

2014-2018

NEIGHBORHOOD ACTION PLAN IMPACT ANALYSIS

YNDC analyzed various factors measuring neighborhood health and stability over time to determine the impact of YNDC and our partners' work in the neighborhood action plan areas. The neighborhood action plans were completed in 2014 and 2015; thus data points in 2014 and 2015 were used as baselines to measure progress through 2018. Some historic data, dating from before 2014, was used to provide historic context. Primary findings are listed below.



Vacancy has decreased dramatically citywide, from **3,927** vacant structures in 2014 to **2,226** in 2018.



The rate of new vacancy has slowed, particularly in action plan areas; between 2008-2014 approximately **278** structures became vacant **citywide each year**, but between 2014-2018 only **25** structures became vacant each year in **all action plan areas combined**.



Crime has decreased significantly, with **decreases in the majority of action plan areas outpacing citywide declines**.



Tax delinquency has decreased in action plan areas with the most intervention from the Mahoning Co. Land Bank and YNDC; **half of action plan areas had a decrease in tax delinquency** while the citywide rate increased between 2014-2018.



Property values have increased significantly, from an average sale price of **\$35,235** in 2014 in action plan areas to **\$50,544** in 2018.



Homeownership rates have stabilized in multiple action plan areas in contrast to long-term trends of rapidly decreasing homeownership in most neighborhoods in the city.

Geographies	Brownlee Woods	Comersburg	Crandall Park	Garden District	Greater McGuffey	Idora-Indian Village	Lincoln Knolls	Pleasant Grove	Powerstown	Rocky Ridge	Taft	Upper West Side	Total NAP	Outside NAP	City of Youngstown Total
	Annualized change in own.occ. 1980-1990	-0.3%	0.0%	-0.6%	-0.1%	-0.7%	-0.5%	0.3%	0.2%	-0.4%	-0.1%	-0.2%	-0.3%	-0.2%	-0.3%
Annualized change in own.occ. 1990-2000	-0.2%	-0.1%	0.0%	-0.7%	0.1%	-0.3%	-0.6%	0.0%	-0.1%	-0.2%	-0.8%	-0.4%	-0.1%	-0.1%	-0.1%
Annualized change in own.occ. 2000-2010	-0.2%	-0.5%	-0.6%	-0.3%	-0.6%	-0.3%	-0.9%	-0.8%	-1.3%	-0.8%	-1.4%	-0.9%	-0.7%	-0.6%	-0.6%
Annualized change in own.occ. 2008-2015	-0.8%	-0.6%	-0.3%	-1.2%	-0.2%	-0.1%	-0.3%	-0.7%	-0.9%	-1.1%	-0.8%	-1.2%	-0.7%	0.0%	-0.4%
Annualized change in own.occ. 2015-2018	-0.6%	0.0%	0.2%	-0.4%	0.1%	0.5%	-1.7%	-0.7%	-0.7%	-1.2%	-1.8%	-1.3%	-0.5%	-0.2%	-0.2%
Percent Owner Occupied, 2008	76.3%	89.6%	71.4%	61.3%	61.1%	61.5%	70.3%	75.5%	65.4%	80.7%	56.5%	71.9%	74.0%	52.3%	63.4%
Percent Owner Occupied, 2015	70.7%	85.6%	69.2%	53.0%	59.7%	61.1%	68.0%	70.6%	59.4%	73.2%	50.7%	63.7%	69.3%	52.0%	60.8%
Percent Owner Occupied, 2018	69.0%	85.7%	69.7%	51.7%	60.1%	62.6%	63.0%	68.4%	57.4%	69.8%	45.2%	59.9%	67.9%	51.3%	60.1%
% Change	-2.4%	0.2%	0.8%	-2.5%	0.6%	2.4%	-7.3%	-3.1%	-3.3%	-4.7%	-10.9%	-6.0%	-2.0%	-1.3%	-1.2%
Vacant, 2008	51	34	123	77	235	139	59	44	98	96	73	139	1,168	3,406	4,574
Original Vacant, 2014	60	78	132	116	216	86	47	65	58	72	60	115	1,105	2,822	3,927
Original Vacant, 2018	32	47	50	37	116	39	11	38	34	42	31	44	521	1,705	2,226
% Change, 2008-2018	-37.3%	38.2%	-59.3%	-51.9%	-50.6%	-71.9%	-81.4%	-13.6%	-65.3%	-56.3%	-57.5%	-68.3%	-55.4%	-49.9%	-51.3%
% Change, 2014-2018	-46.7%	-39.7%	-62.1%	-68.1%	-46.3%	-54.7%	-76.6%	-41.5%	-41.4%	-41.7%	-48.3%	-61.7%	-52.9%	-39.6%	-43.3%
Total Parcels, 2008	1,237	2,922	1,628	1,110	5,477	1,239	577	1,007	1,171	2,264	706	2,520	21,858	40,689	62,547
Total Parcels, Tax Liens Sold, 2004-2008	95	148	319	196	2,871	331	131	120	262	198	136	279	5,086	16,011	21,097
Total Parcels, 2015	1,236	2,890	1,622	1,105	5,460	1,209	578	1,005	1,161	2,222	699	2,095	21,282	39,432	60,714
Tax Del Parcels, 2015	93	122	328	247	2,690	326	151	122	236	203	191	307	5,016	15,199	20,215
Total Parcels, 2018	1,236	2,890	1,623	1,105	5,461	1,210	578	1,005	1,161	2,222	699	2,095	21,285	39,441	60,726
Tax Del Parcels, 2018	110	131	302	212	2,912	237	153	116	212	208	202	286	5,081	15,379	20,460
% Change 2015-2018	18.3%	7.4%	-7.9%	-14.2%	8.3%	-27.3%	1.3%	-4.9%	-10.2%	2.5%	5.8%	-6.8%	1.3%	1.2%	1.2%
Part I Crimes, 2014	62	101	172	129	140	74	58	86	59	136	88	184	1,289	2,226	3,515
Part I Crimes, 2015	69	179	134	117	151	78	67	70	91	163	83	183	1,385	2,237	3,622
Part I Crimes, 2014-15 Total	131	280	306	246	291	152	125	156	150	299	171	367	2,674	4,463	7,137
Part II Crimes, 2014	62	100	187	217	173	121	46	95	87	170	137	205	1,600	3,975	5,575
Part II Crimes, 2015	55	88	168	156	162	114	43	59	81	122	172	220	1,440	3,321	4,761
Part II Crimes, 2014-15 Total	117	188	355	373	335	235	89	154	168	292	309	425	3,040	7,296	10,336
Reported Crimes Total, 2014-15	248	468	661	619	626	387	214	310	318	591	480	792	5,714	11,759	17,473
Part I Crimes, 2017	48	105	121	115	128	84	51	60	52	141	84	135	1,124	1,839	2,963
Part I Crimes, 2018	52	80	100	85	87	105	62	53	46	122	65	153	1,010	1,884	2,894
Part I Crimes, 2017-18 Total	100	185	221	200	215	189	113	113	98	263	149	288	2,134	3,723	5,857
Part II Crimes, 2017	64	73	145	150	156	111	43	50	54	170	96	183	1,295	3,173	4,468
Part II Crimes, 2018	64	85	185	144	158	76	33	77	46	171	93	162	1,294	3,267	4,561
Part II Crimes, 2017-18 Total	128	158	330	294	314	187	76	127	100	341	189	345	2,589	6,440	9,029
Reported Crimes Total, 2017-18	228	343	551	494	529	376	189	240	198	604	338	633	4,723	10,163	14,886
% Change (Total 2014-15 to 2017-18)	-8.1%	-26.7%	-16.6%	-20.2%	-15.5%	-2.8%	-11.7%	-22.6%	-37.7%	2.2%	-29.6%	-20.1%	-17.3%	-13.6%	-14.8%
MLS Total Count 2014	31	82	23	19	3	10	3	19	18	57	10	41	316	111	427
MLS Average/Home Sale Price, 2014 ¹	\$33,072.73	\$62,511.99	\$32,562.88	\$14,963.68	\$6,152.84	\$26,755.00	\$19,054.19	\$31,423.61	\$18,851.33	\$38,762.87	\$11,559.67	\$23,823.92	\$35,235.63	\$14,619.17	\$31,688.11
MLS Median/Home Sale Price, 2014 ¹	\$33,936.96	\$63,631.80	\$23,861.92	\$10,817.41	\$6,363.18	\$16,750.00	\$19,089.54	\$34,997.49	\$14,926.96	\$36,164.07	\$10,287.14	\$23,331.66	\$26,750.00	\$10,500.00	\$22,271.13
MLS Total Count 2018	32	114	16	17	5	9	8	29	18	62	9	43	362	113	475
MLS Average/Home Sale Price, 2018	\$42,117.09	\$71,331.08	\$63,435.00	\$21,027.18	\$24,982.00	\$49,758.33	\$22,337.50	\$47,784.79	\$24,936.11	\$55,015.56	\$14,455.67	\$30,650.09	\$50,544.14	\$25,455.36	\$44,139.96
% Change	27.3%	14.1%	94.8%	40.5%	306.0%	86.0%	17.2%	52.1%	32.3%	41.9%	25.1%	28.7%	43.4%	74.1%	39.3%
MLS Median/Home Sale Price, 2018	\$45,250.00	\$67,750.00	\$61,500.00	\$19,125.00	\$19,760.00	\$40,000.00	\$22,100.00	\$44,500.00	\$25,000.00	\$48,450.00	\$14,000.00	\$28,000.00	\$45,000.00	\$19,000.00	\$37,000.00
% Change	33.3%	6.5%	157.7%	76.8%	210.5%	138.8%	15.8%	27.2%	67.5%	34.0%	36.1%	20.0%	68.2%	81.0%	66.1%
Auditor Total Count 2014	57	120	55	39	30	35	18	42	47	62	25	87	617	407	1,024
Auditor Average/Home Sale Price, 2014 ¹	\$33,085.20	\$55,924.77	\$32,182.20	\$13,690.92	\$8,823.80	\$21,324.15	\$17,027.58	\$28,883.31	\$13,882.27	\$39,308.48	\$11,144.07	\$22,510.61	\$30,402.05	\$11,774.07	\$22,998.16
Auditor Median/Home Sale Price, 2014 ¹	\$32,097.98	\$53,496.63	\$26,748.31	\$10,913.31	\$5,171.34	\$16,048.99	\$16,048.99	\$27,818.25	\$10,164.36	\$35,575.26	\$8,024.49	\$23,538.52	\$25,678.38	\$8,024.49	\$16,048.99
Auditor Total Count 2018	58	148	33	33	32	21	20	54	35	109	19	94	656	473	1,129
Auditor Average/Home Sale Price, 2018	\$31,252.62	\$65,038.88	\$47,249.82	\$14,705.15	\$9,547.28	\$30,988.90	\$17,389.20	\$40,111.82	\$19,207.82	\$43,463.86	\$11,139.71	\$23,220.15	\$37,739.64	\$12,998.34	\$27,374.15
% Change	-5.5%	16.3%	46.8%	7.4%	8.2%	45.3%	2.1%	38.9%	38.4%	10.6%	0.0%	3.2%	24.1%	10.4%	19.0%
Auditor Median/Home Sale Price, 2018	28,000.00	64,500.00	45,000.00	14,000.00	7,250.00	20,000.00	18,667.00	34,700.00	14,666.67	33,500.00	12,101.00	20,000.00	29,331.00	10,000.00	17,500.00
% Change	-12.8%	20.6%	68.2%	28.3%	40.2%	24.6%	16.3%	24.7%	44.3%	-5.8%	50.8%	-15.0%	14.2%	24.6%	9.0%

¹Adjusted for inflation, BLS CPI
<https://data.bls.gov/cgi-bin/cpi/calc.pl>