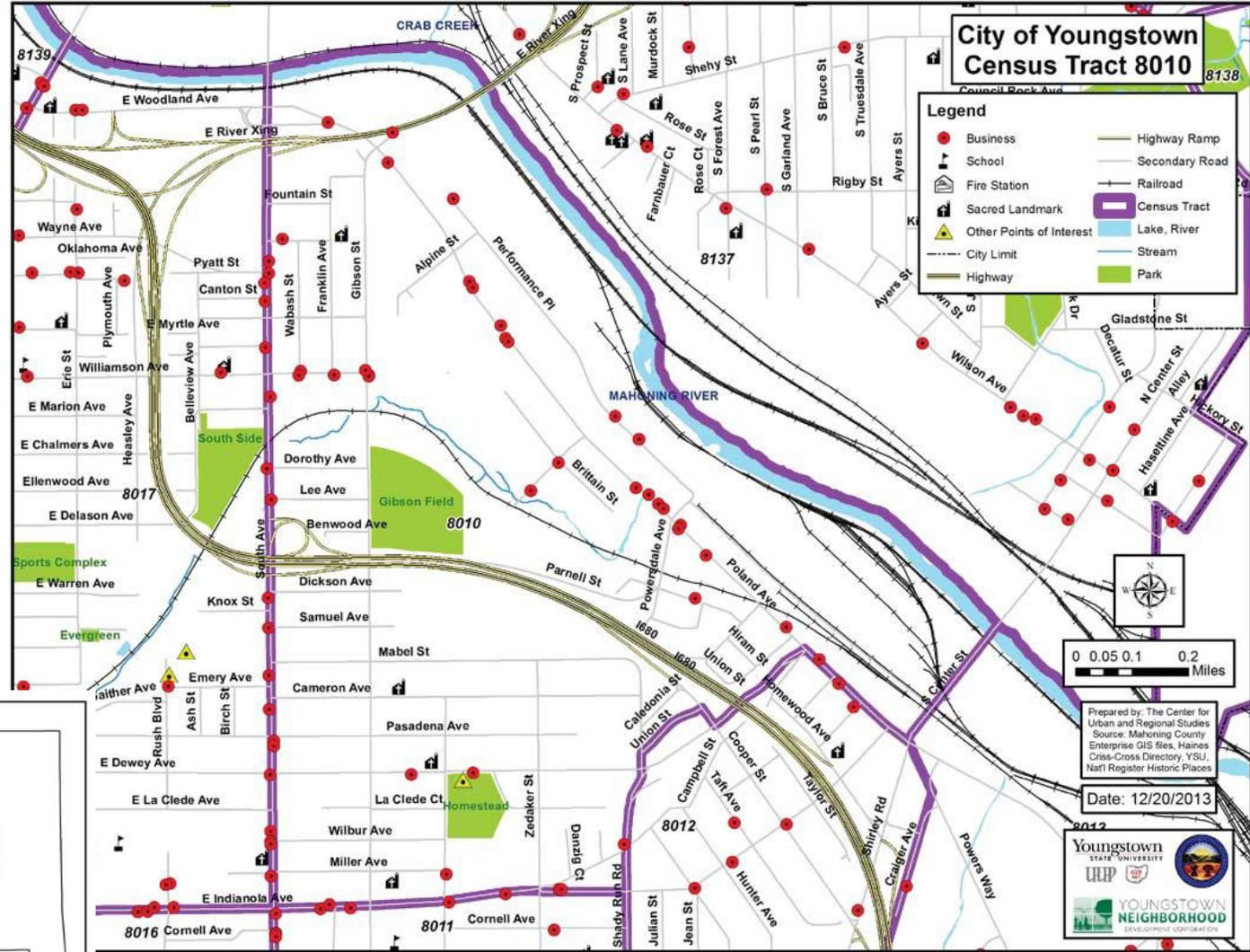


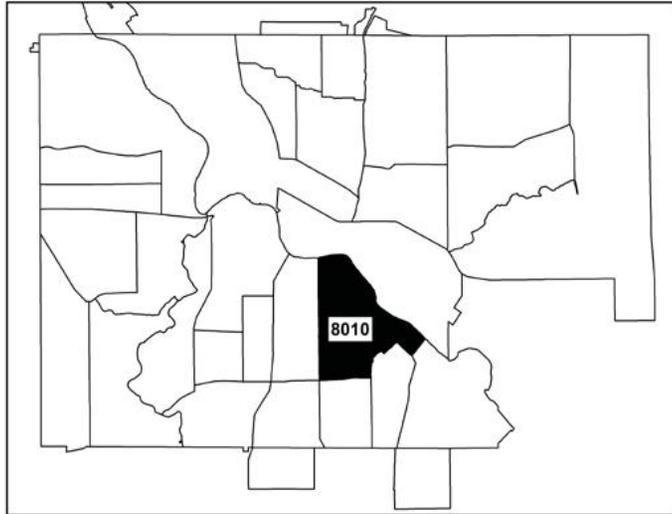
CHAPTER 7: south side census tracts



Situated just east of Downtown, census tract 8010 is triangular shaped and bounded by the Mahoning River, South Avenue, and Indianola Avenue. Interstate 680 cuts through the middle of the tract, separating Lower Gibson from Lansingville. Topography is varied, with flat expanses along the River giving way to a steep hill, permitting a true street grid only in the southern reaches of the tract.



CENSUS TRACT 8010



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8010	2,475	1,628	-34%	1.11	1,472
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 7.1 - A steel mill in the industrial corridor along Poland Avenue.

An industrial corridor lines the Mahoning River with residential areas located to the south. Tract 8010 is considerably less dense than the city as a whole, due to challenging topography, population loss, and the location of I-680 cutting through its center. Poverty has increased sharply in the last two decades but unemployment is significantly lower than the city's average. **White out-migration is quite pronounced in tract 8010: in 1990 the population was 78% White, but in 2010 Whites accounted for slightly more than a third of the remaining residents.** The percentage of households with children has increased and the percentage with seniors has decreased. House values are considerably lower than other tracts, though comparable to other nearby south sides tracts. Since 2007, 29 mortgages have

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8010	31%	43%	58%	13%
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 8010	78%	37%	14%	47%	7%	13%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8010	\$ 27,672	\$ 26,250	\$ 22,472	\$ 30,170
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 7.2 - A greenspace project along South Avenue.



Figure 7.3 - Slightly more than half of all housing units were built after 1940.

been originated—more than neighboring census tract 8017 but fewer than tracts 8011 and 8012 to the south. Vacancy rates, which are somewhat higher than the city’s rate, are rising rapidly. Between 2006 and 2013, 99 houses were demolished. Home values are significantly lower than the city average, at just \$14,017. Nearly a quarter of households have no vehicle, but the vast majority of residents are within walking distance of a transit line. Gibson Field is just off South Avenue and Homestead Park is farther south, in Lansingville. Tract 8010 also contains the Youngstown Wastewater Treatment Plant and a large television antenna visible from I-680.



Figure 7.4 - Vacancy rates have tripled since 1990.

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 8010	24%	0%	94%	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 8010	1,028	855	76%	56%	17%
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 8010	7%	23%	14%	32%	99
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 8010	46%	39	\$ 14,017	7%	29	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

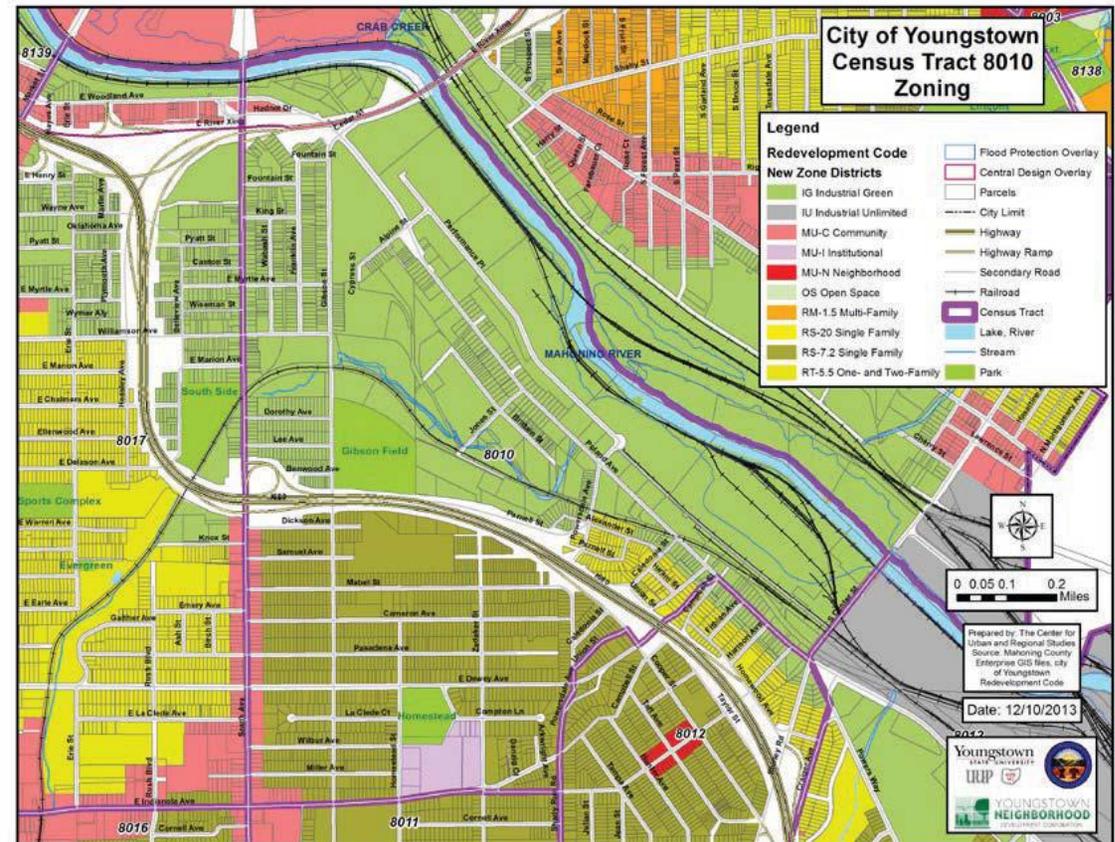
CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8010	18%	73%	9%	1%
YOUNGSTOWN CITY	20%	64%	12%	4%



Figure 7.5 - Tokyo House Japanese restaurant on South Avenue.



Figures 7.6-7 - Commercial vacancies dot South Avenue.



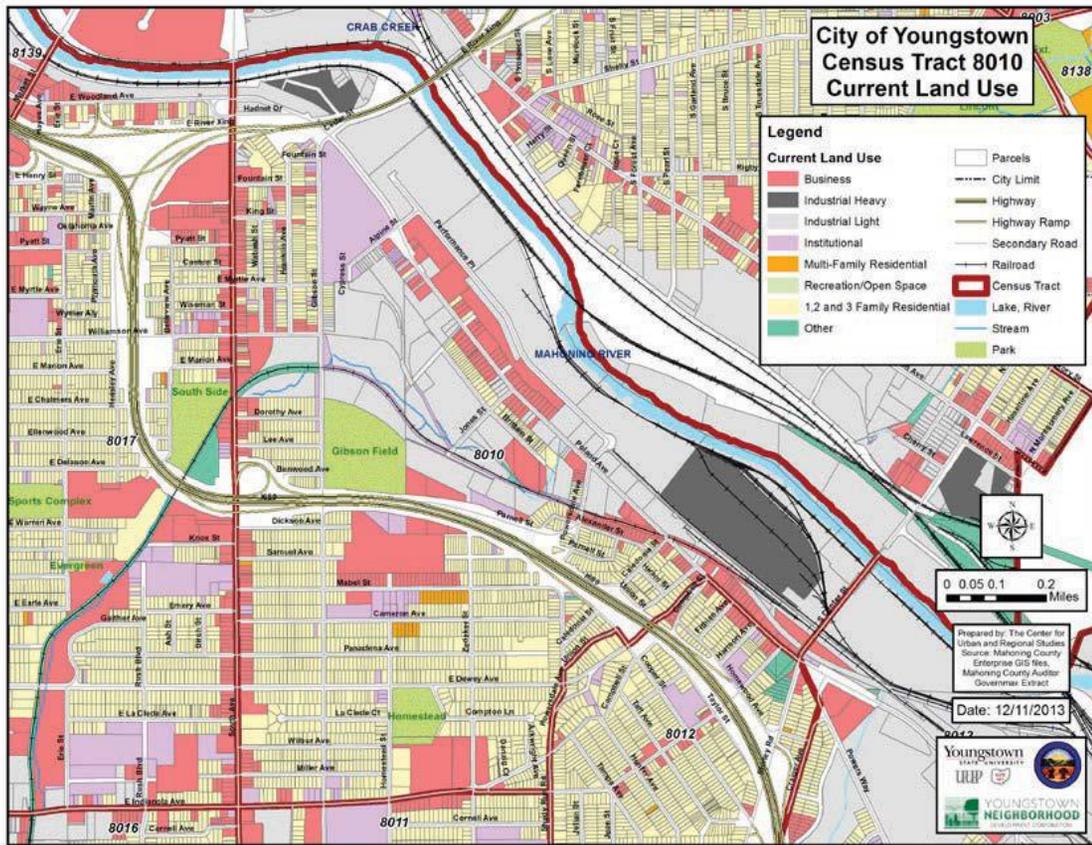
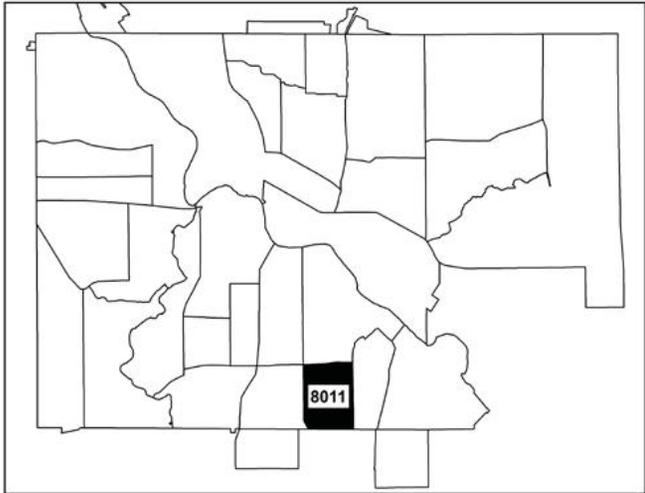
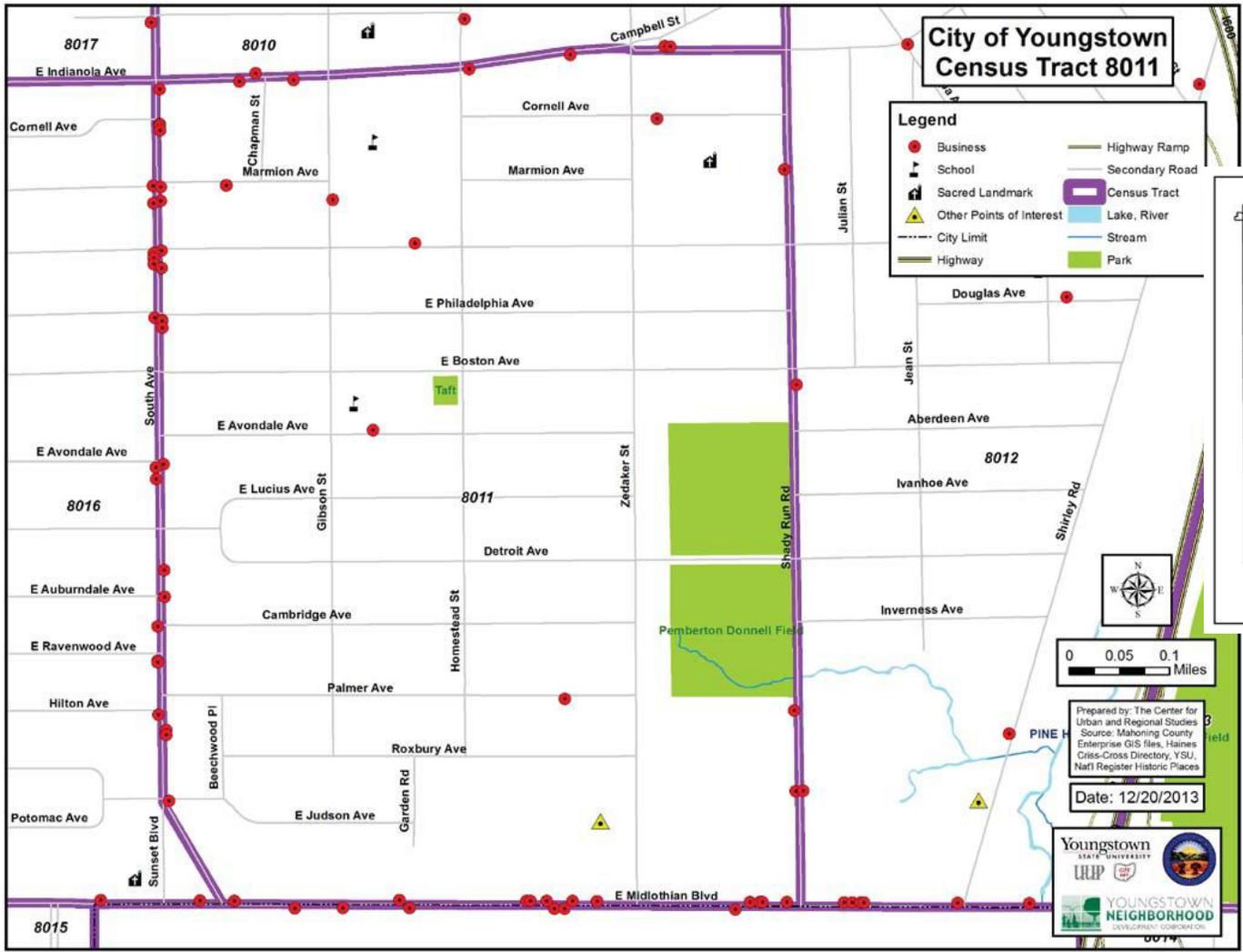


Figure 7.8 - A playground in Homestead Park.

“This is a nice neighborhood. We are all veterans that live here (3 units on one side of house, 3 on the other). No problems with housing.”

-Resident, Gibson Heights





Rectangular in shape, census tract 8011 is a densely populated grid of streets lined with post-war era homes. Its northern section forms part of Lansingville and the southern edge borders Boardman Township along Midlothian Boulevard.

CENSUS TRACT 8011

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ.MI)
TRACT 8011	2,753	2,338	-15%	0.53	4,437
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 7.9 - Lansingville spans three tracts: 8010, 8011, and 8012.

Stretching from South Avenue to Shady Run Road, 8011 is one of the most dense tracts in the city. Population loss has been less extreme than most areas of the city, though significant demographic shifts have occurred. **In 1990, only 1% of the population was Black, but by 2010, Blacks accounted for nearly half of the 2,338 residents.** Education attainment, median incomes, and unemployment are comparable to the city as a whole. Poverty has increased considerably—the rate nearly tripled between 1990 and 2010. As in nearby tract 8010, there has been a decrease in households with persons over 65 and an increase in families with children. Residents of 8011 are relocate realitvely often; in 2011 nearly a quarter of the population had moved within the last year. The childhood poverty rate has increased substantially.

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8011	13%	37%	64%	21%
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 8011	96%	43%	1%	44%	3%	9%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8011	\$ 22,174	\$ 23,889	\$ 19,762	\$ 21,833
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 7.10 - Approximately 375 students attend Woodrow Wilson Middle School.

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8011	1,255	1,197	77%	56%	22%
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 8011	4%	19%	13%	23%	51
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062



Figures 7.11-12 - Vacancy rates increased nearly 5-fold since 1990.

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 8011	10%	0%	100%	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 8011	28%	71	\$ 19,956	8%	36	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

Vacancy is a significant issue; 1 in 5 housing units are vacant according to the US Census. Median home values are lower than the city's average. Since 2007, 36 mortgages have been originated—fewer than all nearby census tracts. All residents are within walking distance of transit lines—a benefit to the roughly 250 residents without a vehicle.

Pemberton Donnell Field breaks up the street grid between Zedaker Street and Shady Run Road, providing outdoor recreation for this densely populated neighborhood. Nearby is Taft Elementary School and farther north is Wilson Middle School.

With some of the highest rates in the city, foreclosures and crime are pressing issues in tract 8011.

EDUCATION

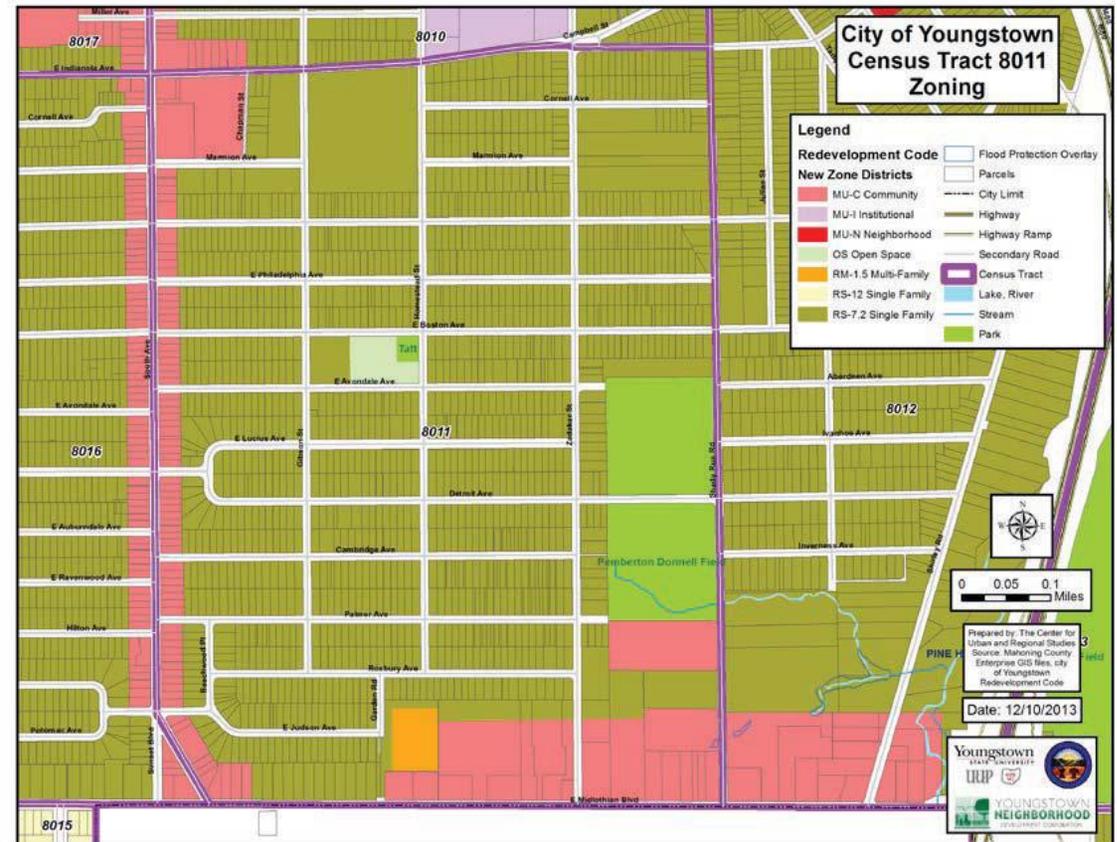
CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8011	19%	68%	10%	3%
YOUNGSTOWN CITY	20%	64%	12%	4%



Figure 7.13 - Midlothian Boulevard and South Avenue are the tract's commercial corridors.

“Parts of [the neighborhood] are okay, other parts are ‘forget it.’ We all mostly keep to ourselves. We did have a family [down the street] that was trouble, but they were evicted. House next door has been empty for [about 3 years] and we want it to be demolished. It’s not a bad neighborhood, still pretty good right now.”

-Resident, Lansingville



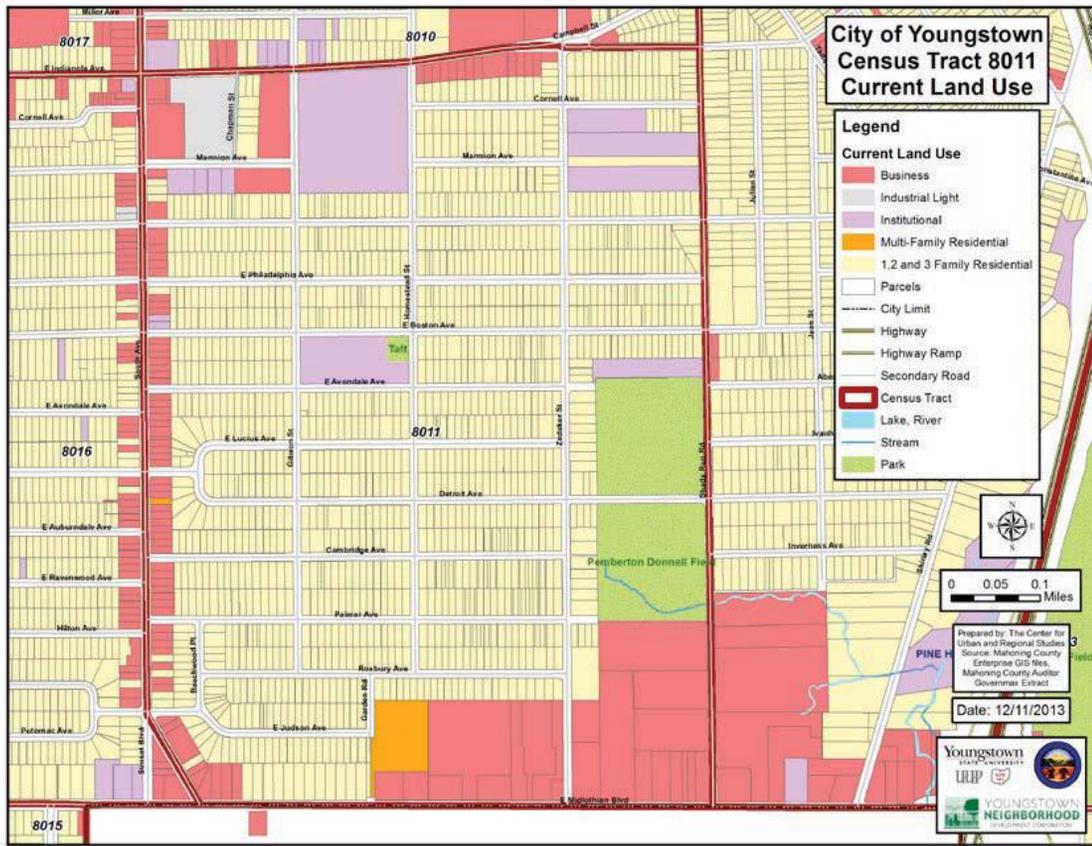
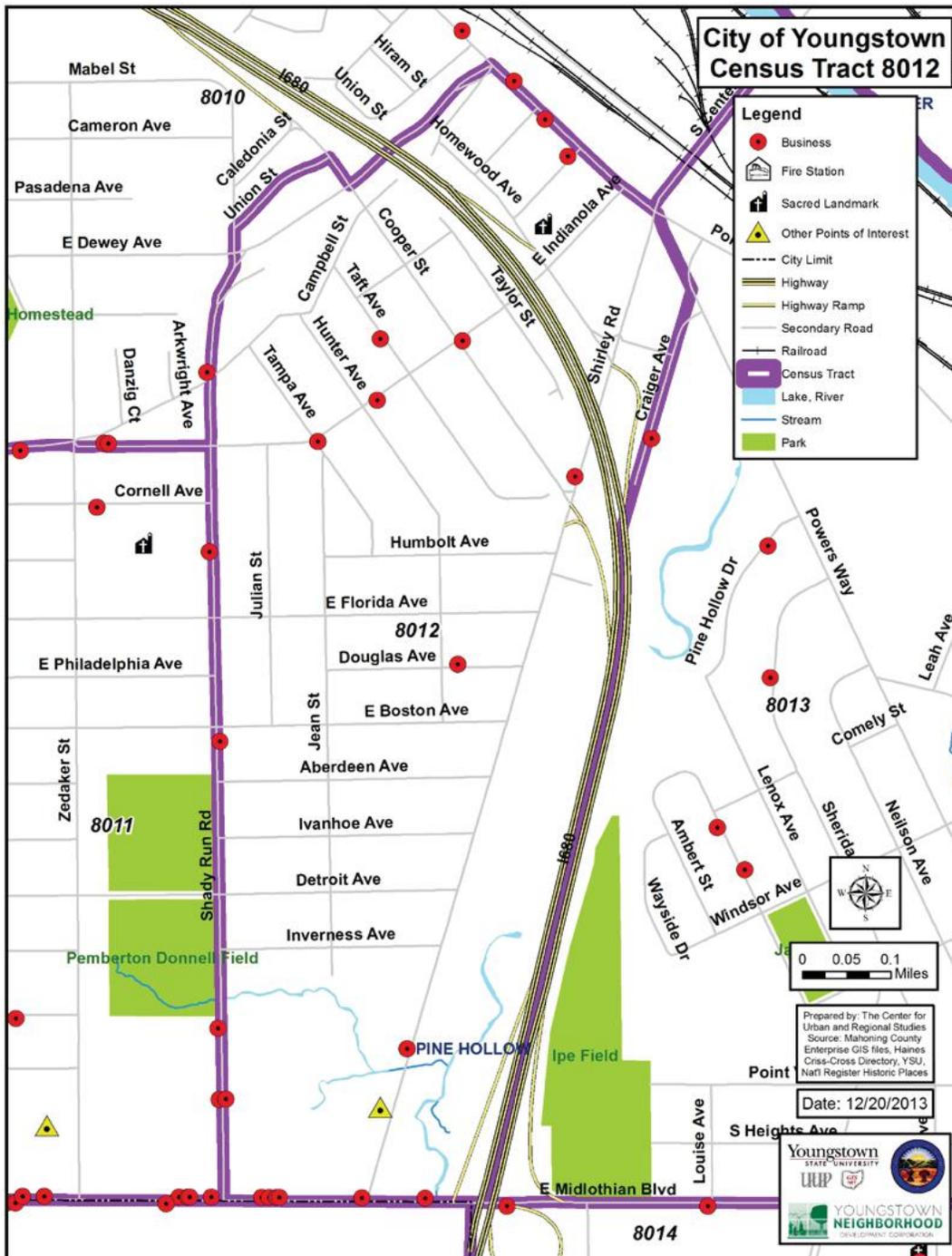


Figure 7.14 - Approximately 370 students attend Taft Elementary.

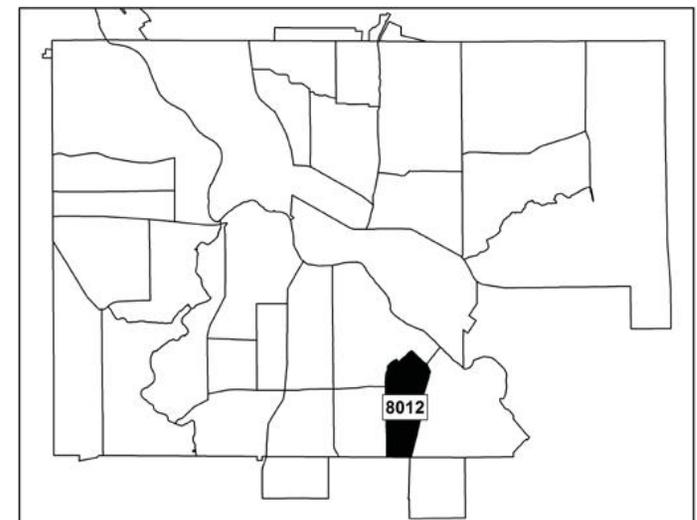


Figure 7.15 - Pemberton Park serves residents in both tracts 8011 and 8012.

CENSUS TRACT 8012



Tract 8012 is cylindrical in shape, consisting of a narrow band of residential streets between Shady Run Road and Interstate 680. Heading south from Poland Avenue, the land rises sharply up to the freeway, just past which is Lansingville where many Czechoslovaks once settled. The tract then stretches south past Pine Hollow to the business district along Midlothian Boulevard.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8012	2,145	1,618	-25%	0.54	2,992
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 7.16 - Tract 8012 is considerably more dense than the city as a whole.

This densely populated tract is experiencing a demographic shift, similar to other tracts on the city's southeast side. While it was overwhelmingly White in 1990, the Hispanic population has grown to include 10% of all residents and the Black population has increased to 28%. **While unemployment is significantly lower than the city's rate, the poverty rate is higher—and increasing rapidly.** The overall poverty rate tripled in the past two decades, and 70% of households with children now live in poverty. Median incomes are roughly equivalent for Blacks and Whites, though the US Census reports an extraordinarily high median income for Hispanics. More residents have high school diplomas than the city average, but tract 8012 lags in post-secondary education attainment. One in 10 households are

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8012	13%	40%	70%	8%
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 8012	97%	56%	1%	28%	2%	10%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8012	\$ 23,186	\$ 25,385	\$ 23,005	\$ 120,833
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 7.17 - Tract 8012 is home to the Organizacion Civica y Cultural Hispana Americana

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8012	4%	16%	13%	25%	59
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8012	917	832	82%	73%	11%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

without a vehicle but only half of the tract is within a quarter mile walk of a transit line.

A relatively high percentage of housing units are owner-occupied when compared to the rest of the city, though that number is decreasing. In 2011 fewer residents had moved in the past year than in the city as a whole, or in comparison to neighboring tract 8011 to the west. **This tract has one of the city's highest number of residents who have lived in their homes since 1970.** Not surprisingly then, the percentage of households with persons over 65 is also relatively high. Vacancy is increasing rapidly; according to the US Census, the rate has quadrupled in the past 20 years. More than a third of housing units were built before 1940 and the median value



Figure 7.18 - A majority of houses were constructed after 1940.



Figure 7.19 - Vacancy has increased 4-fold since 1990.

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 8012	10%	0%	53%	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 8012	35%	34	\$ 20,895	6%	49	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 8012	13%	79%	6%	2%
YOUNGSTOWN CITY	20%	64%	12%	4%

is lower than the city as a whole. Foreclosures are relatively high and comparable to neighboring tracts. Since 2007, 49 mortgages have been originated—comparable to neighboring census tract 8013 and higher than tracts 8010 and 8011.

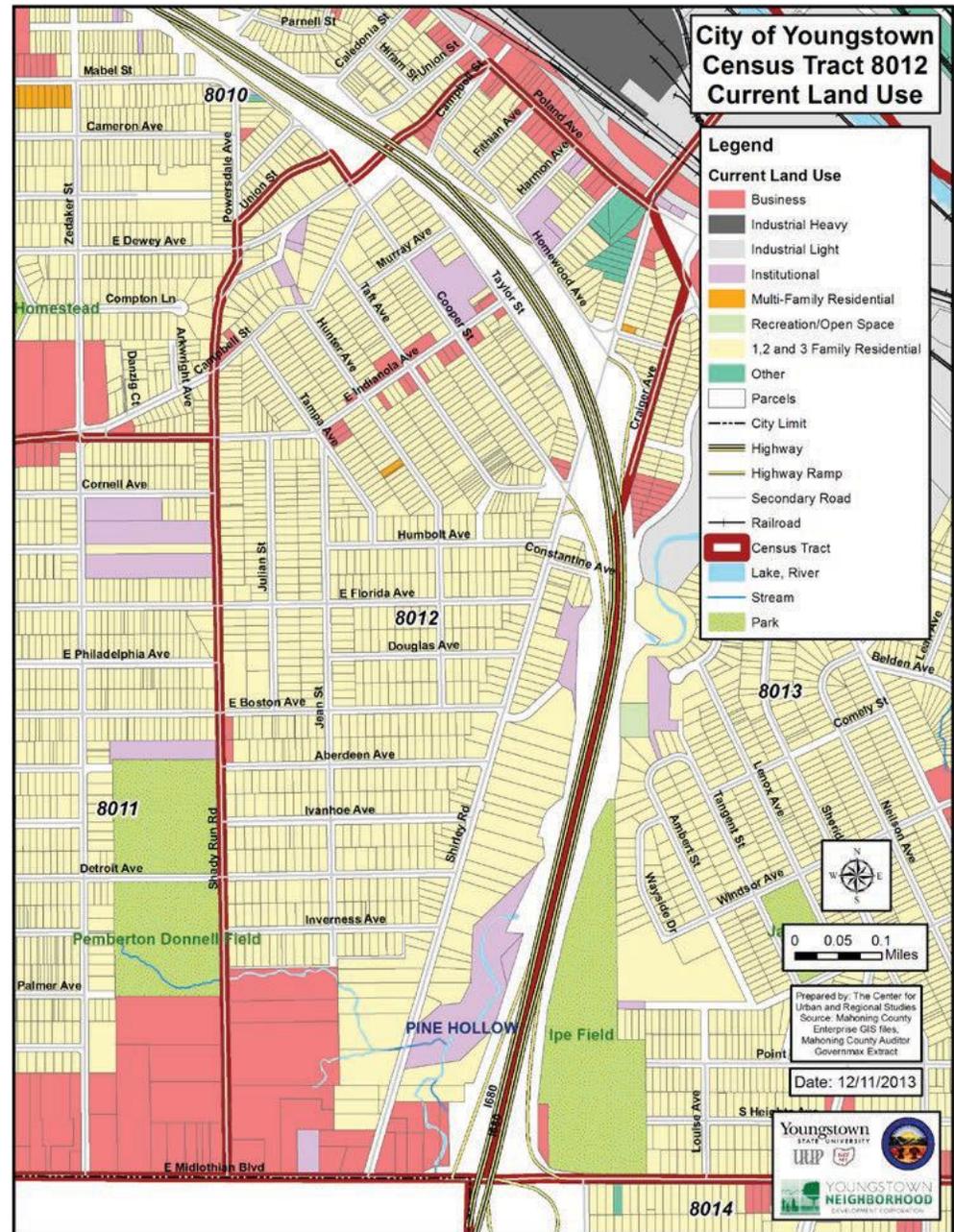


“ My neighborhood is so-so. There are four vacant houses on my street and that makes the neighborhood look awful. Grass is high in the summer. My husband cut the grass a few times. He saw kids playing as if they were going to go inside [a vacant house], he told them he'd call the cops! ”

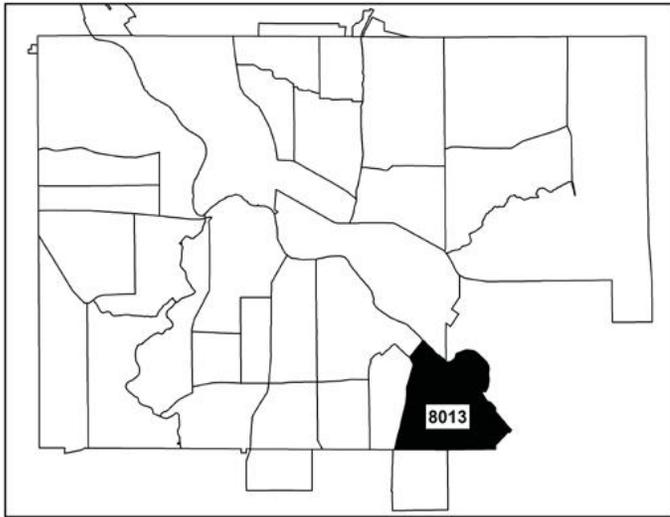
-Ileana, Lansingville



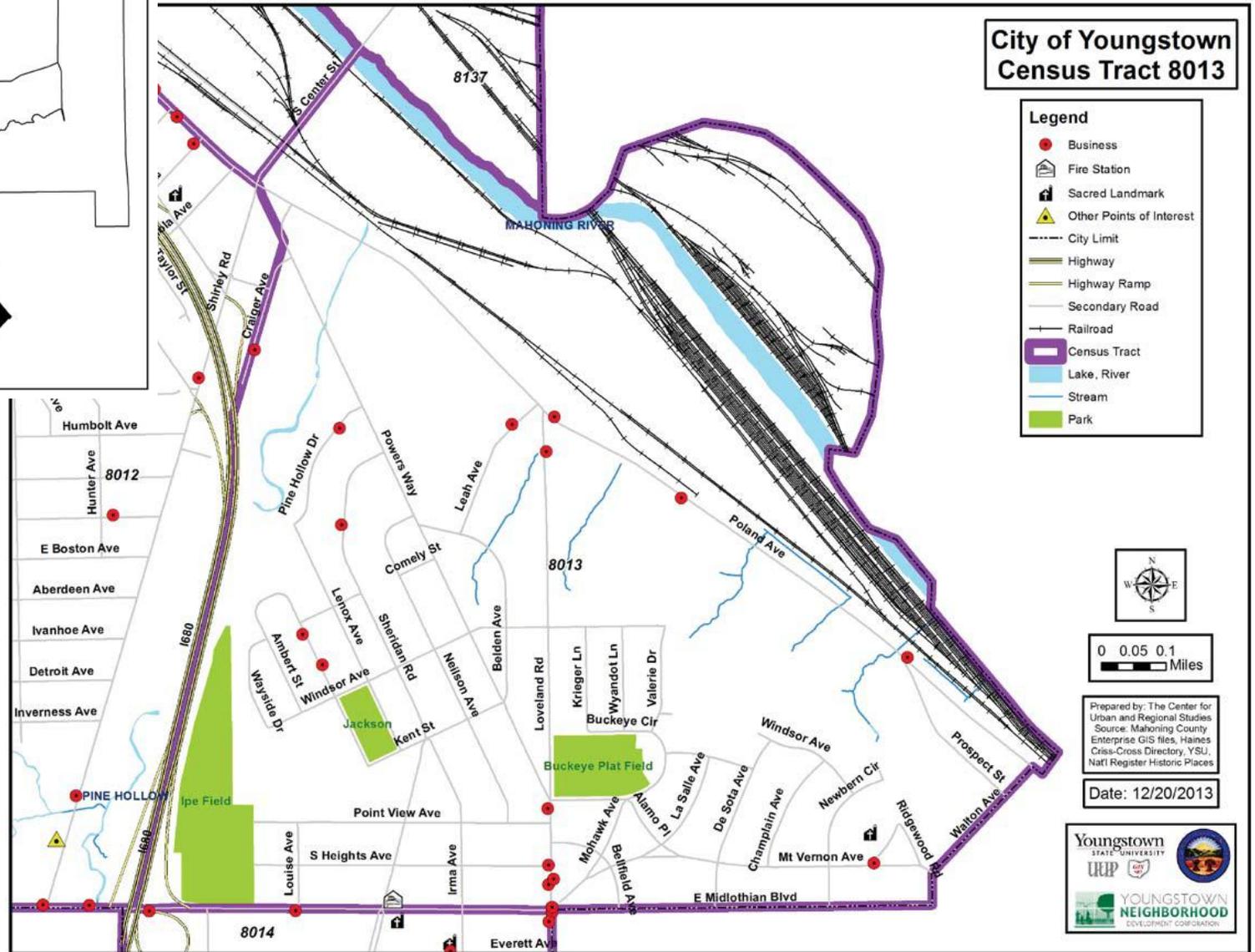
Figures 7.20-21 - The Islamic Society of Greater Youngstown is located in Lansingville, just off I-680.



CENSUS TRACT 8013



Census tract 8013 is triangular, except for a node that juts across the Mahoning River toward Campbell. Part of its southern boundary along Midlothian Boulevard is shared with Struthers. The tract consists of flat industrial land along the river, separated by steep slopes from the neighborhoods of Powerstown and Buckeye Plat.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8013	2,998	2,330	-22%	1.20	1,945
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 7.22 - Buckeye Field, serving Powerstown and Buckeye Plat neighborhoods.

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8013	15%	39%	64%	18%
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 8013	95%	68%	2%	21%	3%	7%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

The density of tract 8013 closely resembles the city as a whole. Population has been decreasing, though not quite as quickly as most other tracts. **Median income is slightly higher and unemployment is slightly lower than the city's rates, but tract 8013 has seen a tremendous increase in poverty since 1990.** The percentage of Black and Hispanic residents is rising as the White population decreased from 95% in 1990 to 68% in 2010. Education levels largely reflect the city as a whole, with the exception of graduate and professional degree holders, of which there are very few in tract 8013. One in 10 households are without a vehicle, but more than 90% of the tract is within walking distance of transit.

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE		2011 WHITE		2011 BLACK		2011 HISPANIC	
TRACT 8013	\$	25,849	\$	29,394	\$	15,887	\$	9,083
YOUNGSTOWN CITY	\$	24,880	\$	30,578	\$	19,052	\$	15,901



Figure 7.23 - Buckeye School, which is now closed.

A higher-than-average number of mortgages have been originated here since 2007. A higher percentage of housing units are owner-occupied than in the city as a whole, but that number is decreasing. In 2011 roughly 1 in 8 residents had moved during the past year, which is less than the city's rate. Median home values lag the city's median and vacancy has increased five-fold according to the US Census. **Foreclosure is a significant issue; census tract 8013 had the third highest number of foreclosures in the city.**

Census tract 8013 is home to two parks: Buckeye Field, situated at the intersection of Loveland Road and Powers Way; and Ipe field, located on Midlothian Boulevard, near the entrance to I-680.



Figure 7.25 - More than half of tract 8013's housing stock was built in the post-war era.

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 8013	38%	71	\$ 21,122	7%	54	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

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 8013	10%	0%	91%	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 8013	1,117	1,068	80%	66%	12%
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 8013	3%	15%	10%	17%	44
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062



Figure 7.24 - Vacancy rates increased five-fold between 1990 and 2010, though they are still lower than the city as a whole.

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 8013	25%	65%	10%	0%
YOUNGSTOWN CITY	20%	64%	12%	4%

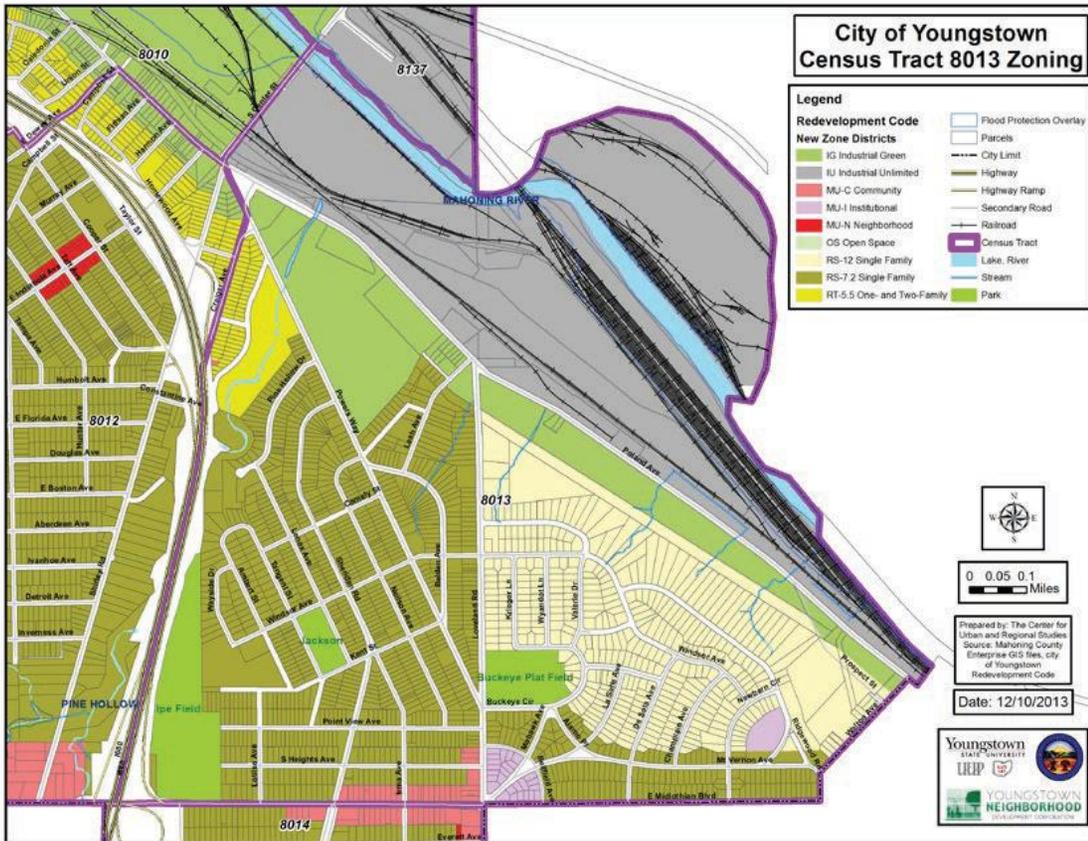
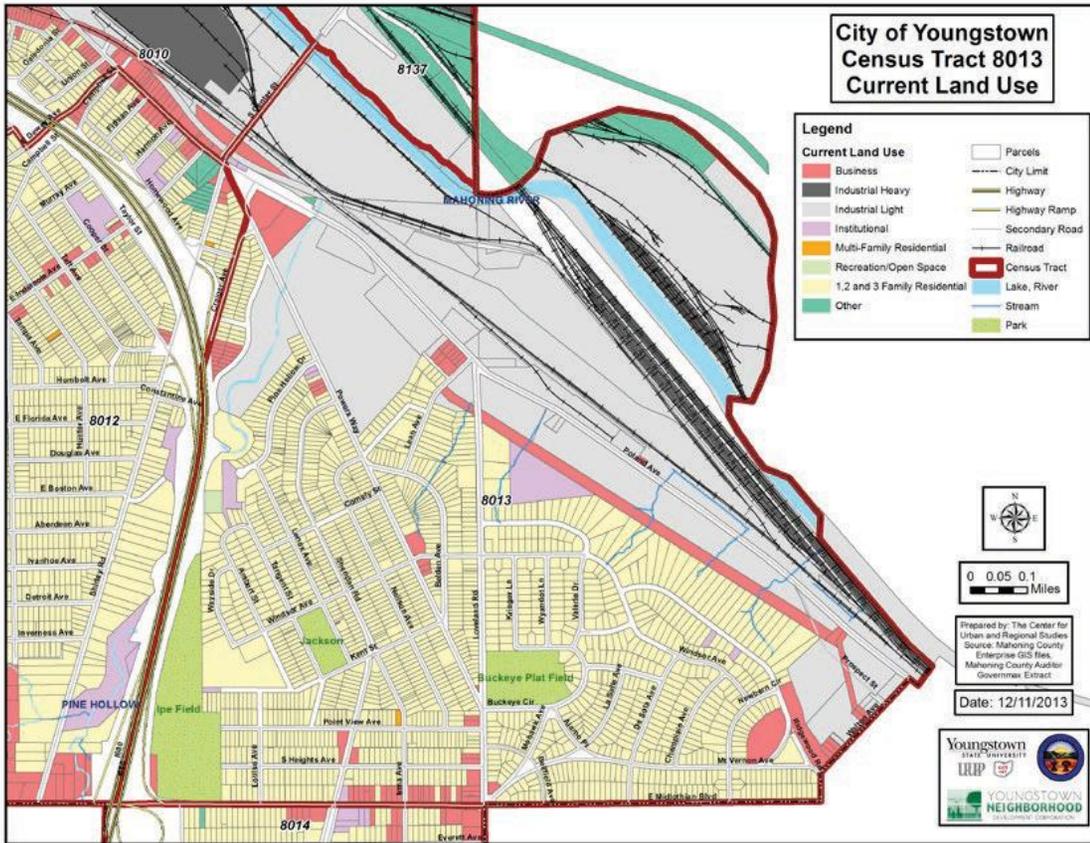


Figure 7.26 - Commercial structures are located along Midlothian Boulevard and Powers Way.



Figure 7.27 - Population density mirrors the city's average, as census tract 8013 is made up of dense residential streets and large expanses of industrial land.

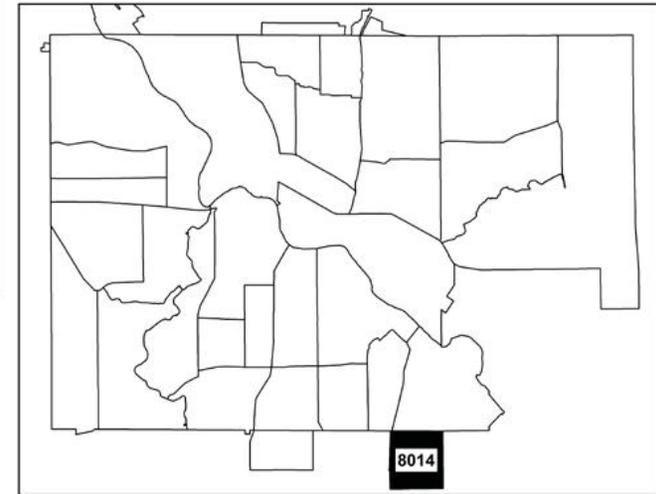
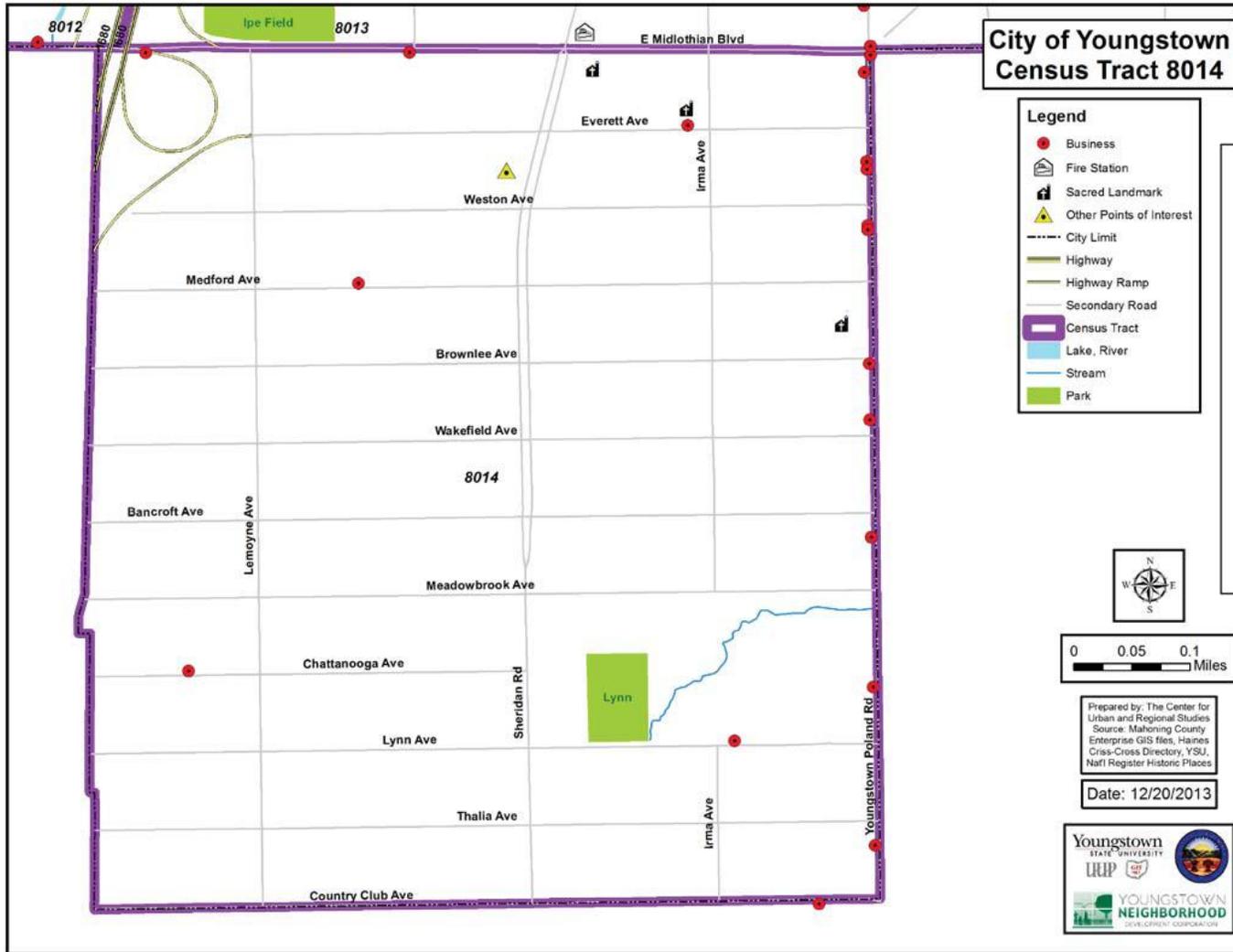


Figures 7.28-30 - Land uses range from commercial along Midlothian Boulevard to industrial along Poland Avenue.

“I love it now. My house has been in the family for many years. There were problems when we first moved in. Councilman Swierz encouraged us to form a block watch - he said ‘you’ve got to be organized, you’ve got to do this!’

Once we did get organized it did help; we got rid of the people that shouldn’t have been here; kids ran the place, all the noise, they used to fight, but that’s all gone now. That was many years ago and it’s a nice place now.”

-Nora, Powerstown



CENSUS TRACT 8014

Jutting south of Midlothian toward Boardman Township is square-shaped tract 8014. It stretches from Interstate 680 to Youngstown-Poland Road and from Midlothian Boulevard to Country Club Avenue. Known as Brownlee Woods, this area was largely built up in the post-war years.

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ.M)
TRACT 8014	2,651	2,101	-21%	0.50	4,227
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 7.31 - Businesses are located along Midlothian Boulevard and Youngstown-Poland Road.

Census tract 8014 is twice as dense as the city average and though the population has decreased, the rate of loss has not been as high as the city's. The last two decades have brought increasing diversity, but the tract is still 90% White. **Poverty and unemployment are significantly lower and median income is a third higher than the citywide average.** Post-secondary educational attainment is on par with the city average and the percentage of residents with a high school diploma is somewhat higher. One in 8 households have no vehicle, but the majority of residents are within a quarter mile walk of a transit line. Amenities include Lynn Park, Brownlee Woods Library, and several churches.

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8014	8%	5%	0%	8%
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 8014	98%	90%	0%	5%	1%	4%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8014	\$ 33,611	\$ 34,884	\$ -	\$ -
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 7.32 - Approximately 75% of houses were built between 1940 and 1970.



Figure 7.33 - The number of mortgages originated is high compared with the rest of the city.

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 804	14%	0%	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 804	1,105	1,091	90%	86%	6%
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 804	2%	10%	5%	6%	11
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 804	20%	59	\$ 34,471	5%	105	3
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

Rates of homeownership are high—86%—and a low percentage of residents moved within the past year, especially when compared to the city. Since 2007, 105 mortgages have been originated—the highest number on the south side and one of the city's highest overall. Additionally, 3 mortgages were originated through the Youngstown Neighborhood Development Corporation's Community Loan Fund in 2012 and 2013. Average sales prices between 2007 and 2012 were the highest on the south side and among the highest in the city, at \$34,471. However, the number of foreclosures was among the highest in the city and vacancy rates have increased significantly since 1990. Between 2006 and 2013, 11 houses were demolished.



Figure 7.34 - Foreclosures are high and vacancy rates have increased significantly.

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 8014	12%	70%	12%	5%
YOUNGSTOWN CITY	20%	64%	12%	4%



Figure 7.35 - Rates of home-ownership are substantially higher in tract 8014 than the citywide average.

“My husband has been there over 50 years, and we’ve been married for 31. I don’t think he paid a lot of attention to what was going on or knew the neighbors until I came along. We found ourselves complaining on the porch one day and decided to go to a neighborhood meeting. We figured you can sit on the porch and complain or do something about it. Dog issues, traffic, you deal with a lot of different departments downtown. We take our complaints to them and then follow up. It’s very sustainable, a lot of home ownership, a lot of lifelong members. You don’t find that too often. We have a lot of rentals but we try to stay on top of it through knowing the landlords. We appreciate our councilman a lot. We have churches, a library, a school, a nice park.”

-Nancy, Brownlee Woods

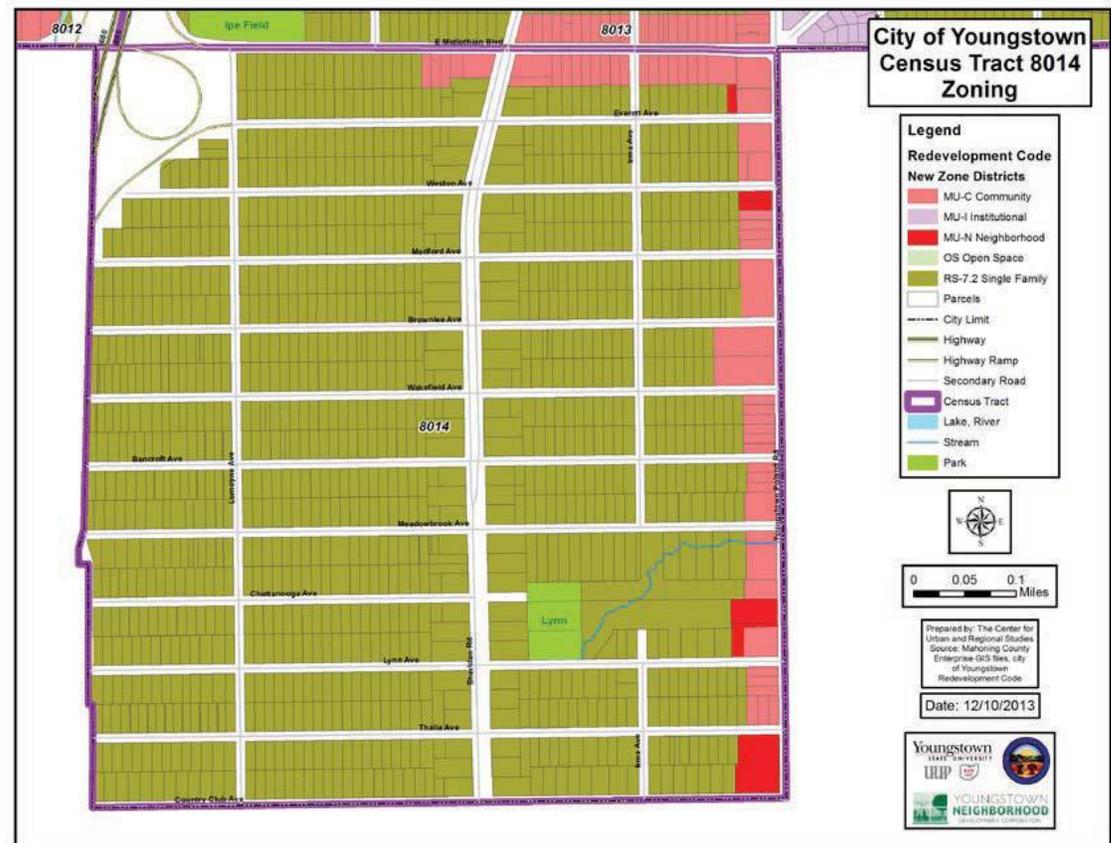
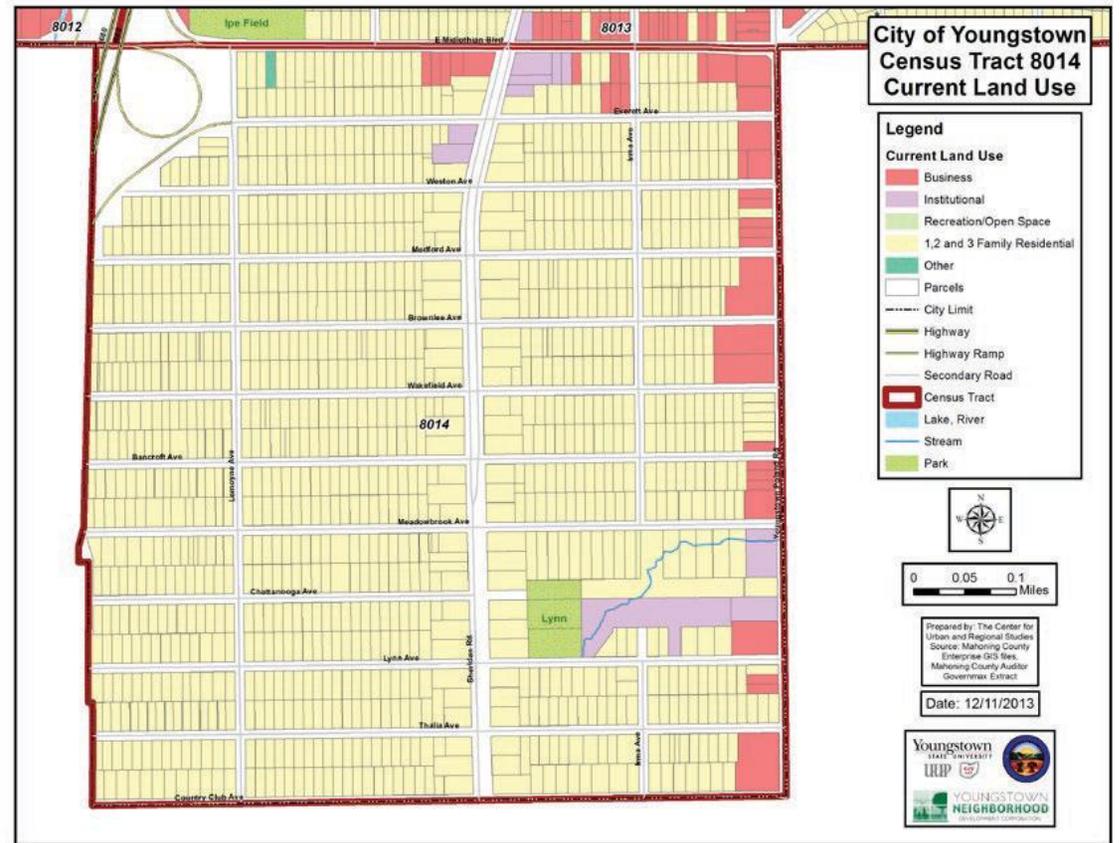




Figure 7.36 - The average age of homes in Brownlee Woods gives the neighborhood a suburban feel.



Figure 7.37 - New Vision, New Day Ministry located on Everett Avenue.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER SQ.MI)
TRACT 8015	2,364	1,898	-20%	0.41	4,587
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 8015	7%	11%	19%	7%
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 8015	94%	59%	4%	32%	2%	6%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%



Figure 7.39 - Youngstown Christian School, located on Southern Boulevard.

The population density for tract 8015 in 2010 was high in relation to the city, and at 4,587 residents per square mile, it was the 3rd highest among all tracts. Census tract 8015 lost 20% of its population between 1990 and 2010, a slower rate of loss than the city. While 94% of the tract's residents were White in 1990, by 2010 the distribution was 59% White, 32% Black, and 6% Hispanic.

Census tract 8015 is 1 of 8 in Youngstown not designated as a low-to-moderate income tract, which is defined as 50% or more of the tract's population falling below the poverty line. Median incomes are roughly 40% higher than the city's average. The median household income for White residents was 33% higher than the city's average for White residents,



Figure 7.38 - The original Handel's ice cream shop, located near the intersection of Midlothian Boulevard and Market Street.

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8015	\$ 41,969	\$ 45,579	\$ 38,750	\$ 14,231
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 7.40 - Census Tract 8015 includes the Boulevard Park and Handel's neighborhoods.

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 8015	10%	61%	26%	3%
YOUNGSTOWN CITY	20%	64%	12%	4%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8015	996	961	78%	72%	10%
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 8015	5%	14%	8%	12%	18
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062



Figure 7.41 - Home values are considerably higher than citywide averages.

HOUSING MARKET

CENSUS TRACT	PER CENT 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 8015	58%	49	\$ 32,470	7%	84	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

while Black residents made about 50% more than the city's average. The median income for Hispanic households was about 11% less than the city's average. Poverty and unemployment in census tract 8015 are significantly lower than in the city. Though the percentage of residents falling below the poverty line increased from 7% in 1990 to 11% in 2011, tract 8015's poverty rate is considerably less than the city's rate of 34%. 2011 unemployment in tract 8015 was also significantly lower at 7%, versus 20% for the city as a whole. A comparatively high percentage of adults—26%—have Associate's or Bachelor's degrees, which is among the highest rates of any tract.

The housing stock in tract 8015 is more mature than

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 8015	6%	1%	98%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%



Figure 7.42 - Vacancy rates have increased from 5% in 1990 to 14% in 2010.

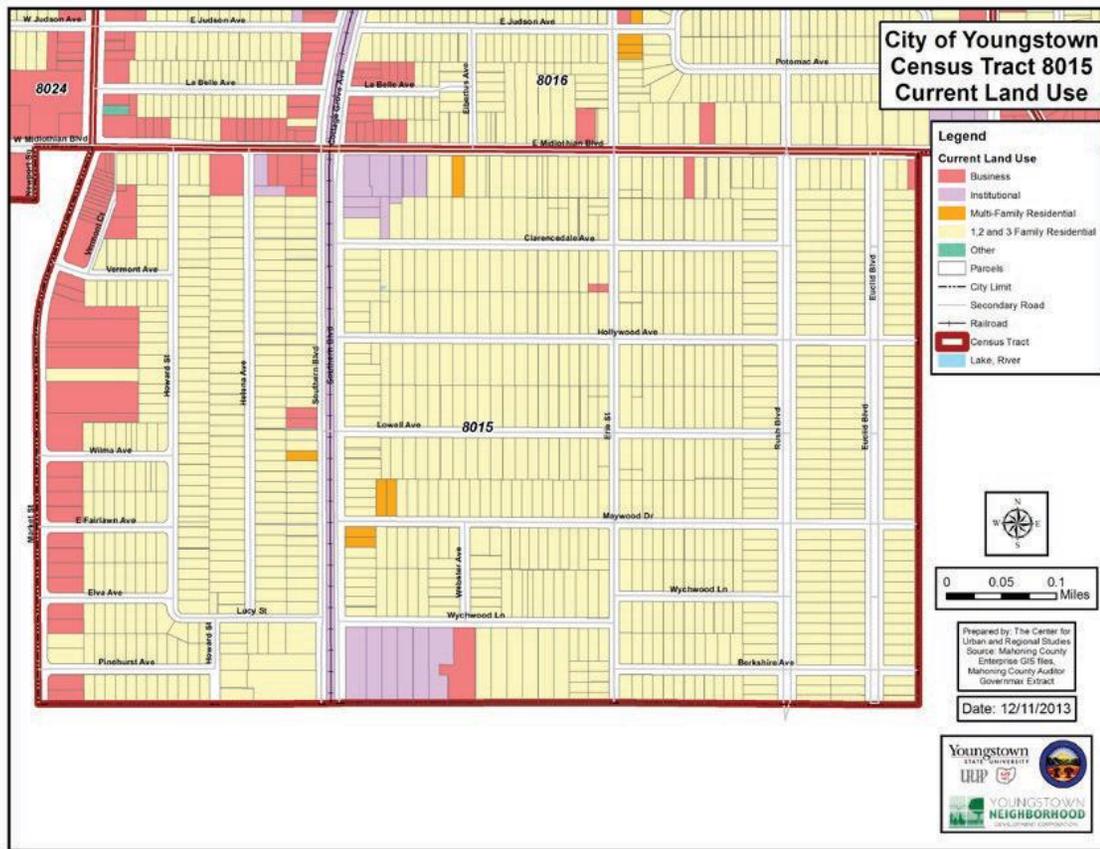
“ A lot of things have changed. It used to be a family neighborhood. But I think our neighborhood is holding on. I’m surrounded by abandoned houses but it seems like things are starting to change. When we have problems, it’s always with renters. The homeowners want stability. ”

-Dan, Handel’s

“ Our neighborhood is quiet with a range of residents across the race and work spectrum. People take care of their yards and are friendly. Youngstown Christian School is practically in our back yard, and it’s great to see the children come and go from school. We’ve lived here 14 years and have invested in our property and are glad we help stabilize the neighborhood. On our block there are least two empty, stripped houses that have needed to be razed for years now. They make the area look shabby and unsafe. If those were gone, I’d feel prouder of our block. ”

-Kelly, Boulevard Park





the city's average, as 58% of its homes were built prior to 1940; but home values are higher than the city average and among the highest on the south side. While home ownership remains high at 72%, and relatively few homes were demolished between 2006 and 2013, vacancy has increased in tract 8015 along with a greater number of foreclosures. The USPS reported 8% of homes in census tract 8015 were vacant, compared to 11% citywide. There were also 57 homes that went into foreclosure between 2009 and 2013—a relatively high number for the city, but lower than nearby census tracts 8011, 8014, 8016, and 8024. Since 2007, 84 mortgages have been originated. This number is the fifth-highest in the city and second highest on the south side, next to census tract 8014.

Census tract 8015 is primarily a residential neighborhood, with the exception of Market Street as one of the city's major commercial corridors. Other points of interest include Youngstown Christian School located on Southern Boulevard.



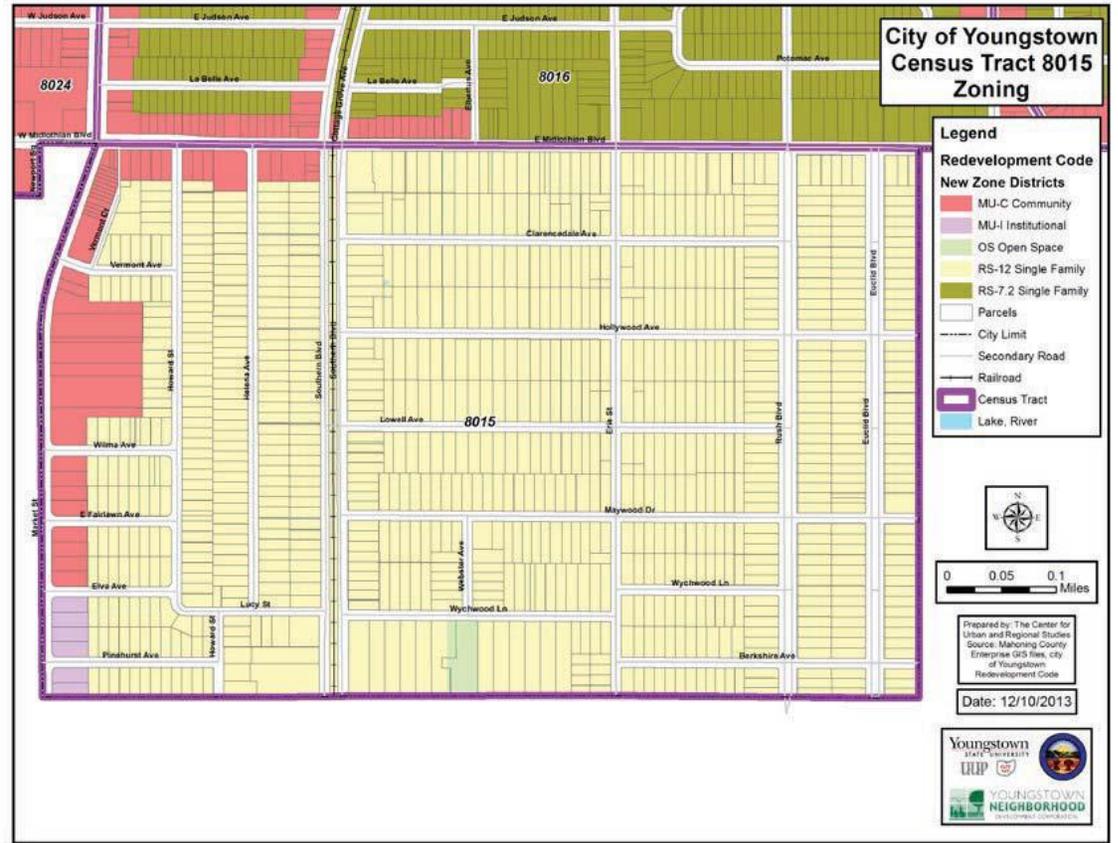
Figure 7.43 - The Youngstown and Southern railroad tracks cut through the center of census tract 8015.



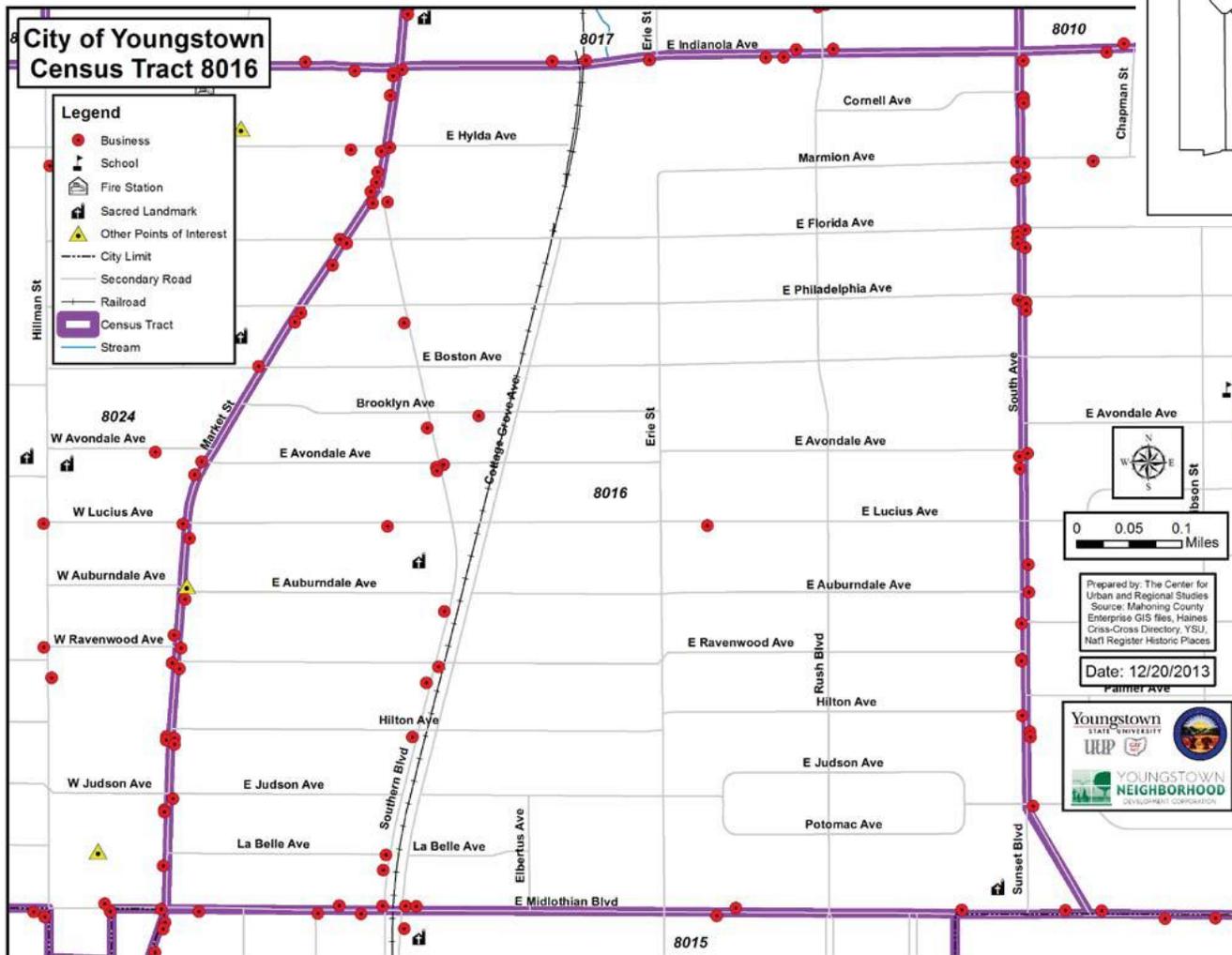
Figure 7.44 - A business along Midlothian Boulevard.



Figure 7.45 - A residential street in the Boulevard Park neighborhood.



CENSUS TRACT 8016



Directly north of census tract 8015 is tract 8016, also known as the Cottage Grove neighborhood. The perimeter of the tract includes East Indianola Avenue to the north, East Midlothian Boulevard to the south, South Avenue to the east, and Market Street to the west. The Youngstown and Southern railroad tracks cut through the center of this tract.

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER SQ MI)
TRACT 8016	4,578	3,021	-34%	0.60	5,008
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 8016	22%	46%	59%	31%
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 8016	85%	21%	10%	67%	4%	7%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8016	\$ 19,098	\$ 14,148	\$ 21,379	\$ 9,271
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901

Census tract 8016 has the second highest population density in the city, with 5,008 residents per square mile, though it lost 34% of its population between 1990 and 2010. The demographics of tract 8016 have changed drastically over time. In 1990, 85% of the tract's residents were White and 10% were Black. By 2010, these figures were reversed to 21% White and 67% Black. The Hispanic population increased subtly, growing from 4% in 1990 to 7% by 2010. As the population dropped between 1990 and 2010, the number of those falling below the poverty line continued to rise considerably. In fact, while 22% of tract 8016's population was in poverty in 1990, by 2011, that rate had ballooned to 46% versus 34% for the city. While 7% unemployment in 1990 was among one of the lowest in the city, 2011 unemployment in tract 8016 was 32% and represents one of the city's highest rates. There was a 68% increase



Figure 7.46 - Census tract 8016 includes many residential streets.



Figure 7.47 - A business and industrial corridor along Indianola Avenue.



Figure 7.48 - Nearly 60% of housing units were constructed prior to 1940.

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATES OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8016	18%	70%	12%	1%
YOUNGSTOWN CITY	20%	64%	12%	4%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8016	1,970	1,584	66%	41%	16%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

in the rate of children living in poverty between 1990 and 2011, as well as a significant increase in the number of households receiving supplemental assistance, which grew from 12% in 1990 to 51% in 2011. The median household income of \$19,098 in census tract 8016 was 23% less than the city's 2011 median income. Incomes were higher for Black residents than for other racial and ethnic groups.

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8016	7%	32%	25%	44%	283
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

Though crime, as measured by Youngstown Police Department calls for service, has begun to decline in census tract 8016 to the lowest levels in the past decade, crime in this tract is still significantly high—**in fact, the tract consistently reported the highest number of calls to YPD between 2005 and 2012.**



Figure 7.49 - Population density is among the highest in the city.

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 8016	54%	79	\$ 13,267	9%	45	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

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 8016	23%	8%	83%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

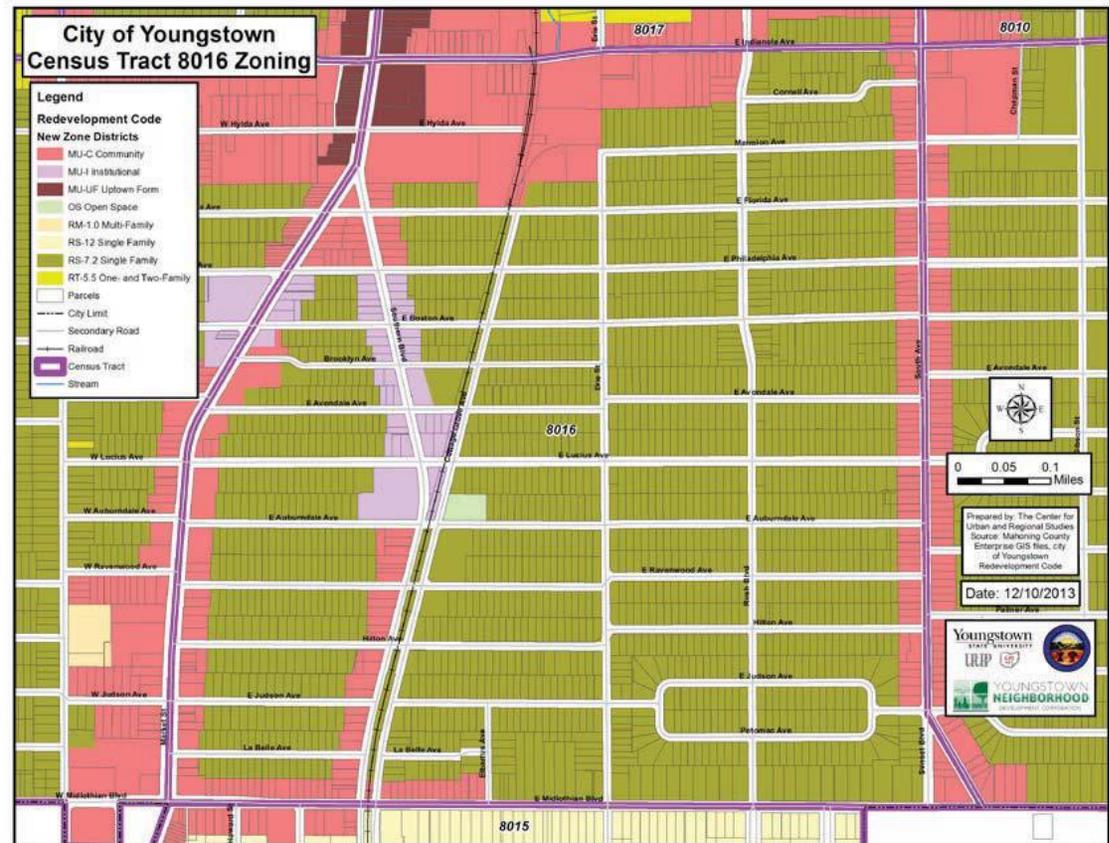
“My part of the street is OK. However, down the other way it’s a bad area. Kids are always fighting and a woman’s house was broken into twice last year. I live in a bad neighborhood. There have been gun shots fired around the corner and houses that have been set ablaze. It’s a toxic environment.”

-Justacia, Cottage Grove



Figure 7.50 - The housing stock in census tract 8016 has deteriorated significantly.

The average home sales price between 2007 and 2012 was \$13,267, which is among the lowest in the city. Home ownership has declined in census tract 8016, falling from 66% in 1990 to 41% in 2010. Vacancy rates have more than quadrupled—from 7% in 1990 to 32% in 2010. Nearly half of all parcels are tax delinquent. A total of 283 homes were demolished between 2006 and 2013, which was the highest number of homes demolished in any tract over this period. Census tract 8016 also had the highest number of foreclosures—85—between 2009 and 2013.



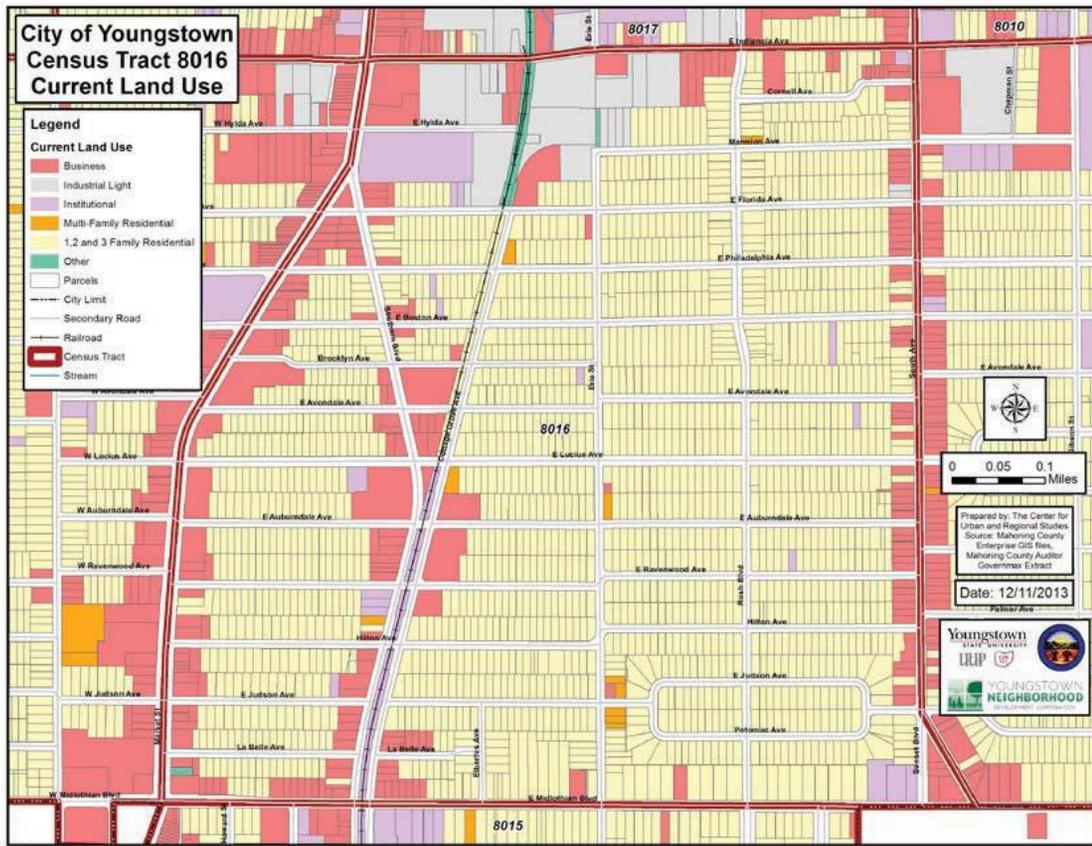


Figure 7.51 - St. Dominic's Catholic Church, at the corner of Southern Boulevard and East Lucius Avenue.

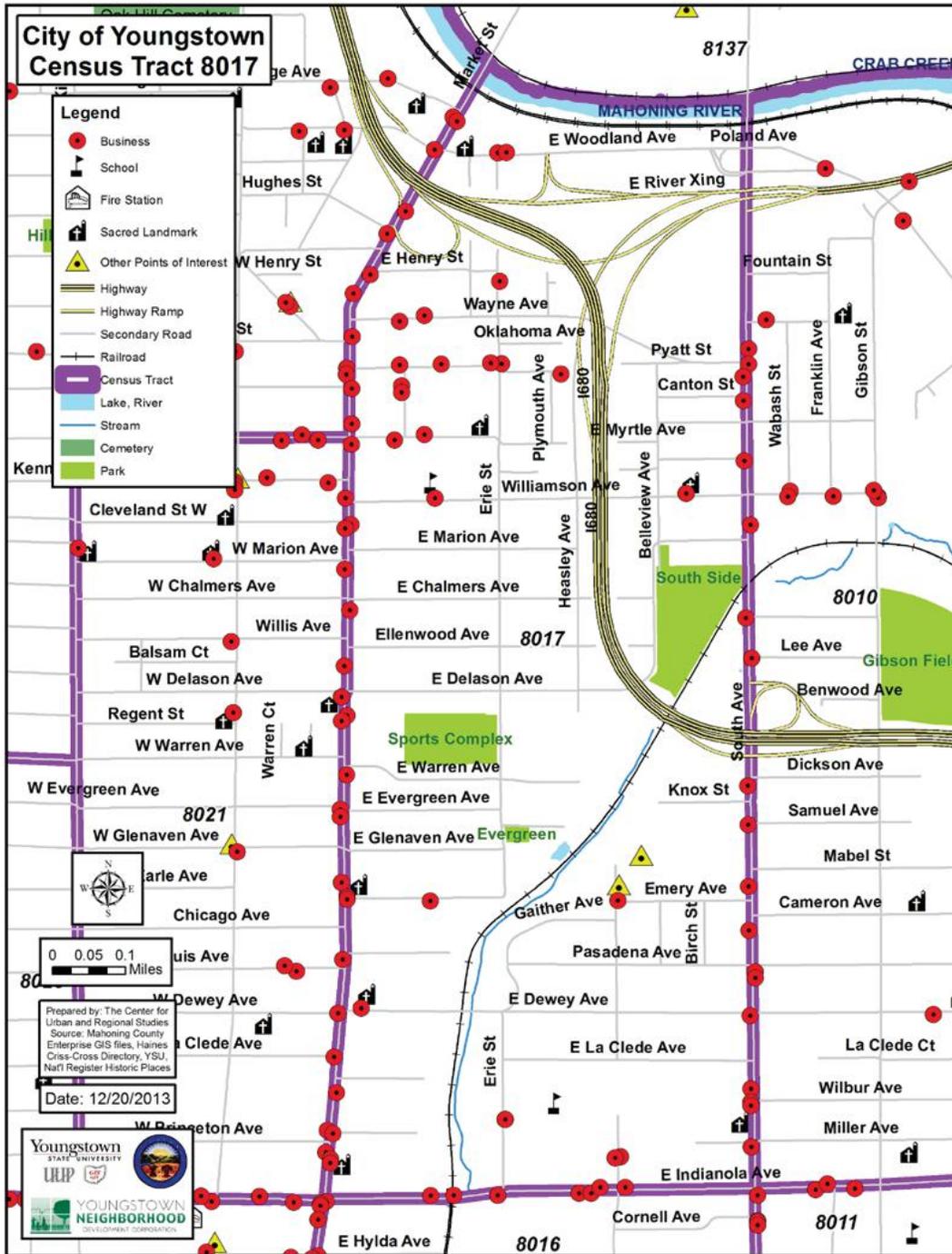


Figure 7.52 - The Horizon Science Academy, on Southern Boulevard.

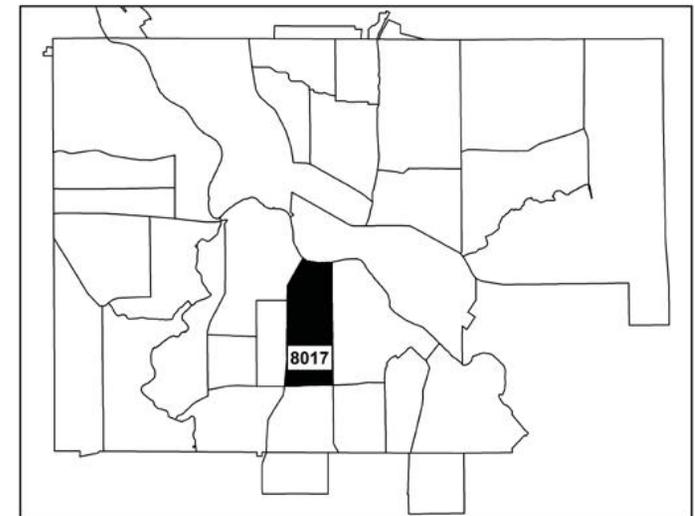


Figures 7.53-54 - Businesses along Southern Boulevard.

CENSUS TRACT 8017



Stretching from the Mahoning River to Indianola Avenue, census tract 8017 is tall and narrow and includes many residential streets between Market Street and South Avenue. Interstate 680 slices through the tract and the Youngstown and Southern Railroad divides the Erie and Flint Hill neighborhoods. A number of businesses and churches are located along the tract's perimeter.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ.M)
TRACT 8017	3,095	1,257	-59%	0.80	1,568
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

The population density in census tract 8017 is lower than the city's average and it lost 59% of its population between 1990 and 2010, a rate shared with north side census tract 8043 as the highest population losses in the city. In 1990, census tract 8017 was one of the more racially-integrated tracts in the city, but by 2010, the number of White residents declined by more than 1,000. Black and Hispanic residents also left at high, but slightly lower rates, increasing the overall percentage of Black and Hispanic residents to 49% and 16%, respectively, in 2010. By 2011, the poverty rate for tract 8017 had increased from 46% to about 54%—consistently higher than the city's rate. Census tract 8017 has the highest concentration of children falling below the poverty line at 94.2%.

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATES OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8017	40%	52%	6%	2%
YOUNGSTOWN CITY	20%	64%	12%	4%



Figure 7.55 - A streetscape improvement by Community Corrections Association (CCA)—one of many along Market Street.

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8017	46%	54%	94%	26%
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 8017	46%	30%	42%	49%	12%	16%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%



Figure 7.56 - The Southside Academy is located on Market Street.

Though about 12% of the tract's households were receiving supplemental assistance in 1990, this number had increased to over 50% in 2011. 2011 unemployment was 20% for the city, and it was 26% for census tract 8017. While there was a subtle increase in unemployment between 1990 and 2011, there was a 56% drop in the tract's actual labor force from 1008 to 440 residents—one of the city's highest losses, mirroring the loss in overall population. **Census tract 8017 has the highest percentage rate of residents without a diploma and considerably lags the city in post-secondary education attainment.** The tract also has one of the highest number of per capita calls to the Youngstown Police Department.

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8017	\$ 19,625	\$ 23,508	\$ 12,424	\$ 24,271
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8017	1,309	654	50%	59%	25%
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 8017	12%	26%	36%	45%	173
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 8017	61%	18	\$ 8,152	4%	4	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



Figure 7.57 - Two highways pass through census tract 8017.



Figure 7.58 - Vacancy rates have doubled in the past 20 years. According to the USPS, more than 1 in 3 units is 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 8017	28%	3%	92%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

In 2011, 1 in 4 residents had moved during the past year—one of the highest rates in the city. The number of housing units has decreased by half since 1990 and the vacancy rate has doubled. Very few mortgages were originated here between 2007 and 2012 and the number of foreclosures is low. Demolitions totaled 173 properties between 2006 and 2013. Nearly half of parcels are tax delinquent. **Average home sale prices are among the lowest in the city, at \$8,152 between 2007 and 2012.**

Census tract 8017 has a diverse range of businesses, places of worship, a few parks, and schools, including Williamson Elementary and Cardinal Mooney High School. It was also home to the former South High School, which is now the Southside Academy.

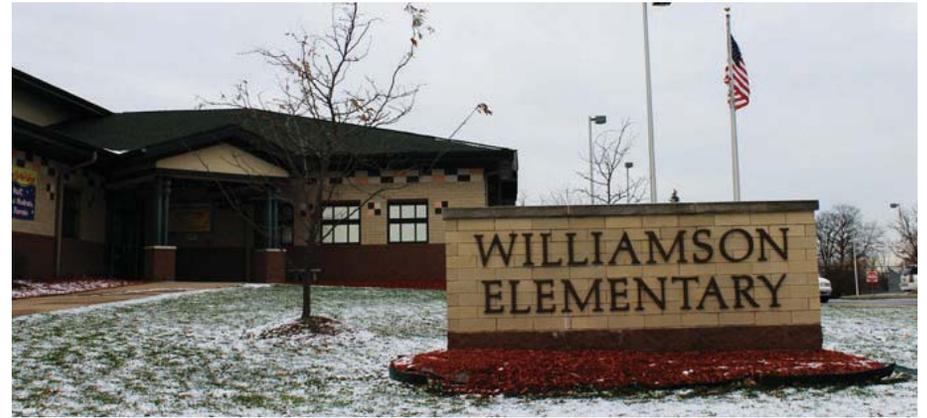


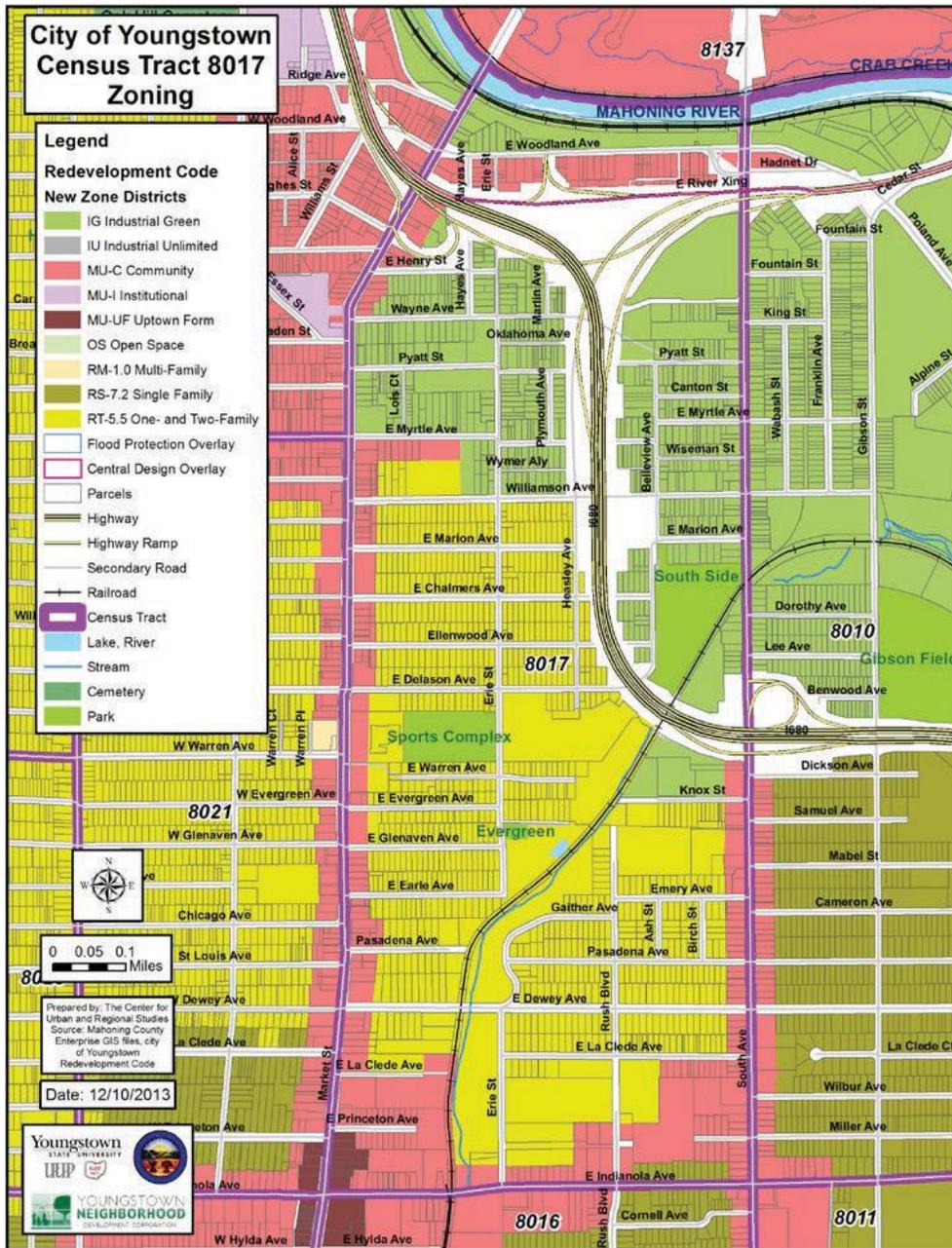
Figure 7.59 - Approximately 325 students attend Williamson Elementary School.



Figure 7.60 - Population density is lower than the city's average.



Figure 7.61 - Census tract 8017 is directly across the Mahoning River from Downtown.

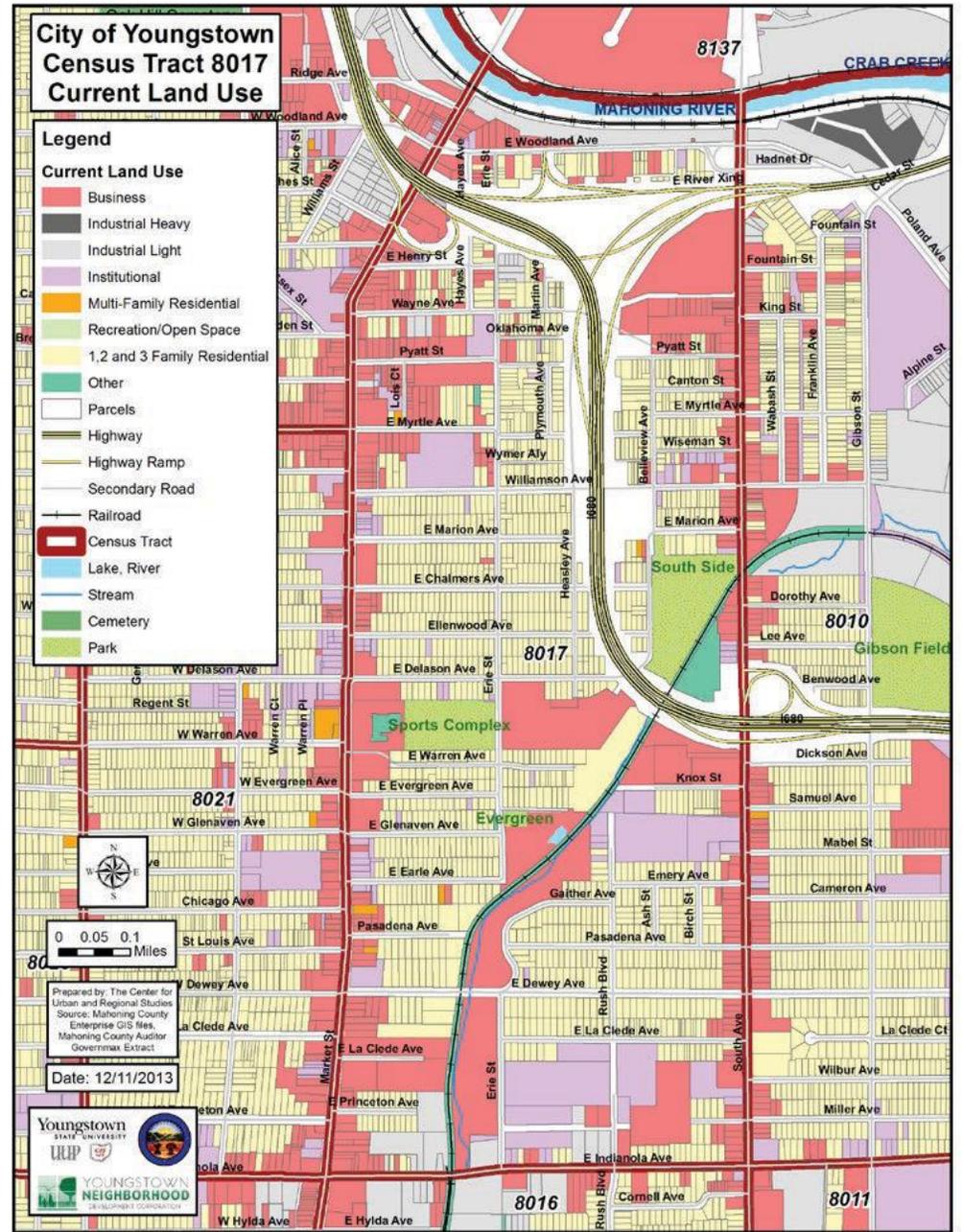
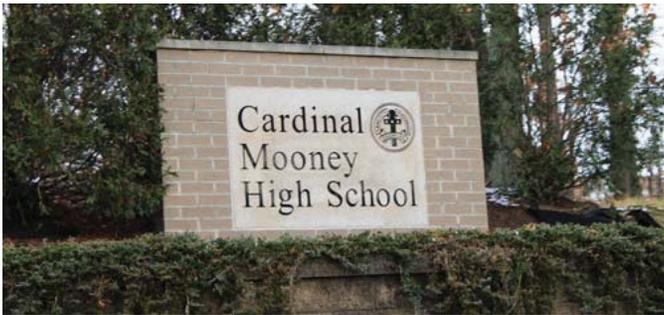


“ There’s not much going on in my neighborhood. Sometimes there are sketchy figures that walk up and down the street. Occasionally there is loud music blaring from vehicles that ride past and there are about 50 abandoned homes. The houses are in decent condition.”

-Paris, Erie



Figure 7.62 - Nearly 90% of structures were built before 1950.



Figures 7.63-65 - Land uses vary considerably, including educational, commercial, residential, and institutional.