	E BOSTON AVE	roof damage	Code Enforcement	
820	E BOSTON AVE	roof damage	Code Enforcement	
824	E BOSTON AVE	peeling paint on porch and garage; overgrown backyard	Code Enforcement	
846	E BOSTON AVE	roof, gutter, and porch damage; peeling paint on garage; siding damage	Code Enforcement	
858	E BOSTON AVE	roof damage	Code Enforcement	Section 8 Inspection
862	E BOSTON AVE	roof damage; gutter damage; peeling paint on garage; partially boarded; siding damage	Code Enforcement	
874	E BOSTON AVE	peeling paint on trim and garage; corner pieces of siding missing	Code Enforcement	
859	E AVONDALE AVE	missing siding; damaged siding (melted); overgrown vegetation; peeling paint on garage	Code Enforcement	
841	E AVONDALE AVE	overgrown vegetation in backyard; garage damage	Code Enforcement	

#	Street	VIOLATIONS DETAIL	Core Strategy	Secondary Strategy
835 E AVONDALE AVE		siding damage	Code Enforcement	
827 E AVONDALE AVE		gutter	Code Enforcement	Section 8 Inspection
819 E AVONDALE AVE		missing siding; peeling paint on garage and trim; gutter	Code Enforcement	
815 E AVONDALE AVE		back window broken	Code Enforcement	
803 E AVONDALE AVE		vacant; no visible violations	Private market	
757 E AVONDALE AVE		fascia and roof damage	Code Enforcement	
753 E AVONDALE AVE		roof damage	Code Enforcement	
731 E AVONDALE AVE		wide open front windows; missing siding	Demolition	Board up
729 E AVONDALE AVE		fascia damage	Code Enforcement	
725 E AVONDALE AVE		door boarded; garage damage; trim ripped of back windows	Code Enforcement	
717 E AVONDALE AVE		artistic board up	Demolition	
713 E AVONDALE AVE		broken windows: roof damage; dumping: tires, couch; gutters	Demolition	Board up
709 E AVONDALE AVE		porch damage	Code Enforcement	Section 8 Inspection
577 E AVONDALE AVE		paint; siding damage	Code Enforcement	
580 E AVONDALE AVE		severe roof damage	Code Enforcement	
870 E AVONDALE AVE		overgrown vegetation; peeling paint on garage	Code Enforcement	
524 E AVONDALE AVE		overgrown vegetation; soffit damage; dumping; debris; back door open	Demolition	
548 E AVONDALE AVE		overgrown vegetation; partially boarded; gutters; dead tree in the median	Code Enforcement	
560 E AVONDALE AVE		roof damage	Code Enforcement	
566 E AVONDALE AVE		broken upstairs window; peeling paint on trim and garage; porch damage; side door open	Code Enforcement	
557 E AVONDALE AVE		roof damage; back doors boarded	Code Enforcement	
551 E AVONDALE AVE		roof and gutter damage; missing siding; garage damage	Code Enforcement	
537 E AVONDALE AVE		roof damage	Code Enforcement	
533 E AVONDALE AVE		missing siding; roof damage and missing fascia	Code Enforcement	
525 E AVONDALE AVE		roof damage	Code Enforcement	
523 E AVONDALE AVE		completely boarded; trash/debris	Demolition	

#	Street	VIOLATIONS DETAIL	Core Strategy	Secondary Strategy
520 E BOSTON AVE		peeling paint on garage	Code Enforcement	
524 E BOSTON AVE		peeling paint on trim	Code Enforcement	
528 E BOSTON AVE		peeling paint on trim and porch pillars; shingles lifting; gutters	Code Enforcement	
534 E BOSTON AVE		wide open windows; peeling paint; hole in roof	Demolition	Board up
540 E BOSTON AVE		peeling paint on garage and trim	Code Enforcement	
546 E BOSTON AVE		broken windows; overgrown vegetation; roof deterioration	Demolition	Board up
554 E BOSTON AVE		peeling paint on garage; roof damage; missing siding; boarded	Code Enforcement	
558 E BOSTON AVE		partially boarded; peeling paint; overgrown vegetation	Code Enforcement	
555 E BOSTON AVE		overgrown vegetation; busted porch railing; peeling paint on garage	Code Enforcement	
551 E BOSTON AVE		peeling paint on shed and trim; roof damage	Code Enforcement	
543 E BOSTON AVE		fascia damage; partially boarded; broken windows; peeling paint on garage; trash/debris; overgrown vegetation	Code Enforcement	
541 E BOSTON AVE		garage door missing, partially boarded; siding hanging on side of the house; peeling paint on existing garage door	Code Enforcement	
537 E BOSTON AVE		damage to porch lattice	Code Enforcement	
531 E BOSTON AVE		façade damage; awnings need painted; peeling paint on garage door	Code Enforcement	
525 E BOSTON AVE		roof damage	Code Enforcement	
519 E BOSTON AVE		roof damage	Code Enforcement	
521 E BOSTON AVE		peeling paint on garage	Code Enforcement	
562 E BOSTON AVE		overgrown vegetation; broken windows	Demolition	Board up
572 E BOSTON AVE		garage boarded; peeling paint; house boarded from inside	Code Enforcement	
706 E BOSTON AVE		wide open; graffiti; roof damage; missing siding	Demolition	Board up
525 E AVONDALE AVE		overgrown vegetation; needs boarded	Code Enforcement	
576 E AVONDALE AVE		roof damage	Code Enforcement	
556 E AVONDALE AVE		overgrown vegetation; completely boarded	Demolition	Board up
515 E AVONDALE AVE		wide open; peeling paint; dumping	Demolition	Board up

#	Street	VIOLATIONS DETAIL	Core Strategy	Secondary Strategy
541 E LUCIUS		chipping paint	Code Enforcement	
560 E LUCIUS		roof damage; cracked front window; inoperable car	Code Enforcement	
551 E LUCIUS			Demolition	Board up
559 E LUCIUS		overgrown vegetation	Demolition	Board up
702 E LUCIUS		roof damage	Code Enforcement	
707 E LUCIUS		tarp on porch roof	Code Enforcement	
743 E LUCIUS		roof; holes in the side of garage	Code Enforcement	
748 E LUCIUS		severe roof deterioration	Code Enforcement	
821 E LUCIUS		chipping paint; porch damage	Code Enforcement	
825 E LUCIUS		overgrown vegetation	Code Enforcement	
843 E LUCIUS		back door wide open	Code Enforcement	Board up
856 E LUCIUS		overgrown vegetation; some dumping; missing siding	Code Enforcement	
866 E LUCIUS		roof and gutter damage	Code Enforcement	
875 E LUCIUS		severe garage damage; porch railing	Foreclosure Bond	
884 E LUCIUS		overgrown vegetation	Code Enforcement	
519 E PHILADELPHIA		overgrown vegetation; dumping	Demolition	Board up
523 E PHILADELPHIA		overgrown vegetation; dumping	Demolition	Board up
534 E PHILADELPHIA		peeling paint on house and garage	Code Enforcement	
539 E PHILADELPHIA		porch repair	Code Enforcement	
554 E PHILADELPHIA		being rehabbed		
562 E PHILADELPHIA		porch and soffit damage	Code Enforcement	
568 E PHILADELPHIA		peeling paint; roof deterioration	Code Enforcement	
581 E PHILADELPHIA		overgrown vegetation	Code Enforcement	Board up
715 E PHILADELPHIA		roof damage; peeling paint on trim; garage damage; trim/siding damage around back door	Foreclosure Bond	
716 E PHILADELPHIA		roof	Code Enforcement	
728 E PHILADELPHIA		garage damage	Code Enforcement	
811 E PHILADELPHIA		overgrown vegetation; garage damage; back window pried open	Code Enforcement	Board up

#	Street	VIOLATIONS DETAIL	Core Strategy	Secondary Strategy
816 E PHILADELPHIA		roof	Code Enforcement	
825 E PHILADELPHIA		peeling paint on garage	Code Enforcement	
847 E PHILADELPHIA		peeling paint; overgrown vegetation; gutter damage	Code Enforcement	
852 E PHILADELPHIA		roof	Foreclosure Bond	
527 E FLORDIA		overgrown; needs boarded	Code Enforcement	Board up
531 E FLORDIA		siding damage; gutters; shingles starting to lift	Code Enforcement	
545 E FLORDIA		roof damage	Code Enforcement	
558 E FLORDIA			Demolition	
564 E FLORDIA			Demolition	
573 E FLORDIA		chipping paint on trim; roof damage	Code Enforcement	
576 E FLORDIA		chipping paint	Code Enforcement	
577 E FLORDIA		wide open	Demolition	Board up
581 E FLORDIA		overgrown; needs boarded	Code Enforcement	Board up
701 E FLORDIA		overgrown; hole in the roof	Demolition	
707 E FLORDIA		peeling paint on trim; roof	Code Enforcement	
715 E FLORDIA		gutters; roof; siding damage	Code Enforcement	
722 E FLORDIA		roof; gutters missing on garage	Demolition	
744 E FLORDIA		peeling paint on house and garage	Code Enforcement	
761 E FLORDIA		peeling paint on shutters and garage; roof damage	Code Enforcement	
806 E FLORDIA		roof and gutter damage	Code Enforcement	
822 E FLORDIA		porch roof; gutters	Code Enforcement	
836 E FLORDIA		roof	Code Enforcement	
897 E FLORDIA		overgrown	Code Enforcement	

## APPENDIX 2: TOP 15 HOTSPOTS INCIDENT BREAKDOWN DATABASE

Crime Hotspots - Types of Crimes	# Calls: 2011-2013
<b>513 E FLORIDA</b>	<b>19</b>
DRUG ABUSE; CONTROLLED SUBSTANCE POSSESSION OR USE	2
Drug Paraphernalia	1
Having Weapons While Under Disability	1
Possessing Drug Abuse Instruments	2
Possession of Dangerous drugs	1
Possession of Drugs _ cocaine	1
Possession of Drugs _ heroin	4
Possession of Drugs _ schedule III, IV, or V substance	2
THEFT OF MOTOR VEHICLE	3
Towed Vehicle Report	2
<b>753 E FLORIDA</b>	<b>13</b>
Assault	2
Assault	1
Criminal Damaging/Endangering	1
Domestic Violence (W/Simple Assault)	6
Misuse of Credit Card	1
Obstructing Official Business	1
Warrant (After 11/03)	1
<b>3273 ZEDAKER</b>	<b>11</b>
Assault	1
Burglary	1
Domestic Violence (W/Simple Assault)	1
Domestic Violence _ knowingly cause physical harm (Simple Assault)	2
Telecommunications Harassment	1
Theft (Theft From Building)	1
Towed Vehicle Report	1
Warrant (After 11/03)	3
<b>555 E LUCIUS</b>	<b>10</b>
City Ordinance (Place City Code In Other Description Field)	2
Criminal Trespass	3
Felonious Assault	1
Having Weapons While Under Disability	1
Property Found	2
Towed Vehicle Report	1
<b>702 E LUCIUS</b>	<b>10</b>
Burglary	1
Miscellaneous Criminal Incident	1
Property Found	8
<b>758 E BOSTON</b>	<b>9</b>
Burglary	2
Criminal Damaging/Endangering	1
Domestic Violence (W/Simple Assault)	4
Property Found	1
Theft (All Others)	1



Crime Hotspots - Types of Crimes	# Calls: 2011-2013
<b>744 E LUCIUS</b>	<b>9</b>
Breaking and Entering	1
Burglary	1
Criminal Damaging/Endangering	1
Miscellaneous Criminal Incident	1
Telecommunications Harassment	1
Theft (All Others)	2
Towed Vehicle Report	2
<b>540 E FLORIDA</b>	<b>9</b>
Aggravated Menacing	2
Breaking and Entering	1
Criminal Trespass	2
Domestic Violence (W/Simple Assault)	2
Menacing	1
Theft (Theft From Building)	1
<b>858 E BOSTON</b>	<b>9</b>
Assault	4
Burglary	1
Theft (All Others)	3
Warrant (After 11/03)	1
<b>702 E PHILADELPHIA</b>	<b>8</b>
Assault	1
Domestic Violence (By Intimidation)	1
Domestic Violence (W/Simple Assault)	3
Drug Paraphernalia	1
Property Found	1
Theft (Theft From Building)	1
<b>551 E FLORIDA</b>	<b>8</b>
Assault	1
Burglary	1
Menacing	2
Theft (All Others)	2
Violate Protection Order or Consent Agreement	2
<b>541 E BOSTON</b>	<b>8</b>
Aggravated Burglary	1
Aggravated Menacing	1
Breaking and Entering	2
Disorderly Conduct	1
Theft (All Others)	1
Violate Protection Order or Consent Agreement	1
Warrant (After 11/03)	1
<b>779 E LUCIUS</b>	<b>8</b>
Aggravated Menacing	1
Breaking and Entering	1
Burglary	3
Domestic Violence (W/Simple Assault)	2
Theft (Theft From Building)	1

Crime Hotspots - Types of Crimes	# Calls: 2011-2013
<b>884 E BOSTON</b>	<b>8</b>
Assault	1
Breaking and Entering	1
Burglary	1
Miscellaneous Criminal Incident	1
Theft (All Others)	1
Theft (Theft From Building)	1
Towed Vehicle Report	2
<b>543 E BOSTON</b>	<b>7</b>
Breaking and Entering	1
City Ordinance (Place City Code In Other Description Field)	1
Criminal Damaging/Endangering	1
Recovered Stolen Auto	2
THEFT OF MOTOR VEHICLE	1
Towed Vehicle Report	1

# APPENDIX 3. PUBLIC INPUT

The following input was obtained from residents at a neighborhood meeting on March 20, 2014 at the Faith Community Covenant Church. Attendees were asked to list what they believed to be their neighborhood's top three assets and top three priorities.

Neighborhood Assets		
homestead park	homeownership	easy entrance & exit via 680
homestead park	homeownership by residents	location to highway/stores
parks / playgrounds	large number of original homeowners	near main corridors
pemberton park	neighborhood groups	quiet area for the most part
pemberton park	watchful neighbors - promotes safety	2 new schools - gibson ave, wilson & taft
pemberton park	access to stores - grocery etc	school
pemberton park	well made houses	schools
pemberton park	church	schools
playgrounds	church	st mathias church, wilson school & school for autistic children
new fire house	church	taft elementary school
active blockwatches	number of neighborhood churches	taft school
block watch	places of worship	taft school
block watch	access to 680	wilson school
block watch / good neighbors	access to I-680	
high number of active blockwatches	access to I-680	
Neighborhood Priorities		
neighborhood that should be improved to make the neighborhood stronger	poor housing condition	potholes
more businesses	code enforcement	poor street conditions
lack of businesses	housing code enforcement	way too much drug activity (car to car)
adams school & other properties	slumlords	drug houses
high vacancy	blight (dilapidated housing)	police enforcement
high vacancy	code enforcement	CRIME
empty lots (no one takes care of)	people not putting trash cans back - putting out garbage too early	crime, empty lights
many rental homes owned by outside parties	demo 2 houses on corner (school bus stop)	too many bars on south ave
enforcement of current "quality of life" issues (eg, trash out way too early, keeping up w/ property)	demolition of 2 houses on corners of gibson ave on school route	quality of life issues - police enforcement
trash on streets	vacant houses	crime
poor housing conditions	blight - empty houses	increasing crime and drug sales
housing	large number of abandoned and vacant homes	police/city "not enforcing" codes
codes for housing	roads - ohio/elm st - signage	littering / drug houses
poor housing conditions	poor streets	CRIME! Violent crime

# TAFT SCHOOL AREA

**ASSET-BASED MICRO PLAN**



**820 CANFIELD ROAD**

**YOUNGSTOWN, OHIO 44511**

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**YOUNGSTOWN  
NEIGHBORHOOD**

DEVELOPMENT CORPORATION