NEIGHBORHOOD ACTION PLANS/
ASSET-BASED MICRO PLANNING

Ian Beniston and Tom Hetrick

YOUNGSTOWN NEIGHBORHOOD
DEVELOPMENT CORPORATION
YOUNGSTOWN
OHIO

• Population peaked at 170,002 residents in 1930

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

• September 19, 1977 – BLACK MONDAY

• 40,000 jobs lost in a five year period
CITY OF YOUNGSTOWN
CURRENT REALITY

2016 Snapshot

- Population: 65,062 -61 Percent
- Vacant Structures: 3,900 Structures
- Vacant Land: 24,000+ Parcels
- Poverty Rate: 37 Percent
- Median HH Income: $24,361
- Avg. Home Sale Price: $21,327
• Citywide community planning and development organization
• Created through public private partnership after completion of Youngstown 2010 plan
• Began operations in late 2009/early 2010
• Began neighborhood planning services for the City of Youngstown in 2013
YNDC APPROACH

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

Core Services:
- Land Reuse and Community Nutrition
- Neighborhood Stabilization and Planning
- Housing and Community Lending
NEIGHBORHOOD PLANNING PROCESS

- Development of a Neighborhood Conditions Report
- Stakeholder and resident engagement
- Identification of neighborhood assets and priorities
- Housing market segmentation analysis

**Goal:** Develop neighborhood plans and citywide revitalization strategies that are responsive to neighborhood characteristics and are action oriented.
HOUSING MARKET SEGMENTATION ANALYSIS - VARIABLES

Vacancy Rate – 2010 Census

Mortgage Ratio – HMDA and Mahoning County Auditor

Sales Ratio – Mahoning County Auditor

Median Sales Price – Mahoning County Auditor

Homeownership Rate – 2010 Census

Change in Homeownership Rate – 1990 and 2010 Census

Calls for Service per 1,000 residents – Youngstown Police Department

Population Loss – 1990 and 2010 Census

Tax Delinquency – Mahoning County Auditor
<table>
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<td><strong>-30.0%</strong></td>
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</table>

Table 0.3 - Data for each variable by census tract
NEIGHBORHOOD ACTION PLANS

• Include four components, based on resident input
  • Housing and property issues
  • Infrastructure repair and maintenance
  • Crime and safety concerns
  • Economic development

• Establish goals and benchmarks for a five-year period

• Identifies action steps and responsible parties
NEIGHBORHOOD ACTION PLANS

Housing and Property Issues

Detailed survey of all parcels

Strategies proposed for all properties with issues:

- Code enforcement
- Demolition
- Clean up / board up
- Paint Youngstown
- Preservation
- Grass Cutting
- Rental and vacant registration
- Section 8 inspection
- Foreclosure bond repair
**Detailed survey of all public right-of-ways**

- Deteriorated sidewalks
- Potholes
- Orphan poles
- Unmarked crosswalks
- Missing street signs
- Road condition
- Non-functioning streetlights
- Missing curb ramps
- Dead street trees

**Prioritization of areas for repair and maintenance**
NEIGHBORHOOD ACTION PLANS

Crime and Safety Concerns

Analysis of crime data to reveal hotspots
- Address specific calls for service and crime reports
- Properties with multiple crime reports

Strategies for crime reduction
- Community police intervention
- Code enforcement sweeps
- Community engagement
Corridor property survey, infrastructure survey, and crime analysis

Strategies for corridor improvement

• Targeted programs for businesses
• Opportunity sites
• Properties for acquisition and assembly
• Environmental assessments
• Public art opportunities
• Streetscape enhancements
• Market data and targeted business types
NEIGHBORHOOD ACTION TEAMS
NEIGHBORHOOD ACTION TEAMS

- Created to implement Neighborhood Action Plans and Asset-based Micro Plans
  - Cross-sector collaboration
  - Residents
  - City staff
  - City councilperson
  - Land Bank staff
  - Institutional representatives
  - Community police
- Tracks progress toward achieving goals and benchmarks for the five-year implementation period
- Identifies action steps and responsible parties
- Increases communication, accountability, transparency and trust
NEIGHBORHOOD ACTION TEAMS
COMMUNITY PROJECTS
NEIGHBORHOOD ACTION TEAMS

Community Engagement

Residents

- Identify and monitor issues
- Identify project sites
- Solicit funding
- Plan and participate in community workdays

YNDC

- Report issues to appropriate entity and follow up
- Assist in acquiring and managing funding
- Communicate progress and results
Successful Community Engagement

- Consistent, open communication
- Common goals
- Collaboration as a team
- Follow through
- Responsive to needs
- Realistic expectations
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<tr>
<th>PHOTO</th>
<th>ADDRESS</th>
<th>OWNER</th>
<th>OCCUPANCY</th>
<th>REGISTRATION</th>
<th>LB ELIGIBLE</th>
<th>TAX DELINQUENT</th>
<th>TRANSFER</th>
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<td><img src="image1.jpg" alt="Image 1" /></td>
<td>133 Lilburne Dr</td>
<td>MAHONING COUNTY LAND REUTILIZATION CORPORATION</td>
<td>Vacant</td>
<td>No</td>
<td>Yes</td>
<td>Annual Tax $2.36, Delinquent $0</td>
<td>3/20/2015, $0</td>
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<td>88 Lilburne Dr</td>
<td>MAHONING COUNTY LAND REUTILIZATION CORPORATION</td>
<td>Vacant</td>
<td>No</td>
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<td>85 Rutledge Dr</td>
<td>MAHONING COUNTY LAND REUTILIZATION CORPORATION</td>
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<td>Annual Tax $2.36, Delinquent $0</td>
<td>7/10/2015, $0</td>
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<td>102 Duncan Ln</td>
<td>SMITH CORP, ADDISON 102 DUNCAN LN, YOUNGSTOWN, OH 44505</td>
<td>Vacant</td>
<td>No</td>
<td>No</td>
<td>Annual Tax $685.24, Delinquent Tax $560.74</td>
<td>CLARK ONE INVESTMENTS, 10/21/2012, $4,250</td>
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<td>2033 Oak St</td>
<td>RICHARDS BARBARA L 2033 OAK ST, YOUNGSTOWN, OH 44505</td>
<td>Vacant</td>
<td>No</td>
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<td>Annual Tax $474.20, Delinquent Tax $616.19</td>
<td>RICHARDS BARBARA L, 5/4/2003, $0</td>
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<td>2 Fincastle</td>
<td>BOATWRIGHT DARREN A &amp; BOATWRIGHT WANDA M 2 FINCastle LANE, YOUNGSTOWN, OH 44505</td>
<td>Vacant</td>
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<td>Strategy</td>
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<td>Status</td>
<td>Notes</td>
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<tr>
<td>Trash/debris and dumping on the property, overgrown vegetation; and peeling paint on trim.</td>
<td>Demolition - County Land Bank</td>
<td>October 2014 Workday Boardup and Clean Up</td>
<td>ENTERED LAND BANK DEMOLITION PROCESS 06/18/2014 - To be demolished Summer of 2016</td>
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<tr>
<td>Overgrown vegetation; peeling paint on garage; garage, gutters and soffits in disrepair; Porch roof collapsing.</td>
<td>Demolition - County Land Bank</td>
<td>October 2014 Workday Boardup and Clean Up</td>
<td>ENTERED LAND BANK DEMOLITION PROCESS 06/18/2014 - To be demolished Summer of 2016</td>
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<tr>
<td>Overgrown vegetation; roof damage; shed and downspout in disrepair; trash/debris; nonsecure.</td>
<td>Demolition - County Land Bank</td>
<td>Revitalize Team Boardup and Clean Up</td>
<td>ENTERED LAND BANK DEMOLITION PROCESS 09/28/2014 - To be demolished Summer of 2016</td>
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<tr>
<td>Severely deteriorated roof and eave; peeling paint on foundation</td>
<td>Demolition - City</td>
<td>Revitalize team clean and board up ENTERED CITY DEMOLITION Process 03/18/15 Demolition condemnation form issued 4/30/2015</td>
<td>Demolished</td>
<td>Select new priority property</td>
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<td>Trash/debris; insecure window(s); peeling paint on trim; overgrown vegetation.</td>
<td>Siding Deficiency: Missing Material</td>
<td>Code Enforcement Revitalize Team Boardup and Clean Up ENTERED CITY DEMOLITION PROCESS on 4/2/2015; owner appealed Reassess Repair order</td>
<td>Demolished</td>
<td>Select new priority property</td>
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<td>Overgrown vegetation; broken windows.</td>
<td>Demolition - County Land Bank</td>
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<td>County Land Bank initiated tax foreclosure in January 2016</td>
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NEIGHBORHOOD ACTION TEAMS
LAND BANK

Priority Properties - Demolition

• Obtain funding
• Solicit donations
• Complete foreclosures
• Board up properties
• Execute demolition contracts
• Green lots post-demolition
NEIGHBORHOOD ACTION TEAMS
LAND BANK & YNDC

Priority Properties - Rehabilitation

Land Bank
• Complete foreclosure
• Transfer property to YNDC

YNDC
• Identify properties
• Secure and maintain property through foreclosure and rehab process
• Complete rehabilitation
• Identify owner-occupant buyer
City of Youngstown
• Conduct inspections
• Notice owners
• Hold appeals hearings
• Hold prosecutor hearings
• Achieve compliance

YNDC
• Identify properties with exterior violations
• Communicate results of code enforcement to residents
• Identify alternative strategies
NEIGHBORHOOD ACTION TEAMS
CITY OF YOUNGSTOWN

Priority Properties – Spot Blight

City of Youngstown
• Send initial notice
• Obtain appraisal
• Make offer
• Acquire property
• Transfer to YNDC

YNDC
• Identify blighted, non-tax delinquent property on a stable block
• Complete rehabilitation
• Identify owner-occupant buyer
ASSET-BASED MICRO PLANS

- Strategy for weak-market communities
- Small, defined area, centered on a community asset
  - School
  - Park/playground
  - Library
  - Church
- Provides a starting point for broader neighborhood improvement
- Asset can be used to leverage funding and support
Include four components, based on resident input
- Housing and property issues
- Infrastructure repair and maintenance
- Crime and safety concerns
- Economic development

Establish goals and benchmarks for a five-year period

Identifies action steps and responsible parties
Community workday to clean up 13 vacant properties on MLK Day 2015

Safe Routes to School grant of $200,000 awarded for infrastructure improvements

18 vacant structures demolished by 910 Airlift Wing of the Air Force Reserve

DOJ Byrne Criminal Justice Innovation grant awarded to develop a crime reduction strategy

Taft Promise Neighborhood initiative established to increase educational outcomes of students and improve neighborhood conditions

4H garden expanded, as a collaboration between block watch, school, and Land Bank
THANK YOU

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