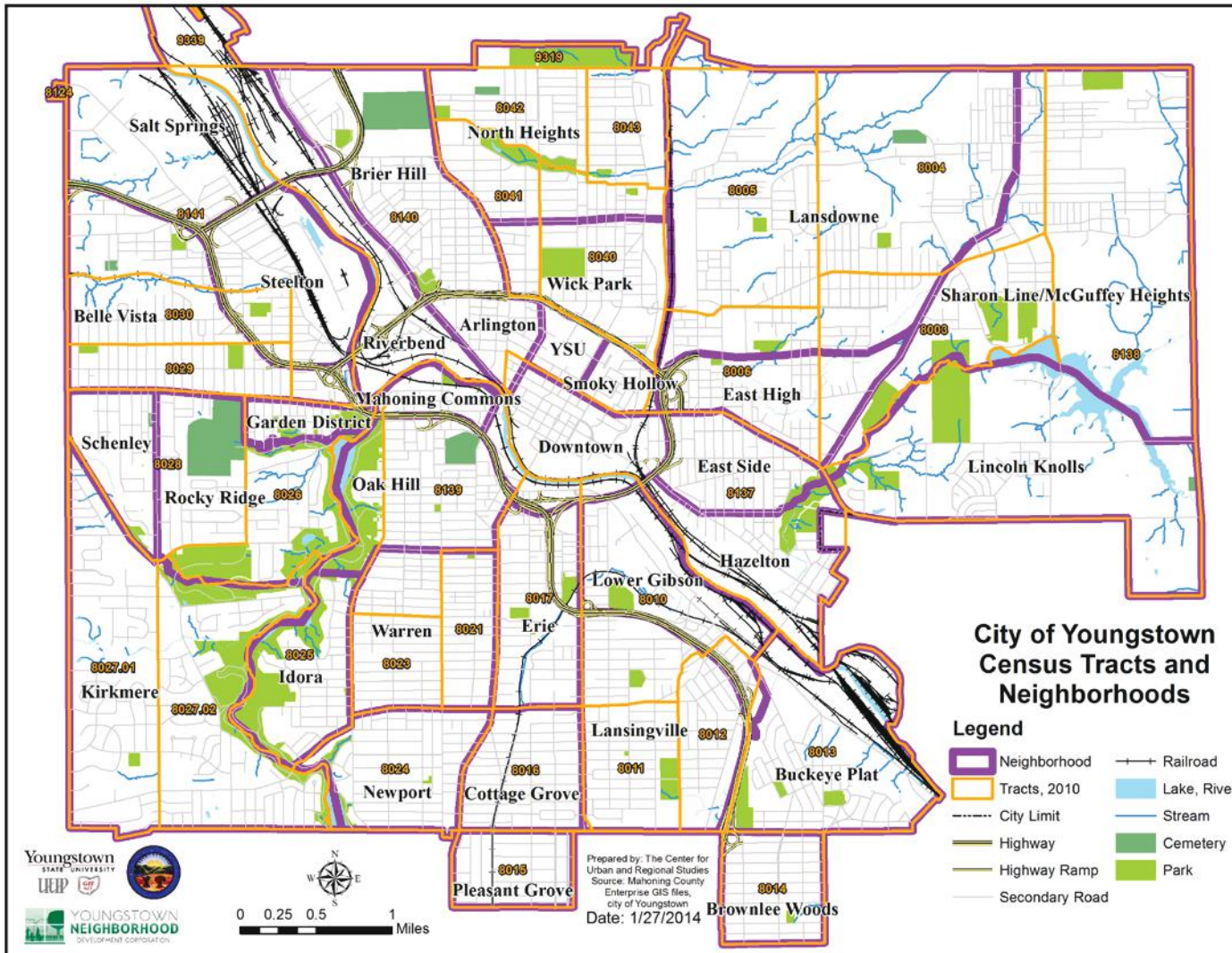


PART II:

neighborhood analysis

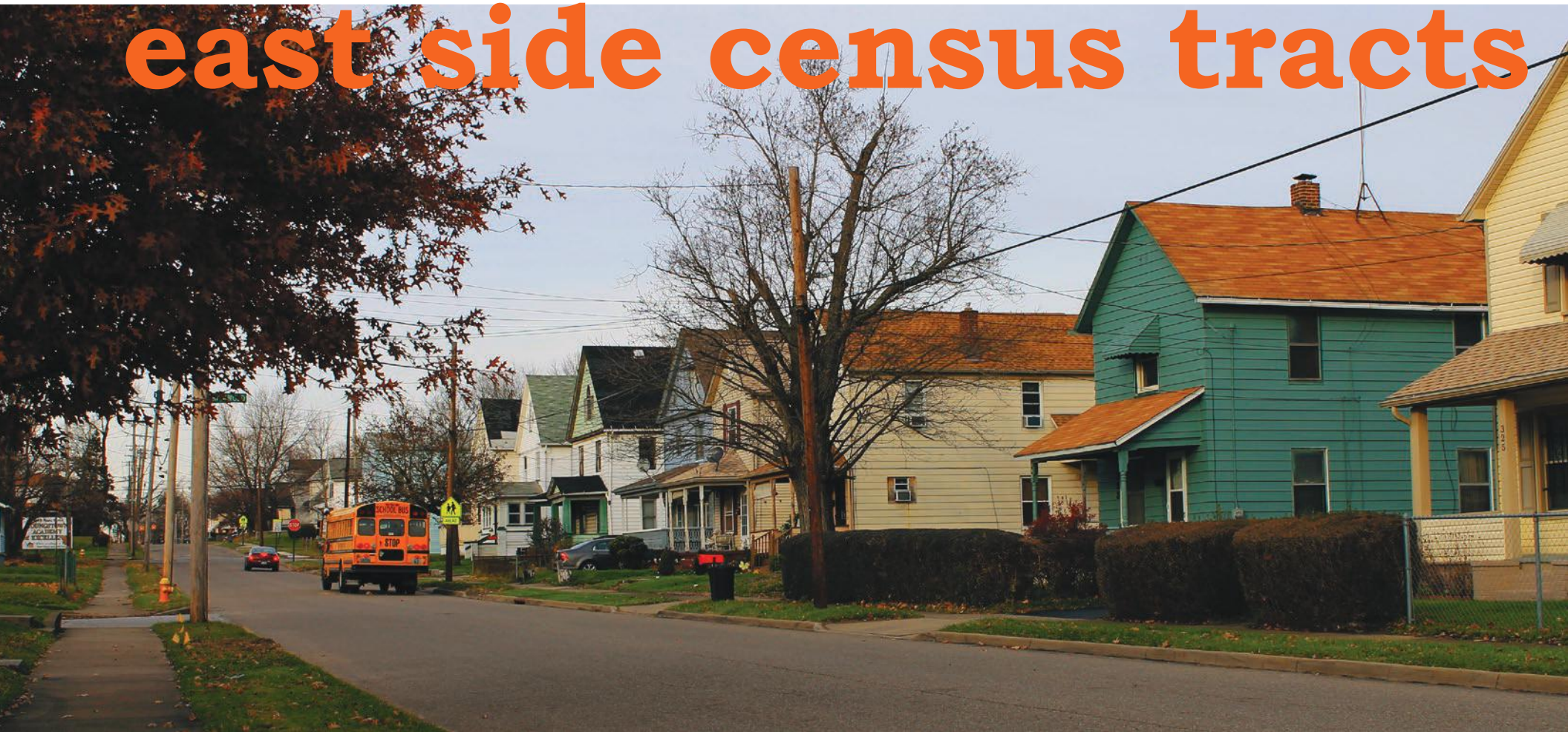


CHAPTERS:

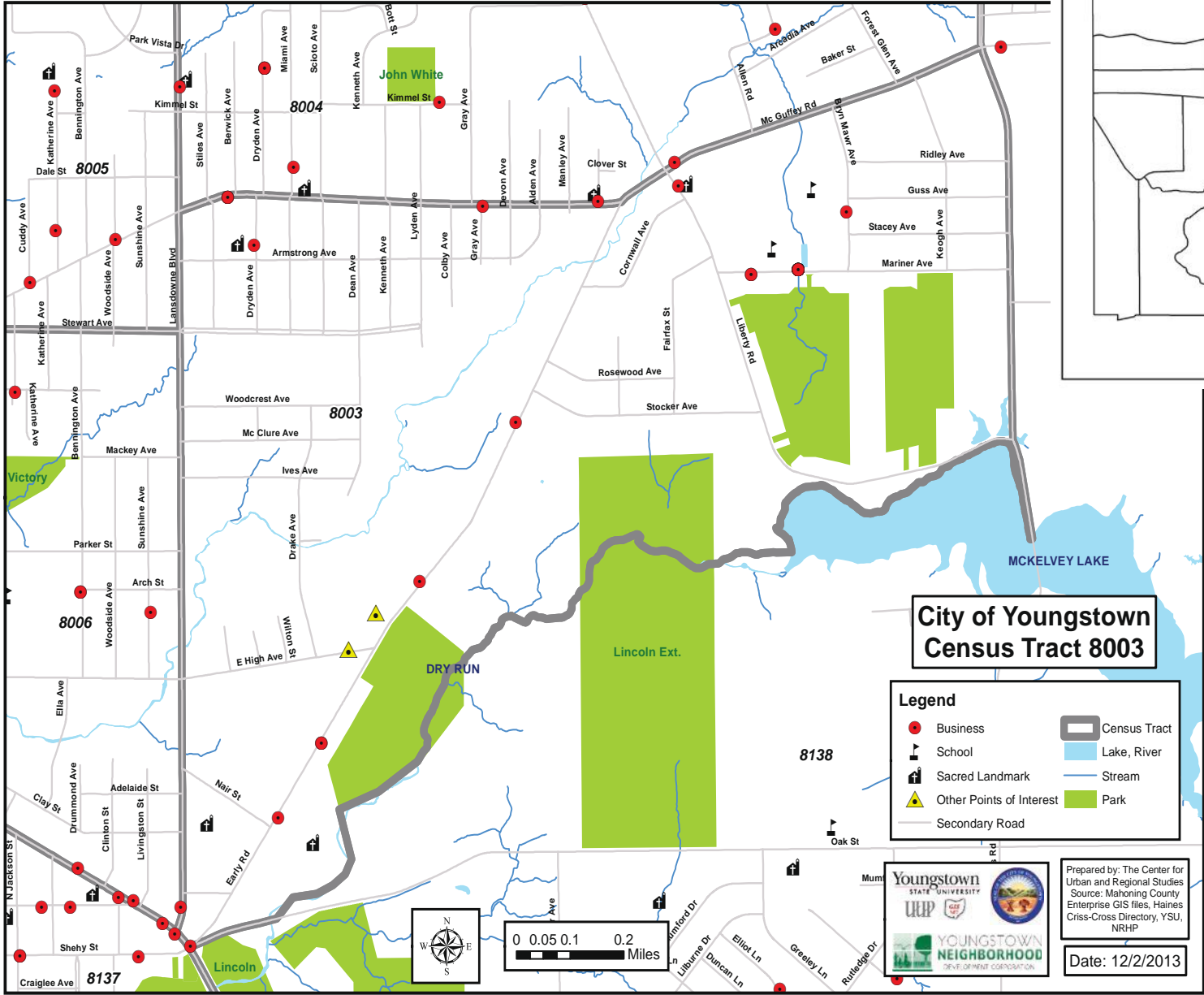
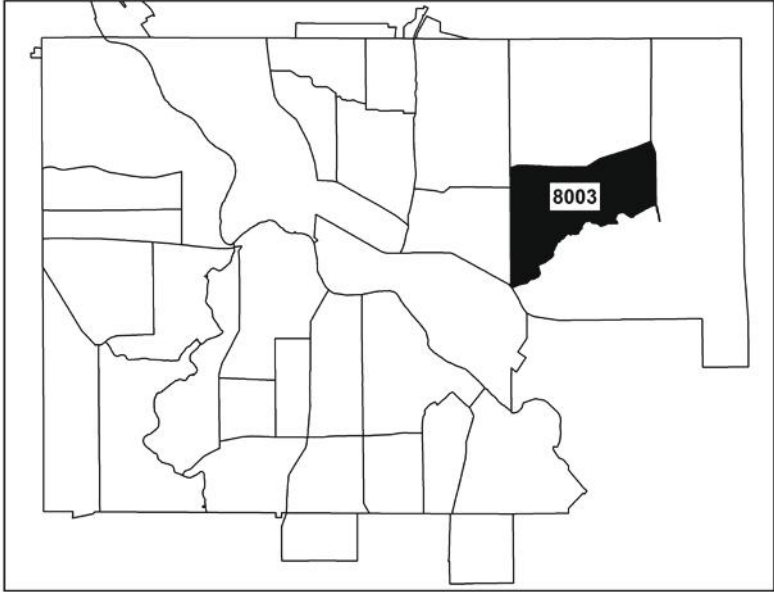
- 6) east side
census tracts.....110
- 7) south side
census tracts.....144
- 8) west side
census tracts.....215
- 9) north side
census tracts.....253

Each chapter includes a brief description of the census tract, maps of amenities, land use, and zoning, photographs, demographic and housing data, and quotes from residents obtained during the field work process.

CHAPTER 6: east side census tracts



CENSUS TRACT 8003



Census tract 8003 encompasses portions of the Lansdowne, Mc-Guffey Heights and East High neighborhoods. Boundaries are McGuffey Road to the north, natural amenities such as Lincoln Park / Lincoln Park Extension and McKelvey Lake are to the south, Jacobs Road to the east, and Lansdowne Boulevard to the west.

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER SQ.MI)
TRACT 8003	1,914	1,266	-34%	1.28	988
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 6.1 - Black, Phillips, and Holden funeral home on McGuffey Road.

Consistent with most of the east side census tracts, **8003 is characterized by low population density and significant population loss.** Unemployment is more than 50% higher than the city average; there are few of businesses; and only 1 mortgage loan was originated in 2012. However, at \$32,663, the median income is higher than the \$24,880 citywide median.

While the percentage of the city's population below the poverty line increased between 1990 and 2011, this figure dropped in census tract 8003, from 28% to 21%. Also, the percentage of children living in households that fell below the poverty line was slightly lower in this tract at 49%, versus the city's rate of 54%.

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8003	28%	21%	49%	33%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8003	25%	17%	71%	73%	4%	7%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%



Figure 6.2 - Approximately 350 students attend Martin Luther King Jr Elementary.

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8003	\$ 32,663	\$ 49,625	\$ 32,250	\$ -
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 6.3 - Only 1 mortgage was originated in census tract 8003 in 2012.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8003	11%	3%	74%	95%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8003	775	640	82%	73%	11%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8003	6%	16%	7%	35%	62
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062



Figure 6.4 - 42% of houses were built before 1940.

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8003	42%	13	\$ 13,070	3%	11	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

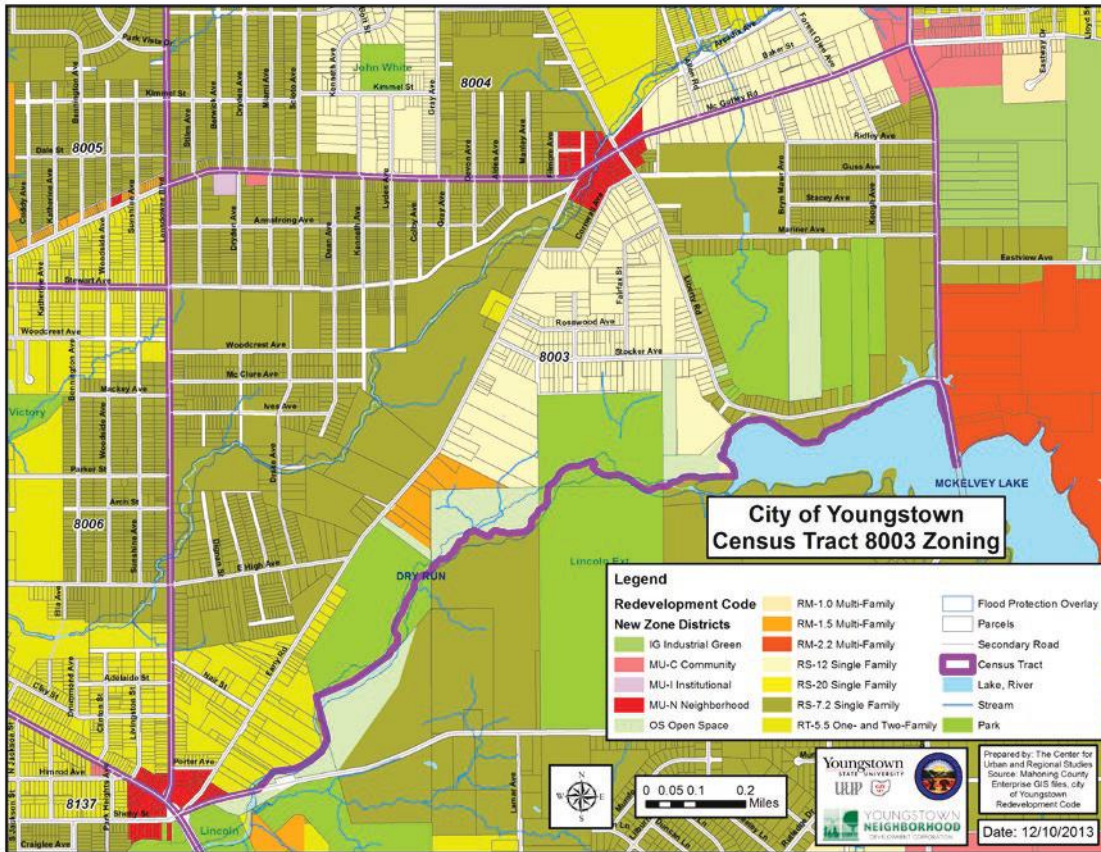
*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8003	14%	72%	10%	4%
YOUNGSTOWN CITY	20%	64%	12%	4%

Census Tract 8003 is a mix of open space and residential housing, with the area's amenities interspersed throughout. A majority of the activity is situated along or in close proximity to Early Road, including the East Side Public Library, as well as a few businesses and places of worship. Additional businesses and churches are along the McGuffey Road boundary between census tracts 8003 and 8004, and Martin Luther King Elementary school is on Mariner Avenue.



Figures 6.5-6 - Typical housing in census tract 8003.



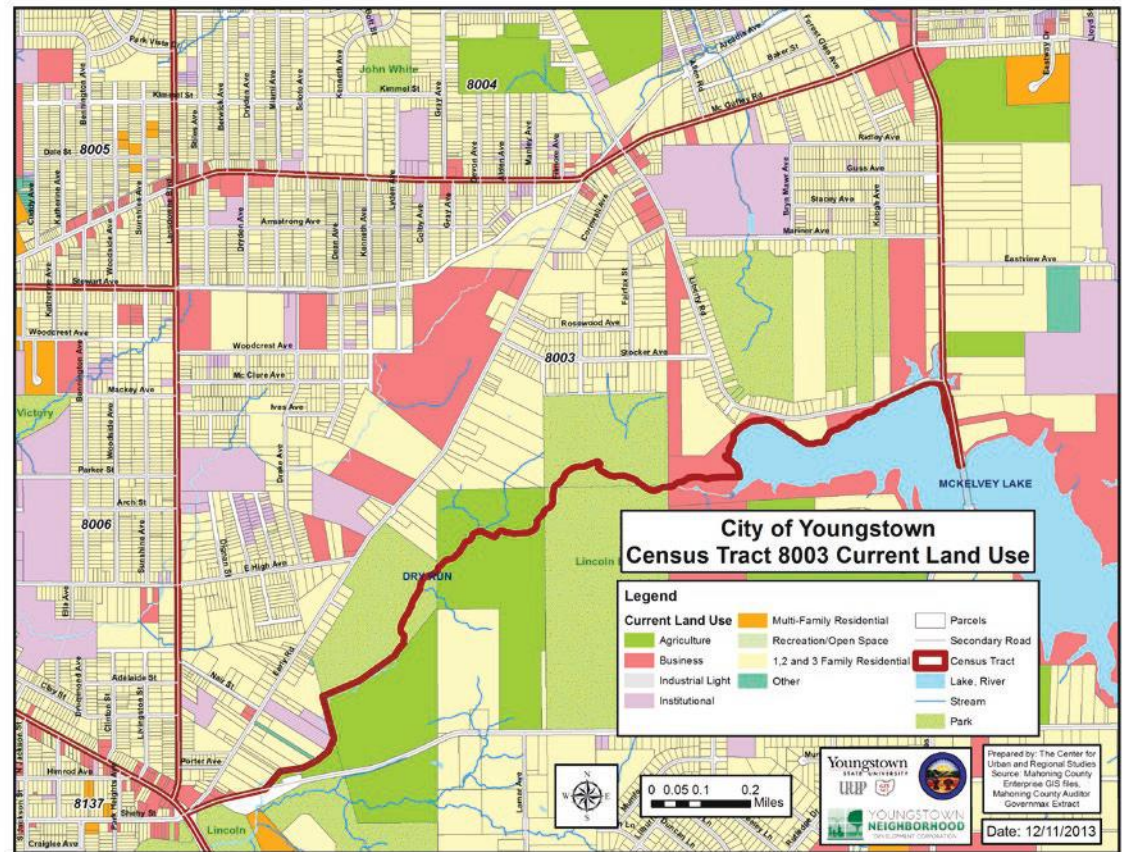
Figure 6.7 - P. Ross Berry Middle School.

“ I have no problems in my neighborhood. I love it. The only thing is that there’s an empty lot next to my house and I would like to have it cleared. I’ve been here over 50 years.”

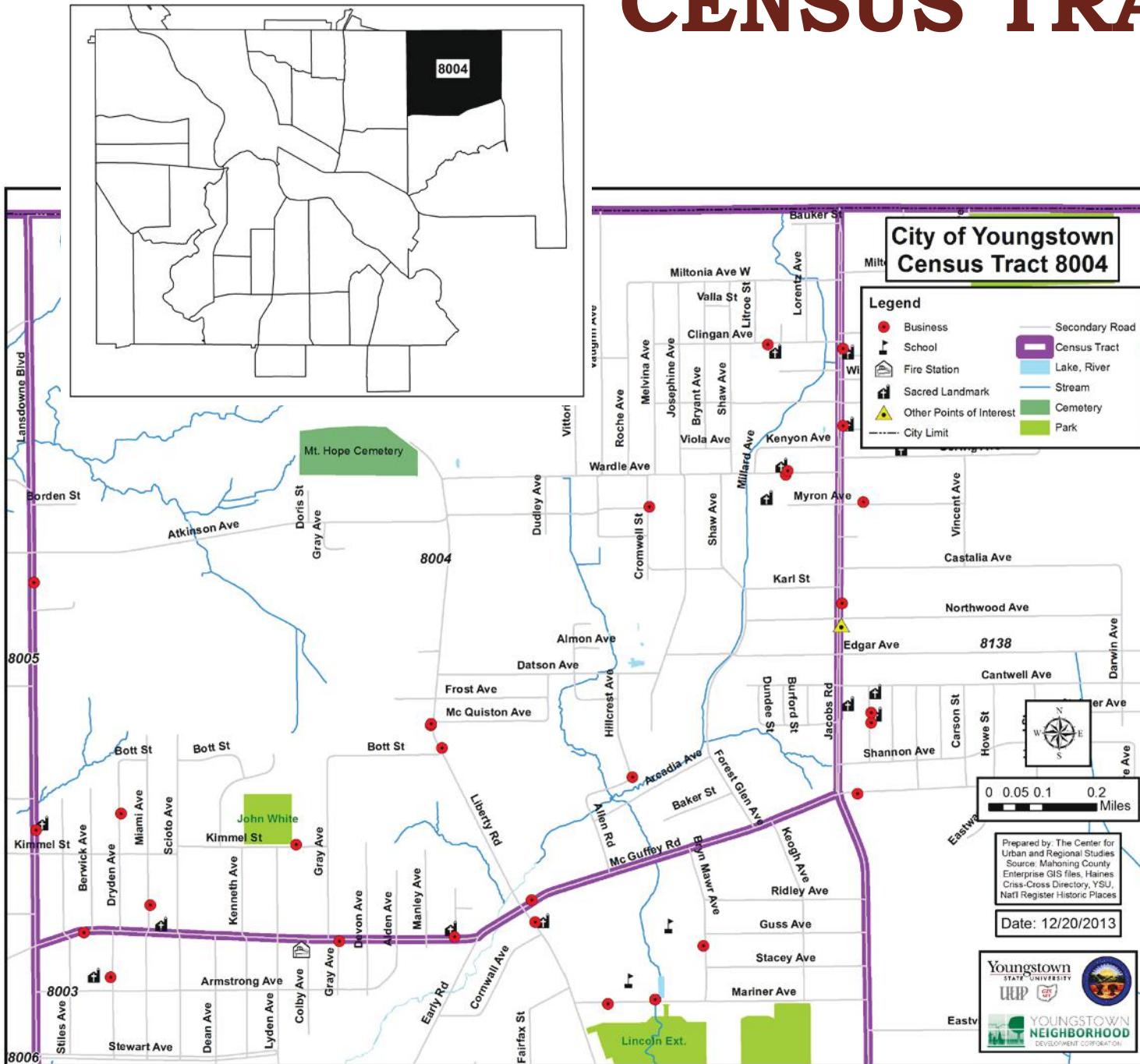
-Marilyn, McGuffey Heights

“ We need a community center. Something for the kids. If you catch them young, they won’t turn into knuckleheads.”

-Billy, East High



CENSUS TRACT 8004



Directly north of census tract 8003, between Lansdowne Boulevard and Jacobs Road, is square-shaped census tract 8004. Hubbard Township is the northern boundary. Neighborhoods include Lansdowne, McGuffey Heights, and the Sharon Line. It is the least-densely populated tract of the entire city, comprised of less than 750 residents per square mile. All development is situated near the eastern and southern boundaries of the tract, while the center and northwestern sections are comprised of Mount Hope Cemetery, various streams, and vast wooded areas.

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8004	1,782	951	-47%	1.93	493
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 6.8 - Census tract 8004 is the least-dense tract in the city.

In addition to extremely low population density, tract 8004 depopulated at a much higher rate than the rest of the city, losing 47% of its residents between 1990 and 2010, compared to a 30% loss in Youngstown overall. **The 2011 unemployment rate for census tract 8004 is more than twice that of the city at 51%**, which is a 110% spike in unemployment from 1990. Also, while census tract 8004 was a mere 1% higher than the city in 1990 poverty rates, by 2011 the gap had widened to 34% versus 47% for the tract. However, it is worth mentioning that the percentage of households receiving supplemental assistance dropped by 20% between 1990 and 2011. While the 2011 percentage of those without a high school diploma is relatively high at 31%, this rate has dropped 19% from that in 1990.

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8004	30%	47%	58%	51%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8004	16%	14%	82%	76%	1%	5%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8004	\$ 17,373	\$ 22,167	\$ 18,083	\$ -
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 6.9 - Housing values are lower than the city's average.



Figure 6.10 - Three quarters of housing units are owner-occupied.

Despite census tract 8004's high loss of residents, **the number of those who obtained a post-secondary degree rose significantly between 1990 and 2011.**

To some extent, housing data in census tract 8004 is representative of citywide characteristics. For instance, 38% of the tract's housing stock was built prior to 1940, compared to 40% of the city's housing. The 2007-2012 average home sale price of \$13,869 is significantly less than that of the city while the tract's residential vacancy rates of 9% and 19% in 1990 and 2010, respectively, were identical to those for the city over the same time period. However, census tract 8004 experienced a relatively high loss of its total housing units at 24%. Additionally, **51% of the tract's parcels are land bank eligible, which is the city's high-**

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8004	11%	0%	67%	96%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8004	745	564	80%	76%	9%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8004	9%	19%	14%	51%	84
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8004	38%	11	\$ 13,869	2%	9	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND



Figure 6.11 - The vacancy rate doubled from 1990 to 2010.

EDUCATION

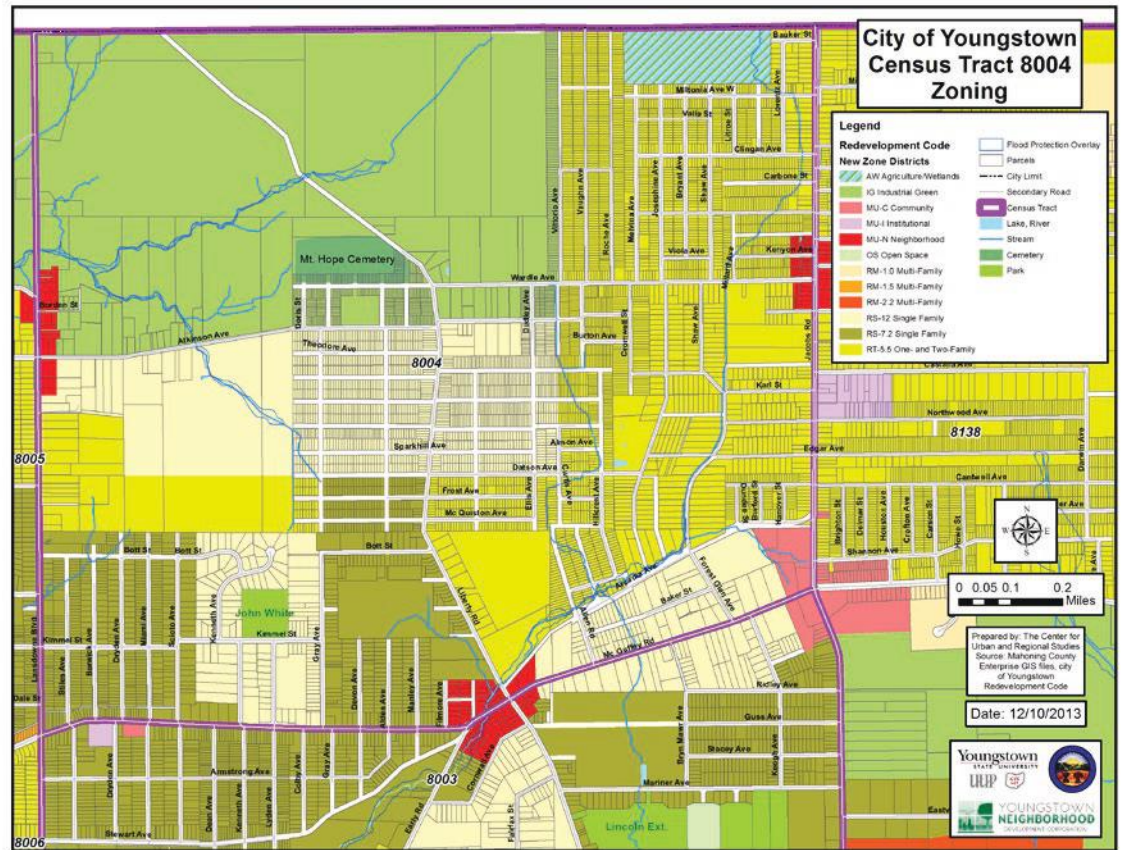
CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATES OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8004	31%	48%	13%	9%
YOUNGSTOWN CITY	20%	64%	12%	4%

est. Census tract 8004 also has one of the city's highest rates of out-of-state ownership at 21%. Very few mortgages have been originated since 2007.

Though census tract 8004 is sparsely populated and has continued losing residents over time, **home ownership rates remain markedly higher here than the citywide average.**



Figure 6.12 - Rising Star Baptist Church, off Jacobs Road.

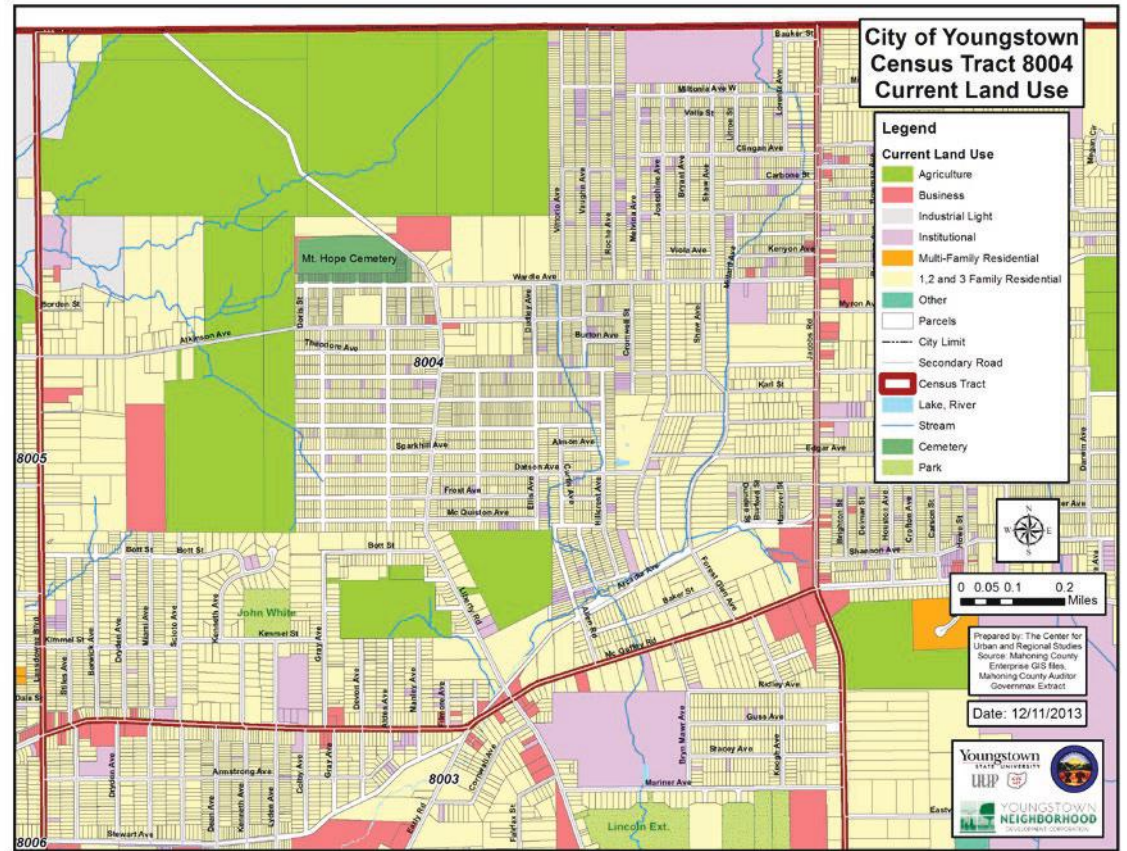


“A lot of problems would not be occurring had it not been for traditional racist redlining. There’s a deeper problem that is deeply entrenched in the issues of America.”

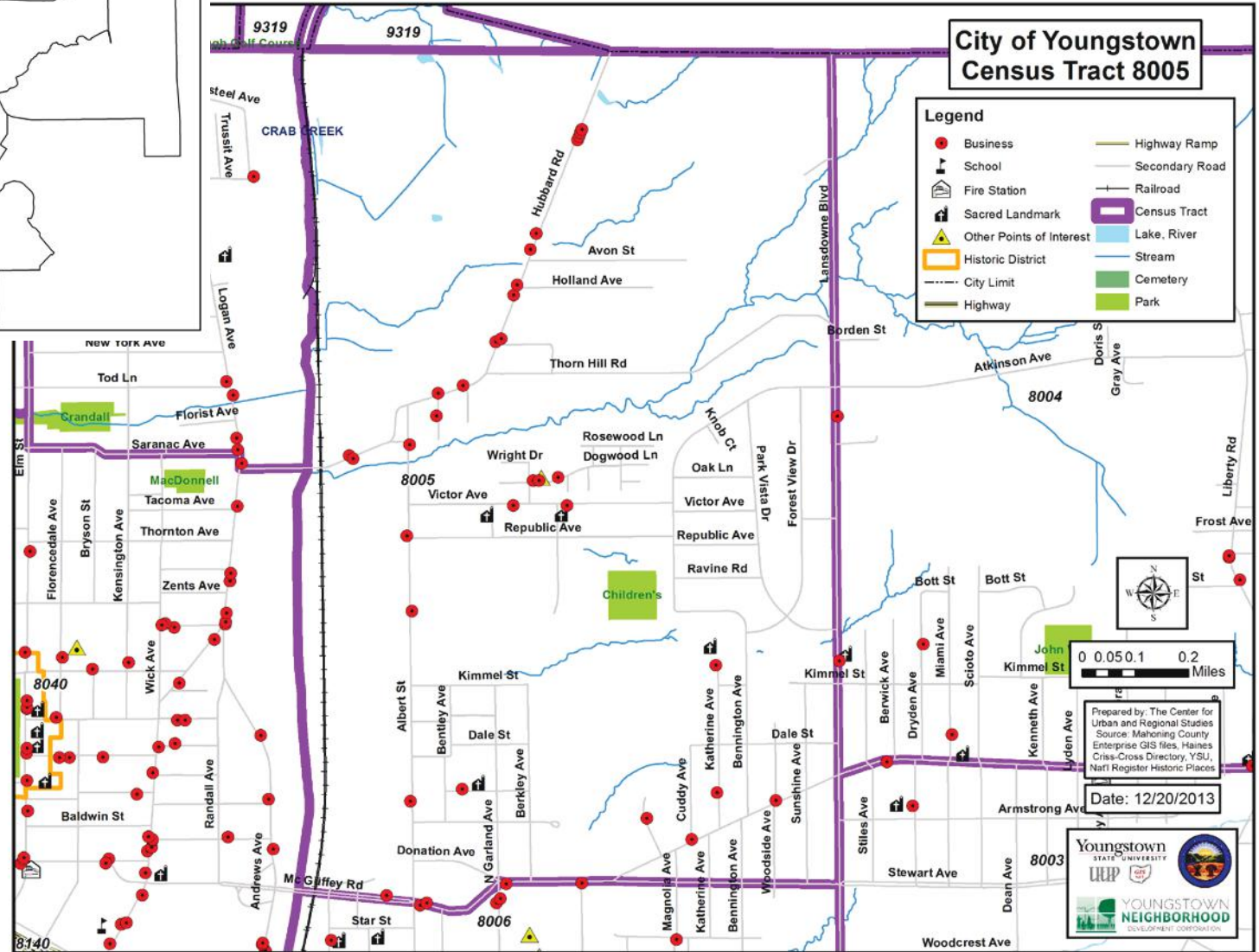
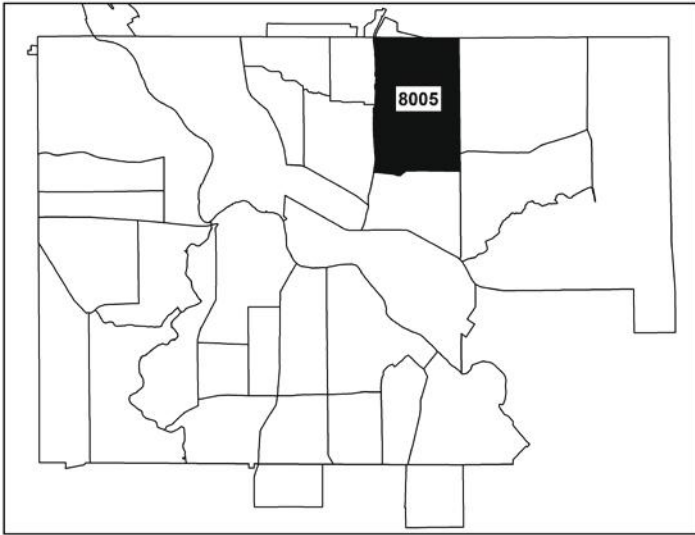
-Resident, Lansdowne



Figure 6.13 - Mount Hope Memorial Park, at the terminus of Liberty Road.



CENSUS TRACT 8005



Tract 8005 represents the western half of the Lansdowne neighborhood, stretching from Hubbard Township to McGuffey Road, and from Crab Creek to Lansdowne Boulevard. Hubbard and McGuffey Roads are the tract's main business corridors.

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8005	3,797	4,375	15%	1.54	2,846
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

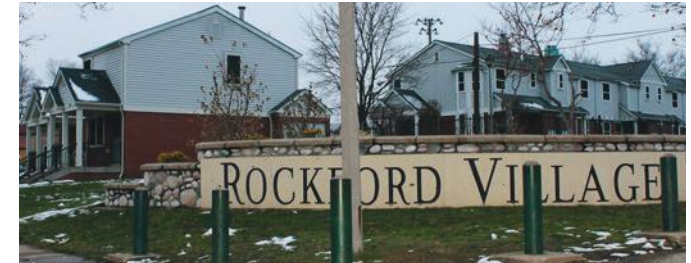


Figure 6.14 - Rockford Village, the former Kimmelbrook Homes development.

The Rockford Village public housing development is at the tract's core, where there are also several churches, and the Center for Community Empowerment. Of all tracts on the city's east side, census tract 8005 is the sole tract characterized by high population density. Also, while there was a decrease in the tract's Black and White population between 1990 and 2010, the Hispanic population increased dramatically from 2% in 1990 to 33% in 2010. **Census tract 8005's higher than average density and influx of Hispanic residents is undoubtedly connected to the presence of the Corrections Corporation of America (CCA)-owned Northeast Ohio Correctional Center located on Hubbard Road.** Opened in 1997, the low-security, all male inmate facility has a capacity of 2,016, and as of 2012, housed about

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8005	54%	58%	94%	34%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8005	23%	13%	74%	49%	2%	33%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8005	\$ 14,250	\$ 13,419	\$ 14,595	\$ 5,598
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 6.15 - A gas station at the intersection of Albert Street and McGuffey Road.



Figure 6.16 - 15% of units were built since 2000—the highest percentage in the city.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8005	41%	6%	69%	90%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8005	1,668	1,254	40%	33%	21%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8005	11%	25%	7%	42%	122
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062



Figure 6.17 - Vacancy rates have more than doubled since 1990.

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8005	28%	12	\$ 8,868	3%	9	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)
 **CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATIONS COMMUNITY LOAN FUND

1,500 undocumented immigrants convicted of felonies through a contract CCA holds with the U.S. Bureau of Prisons (Skolnick, 2012).

Consistent with other east side tracts, 2011 unemployment in census tract 8005 was significantly higher than the rest of the city at 34% versus 20%, and the median household income for census tract 8005 was particularly low—about 43% lower than the city’s average. While there is little disparity in average income between the tract’s Black and White residents, the 2011 average income for Hispanic residents was \$5,598.

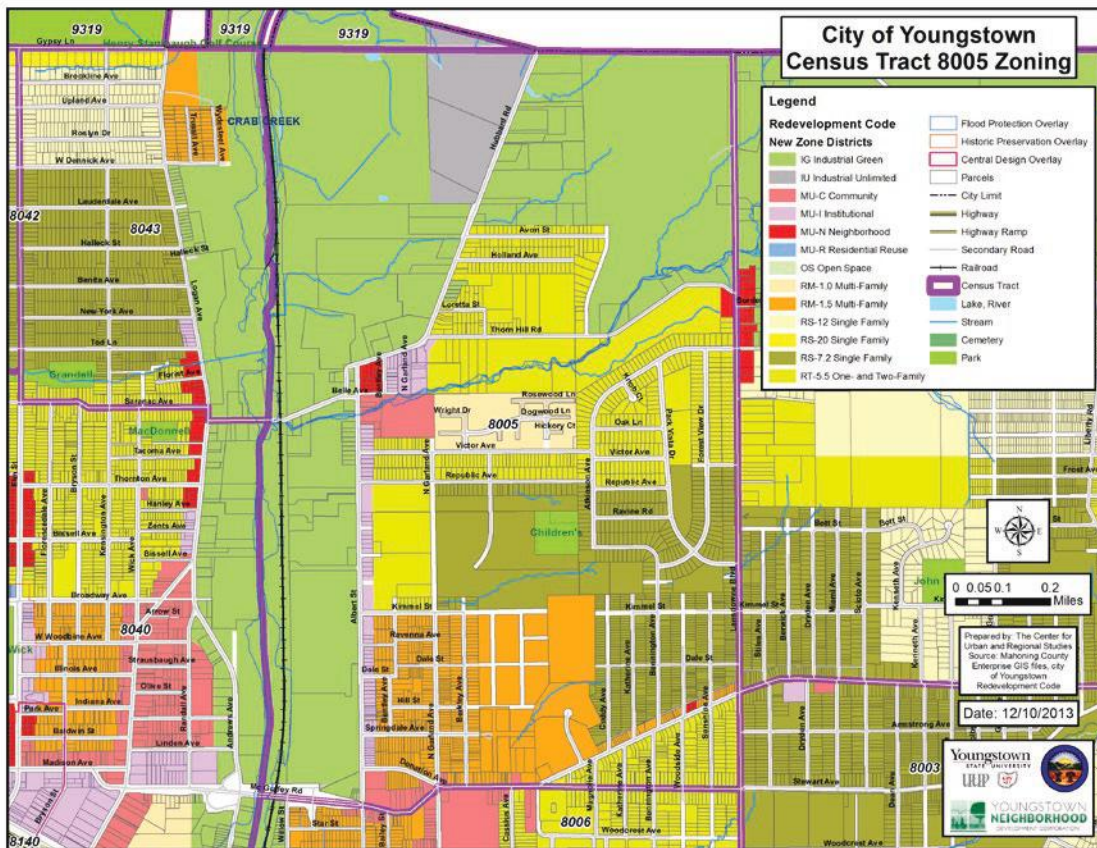
Public transportation is a quarter mile from 69% of census tract 8005’s land area, and 6% of workers who

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATES OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8005	32%	58%	8%	2%
YOUNGSTOWN CITY	20%	64%	12%	4%

reside in the tract utilized public transit for getting to work in 2011. However, **41% of the area's households had no access to a car—the second-highest rate in the city.**

Average home sale prices were among the lowest in the city, at \$8,868 between 2007 and 2013. Very few mortgages have been originated since 2007.



“The landscape is excellent and the house maintenance is great.”

-Lawrence, Lansdowne



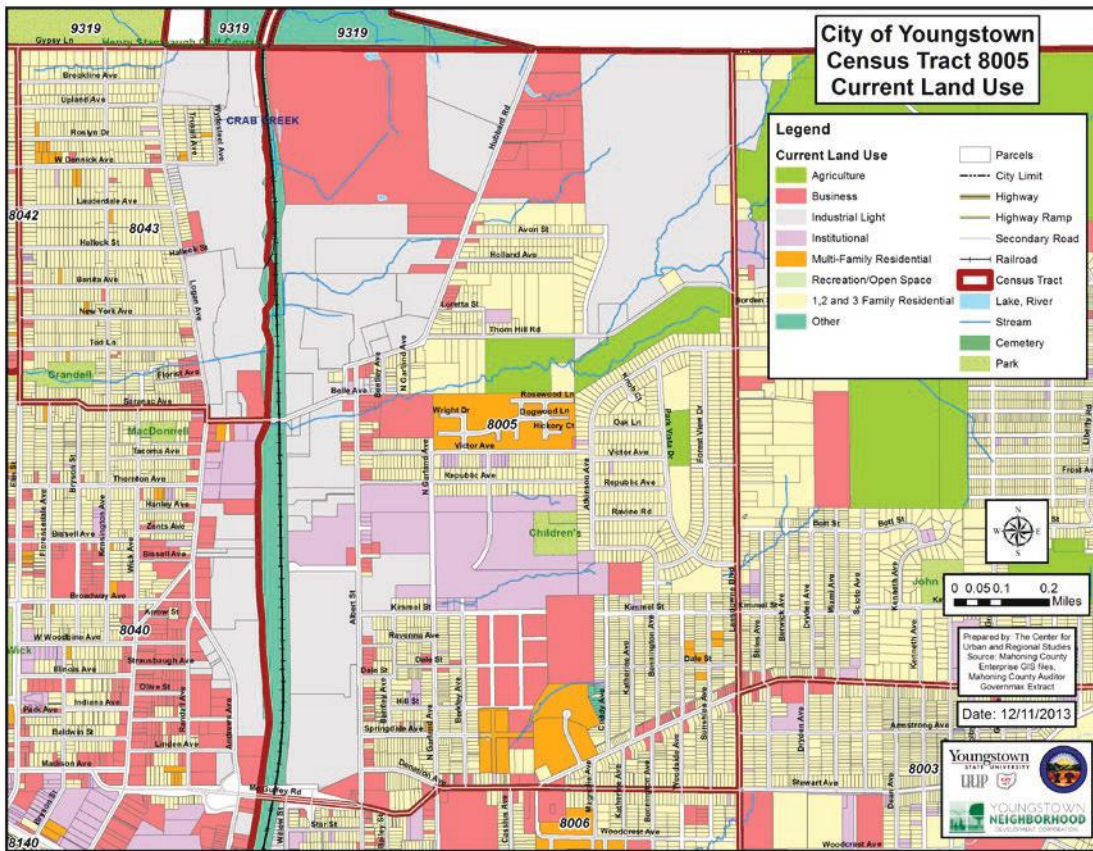
Figure 6.18 - Nearly half of housing units were constructed between 1940 and 1979.

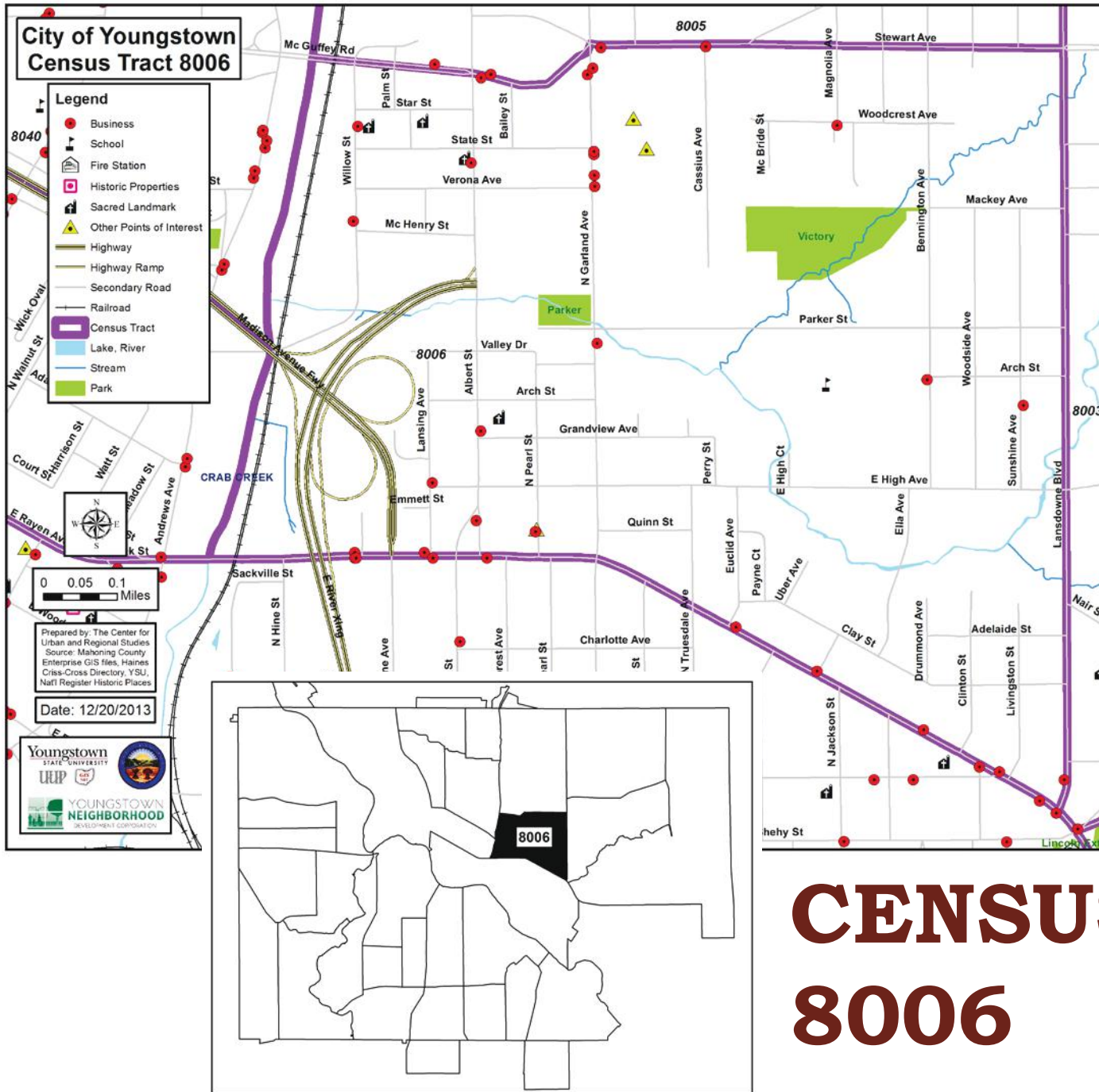


Figure 6.19 - Empty industrial buildings line Crab Creek, facing Albert Street.



Figure 6.20 - Phillips Memorial Baptist Church, located on Victor Avenue, just off Albert Street.





Directly south of tract 8005 is tract 8006, which is known as the East High neighborhood. Encompassing the area between Crab Creek and Lansdowne Boulevard, its southern boundary is Oak Street and its northern boundary is McGuffey Road. East High School is located here, as are Parker and Victory Field.

CENSUS TRACT 8006

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ.M)
TRACT 8006	2,535	1,403	-45%	0.83	1,691
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 6.21 - The former McGuffey Plaza in 2013.

Census tract 8006 lost 45% of its population between 1990 and 2010, far greater than the city's rate of decrease. The ethnic makeup of census tract 8006 is primarily Black and Hispanic, though the tract had 850 fewer Black residents in 2010 than 1990. The percentage of Hispanic residents doubled during that time. Like neighboring tracts, 2011 unemployment was high: 34%, versus 20% for Youngstown. While the percentage of the tract's residents living in poverty decreased between 1990 and 2011, 71% of the tract's households with children fell below the poverty line in 2011, versus 54% for the city overall. Unemployment and poverty rates are high in census tract 8006 and median household income is somewhat lower than the city's average. Educational attainment has increased between 1990 and 2011.

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8006	50%	43%	71%	34%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8006	21%	12%	70%	65%	9%	20%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8006	\$ 21,250	\$ 19,297	\$ 22,219	\$ 14,410
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 6.22 - The McGuffey Road commercial corridor.



Figure 6.23 - According to the US Census, 1 in 5 houses is vacant.

While 49% of the tract's residents over age 25 did not have a high school diploma in 1990, that number dropped to 29% by 2011, one of the largest decreases of any tract in the city. The rate of those with a diploma increased from 46% to 61%, and those with an Associate's or Bachelor's degree rose from 3% to 8%.

With an average sales price of \$7,134, homes in census tract 8006 are valued among the lowest in the city. Just 5 homes in tract 8006 went through foreclosure since 2009, and only 2 mortgage loan originations were reported since 2007. The USPS has marked 4% of the tract's homes vacant versus 11% for the city; however, 36% of the tract's parcels are land bank eligible. The US Census reported a vacancy rate of 22%



Figure 6.24 - A small percentage of housing units were constructed after 1990.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8006	20%	8%	100%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8006	1,024	787	57%	49%	12%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8006	9%	22%	4%	37%	108
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8006	49%	5	\$ 7,134	4%	3	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

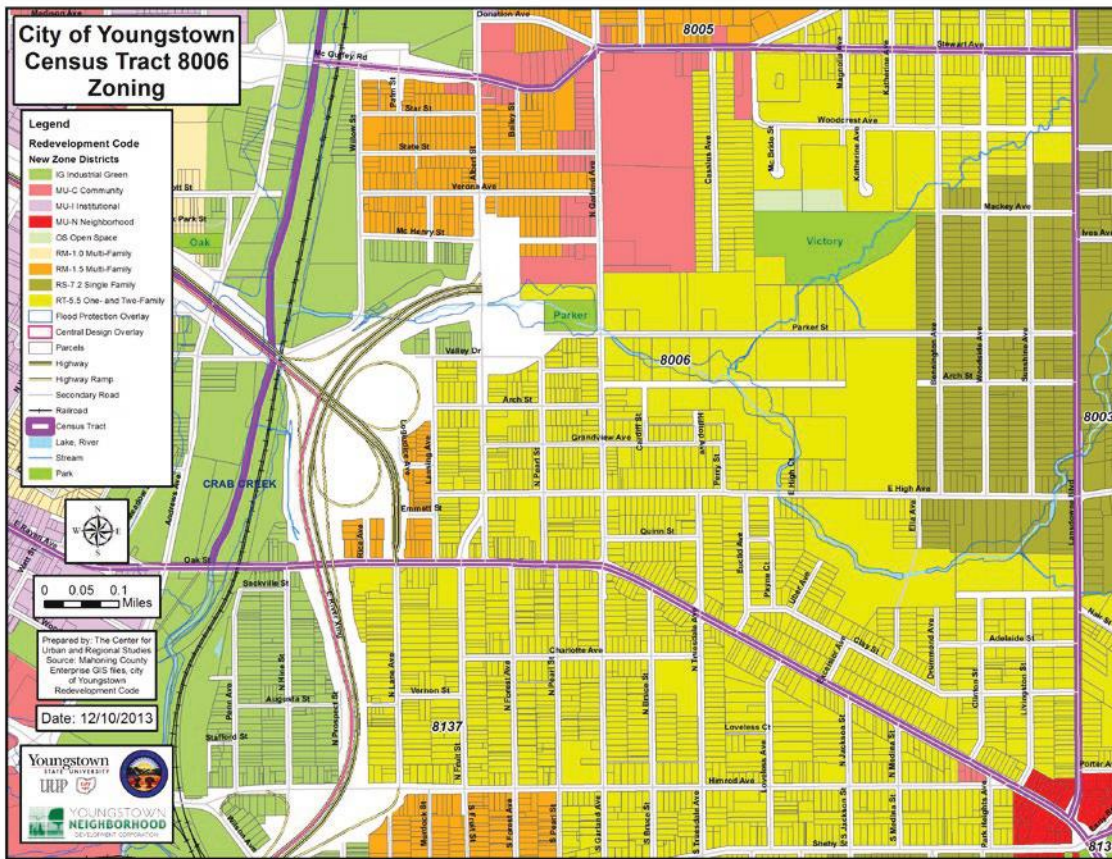
**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATES OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8006	29%	61%	8%	1%
YOUNGSTOWN CITY	20%	64%	12%	4%

in 2010. While 1 in 5 households in tract 8006 had no access to a vehicle in 2011, only 8% relied on public transit to get to work. Census tract 8006 is also 1 of 6 Youngstown tracts whose residents all live within a quarter mile of public transportation.

The McGuffey Plaza shopping complex, located on North Garland Avenue, was a longtime notable economic destination. It was listed for sale, then sold in 2013, and only one business is still in operation. Most other business activity is situated along Oak Street, including Walt's Update Salon and Royal Oaks Bar and Grill. The Purple Cat/United Methodist Center is located on North Pearl Street. East High School's current campus, reconstructed in 2007, sits between East High Avenue and Parker Street, near where the school's former building once stood.



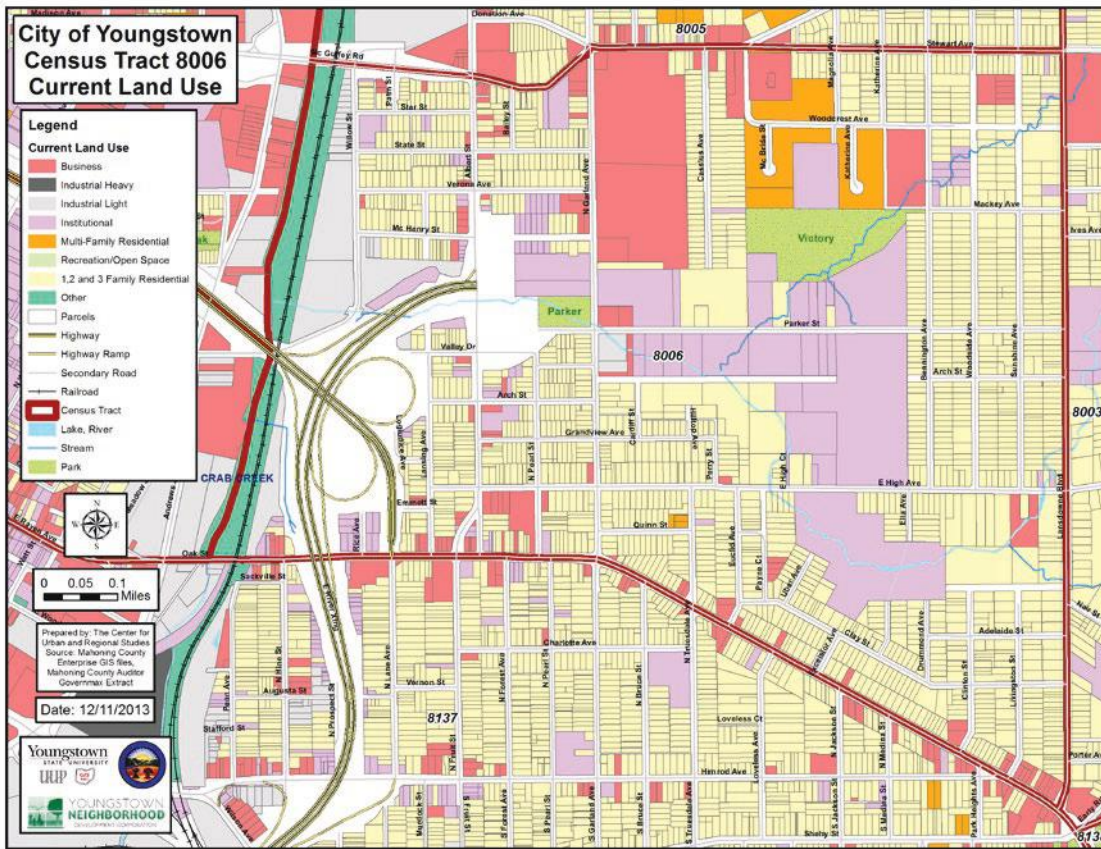


Figure 6.25 - Approximately half of housing units were built before 1940.



Figure 6.26 - Plaza View Apartments, near McGuffey Road.



“I just moved in, and so far it’s ok.”

-Janet, Lansdowne



Figure 6.27 - A corner store on North Garland Avenue.

“Lately it’s been really good. I’ve had my house broken into twice in the 13 years that I’ve lived here. I hear a few gunshots every now and then around the corner, but by the end of my neighborhood it’s good.”

-Charlene, East High



Figure 6.28 - Members of the Reign Supreme motorcycle club prepare chicken dinners for families in need.

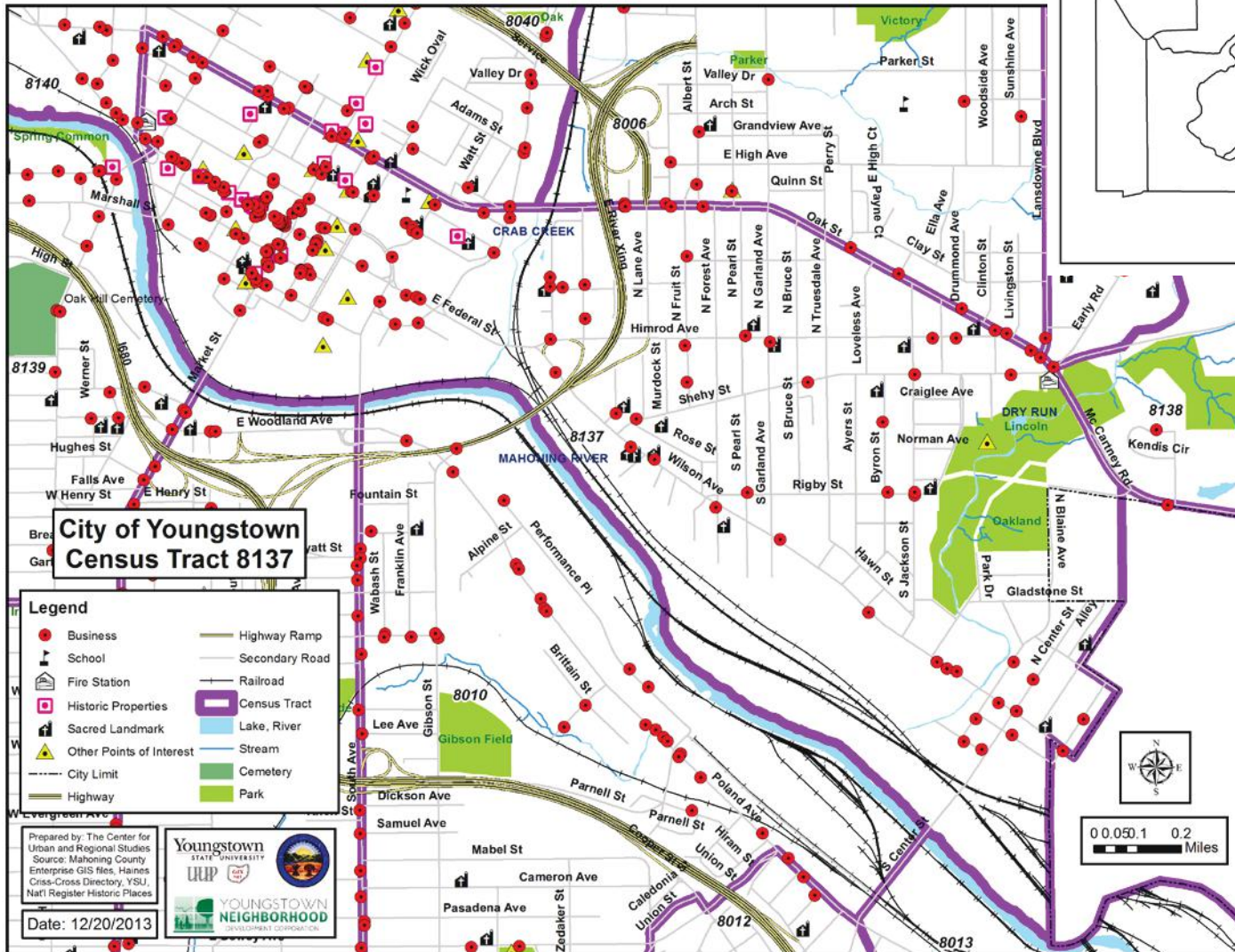
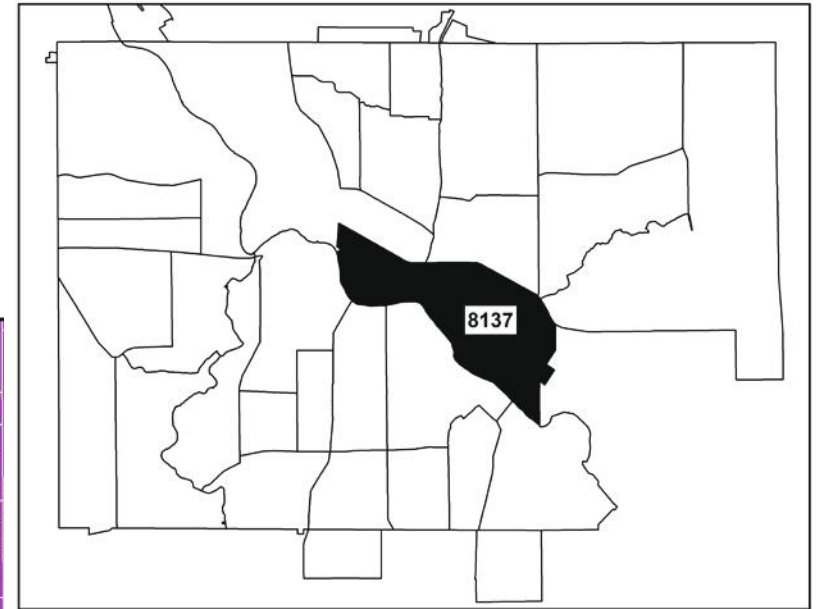


Figure 6.29 - Population density is slightly lower than the city as a whole.



Figure 6.30 - Heavenly Place Church of God in Christ located on Katherine Avenue in the Lansdowne neighborhood.

CENSUS TRACT 8137



Census Tract 8137 is an amoeba-shaped tract that includes portions of the Downtown, East Side, Lincoln Park and Hazelton Neighborhoods. There is a wide mix of institutional, single, and multiple family residential, and heavy and light industrial property. Lincoln Park offers a lush green space.

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ.M)
TRACT 8137	5,108	3,051	-40%	1.91	1,601
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

Boundaries are YSU and the East High district to the north, Campbell to the east and the Mahoning River to the south. Major thoroughfares include Federal Street and Wick Avenue downtown, and Wilson and Himrod Avenues on the east side. Census data indicates this is an area of high poverty and unemployment. Overall, the educational attainment is lower and the median income of \$12,270 is half the city average and significantly lower than that of neighboring census tracts 8006 and 8138. **Low wages combined with an unemployment rate of 28% leave 80% of households with children in poverty.** More than 43% are receiving food stamps. This area has witnessed a 40% loss of population since 1990. The population of this region includes a higher percentage of Black and Hispanic residents than the city as a whole, the latter community growing faster. Some churches and institutions offer services in Spanish.

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8137	\$ 12,270	\$ 12,694	\$ 11,808	\$ 11,977
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 6.31 - Neighborhood youth. 80% of households with children are in poverty.

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8137	49%	59%	80%	28%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8137	27%	24%	52%	47%	20%	28%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%



Figure 6.32 - A charter school in the Lincoln Park neighborhood.



Figures 6.33-34 - Vacant houses are scattered throughout the neighborhood.

About half of the housing is owner-occupied and half pre-1940, with an average home sale price of \$7,023. There were 260 demolitions from 2002-2013. The current rate of vacancy is 17%. There is a high number of tax delinquent parcels, very few foreclosures, and few home mortgage loan originations since 2007. This area, along with tract 8140 to its northwest, recorded the highest number of building permits in 2013.



Figure 6.35 - South Jackson Street in the Lincoln Park neighborhood.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8137	43%	10%	96%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8137	2,254	1,476	48%	40%	32%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8137	12%	17%	10%	39%	260
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8137	54%	4	\$ 7,023	3%	7	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATES OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8137	31%	57%	11%	2%
YOUNGSTOWN CITY	20%	64%	12%	4%



Figure 6.36 - Areas of density exist, but overall density is lower than the city's average.



Figure 6.37 - A church with services in Spanish.

Although 43% of households are without a car, most residents live within a quarter mile of WRTA, and all live within a half mile. The number of public transportation commuters has increased and is now over 10%. This area is largely flat, with dramatic ridges and valleys near the river and creek. Lincoln Park is wooded, with walkways and open green spaces.



Figure 6.38 - St. Angela Merici on the hill above Wilson Avenue.

“There aren't a lot of problems with the people in the neighborhood. It's pretty good. There's no problem with it being a mixed neighborhood; we're all here and we're not going anywhere.”

-Veronica, Lincoln Park



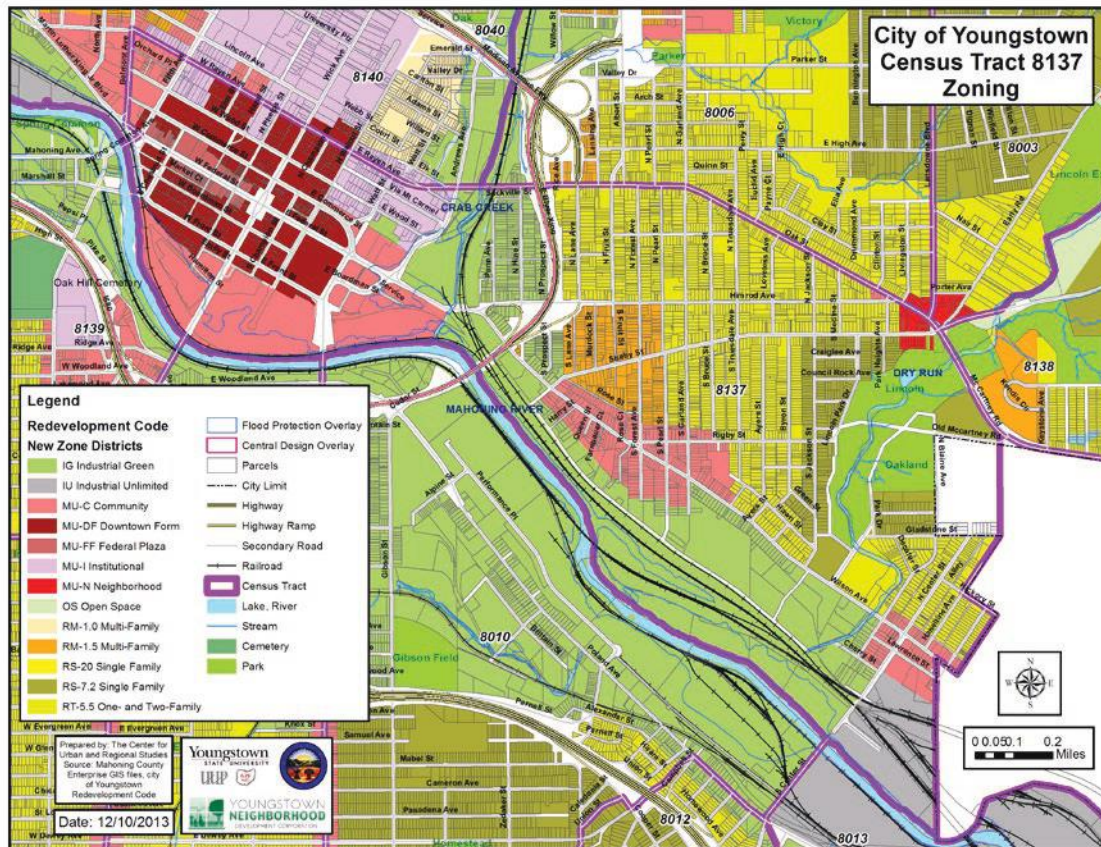
Figure 6.39 - Vacant land where houses and businesses once stood.



Figure 6.40 - The industrial corridor along Wilson Avenue.



Figures 6.41-42 - Entertainment opportunities include bars, restaurants, and the performing arts.

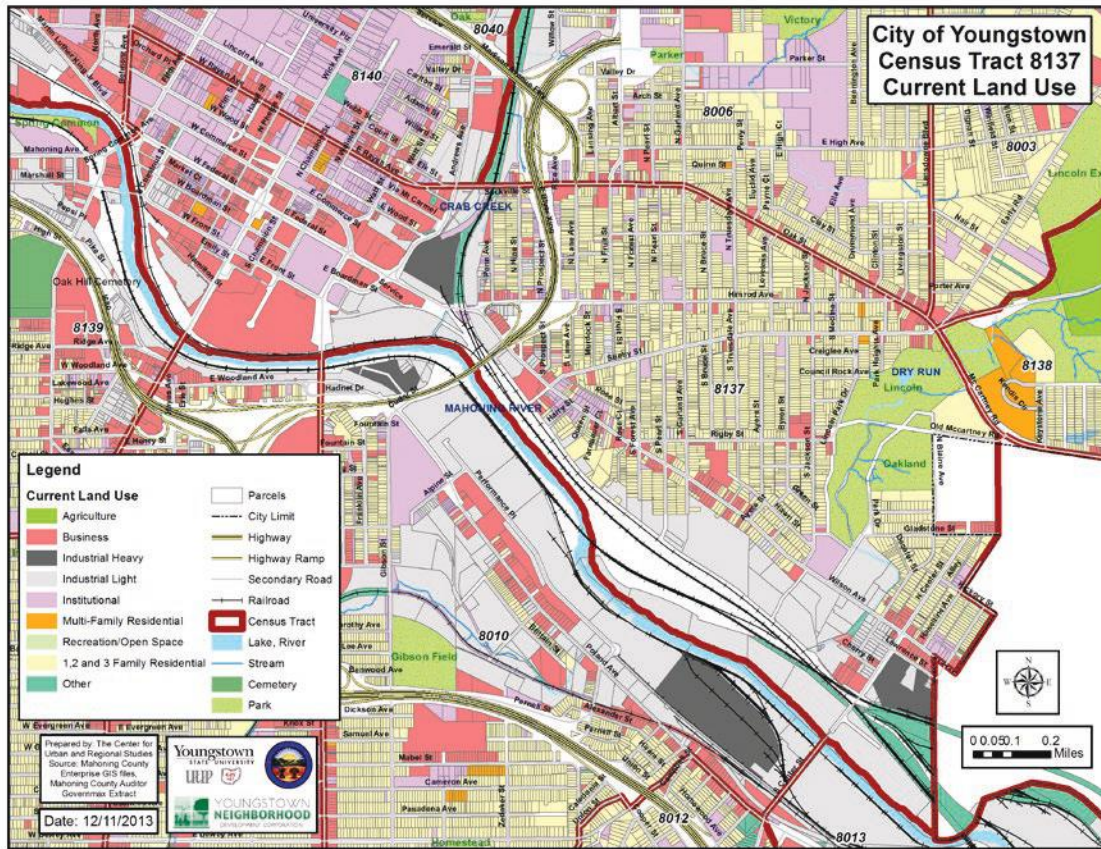


“ Erie Terminal Place is where I currently reside. Erie Terminal was a former train station... I walk to school everyday because it is located so close to Youngstown State... All year round my neighborhood is being utilized for parades and gatherings. From my window I can watch bike races, Panerathon, and Peace Race. During festival time I can smell food and hear music from my window, quite inviting. Every time I walk outside I experience fascinating architecture and craftsmanship. Living in Erie gives a big city sense. The other people living down here are friendly and I feel safe at all times.”

-Nicole, Downtown

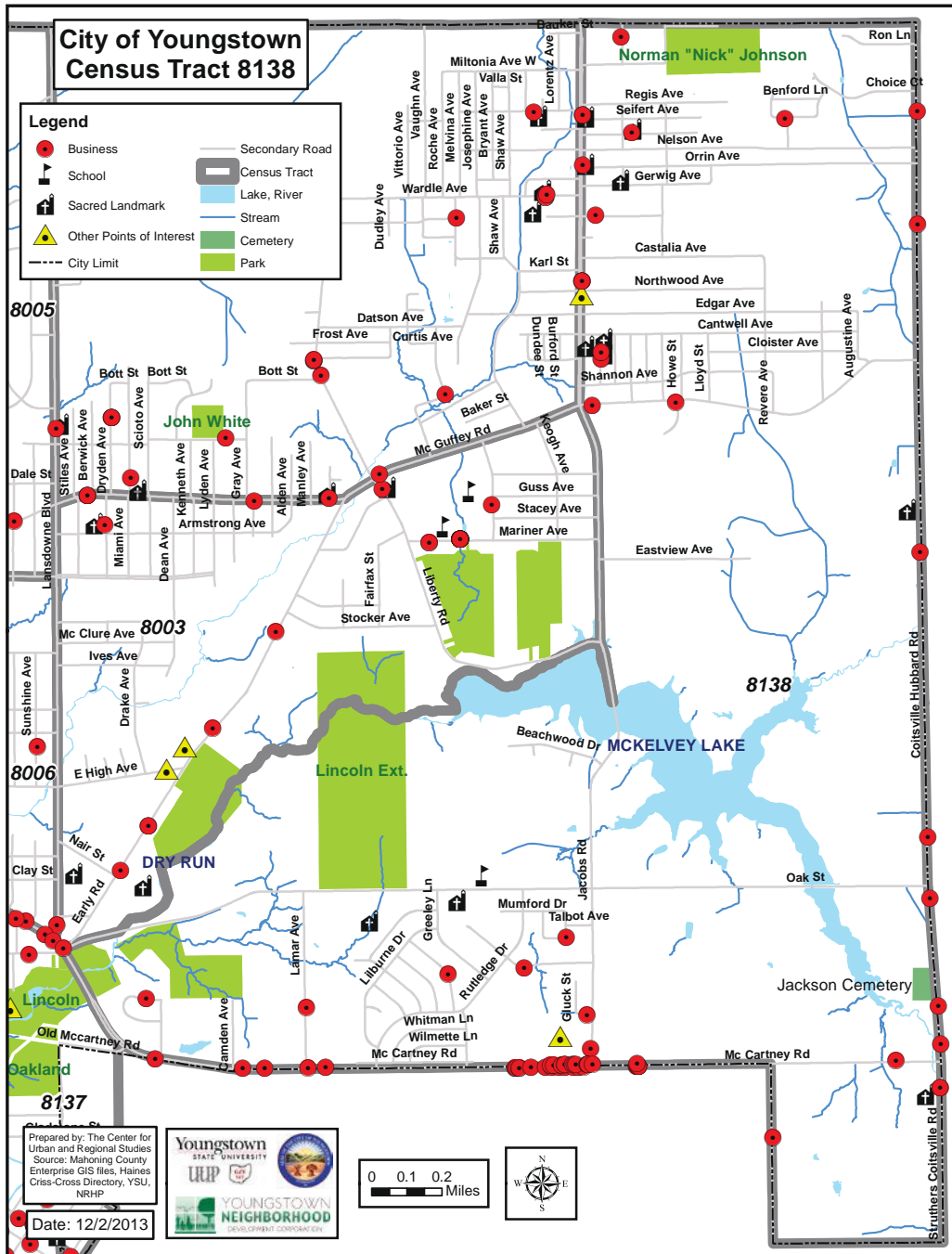


Figure 6.43 - Federal Street, Downtown's main street.

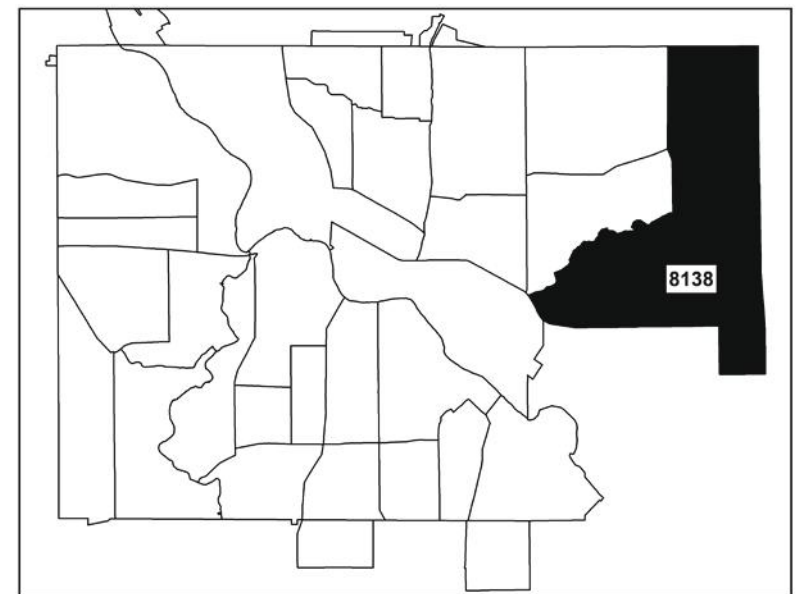


Figures 6.44-46 - Downtown includes a variety of land uses and redevelopment opportunities.

CENSUS TRACT 8138



One of the more vast census tracts, 8138 is shaped like a sideways T, edged by Hubbard Township to the north, route 616 and Coitsville Township to the east, route 422 and to the south, and Lincoln Knolls neighborhood and Lincoln Knolls Plaza, as well as portions of the Sharon Line and McGuffey Heights neighborhoods. Much of the land is undeveloped, and includes McKelvey Lake and Lincoln Park Extension.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ.MI)
TRACT 8138	2,929	3,067	5%	4.07	753
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 6.47 - McKelvey Lake is located in the center of tract 8138.

This area is primarily flat with interruptions of the terrain by McKelvey Lake and Lincoln Park, and McGuffey Wildlife Preserve to the east. In addition to Routes 616 and 422, Jacobs Road is a major thoroughfare. Although there are housing developments and apartment complexes, **this area has less population density than tracts closer to the city center.**

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8138	31%	41%	76%	30%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8138	21%	19%	72%	70%	6%	9%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

Population is up by 5% in the last twenty years, due to the Ohio State Penitentiary on Coitsville-Hubbard Road, which opened in 1998, employs 350, and houses 450. Overall, 41% of 3,067 residents live in poverty, including three-quarters of households with children. There is a 30% unemployment rate and 43% of inhabitants receive food stamps. Slightly more adults

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8138	\$ 21,836	\$ 27,162	\$ 20,972	\$ 8,553
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 6.48 - A community center in the Sharon Line neighborhood.



Figure 6.49 - Parts of Lincoln Knolls suffer from blight and abandonment.

have no high school diploma, but the area is close to Youngstown averages in high school and college degrees. This census tract is 70% Black, and Hispanic residents make up 9% of the population. Hispanics earn only \$8,553 compared to \$27,162 for Whites and \$20,972 for Black residents. YPD has received a marginally higher number of calls in this region since 2003.

The housing stock is diverse; 80% has been built since 1940. **The average sales price for homes is slightly lower than the Youngstown city median, at \$22,353, but it is the highest average on the east side.** At 19%, the vacancy rate is average, up by 2% since 1990. Owner-occupied homes account for 49% of total, down 14% in the last decade. There were 69



Figure 6.50 - A suburban-style community near McKelvey Lake.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8138	21%	6%	35%	67%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8138	1,375	1,367	63%	49%	20%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8138	17%	19%	5%	42%	69
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8138	20%	28	\$ 22,353	3%	19	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8138	25%	62%	11%	1%
YOUNGSTOWN CITY	20%	64%	12%	4%

demolitions between 2006-2013 and 28 houses in foreclosure since 2009. **Since 2007, 19 mortgages were originated which is the highest number on the east side, but still low by citywide standards.**

While 21% of households have no vehicle, only 6% commute to work on public transit. A third of the tract area lies more than a half mile from WRTA routes and only a third is within a quarter mile walk of a transit line.



Figure 6.51 - 60% of housing units were constructed between 1940 and 1970.



Figure 6.52 - Dumping is a significant issue in remote areas of the tract.



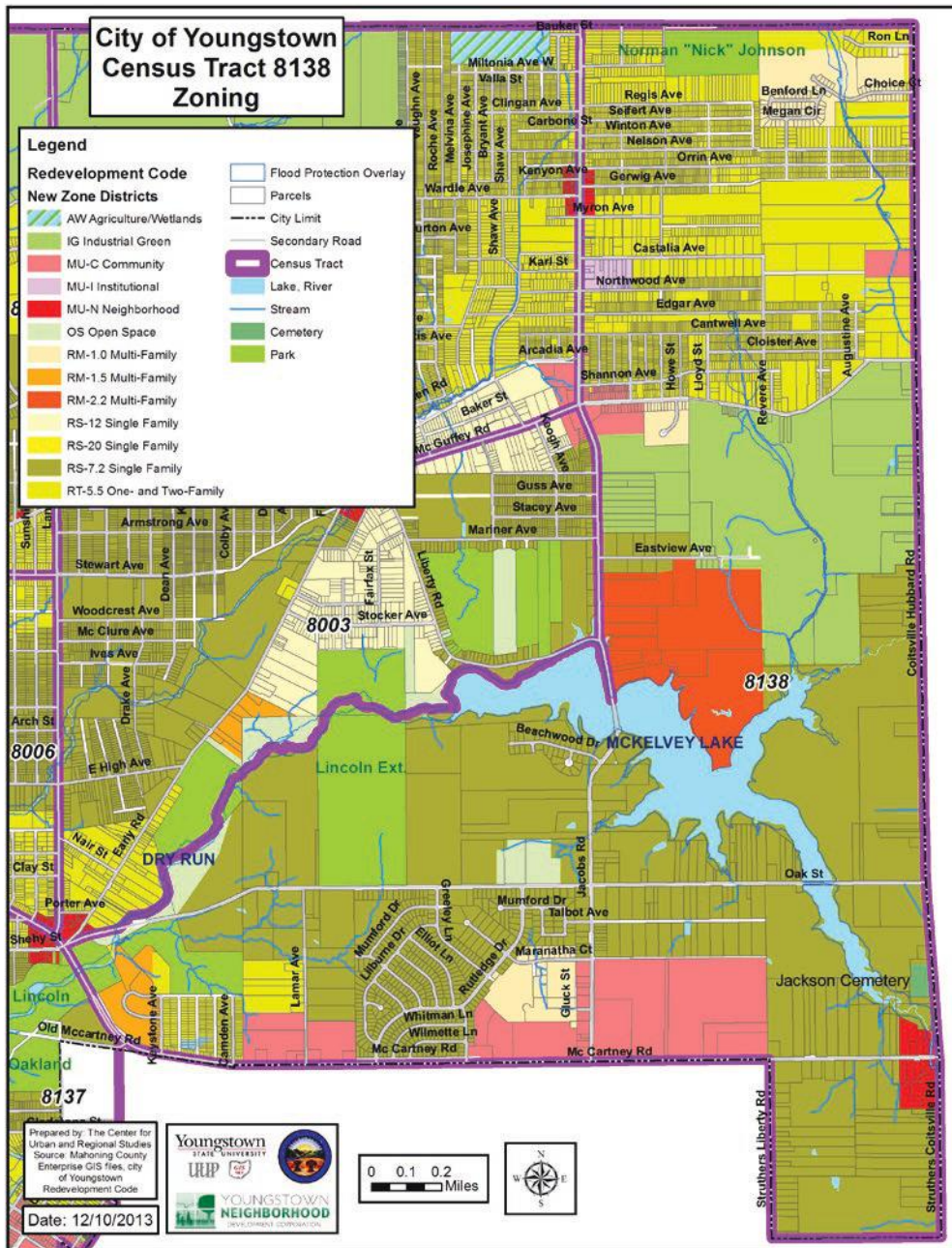
Figure 6.53 - Affordable public housing located near McCartney Road.



Figure 6.54 - Approximately 1 in 5 housing units are vacant according to the US Census.



Figure 6.55 - Lincoln Knolls plaza is an important commercial center.



“ I like where I live. I know it’s not a good neighborhood, but I like it. We’ve seen the changes. My children went to school over here (the old Mary Haddow Elementary), and in fact, that’s one of the reasons we had our house built here.

I heard they were once going to build apartments across the street, but it didn’t come to pass and I was so glad. There’s no trouble in our little area right here, but I know there is around us.”

-Elois, Lincoln Knolls



Figure 6.56 - The Lincoln Knolls neighborhood stretches from McCartney Road to Oak Street Extension.

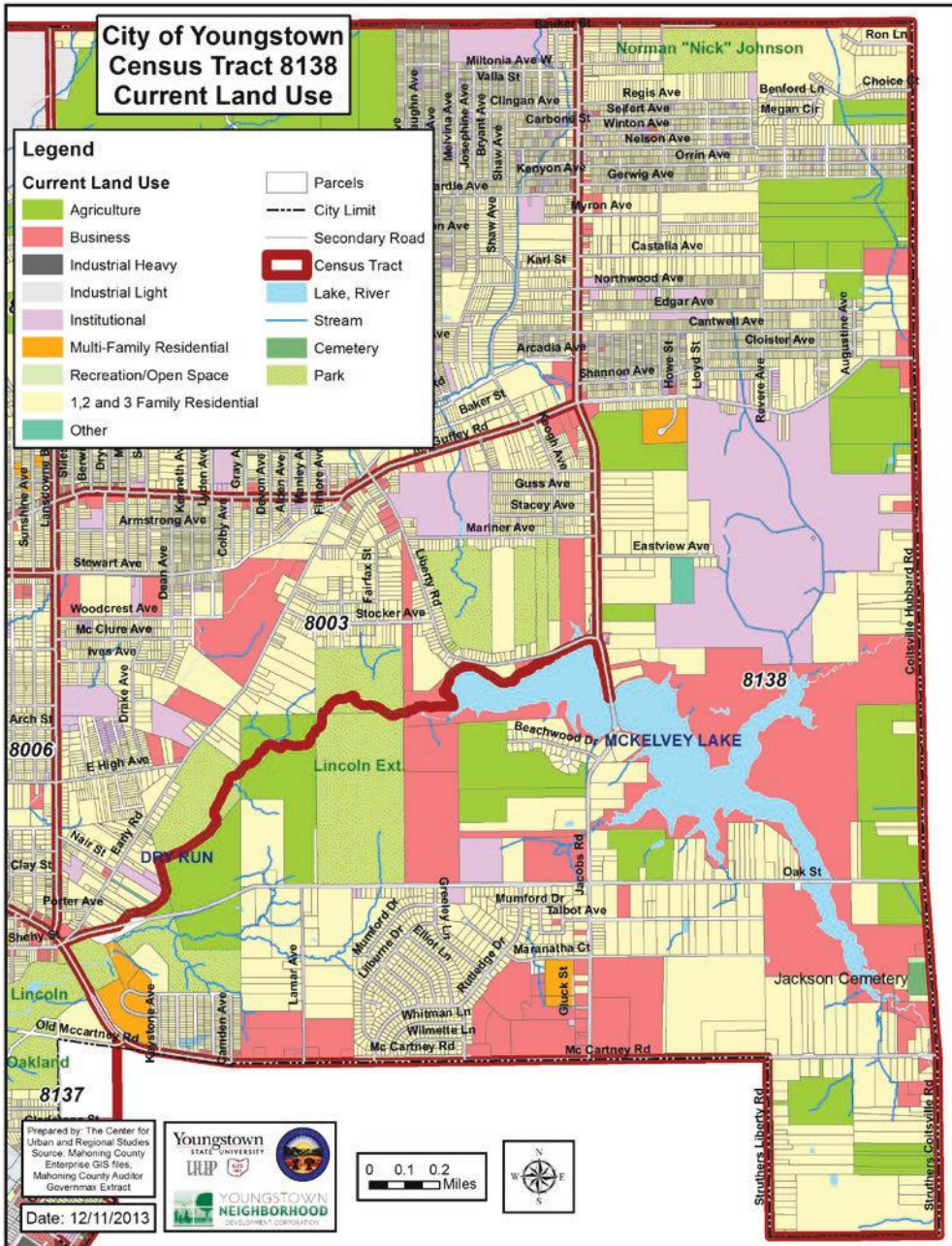


Figure 6.57 - Vacant commercial land along McCartney Road.



Figure 6.58 - A small median divides lanes of traffic on Jacobs Road.