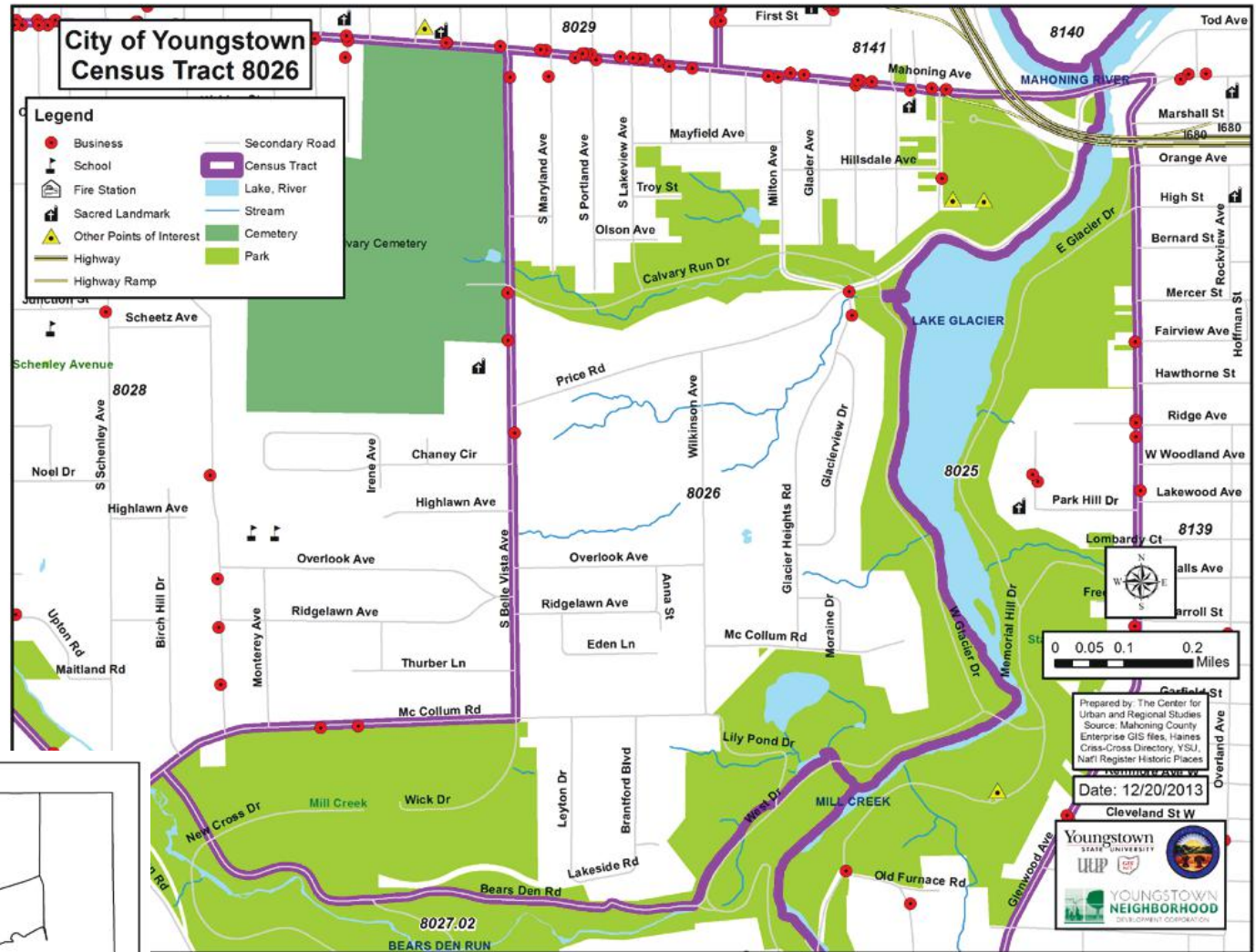


# CHAPTER 8: west side census tracts



Mill Creek MetroParks dominates this tract in both terrain and development, forming borders to the south and east and offering a community gathering place at Fellows Riverside Garden. Canoes and Kayaks can be rented at Lake Glacier, and around the bend are the Lily Pond and Birch Hill Cabin.



# CENSUS TRACT 8026

## POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8026	2,298	1,806	-21%	0.85	2,135
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 8.1 - Homes south of Calvary Drive.

Like census tract 8141, its neighbor to the north, tract 8026 lost 21% of its population between 1990 and 2010. **Poverty rose from 12% to 20% in the last 20 years, and includes a third of households with children.** The unemployment rate has increased to 10%, but is still half the city rate. Twenty percent of residents did not finish high school, 53% are high school graduates, 19% have Associate's or Bachelor's degrees and at 9%, the rate of graduate degrees is double the city average. Only 4% of residents have no vehicle, and the number of transit riders is negligible. All live within a half mile of a WRTA route. Overall, crime rates are low. Racially, the area dropped from 98% to 73% White, and rose from 0% to 15% Black and 1% to 8% Hispanic (with a corresponding increase in the number of house-

## POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8026	12%	20%	29%	10%
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 8026	98%	73%	0%	15%	1%	8%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

## MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8026	\$ 32,091	\$ 35,857	\$ 23,750	\$ 53,500
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 8.2 - Mill Creek Park forms tract 8026's eastern and southern boundary.



Figures 8.4-5 - A home near the entrance to Fellows Riverside Garden and Mill Creek MetroParks.

holds who speak Spanish at home). Between 1990 and 2010, the percentage of owner-occupied housing dropped from 83% to 74%, still a relatively high number compared to the city as a whole. **Mortgage originations totaled 66 between 2007 and 2012—more than most city tracts, but fewer than other west side census tracts.** There were many foreclosures yet somewhat fewer vacancies than the citywide rate. Overall, 53% of the existing homes were built before 1940. Home sale prices are higher than the city, at an average of \$33,402 between 2007 and 2012.

It is worth noting that Cavalry Road divides this tract into sections, a tight grid of streets to the north and curvy lanes of housing with higher median values to the south. The section to the north measures signifi-

## 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 8026	4%	0%	54%	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 8026	921	864	83%	74%	16%
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 8026	5%	15%	7%	13%	32
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

## HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORECLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8026	53%	50	\$ 33,402	6%	66	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 8.3 - Vacancy rates have tripled since 1990.

# 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 8026	20%	53%	19%	9%
YOUNGSTOWN CITY	20%	64%	12%	4%



Figure 8.6 - A typical street north of Calvary Drive.



Figure 8.7 - A home south of Calvary Drive.

cantly higher in pre-1940 housing, registered rental properties, Section 8 vouchers, vacancies, tax delinquencies, and foreclosures.

Mahoning and Belle Vista Avenues form the other boundaries. St. John Lutheran Church commands the corner of Mahoning and South Whitney Avenues. This section of Mahoning has few businesses, but it is close to a main commercial district to the west, featuring a grocery store and many locally owned bars, restaurants and shops. The area is primarily residential, including the Garden District, Glacier Heights and Rocky Ridge neighborhoods.



Figure 8.8 - Mill Creek Golf Course at the southern edge of census tract 8026.

“ Our neighborhood is comprised of the older generation who have lived here over 20 years. Some have left, and have been replaced with Section 8 rental homes. We came into problems with people who don’t take care of their properties. We are stuck there, but we are very close, like family. We meet all the time to try to work on the renters, to coax them to take pride in the neighborhood. We provide programs for the children. Fellows Riverside Garden has helped us develop programs for the children who can’t garden at home because they live in rentals. We’d like to start a community garden but we don’t feel safe since there are still a few gangs in the area.”

-Karen, Garden District

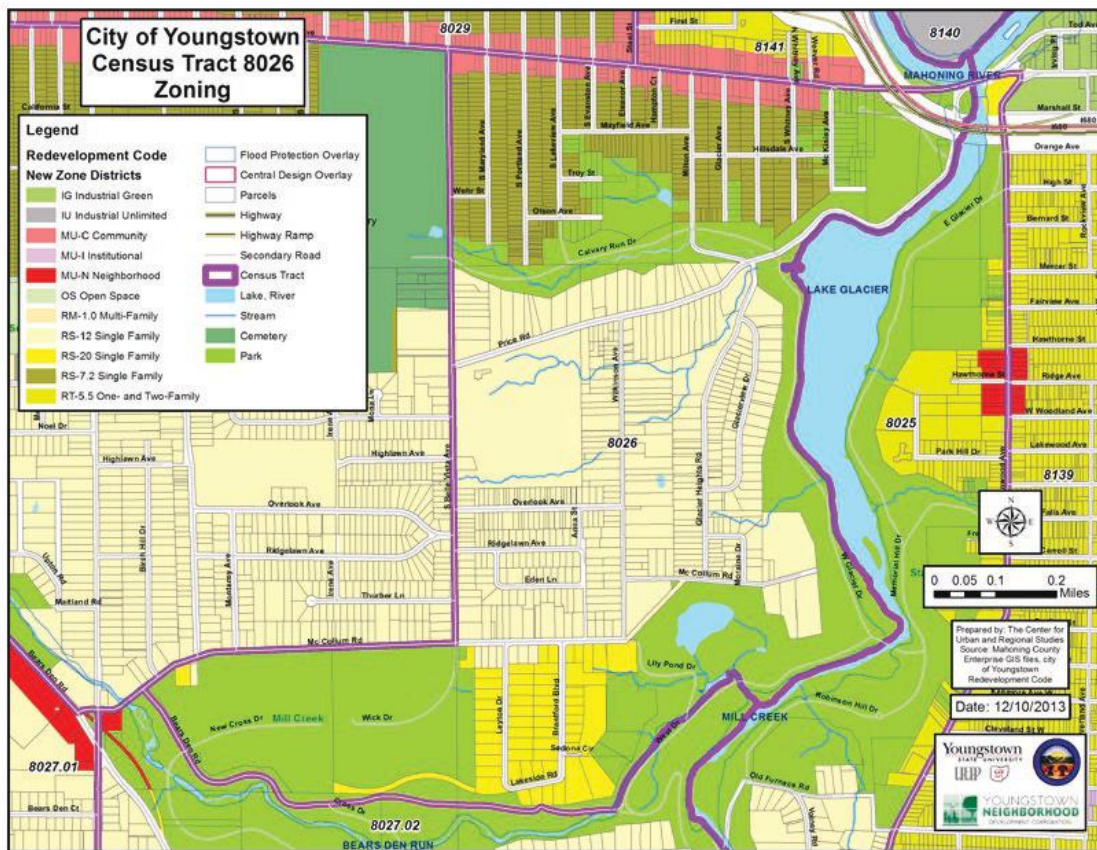
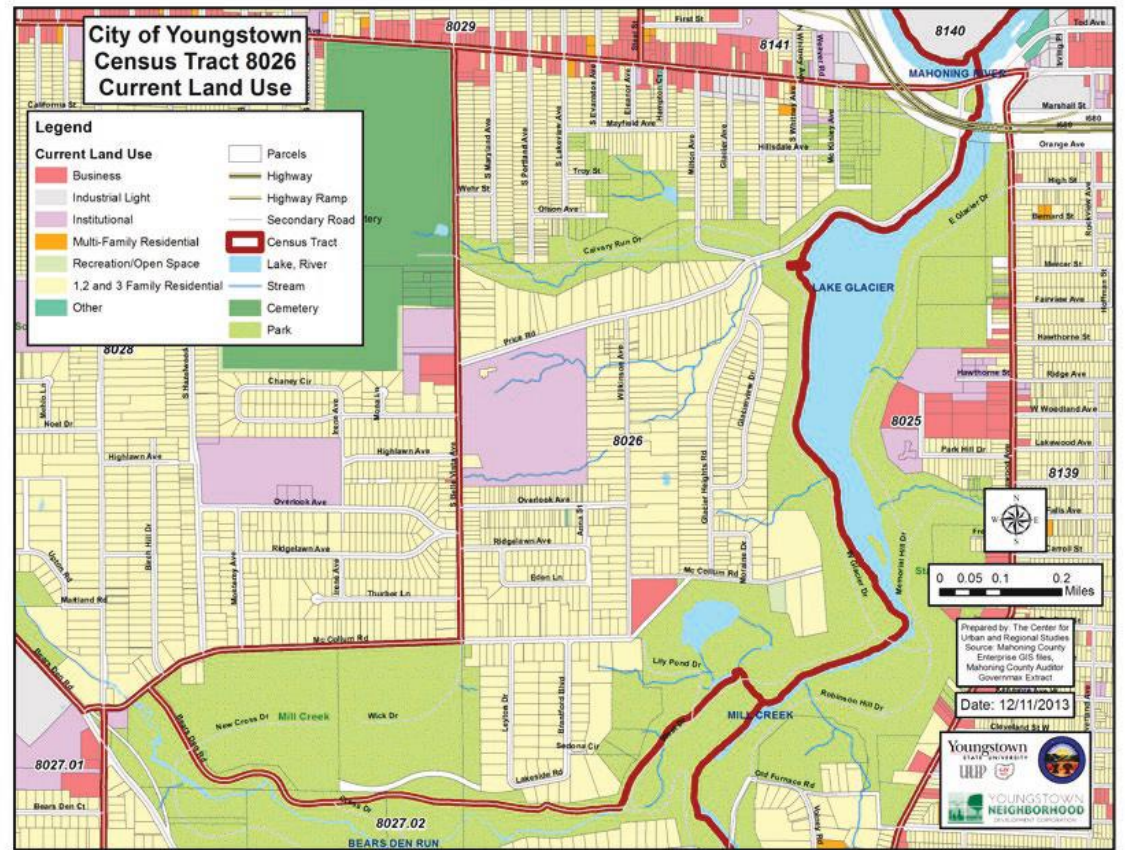


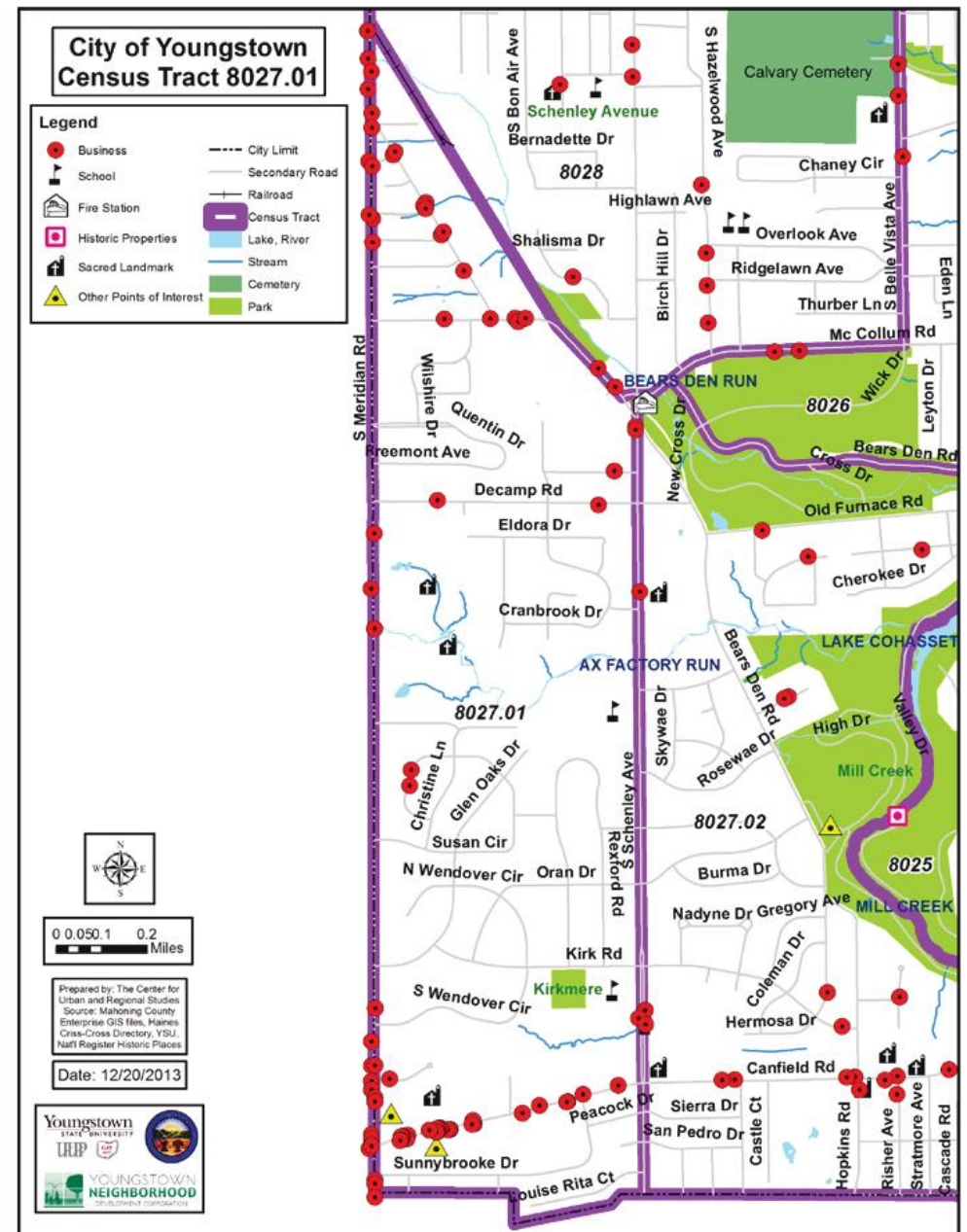
Figure 8.9 - Fellows Riverside Gardens.



Figures 8.10-11 - Mill Creek forms the eastern boundary of census tract 8026.

# CENSUS TRACT 8027.01

*With older suburbs of curved streets and cul-de-sacs, quiet greenery, and ranch and split levels, this tract includes Kirkmere and Cornersburg. This area features proximity to locally-owned and chain businesses on the main thoroughfares of Meridian-Tippecanoe, Midlothian, and Schenley, as well as First Church of Christ Scientist, St. Maron Church, and Zion Lutheran Church, and Kirkmere Elementary and Volney Rogers Middle.*





## POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8027.01	3,810	3,153	-17%	1.18	2,673
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 8.12 - The Zion Lutheran Church, one of three churches in census tract 8027.01.

Population density in census tract 8027.01 is higher than the city's average. The rate of population loss has been slower than the city average in this predominately White, high income area. Unemployment rates are low, as is the percent of households with children and households with children in poverty, although there has been an increase in the latter. Few residents receive food stamps. There is a high number of households with seniors. YPD receives few calls from this area. The vast majority of residents have high school degrees. All within this tract live close to a WRTA route, although less than 2% of workers are riders.

**Home values are more than twice that of the city average and the highest in the city.** Few property

## POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8027.01	5%	6%	9%	9%
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 8027.01	97%	87%	1%	8%	1%	4%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

## MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8027.01	\$ 34,988	\$ 35,023	\$ -	\$ 25,781
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 8.13 - A significant cluster of business exist in Cornersburg.

owners live out of state. This census tract had the second highest number of mortgage loan originations, next to neighboring tract 8027.02. It also had a high number of denied loans. Census tract 8027.01 had fewer foreclosures than any other west side tract, with the exception of 8141. There are many registered rentals, but long housing tenure and low vacancy.

## 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 8027.01	10%	3%	92%	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 8027.01	1,728	1,762	66%	61%	6%
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 8027.01	2%	6%	3%	4%	5
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 8027.01	3%	42	\$ 60,152	4%	157	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 8.14 - Nearly 75% of homes were built in the 1950s and 1960s.



Figure 8.15 - Home values in census tract 8027.01 are among the highest in the city.

# 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 8027.01	7%	75%	14%	3%
YOUNGSTOWN CITY	20%	64%	12%	4%

“Someone dumped 2 tires between my property and the gas station. Overall, Meridian Road is pretty well-maintained.”

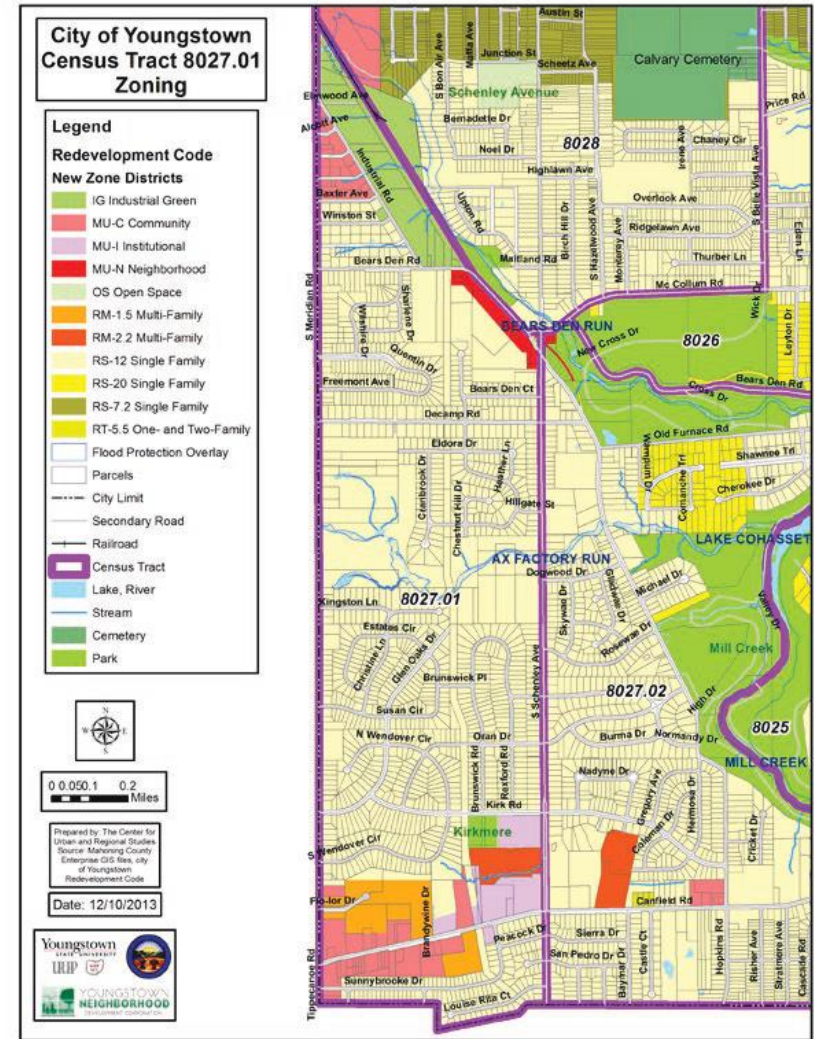
-Jim, Kirkmere



Figure 8.16 - Vacancy is low and there have been few demolitions.



Figure 8.17 - Volney Rogers Middle School, now closed.

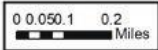


# City of Youngstown Census Tract 8027.01 Current Land Use

## Legend

### Current Land Use

- Business
- Industrial Light
- Institutional
- Multi-Family Residential
- Recreation/Open Space
- 1,2 and 3 Family Residential
- Other
- Parcels
- City Limit
- Secondary Road
- Railroad
- Census Tract
- Lake, River
- Stream
- Cemetery
- Park



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

Date: 12/11/2013





## POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8027.02	3,374	2,854	-15%	1.31	2,171
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

## POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8027.02	5%	2%	0%	8%
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 8027.02	97%	86%	1%	9%	1%	4%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

While density is roughly on par with the city's average, population has decreased at a rate only half that of the city as a whole. Poverty is low and unemployment is less than half the city's rate. Census tract 8027.02 is largely White, though the percentage of Black residents has increased from 1% to 9% between 1990 and 2010. Median incomes are comparatively high, both for White and Black residents.



Figure 8.18 - Only 5% of houses were constructed prior to 1940, compared to 40% citywide.



Figure 8.19 - St. Christine Church, on Schenley Avenue.

## MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8027.02	\$ 51,730	\$ 52,295	\$ 46,161	\$ -
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



## 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 8027.02	2%	3%	67%	91%
YOUNGSTOWN CITY	18%	3%	76%	94%

Figure 8.20 - Median incomes are among the city's highest.

## HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8027.02	1,347	1,403	91%	85%	3%
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 8027.02	1%	7%	5%	4%	4
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 8027.02	5%	71	\$ 57,707	5%	193	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

Educational attainment is high—rates of post-secondary degrees are twice that of the city's average and only 5% of residents have no high school diploma. Very few households are without a vehicle. Home ownership rates are also high—at 85%—and few residents have moved in the past year. Counter to the citywide trend, the number of housing units increased slightly since 1990. **Vacancy has risen from 1% in 1990 to 7% in 2010, but only 4% of parcels are tax delinquent and only 4 houses were demolished between 2006 and 2013.**

Census tract 8027.02 had the highest number of mortgage originations in the city. Home values are more than twice that of the city average, and at \$57,707, average sale prices between 2007 and 2012 are the second highest in the city.



Figure 8.21 - The vacancy rate has grown considerably since 1990.

## EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATES OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8027.02	5%	62%	25%	8%
YOUNGSTOWN CITY	20%	64%	12%	4%



*“ My street has been very stable, a wonderful neighborhood, for as long as I’ve lived there, 20 years. My street has always been owner-occupied homes. I’m on Lake Newport so I have the park road. It’s obvious that as you get a couple streets away there are more and more rentals. The houses are not always well kept, and there’s much greater turnover. ”*

*-Terry, Lake Newport*

*“ I love my neighborhood. I’ve been here for 20 years. It’s a quiet, elderly neighborhood, not too many young families. It’s a shame not more young families are moving in. I think this neighborhood is the gem of the city. We want to keep the neighborhood up. I work right downtown, so it’s convenient. ”*

*-Resident, Kirkmere*





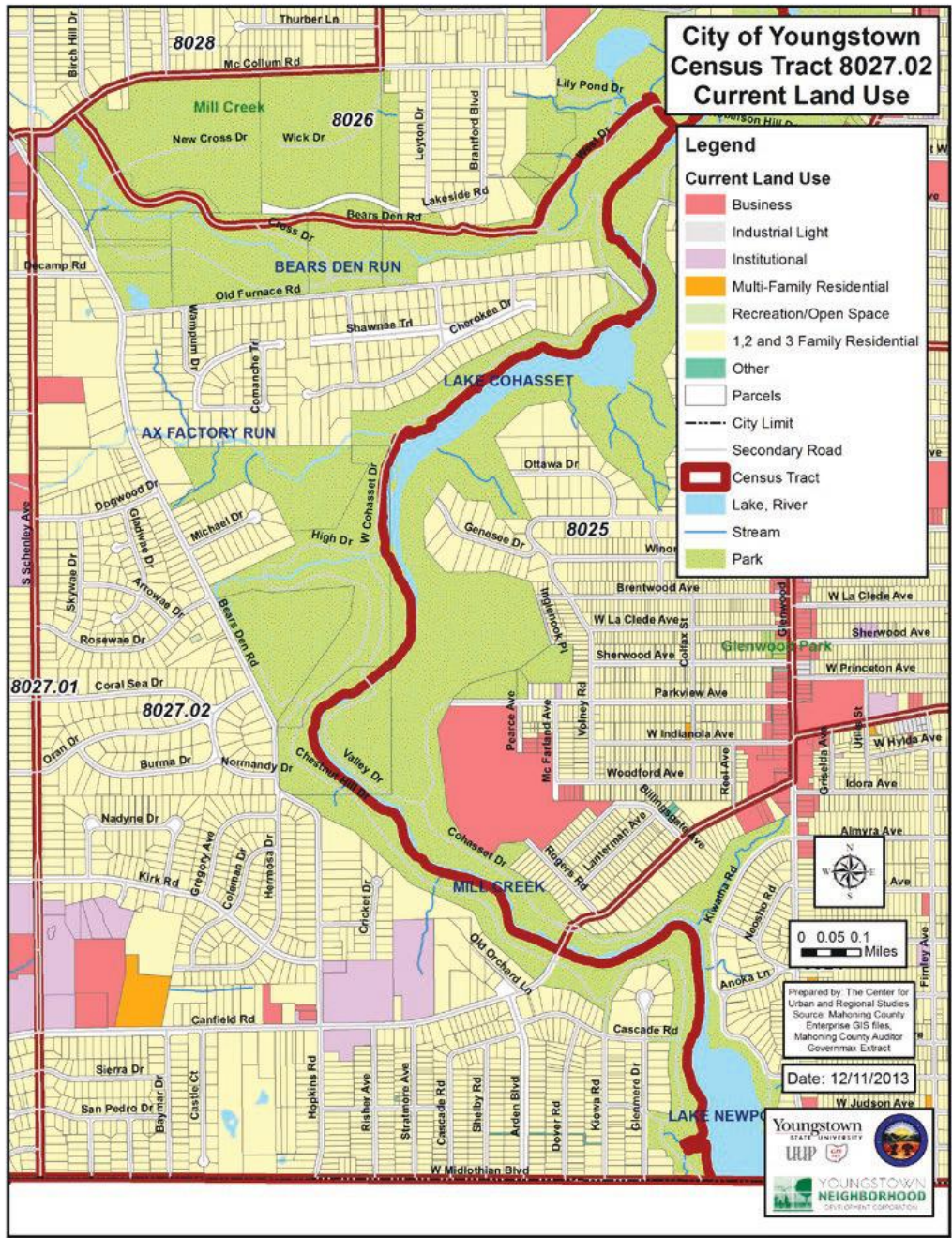
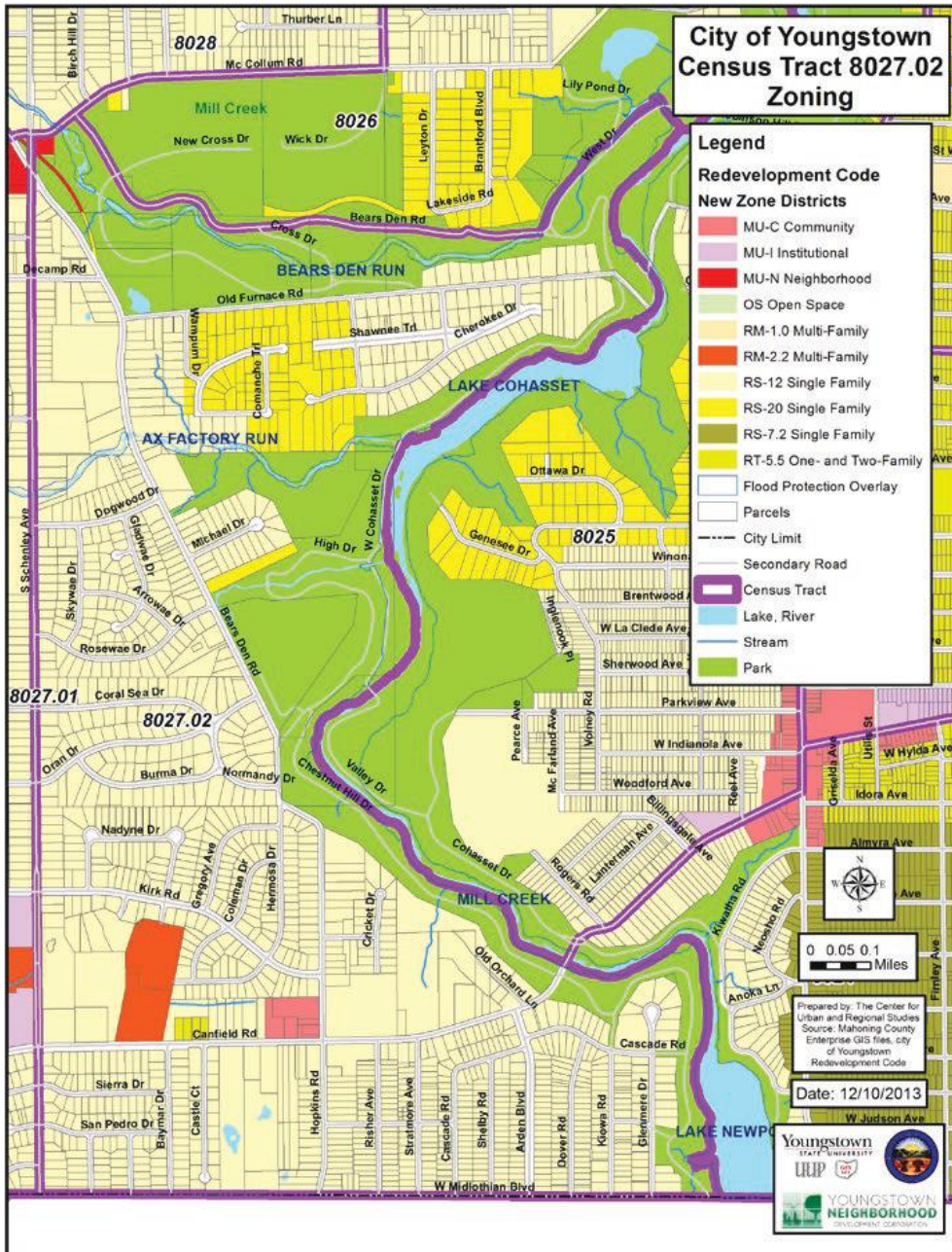
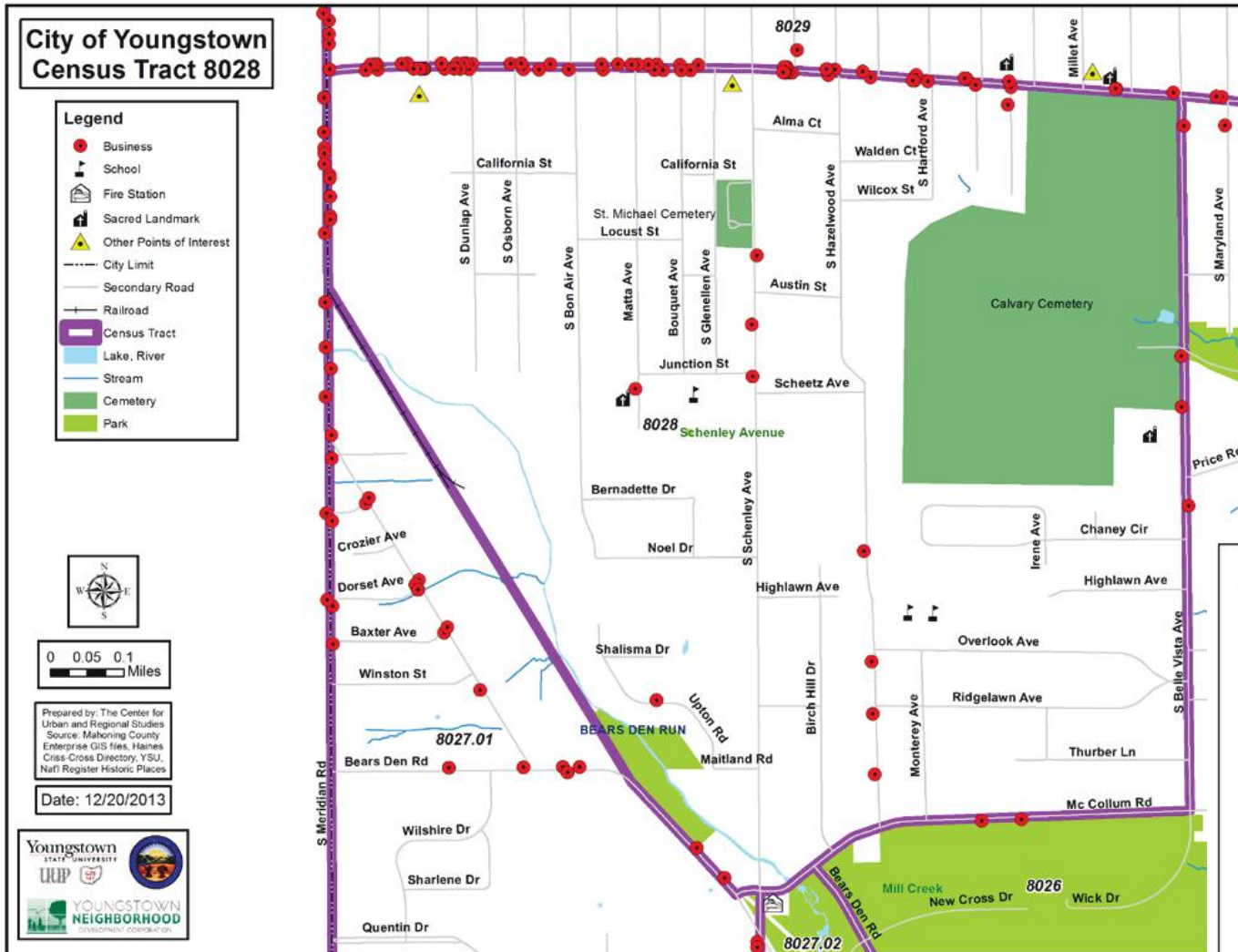


Figure 8.22 - Mill Creek Park forms the northern and eastern boundaries of census tract 8027.02.

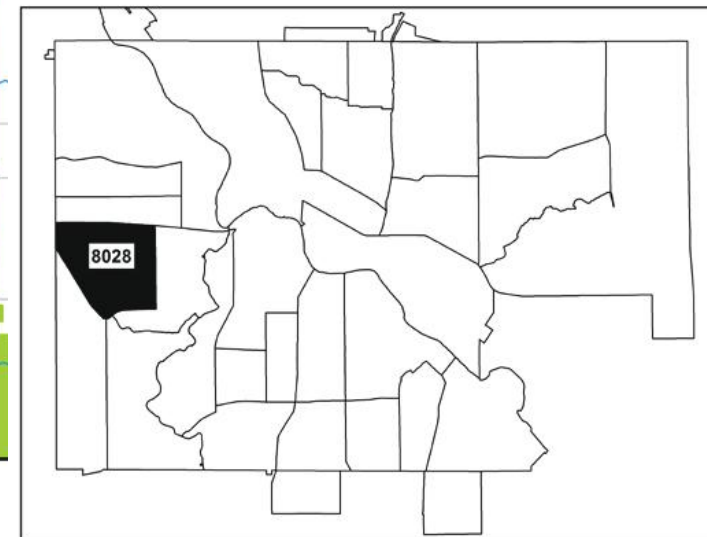


Figures 8.23-25 - Mill Creek Park is a key amenity in census tract 8027.02.

# CENSUS TRACT 8028



Stretching from the Youngstown city limits at Meridian Road to Belle Vista Avenue, and from Mahoning Avenue to Mill Creek Park, Census Tract 8028 includes the Schenley and Rocky Ridge neighborhoods. Community amenities include Chaney High School, the Schenley Avenue playground, the West Library, and Mahoning Plaza.



## POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8028	3,254	2,716	-17%	1.11	2,441
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

## POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8028	9%	19%	45%	19%
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 8028	98%	81%	0%	11%	1%	5%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%



Figure 8.26 - Approximately 400 students attend Chaney High School.

Since 1990, the population has decreased by 17%—a significant loss, but less than the city’s 30% loss during the same period. Population density remains higher than the city’s average. **Poverty has doubled since 1990 and unemployment mirrors the city’s rate.** While nearly 100% White in 1990, in 2010 4 in 5 residents were White. Black residents make up 11% of the population and 5% are Hispanic, up from 0% and 1% in 1990. The percentage of residents without a high school diploma is lower than the city’s average; likewise the percentage with a diploma is higher. Relatively fewer residents have an Associate’s or Bachelor’s degree, but an equal proportion have an advanced degree. Median income is significantly higher for all racial and ethnic groups.



Figure 8.27 - A residential street near Calvary Cemetery.

## MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8028	\$ 35,238	\$ 36,250	\$ 32,321	\$ 43,719
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 8.28 - Census tract 8028's housing stock is considerably newer than the rest of 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 8028	7%	1%	73%	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 8028	1,399	1,379	88%	79%	23%
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 8028	3%	10%	6%	9%	20
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 8028	23%	68	\$ 33,689	5%	118	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

Approximately 4 in 5 houses are owner-occupied—a slight decrease from 1990—but a high percentage of residents have moved within the past year. Half of housing units were built during the 1950s and values are significantly higher than city averages. The vacancy rate is roughly half that of the city, but it has tripled since 1990. Since 2009, 68 houses have gone into foreclosure, and 118 mortgages were originated between 2007 and 2012—the third highest number in the city. 20 houses were demolished between 2006 and 2013—lower than neighboring census tracts 8026 and 8029, but higher than 8027.01 and 8027.02.



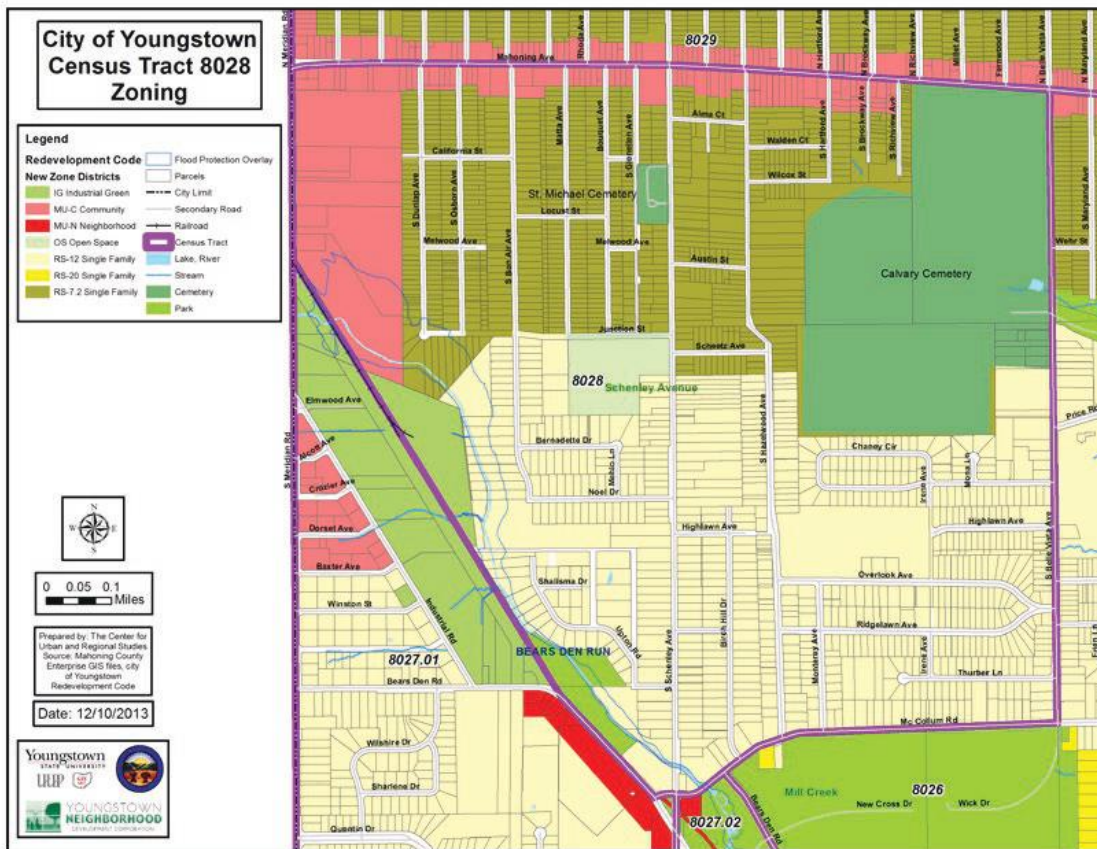
Figure 8.28 - Vacancy rates have tripled since 1990.

# 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 8028	13%	74%	9%	4%
YOUNGSTOWN CITY	20%	64%	12%	4%



Figure 8.30 - Calvary Cemetery, located at the intersection of Belle Vista Avenue and Mahoning Avenue.



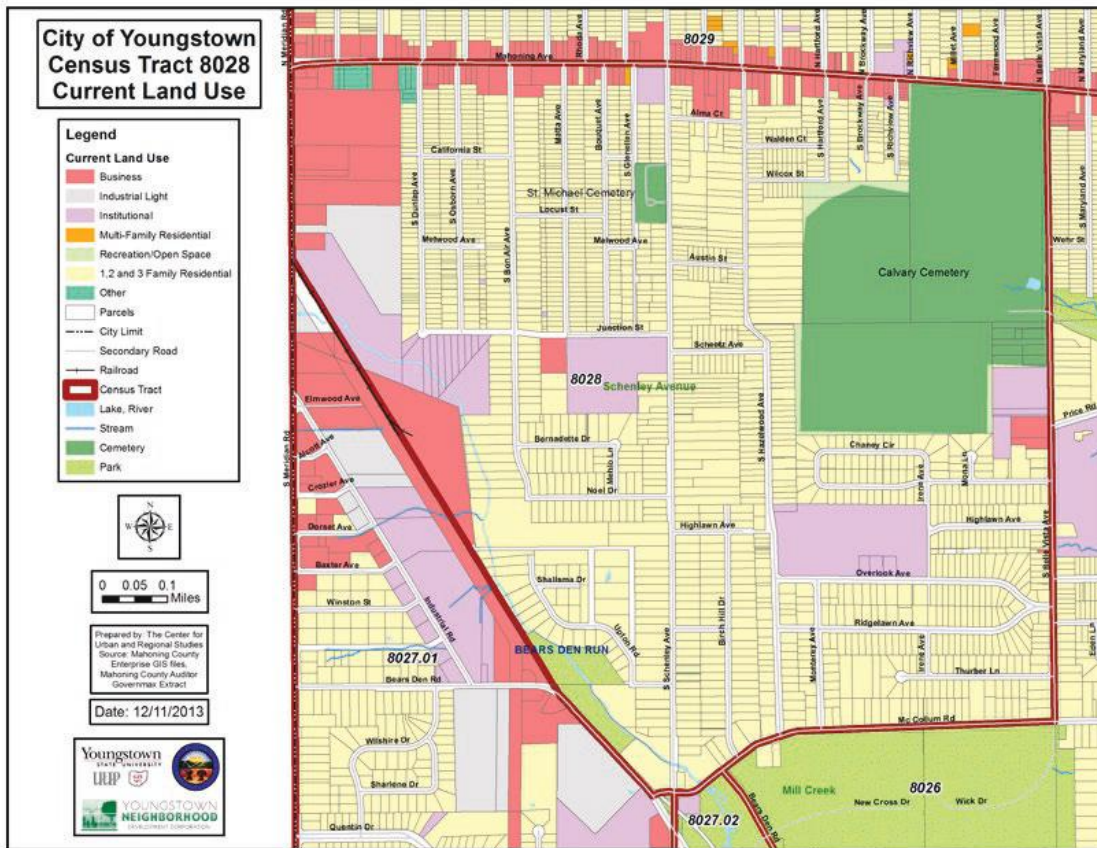
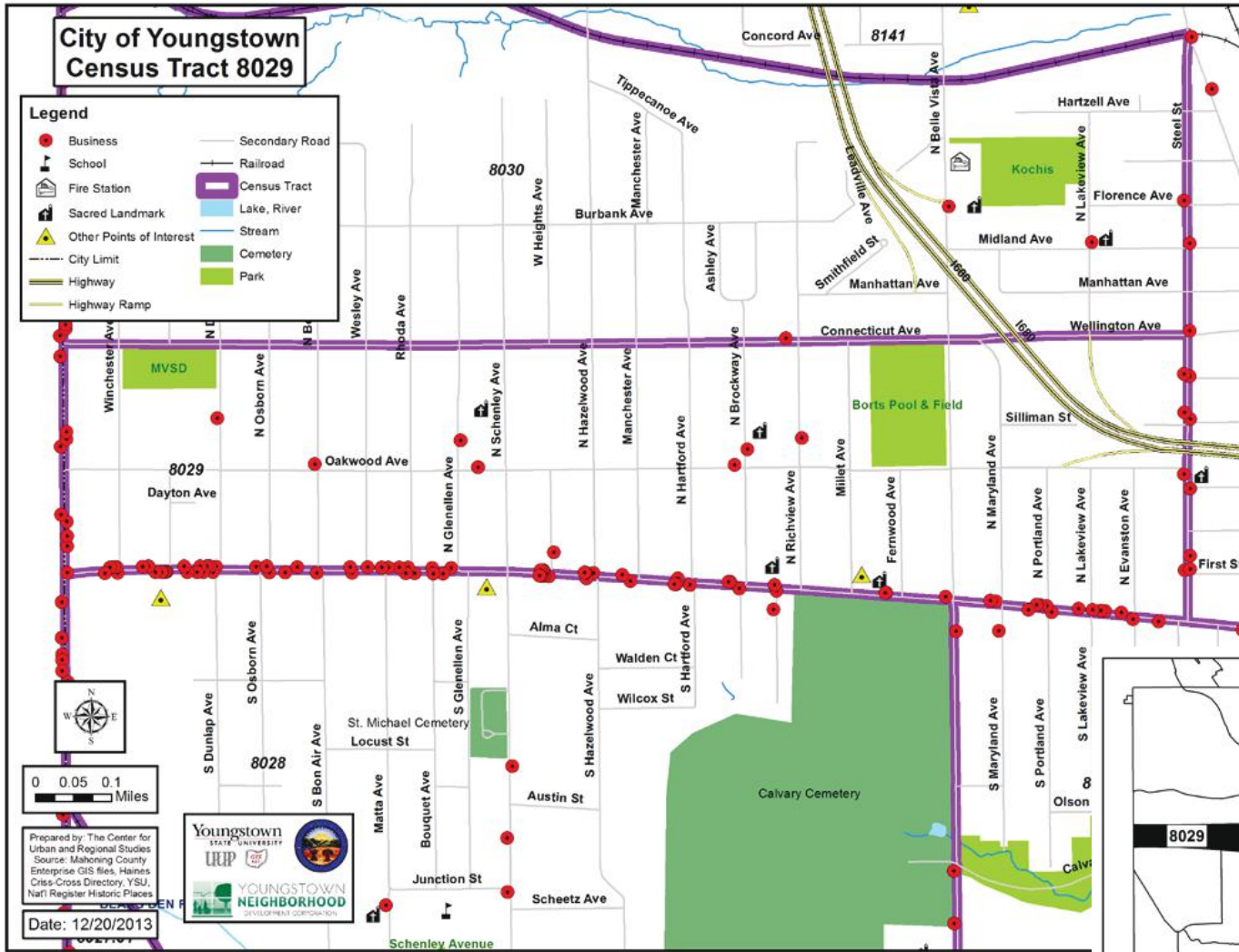


Figure 8.31 - Half of housing units were constructed in the 1950s.

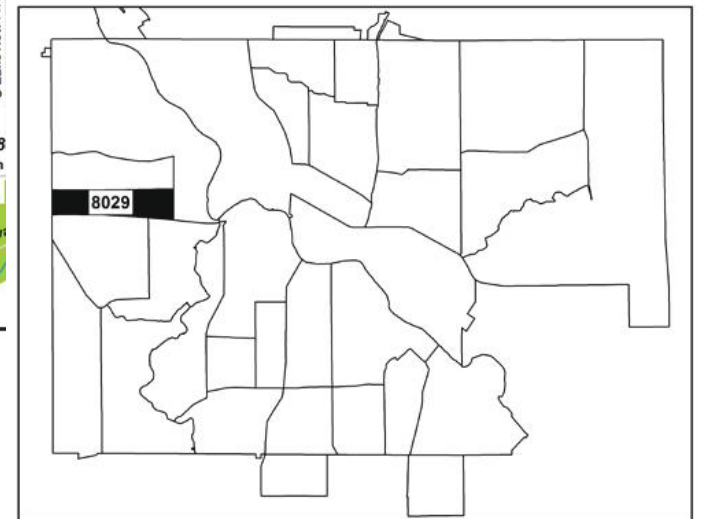
“ I don’t have any issues. There are no vacancies and I’ve had no problems.”

-Resident, Rocky Ridge

# CENSUS TRACT 8029



*Census Tract 8029 has a long, rectangular shape that parallels tract 8030 to the north. It includes a variety of churches and businesses. With approximately 2,500 people in less than half a square mile, 8029 is the most densely-populated census tract in the city.*





## POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ.M)
TRACT 8029	3,071	2,486	-19%	0.47	5,286
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

Despite a loss of 19% of its population since 1990, this census tract remains the city's most dense. **Unemployment and poverty mirrors the city's rates, but poverty has increased 3-fold since 1990.** Half of households with children are in poverty. While 97% of residents were White in 1990, Whites made up 69% of the population in 2010. Likewise, census



Figure 8.32 - Businesses, churches, and residences line Mahoning Avenue from Steel Street to Meridian Road.

## POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8029	12%	36%	50%	19%
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 8029	97%	69%	1%	21%	3%	7%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

## MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8029	\$ 26,588	\$ 32,443	\$ 20,391	\$ 24,306
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 8.33 - 8029 is the most densely-populated census tract in the city.



Figure 8.34 - Half of housing units were constructed prior to 1940.

tract 8029 has seen one of the largest increases in Black residents between 1990 and 2010—from 1% to 21%. One in 10 households have no vehicle, but all residents are within a quarter mile walk of a transit line. The percentage of residents without a high school diploma is lower than the city’s average, but fewer residents have post-secondary degrees.

**Rates of owner-occupancy have decreased significantly—from 75% in 1990 to 61% in 2010—and vacancy rates have tripled.** Since 2009, 83 homes have entered foreclosure, the second highest number in the city, and 59 structures have been demolished since 2006. Like census tract 8030 to the north, 54 mortgages were originated between 2007 and 2012, which is less than half the number in west side tracts

## 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 8029	10%	2%	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 8029	1,270	1,193	75%	61%	15%
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 8029	5%	17%	13%	18%	59
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

## HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORECLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8029	50%	76	\$ 23,310	6%	54	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 8.35 - Vacancy has increased from 5% to 17%.

# EDUCATION

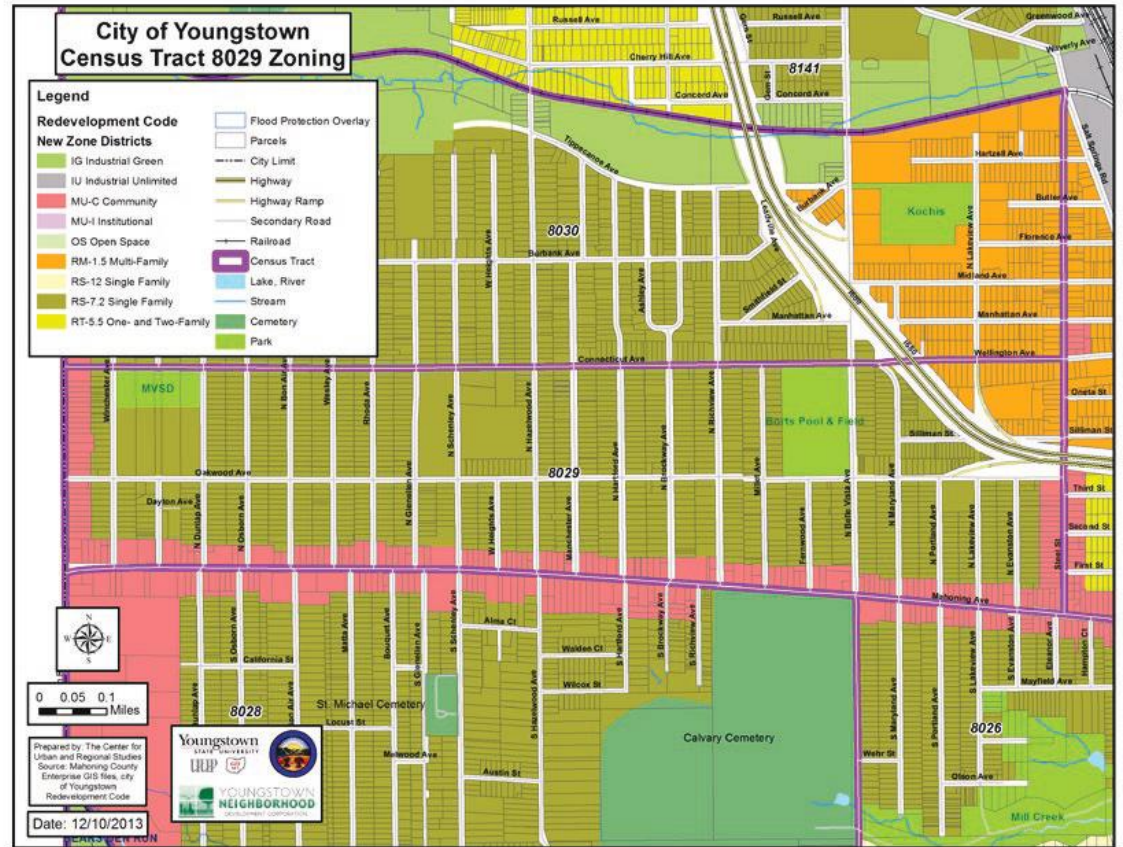
CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8029	14%	76%	7%	3%
YOUNGSTOWN CITY	20%	64%	12%	4%

“It’s a pretty decent neighborhood. This side of town has the least amount of crime. I used to live on the south side and I moved here because I felt safer.”

-Alicia, Bottom Dollar Employee

located south of Mahoning Avenue. Median home sale prices roughly mirror the citywide average.

Neighborhood amenities include several churches, Borts Field, the Mahoning Valley Sanitary District playground, and the business corridor along Mahoning Avenue.



“ I live in a townhouse and on the rest of the street there are houses, but they aren’t in bad condition at all. It’s a very diverse community. It’s quiet in the winter but the summer it can get a little rowdy. There’s a lot of traffic on my street. I’ve had a neighboring house get raided for drugs and a guy got arrested. The police even surrounded our house. I have a good landlord who fixes things and takes care of the lawn in the summer. ”

-Jaslyn, Belle Vista

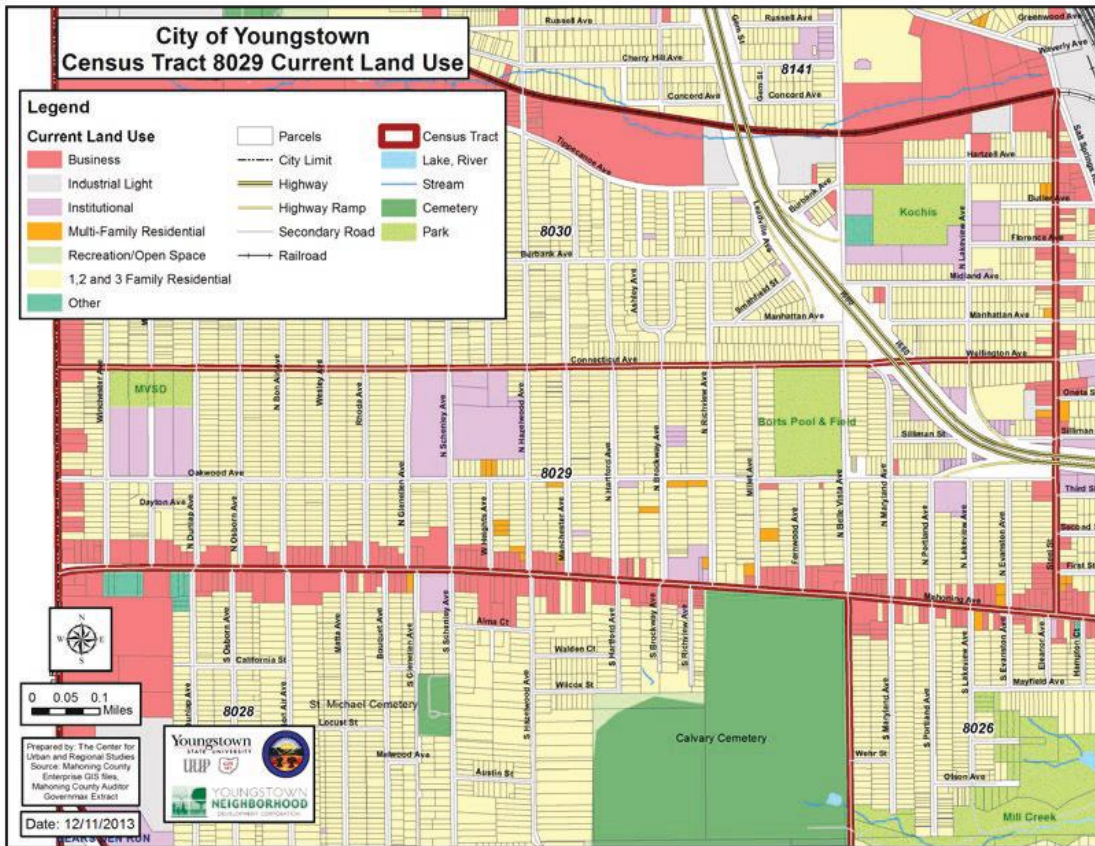
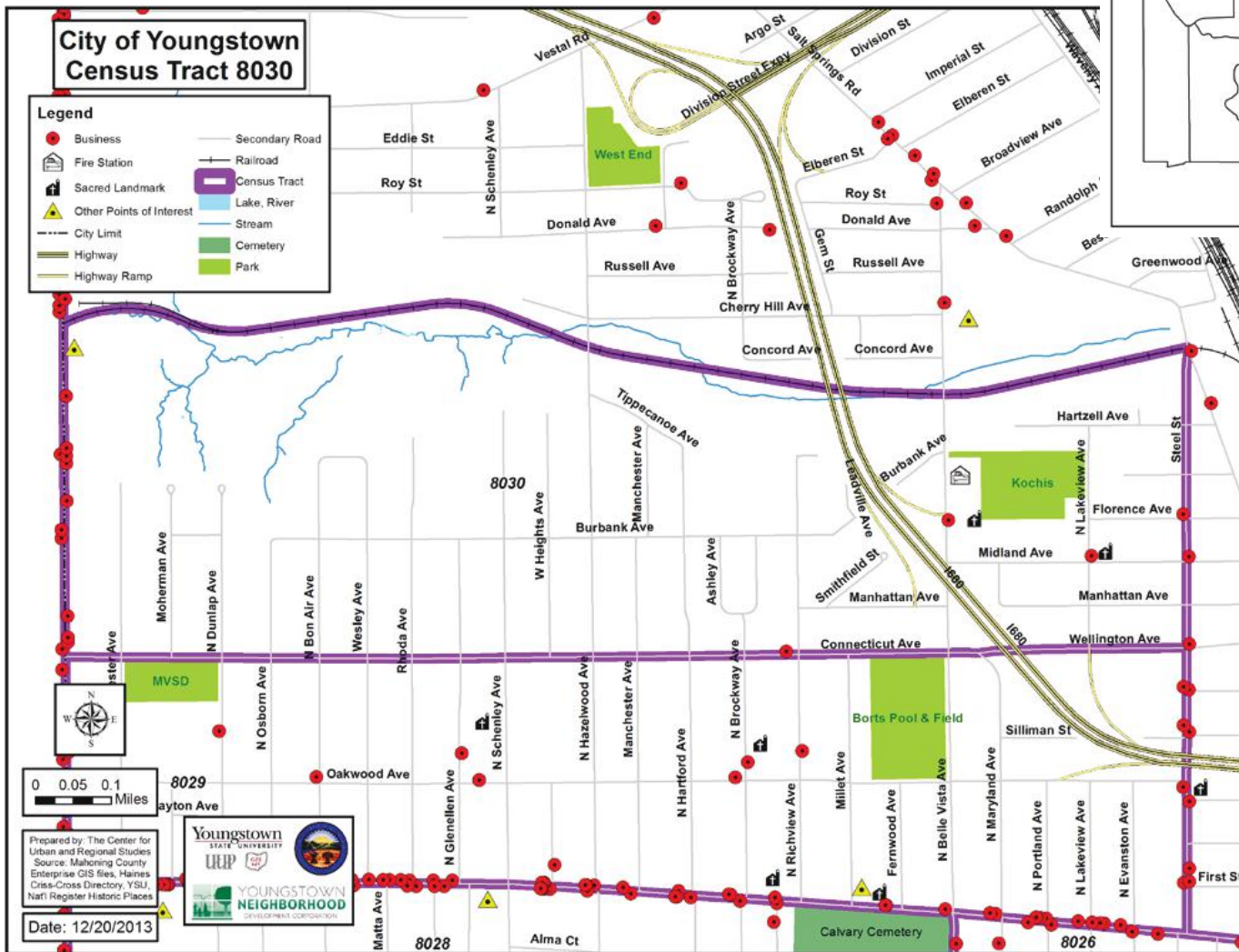


Figure 8.36 - A playground at St. Brendan's church on North Glenellen Avenue.

# CENSUS TRACT 8030



*Census Tract 8030 has a similar shape as its southern neighbor, 8029. Stretching from Meridian Road to Steel Street, this long, narrow tract includes short residential blocks north of Connecticut Avenue. Interstate 680 slices through the eastern half of the tract, which is also home to Kochis Park and businesses along Steel Street.*

## POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ.M)
TRACT 8030	2,425	1,970	-19%	0.60	3,272
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

## POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8030	11%	23%	32%	9%
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 8030	96%	75%	1%	12%	2%	9%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

Population density in census tract 8030 is significantly higher than the city's average and population loss has been less severe. Since 1990, when 96% of residents were White, the percentage of Black and Hispanic residents has increased significantly to make up 21% of the population in 2010. Median income mirrors the city's average, though it is low-



Figure 8.37 - Holy Name Church on North Lakeview Avenue.



Figure 8.38 - Population density is higher than the city's average.

## MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8030	\$ 24,886	\$ 24,088	\$ 28,646	\$ 31,591
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901

er for Whites and higher for Blacks and Hispanics. **Unemployment is half the city’s rate and while the poverty rate has doubled since 1990, it remains well below the city average.** The percentage of residents with an Associate’s or Bachelor’s degree is higher than the city average, but the percentage with an advanced degree is lower.

Census tract 8030’s neighborhoods include newer housing stock with approximately 30% being built before 1940. The percentage of owner-occupied houses is significantly higher than the city average, though this rate has fallen since 1990. **Vacancy rates have risen considerably—from 3% to 12% in the past 20 years.** Since 2009, 63 properties have gone into foreclosure, which is lower than nearby census

## 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 8030	15%	2%	94%	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 8030	1,011	965	86%	74%	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 8030	3%	12%	12%	14%	30
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062



Figure 8.39 - Vacancy rates increased from 3% to 12% between 1990 and 2010.

## HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORECLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8030	30%	58	\$ 24,727	5%	54	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 8.40 - Nearly all houses were built before 1979.

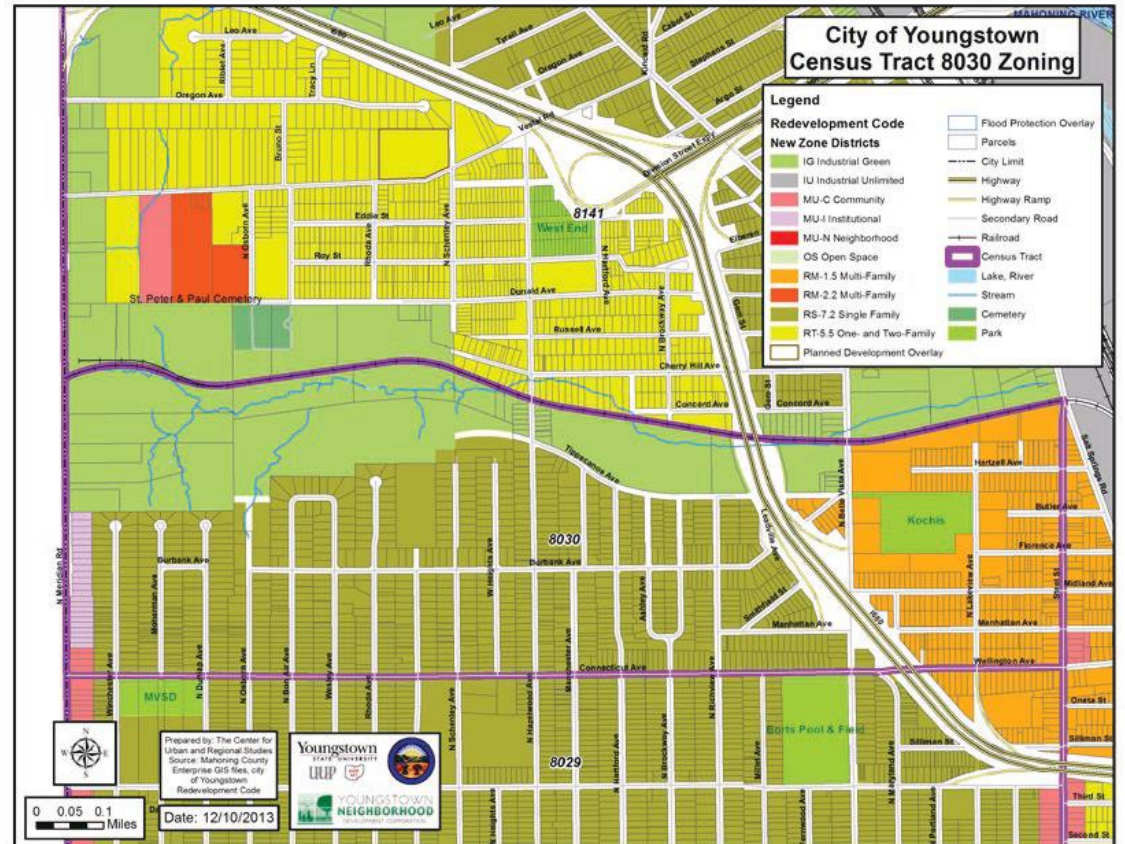
# EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATES OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8030	21%	62%	16%	1%
YOUNGSTOWN CITY	20%	64%	12%	4%

tracts 8028 and 8029, but still relatively high compared to tracts across the city. Since 2006, 30 houses have been demolished. Like census tract 8029 to the south, average home sale prices are roughly equivalent to the citywide average. Between 2007 and 2012, 54 mortgages were originated, which is less than half the number in west side tracts located south of Mahoning Avenue, but equivalent to the number in census tract 8029.

“ I like it here. We’re a tight-knit community. There’s a few empty homes, but nothing too major as far as crime. We look out for each other. This neighborhood is a mix, so we have older couples who were around during the Great Depression era to young families just starting out. Our neighborhood is in transition. ”

-George, Belle Vista





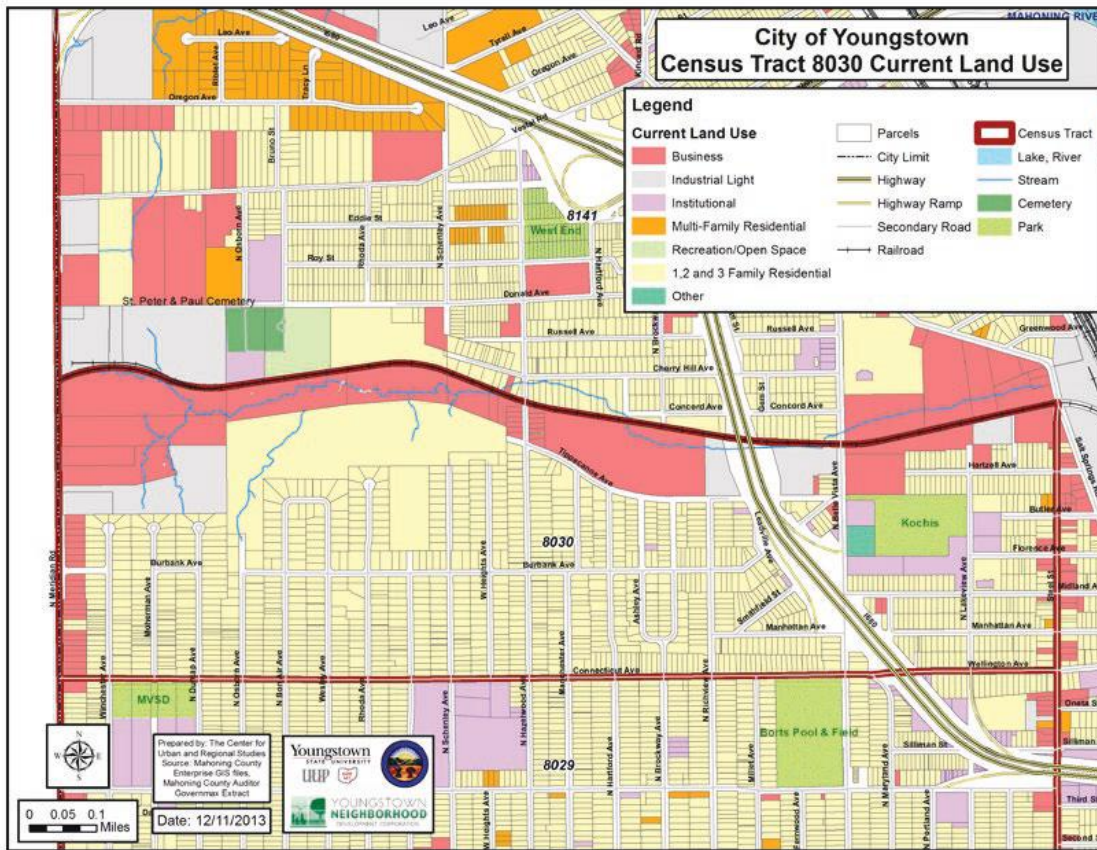
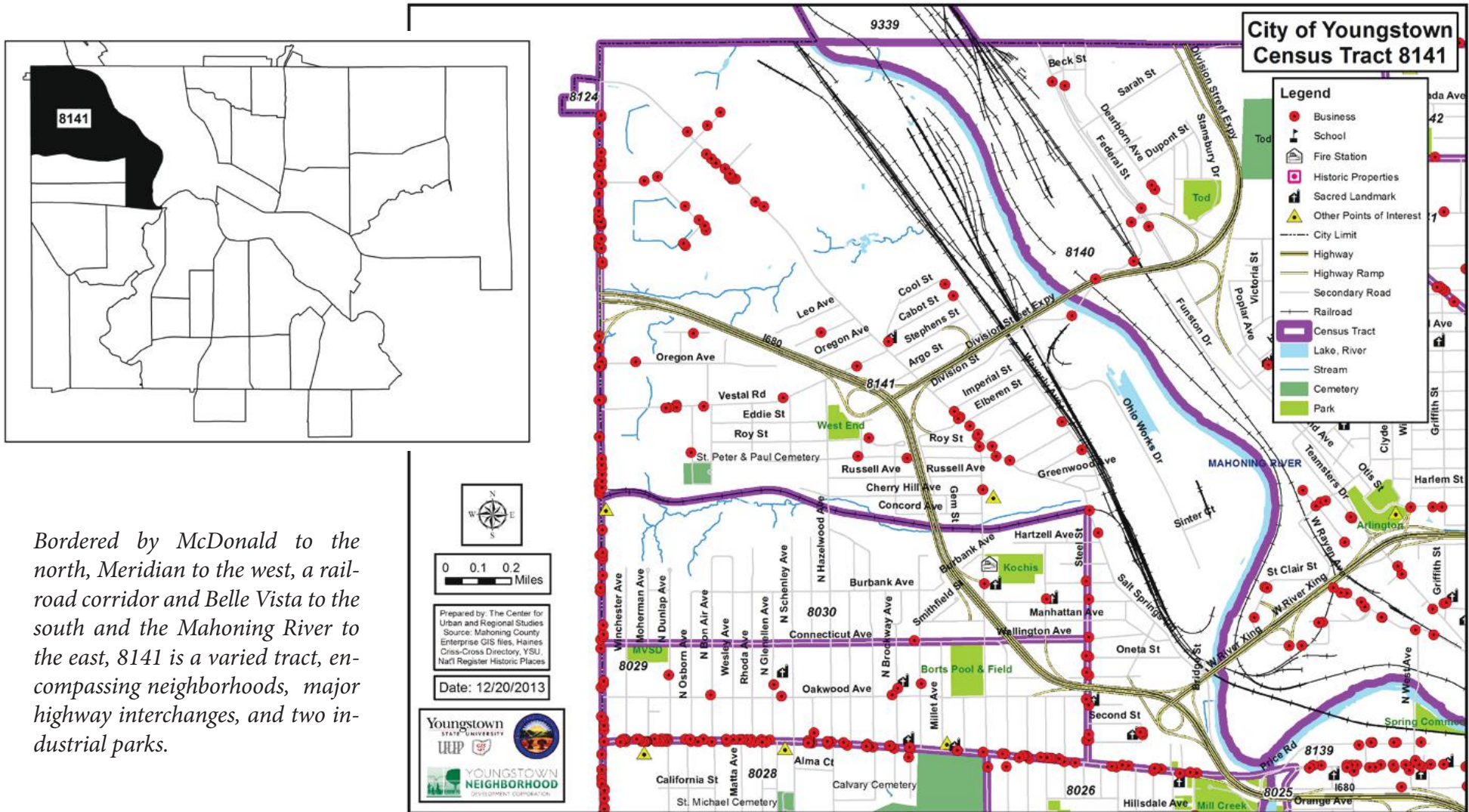


Figure 8.41 - A resident of the Belle Vista neighborhood.



*Bordered by McDonald to the north, Meridian to the west, a railroad corridor and Belle Vista to the south and the Mahoning River to the east, 8141 is a varied tract, encompassing neighborhoods, major highway interchanges, and two industrial parks.*

# CENSUS TRACT 8141

## POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ.M)
TRACT 8141	3,291	2,608	-21%	2.33	1,121
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

## POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PER.CENT IN POVERTY	2011 PER.CENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8141	35%	41%	56%	13%
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 8141	84%	59%	11%	29%	4%	8%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

## MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8141	\$ 20,299	\$ 23,950	\$ 11,580	\$ -
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 8.42 - Businesses are located along Steel Street and Salt Springs Road.

This area experienced a 21% loss of inhabitants between 1990 and 2010. In 1990, 35% of residents lived in poverty, and by 2011 that number climbed to 41%, which is higher than the 34% city average. The number of households with children has increased to 56%. The unemployment rate has dropped measurably to 13%, a low average for the city. There has been a slight increase in the number of residents on food stamps and it now stands at a third. The percentage of White residents fell nearly a third to 59%, and the percentage of Black residents has more than doubled to 29%. The Hispanic percentage also doubled to 8%. All education attainment levels are up, although in-



Figure 8.43 - Toys 'R Us shipping facility is located in the Salt Springs Industrial Park.



Figure 8.44 - More than half of housing units were built prior to 1950.



Figure 8.45 - Vacancy rates have doubled since 1990.

come levels remain low. Two-thirds of residents have a high school diploma, and 9% a college degree.

The percentage of owner occupied homes has dropped to 41%—one of the city’s lowest rates. One-fifth of residents moved during the last year, explained in part by one of the highest numbers of reg-

## 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 814I	19%	2%	75%	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 814I	1,292	1,262	54%	41%	18%
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 814I	7%	14%	13%	27%	83
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 814I	44%	24	\$ 16,879	5%	24	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

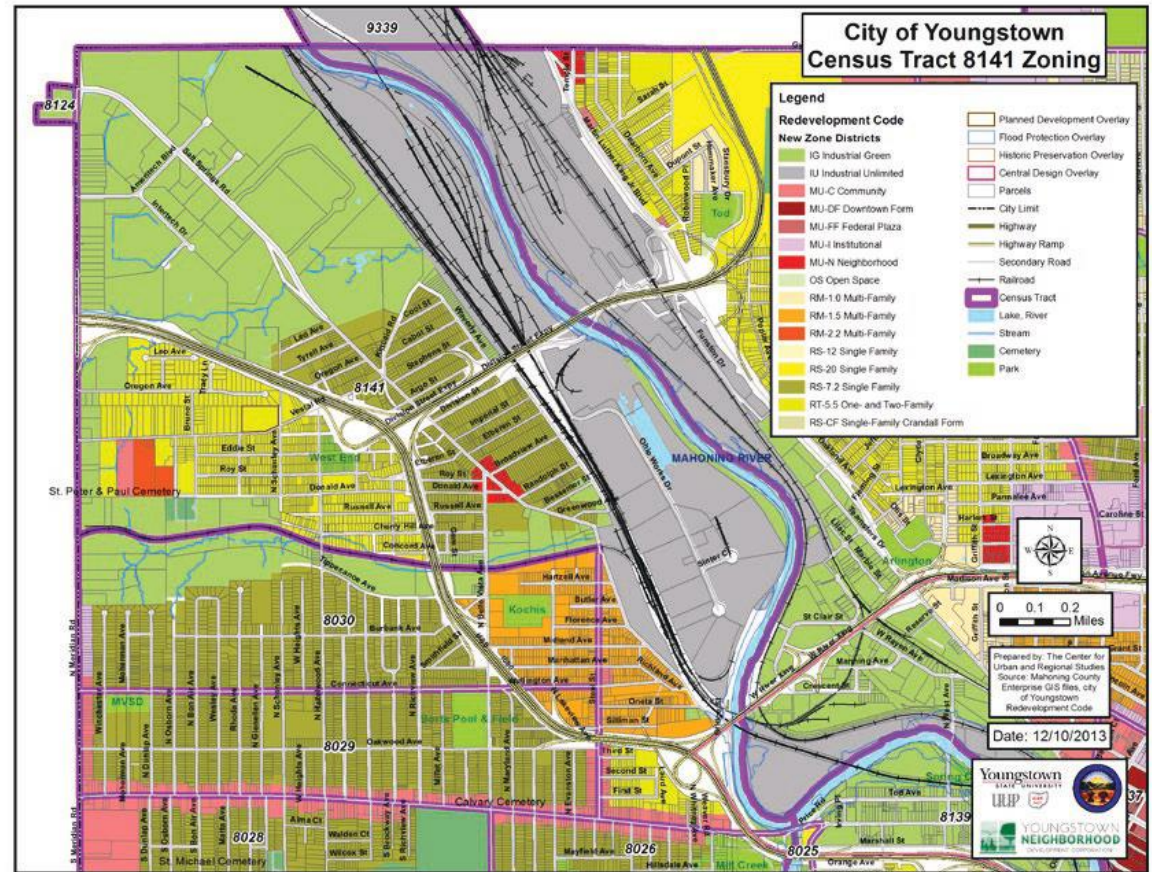
\*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

\*\*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 8141	29%	60%	9%	2%
YOUNGSTOWN CITY	20%	64%	12%	4%

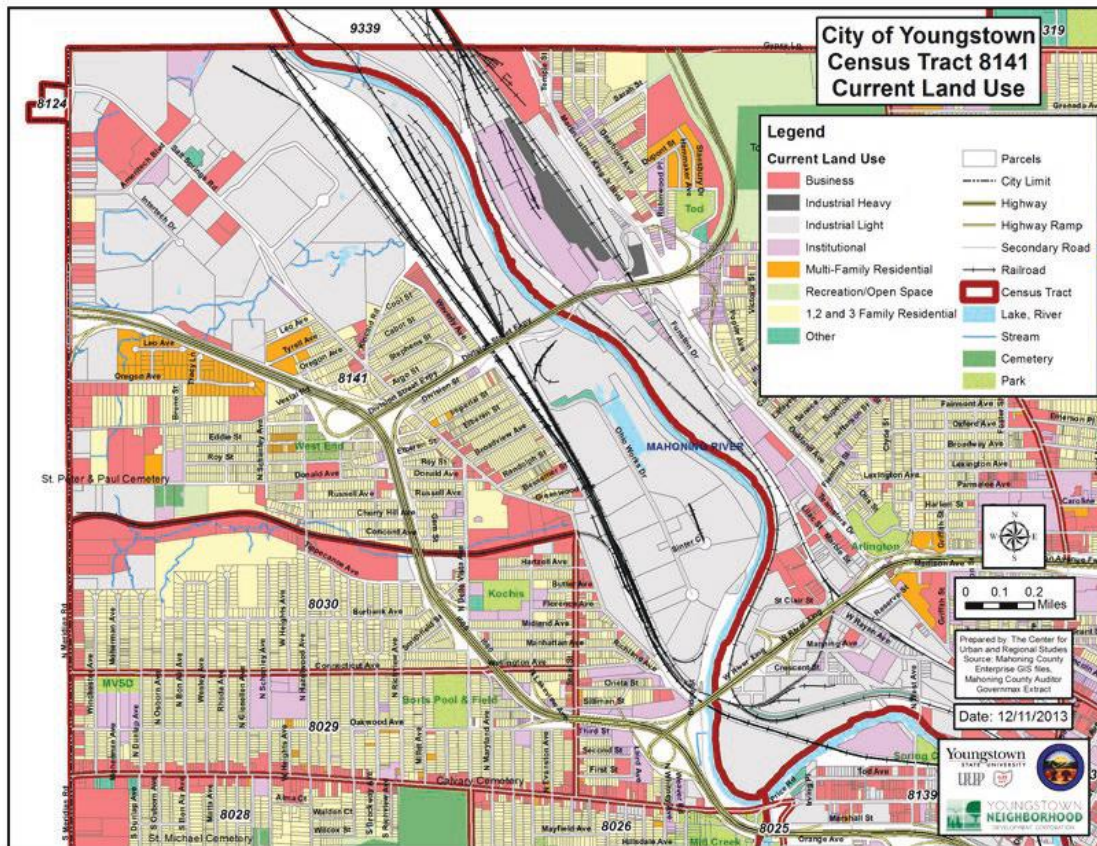
istered rentals. Slightly fewer than half of the existing houses were built before 1940. The average home sale price between 2007 and 2012 was \$16,879, which is lower than the Youngstown median. Vacancy was 7% in 1990 and has doubled since then. Between 2006-2013, 83 houses were demolished. The 27% of tax delinquencies are clustered toward the southeast and 24 properties have entered into in foreclosure since 2009. Few mortgage loans were originated between 2007 and 2012, and 20 building permits were issued



Figures 8.46-47 - Businesses in census tract 8141's industrial parks.

“ I have a rental property and I can't get insurance because of the vacancy next door. Drug activity is also a problem and if homes are vacant the city should get on it to clean them up and inspect them. There was a drug house across the street but traffic to the house has slowed down since the police picked up one of the drug dealers.... There is a vacant house near mine that has been vacant for 8-10 years. If the city could do something about vacancies, I think it would bring people back to the neighborhood. Other than that, I think the neighborhood is pretty good overall. ”

-Ronald, Steelton



in 2013. 19% of households have no vehicle, and 2% of workers commute by public transit. All residents live within a half mile of bus routes.

This tract includes numerous businesses, from the bars, restaurants, and services along the Steel Street and Meridian corridors to the industrial parks. The Salt Springs Industrial Park includes distribution and light industry such as Second Harvest Food Bank, Ohio Foam Corporation, Parker-Hannifin Gear Pump Division and Toys R Us. The Slavic churches, Saints Peter and Paul Ukrainian, Holy Trinity Serbian Orthodox and St. Michael's Carpatho-Russian, are of historical and architectural importance.

The older housing developments were originally built for Eastern European immigrants. According to the Slovak League of America, the 1922 Census includes 350 different Slavic surnames in its Steelton section.