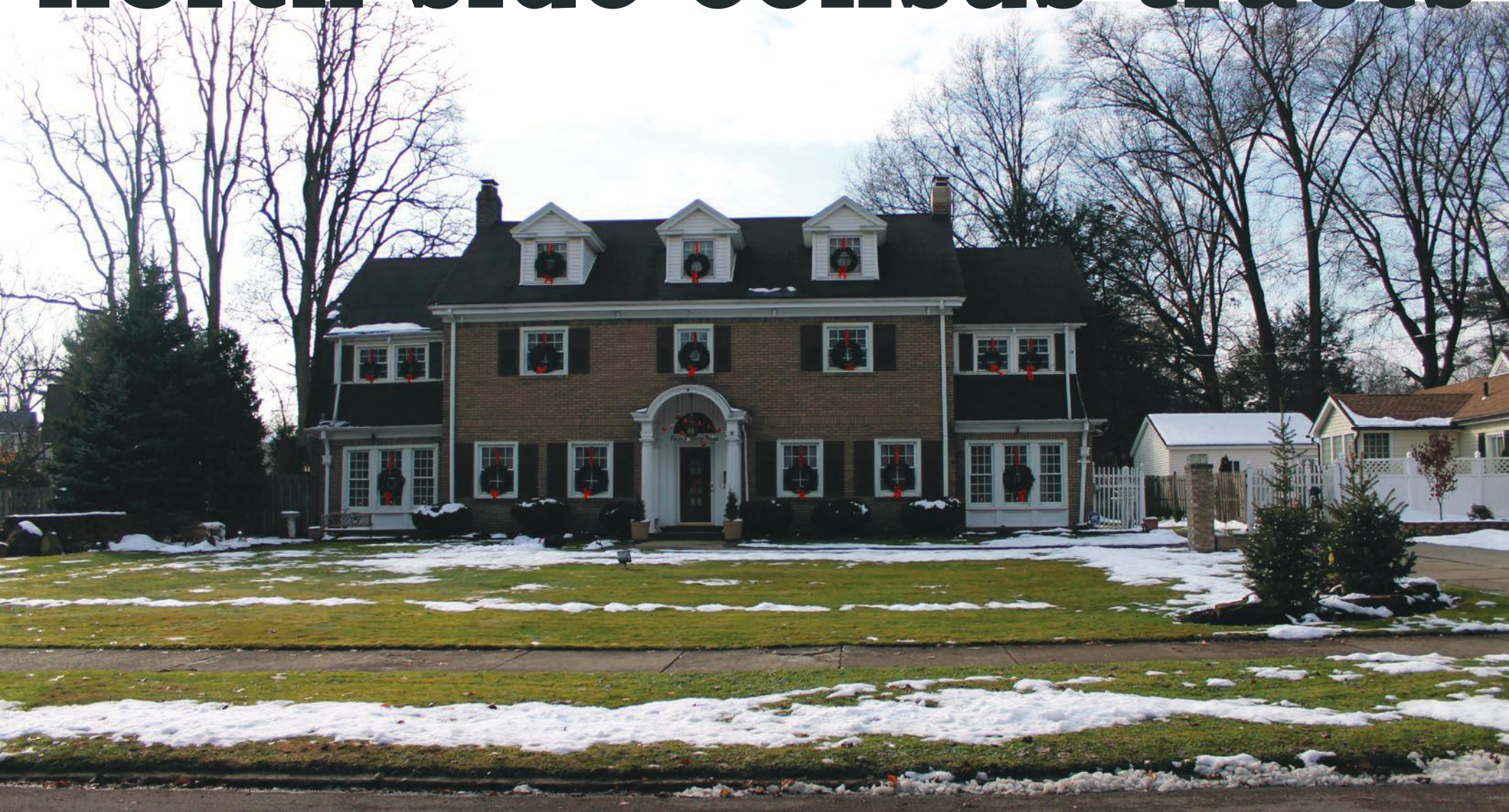
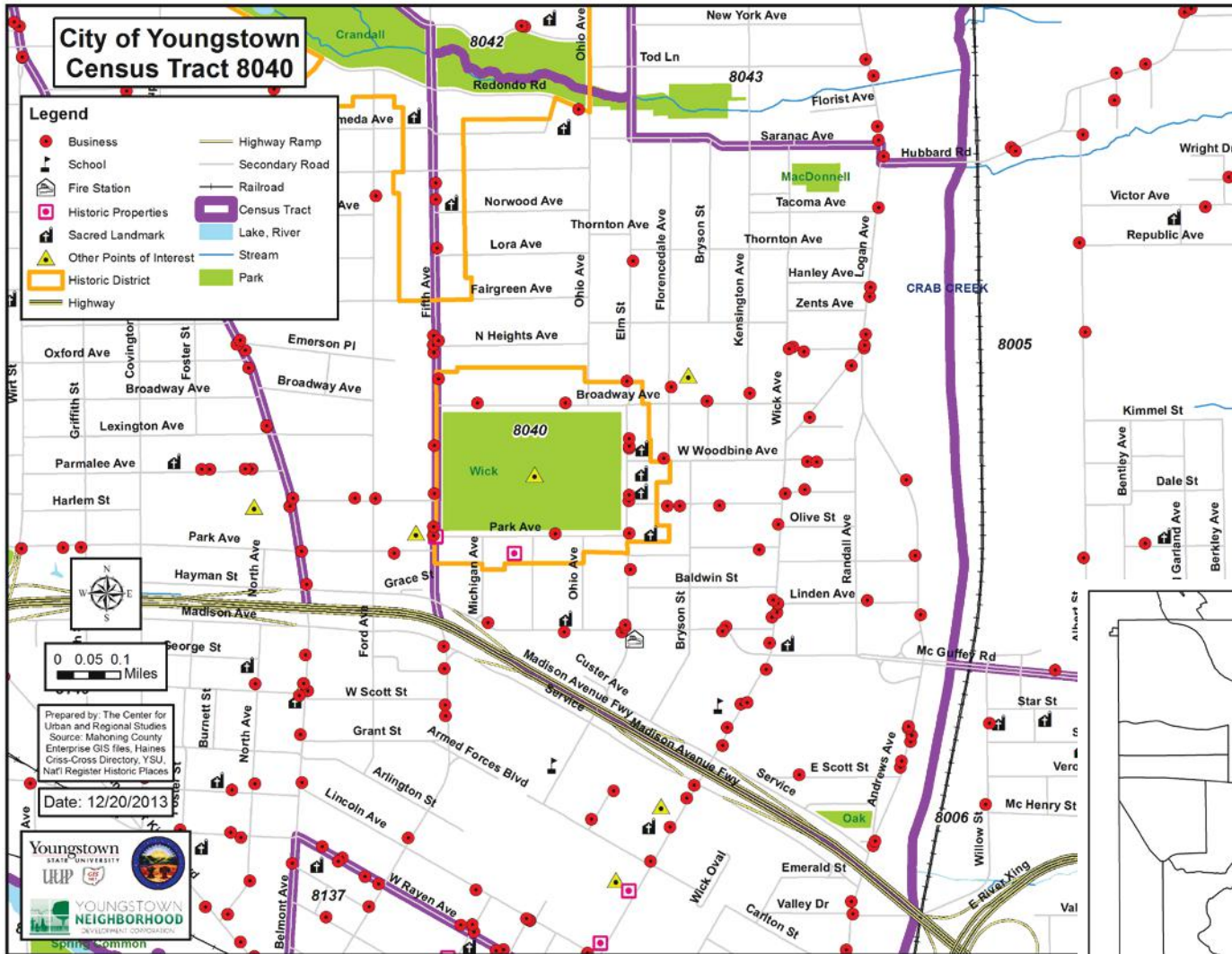


CHAPTER 9: north side census tracts



CENSUS TRACT 8040



Census tract 8040 lies between YSU and Crandall Park, Fifth Avenue and Crab Creek. It is home to Wick Park and its adjacent Historic District, as well as a portion of the Crandall Park Historic District. The Madison Avenue Expressway forms the tract's southern boundary.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8040	3,981	2,395	-40%	0.88	2,734
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 9.1 - A business along Elm Street, near Youngstown State University.

The population loss between 1990-2010 was higher than the city's average, yet there is still comparatively high density. **A majority of current residents are recent arrivals to the neighborhood; three quarters have moved in since 2000—the highest rate in the city.** The area is half White, with the remaining half mostly Black and a higher than typical percent checking "Other." The number of YPD calls is average and has dropped by a third; arson has fallen by 80% since 2005. All residents in this tract are within a quarter mile of WRTA, and the commuter ridership is high at more than 10%.

Housing values are somewhat higher than the city's average. After a loss of more than a third of housing units between 1990 and 2010, including many dem-

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8040	51%	53%	42%	18%
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 8040	54%	52%	42%	38%	2%	4%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8040	\$ 21,894	\$ 21,012	\$ 23,399	\$ 35,776
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 9.2 - Wick Park is part of a National Historic District.



Figure 9.3 - Fraternity houses are located near the University.

olitions, roughly one quarter of the buildings—233—are still vacant. The percentage of parcels that are tax delinquent and/or land bank eligible is high, as are the number of building permits. There have been few foreclosures, and few mortgages were originated between 2007 and 2012. A relatively small number of properties are owner-occupied. The comparatively high number of rentals is 371.

Among the numerous businesses within this tract are Dorian Books, the Elm Street Red & White Market, locally-owned restaurants Belleria Pizza and Golden Dawn, and other light industrial businesses along Andrews and Logan. Farther north on Logan



Figure 9.4 - Vacancy rates have nearly doubled in the past 20 years.

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 8040	18%	5%	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 8040	1,867	1,188	29%	30%	37%
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 8040	18%	34%	9%	36%	124
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 8040	70%	12	\$ 29,676	4%	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

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 8040	21%	62%	13%	4%
YOUNGSTOWN CITY	20%	64%	12%	4%

Avenue, empty car dealerships parallel the vacant houses and lots on the residential streets that empty into Logan. Many support services have facilities near Wick Park, including the Burdman Group, Inc., the Beatitude House, and MYCAP. Institutions include the First Unitarian Universalist Church of Youngstown, Ursuline High School, and Congregation Rodef Shalom.



“My neighborhood is filled with diverse people, beautiful architecture, larger multi-use homes, a community garden and urban farm. There are a lot of students nearby. I’m sandwiched between two parks and I’m close to downtown so I can walk home.”

-Adam, Wick Park



“Wick Park is the melting pot of Youngstown. Our strength is our diversity. The constituents range from professors to blue collar.”

-Amber, Wick Park



“My grandmother has lived in her house for 28 years. I’ve seen people come, I’ve seen people go.”

-Timeaka, North Heights



Figure 9.5 - Public art at the entrance to Wick Park.



Figure 9.6 - The first Unitarian Church on Elm Street, opposite Wick Park.



Figure 9.7 - Painted rain barrels for a nearby community garden.

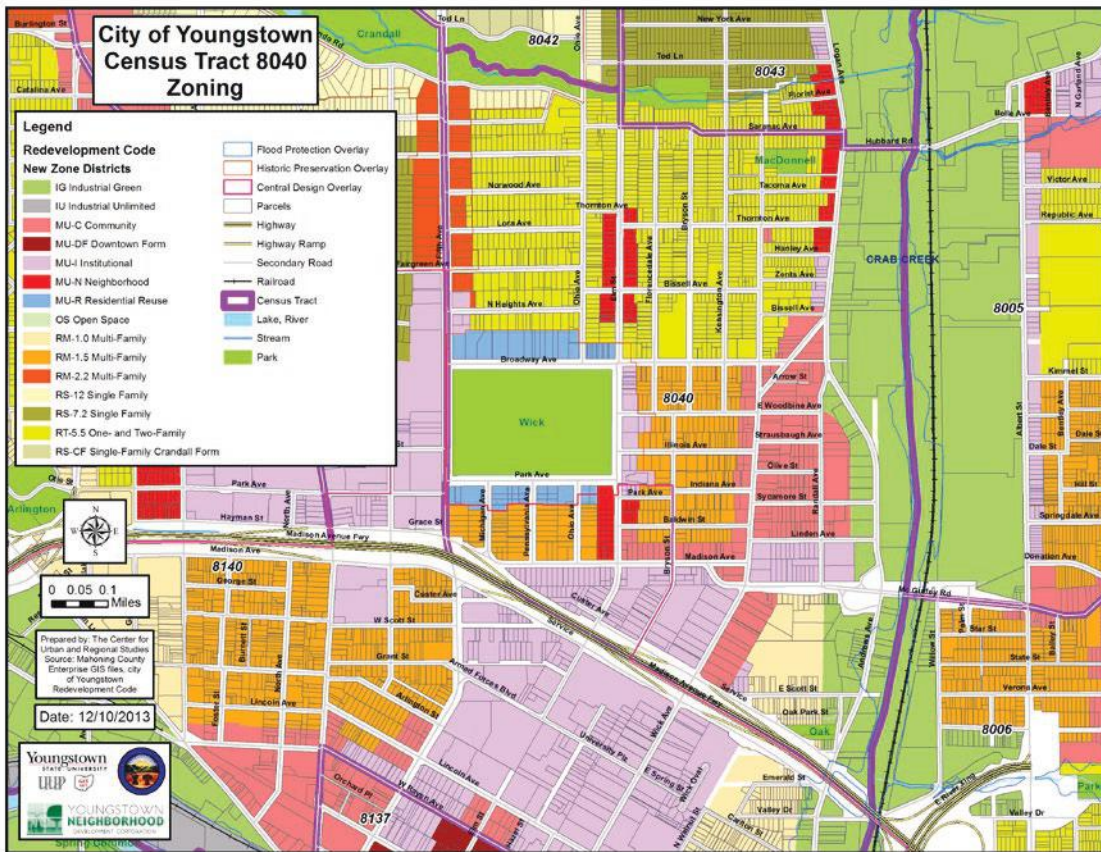
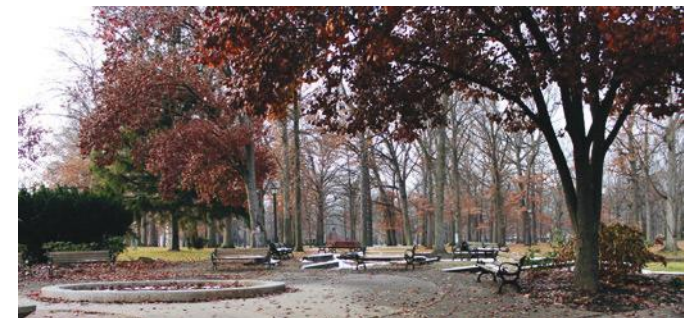
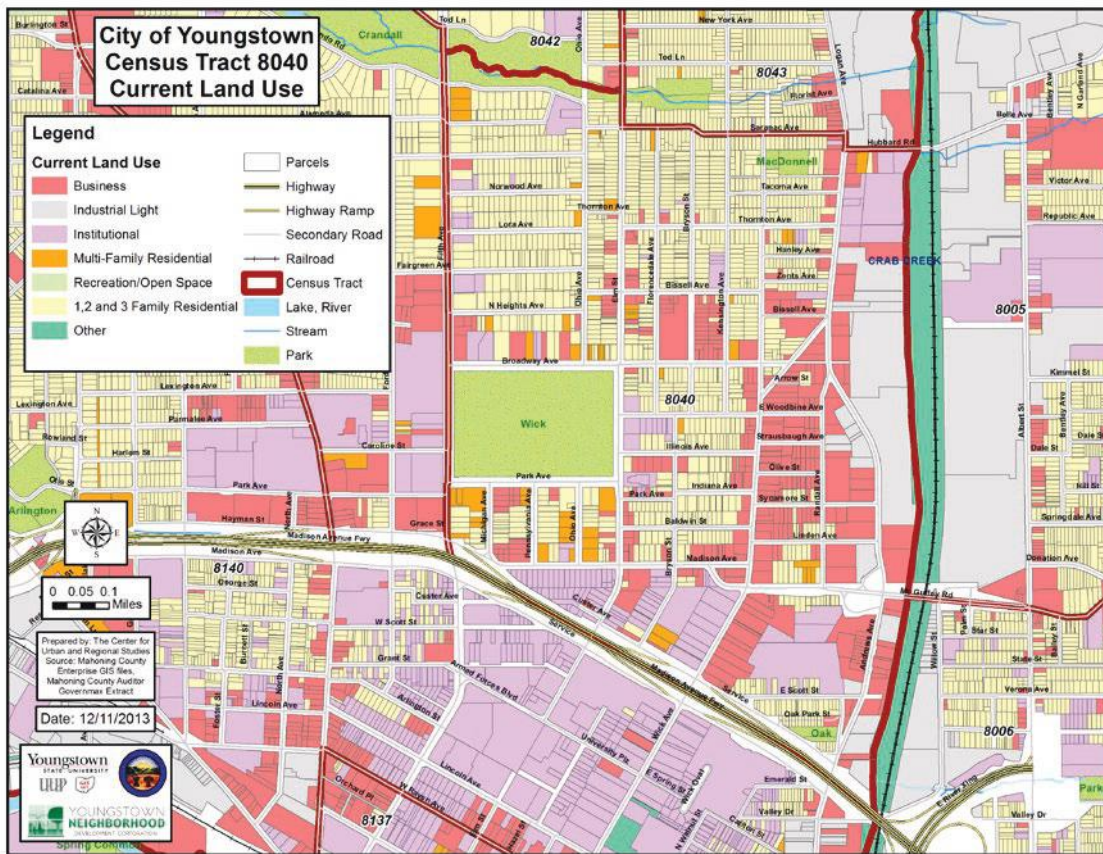


Figure 9.8 - Youngstown Metro Church and Belleria Pizzeria, at the corner of McGuffey Road and Wick Avenue.



Figure 9.9 - 70% of housing units were constructed prior to 1940—the highest percentage in the city.

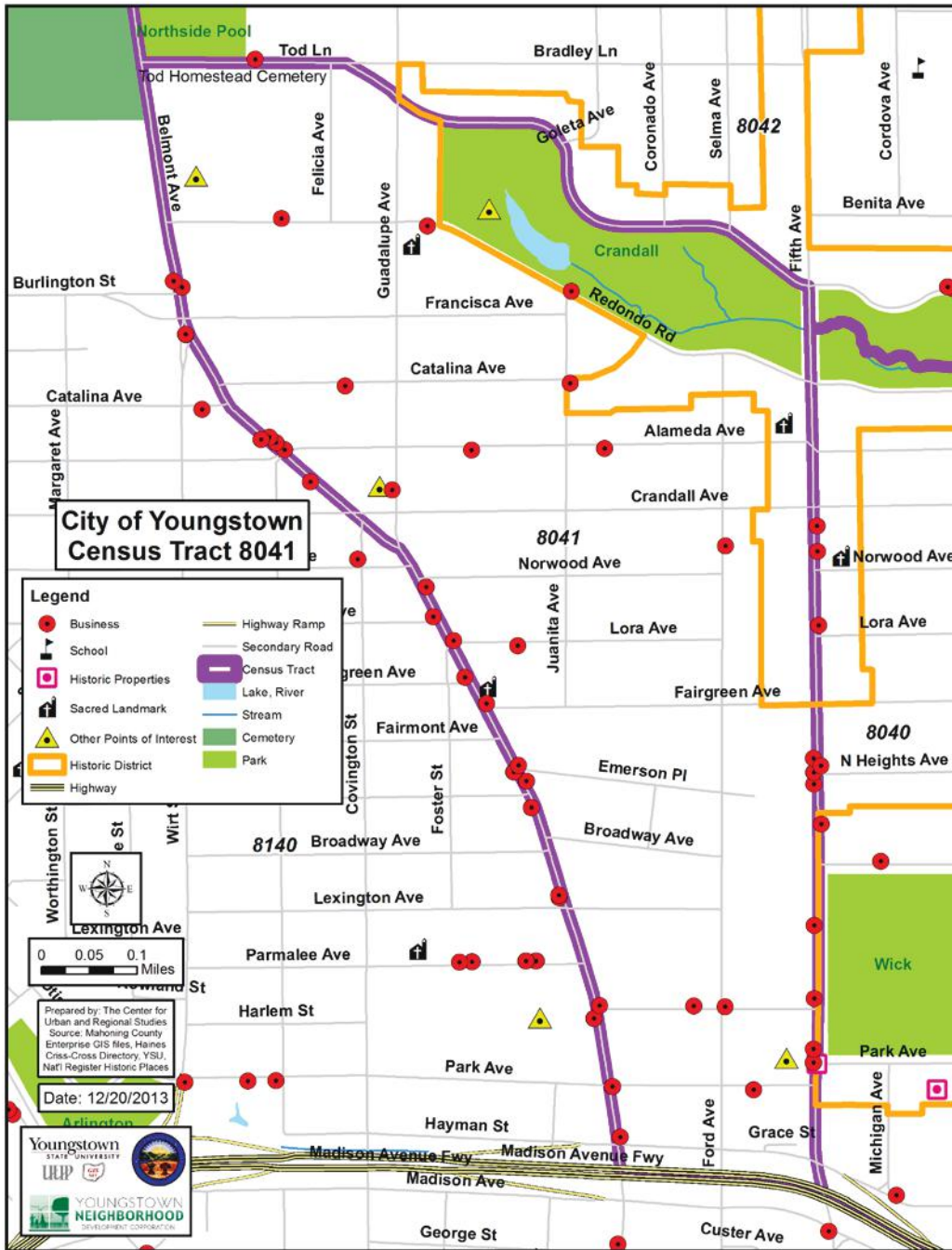


Figures 9.9-11- Tract 8040 has a wide variety of land uses.

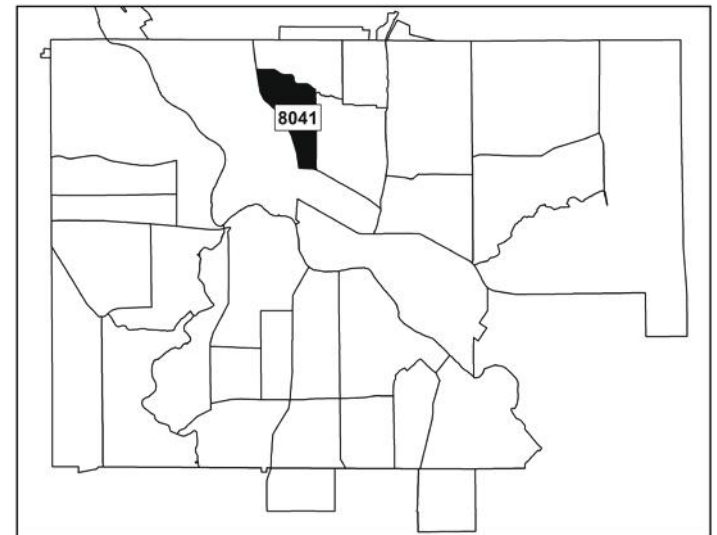
“My husband and I bought this home in 1996. We wanted to be closer to downtown and YSU, and we also were drawn to the cultural and economic diversity of the entire north side. Our immediate neighborhood is comprised of folks who have owned their homes for 30+ years, as well as “newbies,” and renters... A man simply let [several] houses stand vacant with no upkeep, and they eventually rotted and the city...ultimately demolished them. I think there are about 4 houses gone from that block, and maybe one or two that are empty. However, there is a sense of new and increasing stability, and there are now more children than when I moved here in ‘96.”

-Susan, North Heights

CENSUS TRACT 8041



This section of Crandall Park South is a small, vase-like tract framed by Crandall Park, Belmont Avenue, Fifth Avenue, and a small width of the Madison Avenue Expressway to the south. There is a wide mix of residential, commercial and institutional properties including portions of the Crandall Park Historic District, the commercial district along Belmont Avenue, and Park Vista, with senior housing.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 804I	2,210	1,455	-34%	0.44	3,270
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 9.12 - Crandall Park forms the northern boundary of census tract 804I.

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PER.CENT IN POVERTY	2011 PER.CENT IN POVERTY	2011 PER.CENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 804I	27%	28%	42%	19%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PER.CENT WHITE	2010 PER.CENT WHITE	1990 PER.CENT BLACK	2010 PER.CENT BLACK	1990 PER.CENT HISPANIC	2010 PER.CENT HISPANIC
TRACT 804I	44%	34%	54%	61%	1%	2%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 804I	\$ 31,218	\$ 35,568	\$ 24,500	\$ -
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901

Population density remains high despite a loss of a third of its residents from 1990 to 2010. Whites make up 34% of the population and Blacks make up 61%. Poverty rates have remained stable and unemployment is comparable to the city's rate. About a third of households have children and 42% of households with children are in poverty. There has been an increase in the percentage of residents 65 and older. Median income is considerably higher than the city's average though rates of educational attainment mirror the city's rates. All residents live within a quarter mile walk of a transit line.



Figure 9.13 - Stambaugh Auditorium is on National Register of Historic Places.



Figure 9.14 - Vacancy rates have increased since 1990.

Vacancy rates have increased somewhat between 1990 and 2010 and the percentage of owner-occupied houses has decreased. Roughly 1 in 5 of the housing units in this tract are vacant, as is Rutherford B. Hayes Middle School on Ford Avenue. A relatively low percentage of residents have moved within the past year. **Few mortgages are originated and the number of foreclosures is low, especially compared to neighboring census tract 8042.** Home sale prices are slightly lower than the city average, as well as lower than adjacent census tracts 8040 and 8042. In 2011, relatively few residents had moved within the past year compared to the rate for the city as a whole.

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 8041	19%	2%	99%	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 8041	803	766	64%	49%	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 8041	13%	19%	10%	29%	63
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 8041	41%	22	\$ 20,420	5%	22	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 9.15 - Housing values are slightly less than the city as a whole.

EDUCATION

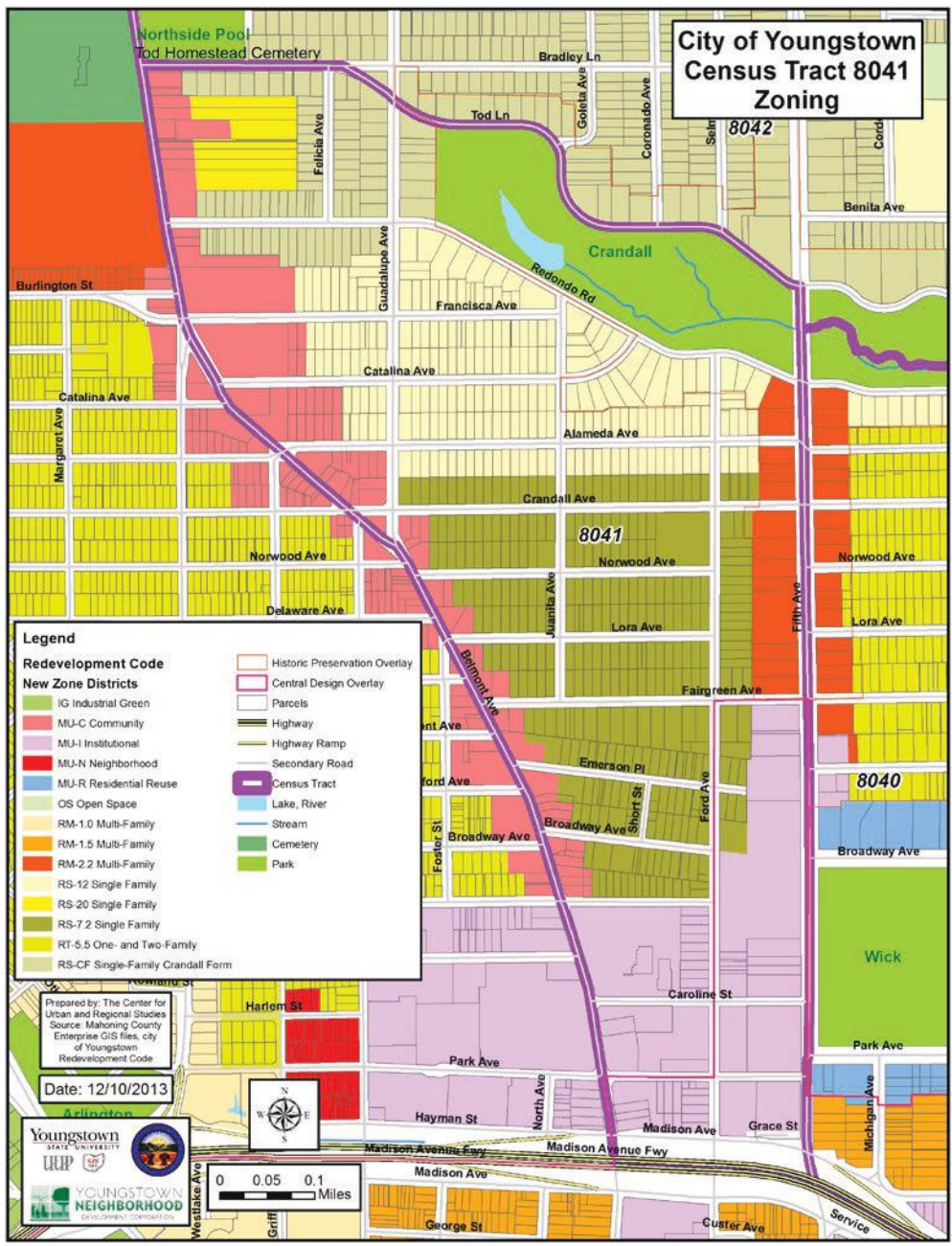
CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 804I	18%	67%	10%	5%
YOUNGSTOWN CITY	20%	64%	12%	4%

“ Lots of nice homes but the neighborhood is a little rough.... in the summer there is lots of drug traffic, groups of kids looking to get into trouble, homeless and vagrants cutting thru the vacant lot next to ours...someone stole a shovel and a car battery I had on my porch... but with all that being said I love the northside in general and we have a community that comes together when people are in need...and I am proud to call Youngstown home. ”

-Ryan, Crandall Park South



Figure 9.16 - 60% of housing units were constructed before 1950.



Figures 9.17-19 - Census tract 8041 includes a wide variety of land uses.

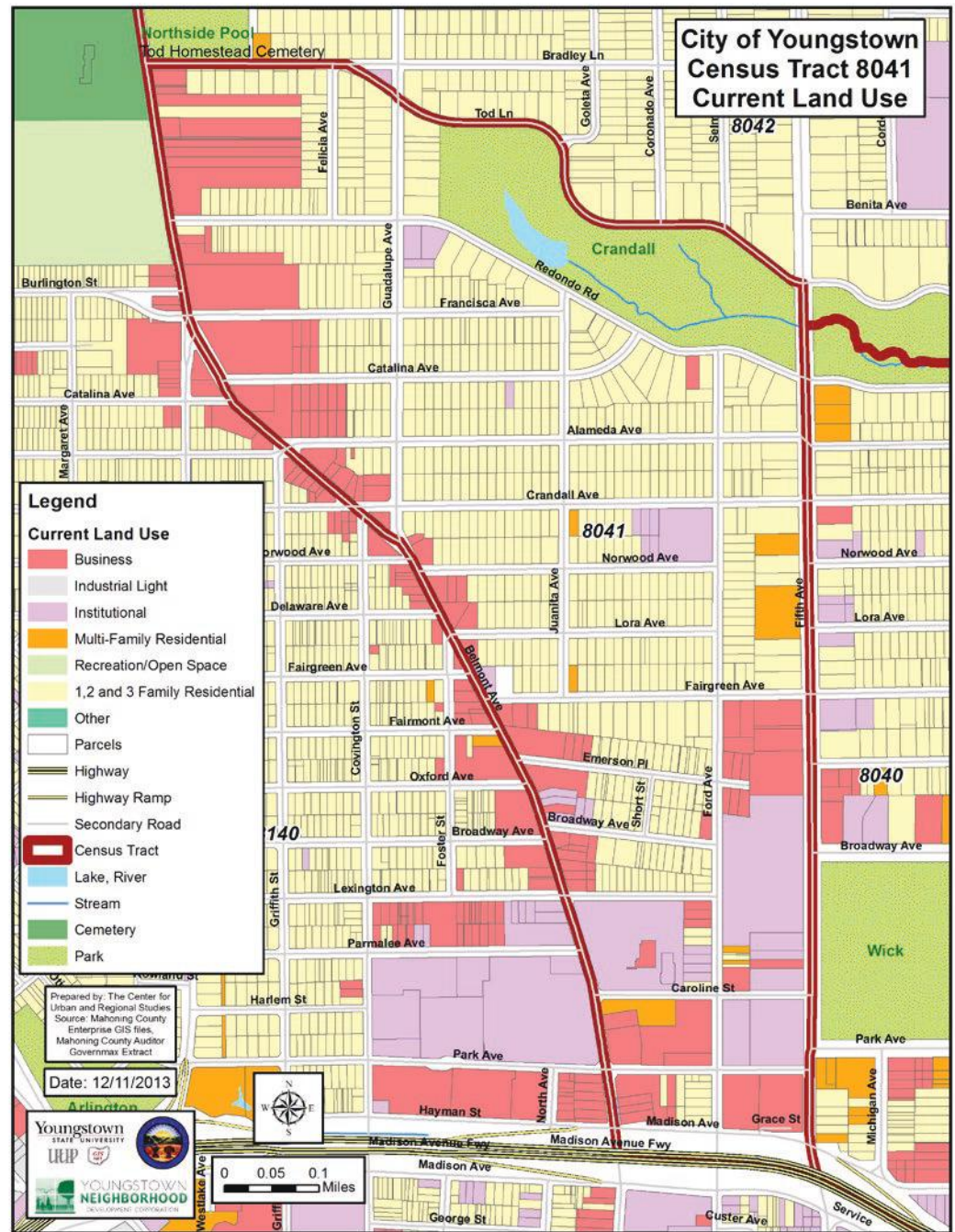
“ I love our neighborhood, the big beautiful houses, the trees etc. I do, however, wish it was safer and not as run down looking. On our block we have had a few homes demoed this year but there are still big eyesores--as many homes have been put on the demo list, this saddens me because these homes are beautiful. As to safety I think this may be a lost cause. We can't stop crime.

There are too many gangs and drug dealers around nowadays. Sorry for the bluntness but these things do concern me, and if I may say so I would not have a child in my neighborhood.”

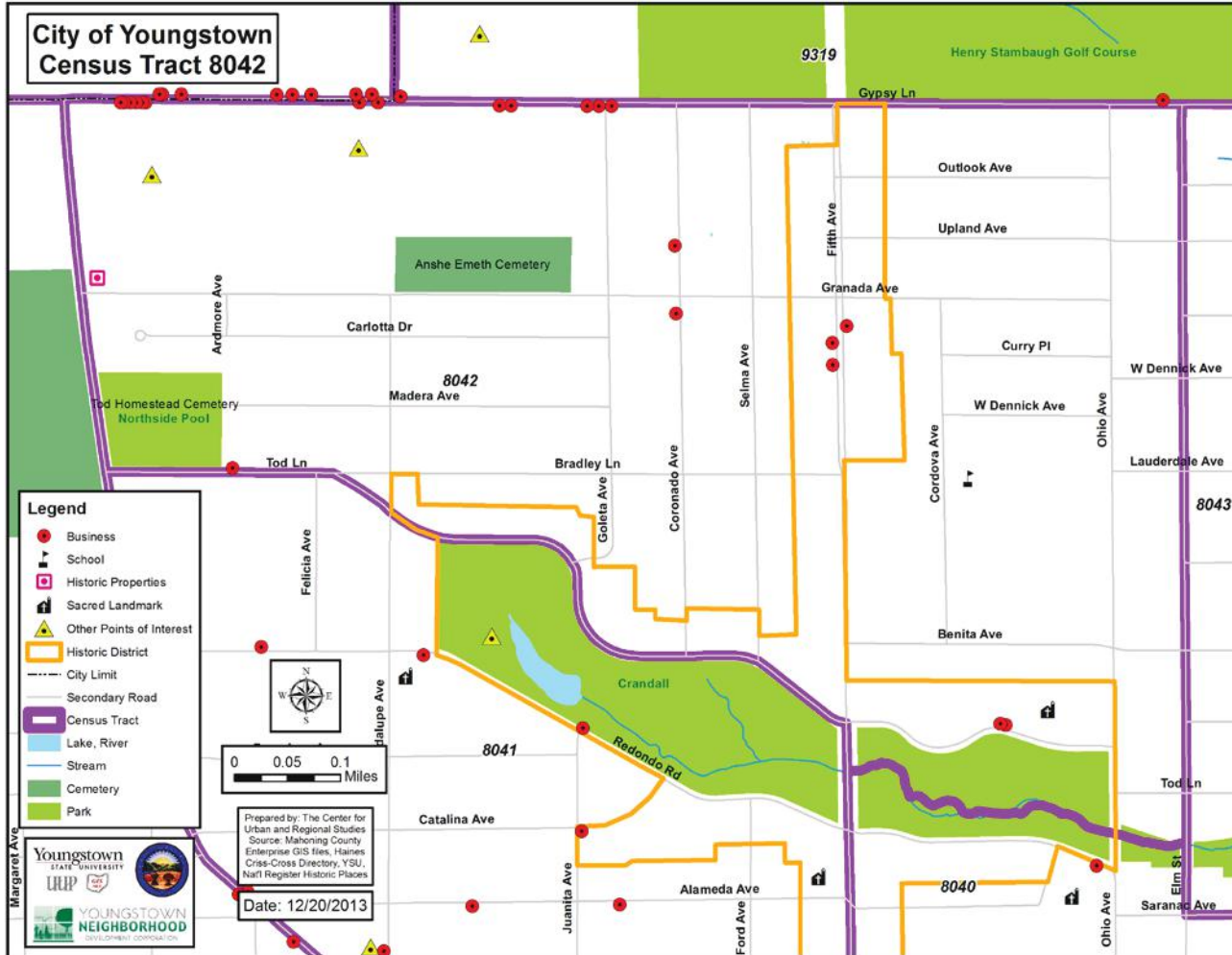
-Brittany, Crandall Park South



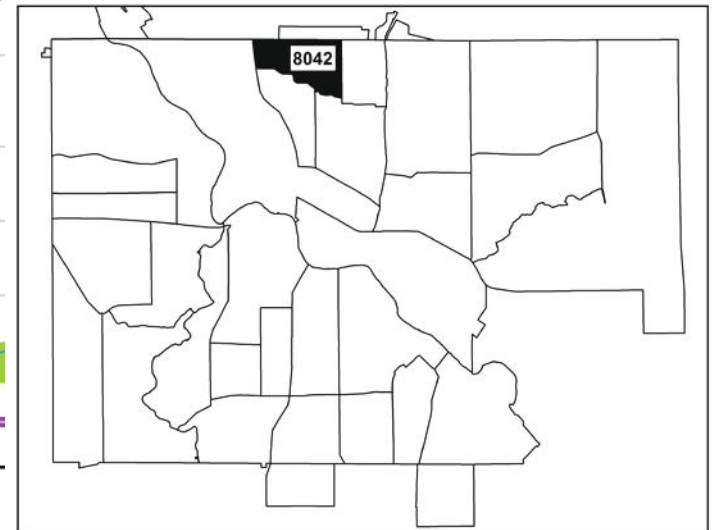
Figure 9.20 - Empty lots are scattered throughout census tract 8041.



CENSUS TRACT 8042



A little more than a mile north of YSU, census tract 8042 includes much of the Crandall Park Historic District and the North Side Pool. The tract stretches from Belmont Avenue to Elm Street, and from Tod Lane to Gypsy Lane, at the border with Liberty Township. It is also home to the Jewish Community Center, Harding Elementary, and the Union Square Shopping Center.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8042	2,615	2,200	-16%	0.51	4,288
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 8042	20%	14%	24%	11%
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 8042	66%	37%	31%	53%	2%	3%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8042	\$ 46,625	\$ 36,298	\$ 48,750	-
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 9.21 - A median creates a boulevard along Fifth Avenue.

Census tract 8042 is twice as dense as the city as a whole and the population has decreased only half as fast as the city. Poverty and unemployment are considerably lower than neighboring tracts and the city's average. Residents earn nearly twice as much as the average city resident. In particular, median income for Black residents in census tract 8042 is significantly higher than citywide incomes. Slightly more than a third of residents are White and half are Black—up from 30% in 1990. Residential turnover is comparatively low and all residents are within walking distance of transit lines. **The number of residents with post-secondary degrees is high and increasing—24% hold a graduate or professional degree, compared to 4% citywide.**



Figure 9.22 - Rayen Stadium.



Figure 9.23 - The Crandall Park Historic District is on the National Register of Historic Places.

Owner-occupancy rates mirror the city's but home values are significantly higher. Vacancy has increased and the tract has the highest number of foreclosures on the north side. Three homes were purchased through the Youngstown Neighborhood Development Corporation's Community Loan Fund between 2011 and 2013, and 53 traditional mortgages were originated between 2007 and 2012. Average home sale prices are among the highest in the city, at \$45,911 during the same period.

Figure 9.24 - While it is one of the more stable census tracts in the city, 8042 does have a 7% vacancy rate according to the US Postal Service.



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 8042	14%	0%	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 8042	1,177	1,103	61%	58%	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 8042	7%	12%	6%	17%	28
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 8042	30%	45	\$ 45,911	4%	53	3
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 8042	16%	39%	21%	24%
YOUNGSTOWN CITY	20%	64%	12%	4%

“The neighbors are supportive and care. A nice person found my purse and returned it to me.”

-Alice, Crandall Park North



Figure 9.25 - A playground at the North Side Swimming Pool.



Figure 9.26 - Approximately 475 students attend Harding Elementary.

“My family, my wife and four boys, live exactly where we want to live. We sought out the North Side and Outlook Avenue in particular for a home to purchase. We are surrounded on all sides by not only neighbors, but good friends and good people. We have a neighborhood group led by a fantastic person that helps us all stay connected. It’s close to where my wife and I work. There are parks nearby and it’s also a nice area to take a walk or a bike ride. In short, for us at least, it’s perfect.”

-Mike, Crandall Park North





Figure 9.27 - The Union Square Shopping Center at Gypsy Lane and Belmont Avenue.



Figure 9.28 - A crossing guard near Harding Elementary School.

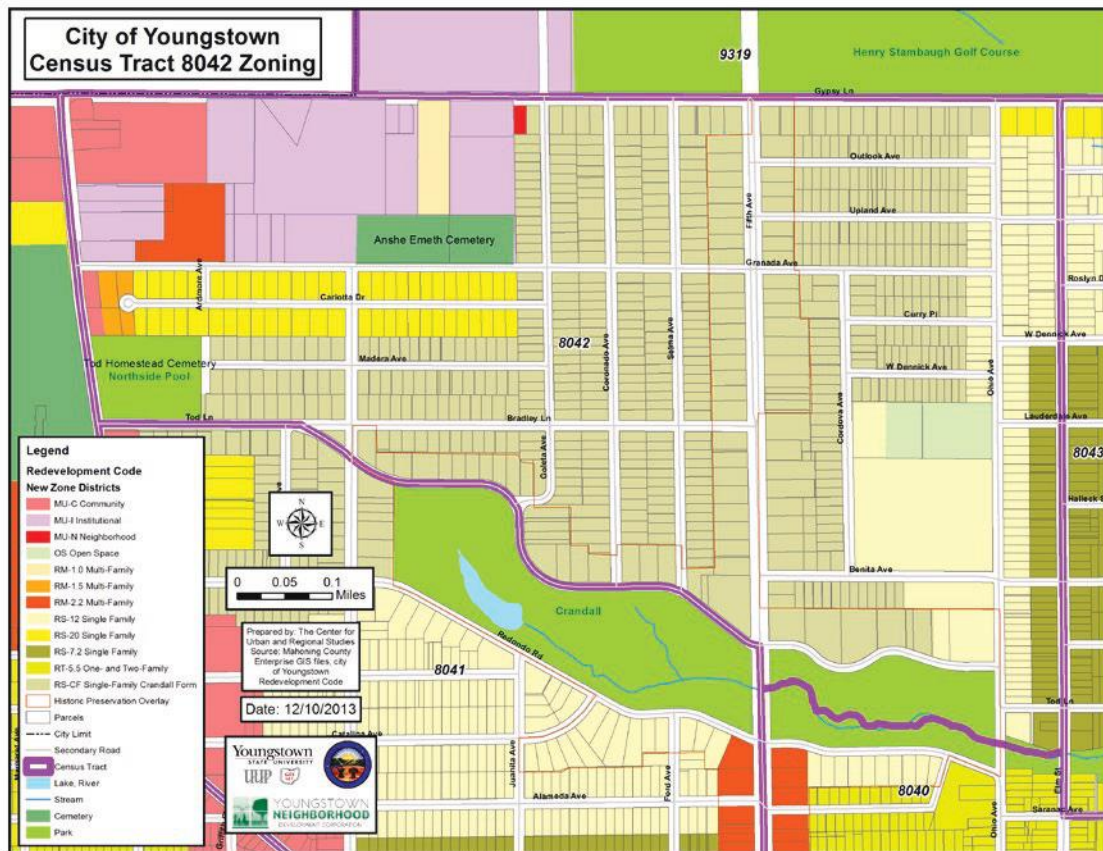


Figure 9.29 - Northside Medical Center is located across Gypsy Lane in census tract 9319.

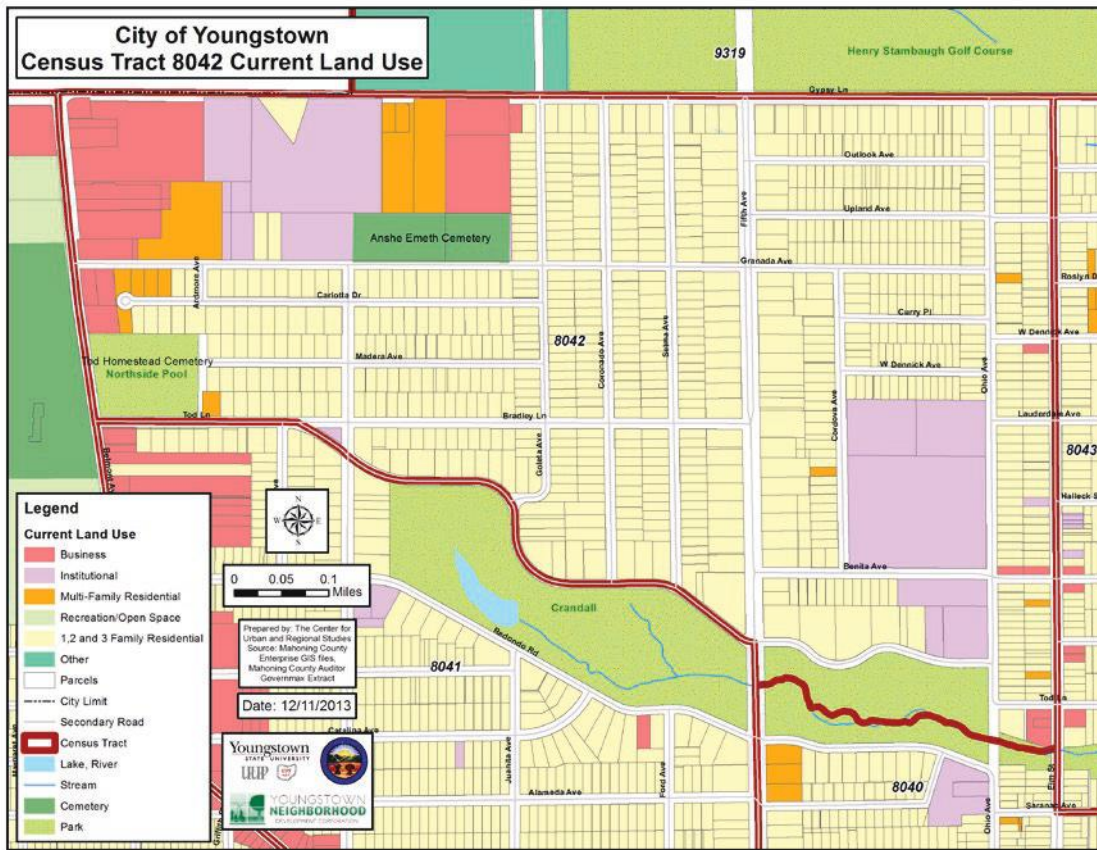
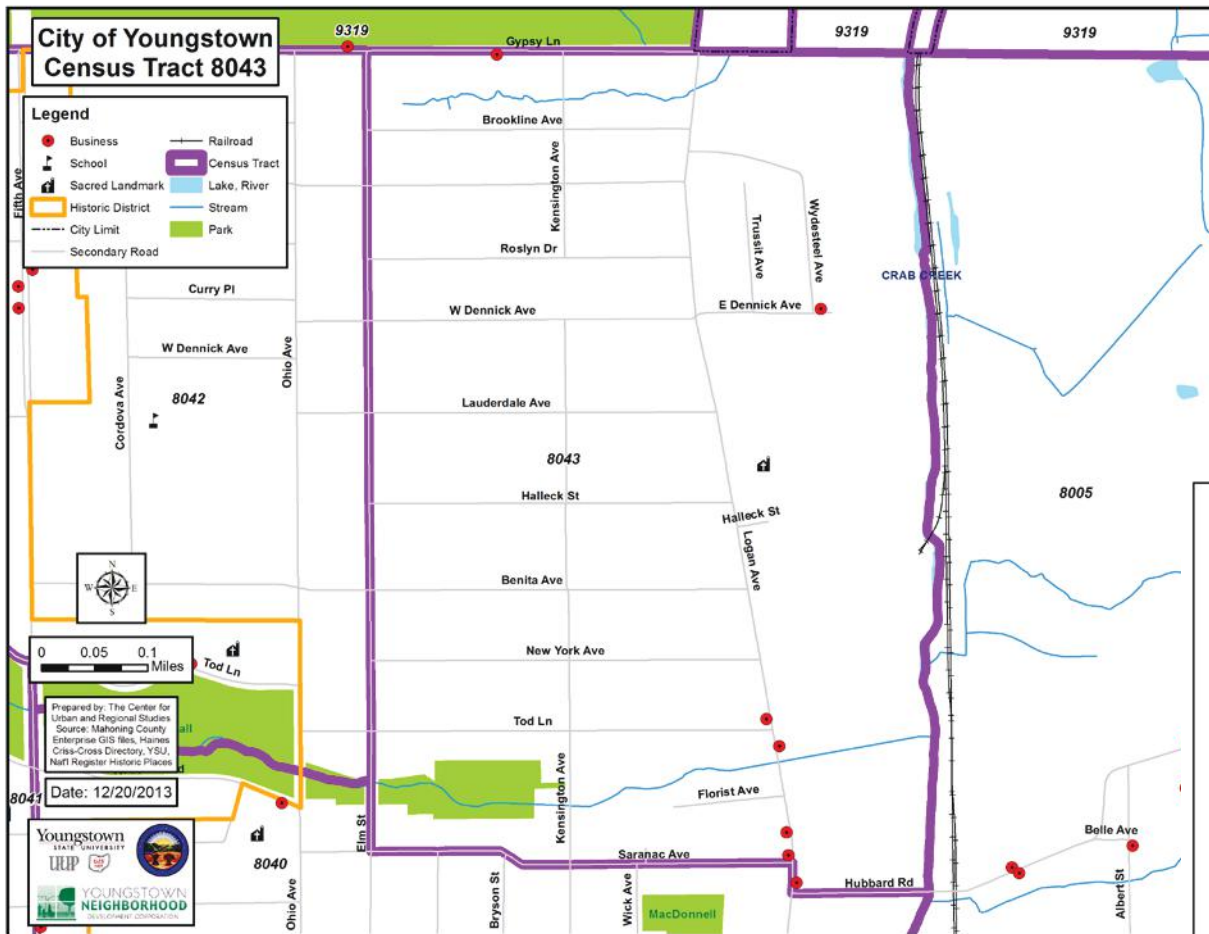


Figure 9.30 - St Edward Catholic Church, on the edge of Crandall Park.

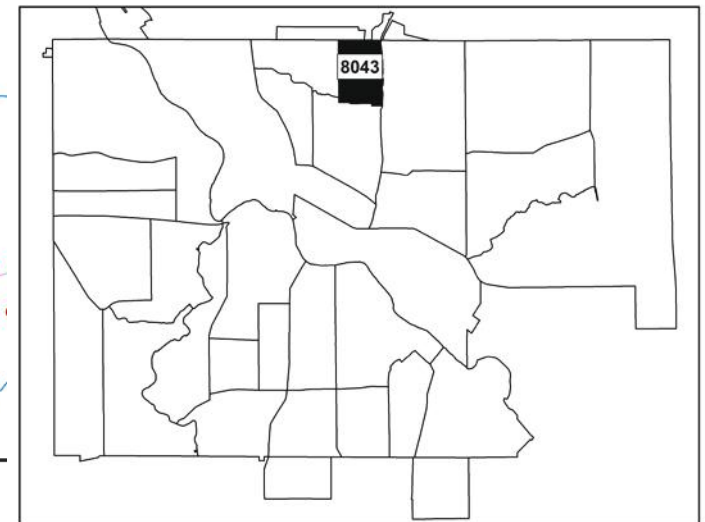


Figure 9.31 - Site of the former Rayen High School.

CENSUS TRACT 8043



This largely residential, rectangular neighborhood is bordered on the north by Gypsy Lane, on the east by Logan Avenue and the ruins of GF Business Equipment, by Saranac Avenue on the south and Elm Street to the west. There are few businesses or institutions within the tract, although it is in proximity to Harding Elementary and Rayen Stadium.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ.M)
TRACT 8043	2,340	968	-59%	0.42	2,318
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 8043	34%	38%	75%	15%
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 8043	51%	32%	46%	56%	3%	6%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8043	\$ 36,000	\$ 31,635	\$ 38,953	\$ 17,063
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 9.32 - Census tract 8043 suffers from considerable vacancy and abandonment.



Figure 9.33 - An abandoned factory on Crab Creek.

Housing developments on the hillside rise up from Crab Creek to Crandall Park and Elm Street. **Population loss has been severe in the past 20 years; the rate of loss is twice that of the city.** However, density remains slightly higher than the city as a whole. Whites make up a third of the population and Blacks make up more than half. Median income is significantly higher than the city's, and median income for Black residents is higher than that of Whites'. Black residents in census tract 8043 earn twice as much as the city average for Black residents. Unemployment is lower than the city's rate, but poverty is higher and 75% of households with children live in poverty. 10% of households have no vehicle but all residents are within a quarter mile walk of a transit line.



Figure 9.34 - Stately homes are situated near Crandall Park.

There have been few foreclosures, but the area lost a third of its housing stock between 1990 to 2010. The number of units is 608, approximately half of which are owner-occupied. Vacancy has increased three-fold according to US Census data. Very few mortgages are originated. Home sale prices are significantly lower than citywide average.



Figure 9.35 - Vacancy rates increased from 13% in 1990 to 35% in 2010.



Figure 9.36 - Rows of small brick bungalows line Roslyn Street in census tract 8043.

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 8043	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 8043	967	608	51%	54%	19%
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 8043	13%	35%	5%	48%	73
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 8043	68%	12	\$ 15,756	5%	10	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 8043	26%	63%	8%	3%
YOUNGSTOWN CITY	20%	64%	12%	4%

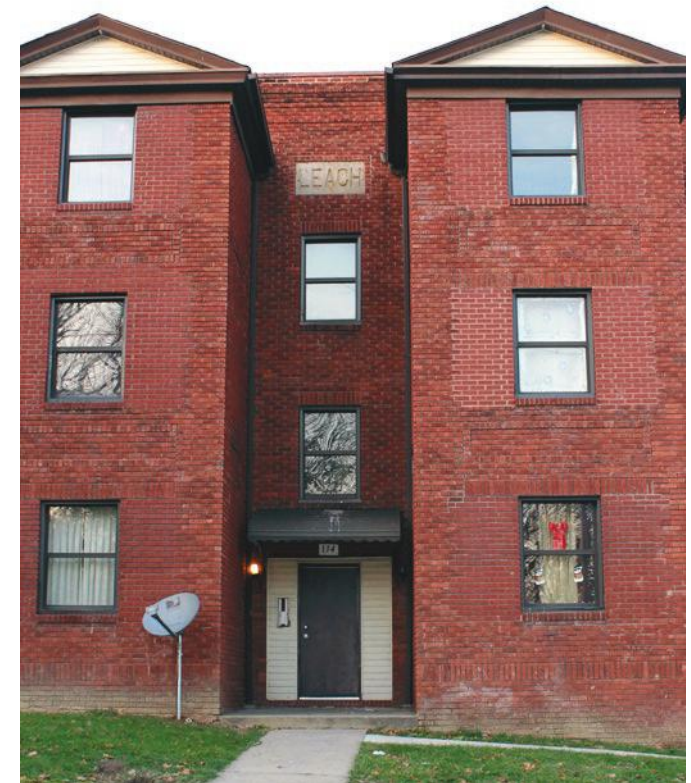
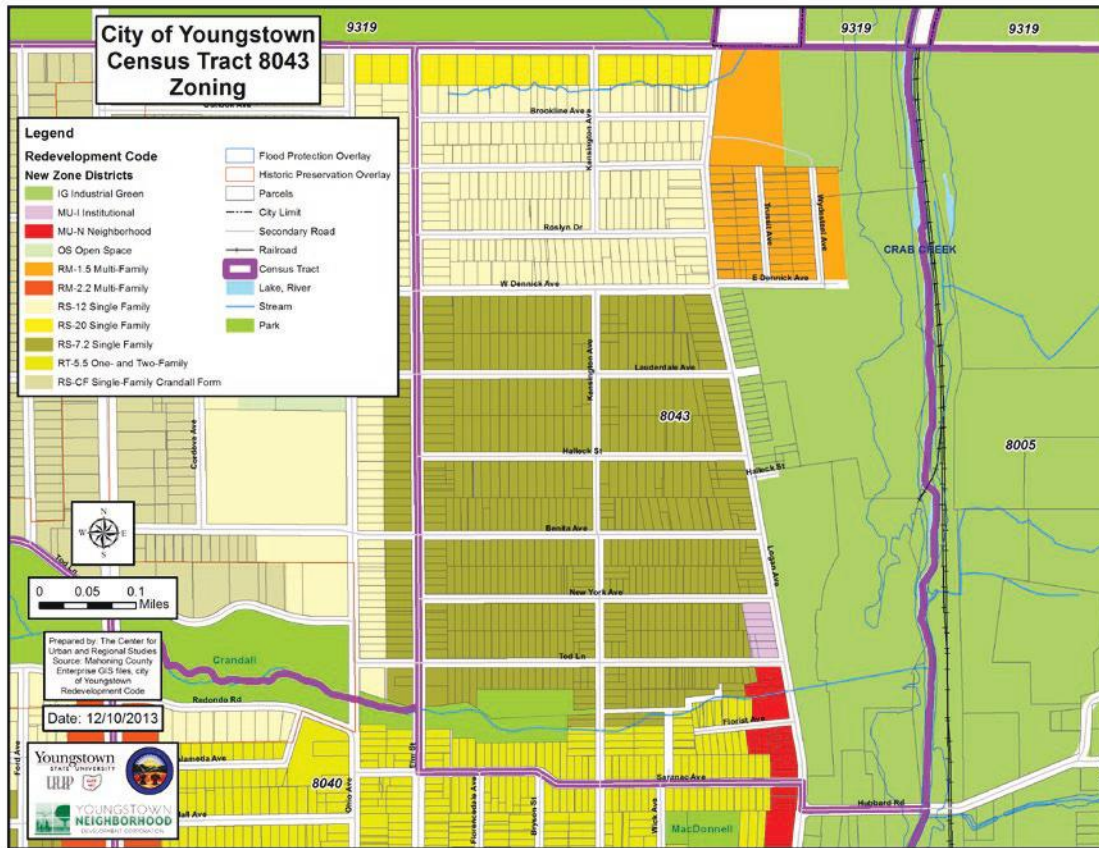


Figure 9.37 - Slightly less than half of all housing units are renter-occupied.



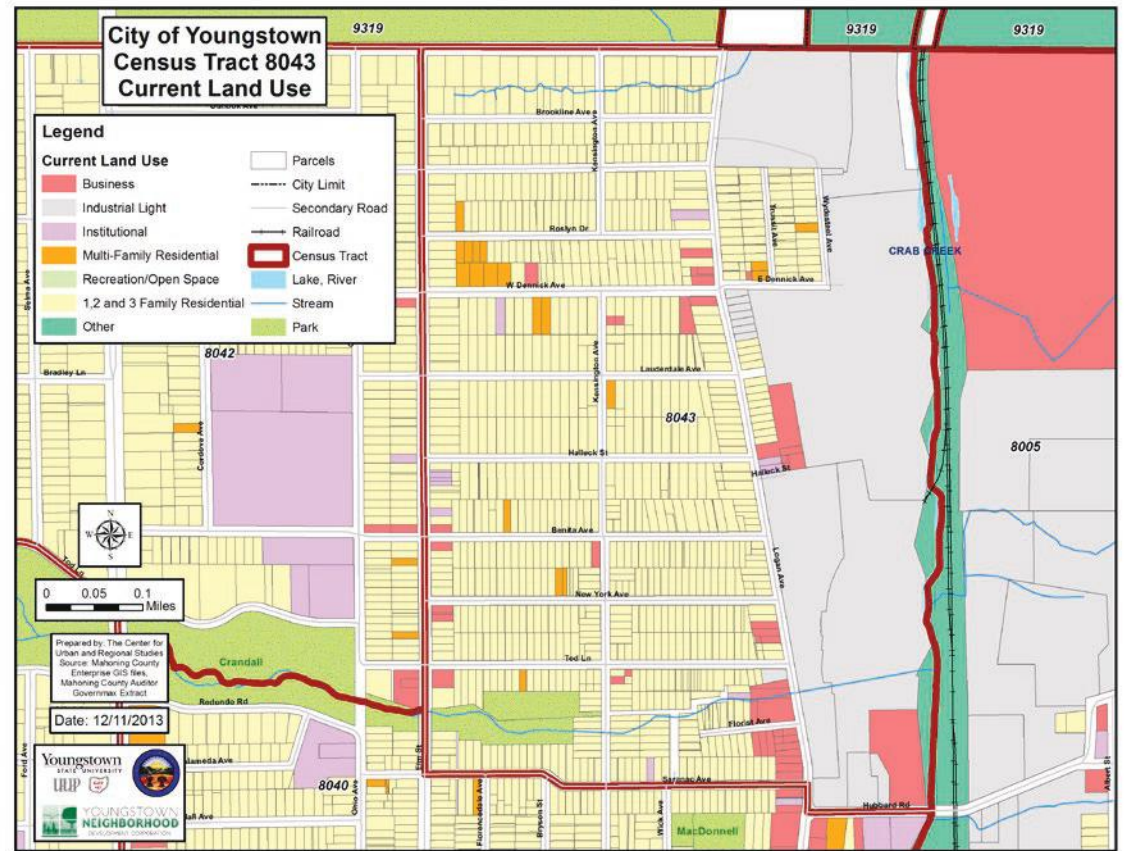
Figure 9.38 - Nearly 70% of housing units were constructed prior to 1940.



Figure 9.39 - Vacant structures line Logan Avenue.

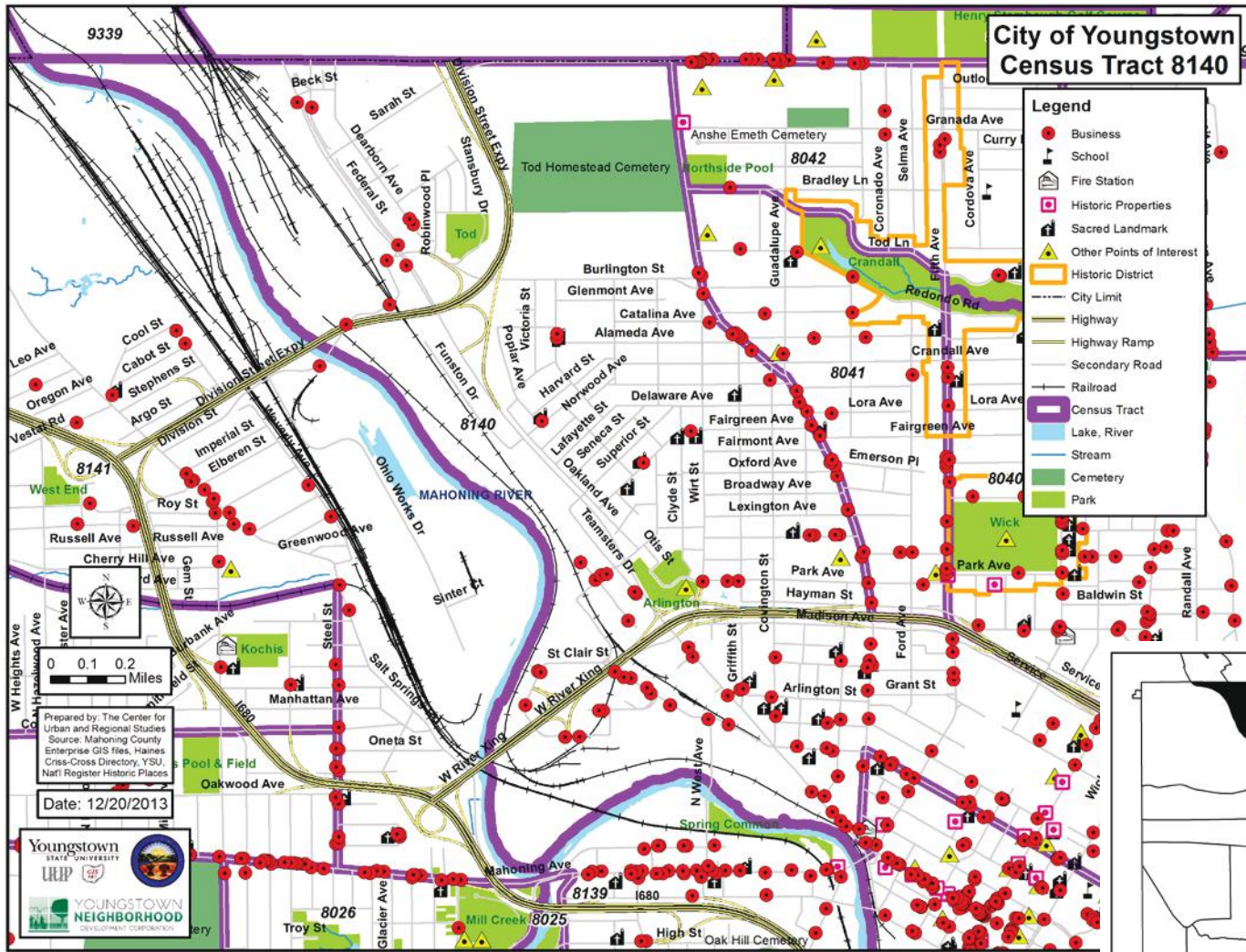


Figure 9.40 - 1 in 3 housing units is vacant.

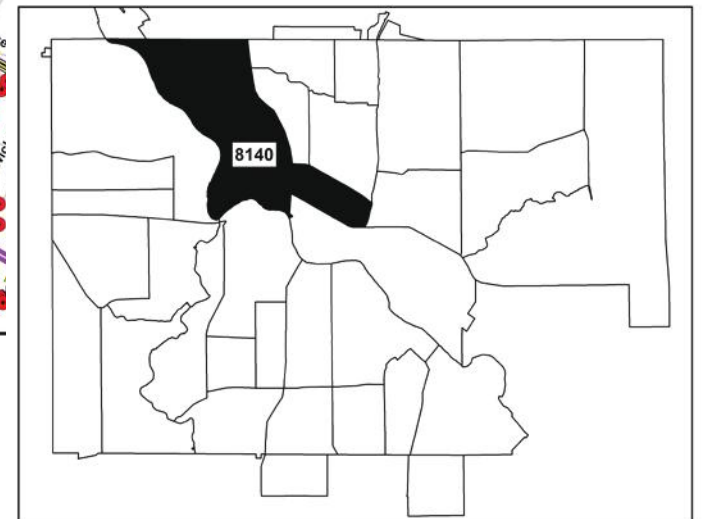


“ My neighborhood has been stable. The homeowners are great. I’ve had problems with the rental house across the street. The only time I call the city is on the rented houses. The renters don’t know city code, parking or lawn maintenance. That doesn’t cost a thing to make a neighborhood look good. There are two foreclosures and they’ve been a problem.”

-Carol, North Heights



Tract 8140 is oddly shaped due to its western border along the Mahoning River and the consolidation of depopulated tracts over time. It includes flat industrial land, with industries such as Vallourec, older ethnic neighborhoods like Brier Hill and Smoky Hollow, the Youngstown State University campus, and the newly-constructed Village at Arlington.



CENSUS TRACT 8140

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER SQ MI)
TRACT 8140	5,726	3,340	-42%	2.66	1,256
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 8140	52%	40%	53%	24%
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 8140	23%	26%	73%	64%	3%	6%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8140	\$ 16,597	\$ 34,167	\$ 14,956	\$ -
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 9.41 - Approximately 20 churches are located in this tract—one of the highest numbers in the city.

Census tract 8140 is considerably less dense than the city as a whole and its population is decreasing at a rapid rate. **In the last 20 years, the number of residents dropped by nearly 2,500.** While the tract was approximately three quarters Black in 1990, slightly more than 3 in 5 residents are Black today, running counter to the city-wide trend. Poverty rates have declined significantly since 1990, but unemployment is still higher than the city's average and median income is lower. Median income for Whites is more than double that of Blacks. Education attainment lags the city as a whole; few residents have a post-secondary degree. A third of households have no car, but most areas of the tract are within walking distance of a transit line.

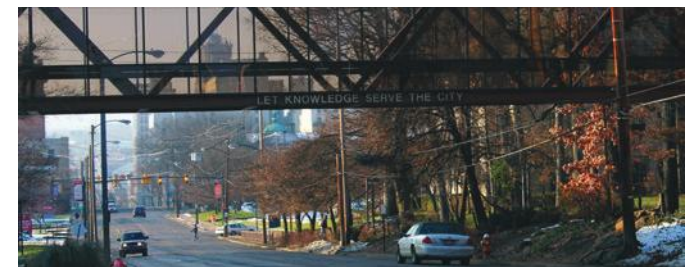


Figure 9.42 - Youngstown State University is a major anchor in tract 8140.

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 8140	32%	2%	89%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%



Figure 9.43 - 10% of the housing units in census tract 8140 were built after 2000, one of the few tracts in the city with significant new construction.

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8140	2,531	1,469	47%	40%	18%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

Vacancy remains a significant issue in tract 8140. The US Census estimates nearly 1 in 4 units is vacant. Between 2005 and 2013, more than 350 units were lost to demolition or arson and since 1990, the number of units has decreased by more than 1,000. Rates of owner-occupancy are low and declining further. Homes are worth considerably less than the city's average. Just 24 mortgages were originated between 2007 and 2012.



Figure 9.44 - A cluster of vacant homes in Brier Hill.

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8140	17%	23%	14%	27%	259
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 8140	47%	9	\$ 12,612	3%	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

Tract 8140 is home to the second highest concentration of businesses in the city—292. Its numerous amenities include Tod Field, the Arlington Heights Recreation Center and Park, the Arms Museum, Butler Arts Institute, the Youngstown Public Library Main Branch, St. Elizabeth's Health Center, the YWCA, St. Joseph Elementary School, Youngstown Early College, and 5 buildings on the National Register of Historic Places.

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 8140	24%	68%	7%	1%
YOUNGSTOWN CITY	20%	64%	12%	4%

“The neighborhood is good now. We have 30 houses and 29 are filled. There used to be crime, but it has died down to none. I drive up and down, letting homeowners know they have to cut the grass.” -Adrienne, Arlington Heights

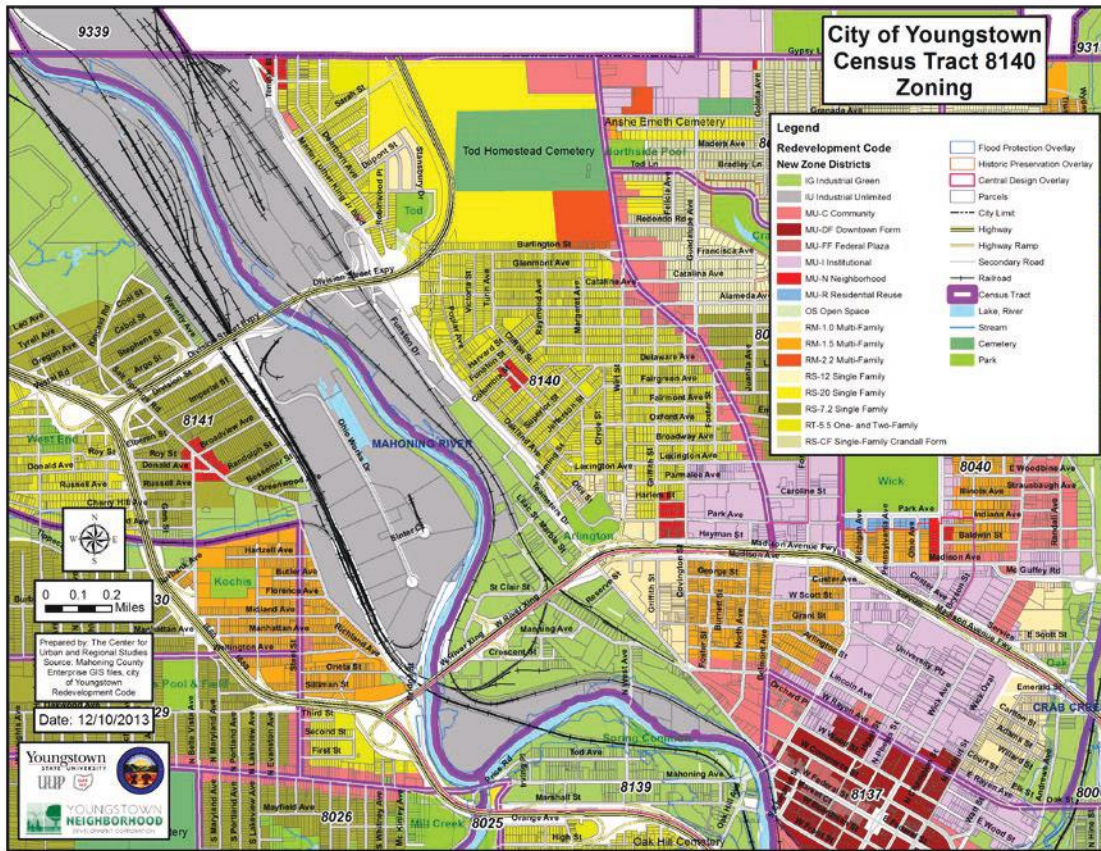


Figure 9.45 - The Mahoning Valley Restaurant, near Youngstown State University.



Figure 9.46 - The Village at Arlington, on the site of the former Westlake Terrace.



Figure 9.47 - Charlie Staples Restaurant on Rayen Avenue.

“ I’m from Youngstown so I don’t feel unsafe. There have been a few robberies on campus and for a student that can be a negative distraction so sometimes the environment for myself and others isn’t always safe. ”

-Jayaira, YSU student

“ I feel safe on campus during the day but not really at night, because it’s not really well lit and Youngstown is a bad area. I heard Ohio Street is the worst street in Youngstown. ”

-Marcus, YSU student



Figure 9.48 - Newly-constructed apartments near Youngstown State University.

“ I can also see the way the walkways are set up it would make sense to see policemen on bikes patrolling, but unfortunately due to the unpredictable NE Ohio weather that’s not always possible. Whenever I see them patrolling it’s always on the main streets, on Lincoln, Wick, One University Plaza, etc. What I would like to see is them patrolling on the actual walkways, in between the buildings and in the parking decks. That’s where most of the students are. That’s where something would most likely happen. That’s where students are most vulnerable to violence, when they least expect it. ”

-Bianca, YSU student

“ I think YSU campus is a beautiful part of Youngstown surprisingly. Always well kept up & safe. Now the neighborhoods around it, not so much. ”

-Courtney, YSU student



Figure 9.49 - Public Art near the McDonough Museum.

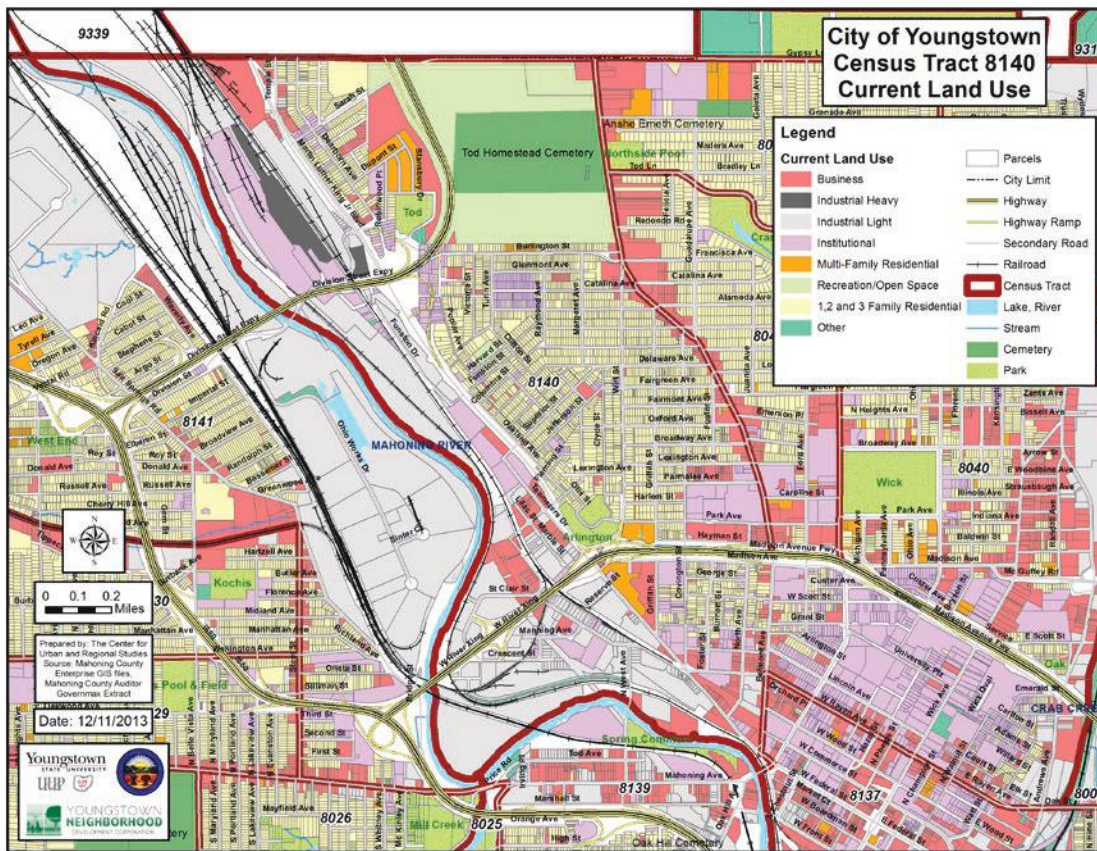


Figure 9.50 - The Black Knights Police Association along Martin Luther King Jr Boulevard.



Figure 9.51 - Commercial structures along Belmont Avenue.

“We have a diverse neighborhood. Our block watch covers a large area. There are quite a few vacant homes. The ones on the west side of Belmont are not repairable, but the ones on the east side of Belmont, at the top of the hill, are beautiful brick homes that should be saved.

Our neighbors are pretty good. We have a couple of drug houses, but those are everywhere. Most of our problems come in from the outside, and we’re still trying to figure out how to deal with them. The worst problems we have are in the 700 blocks of Crandall and Delaware. We’d like to see the businesses come back on Belmont, and we’d like a gas station closer to us, as well as a fire station.”

-Valerie, Brier Hill