



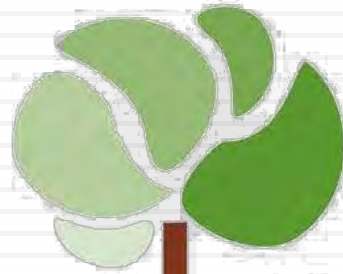
Debora Flora  
Executive Director



YOUNGSTOWN  
NEIGHBORHOOD  
DEVELOPMENT CORPORATION

Tiffany Sokol  
Housing Director

# WORKING WITH COMMUNITY PARTNERS: IT'S A TWO-WAY STREET



mahoning  
county

landbank

# Overview

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- Mahoning County Land Bank is unlocking the potential for community revitalization by acquiring land strategically, restoring marketable title to tax-delinquent parcels, engaging citizens in the use and care of abandoned properties, and enhancing neighborhood stability through housing renovation, demolition and greening activities.



## Housing

Austintown Township used the Ohio Attorney General Demolition Grant money awarded to Mahoning County Land Bank to tear down this abandoned, moldy, blighted house on New Road.



## Housing

Habitat for Humanity of Mahoning County acquired the cleared lot from the County Land Bank to build a house for a military veteran and his family.



## Housing

The County Land Bank renovated and recently sold this 4-bedroom, 2-1/2 bathroom house in Campbell through a real estate agency. It was donated by the county Board of Developmental Disabilities.



## Housing

This couple bought their first home through the Deed in Escrow Program.



## Demolition

The County Land Bank received \$1.6 million from the Ohio Attorney General's Office for demolition work. Collectively, 308 abandoned houses were demolished in 11 communities between 2012 and 2014.





## Demolition

Mahoning County Land Bank was awarded up to \$4.26 million in reimbursements for residential demolitions in parts of Youngstown, Austintown, Boardman, Campbell and Struthers. This fire-damaged house at Devitt and 14th streets in Campbell was demolished earlier this year.



## Greening

The NIP award also enabled the Land Bank to have this landscaped island installed after demolition. The adjoining owner on the rear property line has asked to purchase this lot, so she will maintain it in the future.



## Greening

Northwood Golf Academy opened in Summer 2013. Volunteers cleaned and cleared vacant lots, some of which were acquired through the County Land Bank, and then installed tee boxes and a putting green. Summer camp participants receive instruction from golf professionals.

# Greening

## □ **Additional Activities**

- Side lot program
- Vacant lot lease program
- Land assembly projects
- US 422 Corridor Redevelopment Plan
- Advisory/supporting roles in City of Youngstown and YNDC applications for Clean Ohio, Health and Human Services, Department of Defense Innovative Readiness Training funding and technical services

# Summary

- The County Land Bank's work has touched 18 cities, villages and townships to date:

- Austintown
- Beaver Township
- Beloit
- Boardman
- Campbell
- Canfield City
- Canfield Township
- Coitsville Township
- Ellsworth Township
- Jackson Township
- Lowellville
- Milton Township
- Poland Township
- Sebring
- Smith Township
- Springfield Township
- Struthers
- Youngstown

# Summary

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- Since 2013, the County Land Bank has helped residents, business owners, nonprofit organizations, churches and local governments to restore vacant, abandoned land to productivity.
- Our challenge in 2015 and beyond is to work at scale and meet demand for our services.



# YOUNGSTOWN **NEIGHBORHOOD**

DEVELOPMENT CORPORATION

# History

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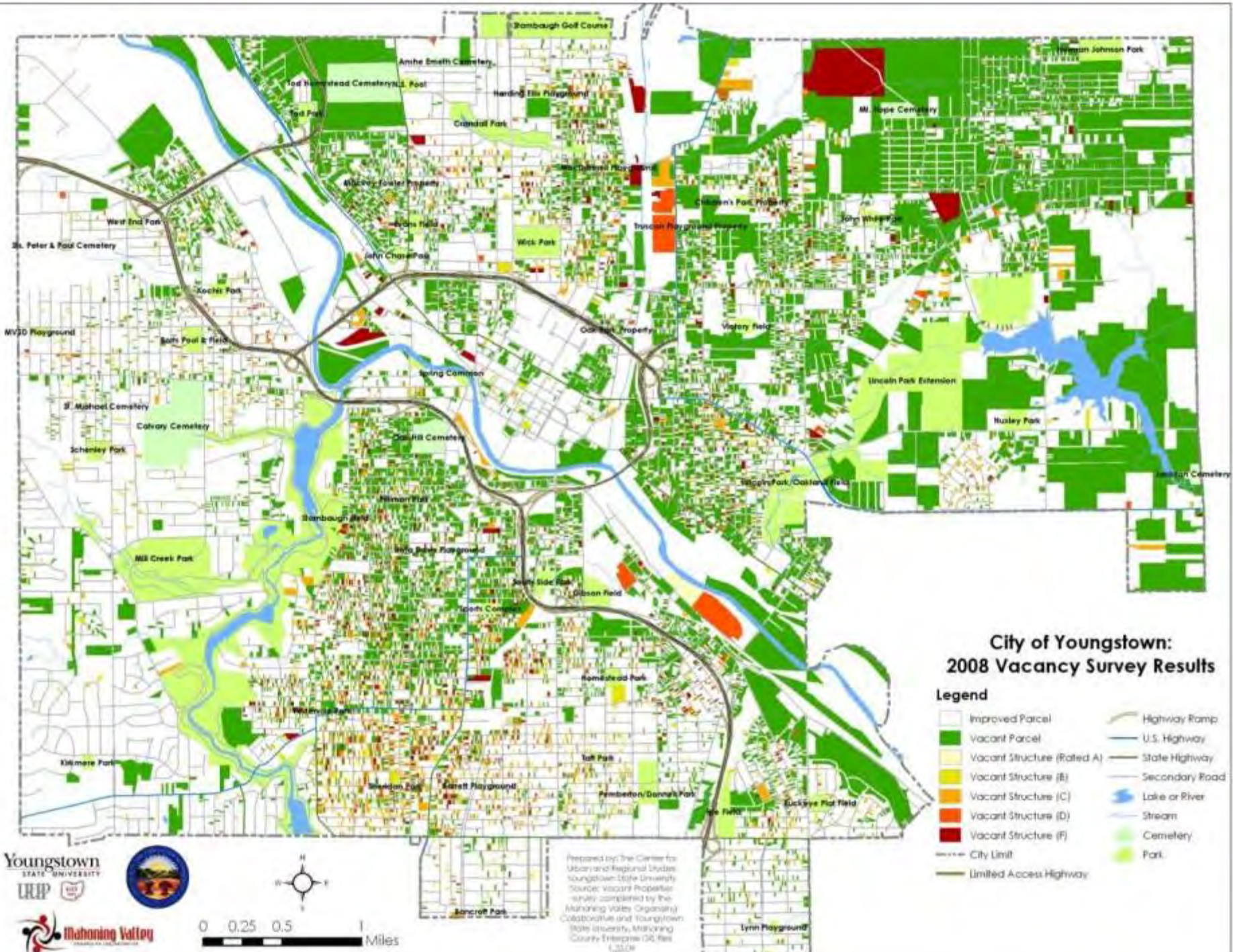
- Youngstown Neighborhood Development Corporation (YNDC) – Citywide community planning and development organization
- Created through public private partnership after completion of 2010 plan
- Began operations in late 2009/early 2010



# Youngstown's Current Reality

## 2015 Snapshot

- Population: 66,982 (-61%)
- Vacant Structures: 4,500 structures
- Vacant Land: 24,000+ parcels
- Poverty Rate: 40%
- Median Household Income: \$24,880
- Average 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  
Coalition and Youngstown  
State University, Mahoning  
County Enterprise 04, Fall  
1, 2008



# Approach

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

# Programming

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- Land Reuse
- Neighborhood Stabilization and Planning
- Housing

# Land Reuse

- Vacant Land Stabilization/Side Lots
- Community Gardens
- Lots of Green 2.0
- Native Plantings
- Glenwood Community Park
- Iron Roots Urban Farm
- Mineral Springs Demonstration Block



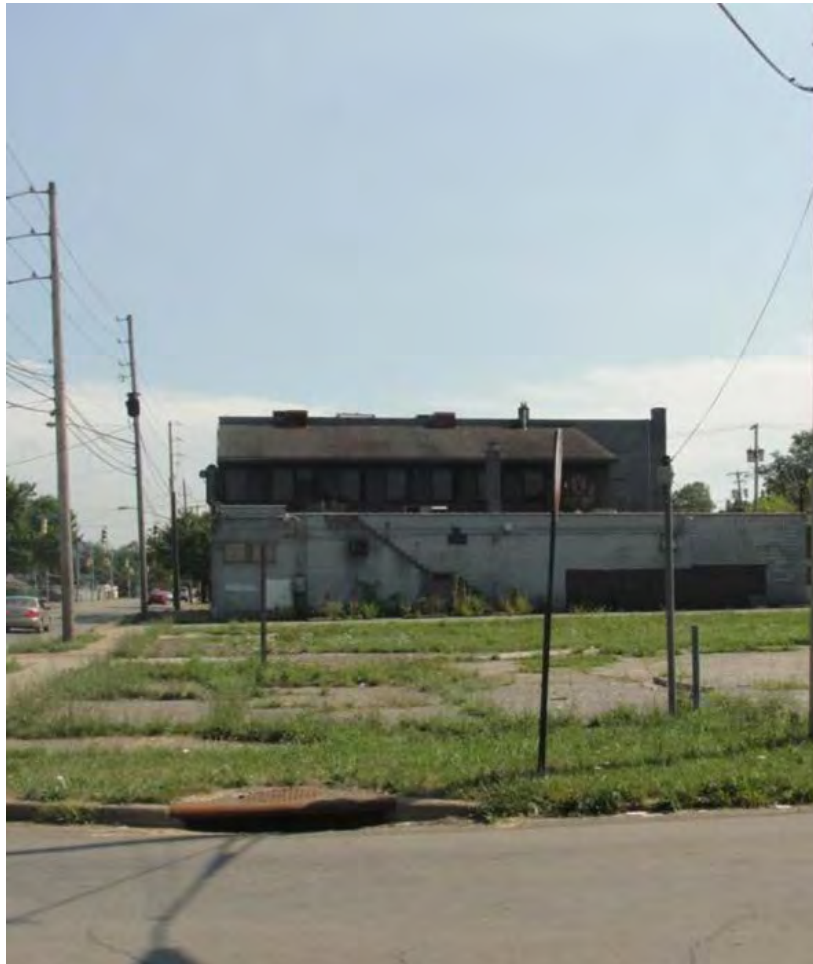
Before



After



Before



After



Before



After





# Neighborhood Stabilization and Planning

- Planning
- Volunteer Workdays
- Board Ups
- Grass Cutting
- AmeriCorps REVITALIZE Project
- AmeriCorps VISTA
- Neighborhood Engagement





# Housing and Community Lending

- Acquisition and Rehabilitation
- REVITALIZE Rentals
- HUD-Approved Housing Counseling
- Community Loan Fund
- Paint Youngstown Owner-Occupied Repair/Rehab
- Small Business Development
- Microenterprise Loans





# 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 of property values
- Increase in homeownership
- Increased private investment – New commercial projects
- Investment in residential properties – Increased confidence
- Job creation
- Development of catalytic projects

# HOW IT WORKS

- ❑ Planning
- ❑ Boarding
- ❑ Greening
- ❑ Housing

# PLANNING

## Mahoning County Land Bank

- Obtain funding
- Solicit donations
- Complete foreclosures
- Execute demolition contracts

## YNDC

- Complete property surveys
- Identify target areas
- Develop neighborhood action plans
- Develop property specific strategies
- Perform outreach to property owners

# Crandall Park Neighborhood Housing and Property Strategy

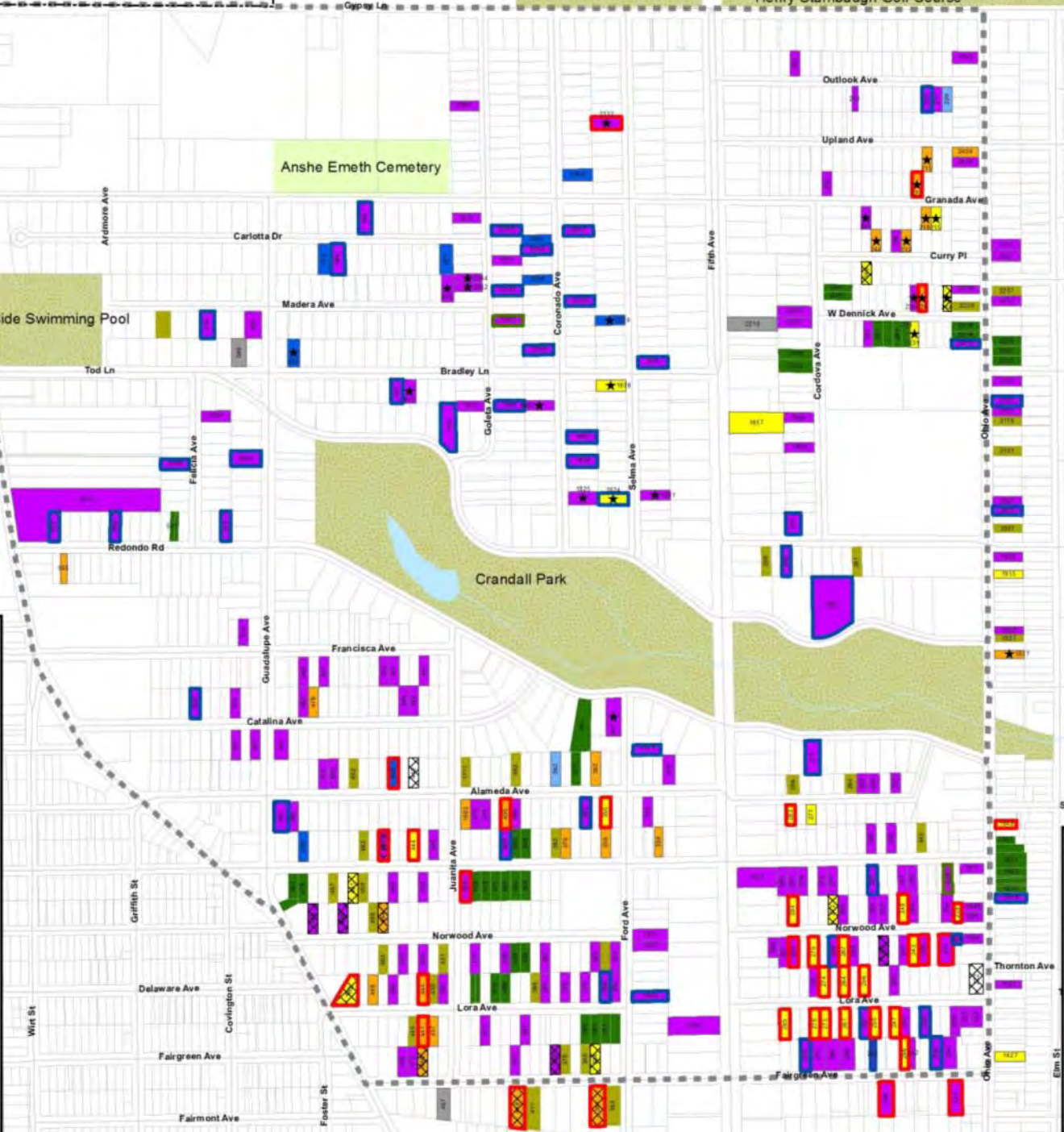
**Legend - July 2014**

**Core Strategy**

- Demolish via City of Youngstown (34)
- Demolish via Land Bank (24)
- Foreclosure Bond Repair (2)
- Needs Code Enforcement (179)
- Rehabilitation Candidate (9)
- Sell on the Private Market (3)
- Cut Entire Lot (30)
- Cut Lots using Window Pane Method (47)
- Debris Removal (17)

**Secondary Strategy**

- Needs Boarded (37)
- Paint Youngstown Outreach (45)
- Section 8 Inspection (2)
- ★ Top 25 Priority
- Other Property
- Neighborhood Boundary
- Secondary Road
- Railroad
- Lake, River
- Stream
- Cemetery
- Park



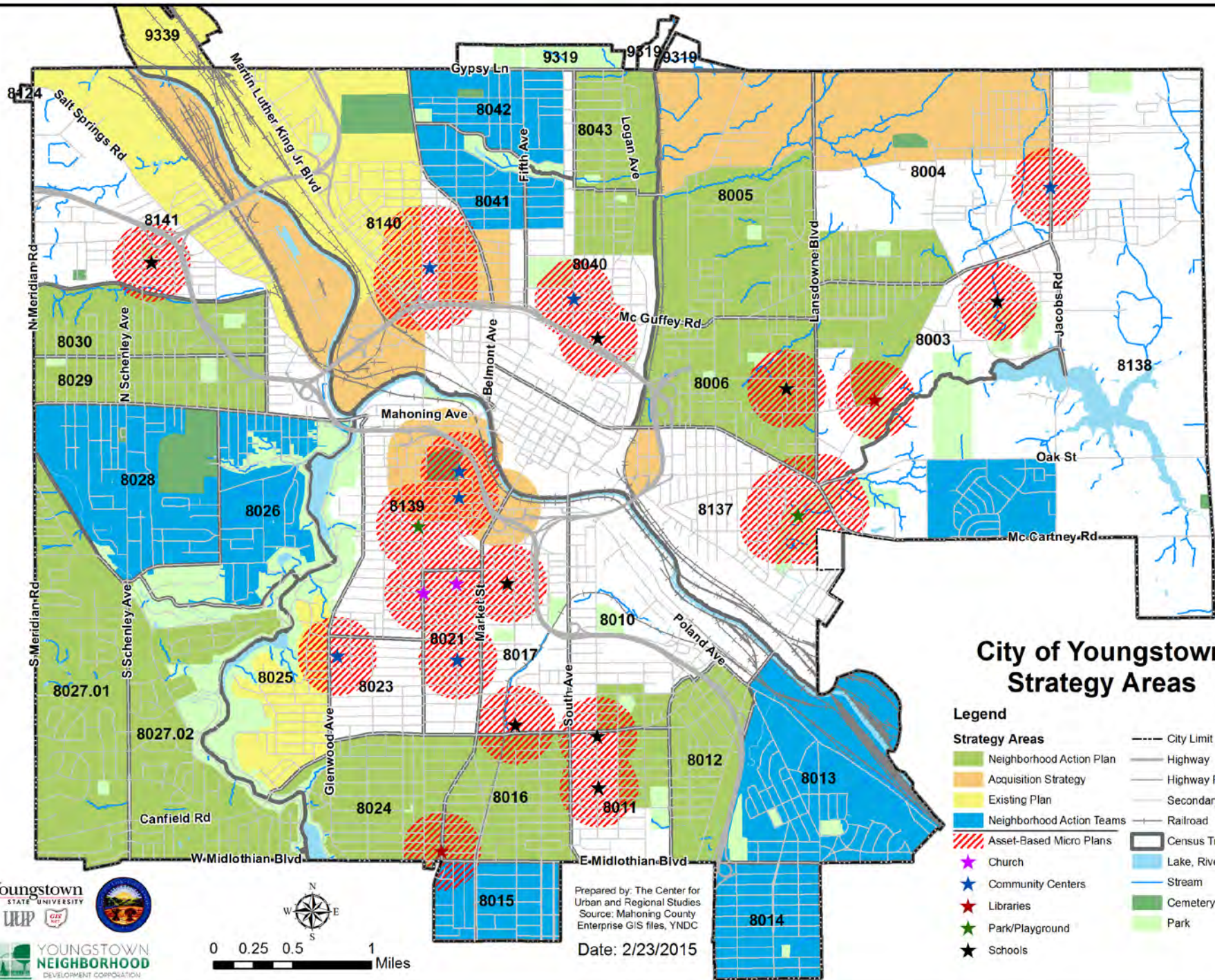
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Date: 8/22/2014

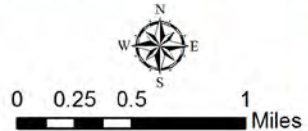
Prepared by: The Center for Urban and Regional Studies  
Source: Mahoning County Enterprise GIS files, YNDC





## City of Youngstown Strategy Areas

- Legend**
- Strategy Areas**
    - Neighborhood Action Plan
    - Acquisition Strategy
    - Existing Plan
    - Neighborhood Action Teams
    - Asset-Based Micro Plans
  - Landmarks**
    - Church
    - Community Centers
    - Libraries
    - Park/Playground
    - Schools
  - Infrastructure**
    - City Limit
    - Highway
    - Highway Ramp
    - Secondary Road
    - Railroad
    - Census Tracts
    - Lake, River
    - Stream
    - Cemetery
    - Park



Prepared by: The Center for Urban and Regional Studies  
 Source: Mahoning County Enterprise GIS files, YNDC  
 Date: 2/23/2015

### Mahoning County Target Areas

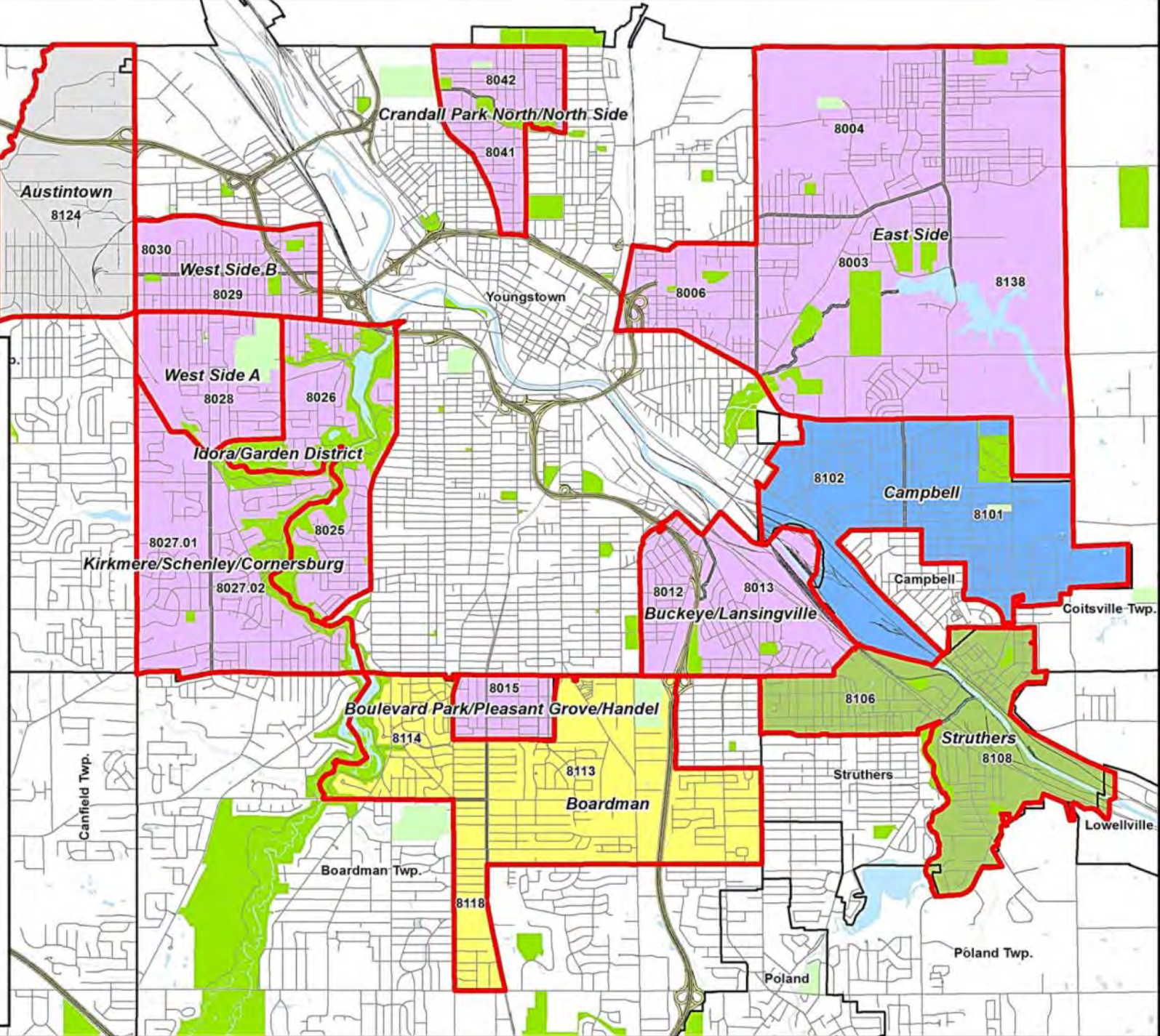
**Legend**

- Target Areas
- Austintown Twp
- Boardman Twp
- Campbell
- Struthers
- Youngstown
- Community Boundary
- Highway
- Highway Ramp
- Secondary Road
- Railroad
- Lake or River
- Cemetery
- Park Land

0 0.5 1 Miles

**Youngstown STATE UNIVERSITY**  
UEP GIS

Prepared by: The Center for Urban and Regional Studies  
Youngstown State University  
Source: Mahoning County Prosecutor's Office, Mahoning County Enterprise GIS files



# BOARDING

## Mahoning County Land Bank

- Complete foreclosure
- Contract with YNDC



## YNDC

- Complete board ups





# GREENING

## Mahoning County Land Bank

- Obtain funding
- Solicit donations
- Complete foreclosures
- Execute demolition contracts
- Contract with YNDC

## YNDC

- Perform post-demolition basic lot greening treatment
  - ▣ YNDC has a strong history of vacant land reuse



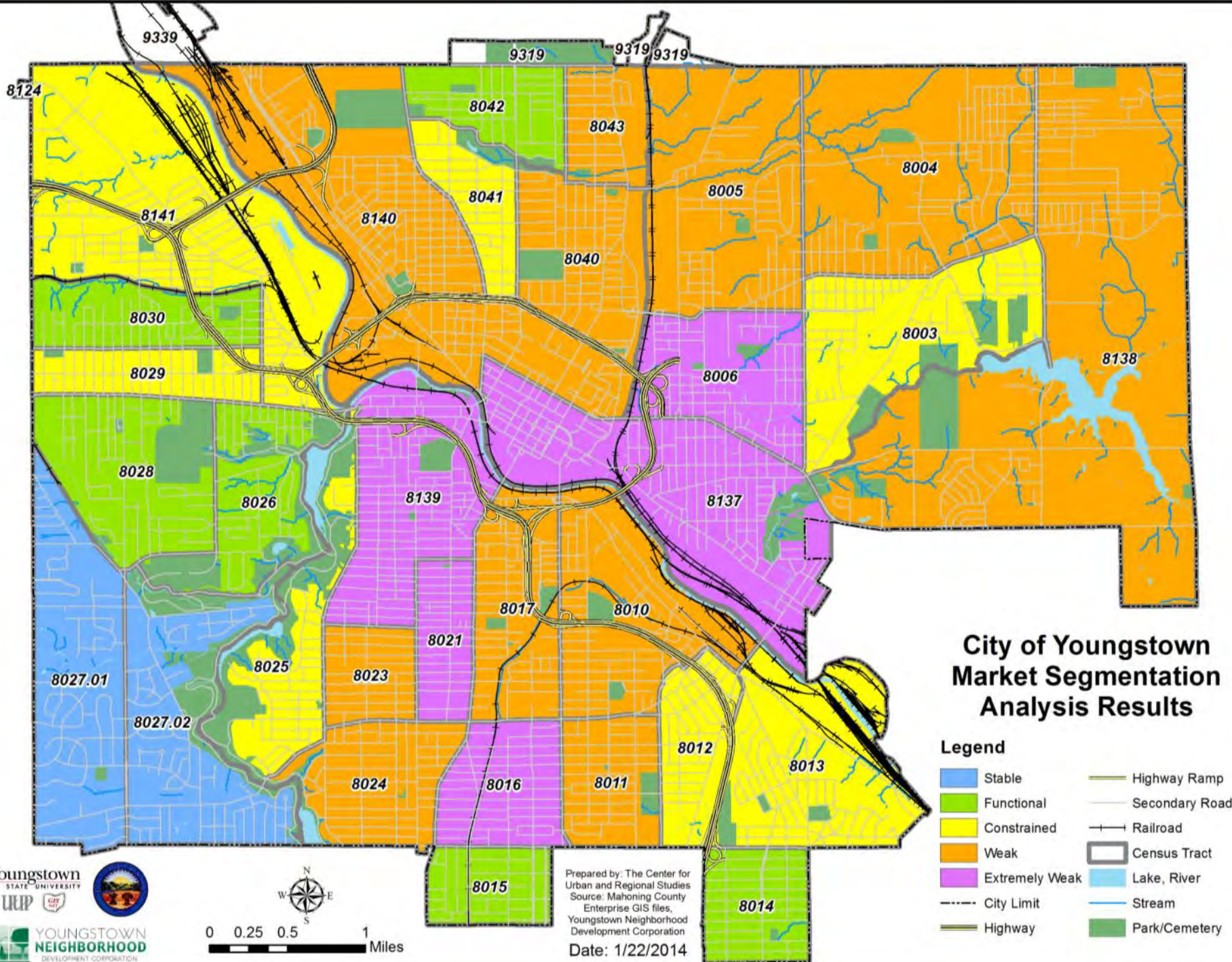
# HOUSING

## Mahoning County Land Bank

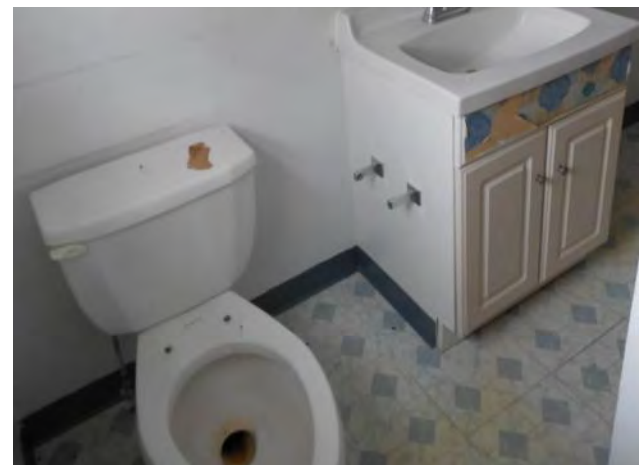
- Complete foreclosure
- Transfer Properties to YNDC

## YNDC

- Identify properties with profit potential
- Assemble multiple properties through multiple means
- Secure and maintain property through foreclosure and rehab process
- Complete rehabilitation
- Identify owner-occupant buyer



















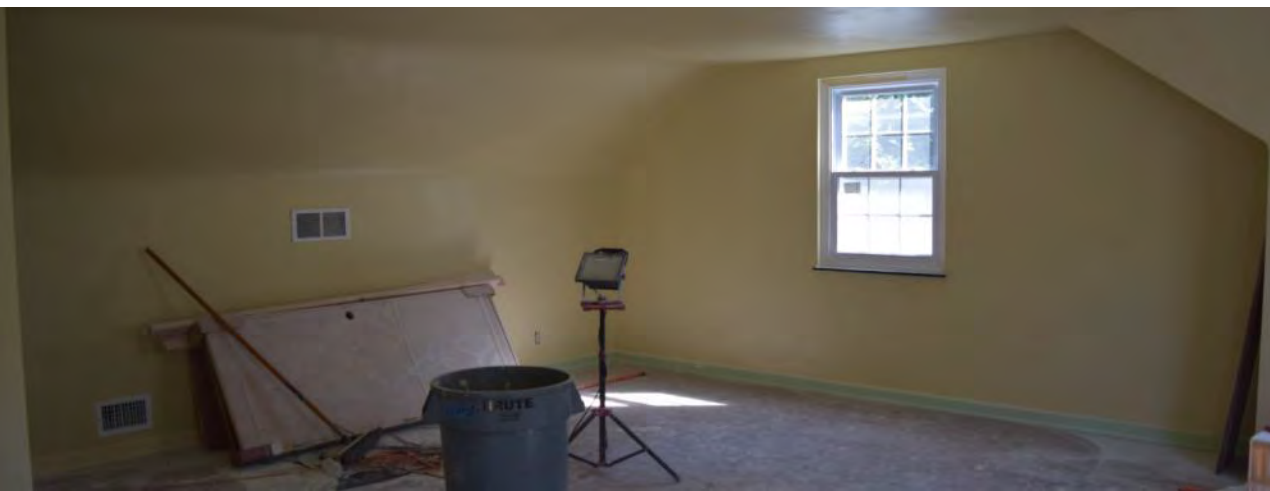












# WHY IT WORKS

- ❑ Familiarity
- ❑ Alignment of Goals
- ❑ Different Strengths
- ❑ Diverse Funding Opportunities

# FAMILIARITY

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- Long history of working together in multiple capacities

# ALIGNMENT OF GOALS

## Mahoning County Land Bank

- Our mission is to acquire vacant, abandoned, tax-delinquent properties and make them productive again.

## YNDC

- Our mission is to improve the quality of life in Youngstown by building and encouraging investment in neighborhoods of choice for all.

# DIFFERENT STRENGTHS

## Mahoning County Land Bank

- Land Bank foreclosure power

## YNDC

- In-house planning department
- In-house property maintenance team
- In-house construction team
- Built-in pipeline of buyers
- In house lending capacity



# DIVERSE FUNDING OPPORTUNITIES

## Mahoning County Land Bank

- Quasi-governmental
- Land Bank Status

## YNDC

- Private non-profit
- CHDO Status
- Ability to complete most projects with private funding

# Thank You!

**Debora Flora**



- Executive Director
- Mahoning County Land Bank
- 20 West Federal Street  
Suite M5-A  
Youngstown, OH 44503
- 330-259-1040
- [www.mahoninglandbank.com](http://www.mahoninglandbank.com)

**Tiffany Sokol**



- Housing Director
- Youngstown Neighborhood  
Development Corporation
- 820 Canfield Road,  
Youngstown, OH 44511
- 330-480-0423
- [www.yndc.org](http://www.yndc.org)
- Twitter: @YoungstownNDC
- [www.facebook.com/YtownNDC](http://www.facebook.com/YtownNDC)