

# REVITALIZE thru Community

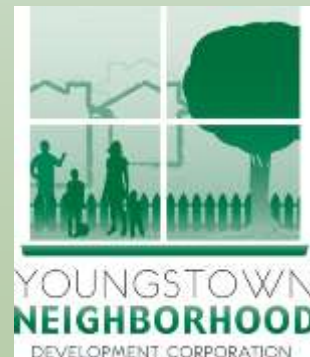
## Economic Empowerment Summit

Saturday, September 27, 2014  
Foss Avenue Baptist Church  
Flint, Michigan

Ian J. Beniston  
YNDC

# Youngstown, Ohio

- **Ian Beniston, Executive Director**
- **Jack Daugherty, Neighborhood Stabilization**
- **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, 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**



# 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

# Youngstown/Flint Comparison

	Youngstown	Flint
• Land Area:	33.9 sq mi	33.4 sq mi
• Population:	66,982	102,434
• Density per sq mi:	1,972	3,065
• Poverty Rate:	33.8%	38.2%
• Median HH Income:	\$24,880	\$26,621
• Vacancy Rate:	19%	21.1%
• Owner Occupancy	58.3 %	55.3%

# Community Engagement

- **What is community engagement?**



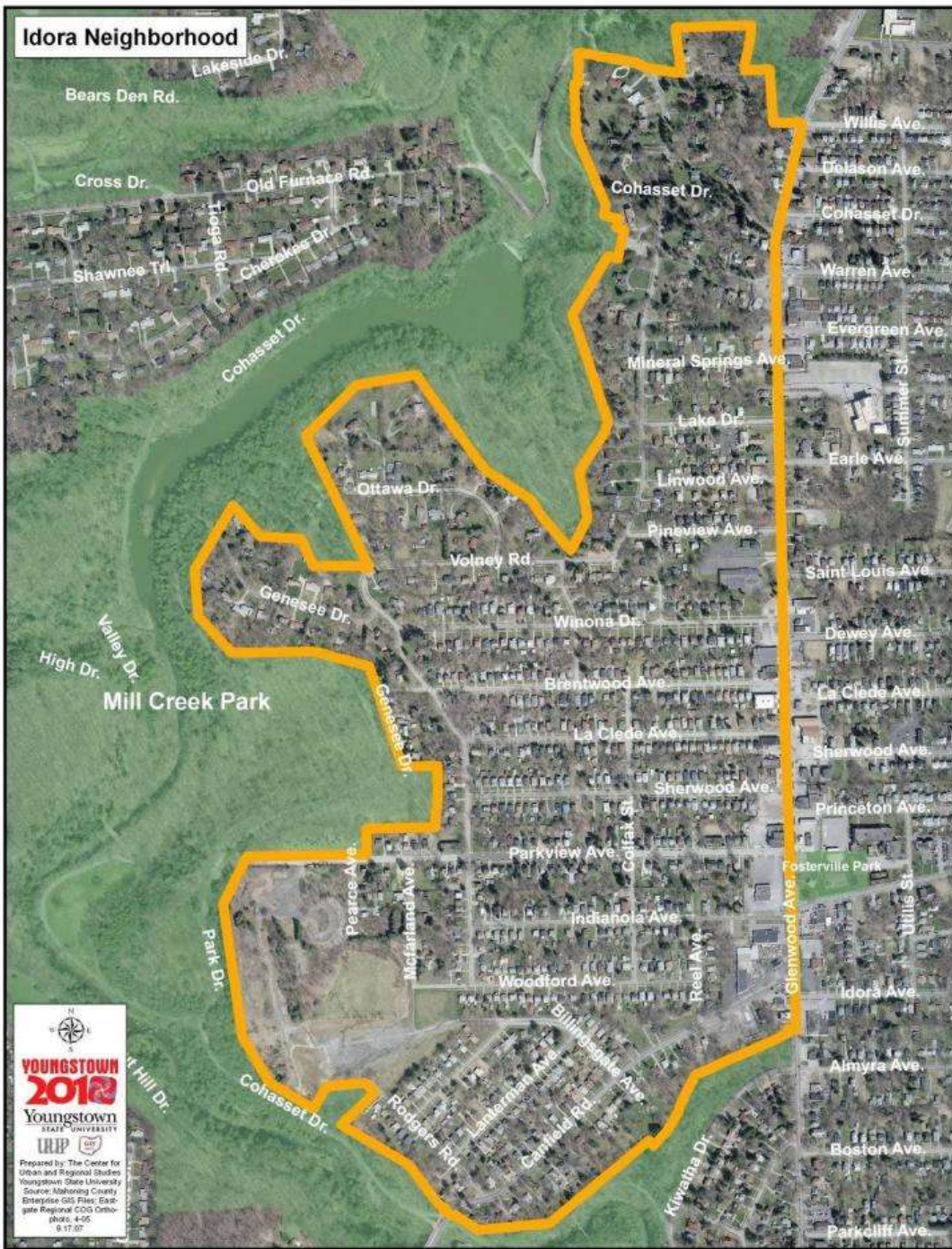
# Community Engagement in Ytown



- **25 years of disengagement.**
- **Need to create momentum.**
- **Inspire residents that change is possible.**
- **Small, immediate, and incremental resident-led improvements.**
- **It is not a point in time. Engagement never ends.**

# Idora Neighborhood

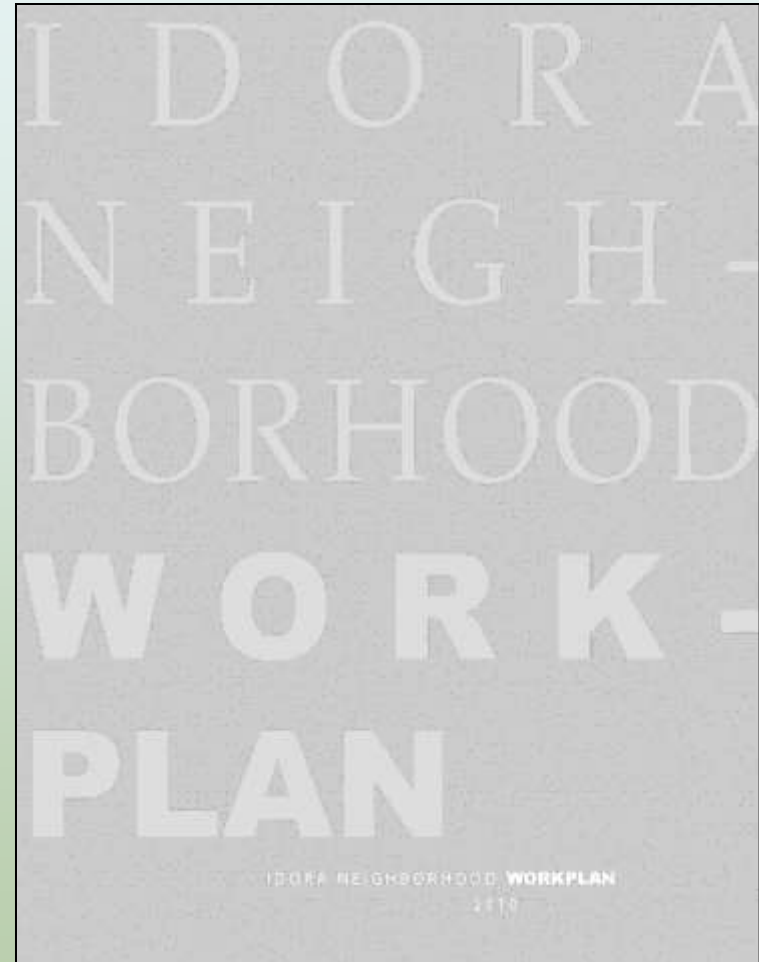


# Idora Neighborhood



  
**YOUNGSTOWN**  
**2010**  
Youngstown  
STATE UNIVERSITY  
  
Prepared by: The Center for  
Urban and Regional Studies  
Youngstown State University  
Source: Mapping County  
Enterprise GIS Files; Esri-  
gate Regional COG Ortho-  
photo, 4-05  
9-17-07

# Start with a Plan



# Start with a Plan – Identify Leaders



# Identify Leaders - Build Neighborhood Capacity



# Immediate Victories

- **Progress without resources? Can be difficult, but can be done.**
- **Create momentum. Achieve hope – the feeling of that what is wanted can be had.**
- **Requires strong commitment.**
- **Demonstrate tangible, visible improvement.**



# Immediate Victories

- **Community must set the expectations through a clear message and action.**
- **80 percent vote in favor.**

# Landlord Campaign

## RIGHTING CITY BLIGHT



**STANDING UP TO BLIGHT:** James London, president of the Idora Neighborhood Association, stands in front of a vacant and haphazard property owned by Mack Properties. The complex on Parkview Avenue on the city's South Side is stamped with a warning sign from the Ohio Department of Health deeming it unsafe for occupation. This property is included on a list created by the Mahoning Valley Organizing Collaborative and other community organizations as a potential for demolition.

### Cleanup collaborative enlists cooperation from landlord

#### MACK PROPERTIES

*Vacant and abandoned properties on the demo list*

*The following are locations owned by Mack Properties that have been processed for demolition by the city. These are 13 of 29 properties proposed by the Mahoning Valley Organizing Collaborative.*



# Understand the Problem

- **Community self-education process**
- **Engage them in understanding the problem.**
- **How many vacant homes and properties in Idora? How many in the City of Youngstown?**
- **Critical information.**
- **Mobilize residents and capacity to collect data.**
- **Informed residents are engaged residents.**

# Vacant Property Survey



## A. EXCELLENT

- No visible signs of deterioration
- Well maintained and cared for
- New construction/renovation
- Historic detailing, unique



## B. GOOD

- Needs basic improvements
- Minor painting
- Removal of weeds
- Cleaning



## C. FAIR

- Some cracking of brick or wood
- Major painting required
- Deteriorated cornice
- Crumbling concrete
- Cracked windows or stairs



## D. DETERIORATED

- Major cracking of brick, wood rotting
- Broken or missing windows
- Missing brick and siding
- Open holes



## F. UNSAFE/HAZARD

- House is open and a shell
- Can see through completely
- House ramcaded and filled with trash
- In danger of collapse
- Immediate safety hazard to neighborhood

## INSTRUCTIONS FOR VACANT PROPERTY SURVEY

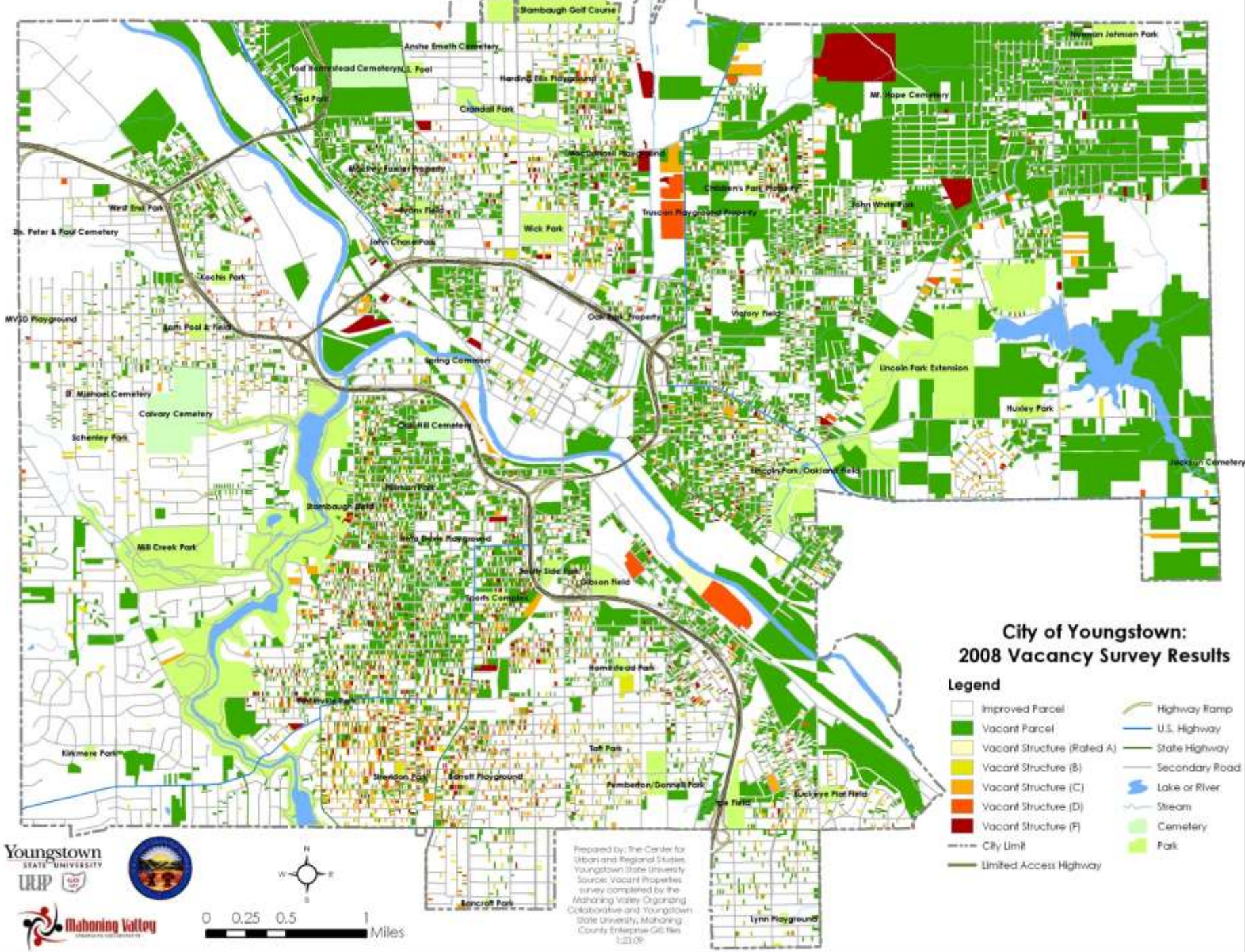
The maps you have been given will be used to document vacant properties. Addresses have been provided on the maps as points of reference. Please read the following instructions carefully.

1. Use the parcel map that you have been provided to identify vacant properties. Addresses have been provided on the maps as points of reference.
2. Identify **vacant lots** by marking the vacant lot on the parcel map using a **green marker**.
3. Identify **vacant structures** by marking the letter of the property rating system in the location of the structure on the parcel map using a **red marker**.

## QUESTIONS TO ASK YOURSELF WHEN IDENTIFYING VACANT STRUCTURES

1. Is the building open and unsecured? Are windows and doors missing?
2. Is the building boarded up?
3. Is there an accumulation of trash and debris on the property?
4. Is there an orange violation sticker displayed on the property?
5. Is the house for sale or rent? Many for sale and for rent homes are vacant.
6. Is the grass cut in the front and back?
7. Is the electric meter running and attached to the house?
8. Is the mailbox overflowing with mail?
9. Is the aluminum siding removed from the structure?
10. Are there any highly visible signs that people are living in the house?





## 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



# Vacant Property

HOME | DEMOLITION PROCESS

## Demolition Process

NOTE: These pages have been developed to provide general information pertaining to Demolition occurring throughout the City of Youngstown. Documents displayed on these pages are for reference purposes only and data contained on these pages has not been reviewed for accuracy or legal sufficiency. The City of Youngstown, and its participating departments, make no warranties or representations as to the accuracy of content on these pages and assume no liability or responsibility for any errors or omissions in the content of these pages.

SEARCH

Address

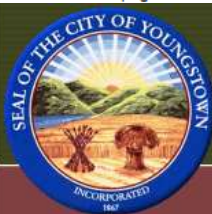
Parcel #

Ward #

Status

Stage

Search



A Top 10 City to Start a Business  
*Entrepreneur*, August, 2009

A Great Place to Expand a Business



CITY OF YOUNGSTOWN, Ohio

Found  
Incorporat

Home City Hall Business Incentives Neighborhood Improvement About Youngstown F

[Home](#) > [City Hall](#) > [Departments](#) > [Property Code Enforcement](#) > [Violations](#)

[Back to Property Code](#)

## Property Code Enforcement Violations

NOTE: This page has been developed to provide general information pertaining to Code Enforcement occurring throughout the Youngstown. Documents displayed on this page are for reference purposes only and data contained on this page has not been reviewed for accuracy or legal sufficiency. The City of Youngstown, and its participating departments, make no warranties or representations as to the accuracy of content on this page and assume no liability or responsibility for any errors or omission content of this page.

### Begin your search

Enter a street name or part of a street name and click the Submit button:

Street Name:

Flint Economic Empowerment Summit

# Resident Community Development

- **Continue to evolve capacity to begin to directly improve the conditions in the neighborhood.**
- **Start with small, incremental and visible projects.**
- **PARTNER.** If there are no functional community organizations in your area, professional capacity will eventually need to be developed.

# Build Community



Flint Economic Empowerment Summit

# Neighborhood Workdays







# Paint Ups



Flint Economic Empowerment Summit

# Youth Development



# Enter YNDC

- **Grassroots efforts, largely originating in the Idora neighborhood highlight the need at the city level for professional community development capacity**
- **YNDC launches in January 2010**
- **Continues to grow and evolve**
- **Accelerates and manages neighborhood change**

# YNDC Approach

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

# Housing

# Strategic Demolition





# Model Blocks





# Strategic Acquisition and Rehabilitation



# Construction and Maintenance Team




# AmeriCorps REVITALIZE



# HUD Certified Counseling





YOUNGSTOWN  
**NEIGHBORHOOD**  
DEVELOPMENT CORPORATION

# Paint Youngstown – Owner Occupied



# Paint Youngstown – Limited Repair



# Community Workshop





# Vacant Land Reuse

# Vacant Land Stabilization/Side Lots





# Community Gardens





# Lots of Green 2.0/People's Gardens



# Glenwood Community Park







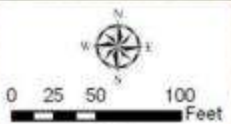




**Map 2: Iron Roots Urban Farm, 820 Canfield Rd, Youngstown, OH**

**Legend**

-  Idora Neighborhood
-  Iron Roots Urban Farm
-  Parcel



**Youngstown**  
STATE UNIVERSITY  
UUP

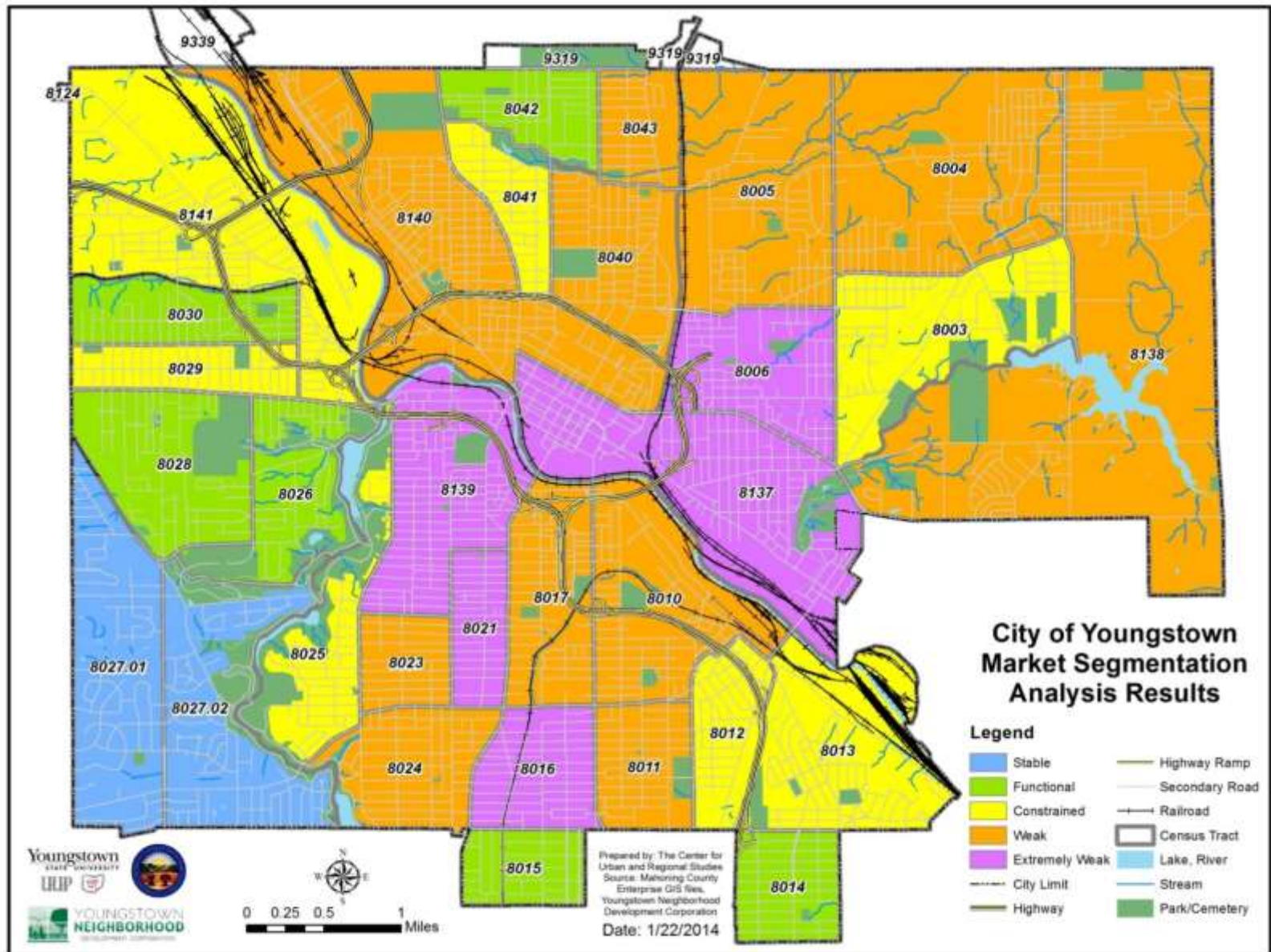
Prepared by: The Center for Urban and Regional Studies  
Youngstown State University  
Source: Mahoning County Enterprise GIS Files; 2010 orthophoto, Eastgate Regional COG  
4.16.12

# Iron Roots Urban Farm

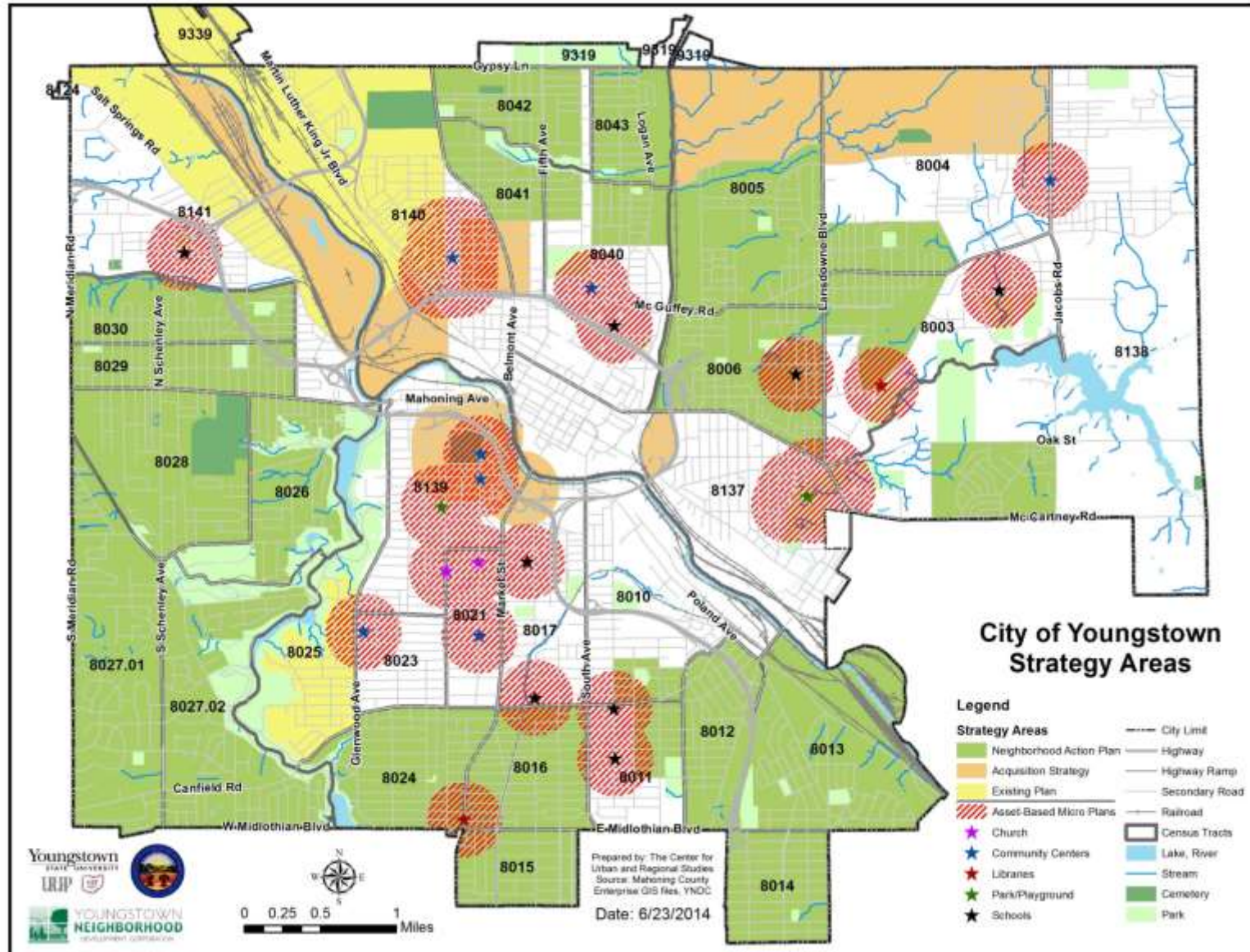


**It Starts with a Plan**

# Citywide Neighborhood Planning



# Citywide Neighborhood Planning



# Crandall Park Neighborhood Housing and Property Strategy

Legend - July 2014

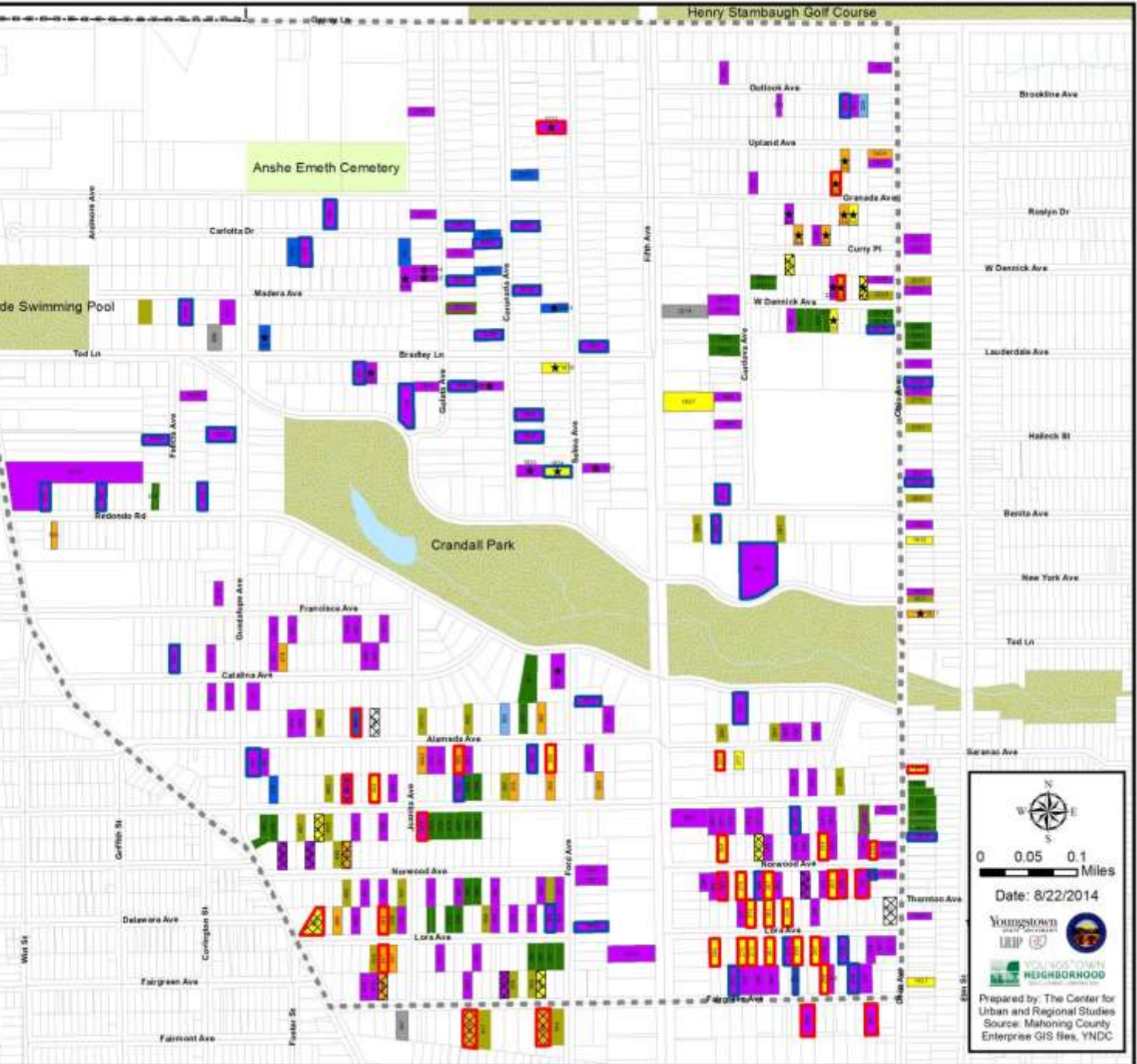
## Core Strategy

- 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



0 0.05 0.1 Miles

Date: 8/22/2014

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

# Idora Neighborhood Progress Map October 2013

## Legend

- Signs (4)
- ▲ Public Art (5)
- Completed Demo (114)
- ★ Completed Healthy Homeownership (20)
- Vacant Lot Reuse (174)
- Iron Roots Urban Farm (3)
- Corner Store Campaign (4)
- Other (8)
- Completed Home Repairs (46)
- Side Lots (22)
- Commercial/Institutional Reinvestment (18)
- Private Housing Reinvestment (142)
- Home Boarding (45)
- Completed Rehab (59)
- Idora Neighborhood

Project	Location	Responsible Party	Quantity
New Street Signage	114 Poles	COV/YNDC	114
Welcome Signs	40 Poles	NAV/YNDC	40
Restoration Project	Mineral Springs/Landman	YNDC	2
Garden Signage	4 Community Gardens	YNDC/Residents	4
Lots of Green Signage		YNDC	8

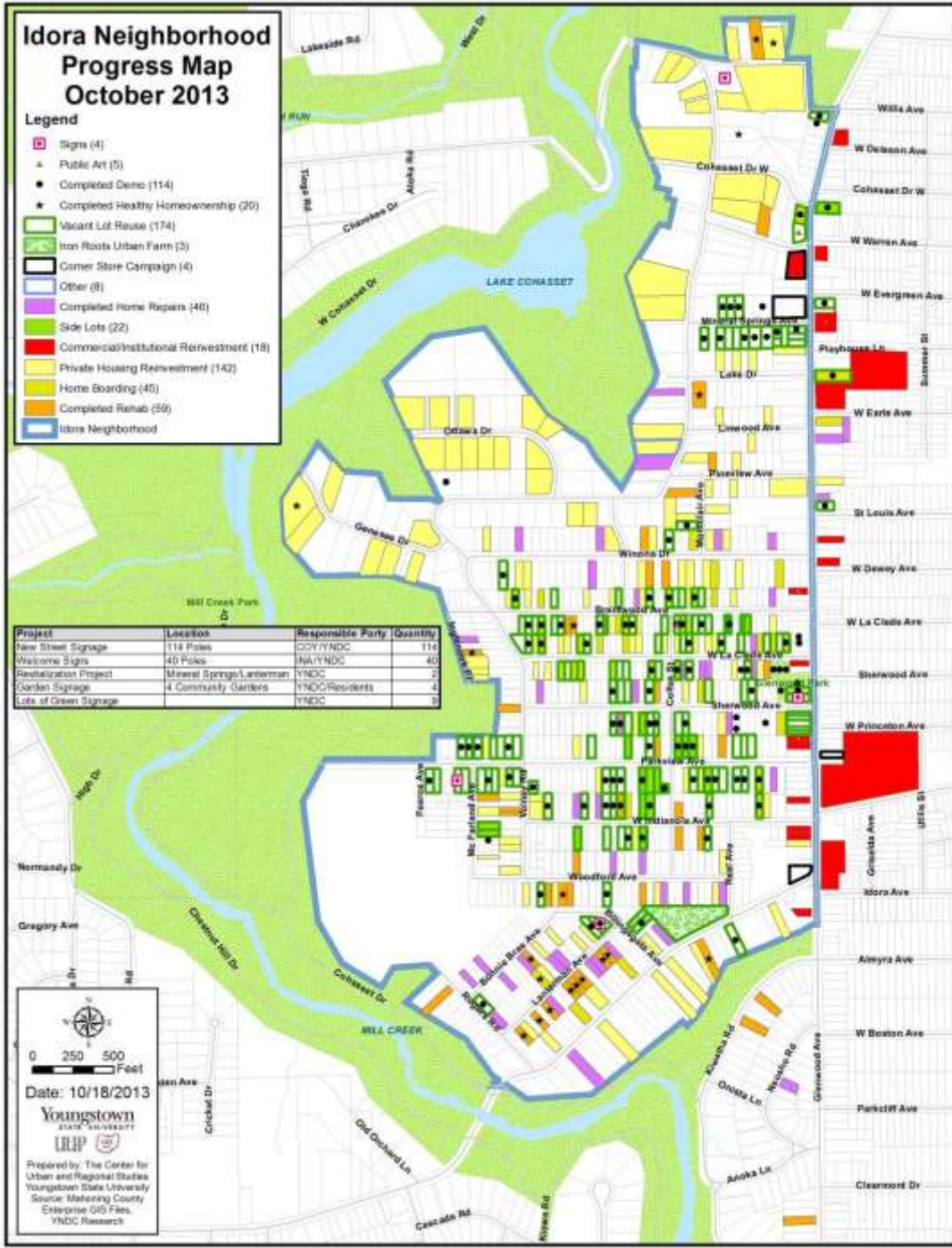
0 250 500 Feet

Date: 10/18/2013

**Youngstown**  
STATE UNIVERSITY

URP

Prepared by: The Center for Urban and Regional Studies  
Youngstown State University  
Source: Mahoning County Enterprise GIS Files, YNDC Research



# Results

- **YNDC Invests \$2.5 million in Youngstown neighborhoods in 2013. On pace for larger investment in 2014.**
- **Thousands of Residents Engaged.**
- **Over 150 Homes Rehabilitated or Repaired.**
- **Over 150 Construction Jobs Created.**
- **Over 125 Homes Demolished Through Targeted Planning Efforts.**
- **Over 75 Homes Boarded and Secured.**
- **Over 250 Vacant Lots Returned to Use. Multiple projects in progress.**



# 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**

# Lessons

- **Change MUST benefit the existing residents**
- **Start with a plan**
- **Identify leaders**
- **Build capacity**
- **Incremental implementation of vision**
- **GET THE FUNDING, but don't chase it**

# Lessons

- **Make visible and tangible progress**
- **Engage the community and neighbors in your planning, policy, and WORK**
- **Residents and community groups can add value if you create opportunities for them**
- **PARTNER, leverage and maximize use of existing capacity**

# Lessons

- **Work toward a high level of transparency and accountability**
- **Accessibility**
- **Communication**
- **Have fun. Only way this work can be sustained.**

**QUESTIONS?**

**STAND UP**



# Contact

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Website: [www.yndc.org](http://www.yndc.org)



Photo courtesy of City of New York  
<http://www.cityofnewyork.us/development/neighborhood-revitalization>

## Core Activities for CIT Neighborhood Groups

When asked if there was a core group of activities that neighborhood groups should work on, Beniston offers the following:

1. Conduct a property condition surveys, emphasizing problem sites.
2. Identify distressed properties (boarding; tear-downs).
3. Organize to deal with basic neighborhood daily activities (such as cutting high grass / boarding up properties as citizens instead of waiting for the city).
4. Work to install welcome signs to identify neighborhoods and convey pride.
5. Organize to repair and paint neglected houses with volunteers or other community groups.
6. Organize street, park, and neighborhood clean ups to tackle signs of neighborhood neglect.
7. Employ reuse and greening strategies for vacant properties (neighborhood/community uses as interim uses, such as community gardens, etc.)
8. Build relationships with neighborhood commercial uses (neighborhood corner markets, etc).
9. Build from strength (don't start on the worst blocks in the neighborhood).
10. Foster a sense of urgency (every day nothing is done is another family leaving or another home going vacant).
11. Have fun (create multiple opportunities to have fun such as the "folafest" a neighborhood festival).
12. Create a range of opportunities for people of all ages to get involved (such as 4H group for young kids, workdays for teenagers/adults, letter writing to be completed by seniors, etc. If someone wants to get involved we encourage groups to find a way).
13. Seek small grassroots grant opportunities (Example: Neighborhood SUCCESS).
14. Develop a collective voice.

Community groups that engage and participate in such processes not only begin to control their own future but also stretch limited resources, enabling other nonprofits and community organizations to tackle larger neighborhood redevelopment and community issues.