

ROCKY RIDGE

NEIGHBORHOOD ACTION PLAN



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION



STAND UP FIGHT BLIGHT



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

ROCKY RIDGE — the gateway to Mill Creek Park!

ACTION PLAN PRODUCED SEPTEMBER 2014

by the YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION
and the CITY OF YOUNGSTOWN

YNDC PROJECT TEAM

Ian Beniston, Executive Director
John Bralich, Senior GIS Manager, YSU Center for Urban and Regional Studies
Karen Schubert, AmeriCorps VISTA
Jayne Catlos, Intern
Jack Daugherty, Neighborhood Stabilization Director
Tom Hetrick, Neighborhood Planner

CITY OF YOUNGSTOWN PROJECT TEAM

William D'Avignon, Director of the Community Development Agency and Planning
T. Sharon Woodberry, Director of Economic Development
Jason T. Whitehead, Comptroller, Community Development Agency
Karen Perkins, Zoning Analyst



Residents and volunteers cleaned, boarded, and secured 7 vacant homes in the Rocky Ridge neighborhood in August 2014.

TABLE OF CONTENTS

SECTION I: INTRODUCTION.....	5
SECTION II: FIVE-YEAR PERFORMANCE BENCHMARKS.....	14
SECTION III: HOUSING AND PROPERTY ISSUES.....	16
SECTION IV: INFRASTRUCTURE REPAIR AND MAINTENANCE.....	26
SECTION V: NEIGHBORHOOD CRIME AND SAFETY.....	29
SECTION VI: NEIGHBORHOOD ACTION TEAM.....	31
APPENDIX : PUBLIC INPUT.....	34

SECTION I. INTRODUCTION

Youngstown, Ohio, has experienced typical Midwestern deindustrialization and subsequent disinvestment. After decades, the population loss has not slowed: between 2010 and 2012, Youngstown lost more residents than any American city over 50,000 people.

In 2005, the City of Youngstown gathered community members and other stakeholders to craft *Youngstown 2010*, a long-term planning document. Out of that effort arose a host of neighborhood associations as well as the non-profit Youngstown Neighborhood Development Corporation (YNDC). In 2013, YNDC began providing neighborhood planning services for the City of Youngstown. In that capacity, YNDC crafted the *Neighborhood Conditions Report* to provide a detailed look at the housing markets and socioeconomic conditions facing our neighborhoods in order to inform a citywide strategy for improving quality of life and address basic challenges and opportunities facing our neighborhoods.

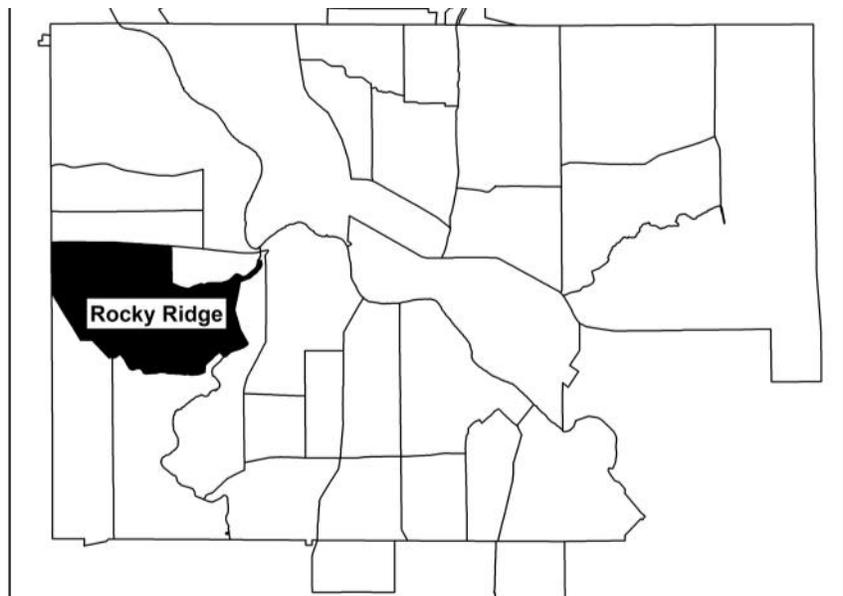
YNDC is forging collaboration between Rocky Ridge neighborhood groups and stakeholders, as well as the City of Youngstown and the Mahoning County Land Bank to complete strategic neighborhood stabilization activities in this area. The following document is an action-driven plan that proposes a clear a property-specific strategy for the stabilization of the Rocky Ridge neighborhood, which would allow more flexibility in neighborhood stabilization and revitalization. YNDC and the City of Youngstown Community Development Agency will take the lead in preparing, administering, reporting and monitoring the Rocky Ridge Neighborhood Action Plan. This plan proposes the Rocky Ridge neighborhood be designated as a Neighborhood Revitalization Strategy Area (NRSA) for a term of five years to implement planned revitalization efforts identified in this plan.



Residents participating in the Rocky Ridge Workday event on August 9, 2014

BOUNDARIES AND HISTORY

Located on Youngstown’s West Side, Rocky Ridge is a leafy historic neighborhood with pedestrian and bike-friendly curvilinear roads, architectural gems from the early 20th century, and enclaves of post-war Cape Cods. Mill Creek MetroParks borders many streets and backyards, offering wide access to green space and recreational facilities; in May 2014, the Julianna Kurinka Children's Play Area opened. Neighborhood boundaries are Mill Creek Park to the south and east, Mahoning Avenue to the north, and Meridian Rd to the west. This neighborhood benefits from an active neighborhood association that engages in marketing and fundraising, maple syrup production, an “ethnic bacon fry” and more year-round activities. Other amenities include McGuffey Elementary School and Chaney High School, and proximity to the commercial district on Mahoning Avenue, a library and a post office.



Rocky Ridge includes a number of post-war Cape Cod and Ranch homes.

DEMOGRAPHICS AND AMENITIES

Rocky Ridge encompasses Census Tract 8028 and a section of 8026 and 8028, whose data can be used to help measure demographic and housing trends in the area. Of the 66,982 who live in Youngstown, 3,655 reside in Rocky Ridge. Youngstown as a whole has lost 30% of its population since 1990, but Rocky Ridge has lost less—19%. The median home sales price in Rocky Ridge is \$31,563, about a third higher than in the city. Eighty-three percent of homes are owner-occupied, about 25% higher than the city rates. Likewise, the vacancy rate of 9.6% (2010) is much lower than the 19% rate of city-wide property. Half of the housing units were built in the 1950s, and many of the rest are pre-war houses of varying architectural styles. Several of Youngstown’s 30 oldest extant houses are in Rocky Ridge.

Neighborhood amenities include adjacency to Mill Creek Park, with miles of walking trails, Wick Recreation Area, with golf, tennis, sand volleyball, and sled riding facilities, and Judge Morley Pavilion with outdoor music and performances. The West Side Library, Chaney High School, McGuffey Elementary School, the West Side Post Office, and Youngstown Fire Station Number 15 are located in Rocky Ridge. Hourly bus service to downtown is available via Mahoning Avenue. Places of worship include St. Mary’s Assumption Social Center, Franciscan Friars Shrine of Our Lady, and Holy Ghost Macedonian Orthodox Church. The neighborhood is also home to a variety of businesses, such as restaurants, bowling alleys, a flower shop, gas stations, convenient stores, fast food restaurants, and auto part stores.

Rocky Ridge Neighborhood Demographic Summary					
	POPULATION (2010)	POPULATION LOSS (1990-2010)	AVERAGE HOME SALE PRICE (2007-2012)	PERCENT OWNER OCCUPIED	VACANCY RATE (2010)
ROCKY RIDGE	3,655	-19%	\$31,563	74%	10%
YOUNGSTOWN	66,982	-30%	23,944	65%	19%

SOURCE: United States Census and American Community Survey Data

ROCKY RIDGE NEIGHBORHOOD DEMOGRAPHIC COMPARISONS	ROCKY RIDGE	YOUNGSTOWN	MAHONING COUNTY
TOTAL POPULATION (2010)	3,655	66,982	238,823
RACIAL/ETHNIC DEMOGRAPHICS (2011)			
AFRICAN AMERICAN	8%	44%	15%
WHITE	81%	43%	78%
HISPANIC	10%	9%	5%
TOTAL PERSONS BELOW POVERTY (2011)	13%	34%	16%
MEDIAN HOUSEHOLD INCOME (2011)	\$39,706	\$24,880	\$40,570
UNEMPLOYMENT (2011)	8%	20%	11%
HOUSING VACANCY RATE (2010)	10%	19%	12%
HOUSING UNITS BUILT BEFORE 1940	28%	40%	22%
OWNER OCCUPIED HOUSING UNITS (2010)	74%	58%	71%
RESIDENTS WITHOUT A HIGH SCHOOL DIPLOMA (2011)	11%	20%	12%
RESIDENTS WITH AN ASSOCIATE'S AND/OR BACHELOR'S DEGREE (2011)	6%	12%	19%
RESIDENTS WITH A GRADUATE OR PROFESSIONAL DEGREE (2011)	3%	4%	7%
SOURCE: United States Census and American Community Survey Data			

PUBLIC CONSULTATION

On February 25, 2014, YNDC and the City conducted a citywide planning meeting for residents of the Rocky Ridge neighborhood, where both assets and priorities in the neighborhoods were established, discussed in detail, and recorded on comment cards. In general, residents considered housing and property issues, infrastructure concerns, and neighborhood safety to be primary issues. Residents were also asked to tell the YNDC planning team “one thing we need to know” about the neighborhood. Responses were recorded on comment cards and this activity was purposely left open-ended to gain a rich variety of feedback. Some of the responses are shown below. All public input from each meeting described above is found in the Appendix.



“Get more police to drive around neighborhood... Get at [the homeowners] for not keeping houses fixed on outside or paint to make them look better. More town meetings.”

“Keep up with housing code violations, ex: trash in yard, huge branches in yard. These things don't seem addressed.”

“Reset wards so city council is more effective.”

“Work on drug problems. Enforce the rules.”

“We need our parents to want to send their children to Yo. Schools instead of sending them elsewhere.”

“Larger library for education. Greater help for school children. Improve graduation rate. Police department is doing a super job.”

“Innovative approaches to better city schools like a 6 year high school program. People don't want to buy houses in Youngstown because of schools and crime.”

“My neighbor has 6 inoperable cars - some in back yard covered.”

“Keep 'fracking' out of our area!”

“Youngstown will come back with everyone's help.”

“There are good people who care about the area and if engaged could make great things happen. They are our best resource.”

“Community involvement, groups, block parties, gardens...”

“Keep up on code enforcement.”

“There are too many rental homes with multiple families in single dwellings.”

“Improving main corridors is crucial for perception and function.”

“Sidewalks, more street lights, road conditions...”

“We need to have less politics from our leaders and more action. Less talk, more action!”

“Youngstown citizens must pass their community bill of rights to protect MVSD drinking water from fracking (YNDC needs to actively educate citizens regarding what we as a community must do to protect our drinking water from chemical contamination).”

NEIGHBORHOOD PRIORITIES

Each resident who attended the citywide public meetings held in early 2014, including the one hosted in the Rocky Ridge Neighborhood, was asked to identify his/her top three challenges or priorities to be addressed in their neighborhood. Residents overwhelmingly identified housing and property issues and the number one challenge they would like to see addressed. The top three neighborhood priorities identified by residents overall are as follows:

1. Housing and Property Issues

Issues identified by residents include litter, illegal dumping, code violations, vacant homes, unmaintained vacant lots, and general abandonment.

2. Infrastructure Repair and Maintenance

Issues identified by residents pertain to repairing and maintaining existing infrastructure, including streets, sidewalks, and street lights.

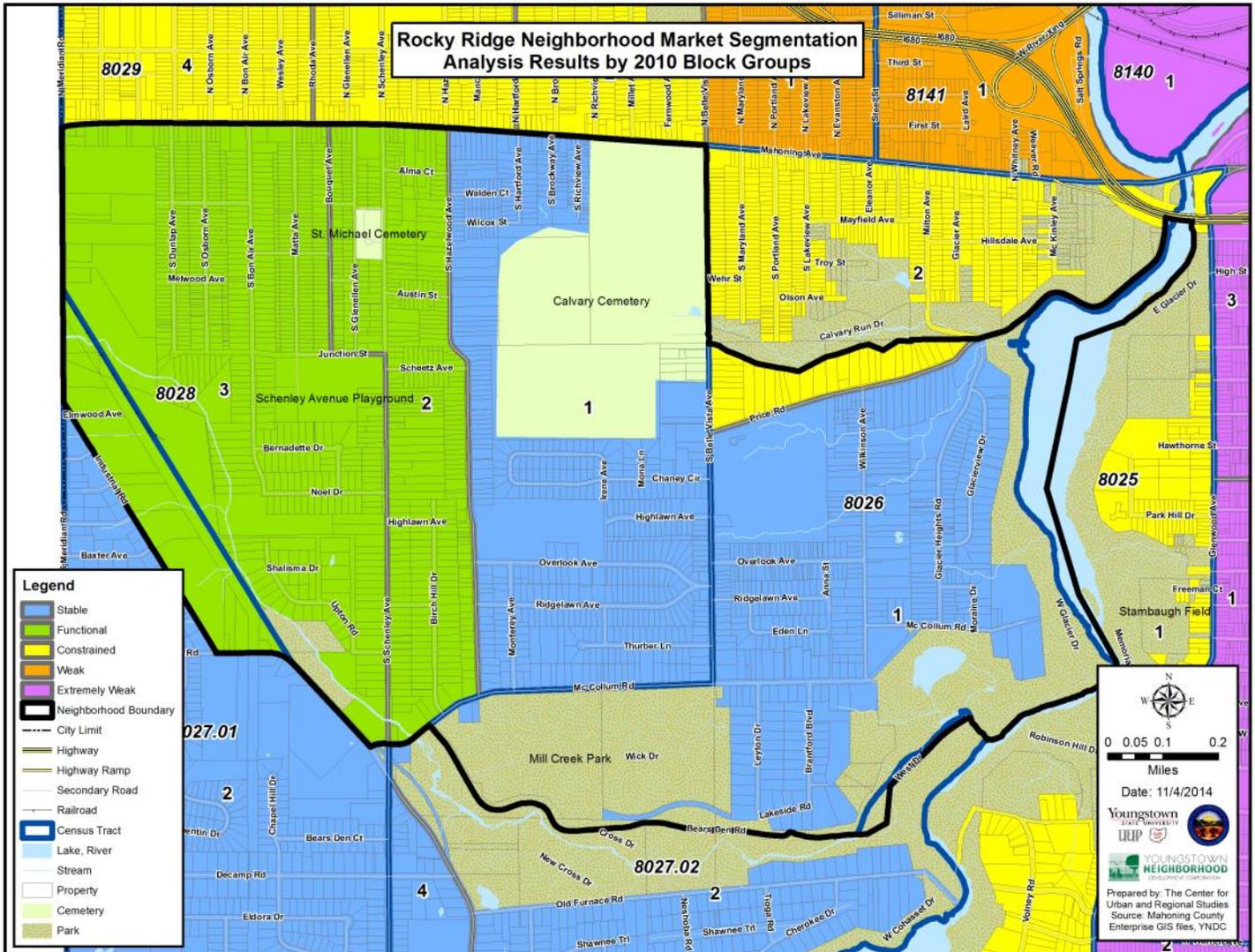
3. Crime and Safety Concerns

Issues identified by residents relate to addressing crime hot spots, including both vacant and occupied homes embedded within the neighborhoods where criminal activity is threatening the health and safety of neighborhoods.



1924 Highlawn is a vacant property that is in need of significant repair

HOUSING MARKET SEGMENTATION ANALYSIS



The Rocky Ridge Neighborhood has varying housing market conditions throughout. A detailed market segmentation analysis of all neighborhoods in the city was conducted by YNDC and the City of Youngstown in 2014 using U.S. Census and other relevant housing data. A detailed account of the market conditions throughout the city and the process for completing the analysis is included in the citywide *Neighborhood Conditions Report*.

The map above identifies the varying market conditions of the Rocky Ridge neighborhood by U.S. Census block groups, which is the smallest area for which housing market data could be collected and analyzed. Generally speaking, the portions of the neighborhood closest to the park are fairly stable, while areas closer to Mahoning are classified as functional. A detailed description of the varying market categories is provided on the following page.

Neighborhoods were categorized based on varying conditions because a different strategy is required to address areas with varying market conditions. For example, in the “functional” area of the neighborhood above, the priority is to rehabilitate viable properties, to employ targeted code enforcement to restore a high standard of maintenance, and to demolish only the homes that are beyond salvage on otherwise stable streets. More information on the current conditions and strategies is provided in the plan.

Market Segmentation Categories:

An explanation of the varying categories of market conditions from the market segmentation analysis of the City of Youngstown are as follows:

Stable market block groups have the strongest indicators of any neighborhoods in the city, though they may or may not be considered strong by national standards. In general, they are represented by relatively few vacancies and high median sales prices. Homeownership rates are significantly higher than the citywide average and poverty rates, crime rates, and population loss are low. Home transfers involve traditional mortgages in nearly 50% of cases, compared to only 1 out of 10 in Youngstown as a whole. **Neighborhoods closest to Mill Creek Park are classified as “Stable market” areas.**

Functioning market block groups are those in which all or nearly all indicators fall within ranges consistent with an adequately functioning housing market: houses generally sell when they come on the market; vacancies are manageable; few properties go into foreclosure; and housing quality is generally high. House prices, however, vary more widely than the other indicators, reflecting the fact that house prices do not correlate as strongly with the other indicators as most do with each other. These areas may not have strong markets by national standards, but they are functioning well by city or regional standards. As such, they are likely to be appropriate target areas for stabilization efforts to ensure that they retain their market viability. (Mallach, 2013) **Neighborhoods closer to Mahoning Avenue are classified as “Functional market” areas.**

Constrained market block groups are those in which market activity continues to take place, and houses generally sell fairly readily as they come on the market. However, one or more variables suggest that significant deterioration in market conditions is taking place, including extremely low sales prices—which is likely to reflect a market dominated by speculative investors—significantly more rapid erosion of home ownership than in the functioning market tracts, and significantly higher vacancy rates. Given their still relatively high housing quality, some or all of these areas may be appropriate targets for stabilization efforts. (Mallach, 2013)

Weak market block groups are those in which most variables suggest market weakness, particularly significantly slower turnover rates than in the two preceding clusters, yet at least one and in some cases more variables point to the continued presence of some level of market activity or neighborhood stability; for example, a tract may have sluggish sales and very low house prices, but may also have relatively low vacancy or foreclosure rates, or a high and relatively stable homeownership rate. Depending on the particular features of the individual census tracts in this cluster, some may be appropriate targets in whole or part for stabilization efforts. (Mallach, 2013)

Extremely weak market block groups are those in which all or nearly all variables indicate that little or no market exists for the housing in the tract. They are generally characterized by minimal sales activity, extremely low prices for those houses that do sell, extremely high vacancy rates and tax foreclosure, and low levels of homeownership and housing quality. It is unlikely that many of these areas are appropriate targets for stabilization efforts overall, although there may be small subareas where such efforts may be appropriate. It is important to ensure that the residents of these tracts continue to receive adequate public services. (Mallach, 2013)

ECONOMIC CONDITIONS ASSESSMENT

Although Rocky Ridge has rates of poverty and unemployment lower than city rates, 13% of area residents still live in poverty, and 8% are unemployed. Thus, there is an incentive to focus economic development on the opportunities of the Mahoning Avenue commercial corridor. Existing businesses include entertainment venues such as eating, drinking, music, billiards and bowling establishments; pharmacy, gas and grocery stores; and specialty shops like florists, lawnmower repair and cat rescue.

Thriving blocks along Mahoning Avenue are peppered with vacancy and crumbling sidewalks and driveways. However, since Rocky Ridge Neighborhood Association promotes patronizing local businesses, there is an active effort that can be built on. The neighborhoods surrounding this corridor are some of the most densely populated in Youngstown, although some of the houses and multi-family dwellings on and near Mahoning Avenue are vacant and/or blighted.

ECONOMIC DEVELOPMENT OPPORTUNITIES

The Mahoning Avenue corridor should be targeted with incentives to reoccupy vacant structures and revitalize existing structures and infrastructure. A Mahoning Avenue business association should be formalized and should include members of the neighborhood organizations in Rocky Ridge, the Garden District and the Upper West Side, in order to work collaboratively to solve neighborhood issues. The City's Economic Development Department and YNDC will inform business owners of opportunities and address their concerns. Goals will be established, such as keeping vacant lots clean of broken glass/debris, and sidewalks shoveled and repaired.

The close proximity of businesses to sidewalks and streets means there is a minimum of green space in some blocks. Wires along both sides of Mahoning Avenue prevent street trees, but flower pots, shrubs and trees where possible would beautify the district. Fresh, bright paint and facades would also go a long way to create the atmosphere of a vibrant shopping district, as would brightly colored public trash cans, bike racks, seating facilities, bus shelters and public art. The dense population and mixed use of the area supports a high number of pedestrians.

To stimulate new business along the corridor, YNDC and the City of Youngstown will focus on code enforcement of properties on or visible from Mahoning Avenue to foster new business, entrepreneurs will be provided skills, training, and funding through the Youngstown Neighborhood Development Corporation's micro-enterprise loan program. In addition, façade improvements and loans for new and existing businesses will be targeted along Mahoning Avenue.



The Mahoning Avenue corridor is an opportunity for economic development based on small, local business growth.

SECTION II: FIVE-YEAR PERFORMANCE BENCHMARKS

The following section outlines neighborhood revitalization objectives for the Rocky Ridge Neighborhood to be achieved in accordance with this plan over the next five years, from 2015 to 2020.

Housing and Property Five-Year Benchmarks

- 50 housing units are brought into compliance through collaborative efforts.
- 3 vacant housing units are rehabilitated and re-occupied as affordable housing through collaborative efforts.
- 10 severely blighted structures are demolished.
- 6 vacant and formerly blighted housing units are boarded and cleaned up in order to improve neighborhood safety.
- All unmaintained vacant lots are mowed with a higher frequency using a strategic method. Outreach is conducted where viable to identify adjacent homeowners to take over lots.

Infrastructure Five-Year Benchmarks

- All existing street lights are operational and an annual survey is conducted by residents to report any further outages.
- All sidewalks adjacent to key amenities and institutions in the three infrastructure cluster areas are either cleaned up or replaced where needed.
- All streets equipped with new uniform neighborhood street signs.
- All dead trees removed and at least 30 new street trees and park trees planted.
- At least one new bike facility installed.

Crime and Safety Five-Year Benchmarks

- 10 crime hotspots are addressed through community policing and neighborhood interventions.

Community Building Benchmarks

- Engage 30 new members through outreach by the Rocky Ridge Neighborhood Association.
- Complete five resident-driven neighborhood improvement projects.
- Conduct a meeting of Mahoning Avenue businesses.
- Engage neighborhood institutions such as the Mill Creek MetroParks, Chaney High School, and the West Side Library.
- Install one “Welcome to Youngstown” sign.

Economic Development Benchmarks

- Target city incentive programs to neighborhood corridor along Mahoning Avenue.
- Improve at least three existing business façades with a grant or loans from the City of Youngstown.
- Provide two micro-enterprise loans to neighborhood entrepreneurs from the Youngstown Neighborhood Development Corporation.
- Create or retain 10 jobs.

Neighborhood Revitalization Outcomes

The following are outcomes desired as a result of implementing the strategies proposed in this Neighborhood Action Plan / Neighborhood Revitalization Strategy Area:

Outcome 1: Improve housing market conditions by decreasing the number of blighted properties in the neighborhood by 40% and increasing home sales prices by 10%.

- Baselines: 112 blighted residential properties (achieving a 40% reduction would be reducing the number of blighted properties by 45); \$31,563—average home sale price (achieving a 10% increase in home sales prices would be \$34,719)

Outcome 2: Improve basic public infrastructure by reporting all unlit street lights on a regular basis, resurfacing the most critical streets in the neighborhood, cleaning up and replacing 10 sidewalk squares through a collaborative partnership between residents and the city, and by mowing 90% of vacant lots in the neighborhood in a strategic manner to cut costs and maximize impact.

- Baselines: 7 unmaintained vacant lots; 7 nonfunctional street lights; 3.4 miles of road in fair or poor condition; 40 sidewalks need replaced

Outcome 3: Improve neighborhood safety by reducing the number of reported crimes by a minimum of 30% over a period of five years through community policing and securing of vacant properties.

- Baseline: 1,635 reported crimes between 2011-2013

Outcome 4: Improve capacity of neighborhood groups and institutions to collaborate with the City and YNDC on 5 neighborhood improvement projects.

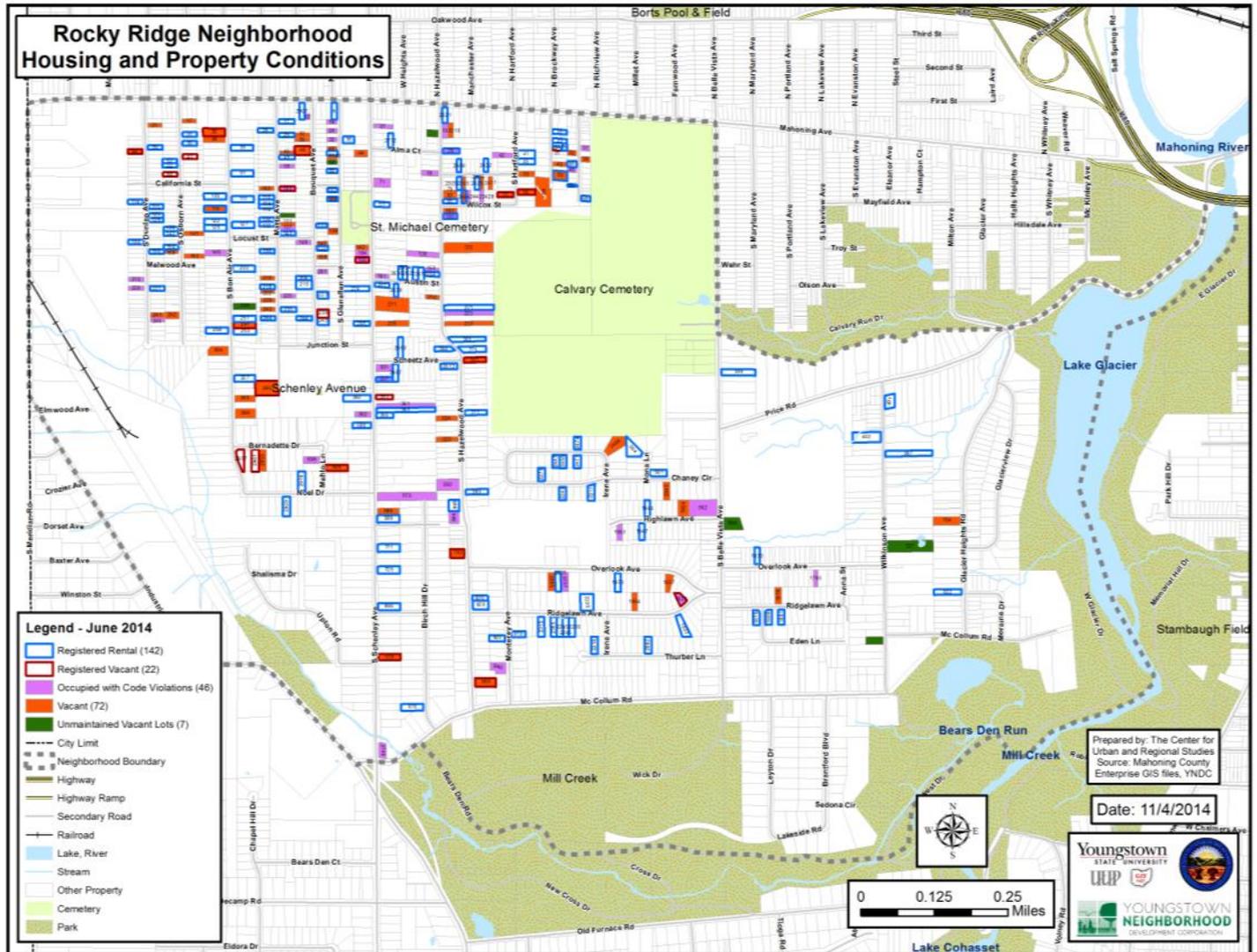
- Baseline: Number of large-scale collaborative, neighborhood improvement projects (currently there are none)

Outcome 5: Improve economic development by providing assistance to 5 businesses and/or entrepreneurs.

- Baseline: Number of Mahoning Avenue businesses and/or neighborhood entrepreneurs receiving assistance (currently there are none)

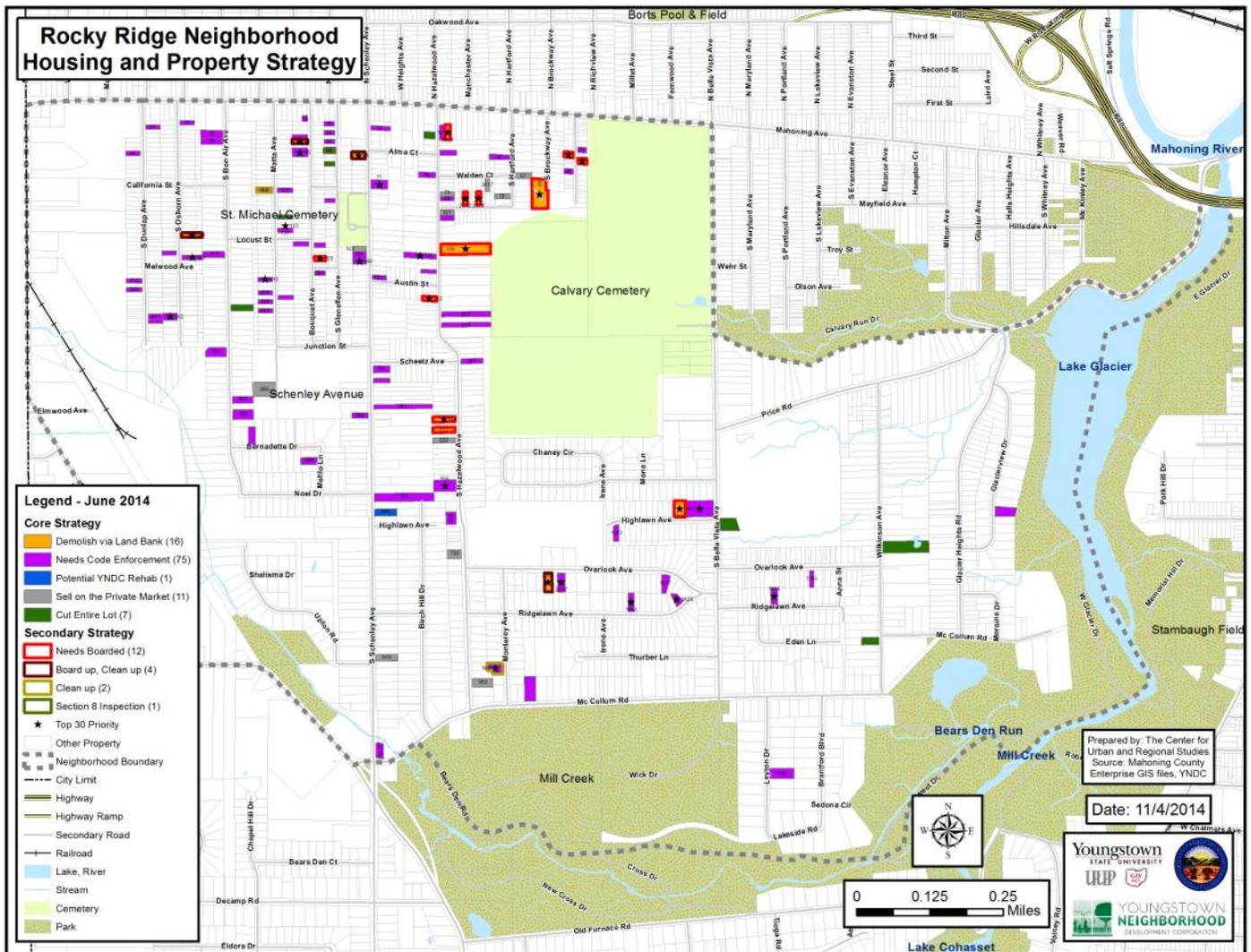
SECTION III: HOUSING AND PROPERTY ISSUES

A detailed survey of the conditions of all properties in the Rocky Ridge Neighborhood was conducted by YNDC in order to assess all housing and property issues that are negatively impacting quality of life and hindering housing reinvestment in the neighborhood. The following map outlines all current housing and property conditions that challenge the Rocky Ridge neighborhood, including occupied properties with code violations, vacant and blighted properties, and unmaintained vacant lots.



This data was collected from a series of detailed field surveys conducted during 2014 by YNDC tracking all exterior code violations, property vacancy, and vacant lot maintenance for every property in the neighborhood. Vacancy was determined by a number of factors, whether or not the windows/doors were broken and whether or not the electric meter was operating. There are 46 occupied properties with exterior code violations, 72 properties that are vacant, and 7 vacant lots that are not being mowed and maintained on a sufficient basis.

HOUSING AND PROPERTY STRATEGY



The map above identifies a strategy for every vacant home and occupied structure with exterior code violations in order to stabilize the neighborhood's housing market and improve quality of life for residents. The strategy of each property is determined by a thorough field survey conducted by YNDC of every property in the neighborhood and detailed property research examining ownership, tax status, and other related issues. This information was evaluated carefully to determine appropriate use of the strategies as described on the following two pages.

Core Strategies

The following are descriptions of the core strategies assigned to each vacant property and occupied property with exterior code violations throughout the neighborhood. These strategies are necessary to bring the property into compliance or otherwise eliminate blight and disinvestment in the neighborhood.

1) Code Enforcement: This strategy seeks to have the home repaired through aggressive code enforcement by the City of Youngstown. Inspectors can issue warnings, administrative penalties, and can send the owner of homes in violation of the City's property code to either a Housing Appeals Board or to a prosecutor hearing, depending upon the severity of the violations and the financial circumstances of the owner. This is especially critical for occupied structures with violations and key vacant structures that are of significance to the fabric of the neighborhood and should be salvaged rather than demolished.

2) Demolish via Land Bank: In designated areas of the city, houses that are vacant, blighted, and certified tax delinquent for two years or more can be demolished through the Mahoning County Land Bank using Neighborhood Improvement Program (NIP) funds. The Land Bank typically acquires these properties through a tax foreclosure process. This strategy is assigned to severely deteriorated, tax delinquent abandoned properties that have already been identified and prioritized by the Mahoning County Land Bank for demolition. The advantage to this method of demolition is that the Land Bank will take ownership of the land and will landscape the properties after demolition, making them easily accessible for adjacent property owners to acquire and maintain.

3) Demolish via City of Youngstown: Properties that are vacant, severely deteriorated, and not eligible for demolition by the Mahoning County Land Bank are recommended in the plan for demolition by the City of Youngstown. These also include properties that must be urgently demolished because they are an immediate health and safety hazard and require urgent action to stabilize neighborhood conditions.

4) Private Market Sale: Properties that are either vacant or occupied that are actively for sale are noted in the plan, regardless of whether or not they have exterior code issues. These properties should be aggressively marketed by residents and the City of Youngstown in order to encourage reinvestment.

5) Foreclosure Bond Repair: This strategy utilizes the \$10,000 bond required by the city of Youngstown for properties entering the foreclosure process. The bond can be used to abate nuisances on the property. At the end of the foreclosure process, the bond is returned to the bank, minus an administration fee and any funds expended for nuisance abatement.

6) Rehabilitation Candidate: This strategy is applied to vacant properties that are in relatively good condition and should not be demolished, but may have some condition which is hindering direct sale on the private market (e.g. tax delinquency). Many of these homes need some level of code enforcement. A collaborative effort by the City, YNDC, and Mahoning County Land Bank should be considered to unencumber these properties so that they may be rehabilitated and re-occupied by YNDC, the Land Bank, or a private entity with the means to do so.

7) Cut Entire Lot: For single unmaintained lots that are between houses or maintained lots, the City should cut the entire lot in order to improve quality of life of surrounding residents and to give the lot the appearance of a side yard. Work should be conducted to acquire these properties and transfer them to a responsible owner nearby for ongoing maintenance.

8) Waste Removal: For vacant properties or vacant lots with significant trash and debris, the City should remove all debris to deter future dumping. If dumping persists, a split rail fence near the sidewalk should be installed.

Secondary Strategies

For certain properties within the neighborhood that meet specific criteria, a secondary layer of strategies have been identified as a potential means for improving property conditions.

1. Board Up: Vacant properties with broken or missing doors or windows or which are otherwise vulnerable to break-ins and vandalism are recommended to be boarded up in order to secure the property and to prevent criminal activity. Properties can be boarded and secured in partnership with the City of Youngstown, YNDC, and neighborhood residents through a combination of volunteer workdays and contracted work crews.

2. Paint Youngstown Outreach: Owner-occupied properties with exterior code violations may qualify for YNDC's Paint Youngstown Limited Repair or Owner-Occupied Rehabilitation programs. These programs assist qualified owner-occupants living in target areas to make critical repairs to their homes at no cost. All occupied properties with exterior code violations where the owner's address is the same as the address of the property (and not a business name), have been identified as potential addresses to conduct outreach for this program over the next 5 years. The target area within the Rocky Ridge neighborhood for 2014 is the section of streets just south of Mahoning Avenue; however this target area will change as eligible properties in the current area become compliant.

3. Section 8 Inspection: Properties that are Section 8 with exterior code violations should be inspected by the Youngstown Metropolitan Housing Authority to ensure issues are addressed.



133 Matta Ave before demolition



133 Matta Ave in the process of being demolished

Neighborhood-wide Strategies

In order to strengthen the housing market and build a stronger community, several strategies have been identified to complement the targeted property strategies.

- 1. Market-building Activity:** Gateway signage, uniform street signage, public art, and continued updating of the neighborhood website with homes for sale, can all help to build a strong neighborhood identity and market the neighborhood to potential residents. In addition, major employers, such as Youngstown State University or Humility of Mary Health Partners, could be approached to provide incentives to employees to purchase homes and relocate to Rocky Ridge.
- 2. Encouraging Homeownership:** As properties are rehabilitated through YNDC or the Mahoning County Land Bank, these should be marketed exclusively to owner-occupants in order to strengthen the housing market of the Rocky Ridge neighborhood. YNDC operates the Community Loan Fund, which has limited funding for homebuyer mortgages on rehabilitated properties in strategic neighborhoods, of which Rocky Ridge is one. The Community Loan Fund provides mortgages to individuals who do not qualify for traditional lending.
- 3. Community Building:** Community-wide efforts, such as the *Rocky Ridge Maple Syrup* harvesting, the *Emerald Pie-roggi Award* for the best landscaping in the neighborhood, the monthly cookie table at the Rocky Ridge Neighborhood Association meetings, and the Rocky Ridge Garden all help to strengthen community ties and encourage collaboration on neighborhood projects. Throughout 2014, the Rocky Ridge Neighborhood Association has partnered with YNDC and the City of Youngstown on the completion of a comprehensive property conditions survey and the development of this Neighborhood Action Plan. In August, community volunteers came out to assist in cleaning up seven vacant properties throughout the neighborhood. This collaboration will continue throughout the upcoming years as YNDC, the City, and the neighborhood groups work to implement this action plan.
- 4. Engaging Anchor Institutions:** The Rocky Ridge neighborhood contains several anchor institutions, including Chaney High School, the Mill Creek MetroParks, and the West Side Library. These institutions may be able to provide meeting locations, as well as funding for community projects.
- 5. Engaging the Business Community:** The Mahoning Avenue corridor contains a number of locally-owned and national chain stores. The City of Youngstown's Economic Development Department should hold a meeting of business owners to discuss needs and concerns. These businesses should be targeted for economic development.
- 6. Economic Development:** The City's incentive programs should be targeted to owners along Mahoning Avenue, especially at the retail node at Hazelwood Ave. In particular, building facades should be improved and loans provided to new and existing businesses. The Youngstown Neighborhood Development Corporation provides micro-enterprise loans to neighborhood entrepreneurs and potential candidates should be identified throughout the neighborhood.



Chaney High School is an important neighborhood asset.

TOP 30 PRIORITY PROPERTIES: ROCKY RIDGE NEIGHBORHOOD

Through field research, 30 houses with code violations were identified as priority properties. Some vacant and some occupied, these houses were selected based on proximity to one another or to the city schools; severity of deterioration; concern for health and safety of occupants or neighboring residents; stabilization in an area where one blighted or at-risk house is threatening a thriving neighborhood; or further stabilizing an area where the Rocky Ridge Neighborhood Association has made investment. Also included are properties flagged in a previous housing action plan where violations have not been addressed or properties already in the code enforcement process.

The list is broken down into two sections: Priority Properties for Demolition, and Priority Properties for Code Enforcement. Both lists are in alphabetical order and not prioritized by rank. Photos on this page demonstrate examples of some of the Top 30 Priority Properties.



**1928 Ridgelawn Avenue:
CODE ENFORCEMENT**



32 S. Richview Avenue: DEMOLITION



2442 Wilcox Street: DEMOLITION



**940 Monterey Avenue:
CODE ENFORCEMENT**

PRIORITY PROPERTIES: DEMOLITION

The following 15 properties have been identified as priority properties for demolition. These properties were evaluated via data collected in the detailed property survey conducted by YNDC for the neighborhood and deemed priorities based on their poor condition on relatively stable streets. All 15 are eligible for demolition through the Mahoning County Land Bank, meaning they are two years' certified tax delinquent. Preference is for the Land Bank to demolish as many of the eligible properties as possible, as these projects will include landscaping and maintenance for the resulting lots.

Address	Description of Condition
36 Bouquet Ave.	Overgrown vegetation; unsecure door(s) and window(s); roof, gutters, siding and downspout in disrepair.
159 Bouquet Ave.	Missing/damaged siding; roof damage; outdoor stairs, gutters, downspout, soffits and fascia in disrepair.
1924 Highlawn Ave.	Overgrown vegetation; roof damage.
2519 Mahoning Ave.	Overgrown vegetation; peeling paint on siding; garage and awning in disrepair.
2305 Overlook Ave.	Overgrown vegetation; unsecure windows, peeling paint on outdoor stairs and garage; porch lattice and garage in disrepair.
60 S. Brockway Ave.	Dead animals on property; gutters, blinds, roof and siding in disrepair; peeling paint on trim; trash/debris; overgrown vegetation.
135 S. Hazelwood Ave.	Porch in disrepair.
212 S. Hazelwood Ave.	Roof damage; garage in disrepair.
504 S. Hazelwood Ave.	Gutters and downspout in disrepair; overgrown landscaping; newspaper over garage windows.
143 S. Osborn Ave.	Peeling paint on garage, window trim and awning; downspout in disrepair; broken windows; missing siding; back door in disrepair; interior in disrepair.
32 S. Richview Ave.	Windows boarded/open; peeling paint on siding and wood shakes; siding damaged; overgrown vegetation; gutters in disrepair.
39 S. Richview Ave.	Overgrown vegetation; peeling paint on siding and trim; some windows/door boarded.
44 S. Schenley Ave.	Overgrown vegetation; porch in disrepair (tree growing through it); siding missing; back door damaged.
2428 Wilcox St.	Peeling paint on trim; roof damage; porch, gutters and soffits in disrepair.
2442 Wilcox St.	Overgrown vegetation; gutters in disrepair; garage roof collapsed.

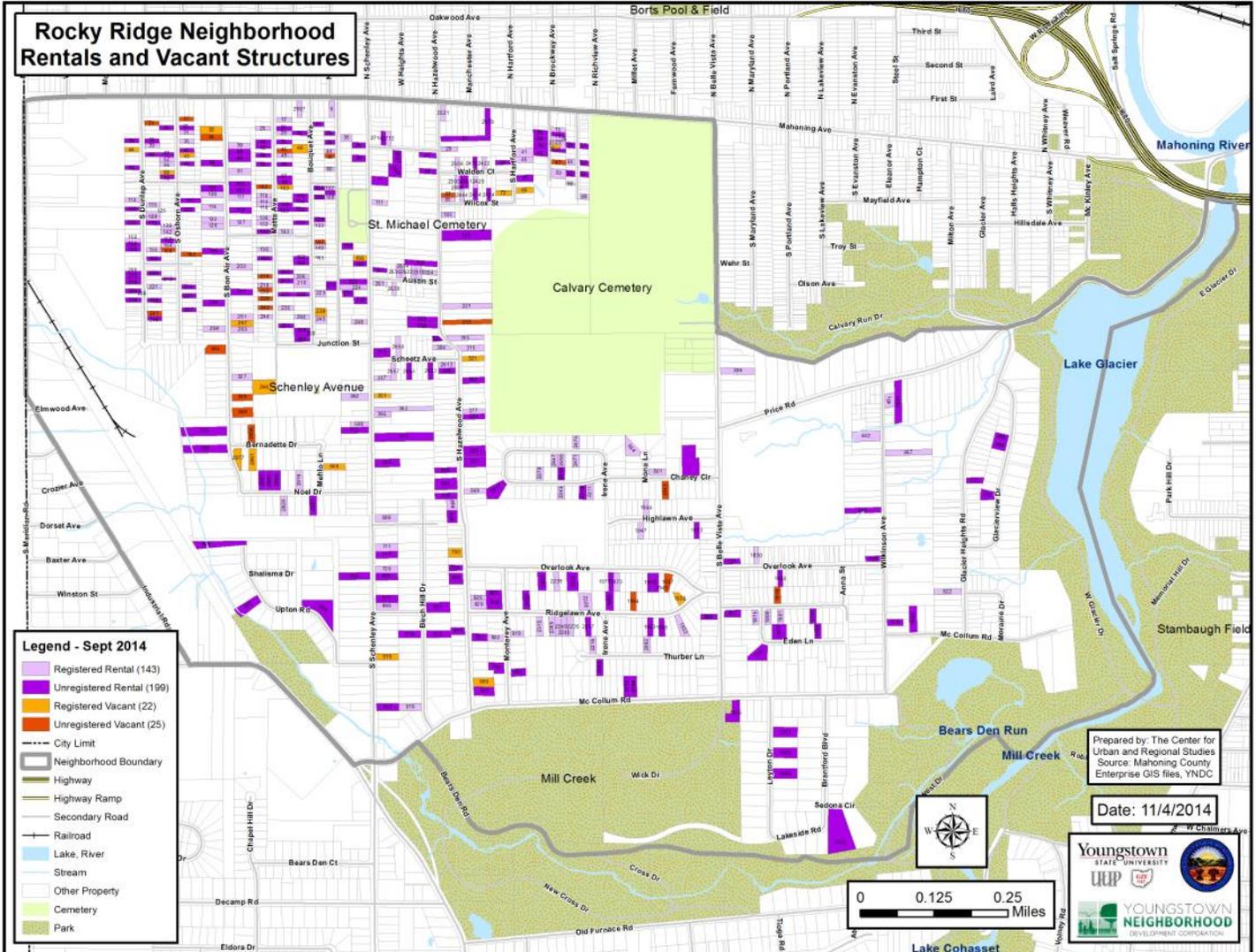
PRIORITY PROPERTIES: CODE ENFORCEMENT

The following 15 properties have been identified as priority properties for code enforcement. The condition of these properties was evaluated using the detailed property survey of the neighborhood. Some of these properties are occupied properties that are in the poorest condition on an otherwise stable street. Properties that are vacant with issues, but that can likely be salvaged and rehabilitated are also included on this list, as basic enforcement is the initial step required to ensure these properties are kept in a good state of repair until the point that they can be acquired and re-occupied.

Address	Description of Condition
138 S. Hazelwood Ave.	Roof damage.
46 Bouquet Ave.	Broken unsecure windows, peeling paint on wood shakes, garage and porch roof in disrepair.
210 Matta Ave.	Trash/debris; overgrown vegetation; inoperative car; gutters in disrepair.
940 Monterey Ave.	Overgrown vegetation; soffits and fascia in disrepair.
2237 Overlook Ave.	Overgrown vegetation; gutters, garage, outdoor stairs, and porch lattice in disrepair; porch brick needs repointing; peeling paint on trim.
1816 Ridgelawn Ave.	Roof damage; peeling paint on shutters; overgrown vegetation.
1928 Ridgelawn Ave.	Overgrown vegetation; roof damage; outdoor stairs in disrepair.
1964 Ridgelawn Ave.	Overgrown vegetation; chimney in disrepair; roof damage; porch roof, awning and garage in disrepair.
562 S. Belle Vista Ave.	Roof damage; porch in disrepair.
560 S. Hazelwood Ave.	Garage and front porch in disrepair; roof damage.
163 S. Osborn Ave.	Outside stairs in disrepair, trash/debris, awning damage; missing fascia; loose siding; broken/missing basement windows.
242 S. Osborn Ave.	Overgrown vegetation; trash/debris; peeling paint on siding; roof damage; gutters in disrepair.
71 S. Schenley Ave.	Overgrown vegetation; peeling paint on siding; porches in disrepair.
166 S. Schenley Ave.	Stained siding; peeling paint on trim; gutters and fence in disrepair.

RENTAL AND VACANT REGISTRATION

The following map identifies all registered rental and vacant properties within the neighborhood, with all the properties which are NOT registered but likely need to be registered identified as “Unregistered Vacant” or “Unregistered Rental.” Current registration data was obtained from the City of Youngstown Department of Property Registration and current ownership information was retrieved from the Mahoning County Auditor. Vacancy data was determined from a detailed property survey conducted by YNDC for the entire neighborhood.



All residential properties that are occupied and being rented must be registered with City of Youngstown. In total, there are 142 registered rental properties within the neighborhood and an additional 199 occupied houses that are likely rental properties which are unregistered. “Unregistered Rental” properties are properties that were either registered in the past two years but their registration is lapsed, or properties where the owner’s address is different from the address of the property, indicating that it is unlikely that the owner resides at the home. All properties that are not presently occupied and not actively being rented must be registered with the City of Youngstown as vacant. There are 22 registered vacant properties within the neighborhood, with an additional 25 “Unregistered Vacant” properties. These are properties that were identified as vacant in the property survey conducted for the Neighborhood Action Plan where the owner has not registered the property with the City of Youngstown.

Strategy Recommendation: All of the unregistered vacant and rental property owners should receive an official notice to register as soon as possible. Investigative work should be completed by the City to identify any owners who do not respond to the notice and citations of \$100 per week per city ordinance should be issued in order to gain registration compliance.

CRITICAL PROPERTIES FOR BOARDUP AND CLEANUP

The following properties were identified as priority properties for cleanup and board-up. Many of these properties are among the worst in the neighborhood, and were open and exposed to the elements, and are an immediate threat to the health and safety of the surrounding residents. While several do not need to be demolished within the next two to three years, brush removal, boarding, cleaning up trash and debris, and removing overgrowth will bring these properties into a manageable condition for residents.

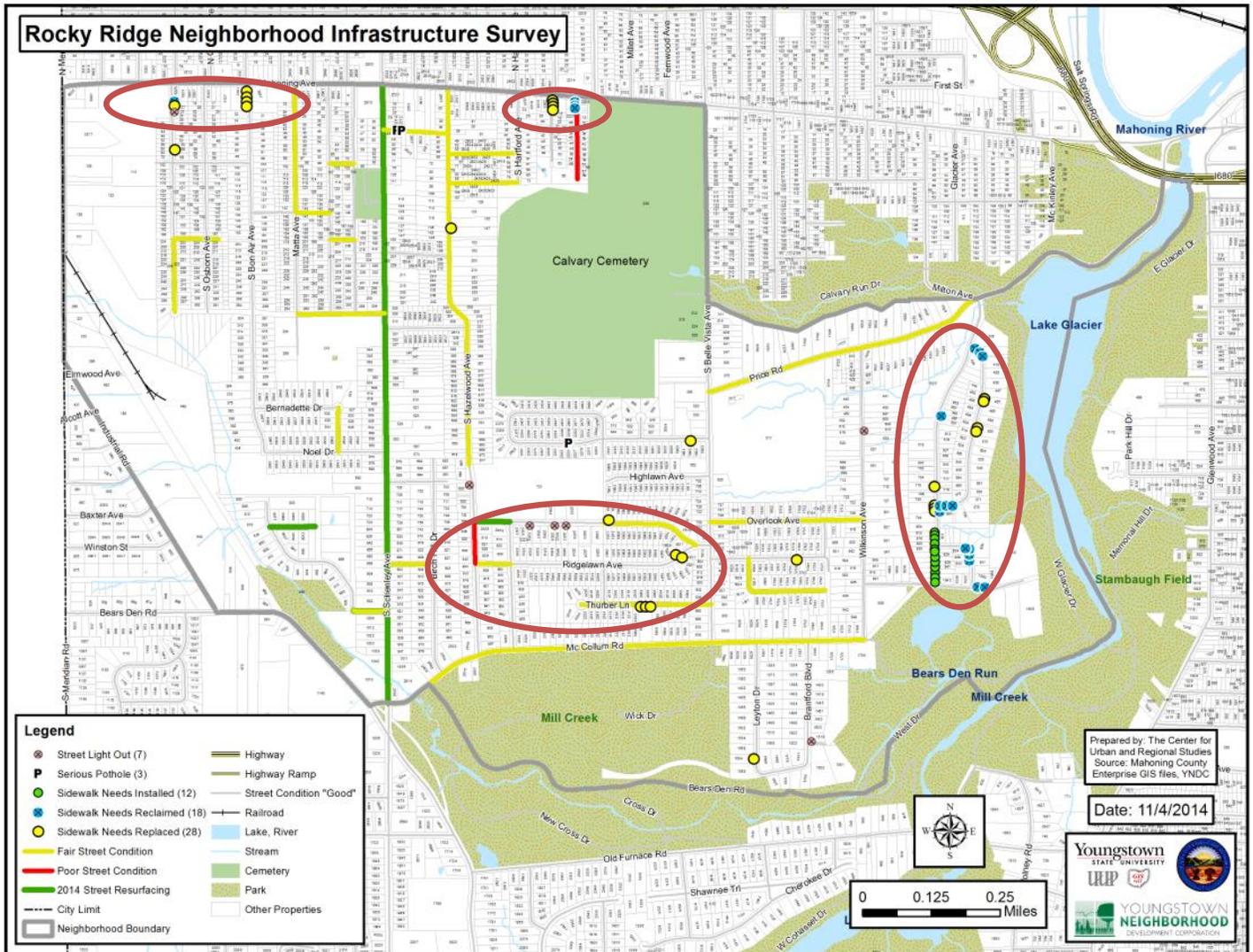
Boarding and securing properties helps to prevent vandalism, theft, and drug-related activity from occurring inside the properties. Cutting down overgrowth and removing trash eliminates health hazards and improves visibility. Boards should be painted to resemble doors and windows to make these structures blend in better with the neighborhood, rather than stand out as eyesores. YNDC, the City of Youngstown, and the Rocky Ridge Neighborhood Association established a partnership to board up and clean up all of the houses on this list.

Address	Description of Condition	Strategy
36 Bouquet Ave.	Overgrown vegetation; unsecure door(s) and window(s); roof, gutters, siding and downspout in disrepair.	Board and secure property. Remove overgrown vegetation during workday.
2305 Overlook Ave.	Overgrown vegetation; unsecure windows, peeling paint on outdoor stairs and garage; porch lattice and garage in disrepair.	Board and secure property. Remove trash, debris, overgrown vegetation, try to secure garage during workday.
44 S. Schenley Ave.	Overgrown vegetation; porch in disrepair (tree growing through it); siding missing; back door damaged, broken open; tires in garage	Board and secure property. Remove overgrown trees, other vegetation and tires during workday.
102 Matta Ave.	Overgrown vegetation.	Cleanup during workday.
940 Monterey Ave.	Overgrown vegetation; soffits and fascia in disrepair	Cleanup and remove debris and vegetation during workday.
730 S. Hazelwood Ave.	Tall grass; back door broken open.	Board and secure property, mow lawn during workday.

* All properties identified on this page were boarded and/or cleaned up during the August 2014 YNDC work day in Rocky Ridge.

SECTION IV: INFRASTRUCTURE REPAIR AND MAINTANENCE

An infrastructure survey was conducted by YNDC throughout the neighborhood to identify roads, sidewalks, street lights, and other basic infrastructure and facilities issues that require attention. This map identifies issues that



The survey found **7 non-functioning street lights** within the neighborhood. There are also a number of sidewalk issues. Yellow circles identify sections of sidewalk that are either severely lifted up or severely cracked and need to be replaced. Blue circles indicate areas where sidewalks are covered in significant debris and overgrowth, but may be reclaimed and brought back into use if scraped and cleaned (some of these sidewalks may ultimately need replacement). Green circles indicate areas where sidewalks are needed to complete the neighborhood's sidewalk network.

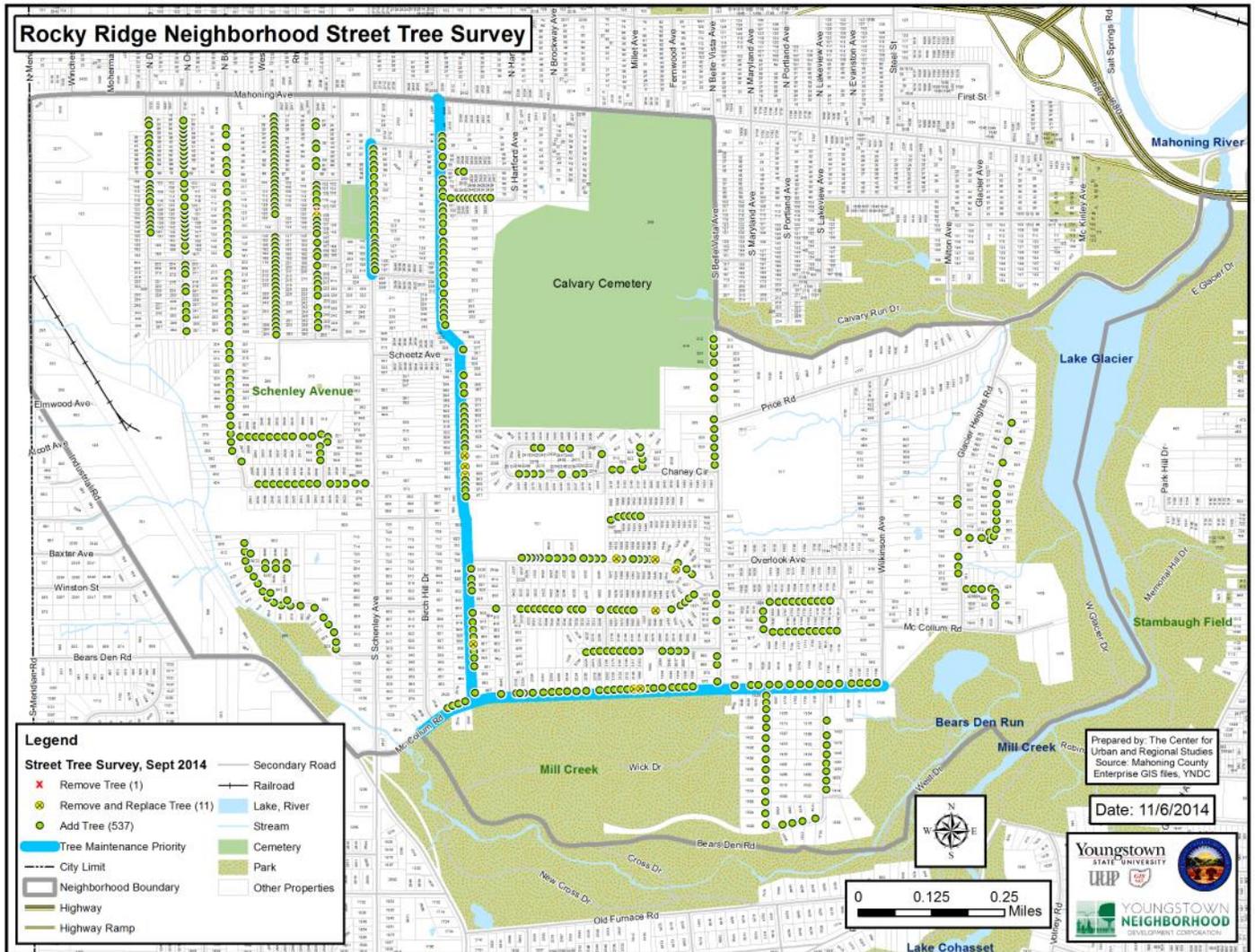
Street conditions are also identified. Sections of streets outlined in red are in "poor" condition, with many potholes and uneven patches. Sections in yellow are in "fair" condition and have some patching and minor potholes. Sections in green are scheduled for resurfacing in 2014. This includes S. Schenley Ave., as well as Shalisma Dr., and Overlook Ave. between Monterey Ave. and S. Hazelwood Ave. Sections of road that are not highlighted are generally in "good" condition.

Infrastructure Strategy Recommendations:

- 1) Focus street resurfacing improvements on critical thoroughfares and around core neighborhood institutions.** Streets in poor condition around Mill Creek Park and Chaney High School should be prioritized for street resurfacing in future years, once current and planned projects are completed.
- 2) Sidewalk replacement should be focused near Mill Creek Park and Mahoning Avenue.** Priority should be given to sidewalk replacement near the park to improve pedestrian connections and make the park easily accessible to nearby residents. Sidewalks leading to Mahoning Avenue should also be prioritized for replacement to provide easy access to businesses and transit stops along the corridor.
- 3) A concerted effort should be made to uncover and clean up overgrown sidewalks near Mill Creek Park and Mahoning Avenue.** On side streets connecting to Mahoning Avenue, in particular S. Brockway, as well as streets near the park, such as Glacierview, the sidewalks have become covered with mud and grass and should be uncovered to allow easy pedestrian access. These sidewalks should be cleared in conjunction with other community workday projects tackled by neighborhood groups in this area.
- 4) All street lights which were out should be reported and tracked until addressed by Ohio Edison.** All 7 street lights have been reported and replaced in a timely manner. This was done through the First Energy website, where a user is provided a work order number through the system that can be used to follow up and track progress on light replacements. The URL for the online Report Lighting Problem system is as follows: https://www.firstenergycorp.com/service_requests/report-lighting-problem.html. In July of 2014, YNDC staff reported all of these lights to First Energy using this system and developed a database for monitoring and tracking street light work orders. Ohio Edison reporting information should be distributed to neighborhood groups to promote individual reporting.
- 5) Replace all street signs with uniform neighborhood street signage.** The neighborhood has a mismatch of street signs in that many are worn or faded. New uniform neighborhood street signage should be installed that possibly includes the Rocky Ridge logo in some capacity.
- 6) Install a new bike facility in the neighborhood, such as a share lane or dedicated bike lane that connects Mill Creek Park to the Rocky Ridge Neighborhood.**
- 7) All dead street trees should be removed and new trees should be planted in the priority areas identified using the City of Youngstown Street Tree Planting Guide regulations.**
- 8) New Welcome to Youngstown signage should be installed at critical gateways, such as along Mahoning Avenue heading east after entering Youngstown.**
- 9) Install green infrastructure treatments in the public right-of-way.** Plants and trees in swales, planters, and infiltration basins can clean and manage stormwater runoff onsite, reducing pollution and combined sewer overflow. Breaks in the curb can allow stormwater to enter a bioretention area in the planting strip between the street and sidewalk. Here water is cleaned and managed through appropriate slope design and mix of trees and native plants.

STREET TREE REMOVAL AND PLANTING

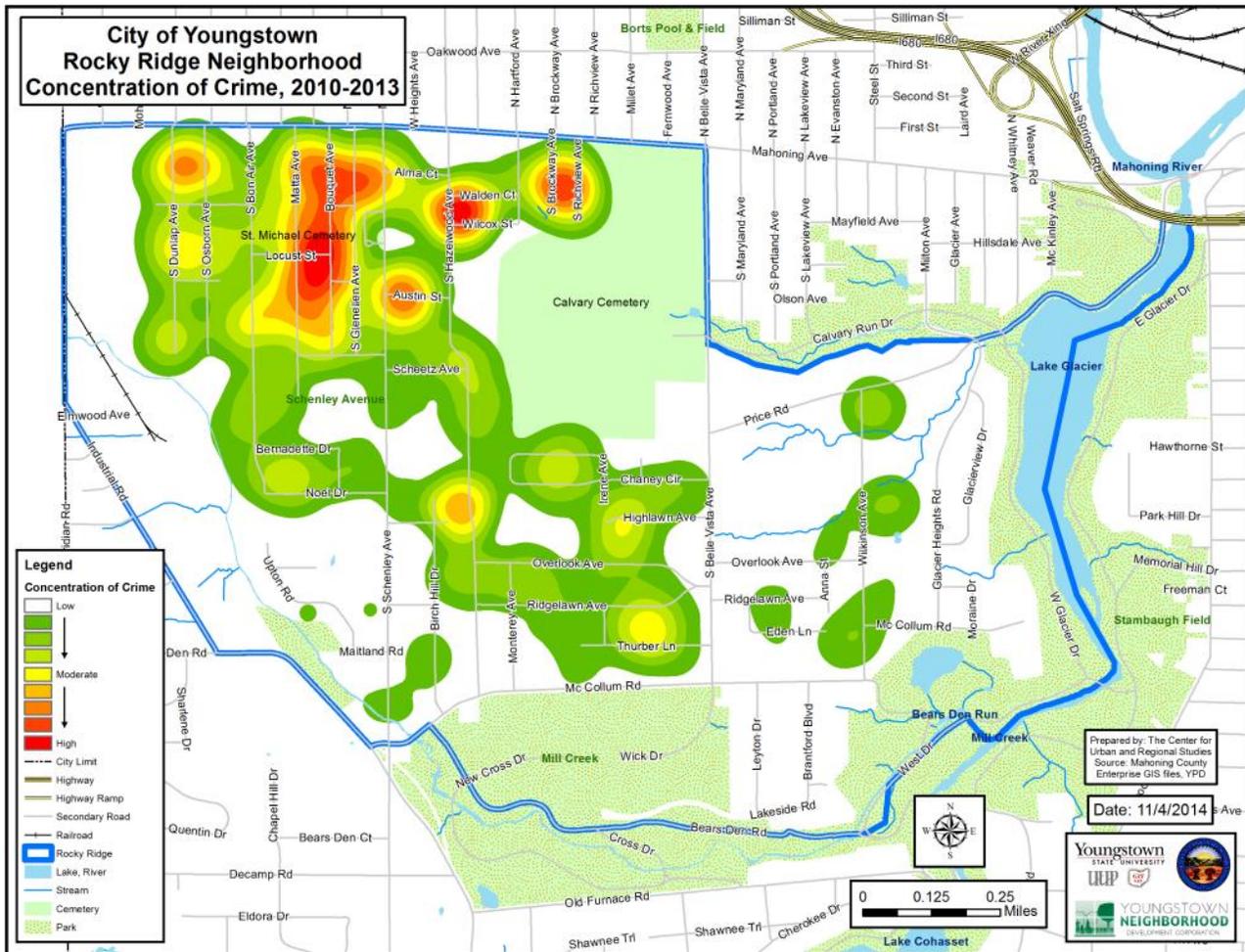
The following map identifies the location of all dead street trees that need removed and all locations where new trees could be planted to rebuild the neighborhood tree canopy. Data for this map was collected through a detailed survey conducted by YNDC that identified all dead street trees and all devil strips in the neighborhood where new street trees could easily be planted to re-establish the neighborhood's tree canopy. Devil strips with major obstructions, including telephone/electric lines, fire hydrants, and existing established street trees.



Street Tree Strategy Recommendation: Improving the condition of street trees and the neighborhood's tree canopy was an issue identified by residents. As such, dead tree removal and tree planting should be prioritized around Chaney High School, where there are a cluster of dead trees in need of replacement, and along more heavily travelled roads like McCollum, S Schenley and S Hazelwood. In addition, it is recommended that Rocky Ridge sees the planting of trees across the neighborhood.

SECTION V: NEIGHBORHOOD CRIME AND SAFETY

This heat map below illustrates “hot spots” or areas where there has been the most contact with the Youngstown Police Department. These are the locations of incidents at which the Youngstown Police Department has filed reports. Data collected includes all reports filed for residential properties in the neighborhood between 2011 and 2013 that are violent, drug-related, and otherwise factors of distress. This also includes domestic incidences such as custody interference and runaway persons, which may not make the neighborhood less safe as a whole but may demonstrate patterns of neighborhood distress or disruption.



Properties included in this analysis include residences such as single-family, two-family, multiple-family and group home structures; and exclude commercial and recreational sites such as the Mahoning Avenue businesses and locations within Mill Creek Park. Houses are a mix of rental, owner-occupied and vacant properties.

One of the most valuable components of this data is that crime hotspots appear to be generally clustered in alignment with clusters of vacant and distressed properties and poor infrastructure conditions.

Crime and Safety Strategy Recommendation: The Neighborhood Action Team tasked to implement the plan should work with the newly-designated community police officer, code enforcement officials, and neighborhood residents to monitor these properties and to enforce all applicable codes to discourage criminal activity occurring at hotspot properties in the neighborhood. Targeted and systematic code enforcement sweeps and strict enforcement of rental and vacant registration, combined with door-to-door community policing efforts, should be utilized to restore order to hotspot zones and prevent spillover effects of crime into adjacent areas.

TOP 20 HOTSPOT PROPERTIES

The following addresses represent residential properties which have the highest numbers of police reports filed in the neighborhood. The total reports filed was tallied for the period between January 1, 2011 and December 31st, 2013.

Recurring police reports include Assault, Aggravated Assault, Runaway/Missing Persons, Menacing, Aggravated Menacing, Domestic Violence, Criminal Damaging, Towed Vehicles, and other related offenses.

Rank	Address	Police Reports Filed, 2011 - 2013
1	A property in the 500 block of S Hazelwood	19
2	A property in the 100 block of S Dunlap	14
3	A property in the 100 block of S Bon Air	13
4	A property in the 200 block of Bouquet	12
5	A property in the 200 block of S Schenley	11
6	A property in the 200 block of S Glenellen	11
7	A property in the first block of S Schenley	10
8	A property in the first block of S Osborn	10
9	A property in the 300 block of S Schenley	10
10	A property in the 1900 block of Ridgelawn	10
11	A property in the first block of S Glenellen	8
12	A property in the first block of S Richview	8
13	A property in the 300 block of S Hazelwood	8
14	A property in the 200 block of Matta	7
15	A property in the 500 block of S Hazelwood	7
16	A property in the 400 block of Wilkinson	7
17	A property in the first block of Bouquet	6
18	A property in the 500 block of Wilkinson	6
19	A property in the 1200 block of S Schenley	6
20	A property in the 2200 block of Chaney Circle	6

SECTION VI: NEIGHBORHOOD ACTION TEAM

A Neighborhood Action Team was established in July 2014 to oversee implementation of the Rocky Ridge Neighborhood Action Plan in order to ensure continuous progress toward achieving objectives. The Team should meet at minimum on a quarterly basis to review progress at achieving all objectives and benchmarks outlined in the plan. The Neighborhood Action Team should consist at minimum of representatives of the following entities:

- City of Youngstown Community Development Agency
- City of Youngstown Department of Planning and Zoning
- City of Youngstown Property Code Enforcement
- City of Youngstown Department of Public Works
- City of Youngstown Department of Parks and Recreation
- City of Youngstown Economic Development
- City of Youngstown Green Youngstown
- 4th Ward Councilman Mike Ray
- Mahoning County Land Bank
- Rocky Ridge Neighborhood Association
- Neighborhood Residents
- Youngstown Neighborhood Development Corporation
- Mill Creek MetroParks

Tracking Progress: The activity of the partners involved in this plan will result in properties that are cleaned up, boarded, demolished, sold, and/or brought into compliance with city codes. Additionally, infrastructure issues and crime hotspots will be addressed. All of this activity is valuable information to be tracked as part of the 5-year performance benchmarks. The tracking form, shown on the following page, will be used by YNDC to measure quarterly progress toward achieving the plan's goals. All changes to individual property status will be filed in a database housed at YNDC and reviewed at each Neighborhood Action Team meeting. As properties cease to become priority properties, the "Top 30" list can be updated to include additional priorities. New properties may be brought to the team's attention by residents, neighborhood groups, city departments, or YNDC surveys. The team will review the list of potential additions to the "Top 30" list and make a determination as to which should be included. As additional properties are added, updated priority lists will be distributed to team members.



Rocky Ridge Neighborhood Action Team

Neighborhood Action Plan Progress Tracking Form

5-Year Performance Benchmark	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	2015- 2016 Total	2015- 2020 Goal
Housing and Property Benchmarks										
Housing units brought into compliance through collaborative efforts										50
Vacant housing units are rehabilitated and re-occupied as affordable housing through collaborative efforts										3
Severely blighted structures are demolished										10
Vacant and formerly blighted housing units are boarded and cleaned up in order to improve neighborhood safety										6
Unmaintained vacant lots are mowed with a higher frequency using a strategic method.										ALL
Vacant properties with illegal dumping are cleaned up										ALL
Infrastructure Benchmarks										
Non-functioning street lights repaired by First Energy										ALL
Sidewalks cleaned up or replaced where needed by collaborative partnerships										10
Streets equipped with new uniform neighborhood street signs										ALL
Dead street trees removed										ALL
New street trees and park trees planted										30
One new bike facility is installed										1
One new minimalist green infrastructure street improvement installed										1
Crime and Safety Benchmarks										
Crime hotspots are addressed through community policing and systematic code enforcement										10

Neighborhood Action Plan Progress Tracking Form

5-Year Performance Benchmark	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	2015- 2016 Total	2015- 2020 Goal
Community Building Benchmarks										
Engage 30 new members through outreach by the Rocky Ridge Neighborhood Association										30
Complete five resident-driven neighborhood improvement projects, including 1 public art installation										5
Conduct a meeting of neighborhood businesses										1
Engage neighborhood institutions such as Mill Creek MetroParks and the West Side Library										2
Install one "Welcome to Youngstown" sign										1
Economic Development Benchmarks										
Target city incentive programs to neighborhood retail corridor along Mahoning Avenue										5
Improve at least three existing business facades through grants or loans from the City of Youngstown										3
Provide two micro-enterprise loans to neighborhood entrepreneurs from YNDC										2
Create or retain 10 jobs										10

APPENDIX: PUBLIC INPUT

The following input was obtained from residents at the February 25th neighborhood planning meeting at the Rocky Ridge Neighborhood Association meeting. Attendees were asked to list what they believed to be their neighborhood's top three assets, top three priorities, and one thing the planning team needed to know.

Neighborhood Assets		
cost of house expenses (low taxes)	pride of my neighbors and their property	library
mill creek baseball	rocky ridge neighborhood association	library
mill creek baseball field	new homes - people look after each other	library
mill creek junior baseball	stable income property owners	library
the mill creek junior baseball facility	grocery store	library
busy corridor on mahoning ave	grocery store	library
mahoning avenue	grocery store	library
mahoning corridor	mahoning ave grocery store	library
mahoning corridor	sparkle's grocery store	library
community center old church	attractive homes (well kept)	library
fire station	homes that are occupied	library
fire station	housing stock	library
fire station	most people maintain their properties	library
fire station	most people take pride in their homes	library access
par 3 gold course	nice housing stock	library access
short hole golf course	quality of housing stock	library access
sports complex - tennis softball - volleyball golf	stable housing	west side library
a lof of lifetime residents	very clean - neighbors keep up	youngstown library
cooperation between all neighborhood associations	library	closeness to park
good neighbors who keep up their homes	library	fair amount of open land and trees
good respectable neighbors	library	fellows riverside garden
great neighbors	library	fellows riverside garden
jim the mailman	library	fellows riverside garden
neighborhood longevity of residents	library	fellows riverside garden
neighbors	library	lake glacier
neighbors get together to help others	library	lake glacier area and pavillions
neighbors on russell	library	mill creek park
our neighbors who care	library	Mill Creek Park

Neighborhood Assets cont'd

mill creek park	mill creek park (rocky ridge)	church
mill creek park	mill creek park (wick recreation area)	church
mill creek park	mill creek park and rose garden	st brendans
mill creek park	mill creek park and wick recreation area	st christine church
mill creek park	mill creek park recreation area, golf	post office
mill creek park	mill creek park walking path	post office
mill creek park	mill creek park/golf course	post office
mill creek park	mill creek park/recreation area	post office
mill creek park	moreley pavillion	post office
mill creek park	park	post office
mill creek park	park	post office
mill creek park	parks	680 access
mill creek park	proximity to mill creek park	centralized location to north side, downtown, boardman
mill creek park	riverside garden	closeness to freeway (to get to the other sides of town)
mill creek park	rose garden	easy access to downtown
mill creek park	rose garden	easy access to freeway
mill creek park	rose garden and lily pond	freeway access
mill creek park	sentimental reasons such as parks	freeway access
mill creek park	the park	proximity to highways
mill creek park	wick park	rte 680 access
mill creek park	wick park	businesses
mill creek park	wick park recreation	casa ramirez
Mill Creek Park	wick park recreation	close in to shopping and services
mill creek park	wick recreation	convenience store
mill creek park	wick recreation area	food establishments
mill creek park	wick recreation area	gas stations
mill creek park	wick recreation area	mahoning plaza
mill creek park	wick recreation area	MV lanes
mill creek park	wick recreation area & morley pavillion	plaza (west side)
mill creek park	wick recreation area/ mill creek park	shopping
mill creek park	wick recreation area/kramer field	stable businesses
mill creek park	new homes on our street	strikers/MV lanes
mill creek park (fellows riverside gardens)	the sun still comes up	west side merchants

Neighborhood Assets cont'd

lower crime than other areas	safety of the area	schools in close proximity
Negligible gang activity	chaney HS track/field	west school (no playground)
no crime on our street	mcguffy school	good streets
no grafitti	newer schools	relatively good WRTA bus service
safe streets	school (new schenley)	good walking neighborhood in addition to park
safety	schools	

Neighborhood Priorities

no fracking in neighborhoods	ownership	maintain the present Chaney HS model and NEVER bus in problems from other ares of Ytown because all you do is spread crime all over the entire city.
no fracking near us	non partisan elections	make schools more attractive to keep students
be friendly - know your neighbors and the activities around our homes	"messy" businesses on Mahoning Ave	raise academic standing of city schools
educate neighbors on pride of area	increase businesses and variety	schools
for people to take pride in neighborhood	mahoning ave - aesthetics! (building conditions)	schools needs to be "....." of current board and leaders
I do feel that we are one of the best neighborhood on the west side	too many 2nd hand stores	the sewer lines on the street need to be netted more often by wastewater
more social activities	more grocery stores	keep up code enforcement (with renters, section 8 - our biggest problems)
create an arts district - to attract artists to move in homes/businesses	clean, grocery store to replace sparkle	maintain appearance
develop area near rose garden for arts	grocery store	vacancies - too many owners from other states or countries
fight poverty	mahoning ave business	empty houses - who owns?
get deconstruction jobs created instead of demolishing	access and distance to retail	out door home improvements
youth activities	attract more businesses to mahoning	outdoor homes need repaired
youth activities	attractive to business growth	had to report two neighbors up the street that park cars in the street and leave them there - the police tell them to move them - the cars have flat tires and no places
empty houses	beautify, clean up mahoning ave corridor	homeowners not maintining property (unused cars, equipment)
help underwater mortgage holders	clean up businesses on mahoning ave	code enforcement
help work for a regional principal only mortgage payment	clean up/beautify mahoning ave	housing code violations
increase home ownership	cleaning up on Marhoning Ave (crazy loud paint colors)	turn neighbors in to proper authorities when they are not keeping property up and continue to pick up cut grass and clean leaves that will keep our street clean and free of debris
more homeowners/less renters	close the store next to the post office	blight/code enforcement
empty houses - give them to habitat for humanity	improve mahoning Ave business corridor	cars parked on street
2 newly constructed homes	keeping mahoning ave in code w/ businesses	clean up property/houses
increase home sales to stable buyers that will live in them	more businsses	clean up unkept homes
keeping people in their houses	new businesses	cleaner neighborhood
less boarded houses	poor appearance of buildings along Mahoning Ave	code enforcement

Neighborhood Priorities cont'd

code enforcement	vacant house demolition	pot holes - need to call all the time to fill
curb appeal (single family dwellings)	increase value in housing (and aesthetics)	removing snow and ice - school at end of street
fix deteriorating houses and thank you	low property values	pot holes mccollum rd
grass cutting	property value decrease - want increased	roads
homeowners giving better care to their property	stabilize neighborhood	need pot holes fixed desperately
Housing conditions in garden district- poor relection on fellows riverside garden	home values	pot holes
junk in yard, high grass	house values	snow removal around mcguffey school
keep houses neat and attractive	housing prices and stability	street conditions - patch potholes
keep vacancies kept up and mowed	keep property values up	street paving
no empty houses or blight	maintain property values	a need to clear snow from the sidewalks on mahoning ave
one neighbor has a driveway for only 2 cars and they have 5 that are in the street	maintaining property values	also, a need to remove snow on neighborhood sidewalks
property conditions: occupied and unoccupied	property values maintained (not constantly dropping)	better snow removal
property maintenance	keep services (post office, library, groceries)	condition of the streets (snow + pot holes)
remove blight	keep the library	curbs needed on s hazelwood from chaney HS south
some housing in need of repair	keep west side library open	keeping up w/ paving and road maintenance
take care of vacant house blight	library	more road and street paving
housing	need to keep west side library	pave the roads! S. Hazelwood, Overlook are AW-FUL!
vacant homes	new/improved library	potholes
vacancies	west side library	repave the main arteries: hazelwood, schenley, meridian
abandoned houses torn down	ice rink at rocky ridge	road repairs
demolish vacant homes	stop paving in park	road resurfacing
get rid of vacant homes	get ride of bort pool. Demo it	street - potholes
faster homes demolished after burn	parks	street conditions - patch potholes
demo vacant structres. They don't respect neighborhood	stop the additional paving in the park	street need resurfacing on the west side
demolition of vacant homes quickly	dead tree removal	street repair
house abandonment (demolition if needed)	trees on corner of Donald and N Belle Vista need to be topped (not cut down - locust trees)	streets maintained
some vacant homes should be demolished. They are eyesores and health hazards	bad road - upper S Whitney (2nd block to dead end)	streets -pot holes
take down abandoned homes	road repair - waiting 4 yrs so far for tree removal	the potholes
the blight of the homes that are down	street condition	upper s hazelwood - curbed and paved

Neighborhood Priorities con'td

crime	crime	safety (senior citizens)
safety	crime	safety/security
crime	crime	security (reduce crime)
crime	crime (neighbor reporting)	security against crime
reduce criminal activity - lots of drug dealers (they take advantage of our location)	crime north of mahoning addressed	speeding of cars and school buses on neighborhood streets
safety	crime reduction	stronger police presence
have called for police for possible drug dealers in parking lot - they never came. Get more sniffing dogs.	greater police presence	vacant home breakins for copper pipes
security	keep area safe	vandalism reduction
more police visibility though how can it be done with little funds in area	low crime	litter
rentals used for drug sales (ex east siders rent a westside home on Donald to see drugs)	more police patrols	noise reduction - load mufflers
what really bothers/worries me is the change in the neighborhood. I love my neighborhood. I was never worried about walking the streets, going out, etc	more police visibility	noise reduction - motorcycles
police visibility	police presence	noise reduction - loud music
safety - police precincts	police presence	school traffic
continue to watch neighborhood and neighbors	poverty/crime north of mahoning	out of town landlords
safety	reduce crime	rentals
addressing crime	reduce crime	landlords accountable
better enforcement of law	safe neighborhood	rental properties (need better background checks on renters) - not maintained
cemetery safety at front entrance	safety	home vacancies/absentee landlords
code enforcement of kids walking in street	safety	making landlords accountable
crime	safety - prevention of breakins	rental property more accountable for upkeep on homes

Neighborhood One Thing

get more police to drive around neighborhood / fix the houses by owners get at them for not keeping houses fixed on outside or paint to make them look better more town meetings	make the city safe	make the garden district a arts district for the city and encourage artists to buy homes
you know about the crime - keep out more from moving in. We need some kind of good jobs to keep younger people here	keep fighting crime - don't let up - keep the criminals out of the west side	JOBS
more peace officers who are not afraid of drug dealers and fewer little hitler police harrassing us old ladies	safety at belle vistas and McCollum - running the stop sign constantly	the best restaurants are family owned!
work on drug problems. Enforce the rules	keeping kids (juveniles) from playing in the street and refusing to get out of the way of traffic	the majority of 2nd hand stores in ytown are on mahoning ave
can they bring back community police officers?	safety of senior citizens who still live in their own homes will make or break us!	mahoning ave corridor needs to be secured

Neighborhood One Thing cont'd

the store next to the post office is a dump! Makes the area look bad!	repairing all the potholes - especially on main streets & routes	politics will probably trump plans
improving main corridors is crucial for perception and function	get s. hazelwood curbed & paved	council to get along with each other. Take care of the people!!
not to have as many junk and thrift stores! It cheapens the west side!! Also vacant store fronts on Mahoning	sidewalks, more street lights, road conditions	we need to have less politics on our leaders and more action, less talk more action.
assist with getting empty buildings filled or torn down i.e. old Sparkle Market on west side	sidewalks suck	redistricting is important as it can help in the "health" and "wealth" of our city
youngstown citizens must pass their community bill of rights to protect MVSD drinking water from fracking (YNDC needs to actively educate citizens regarding what we as a community must do to protect our drinking water from chemical contamination)	youngstown will come back with everyone's help	redistricting the city wards
keep 'fracking' out of our area	neighbors need to get involved with a local group that can work together to improve their living area. People need to take "pride" in their neighborhood	get city redistricted like voted for
noise reduction: we need to better enforce loud music & auto/cycle noise in all public places	neighbors are the best	redo the wards
there are too many deer on the west side. They eat our residential foliage.	there are good people who care about the area and if engaged could make great things happen. They are our best resource.	reset wards so city council is more effective
my neighbor has 6 inoperable cars - some in backyard covered	the west side is the best side	we need redistricting ASAP
keep up on code enforcement	community involvement, groups, block parties, gardens	taxes are too high on the west side!
what does the fox say? We need better code enforcement	we have a great organization with people who care about what our neighbors are like and how they keep up with homes or don't. We don't want to lose good people to vacancies and to have low income housing increase w/ people who don't value our neighborhood and the houses. they are not welcome here.	we need our parents to want to send their children to Yo. Schools instead of sending them elsewhere
inspect homes every year, make sure homes are repaired outside	I don't know	school system must be addressed
keep addressing property violations - trash - long grass - upkeep	move N side meeting off of St. Patrick's Day	schools need improvements - budget accountability
keep up with housing code violations ex. Trash in yard, huge branches in yard. These things don't seem addressed	Please switch NS meeting. March 17 is St. Patrick's Day	innovative approaches to better city schools like a 6 year high school program. People don't want to buy houses in youngstown because of schools and crime
there are too many rental homes with multiple families in single dwellings	keep up the good work	larger library for education / greater help for school children/improve graduation rate / police dept doing super job
dangerous dead tree on S. Whitney	we're glad youre trying to help us	the youngstown school system needs to be fixed
3 "city" trees need cut down & fix side walks (South Whitney #129)	non-partisan elections	improve school system
we need a street tree inventory. Trees add value to the city. We need to know what we have.	race needs to be left out of the equation. This town is too much of a black and white thing	improve operation of school system. Better decisions from school board.

ROCKY RIDGE NEIGHBORHOOD ACTION PLAN



**820 CANFIELD ROAD
YOUNGSTOWN, OHIO 44511
PHONE: 330.480.0423 | FAX: 330.259.7575
INFO@YNSDC.ORG | www.yndc.org**



**YOUNGSTOWN
NEIGHBORHOOD**

DEVELOPMENT CORPORATION