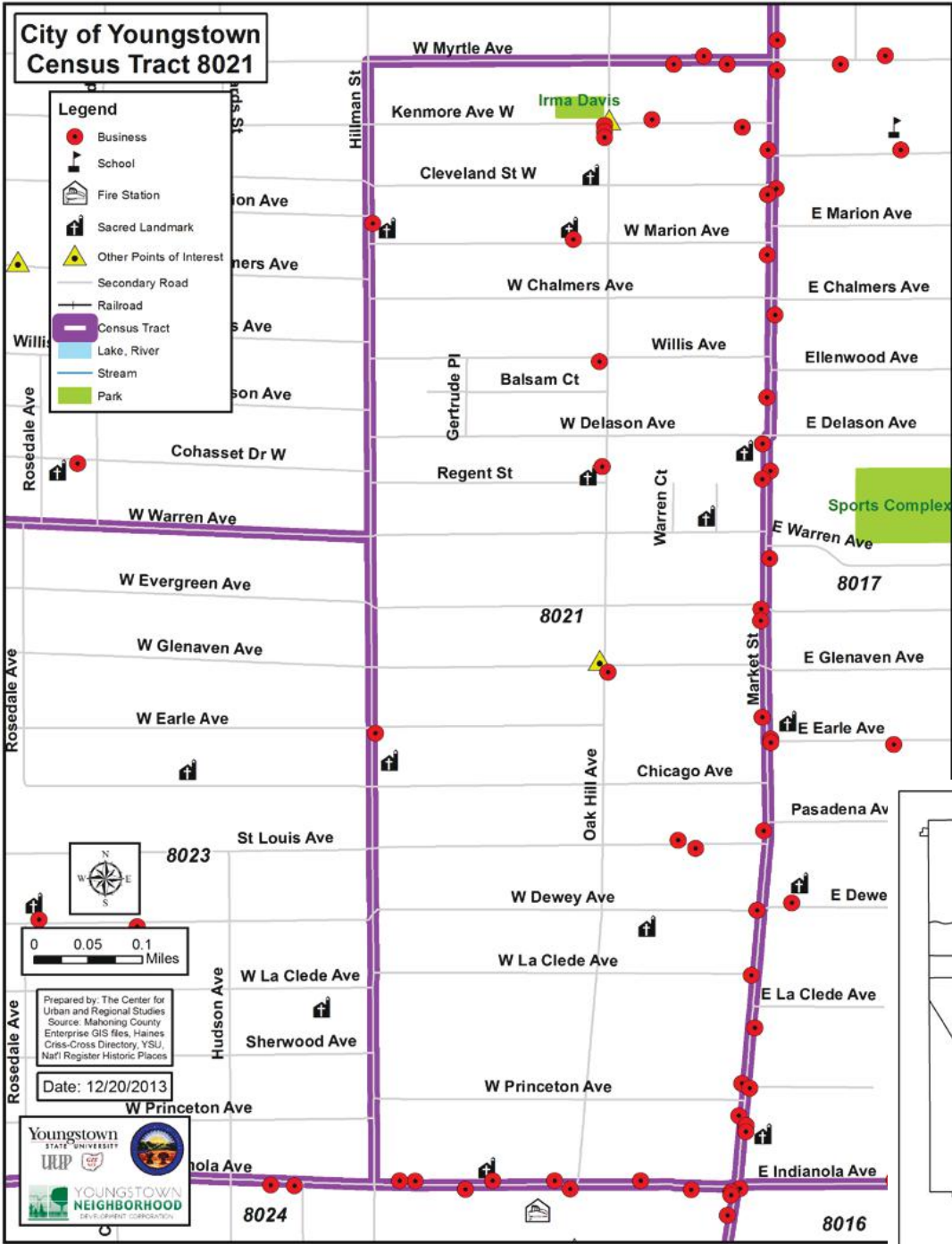


CENSUS TRACT 8021

Just two blocks wide, census tract 8021 is a rectangular shaped residential area that runs straight up between Hillman and Market Streets, bounded by Indianola Avenue on the south and Myrtle Avenue on the north. This is a section of the Oak Hill neighborhood that grew with transportation improvements between Market and the Idora neighborhood at the turn of the 20th century.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8021	2,243	1,139	-49%	0.38	3,001
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 7.66 - According to the US Census, 1 in 4 housing units is vacant.

Census tract 8021 has lost half its population in the last 20 years, but density remains higher than the city average. Roughly three quarters of residents are Black. All residents live within a half mile of a bus route, and fewer than 5% of workers commute via bus. Slightly more than half of residents have a high school diploma; most of the remainder did not com-

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8021	45%	56%	76%	38%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8021	12%	14%	84%	77%	4%	5%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

plete high school, though the percentage of residents with advanced degrees is on par with the city's average. The number of households with children exceeds 40% and poverty rates are significantly higher than the city as a whole. Food stamp recipients number in the 30-40% range, which is an increase from 1990. Over 25% of working-age residents are unem-



Figure 7.67 - The Boys and Girls Club, located on Oak Hill Avenue.

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8021	\$ 12,018	\$ 11,875	\$ 11,737	\$ -
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8021	33%	2%	69%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

Figure 7.68 - 60% of housing units were built before 1950.

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8021	962	555	50%	54%	18%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8021	19%	24%	15%	50%	93
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8021	45%	6	\$ 7,699	2%	-	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)
 **CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

ployed, and there are relatively few residents over 65. The overall poverty rate has increased to over 50%, as the median income is less than \$14,000. The number of calls to YPD has dropped, but per capita calls remain high. Home values are among the lowest in the city. The average sales price between 2007 and 2012 was \$7,699. **No mortgages have been originated here in the past six years.**

Community Corrections Association or CCA has purchased and re-purposed several buildings in this tract, as well as greened many lots along Market Street. Calvary Towers, a low-income residence for residents who are elderly or disabled, houses the city's Meals on Wheels program.



Figure 7.69 - 9% of units were constructed since 1990.

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8021	37%	54%	6%	4%
YOUNGSTOWN CITY	20%	64%	12%	4%

Amenities include the Boys & Girls Club on the former Kyle Park, and one of two dozen Summit Academy campuses across Ohio (K-12 charter schools for students with learning disorders). Two of the churches in this neighborhood are John Knox Presbyterian, recently purchased by Community Corrections Association, and Mount Calvary Pentecostal.



Figure 7.72 - Despite population loss, density remains higher than the city average.



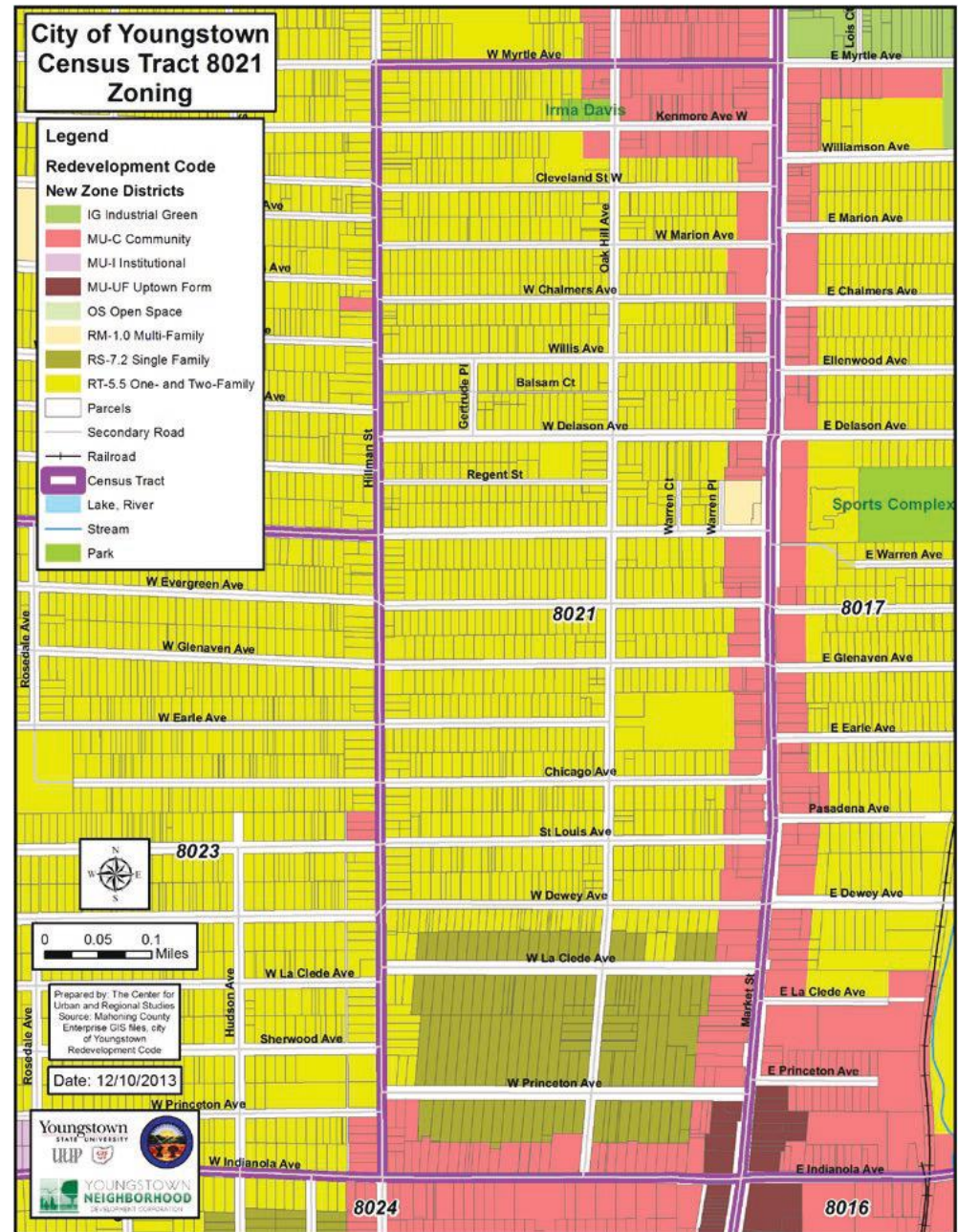
Figures 7.70-71 - Land reuse projects along Market Street and Oak Hill Avenue.

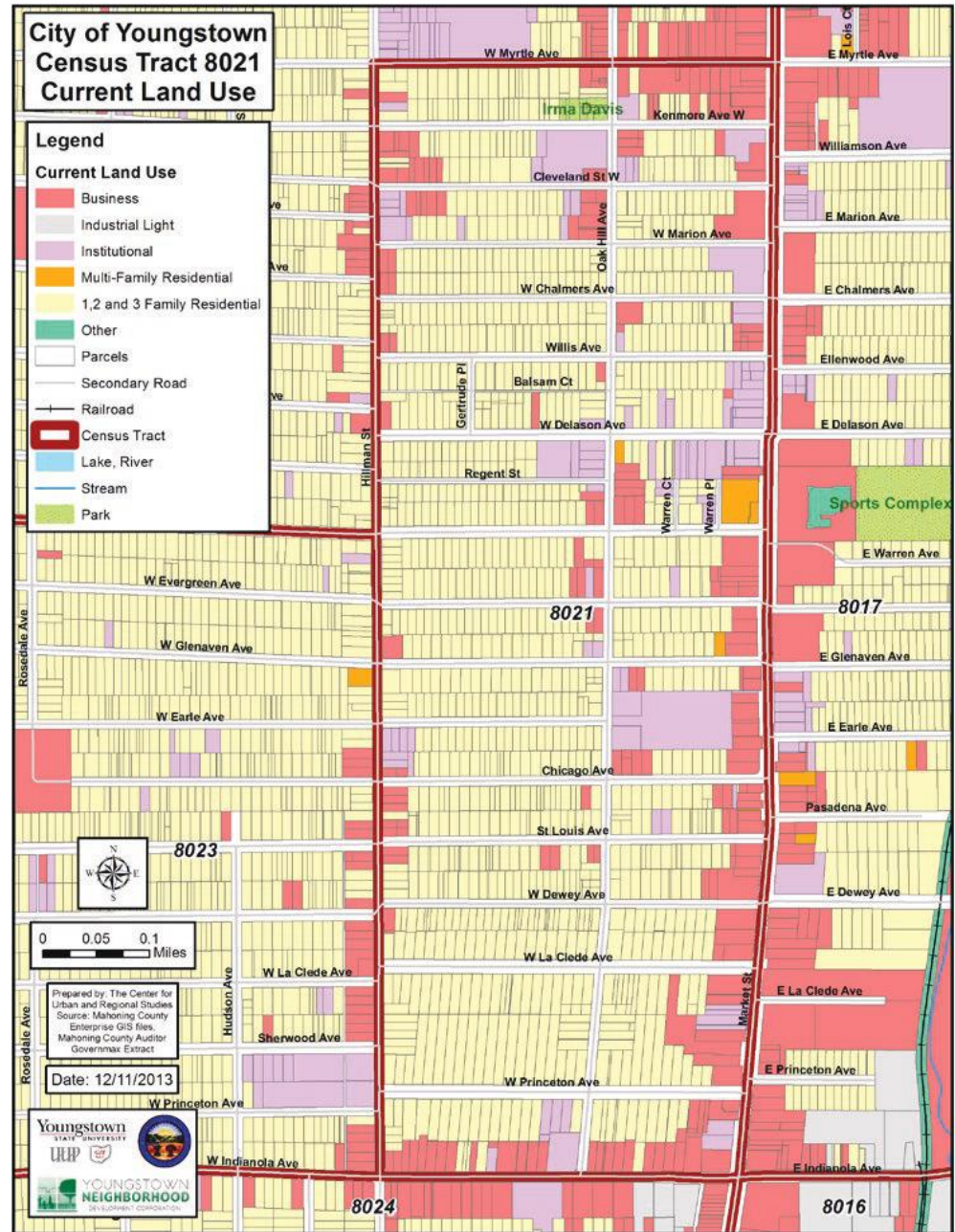
“I grew up here. There’s lots of old people. I don’t see any crime here, but the only problem is that there are gangs of police riding up and down the streets in the summer. It takes your whole summer away.”

-Resident, Oak Hill



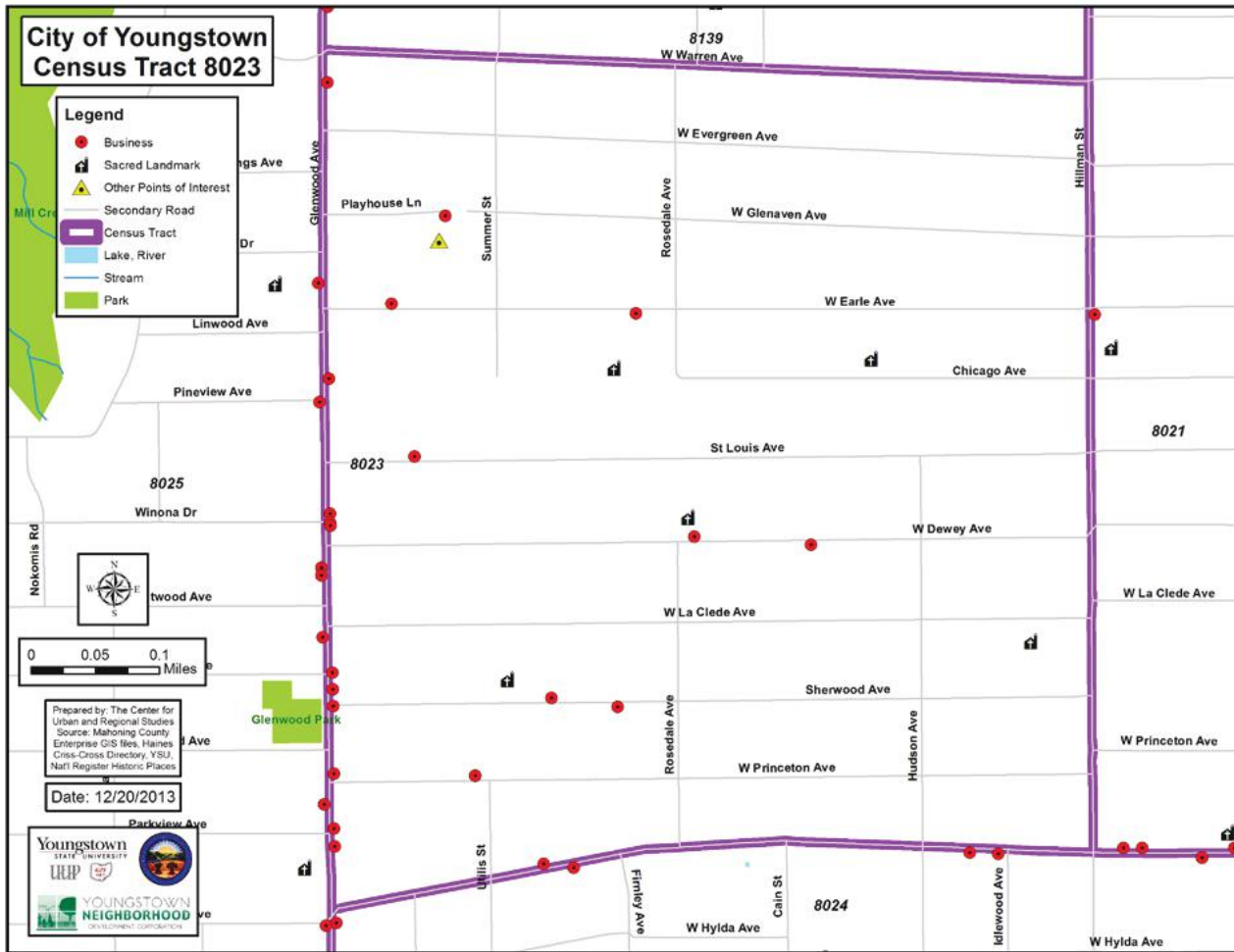
Figure 7.73 - Population loss has left many empty lots.





Figures 7.74-76 - A variety of churches are located in census tract 8021.

CENSUS TRACT 8023



Census Tract 8023 is a small, box-shaped tract that sits on the city's south side and includes the neighborhoods of Warren and Fosterville. This densely-populated tract is demographically similar to its neighbors in that more than three quarters of residents are Black. 8023 is home to the Youngstown Playhouse and Bottom Dollar Grocery Store.

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER SQ MI)
TRACT 8023	2,319	1,033	-55%	0.37	2,805
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8023	35%	44%	91%	17%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8023	9%	9%	90%	83%	1%	3%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%



Figure 7.77 - Vacant commercial structures on Hillman Street.

The population has decreased by more than half since 1990, almost twice as fast as the city's overall decline. Median income in tract 8023, at \$17,500, lags the citywide average. Poverty rates are high and have steadily increased from 35% in 1990 to 44% in 2010 respectively, leaving more than 90% of children living in poverty compared to the city's average of 54%. However, unemployment is slightly lower than the city as a whole. More than a third of households have no vehicle, but 1 in 5 workers use public transit for their commute. **Despite the high percentage of transit commuters, less than half of the tract area is within a quarter mile walk of a bus route.** Educational attainment is roughly similar to city-wide rates. The tract has seen an increase in the percentage of households with seniors but a decrease in the percentage with children.



Figure 7.78 - A new grocery store constructed in 2012.

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8023	\$ 17,484	\$ 19,330	\$ 16,747	\$ 17,857
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 7.79 - The US Census reports nearly a third of houses are vacant.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8023	36%	21%	43%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8023	1,010	639	65%	63%	18%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%



Figure 7.80 - A vacant multi-family structure on Hillman Street.

Vacancy rates are high across tract 8023 and the number of housing units has decreased by more than a third since 1990. Demolitions have totaled 113 since 2006 and vacancy rates have doubled since 1990. Half of all parcels are tax-delinquent. Property values are among the lowest in the city. **However, owner-occupancy rates are slightly higher than the city's rate and nearly a quarter of residents have lived in their homes since 1970—the second highest percentage in the city.** Just two mortgages were originated here since 2007.

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8023	14%	31%	16%	52%	113
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8023	69%	8	\$ 6,917	3%	2	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER, MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER, REFLECTS LOW DEMAND. (MALLACH 2013)
 **CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8023	21%	62%	15%	2%
YOUNGSTOWN CITY	20%	64%	12%	4%



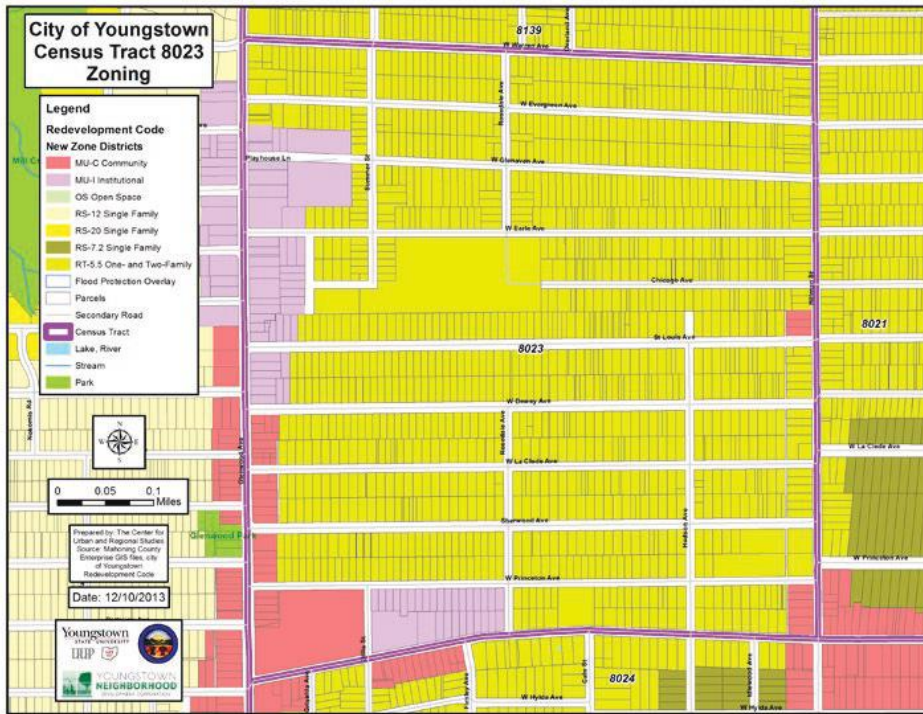
Figure 7.81 - Despite population loss, density remains higher than the city average.



Figures 7.83-84 - Population loss has left many empty lots.



Figure 7.82 - Neighborhood amenities include the Youngstown Playhouse on Glenwood Avenue.



“I’ve lived here for 32 years and my street has yet to be blacktopped and that’s my main concern. I think the city can do more. There are abandoned properties that need to be cleaned up. Overall, as far as living here, I don’t have any problems. I would just like to see my street paved.”

-Resident, Fosterville

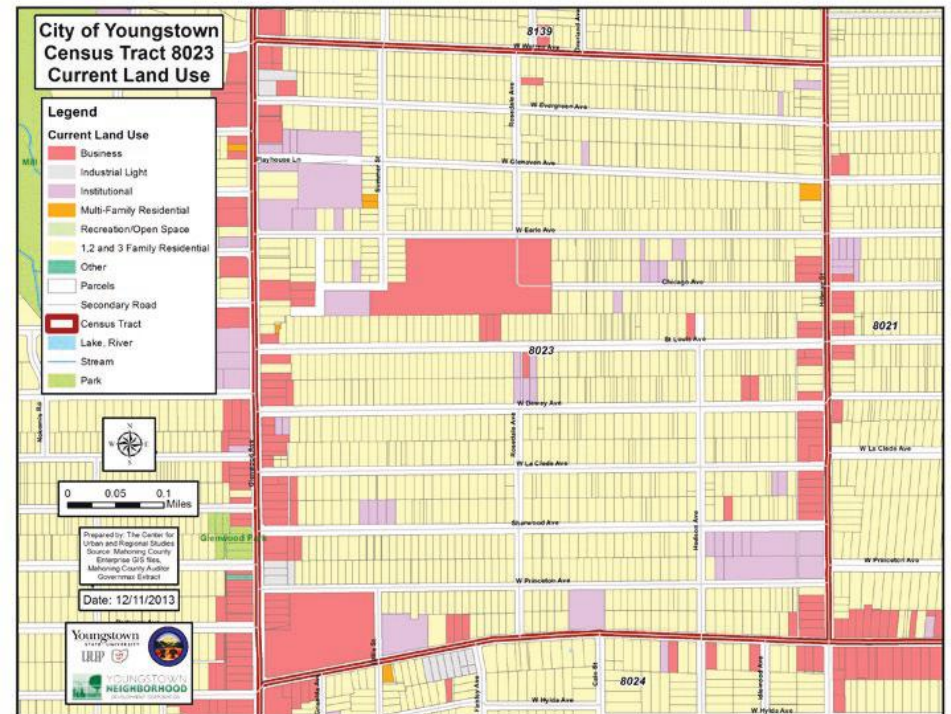
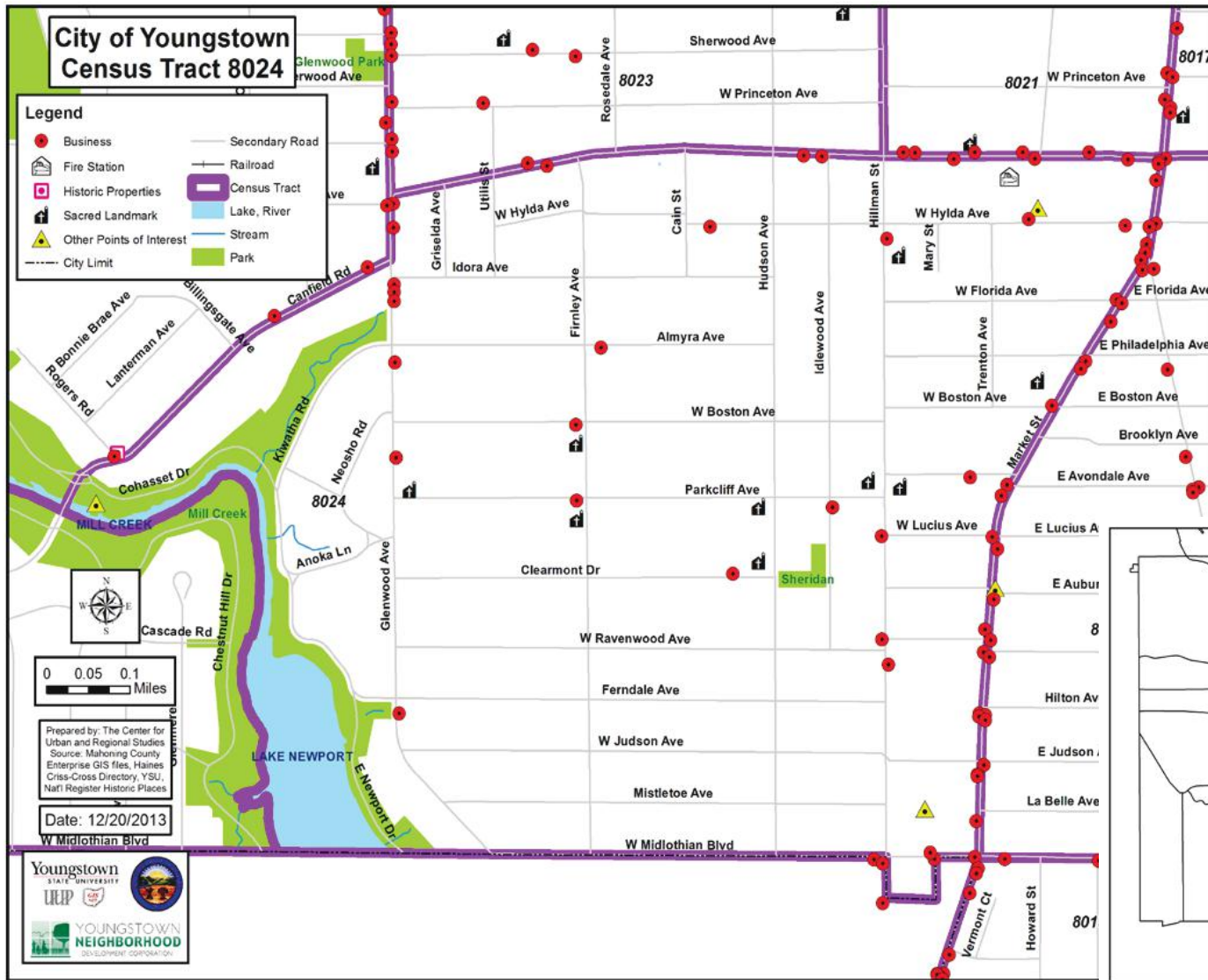


Figure 7.85 - More than 80% of homes were built before 1950.

CENSUS TRACT 8024



Census Tract 8024 has an oblong shape, stretching from Lake Newport and Mill Creek Park to Market Street, and encompassing three neighborhoods: Fosterville, Newport, and Indian Village. Despite a 40% loss in residents since 1990, it remains one of the city's densest tracts.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8024	4,879	2,890	-41%	0.72	4,036
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8024	28%	32%	42%	23%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8024	40%	15%	56%	76%	4%	6%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%



Figure 7.87 - A vacant 4-unit apartment building just east of Glenwood Avenue.

Since 1990, tract 8024 has 1,500 fewer White residents and 500 fewer Black residents. Unemployment and poverty rates do not differ significantly from the city's averages, nor does median income, but relatively fewer households with children are in poverty. A quarter of households have no vehicle. Post-secondary educational attainment is only slightly lower than the city's average. **Crime is a significant issue: 8024 had the third most calls for service of all tracts in 2012.**

The housing stock in 8024 is somewhat older than the city's average—half of all units were constructed prior to 1940. Median home value is lower than the typical city home. Vacancy rates are 2.5 times higher today than in 1990. The number of housing units



Figure 7.86 - The Newport Library at the site of a former grocery store.

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8024	\$ 25,533	\$ 27,357	\$ 21,563	\$ 16,346
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901

has decreased by 500; 250 were demolished from 2006 to 2013. A lower percentage of homes are owner-occupied and 42% of parcels are tax-delinquent. There are more foreclosures than neighboring 8021, 8023, and 8025, but fewer than 8016. A relatively low number of mortgages were originated here between 2007 and 2012 and one household received a loan through the Youngstown Neighborhood Development Corporation's Community Loan Fund.

Neighborhood amenities include Mill Creek Park, Lanterman's Mill, Lake Newport, Sheridan Park, the Newport Library, and nearly a dozen churches.



Figure 7.89 - Homes along Midlothian Boulevard, the tract's southern boundary.

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8024	2,142	1,624	55%	45%	12%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PER.CENT VACANT	2010 PER.CENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PAR.CELS	2006-2013 DEMOLITIONS
TRACT 8024	11%	28%	12%	42%	256
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8024	24%	6%	84%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8024	51%	56	\$ 13,133	5%	21	1
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)
 **CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND



Figure 7.88 -Blight and vacancy are significant issues in tract 8024.

EDUCATION

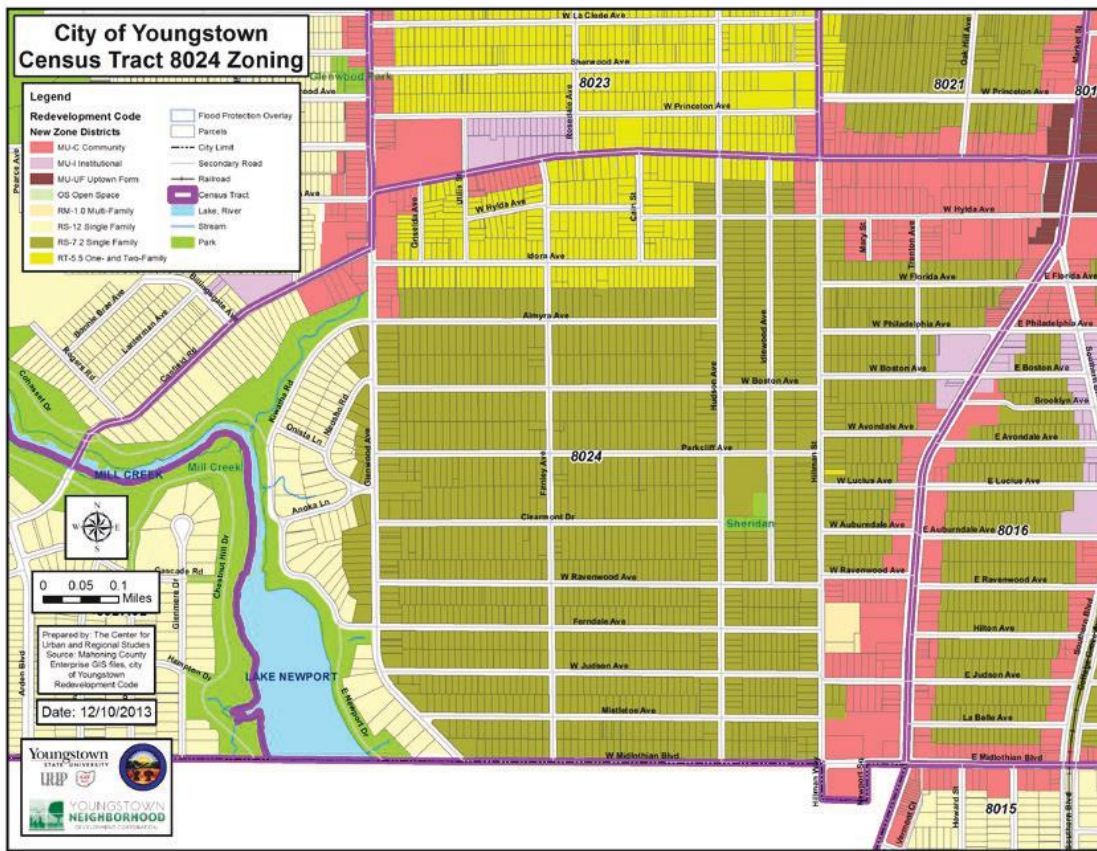
CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8024	24%	64%	9%	3%
YOUNGSTOWN CITY	20%	64%	12%	4%



Figure 7.90 - Mill Creek Park forms census tract 8024's western boundary.



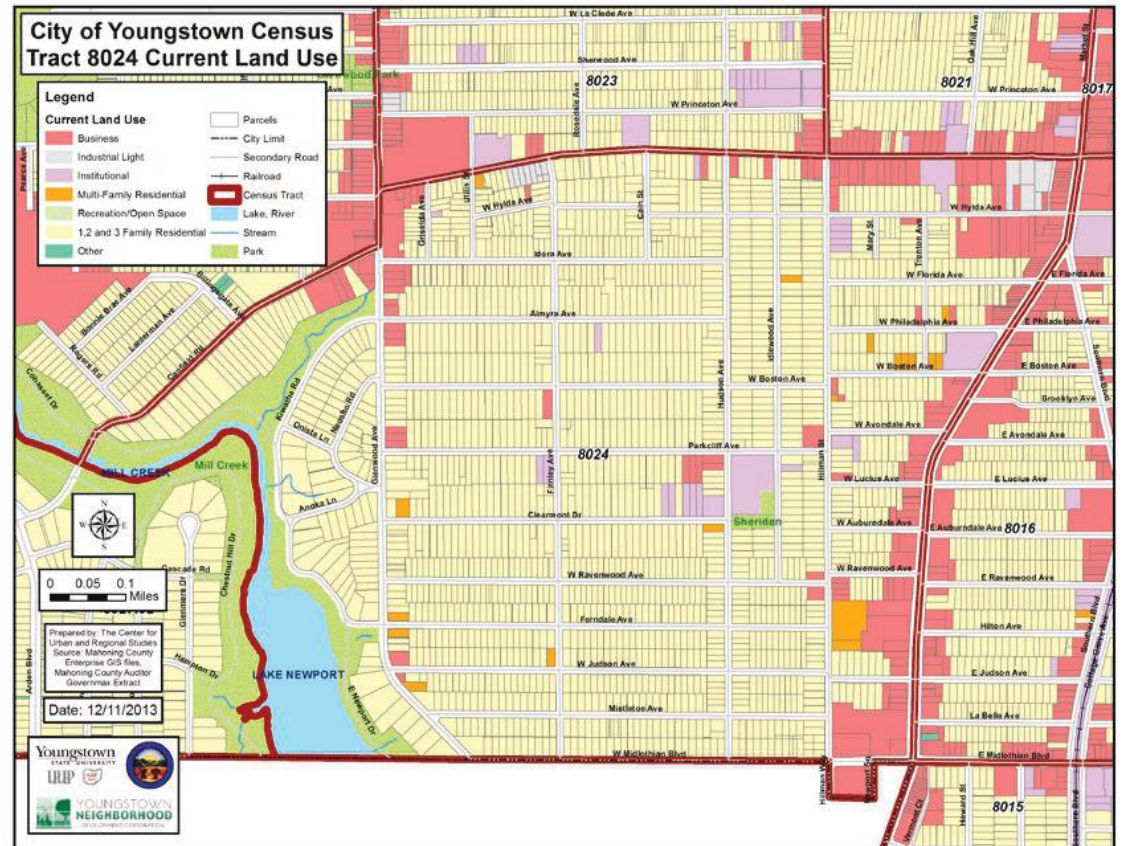
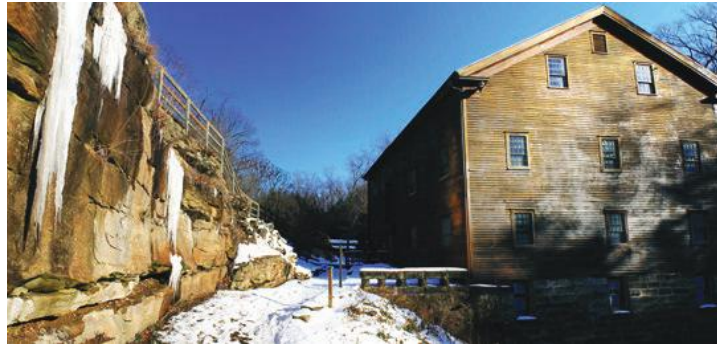
Figures 7.91-93 - Population loss has resulted in many vacant lots, but population density remains higher than the city's average.



Figures 7.94-95 - Vacancy rates have doubled in the past 20 years.

“My neighborhood is filled with blight and neglected. I have worn out so much equipment maintaining vacant properties, the only thing that helped save the neighborhood was the Garden and Orchard - pushed the crime out. It keeps my hope up. I guess it's so many people that I have helped who cared. We helped around 150 people last year with free fresh produce, we want to double that every year.”

-Mason, Newport



Figures 7.96-100 - Census tract 8024 includes a variety of uses: commercial along Market Street and Glenwood Avenue; a high-density residential structure on Hillman Avenue, Mill Creek Park; and various institutional uses, such as churches.

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8025	2,378	1,504	-37%	0.84	1,794
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8025	24%	39%	60%	23%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8025	28%	18%	70%	75%	2%	4%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%



Figure 7.101 - Solar installations at the Iron Roots Urban Farm.

The population is predominantly Black; White residents represent roughly 1 in 5. The population has decreased at a somewhat faster rate than the city since 1990, though not as quickly as tract 8023 directly across Glenwood Avenue. Poverty increased dramatically between 1990 and 2010, surpassing the city's rates of childhood poverty and unemployment. Overall median income is lower than the city's average, but Whites in tract 8025 make significantly more than their citywide counterparts. Median income for Black residents is a third that of White residents—the widest disparity in the city. Roughly 1 in 5 households are without a vehicle. **Educational attainment is higher in tract 8025 than many other tracts;** the number of residents with a graduate or professional degree doubled from 1990 to 2010,



Figures 7.102-103 - A boy tending plants at a community garden and a renovated home on Lanterman Avenue.

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8025	\$ 21,066	\$ 50,648	\$ 17,384	\$ 12,422
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901

though the number with an Associate's or Bachelor's declined significantly.

Home values in census tract 8025 are slightly lower, the housing stock is significantly older than the city's average, and vacancy rates mirror those across the city. Also, 121 demolitions have occurred since 2006. Census tract 8025 had more foreclosures than neighboring tracts 8023 and 8139, but only half as many as 8024. Between 2007 and 2012, 20 traditional mortgages were originated, and since 2011, 11 mortgages have gone through the Youngstown Neighborhood Development Corporation's Community Loan Fund. Home values are roughly equal to the city's average. Amenities include Mill Creek Park, Glenwood Community Park, and the Iron Roots Urban Farm.

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8025	959	763	69%	66%	14%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE*	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8025	9%	19%	14%	26%	121
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

*A DETAILED FIELD SURVEY USING USPS VACANCY DATA REVEALED A 9% VACANCY RATE IN CENSUS TRACT 8025.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8025	18%	0%	62%	93%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORECLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8025	56%	27	\$ 21,629	5%	20	11
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND



Figure 7.104 - Stately homes line Volney Road, adjacent to Mill Creek Park.



Figure 7.105 - A renovated home on Lake Drive.

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8025	22%	55%	17%	6%
YOUNGSTOWN CITY	20%	64%	12%	4%

“My neighborhood is pretty nice and quiet. There are a lot of children and a new playground. It’s a nice place to live.”

-Destiny, Idora



Figure 7.106 - A steep ravine below the East Cohasset Trail.

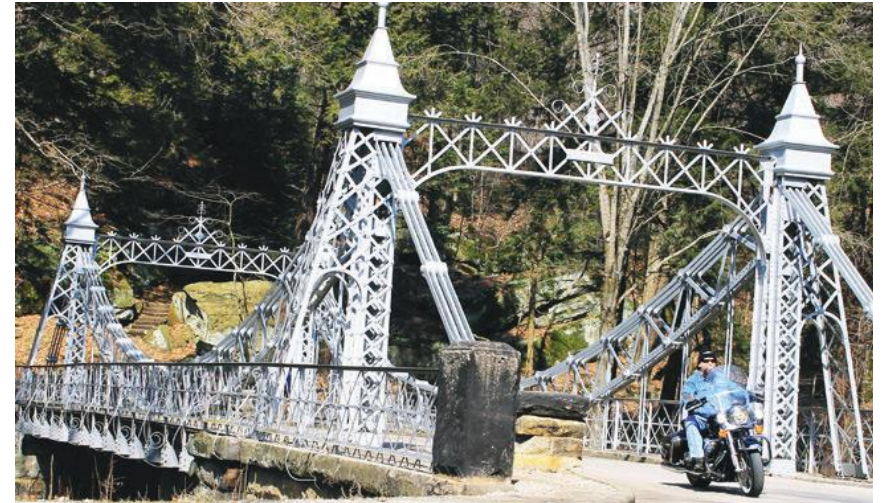


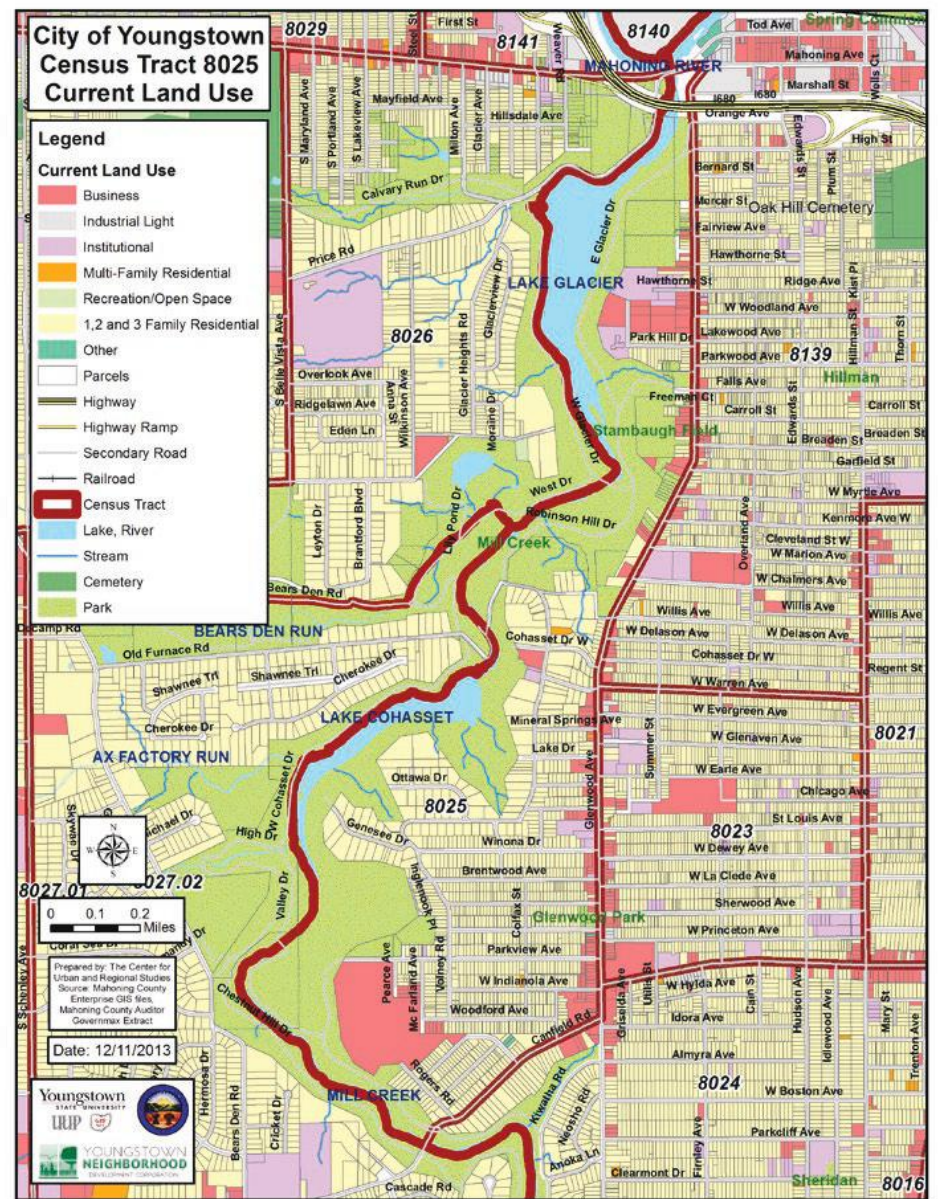
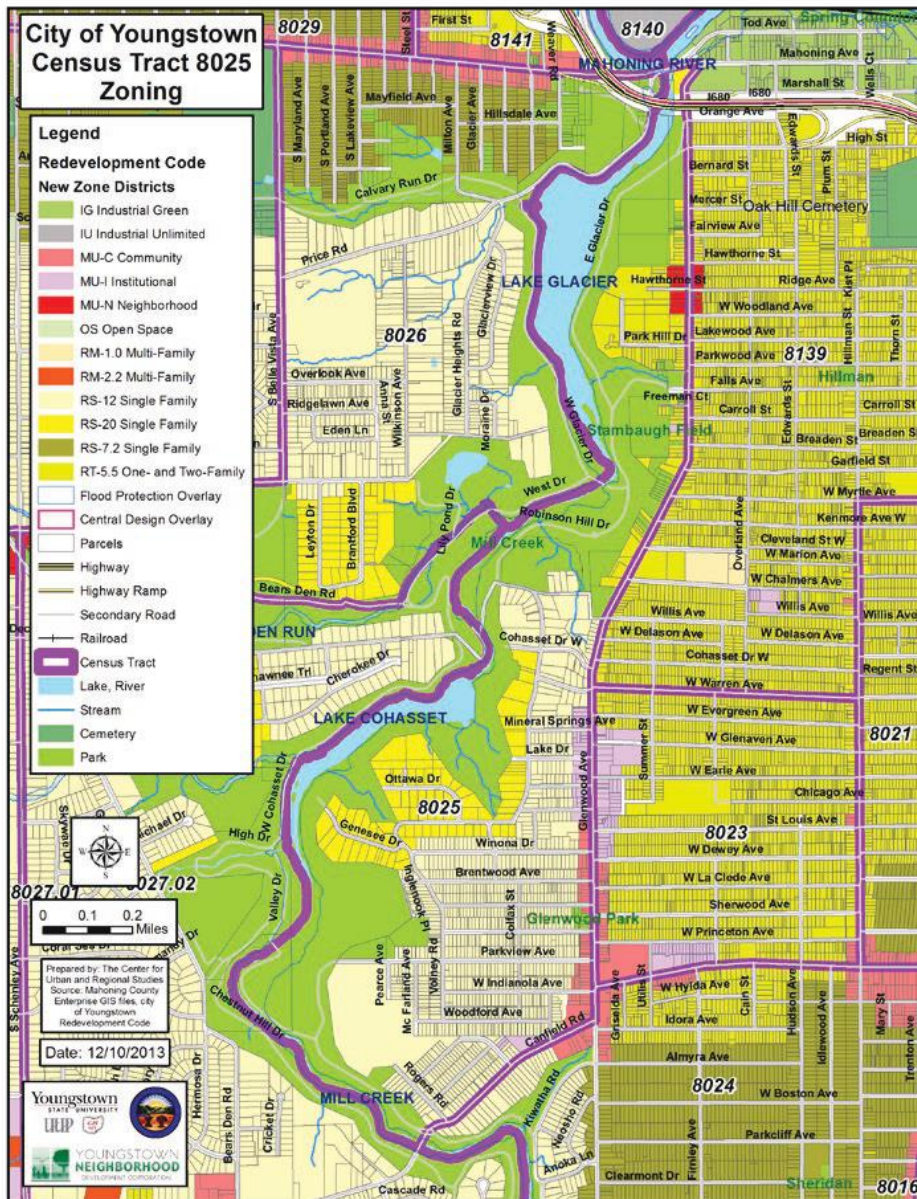
Figure 7.107 - The Mill Creek Park Suspension Bridge is on the National Register of Historic Places.

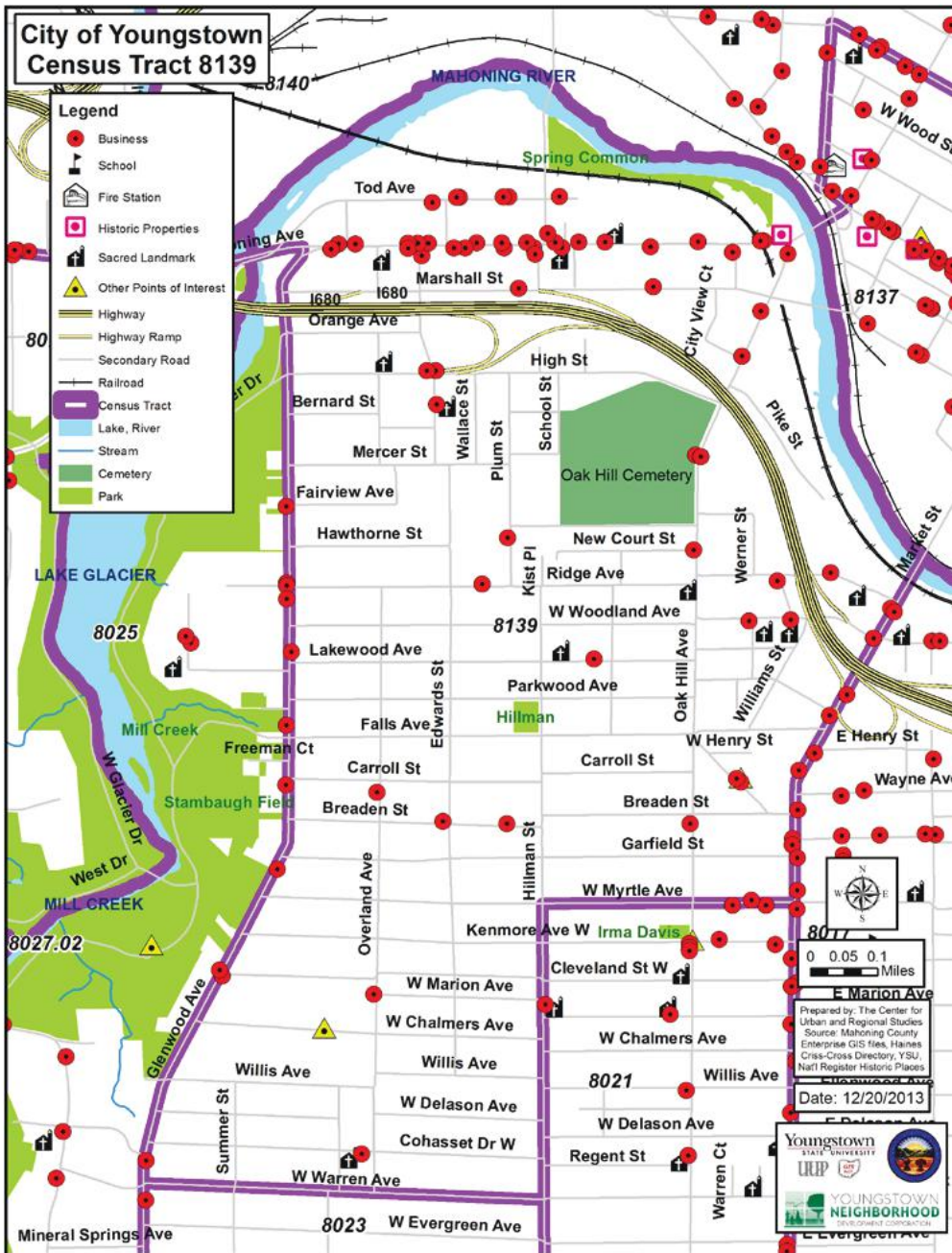
“I drive down Glenwood every day. I’m thrilled with the progress. I see the farm. It’s amazing. It’s fabulous. Ten years ago there were almost no businesses there. There’s a difference in the attitudes of people now.”

-Terry, Lake Newport



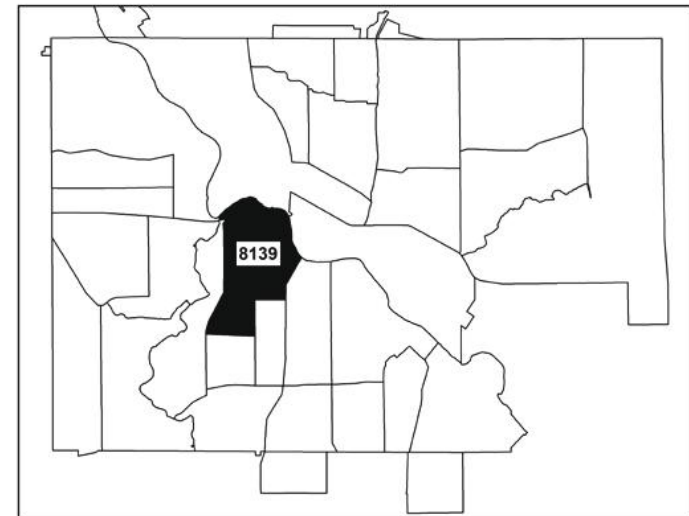
Figure 7.108 - A mural along Glenwood Avenue.





CENSUS TRACT 8139

Located immediately southwest of Downtown, tract 8139 stretches from the Mahoning River and Mill Creek Park to Market Street and includes the Warren and Oak Hill neighborhoods, as well as the Mahoning Commons. It is home to a dozen churches, Oak Hill Cemetery, Hillman Park, and the Mill Creek Children's Center.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8139	4,368	2,150	-51%	1.13	1,900
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 7.109 - The B&O Station is on the National Register of Historic Places.

While density is approximately equal to the city's density, population loss in tract 8139 has been dramatic: it has 2,200 fewer residents than in 1990, a loss of 51%. Poverty and unemployment rates are at least 50% higher than the citywide rate. 85% of residents are Black and 9% are White, which is roughly unchanged from 1990. Median household income is substantially lower than citywide average. The percentage of residents with high school diplomas is equal to city rates, but far fewer adults have advanced degrees. 1 in 5 households has no vehicle, but most residents live within a quarter mile walk from a transit line. The number of calls to the YPD is relatively high.

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8139	49%	51%	67%	33%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8139	11%	9%	87%	85%	2%	3%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8139	\$ 14,065	\$ 12,708	\$ 13,880	\$ -
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 7.110 - Mahoning County Jobs and Family Services on Oak Hill Avenue.



Figure 7.111 - Nearly 1 in 4 houses in Oak Hill are vacant according to the US Census.



Figure 7.112 - 47% of parcels are tax-delinquent.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8139	20%	1%	87%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8139	1,864	1,261	63%	55%	9%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8139	13%	24%	21%	47%	255
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8139	53%	17	\$ 6,455	2%	1	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

The percentage of owner-occupied units is roughly equal to citywide averages, but vacancy rates have increased from 13% in 1990 to 24% in 2010. **The number of foreclosures is low and just one mortgage was originated in the past 6 years.** Nearly half of all parcels are tax delinquent and 255 demolitions occurred between 2006 and 2013. Property values are the lowest in the city; the average home sale price between 2007 and 2012 was \$6,455.

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8139	27%	64%	10%	0%
YOUNGSTOWN CITY	20%	64%	12%	4%

“The Mahoning Commons is most conducive to art and artists. My neighbors have let me put my sculpture in their yard, and Richard Rosenthal of Star Supply is a big supporter of the arts.”

-Tony A., Mahoning Commons

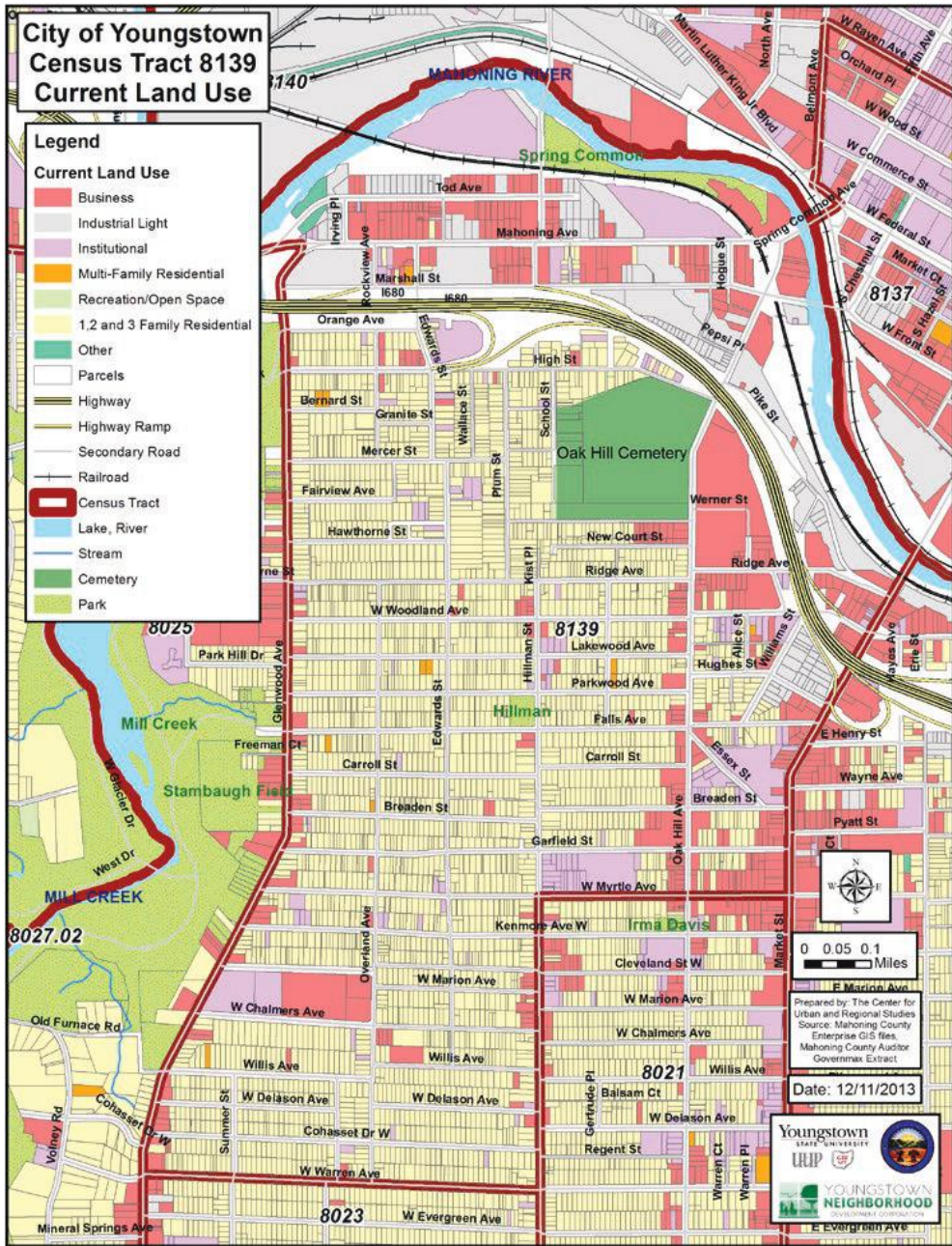
“On my wish list for making this a true arts district: a gallery and an art supply store.”

-Tony N., Mahoning Commons



Figures 7.113-116 - The Mahoning Commons is just west of Downtown along Mahoning Avenue.





Figures 7.119-121 - Census tract 8139 includes a variety of institutional and industrial uses.