

neighborhood CONDITIONS report



acknowledgements



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REVITALIZE

youngstown, ohio

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Executive Summary

In 2013, the City of Youngstown executed an agreement with the Youngstown Neighborhood Development Corporation (YNDC) to perform neighborhood planning services. YNDC has collaborated with the City of Youngstown and Youngstown State University's Center for Urban and Regional Studies (YSU CURS), to conduct a thorough, data-driven conditions assessment for every neighborhood in the city, resulting in this *Neighborhood Conditions Report*. Relevant data was compiled and mapped by YSU CURS in order to assess neighborhood conditions and prioritize neighborhood planning strategies. This data includes population, income, education, employment, housing, health, transportation, and environmental characteristics. Special attention was given to assessing the market health in each census tract by analyzing data on foreclosure, lien status, sales value, mortgage numbers, and vacancy rates. YNDC also analyzed relevant planning documents, including the *Youngstown Redevelopment Code*; *Youngstown 2010 Citywide Plan*; *The Youngstown Plan* conducted by PFM; *Regenerating Youngstown and Mahoning County through Vacant Property Reclamation*; *The Youngstown Parks, Facilities, Open Space, and Program Analysis*; existing neighborhood plans; and the *HUD Demolition Process Improvement Report*.

This Neighborhood Conditions Report contains two parts: 1) a citywide analysis of population trends, socioeconomic characteristics, housing data, historic properties, market conditions, transportation services, health statistics, and environmental concerns; and 2) an individual report for each of the city's census tracts with tables, maps, and photographs to describe the unique characteristics and trends in each. For purposes of this report, census tracts were used as a proxy for neighborhoods, because the majority of population and housing data from the US Census is recorded at the tract level.

Key findings from this analysis include continued population loss, increasing poverty and unemployment, low household income, and increasing housing vacancy rates, but also rising educational attainment, decreasing calls for service to the police department, decreasing numbers of foreclosures, and robust demolition activity. Several areas of the city have a relatively functional housing market, characterized by higher numbers of home purchase

95,732 *Between 1990 and 2010, Youngstown's population dropped by 30%.*

66,982

The number of demolitions between 2007 and 2013.

3,062

The average home sale price in 2013.

\$21,327

The number of commercial building permits issued in 2013.

273

650 *Between 2007 and 2012, the annual number of foreclosure filings fell by 56%.*

287

The median household income in 2011 was half the national average.

\$24,880

456

Between 2007 and 2012, the annual number of traditional home purchase mortgages decreased by 75%.

115

More than a third of city residents lived in poverty in 2012.

36 percent

34 percent *Between 1990 and 2010, the percentage of residents without a high school diploma dropped significantly.*

20 percent

Between 1990 and 2010, the number of east side residents with a post-secondary degree increased substantially.

+555 (from 6% of residents to 12%)

5,706

Between 2003 and 2012, calls to the police department for violent and property crimes decreased nearly a third.

3,887

9 percent

Between 1990 and 2010, the housing vacancy rate doubled according to the US Census.

19 percent

mortgages, low vacancy rates, and higher average sales prices. However, much of the city has a weak housing market, as illustrated in the map on page 8. Weak housing market areas are characterized by low demand, low sales prices, few home purchase mortgages, and low rates of homeownership, but high rates of poverty, population loss, and crime. Full descriptions of each market cluster are found on page 9.

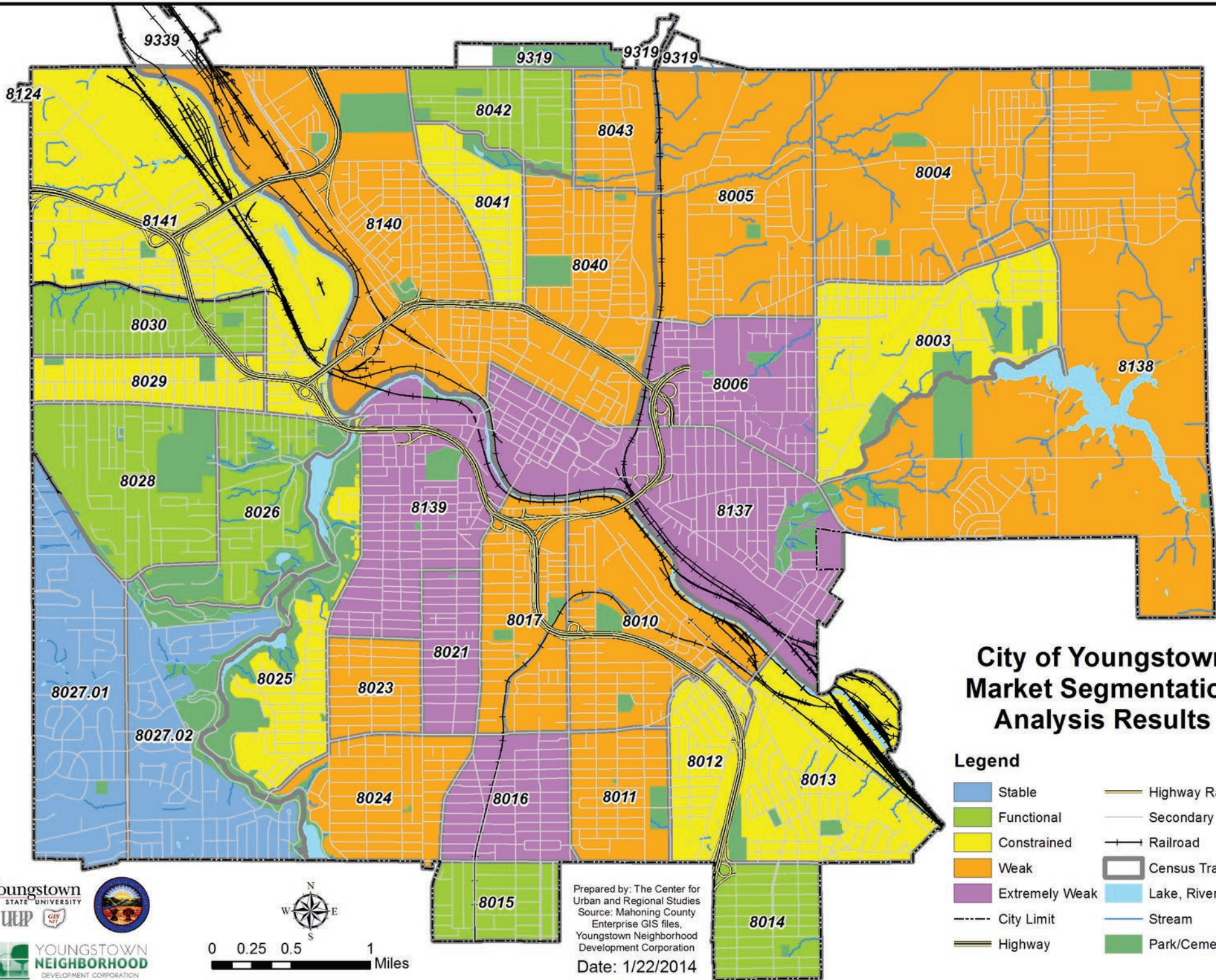
This analysis of Youngstown's housing market is based on a similar model developed by Alan Mallach, with the Center for Community Progress. Each of the city's census tracts were included in the analysis, with the exception of tracts 8124, 9319, and 9339, which have little or no population. The housing analysis took various factors into consideration, including vacancy rate; mortgage ratio (the ratio of home purchase mortgages to total home sales); sales ratio (the ratio of annual single family sales to the total single family inventory); median sales price; homeownership rate; change in homeownership rate; calls for service to the police department; poverty; population loss; and land bank eligibility (the property is at least 2 years tax delinquent). These variables are directly related to housing market conditions, as explained in table 0.1 on page 7. A detailed description of the market analysis begins on page 79 in Chapter 3: Housing Characteristics.

This Neighborhood Conditions Report is an important tool for policy and planning decisions, but it is not a strategy in itself. Data contained within the report will be used in conjunction with resident and stakeholder input to develop citywide and neighborhood-specific planning strategies. This report will serve as a resource to city government and other partner organizations requesting grant funding to further implementation efforts.

Market Segmentation Variables – Youngstown, Ohio

VARIABLE	SOURCE	DESCRIPTION	RELEVANCE TO MARKET CONDITIONS
Vacancy Rate	2010 US Census	Vacant housing units divided by total housing units	A lower level of housing vacancy is indicative of stronger market conditions.
Mortgage Ratio	HMDA and Mahoning County Auditor	Number of home purchase mortgages relative to total sales (2010-2012)	A higher ratio of purchase mortgages to sales is indicative of a larger homebuyer (as distinct from investor) market share, and is thus indicative of stronger market conditions.
Sales Ratio	Mahoning County Auditor	Annual number of single family sales divided by total single family inventory (2012)	Annual turnover between 4 to 5% of the single family stock reflects the strongest market conditions. Higher turnover may reflect speculation, flipping or panic sales, while lower turnover reflects low demand.
Median Sales Price	Mahoning County Auditor	Median sales prices of single family homes (2010 - 2012; transfers > \$1)	Higher sales prices are indicative of stronger market conditions.
Homeownership Rate	2010 US Census	The number of owner-occupied units divided by total housing units	A higher homeownership rate is indicative of stronger market conditions.
Change in Homeownership Rate	1990 US Census and 2010 US Census	The change in homeownership rates between 1990 and 2010	Stability or growth in the homeownership rate is indicative of stronger market conditions.
Calls for Service per 1,000	Youngstown Police Department	Calls for service for violent crimes divided by population (2012)	Lower calls per capita are associated with more stable market conditions.
Poverty	American Community Survey (2007-2011)	Percentage of population living below the poverty level	Lower rates of poverty are associated with stronger market conditions.
Population Loss	1990 US Census 2010 US Census	Change in population between 1990 and 2010	Dramatic population loss is indicative of weak market conditions.
Land Bank Eligibility	Mahoning County Auditor	Parcels that are two-years certified tax delinquent (2014)	Higher rates of land bank eligibility are indicative of property abandonment and weak market conditions.

Table 0.1 - Market Segmentation Variables.



City of Youngstown Market Segmentation Analysis Results

Legend

- | | |
|----------------|----------------|
| Stable | Highway Ramp |
| Functional | Secondary Road |
| Constrained | Railroad |
| Weak | Census Tract |
| Extremely Weak | Lake, River |
| City Limit | Stream |
| Highway | Park/Cemetery |

Market Clusters – Youngstown, Ohio

CLUSTER	SCORE	TRACTS
Stable market	0 to 12	8027.01, 8027.02
Functioning market	13 to 22	8014, 8015, 8026, 8028, 8030, 8042
Constrained market	23 to 32	8003, 8012, 8013, 8025, 8029, 8041, 8141
Weak market	33 to 40	8004, 8005, 8010, 8011, 8017, 8023, 8024, 8040, 8043, 8138, 8140
Extremely weak market	41 to 48	8006, 8016, 8021, 8137, 8139

Table 0.2 - Market Clusters

Housing Market Cluster Descriptions

Stable market tracts have the strongest indicators of any neighborhoods in the city, though they may or may not be considered strong by national standards. In Youngstown, just two census tracts—8027.01 and 8027.02—are classified as stable. In general, they are represented by relatively few vacancies and high median sales prices. Homeownership rates are significantly higher than the citywide average and poverty rates, crime rates, and population loss are low. Home transfers involve traditional mortgages in nearly 50% of cases, compared to only 1 out of 10 in Youngstown as a whole.

Functioning market tracts are those in which all or nearly all indicators fall within ranges consistent with an adequately functioning housing market: houses generally sell when they come on the market; vacancies are manageable; few properties go into foreclosure; and housing quality is generally high. House prices, however, vary more widely than the other indicators, reflecting the fact that house prices do not correlate as strongly with the other indicators as most do with each other. These areas may not have strong markets by national standards, but they are functioning well by city or regional standards. As such, they are likely to be appropriate target areas for stabilization efforts to ensure that they retain their market viability. (Mallach, 2013)

Constrained market tracts are those in which market activity continues to take place, and houses generally sell fairly readily as they come on the market. However, one or more variables suggest that significant deterioration in market conditions is taking place, including extremely low sales prices—which is likely to reflect a market dominated by

speculative investors—significantly more rapid erosion of home ownership than in the functioning market tracts, and significantly higher vacancy rates. Given their still relatively high housing quality, some or all of these areas may be appropriate targets for stabilization efforts. (Mallach, 2013)

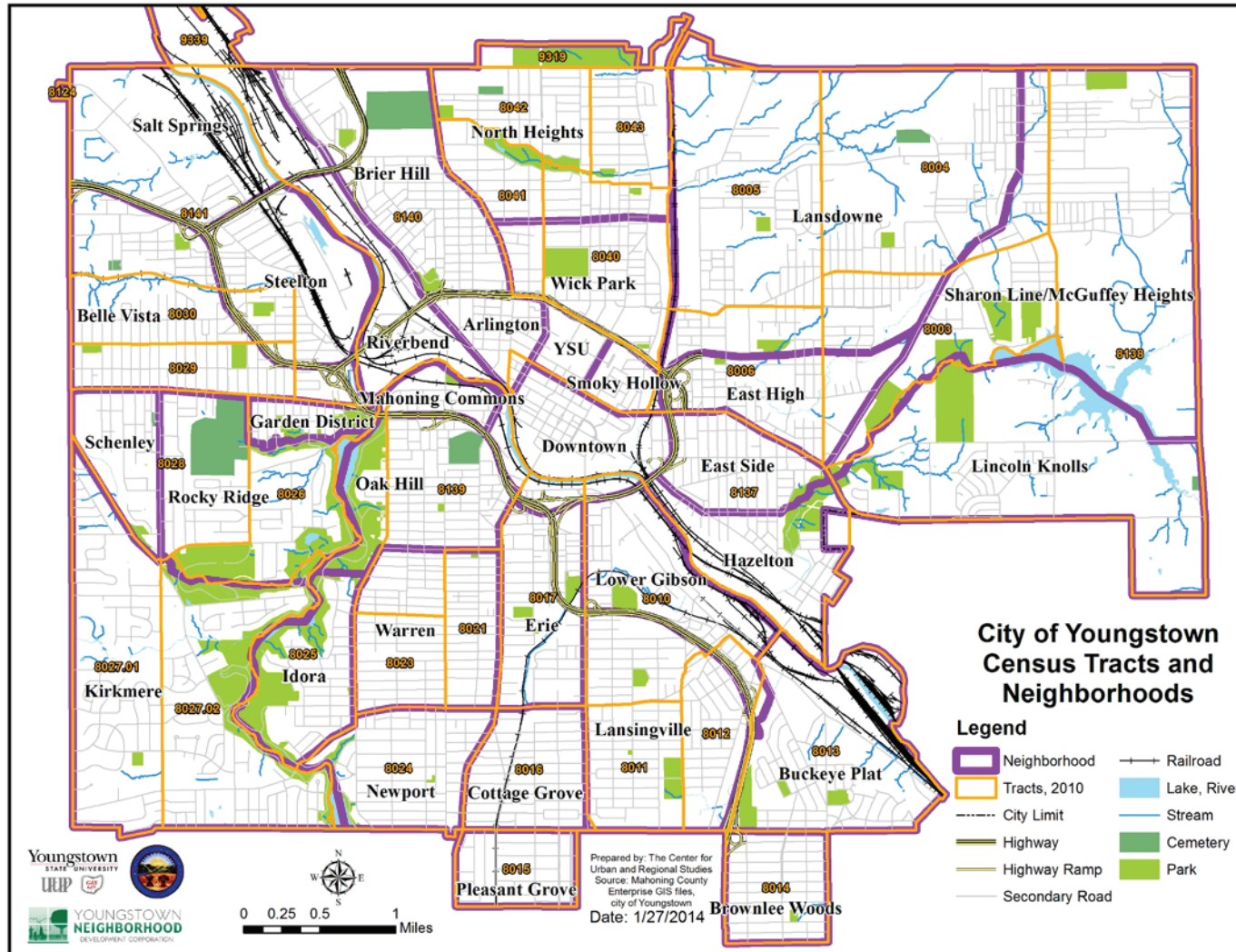
Weak market tracts are those in which most variables suggest market weakness, particularly significantly slower turnover rates than in the two preceding clusters, yet at least one and in some cases more variables point to the continued presence of some level of market activity or neighborhood stability; for example, a tract may have sluggish sales and very low house prices, but may also have relatively low vacancy or foreclosure rates, or a high and relatively stable homeownership rate. Depending on the particular features of the individual census tracts in this cluster, some may be appropriate targets in whole or part for stabilization efforts. (Mallach, 2013)

Extremely weak market tracts are those in which all or nearly all variables indicate that little or no market exists for the housing in the tract. They are generally characterized by minimal sales activity, extremely low prices for those houses that do sell, extremely high vacancy rates and tax foreclosure, and low levels of homeownership and housing quality. It is unlikely that many of these areas are appropriate targets for stabilization efforts overall, although there may be small subareas where such efforts may be appropriate. It is important to ensure that the residents of these tracts continue to receive adequate public services. (Mallach, 2013)

PART I: citywide analysis

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Each chapter includes relevant data from a variety of sources, mapped at the census tract level. Topics include population change, race and ethnicity, educational attainment, poverty and unemployment, residential vacancy, historic properties, housing markets, transportation access, road conditions, health statistics, parks and recreation, and city topography.

Statistics are shown in comparison to Mahoning County, the State of Ohio, and the United States, as well as a set of benchmark cities, which includes Gary, IN; Flint, MI; Erie, PA; Dayton, OH; Canton, OH; and Chattanooga, TN.