Tom Hetrick
Youngstown Neighborhood Development Corporation

Bill D’Avignon
City of Youngstown Community Development Agency
Planning Process Overview

Neighborhood Conditions Report

• Part 1: Citywide analysis
• Part 2: Individual neighborhood analysis

Public engagement process to prioritize issues at the city and neighborhood levels

• Meetings with city officials and stakeholders
• Neighborhood cluster meetings with residents across city
• A Community Input Report
• Align CDBG allocation with identified priorities

Development of citywide strategies that will positively impact all neighborhoods
Purpose of Planning Meetings

- Review overall planning process
- Review summary of Neighborhood Conditions Report
- Obtain feedback and input on neighborhood assets, priorities for improvement, and any other critical information, given the city’s limited resources
- Review preliminary feedback from neighborhood planning meetings

Resident feedback and input will inform the priorities for planning and will also be used to inform the City of Youngstown Community Development Agency’s One Year Action Plan.
Neighborhood Conditions Report

A data-driven conditions assessment for every neighborhood in the city

Data from various sources were compiled and mapped for each census tract

US Census  City of Youngstown
Mahoning County  US Postal Service

Relevant planning documents were also analyzed

Youngstown Redevelopment Code  Youngstown 2010 Plan
The Youngstown Plan by PFM  Existing Neighborhood Plans
HUD Demolition Process Improvement Report
The Youngstown Parks, Facilities, Open Space, and Program Analysis
Regenerating Youngstown and Mahoning County through Vacant Property Reclamation
Census tract:

A small geographic area used by the US Census to collect data. Census tracts sometimes correspond to established neighborhood boundaries, but not always. Most US Census data is available at the census tract level, making it easy for comparisons.
Population Density
2010

High – Red/Orange
Low – Yellow
Change in Population Increase — Blue
Slight decrease — Beige
Greatest decrease — Red/Orange
Percentage over 65
2010

High – Red/Orange
Low – Yellow/Beige
Median Household Income 2011
High – Red/Orange
Low – Beige/Yellow
Owner-Occupancy Rates

2010

High – Red/Orange
Low – Beige/Yellow
Home Purchase Mortgages
2007-2012

High – Red/Orange
Low – Beige/Yellow
Foreclosure Cases
2009-2013

City of Youngstown
Foreclosure Cases
All Foreclosures between 2009 and December 2013

Legend
- Foreclosures (CGY data)
- Census Tract
- City Limit
- Highway
- Highway Ramp
- Secondary Road
- Railroad

Prepared by: The Center for Urban and Regional Studies
Source: Mahoning County Enterprise GIS Maps
City of Youngstown Code Enforcement

Date: 12/16/2013
Out-of-State Ownership
2007-2013

High – Red/Orange
Low – Beige/Yellow
YPD Calls for Service
2012
High – Red/Orange
Low – Beige/Yellow
Arson, burglary, larceny/theft, motor vehicle theft, aggravated assault, rape, murder, robbery
Neighborhood Market Analysis
Variables

• Vacancy Rate
• Mortgage Ratio (number of transfers that involve a mortgage)
• Sales Ratio (number of sales compared to total housing inventory)
• Median Sales Price
• Homeownership Rate
• Change in Homeownership Rate
• Calls for Service per 1,000
• Poverty
• Population Loss
• Land Bank Eligibility (two years of tax delinquency)
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract 8003</td>
<td>15.9%</td>
<td>8%</td>
<td>3.3%</td>
<td>$10,630</td>
<td>73.0%</td>
<td>-8.6%</td>
<td>9.5</td>
<td>21.3%</td>
<td>-33.9%</td>
<td>35.0%</td>
</tr>
<tr>
<td>Tract 8004</td>
<td>18.6%</td>
<td>13%</td>
<td>2.0%</td>
<td>$13,387</td>
<td>76.0%</td>
<td>-4.0%</td>
<td>6.3</td>
<td>46.6%</td>
<td>-46.6%</td>
<td>51.3%</td>
</tr>
<tr>
<td>Tract 8005</td>
<td>23.5%</td>
<td>2%</td>
<td>3.3%</td>
<td>$9,309</td>
<td>33.4%</td>
<td>-6.5%</td>
<td>7.5</td>
<td>57.9%</td>
<td>-39.3%</td>
<td>42.0%</td>
</tr>
<tr>
<td>Tract 8006</td>
<td>21.9%</td>
<td>0%</td>
<td>3.5%</td>
<td>$5,750</td>
<td>49.4%</td>
<td>-7.2%</td>
<td>19.2</td>
<td>42.6%</td>
<td>-44.7%</td>
<td>37.4%</td>
</tr>
<tr>
<td>Tract 8010</td>
<td>23.4%</td>
<td>7%</td>
<td>7.0%</td>
<td>$12,028</td>
<td>56.3%</td>
<td>-20.0%</td>
<td>6.8</td>
<td>42.8%</td>
<td>-34.2%</td>
<td>31.6%</td>
</tr>
<tr>
<td>Tract 8011</td>
<td>19.0%</td>
<td>3%</td>
<td>7.5%</td>
<td>$15,364</td>
<td>56.4%</td>
<td>-20.5%</td>
<td>15.0</td>
<td>37.4%</td>
<td>-15.1%</td>
<td>22.7%</td>
</tr>
<tr>
<td>Tract 8012</td>
<td>15.6%</td>
<td>8%</td>
<td>6.5%</td>
<td>$18,251</td>
<td>72.9%</td>
<td>-8.8%</td>
<td>6.8</td>
<td>39.6%</td>
<td>-24.6%</td>
<td>25.1%</td>
</tr>
<tr>
<td>Tract 8013</td>
<td>15.4%</td>
<td>6%</td>
<td>6.7%</td>
<td>$18,600</td>
<td>66.2%</td>
<td>-14.3%</td>
<td>4.3</td>
<td>39.4%</td>
<td>-22.3%</td>
<td>17.3%</td>
</tr>
<tr>
<td>Tract 8014</td>
<td>9.9%</td>
<td>18%</td>
<td>5.0%</td>
<td>$31,131</td>
<td>85.8%</td>
<td>-4.4%</td>
<td>6.2</td>
<td>5.0%</td>
<td>-20.7%</td>
<td>5.6%</td>
</tr>
<tr>
<td>Tract 8015</td>
<td>14.4%</td>
<td>16%</td>
<td>6.8%</td>
<td>$26,120</td>
<td>71.6%</td>
<td>-6.8%</td>
<td>3.2</td>
<td>11.3%</td>
<td>-19.7%</td>
<td>12.3%</td>
</tr>
<tr>
<td>Tract 8016</td>
<td>32.1%</td>
<td>0%</td>
<td>9.0%</td>
<td>$9,327</td>
<td>41.2%</td>
<td>-24.9%</td>
<td>23.8</td>
<td>45.8%</td>
<td>-34.0%</td>
<td>43.7%</td>
</tr>
<tr>
<td>Tract 8017</td>
<td>25.7%</td>
<td>0%</td>
<td>4.1%</td>
<td>$6,027</td>
<td>59.1%</td>
<td>9.3%</td>
<td>17.5</td>
<td>53.6%</td>
<td>-59.4%</td>
<td>44.8%</td>
</tr>
<tr>
<td>Tract 8021</td>
<td>23.8%</td>
<td>0%</td>
<td>2.0%</td>
<td>$4,666</td>
<td>54.4%</td>
<td>4.4%</td>
<td>14.9</td>
<td>56.0%</td>
<td>-49.2%</td>
<td>50.2%</td>
</tr>
<tr>
<td>Tract 8023</td>
<td>30.5%</td>
<td>3%</td>
<td>3.2%</td>
<td>$8,202</td>
<td>63.3%</td>
<td>-1.8%</td>
<td>9.7</td>
<td>44.0%</td>
<td>-55.5%</td>
<td>51.7%</td>
</tr>
<tr>
<td>Tract 8024</td>
<td>28.4%</td>
<td>2%</td>
<td>5.4%</td>
<td>$11,261</td>
<td>45.4%</td>
<td>-9.9%</td>
<td>15.9</td>
<td>32.1%</td>
<td>-40.8%</td>
<td>42.5%</td>
</tr>
<tr>
<td>Tract 8025</td>
<td>18.7%</td>
<td>6%</td>
<td>5.3%</td>
<td>$19,048</td>
<td>65.6%</td>
<td>-2.9%</td>
<td>8.6</td>
<td>38.6%</td>
<td>-36.8%</td>
<td>26.0%</td>
</tr>
<tr>
<td>Tract 8026</td>
<td>14.6%</td>
<td>22%</td>
<td>5.6%</td>
<td>$30,097</td>
<td>73.8%</td>
<td>-9.6%</td>
<td>2.8</td>
<td>20.1%</td>
<td>-21.4%</td>
<td>13.0%</td>
</tr>
<tr>
<td>Tract 8027.01</td>
<td>6.1%</td>
<td>48%</td>
<td>4.1%</td>
<td>$52,657</td>
<td>61.1%</td>
<td>-4.6%</td>
<td>2.2</td>
<td>5.5%</td>
<td>-17.2%</td>
<td>3.8%</td>
</tr>
<tr>
<td>Tract 8027.02</td>
<td>7.0%</td>
<td>44%</td>
<td>4.7%</td>
<td>$51,958</td>
<td>84.9%</td>
<td>-6.4%</td>
<td>1.4</td>
<td>1.6%</td>
<td>-15.4%</td>
<td>4.5%</td>
</tr>
<tr>
<td>Tract 8028</td>
<td>10.2%</td>
<td>19%</td>
<td>5.4%</td>
<td>$27,078</td>
<td>78.9%</td>
<td>-9.5%</td>
<td>6.6</td>
<td>18.6%</td>
<td>-16.5%</td>
<td>9.4%</td>
</tr>
<tr>
<td>Tract 8029</td>
<td>17.1%</td>
<td>4%</td>
<td>5.9%</td>
<td>$17,043</td>
<td>61.2%</td>
<td>-13.6%</td>
<td>8.8</td>
<td>35.7%</td>
<td>-19.0%</td>
<td>18.0%</td>
</tr>
<tr>
<td>Tract 8030</td>
<td>12.0%</td>
<td>10%</td>
<td>5.5%</td>
<td>$22,019</td>
<td>74.1%</td>
<td>-12.3%</td>
<td>3.0</td>
<td>23.3%</td>
<td>-18.8%</td>
<td>13.6%</td>
</tr>
<tr>
<td>Tract 8040</td>
<td>33.8%</td>
<td>3%</td>
<td>3.9%</td>
<td>$22,623</td>
<td>29.7%</td>
<td>0.8%</td>
<td>14.6</td>
<td>53.2%</td>
<td>-39.8%</td>
<td>36.4%</td>
</tr>
<tr>
<td>Tract 8041</td>
<td>18.5%</td>
<td>11%</td>
<td>4.8%</td>
<td>$17,944</td>
<td>49.0%</td>
<td>-15.2%</td>
<td>13.1</td>
<td>28.0%</td>
<td>-34.2%</td>
<td>29.3%</td>
</tr>
<tr>
<td>Tract 8042</td>
<td>12.2%</td>
<td>19%</td>
<td>4.2%</td>
<td>$36,020</td>
<td>57.6%</td>
<td>-3.3%</td>
<td>4.5</td>
<td>14.0%</td>
<td>-15.9%</td>
<td>17.3%</td>
</tr>
<tr>
<td>Tract 8043</td>
<td>34.9%</td>
<td>0%</td>
<td>4.6%</td>
<td>$9,570</td>
<td>53.8%</td>
<td>3.2%</td>
<td>20.7</td>
<td>38.0%</td>
<td>-58.6%</td>
<td>47.6%</td>
</tr>
<tr>
<td>Tract 8137</td>
<td>17.1%</td>
<td>4%</td>
<td>3.1%</td>
<td>$6,067</td>
<td>40.5%</td>
<td>-7.3%</td>
<td>17.4</td>
<td>59.5%</td>
<td>-49.5%</td>
<td>39.2%</td>
</tr>
<tr>
<td>Tract 8138</td>
<td>18.7%</td>
<td>3%</td>
<td>2.7%</td>
<td>$23,341</td>
<td>48.7%</td>
<td>-13.8%</td>
<td>9.1</td>
<td>41.4%</td>
<td>-13.8%</td>
<td>41.6%</td>
</tr>
<tr>
<td>Tract 8139</td>
<td>23.8%</td>
<td>0%</td>
<td>2.4%</td>
<td>$6,231</td>
<td>55.3%</td>
<td>-8.1%</td>
<td>12.6</td>
<td>50.9%</td>
<td>-50.8%</td>
<td>47.3%</td>
</tr>
<tr>
<td>Tract 8140</td>
<td>23.3%</td>
<td>12%</td>
<td>2.9%</td>
<td>$13,939</td>
<td>40.0%</td>
<td>-7.5%</td>
<td>10.2</td>
<td>40.2%</td>
<td>-41.7%</td>
<td>26.8%</td>
</tr>
<tr>
<td>Tract 8141</td>
<td>14.4%</td>
<td>1%</td>
<td>4.8%</td>
<td>$15,739</td>
<td>40.6%</td>
<td>-13.2%</td>
<td>3.1</td>
<td>41.1%</td>
<td>-20.8%</td>
<td>26.8%</td>
</tr>
<tr>
<td>Youngstown</td>
<td>19.0%</td>
<td>11%</td>
<td>4.9%</td>
<td>$20,958</td>
<td>58.2%</td>
<td>-6.4%</td>
<td>9.6</td>
<td>33.8%</td>
<td>-30.0%</td>
<td>33.0%</td>
</tr>
</tbody>
</table>
Neighborhood Market Types

Stable:
• Housing sales prices are among the city’s highest
• Few vacancies
• High number of traditional bank-financed mortgages

Functional:
• Houses generally sell when they come on the market
• Vacancies are manageable
• Housing quality is generally high

**note: these areas may not have strong market conditions by national standards but they are functioning well by city or regional standards**
Neighborhood Market Types

Constrained:
• Houses sell fairly readily
• One or more variables suggests deteriorating market conditions
• Higher vacancy rates

Weak:
• Slower housing turnover rates
• High vacancy rates
• Most variables suggest market weakness

Extremely Weak:
• Minimal sales activity
• Extremely low sales prices
• High vacancy rates
Constraints

City’s limited resources

The Youngstown Study by PFM

• Overall revenues are expected to decline from 2012-2017 by 1.9% or over $1.3 million
• Overall expenditures are expected to increase from 2012-2017 by 2.95% or over $2 million
Population Loss

- Mahoning County
- Youngstown
Declining Number of Households and Owner Occupied Units, Increase in Vacancy
TOO FEW BUYERS → SLOW SALES → DETERIORATION

TOO FEW BUYERS → LOW PRICES → LESS REINVESTMENT

MORE INVESTORS THAN HOMEBUYERS → FEWER BUYERS → ABANDONMENT
Neighborhood Planning Meetings

Rocky Ridge
Cornersburg
Pleasant Grove
Idora
Brownlee Woods
Oak Hill
Lincoln Knolls
McGuffey Heights
Wick Park
Crandall Park

10 Neighborhood Meetings
450+ Residents Engaged
45 Stakeholder Interviews
1 High School Presentation
1 YSU Presentation
Assets:

Features of the neighborhood that people value and take pride in that we can build on to make the neighborhood stronger.

The top 3 assets in the ___________ neighborhood

1. ________________________________
2. ________________________________
3. ________________________________
THE TOP 3 ASSETS IN THE ___________ NEIGHBORHOOD

1. __________________________
2. __________________________
3. __________________________

Neighborhood Assets

- Other
- Proximity to Amenities
- Grocery Stores and Retail
- Parks and Recreation :: Mill Creek MetroParks / City Parks and Playgrounds
- Community Facilities :: Schools / Places of Worship / Libraries / Community Centers
- Neighborhood Characteristics :: Good Neighbors / Housing Quality and Upkeep / Historic Homes

Number of Responses
Citywide Asset #1:

Neighborhood Characteristics

- Good Neighbors
- Housing Quality and Upkeep
- Historic Homes

“the people in the neighborhood really stick together!”
- Lincoln Knolls resident

“the well-built homes that cost less to purchase than comparable homes elsewhere”
- Wick Park resident
Citywide Asset #2:

Community Facilities

• Schools
• Places of Worship
• Community Centers
• Libraries

“newer schools”
- Rocky Ridge resident

“churches accessible to walk to”
- Idora resident

“proximity to North Side Hospital and St. Elizabeth’s”
- Wick Park resident
Citywide Asset #3:

Parks and Recreation

• Mill Creek Park
• City Parks
• Playgrounds

“Crandall Park is one block from my home”
- Crandall Park South resident

“playground (fabulous!) on Glenwood”
- Idora resident

“sentimental reasons such as parks”
- Rocky Ridge resident
Parks and Playgrounds

City of Youngstown
Parks and Playgrounds
Park Service Area

Legend
- Park or Playground
- Railroad
- 1/2 Mile Park Buffer
- Census Tract
- City Limit
- Highway
- Highway Ramp
- Stream
- Cemetery
- Secondary Road

Prepared by: The Center for Urban and Regional Studies
Source: Mahoning County Enterprise GIS Flex, City of Youngstown Department of Parks and Recreation
Dato: 12/20/2013
Other Citywide Assets

“open land and wooded areas”
- McGuffey Heights resident

“wide streets with lots of trees”
- Boulevard Park resident

“diversity of income, age, color, education, etc”
- Wick Park resident

“South Side community garden and CCA”
- Erie resident

“Kitchen Incubator / JOBS + food / building community since 2003”
- Wick Park resident

“busy corridor on Mahoning Avenue”
- Rocky Ridge resident

“Handel’s Ice Cream original location”
- Pleasant Grove resident

“the 4 empty lots I converted into garden space”
- Lincoln Knolls resident

“views of the city”
- Oak Hill resident

“the ‘salt of the earth’ stalwart neighbors”
- Rocky Ridge resident
Challenges:

Features/conditions of the neighborhood that should be improved to make the neighborhood stronger.

MY TOP 3 PRIORITIES FOR THE ___________ NEIGHBORHOOD

1. ______________________________

2. ______________________________

3. ______________________________
MY TOP 3 PRIORITIES FOR THE ___________ NEIGHBORHOOD

1. 

2. 

3. 

Neighborhood Priorities

- Other
- Maintain Parks
- Improve Schools
- Encourage Economic Development
- Reduce Crime: Police Presence and Safety
- Repair and Maintain Infrastructure: Maintain Streets and Sidewalks
- Address Housing and Property Issues: Increase Code Enforcement / Increase Demolition / Encourage Ownership and Occupancy / Regulate Rentals / Reduce Litter

Number of Responses
Citywide Priority #1:

Address Housing & Property Issues

- Code Enforcement
- Demolition
- Rental Regulation
- Encourage Occupancy and Homeownership
- Reduce Litter

“demolition of vacant houses on school route”
- Lansingville resident

“property issues: occupied AND unoccupied”
- Rocky Ridge resident
Citywide Priority #2: Repair and Maintain Infrastructure

- Maintain Streets
- Maintain Sidewalks
- Maintain Street Lights
- Maintain Street Trees

“missing street lights and pot holes”
  - Brier Hill resident

“sidewalks – and cut down old trees to prevent damage”
  - Lincoln Park resident

“sidewalks not very available for walking”
  - Cornersburg resident
Citywide Priority #3: Reduce Crime

- More Police Presence
- Increased Safety

“reduce criminal activity – lots of drug dealers (they take advantage of our location)”
   - Garden District resident

“quality of life issues – police enforcement”
   - Lansingville resident

“vandalism of vacant properties (theft of architectural details)”
   - Wick Park resident
Citywide Priority #4:
Encourage Economic Development
• Create Businesses
• Create Employment
• Improve Corridors

“jobs for residents on the east side – manufacturing, businesses, stores”
-McGuffey Heights resident

“condition of main corridors”
-Wick Park resident

“concentrated poverty”
-Newport resident
Other Citywide Priorities

“do not allow fracking”
   - North Side resident

“number of stray animals loose in the neighborhood”
   - Idora resident

“help with home repairs so people can stay in their homes and keep them up to code”
   - McGuffey Heights resident

“affordable SAFE rentals for generation X-ers – they are NOT looking to buy”
   - 7th Ward resident

“street signs not uniform within city”
   - Brier Hill resident

“a plan that includes factors of race and education”
   - North Heights resident

“raise academic standing of city schools”
   - Rocky Ridge resident

“water back ups”
   - East Side resident

“parks and playgrounds for the multitude of our children”
   - Cottage Grove resident

“provide help in saving large houses…before it’s too late”
   - Wick Park resident
Themes:

• Housing/Property Issues
• Building Neighborhood Capacity
• Crime and Safety
• Politics/Local Government
• Economic Development
• Comments/suggestions for Planning Process
• Infrastructure Issues
• Schools/Youth Activities
• Protecting the Environment
“we all know what you are talking about”
- East Side resident

“there are still people who LOVE Youngstown!! make sure everyone has a voice!!”
- Wick Park resident

“we have talked about the very “same” issues for 20 years! and still no changes for the better.”
- 7th Ward resident

“keep in mind how we got here, i.e. harmful laws and policies that keep people from living whole and healthy lives, like the war on drugs or collateral sanctions”
- Wick Park resident

“we need redistricting ASAP”
- Rocky Ridge resident

“most of Lansingville neighbors left because of city SCHOOLS. if schools are not fixed, we will NOT have good neighborhoods”
- Lansingville resident

“I’m 8 years old and there’s no stuff to do where I live. Like bowling or skating”
- North Side resident
Planning Process Overview

Neighborhood Conditions Report

- Part 1: Citywide analysis
- Part 2: Individual neighborhood analysis

Public engagement process to prioritize issues at the city and neighborhood levels

- Meetings with city officials and stakeholders
- Neighborhood meetings to gather resident input
- A Community Input Report
- Align CDBG allocation with identified priorities

Development of citywide strategies that will positively impact all neighborhoods
Download the full Neighborhood Conditions Report at [http://yndc.org/news-media/NCR](http://yndc.org/news-media/NCR)
or

Also available in hard copy at all branches of the public library in the City of Youngstown.

The conditions report is also available for purchase for $25.

For more information contact:

**YNDC**
Tom Hetrick  
thetrick@yndc.org  
330.480.0423

**Youngstown Planning**
Karen Perkins  
kperkins@cityofyoungstownoh.com  
330.742.8837
Questions?