Housing and Neighborhood Stabilization in Youngstown

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Youngstown Neighborhood Development Corporation

#2014OHC

OHIO **HOUSING** FINANCE AGENCY

OCCH OHIO CAPITAL CORPORATION FOR HOUSING

Learning Objective

- Participants will learn about neighborhood action plans which include strategies for the preservation and development of affordable housing and are informed by detailed analyses of market and neighborhood indicators.

YNDC

- Youngstown Neighborhood Development Corporation (YNDC) – Citywide community planning and development organization

- Created through public private partnership after completion of 2010 plan

- Began operations in 2009

- WWW.YNDC.ORG
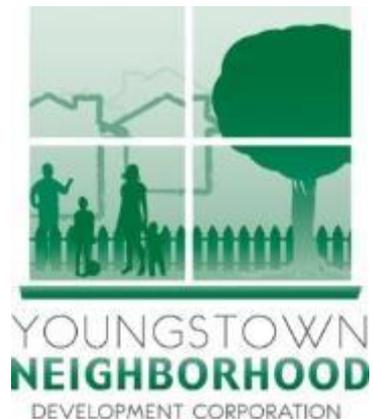
YNDC Approach

- Performance Based and Data Driven

- Strategically Focus Resources

- Incremental Implementation of Vision

- Layer Partnerships

- Residents at the Center

Youngstown Context

- Population peaked at 170,002 residents in 1930

- Planners laid out physical infrastructure for continued growth to 250,000

- City maintained a very high quality of life for residents

Current Reality

2013 Snapshot

- Population: 66,982   -61 percent
- Vacant Structures: 4,500 structures
- Vacant Land: 24,000+ parcels
- Poverty Rate: 36 percent
- Median HH Income: $24,880
- Avg Home Sale Price: $21,327
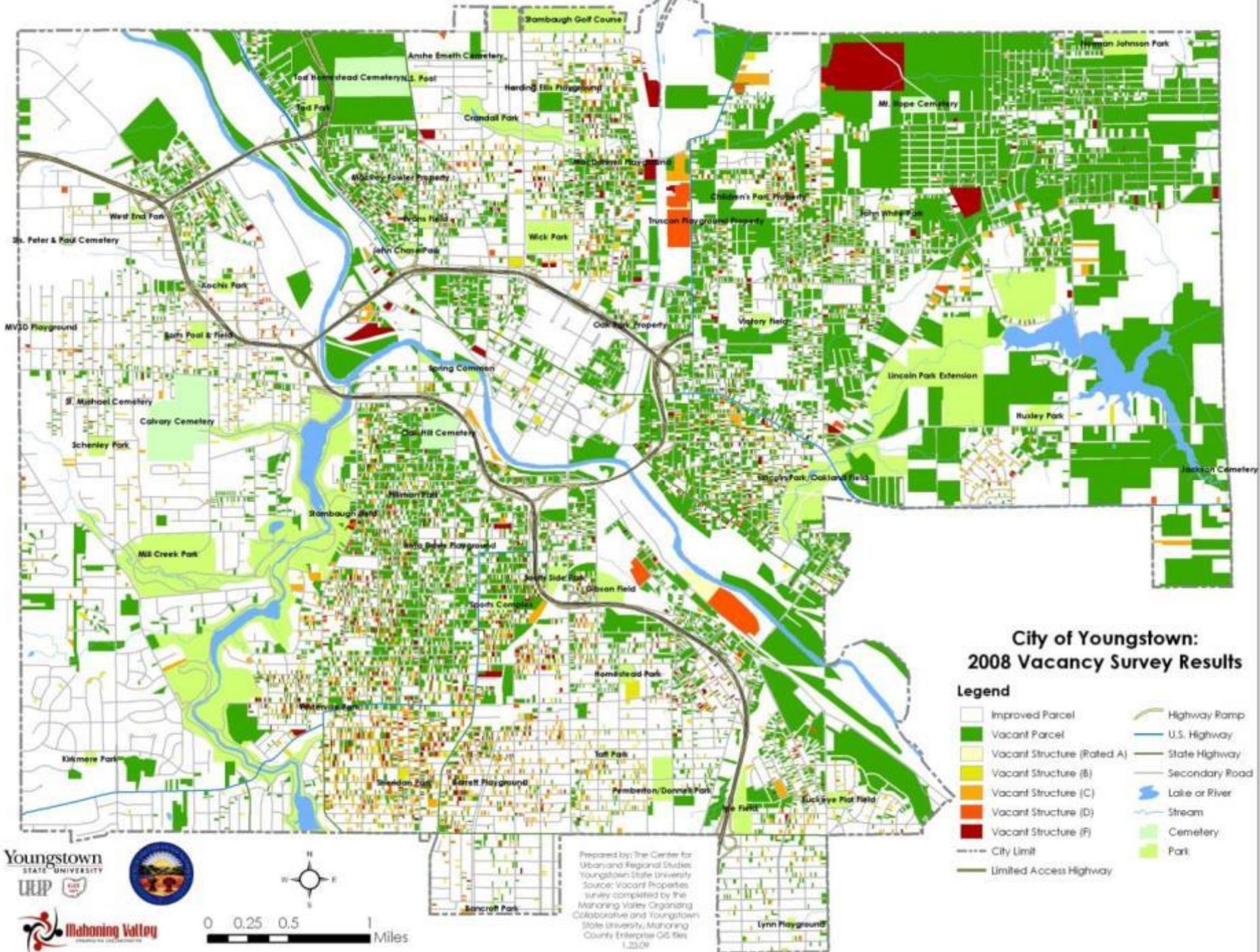
City of Youngstown:
2008 Vacancy Survey Results

Legend

☐	Improved Parcel	⌒	Highway Ramp
🟩	Vacant Parcel	—	U.S. Highway
☐	Vacant Structure (Rated A)	—	State Highway
🟨	Vacant Structure (B)	—	Secondary Road
🟧	Vacant Structure (C)	🌊	Lake or River
🟧	Vacant Structure (D)	～	Stream
🟥	Vacant Structure (F)	🟩	Cemetery
-----	City Limit	🟩	Park
━━	Limited Access Highway		

Prepared by: The Center for
Urban and Regional Studies
Youngstown State University
Source: Vacant Properties
survey completed by the
Mahoning Valley Organizing
Collaborative and Youngstown
State University, Mahoning
County Enterprise GIS files
1.23.09

Youngstown
STATE UNIVERSITY
UUP

Mahoning Valley

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Miles

Neighborhood Market Analysis

- Vacancy Rate

- Mortgage Ratio (number of transfers that involve a mortgage)

- Sales Ratio (number of sales compared to total housing inventory)

- Median Sales Price

- Homeownership Rate

- Change in Homeownership Rate

- Calls for Service per 1,000

- Poverty

- Population Loss

- Land Bank Eligibility (two years of tax delinquency)

Market Segmentation Variable Data – Youngstown, Ohio

Census Tract	2010 Census Vacancy Rate	2010-2012 Mortgage Ratio	2012 Sales Ratio	2010-2012 Median Sales Price	2010 % Owner Occupied	1990-2010 Change in % Owner Occupied	2012 YPD Calls / 1,000	2011 Poverty	1990-2010 Population Loss	2014 Land Bank Eligible
Tract 8003	15.9%	8%	3.3%	$ 10,630	73.0%	-8.6%	9.5	21.3%	-33.9%	35.0%
Tract 8004	18.6%	13%	2.0%	$ 13,387	76.0%	-4.0%	6.3	46.6%	-46.6%	51.3%
Tract 8005	25.3%	2%	3.3%	$ 9,309	33.4%	-6.5%	7.5	57.9%	-39.3%	42.0%
Tract 8006	21.9%	0%	3.5%	$ 5,750	49.4%	-7.2%	19.2	42.6%	-44.7%	37.4%
Tract 8010	23.4%	7%	7.0%	$ 12,028	56.3%	-20.0%	6.8	42.8%	-34.2%	31.6%
Tract 8011	19.0%	3%	7.5%	$ 15,364	56.4%	-20.5%	15.0	37.4%	-15.1%	22.7%
Tract 8012	15.6%	8%	6.5%	$ 18,251	72.9%	-8.8%	6.8	39.6%	-24.6%	25.1%
Tract 8013	15.4%	6%	6.7%	$ 18,600	66.2%	-14.3%	4.3	39.4%	-22.3%	17.3%
Tract 8014	9.9%	18%	5.0%	$ 31,131	85.8%	-4.4%	6.2	5.0%	-20.7%	5.6%
Tract 8015	14.4%	16%	6.8%	$ 26,120	71.6%	-6.8%	3.2	11.3%	-19.7%	12.3%
Tract 8016	32.1%	0%	9.0%	$ 9,327	41.2%	-24.9%	23.8	45.8%	-34.0%	43.7%
Tract 8017	25.7%	0%	4.1%	$ 6,027	59.1%	9.3%	17.5	53.6%	-59.4%	44.8%
Tract 8021	23.8%	0%	2.0%	$ 4,666	54.4%	4.4%	14.9	56.0%	-49.2%	50.2%
Tract 8023	30.5%	3%	3.2%	$ 8,202	63.3%	-1.8%	9.7	44.0%	-55.5%	51.7%
Tract 8024	28.4%	2%	5.4%	$ 11,261	45.4%	-9.9%	15.9	32.1%	-40.8%	42.5%
Tract 8025	18.7%	6%	5.3%	$ 19,048	65.6%	-2.9%	8.6	38.6%	-36.8%	26.0%
Tract 8026	14.6%	22%	5.6%	$ 30,097	73.8%	-9.6%	2.8	20.1%	-21.4%	13.0%
Tract 8027.01	6.1%	48%	4.1%	$ 52,657	61.1%	-4.6%	2.2	5.5%	-17.2%	3.8%
Tract 8027.02	7.0%	44%	4.7%	$ 51,958	84.9%	-6.4%	1.4	1.6%	-15.4%	4.5%
Tract 8028	10.2%	19%	5.4%	$ 27,078	78.9%	-9.5%	6.6	18.6%	-16.5%	9.4%
Tract 8029	17.1%	4%	5.9%	$ 17,043	61.2%	-13.6%	8.8	35.7%	-19.0%	18.0%
Tract 8030	12.0%	10%	5.5%	$ 22,019	74.1%	-12.3%	3.0	23.3%	-18.8%	13.6%
Tract 8040	33.8%	3%	3.9%	$ 22,623	29.7%	0.8%	14.6	53.2%	-39.8%	36.4%
Tract 8041	18.5%	11%	4.8%	$ 17,944	49.0%	-15.2%	13.1	28.0%	-34.2%	29.3%
Tract 8042	12.2%	19%	4.2%	$ 36,020	57.6%	-3.3%	4.5	14.0%	-15.9%	17.3%
Tract 8043	34.9%	0%	4.6%	$ 9,570	53.8%	3.2%	20.7	38.0%	-58.6%	47.6%
Tract 8137	17.1%	4%	3.1%	$ 6,067	40.5%	-7.3%	17.4	59.5%	-49.5%	39.2%
Tract 8138	18.7%	3%	2.7%	$ 23,341	48.7%	-13.8%	9.1	41.4%	-13.8%	41.6%
Tract 8139	23.8%	0%	2.4%	$ 6,231	55.3%	-8.1%	12.6	50.9%	-50.8%	47.3%
Tract 8140	23.3%	12%	2.9%	$ 13,939	40.0%	-7.5%	10.2	40.2%	-41.7%	26.8%
Tract 8141	14.4%	1%	4.8%	$ 15,739	40.6%	-13.2%	3.1	41.1%	-20.8%	26.8%
Youngstown	**19.0%**	**11%**	**4.9%**	**$ 20,958**	**58.2%**	**-6.4%**	**9.6**	**33.8%**	**-30.0%**	**33.0%**

Neighborhood Market Types

Stable:

- Housing sales prices are among the city's highest

- Few vacancies

- High number of traditional bank-financed mortgages

Functional:

- Houses generally sell when they come on the market

- Vacancies are manageable

- Housing quality is generally high
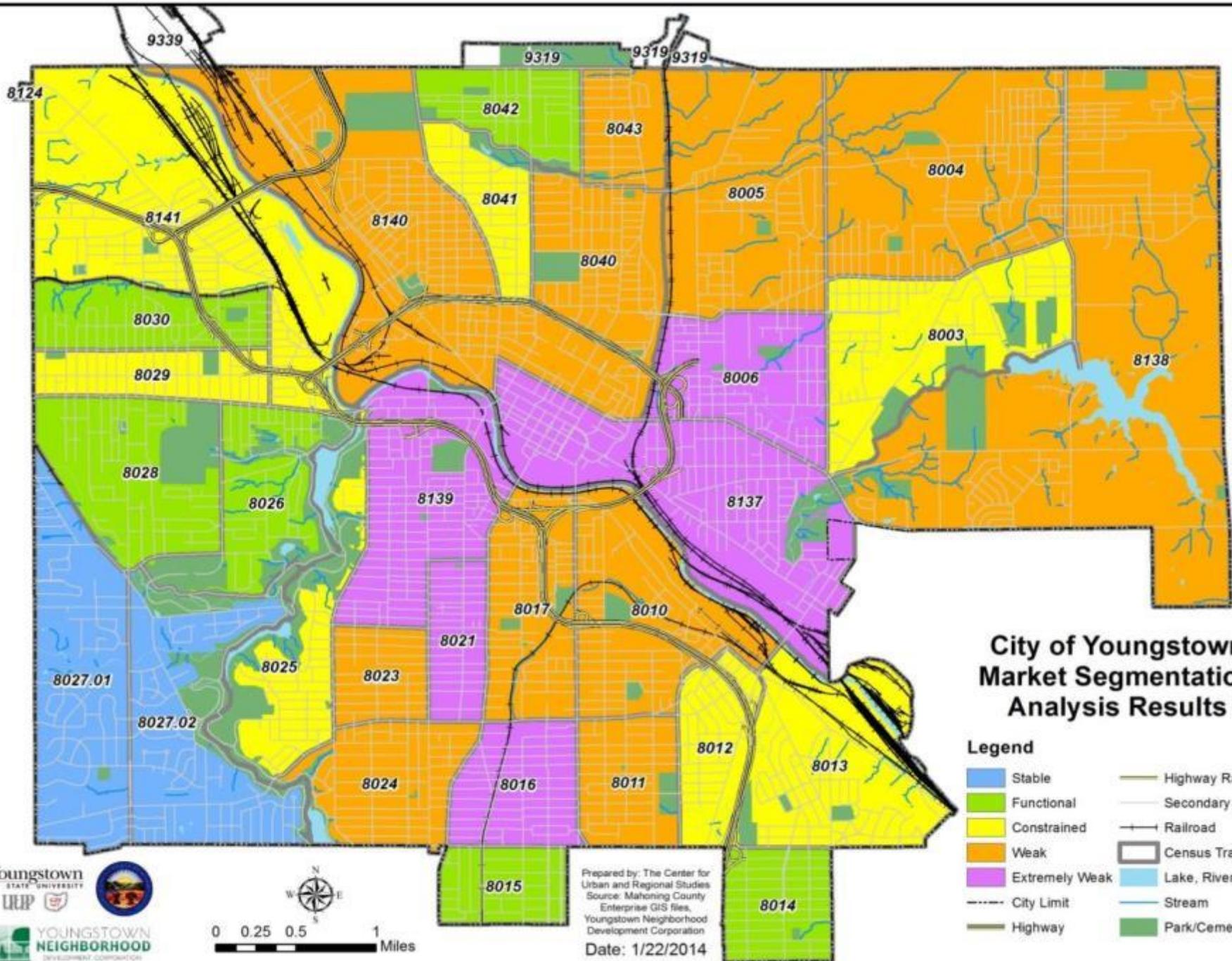
Neighborhood Market Types

Constrained:

- Houses sell fairly readily
- One or more variables suggests deteriorating market conditions
- Higher vacancy rates

Weak:

- Slower housing turnover rates
- High vacancy rates
- Most variables suggest market weakness

Extremely Weak:

- Minimal sales activity
- Extremely low sales prices
- High vacancy rates

City of Youngstown
Market Segmentation
Analysis Results

Legend

Stable		Highway Ramp	
Functional		Secondary Road	
Constrained		Railroad	
Weak		Census Tract	
Extremely Weak		Lake, River	
City Limit		Stream	
Highway		Park/Cemetery	

Prepared by: The Center for Urban and Regional Studies
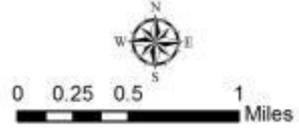Source: Mahoning County Enterprise GIS files, Youngstown Neighborhood Development Corporation

Date: 1/22/2014

Youngstown STATE UNIVERSITY

YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION

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City of Youngstown Market Segmentation Analysis Results by 2010 Block Groups
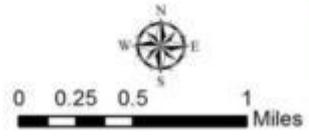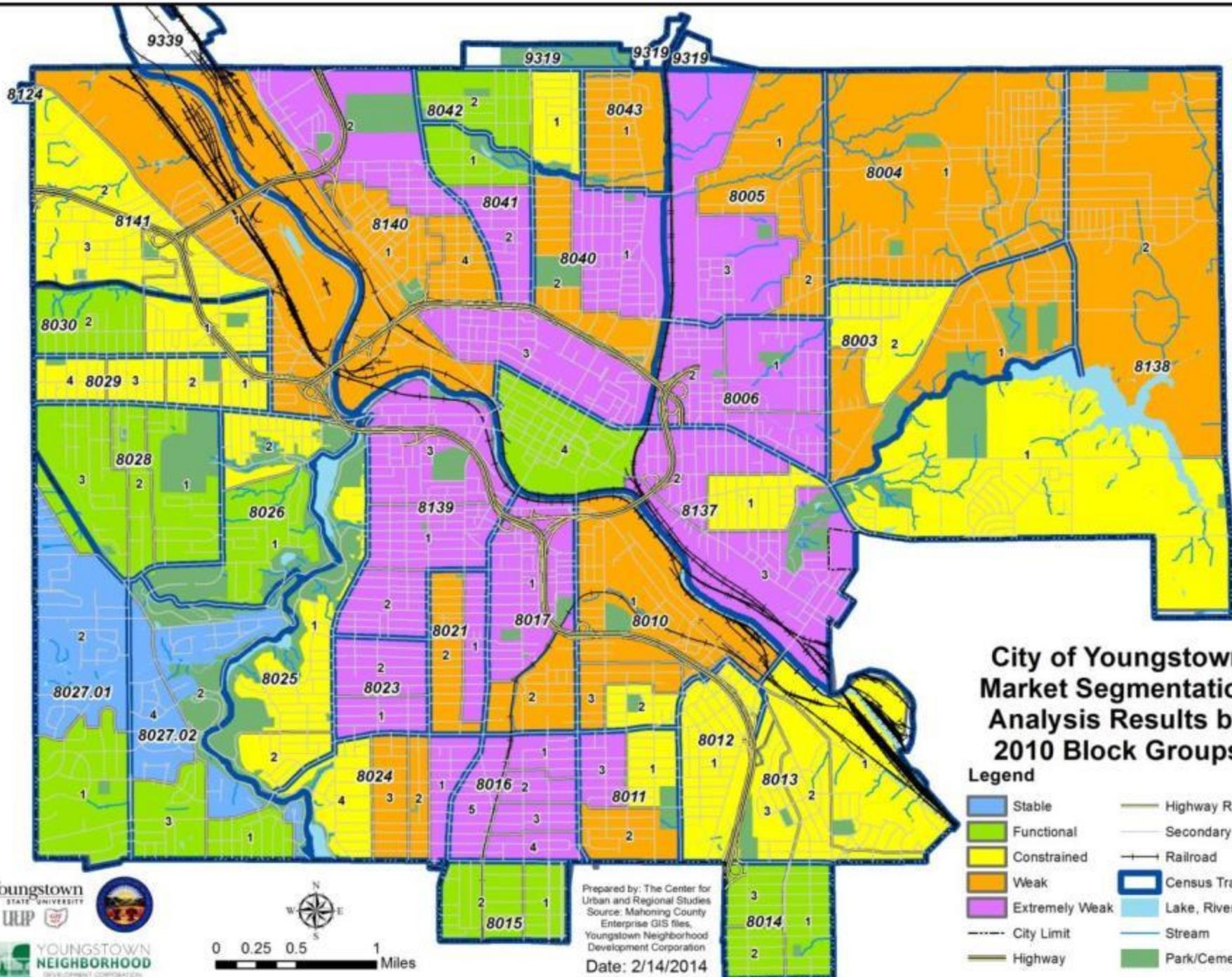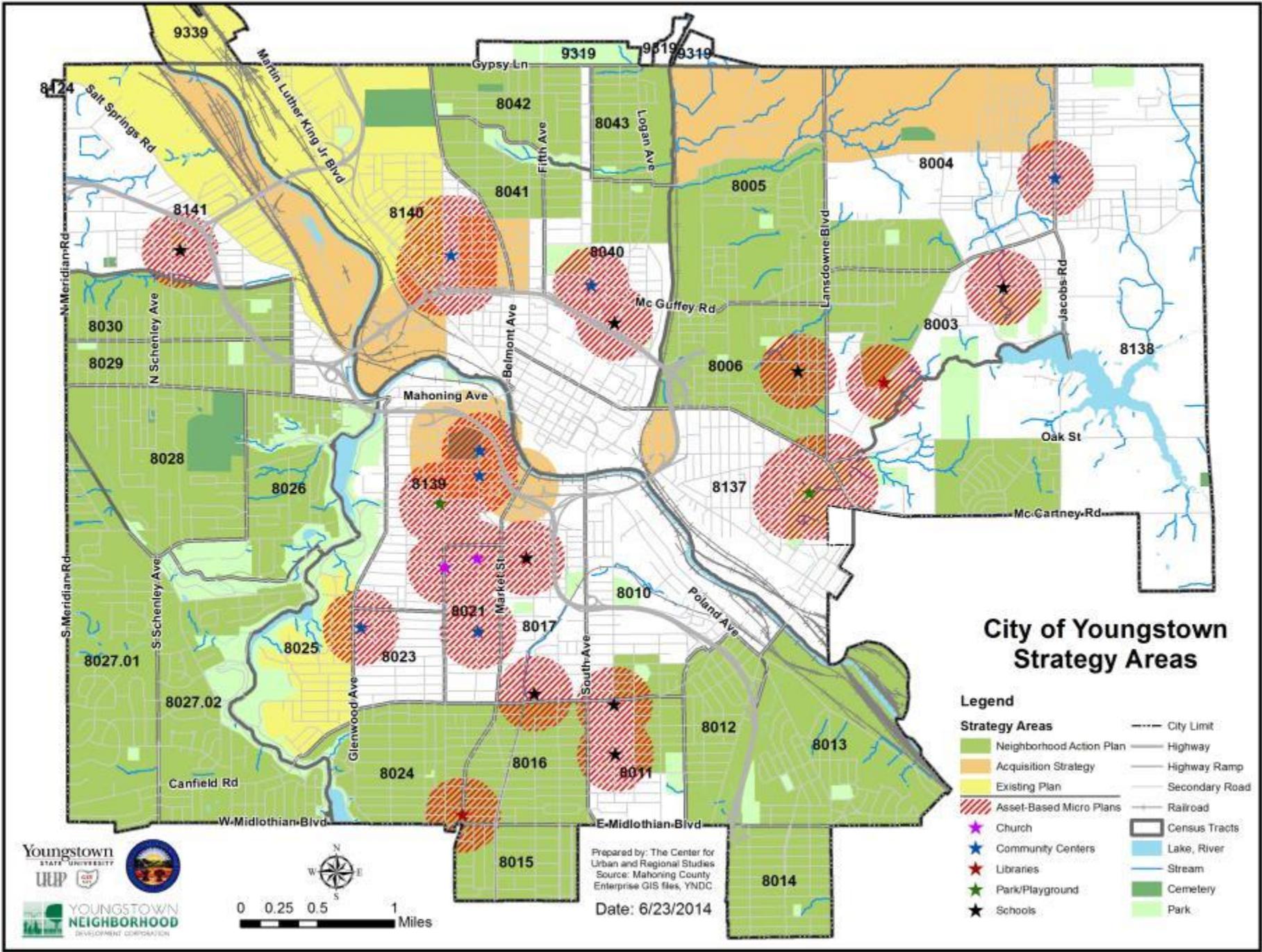
City of Youngstown
Strategy Areas

Legend

Strategy Areas
- Neighborhood Action Plan
- Acquisition Strategy
- Existing Plan
- Asset-Based Micro Plans
- ★ Church
- ★ Community Centers
- ★ Libraries
- ★ Park/Playground
- ★ Schools

- ----- City Limit
- —— Highway
- —— Highway Ramp
- —— Secondary Road
- —+— Railroad
- ☐ Census Tracts
- Lake, River
- Stream
- Cemetery
- Park

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

Date: 6/23/2014

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YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

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TOP 20 PRIORITY PROPERTIES

Through field research, twenty (20) homes with significant code violations were identified as "Priority Properties." These homes, some vacant and some occupied, were selected based on the severity of the code violations that exist on the property, the level of safety hazard that they possess to nearby residents, and the degree to which addressing their blighted conditions will have an impact toward stabilizing the neighborhood. These properties are not ranked in comparison to one another, but rather listed in alphabetical order for the purpose of convenience. IMMEDIATE action should be taken to address the condition of the following priority properties:

Address	Inspection Findings	Recommended Action
3411 Ambert	Roof and gutters need replaced. Porch and garage need repaired. House needs painted.	Target for Code Enforcement
3444 Belden	Needs roof replacement. Tarp covering roof.	Target for Code Enforcement
3602 Irma	Brush and overgrowth need addressed. Property is partially boarded.	Prioritize for Demolition
3611 Irma	House needs paint, siding, and porch repairs. Roof needs replaced. Property is	Prioritize for Demolition
3449 Lenox	Roof, windows. Site of an arson. Safety hazard.	Prioritize for Demolition
3704 Loveland	Roof and gutters need replaced. Trim needs painted. Porch needs repaired.	Prioritize for Demolition
3420 Neilson	Critical need for roof replacement. Property looks bad from the street.	Target for Code Enforcement
3531 Neilson	House is in very poor condition, has been vandalized, and is unsecured.	Prioritize for Demolition
3557 Neilson	Property is in total disrepair and is unsecured.	Prioritize for Demolition
3144 Pine Hollow	Property appears to be significantly damaged from arson. Shingles falling off roof. Majority of the back wall of the house covered in OSB.	Prioritize for Demolition
3170 Pine Hollow	Roof needs replaced (there is a hole in the roof). Property is partially boarded.	Target for Code Enforcement
3177 Pine Hollow	House needs painted; roof and gutters need repaired. Garage is collapsing.	Target for Code Enforcement
1664 Pointview	House needs painted; tall weeds need trimmed. Construction debris is piled in the driveway.	Target for Code Enforcement
1734 Pointview	Trim needs painted; roof needs replaced. Siding has been stripped in several areas. House is open and may be stripped inside. Unprofessional "for sale" sign nailed to house needs removed.	Prioritize for Demolition
1804 Pointview	Tall weed trees and overgrowth obstructs visibility of the property. Garage needs repaired.	Prioritize for Demolition
1924 Pointview	Roof needs repaired; siding is falling off the house. Property is boarded.	Prioritize for Demolition
2028 Pointview	Roof needs replaced. Windows for attic have been removed, exposing it to the elements.	Target for Code Enforcement
3333 Powers Way	House needs painted; windows are missing. Property is boarded. House is likely stripped inside.	Prioritize for Demolition
3435 Powers Way	Areas of the house need painted. Garage needs repairs. Roof needs replaced.	Target for Code Enforcement
3519 Sheridan	Siding has been stripped; windows missing. House is likely stripped inside.	Prioritize for Demolition

Strategic Demolition

Paint Youngstown 3rd Ward Primary/Secondary Areas

Gypsy Ln

Outlook Ave

Brookline Ave

Upland Ave

Anshe Emeth Cemetery

Goleta Ave

Granada Ave

Roslyn Dr

Carlotta Dr

Coronado Ave

Selma Ave

Fifth Ave

Curry Pl

W Dennick Ave

Madera Ave

W Dennick Ave

Trussit Ave

Wydesteel Ave

CRAB CREEK

Northside Swimming Pool

Cordova Ave

Ohio Ave

Lauderdale Ave

Tod Ln

Bradley Ln

Harding Elementary
Harding Ellis Playground

Felicia Ave

Guadalupe Ave

Halleck St

Halleck St

Crandall Park

Redondo Rd

Benita Ave

Logan Ave

Francisca Ave

New York Ave

Catalina Ave

Tod Ln

Florist

Alameda Ave

Saranac Ave

0 250 500 1,000 Feet

Crandall Ave

Ford Ave

Elm St

Florencedale Ave

Bryson St

Kensington Ave

Wick Ave

MacDonnel

Hayes Middle

Norwood Ave

Tacoma

Griffith St

Juanita Ave

Norwood Ave

Thornton Ave

Thornton Ave

Lora Ave

Ohio Ave

Hanley Av

Fairgreen Ave

Legend

▇	Primary Area
▇	Secondary Area
⬚	City Limit
♪	School
	Bridge
	Secondary Road
	Railroad
▇	Open Water
	Stream
	Parcels
▇	Cemetery
▓	Park
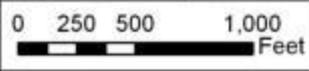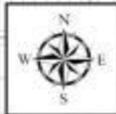
Paint Youngstown – Owner

Vacant Land Stabilization/Side Lots
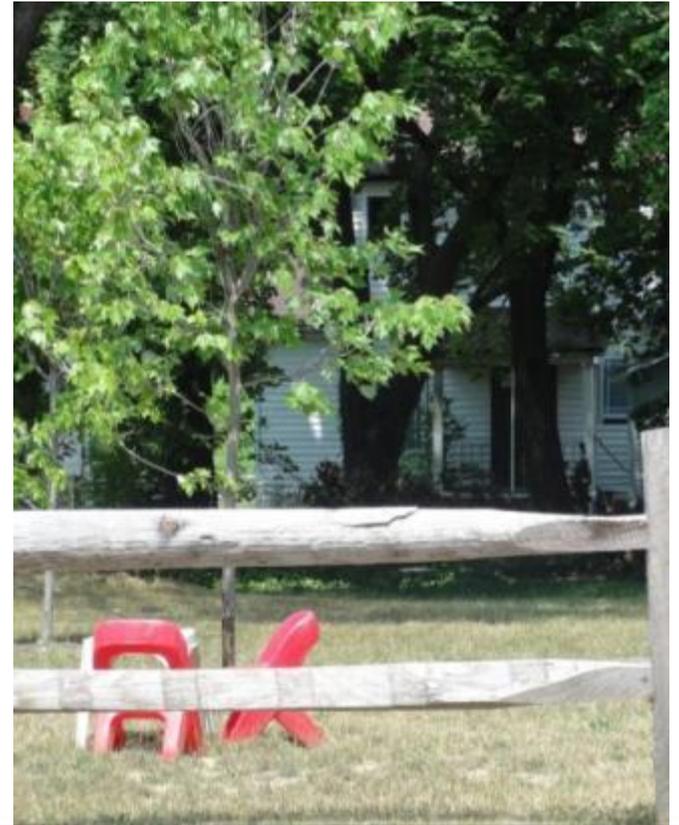
Idora Neighborhood Progress Map, October 2013. Prepared by: The Center for Urban and Regional Studies, Youngstown State University. Source: Mahoning County Enterprise GIS Files, YNDC Research.

Impact

- Dramatic decreases in vacancy – Idora 26 percent in 2007 to less than 7 percent today

- Crime decrease across all crimes (2008-2012) – 61 percent decrease in calls for service, 55 percent reduction in violent crime, 24 percent reduction in property crime

- Vacant land and buildings returned to productive use

- Stabilization of property values

- Increase in homeownership

- Increased private investment – New commercial projects

- Investment in residential properties – Increased confidence

- Job creation

- Development of catalytic projects

REVITALIZE

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Core Activities for CIT Neighborhood Groups

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

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

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