

GARDEN DISTRICT

NEIGHBORHOOD ACTION PLAN



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

“A city cannot be a successful city without a strong economy, without strong neighborhoods, and without a diverse, productive population with opportunities to improve their lives. The last, after all, was—and should still be—the traditional promise of the city.”

—Alan Mallach

ACTION PLAN PRODUCED SEPTEMBER 2014

by the YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION
and the CITY OF YOUNGSTOWN

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Garden District Workday including neighborhood residents and a group of AmeriCorps NCCC members.

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SECTION I. INTRODUCTION

Youngstown, Ohio, has experienced typical Midwestern deindustrialization and subsequent disinvestment. After decades, the population loss has not slowed: between 2010 and 2012, Youngstown lost more residents than any American city over 50,000 people.

In 2005 the City of Youngstown gathered community members and other stakeholders to craft *Youngstown 2010*, a long-term planning document. Out of that effort arose a host of neighborhood associations as well as the non-profit Youngstown Neighborhood Development Corporation (YNDC). In 2013, YNDC began providing neighborhood planning services for the City of Youngstown. In that capacity, YNDC crafted the *Neighborhood Conditions Report* to provide a detailed look at the housing markets and socioeconomic conditions facing our neighborhoods, in order to inform a citywide strategy for improving quality of life and address basic challenges and opportunities facing our neighborhoods.

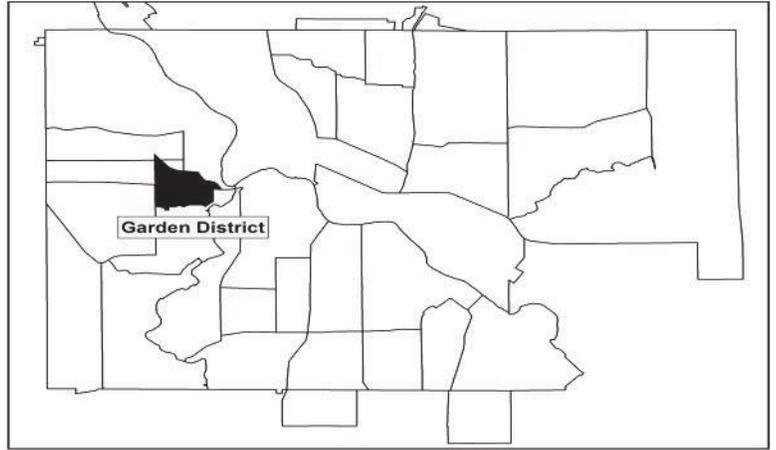
YNDC is forging collaboration between Garden District neighborhood groups, other stakeholders, the City of Youngstown and the Mahoning County Land Bank, to complete strategic neighborhood stabilization activities in this area. This document is an action-driven plan that proposes clear, property-specific strategies. YNDC and the City of Youngstown Community Development Agency will take the lead in preparing, administering, reporting and monitoring the Garden District Neighborhood Action Plan. This plan proposes the Garden District neighborhood be designated as a Neighborhood Revitalization Strategy Area (NRSA) for a term of five years, allowing more flexibility under federal guidelines in implementing planned revitalization efforts identified in this plan.



Residents participating in the Garden District Cleanup event on October 26th, 2013

BOUNDARIES AND HISTORY

The Garden District derives its name from Fellows Riverside Gardens, a twelve acre public garden located on McKinley Avenue. The gardens are a popular destination for tourists and Youngstown residents alike, and serve as a community gathering place. Fellows Riverside Gardens and Mill Creek Park establish both the eastern and southern boundary of The Garden District. Calvary Cemetery, the western boundary, places the neighborhood into a small pocket surrounded on three sides by public green space. Interstate 680 is the northern boundary. Bisecting the neighborhood is the commercial corridor Mahoning Avenue.



Earliest settlement in the area began at the confluence of Mill Creek and the Mahoning River. Development spread west and south along Mahoning Avenue. Throughout the 19th Century there were several coal mines in the area. Fellows Riverside Garden was first established at the 123 McKinley Avenue address in 1962 when Mill Creek Park offered the Garden Forum of the Greater Youngstown Area the property as a garden center.



Fellows Riverside Gardens Davis Center



Park view from Milton Avenue in the Garden District

DEMOGRAPHICS AND AMENITIES



Residents doing a board up in the Garden District

The population of the Garden District is approximately one-third African American and two-thirds White—a small percentage of whom identify as Hispanic. Poverty is significantly higher in the Garden District than the city as a whole—50% of residents live below the poverty line. Median income is slightly lower than the city average and unemployment is slightly higher. The housing stock in the Garden District is proportionally older than the city as a whole—more than half of all housing units were built before 1940. Average home sale values remain low, with the majority of houses selling for less than \$15,000 over the past 6 years. Housing vacancy rates mirror those of the city—at 19%—and roughly 60% of housing units are owner-occupied. The rate of owner-occupancy has declined considerably over the past two decades. Population loss during that time has been significant—at 22%—but the loss has been slower than the city as a whole.

Neighborhood amenities include Fellows Riverside Gardens, St. John Lutheran Church, the variety of architectural styles, easy pedestrian access to Mahoning Avenue businesses, public transportation with direct links to Downtown, diverse businesses, including local restaurants, bars, and shops, and a strong neighborhood association.

GARDEN DISTRICT						
	POPULATION (2010)	POPULATION LOSS (1990-2010)	AVERAGE HOME SALE PRICE (2007-2012)	PERCENT OWNER OCCUPIED (2010)	VACANCY RATE (2010)	PERCENT LOW- TO MODERATE-INCOME RESIDENTS (2010)
GARDEN DISTRICT	1,761	-22%	\$14,806	61%	19%	51%
YOUNGSTOWN	66,982	-30%	\$23,944	65%	19%	61%

SOURCE: United States Census and American Community Survey Data; HUD Low and Moderate Income Summary Data

GARDEN DISTRICT NEIGHBORHOOD DEMOGRAPHIC COMPARISONS	GARDEN DISTRICT	YOUNGSTOWN	MAHONING COUNTY
TOTAL POPULATION (2010)	1,761	66,982	238,823
RACIAL/ETHNIC DEMOGRAPHICS (2011)			
AFRICAN AMERICAN	32%	44%	15%
WHITE	60%	43%	78%
HISPANIC	6%	9%	5%
TOTAL PERSONS BELOW POVERTY (2011)	50%	34%	16%
MEDIAN HOUSEHOLD INCOME (2011)	\$23,613	\$24,880	\$40,570
UNEMPLOYMENT (2011)	23%	20%	11%
HOUSING VACANCY RATE (2010)	19%	19%	12%
HOUSING UNITS BUILT BEFORE 1940	52%	40%	22%
OWNER OCCUPIED HOUSING UNITS (2010)	61%	58%	71%
RESIDENTS WITHOUT A HIGH SCHOOL DIPLOMA (2011)	26%	20%	12%
RESIDENTS WITH AN ASSOCIATE'S AND/OR BACHELOR'S DEGREE (2011)	12%	12%	19%
RESIDENTS WITH A GRADUATE OR PROFESSIONAL DEGREE (2011)	.4%	4%	7%
SOURCE: United States Census and American Community Survey Data			

PUBLIC CONSULTATION

On Feb. 26th, YNDC and the City conducted a citywide planning meeting for residents of the Garden District and Rocky Ridge neighborhoods, where both assets and priorities in the neighborhoods were established, discussed, and recorded on comment cards. In general, residents considered housing and property issues, infrastructure concerns, and neighborhood safety to be primary issues. Residents were also asked to tell the YNDC planning team “one thing we need to know” about the neighborhood. Responses were recorded on comment cards and this activity was purposely left open-ended to gain a rich variety of feedback. Some of the responses are shown below. All public input from the meeting described above is found in the Appendix.



Public Meeting held Feb. 26, 2014

“The best restaurants are family owned!”

“Make the garden district an arts district for the city and encourage artists to buy homes.”

“Improving main corridors is crucial for perception and function.”

“Keep addressing property violations - trash - long grass - upkeep.”

“We have a great organization with people who care about what our neighbors are like and how they keep up with homes or don't. We don't want to lose good people to vacancies and to have low income housing increase with people who don't value our neighborhood and the houses.”

“The Youngstown school system needs to be fixed .”

“Youngstown will come back with everyone's help!”



NEIGHBORHOOD PRIORITIES

City of Youngstown residents who attended the citywide public meetings held in early 2014 were asked to identify their top three challenges or priorities to be addressed in their neighborhood. Residents overwhelmingly identified housing and property issues as the number one challenge they would like to see addressed. The top three neighborhood priorities identified by residents overall are as follows:

1. Housing and Property Issues

Litter, illegal dumping, code violations, vacant homes, unmaintained vacant lots, and general abandonment.

2. Infrastructure Repair and Maintenance

Repairing and maintaining existing infrastructure, including streets, sidewalks, and street lights.

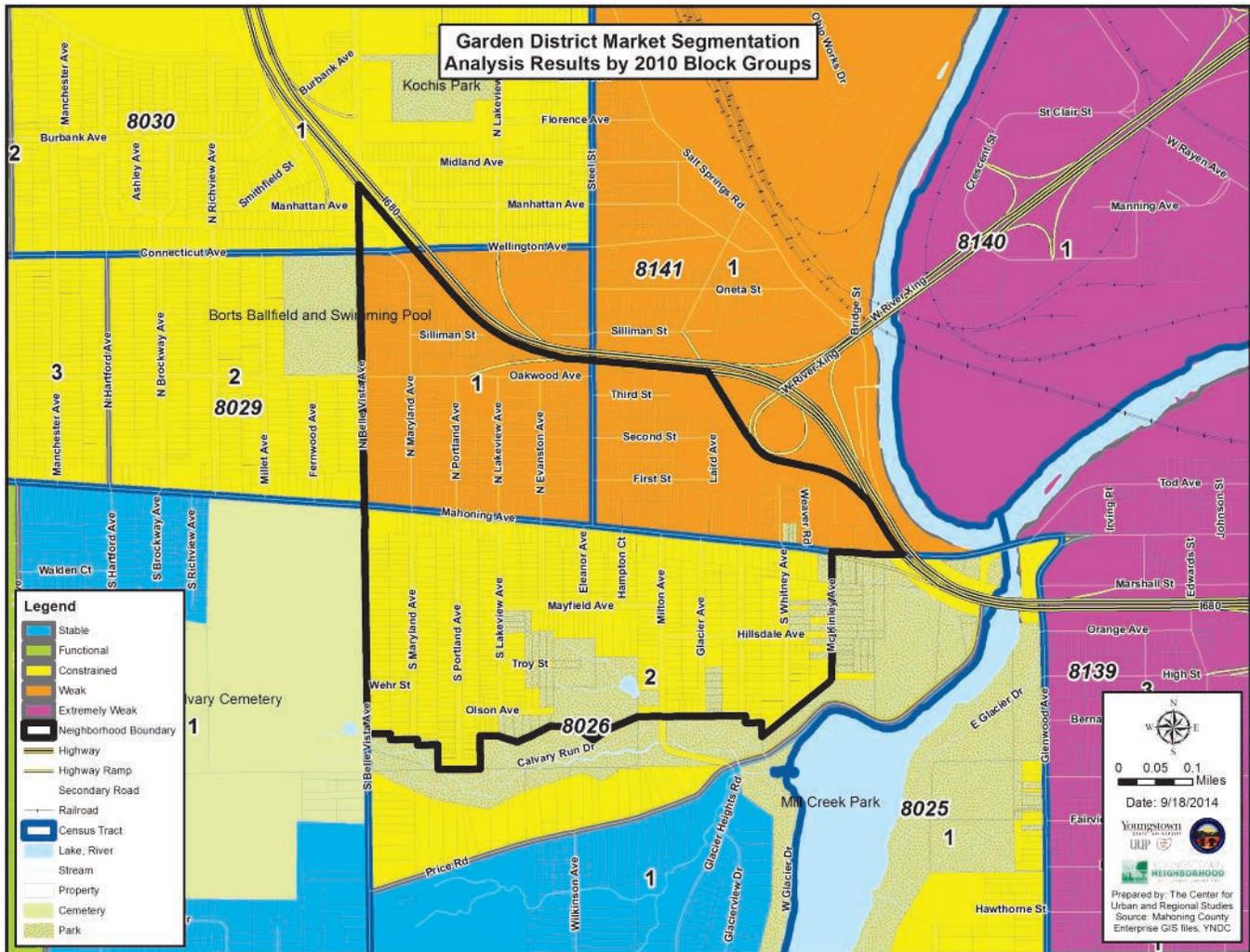
3. Crime and Safety Concerns

Addressing crime hot spots, including both vacant and occupied homes embedded within the neighborhoods where criminal activity is threatening the health and safety of neighborhoods.



117 N. Lakeview Ave. is severely deteriorated and in need of demolition.

HOUSING MARKET SEGMENTATION ASSESSMENT



In 2014, YNDC and the City of Youngstown conducted a detailed market segmentation analysis of all neighborhoods in the city, using U.S. Census and other relevant housing data. An account of the market conditions throughout the city and the process for completing the analysis is included in the citywide *Neighborhood Conditions Report*.

The map above identifies the varying market conditions of the Garden District neighborhood by U.S. Census block groups, the smallest unit for which housing market data can be collected and analyzed. Generally speaking, the neighborhood north of Mahoning has a *weak* housing market, whereas the area south of Mahoning Avenue has a *constrained* housing market.

Neighborhoods were categorized based on varying conditions because a different strategy is required to address areas with varying market conditions. For example, in the *constrained* area of the neighborhood above, the priority is to rehabilitate viable properties, to employ targeted code enforcement to restore a high standard of maintenance, and to aggressively demolish the homes that are beyond salvage on otherwise stable streets. In the *weak* area of the neighborhood to the north, the strategy is to demolish all vacant homes and to address all unmaintained vacant lots in a way that brings a basic sense of order and improved quality of life back to these blocks. More information on the current conditions and strategies is provided in the plan.

MARKET SEGMENTATION CATEGORIES

An explanation of the varying categories of market conditions from the market segmentation analysis of the City of Youngstown are as follows:

Stable market block groups have the strongest indicators of any neighborhoods in the city, though they may or may not be considered strong by national standards. 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. (Mallach, 2013)

Functioning market block groups 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 block groups 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) **The area south of Mahoning Avenue is considered a “Constrained Market” area.**

Weak market block groups 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) **The area north of Mahoning Avenue is considered a “Weak Market” area.**

Extremely weak market block groups 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)

ECONOMIC CONDITIONS ASSESSMENT

In the Garden District, 50% of area residents live in poverty, and 23% are unemployed; thus, there is an incentive to focus economic development on the successes and opportunities of the Mahoning Avenue commercial corridor. Existing businesses on Mahoning Avenue between Glenwood Avenue and Meridian Road include entertainment venues such as eating, drinking, music, billiards and bowling establishments; pharmacy, gas and grocery stores; and specialty shops like florists, lawnmower repair and cat rescue.

Thriving blocks along Mahoning Avenue are peppered with vacancy and crumbling sidewalks and driveways, and some of the houses and multi-family dwellings on or near Mahoning Avenue are vacant and/or blighted. Mahoning Avenue is a primary auto and bike corridor connecting western suburbs, Mill Creek MetroParks, the downtown, and YSU, and more can be done to capitalize on the 14,000 daily commuters and nearby residents.

ECONOMIC DEVELOPMENT OPPORTUNITIES

The Mahoning Avenue corridor should be targeted with incentives to reoccupy vacant structures and revitalize existing structures and infrastructure. An association of Mahoning Avenue businesses should be formalized and hold regular meetings with the City's Economic Development Department and YNDC, in order to inform business owners of opportunities and address their concerns. Goals will be established, such as keeping vacant lots clean of broken glass/debris, and sidewalks shoveled and repaired.

The close proximity of businesses to sidewalks and streets means there is a minimum of green space in some blocks. Wires along both sides of Mahoning Avenue prevent street trees, but flower pots, shrubs and trees where possible would beautify the district. Fresh, bright paint and facades would also go a long way to create the atmosphere of a vibrant shopping district, as would brightly colored public trash cans, bike racks, seating facilities, bus shelters and public art. The dense population and mixed use of the area supports a high number of pedestrians. As this area is part of or a continuation of the Garden District, businesses may sponsor a garden theme façade contest, with the winning proposals receiving a façade grant from the City of Youngstown. Artists may be enlisted to create sculpture, window paintings or murals. Businesses might sponsor artists. A "Garden Walk" will allow businesses to show off their investments, open their doors to new customers, leverage advertising funds, and create a map with information about area businesses. The City of Youngstown should install wayfinding signage to direct pedestrians to amenities and to create visual cohesion in the area. Given the proximity to the arts scene in the Mahoning Commons and building from previous efforts of residents to encourage arts-based development in the neighborhood, the Garden District is a prime location for public art initiatives and the creation of an arts district.

To stimulate new business along the corridor, YNDC and the City of Youngstown will focus on code enforcement of properties on or visible from Mahoning Avenue. To foster new business, entrepreneurs will be offered skill building and other training, and funding through the Youngstown Neighborhood Development Corporation's micro-enterprise loan program. In addition, façade improvements and loans for new and existing businesses will be targeted along Mahoning Avenue. A database of available commercial property along with any code violations or environmental concerns will be created.

SECTION II. FIVE-YEAR PERFORMANCE MEASUREMENTS

The following section outlines neighborhood revitalization objectives for the Garden District Neighborhood to be achieved in accordance with this plan over the next five years, from 2015 to 2020.

Housing Five-Year Benchmarks

- 30 housing units are brought into compliance.
- 2 vacant housing units are rehabilitated and re-occupied as affordable housing through collaborative efforts.
- 35 severely blighted structures are demolished.
- 25 vacant and formerly blighted housing units are boarded and cleaned in order to improve neighborhood safety.

Infrastructure Five-Year Benchmarks

- All existing street lights are operational and an annual survey is conducted by residents to report any further outages.
- All sidewalks near Mill Creek Park and Mahoning Avenue are either cleaned up or replaced where needed.
- All streets are equipped with uniform neighborhood street signs. Wayfinding signage installed on Mahoning Avenue.
- All dead trees are removed and at least 25 new street trees and park trees planted.
- All unmaintained vacant lots are mowed with a higher frequency using a strategic method. Outreach is conducted where viable to identify adjacent homeowners to take over lots and report dumping.
- At least one new bike facility is installed.
- At least one new minimalist green infrastructure street improvement is installed in the neighborhood.
- Borts Pool is demolished and the park is reconstructed with updated amenities.

Crime and Safety Five-Year Benchmarks

- 15 crime hotspots are addressed through community policing and neighborhood interventions.

Community Building Benchmarks

- Engage 30 new residents through the Garden District Neighborhood Association.
- Complete 5 resident-driven neighborhood improvement projects.
- Formalize the Mahoning Avenue Business Association.
- Continue to engage neighborhood institutions such as Fellows Riverside Gardens.

Economic Development Benchmarks

- Target city incentive programs to neighborhood retail on Mahoning Avenue.
- Improve at least 3 existing business facades with grants from the City of Youngstown.
- Provide 2 YNDC micro-enterprise loans to neighborhood entrepreneurs.
- Create or retain 10 jobs.

Neighborhood Revitalization Outcomes

The following are the desired outcomes from implementing the strategies proposed in this Neighborhood Action Plan / Neighborhood Revitalization Strategy Area:

Outcome 1: Improve housing market conditions by decreasing the number of blighted properties in the neighborhood by 40% and increasing home sales prices by 10%.

- Baselines: 160 blighted residential properties (achieving a 40% reduction would be reducing the number of blighted properties by 64); \$14,806—average home sale price (achieving a 10% increase would equal an average home sale price of \$16,287)

Outcome 2: Improve basic public infrastructure by reporting unlit street lights on a regular basis, resurfacing the most critical streets in the neighborhood, cleaning up and replacing sidewalks through a collaborative partnership between residents and the city, and by mowing 90% of vacant lots in the neighborhood in a strategic manner to cut costs and maximize impact.

- Baselines: 77 unmaintained vacant lots; 6 missing street lights; 1.2 miles of road in fair or poor condition

Outcome 3: Improve neighborhood safety by reducing violent crime by a minimum of 30% over a period of five years through community policing and securing of vacant properties.

- Baseline: 1,411 calls for service for violent crimes between 2011-2013

Outcome 4: Improve capacity of neighborhood groups and institutions to collaborate on 5 neighborhood improvement projects.

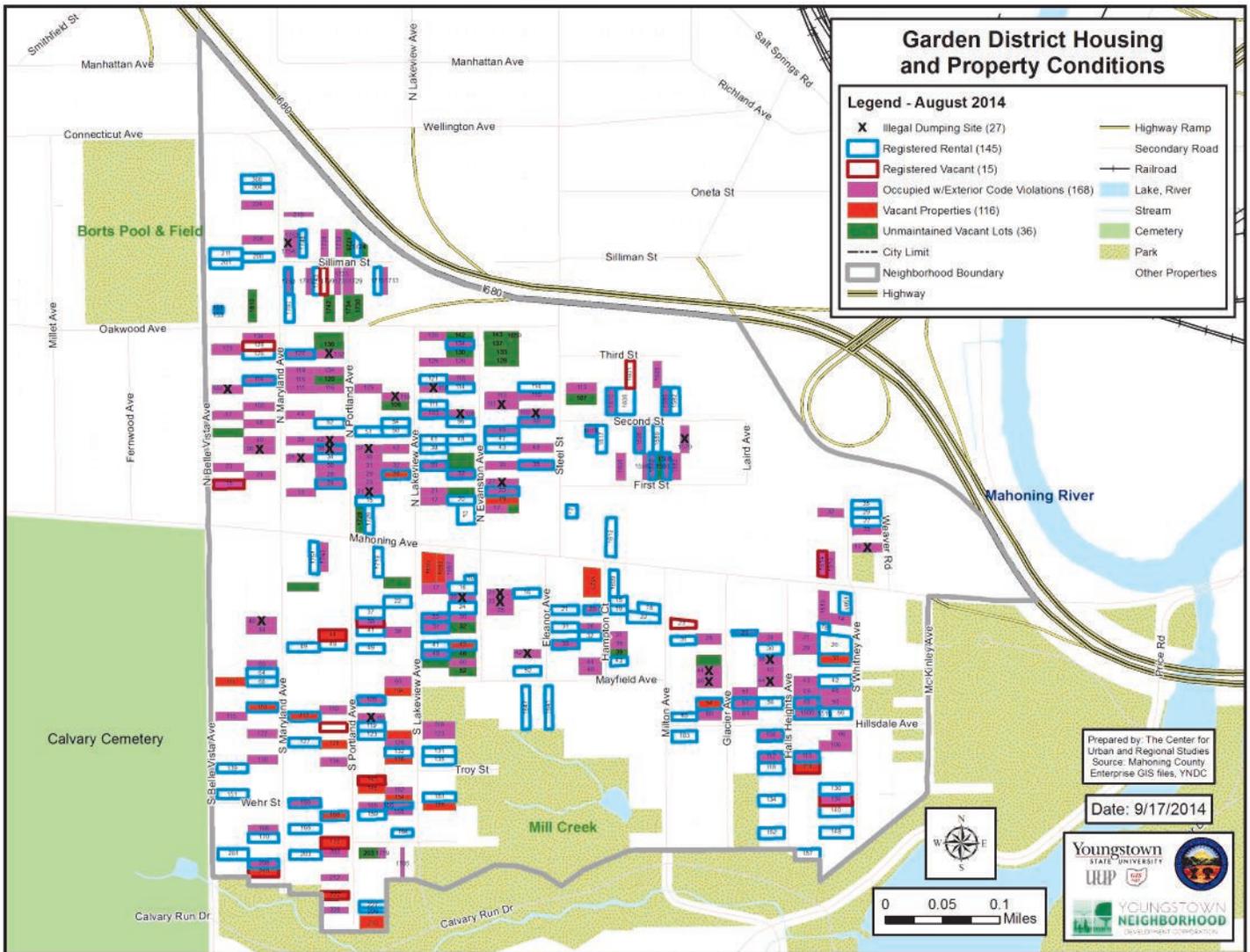
- Baseline: Number of neighborhood-wide improvement projects in 2014 (currently there are none)

Outcome 5: Improve economic development by providing assistance to 3 businesses and/or entrepreneurs.

- Baseline: Number of Mahoning businesses and/or neighborhood entrepreneurs receiving assistance (currently there are none)

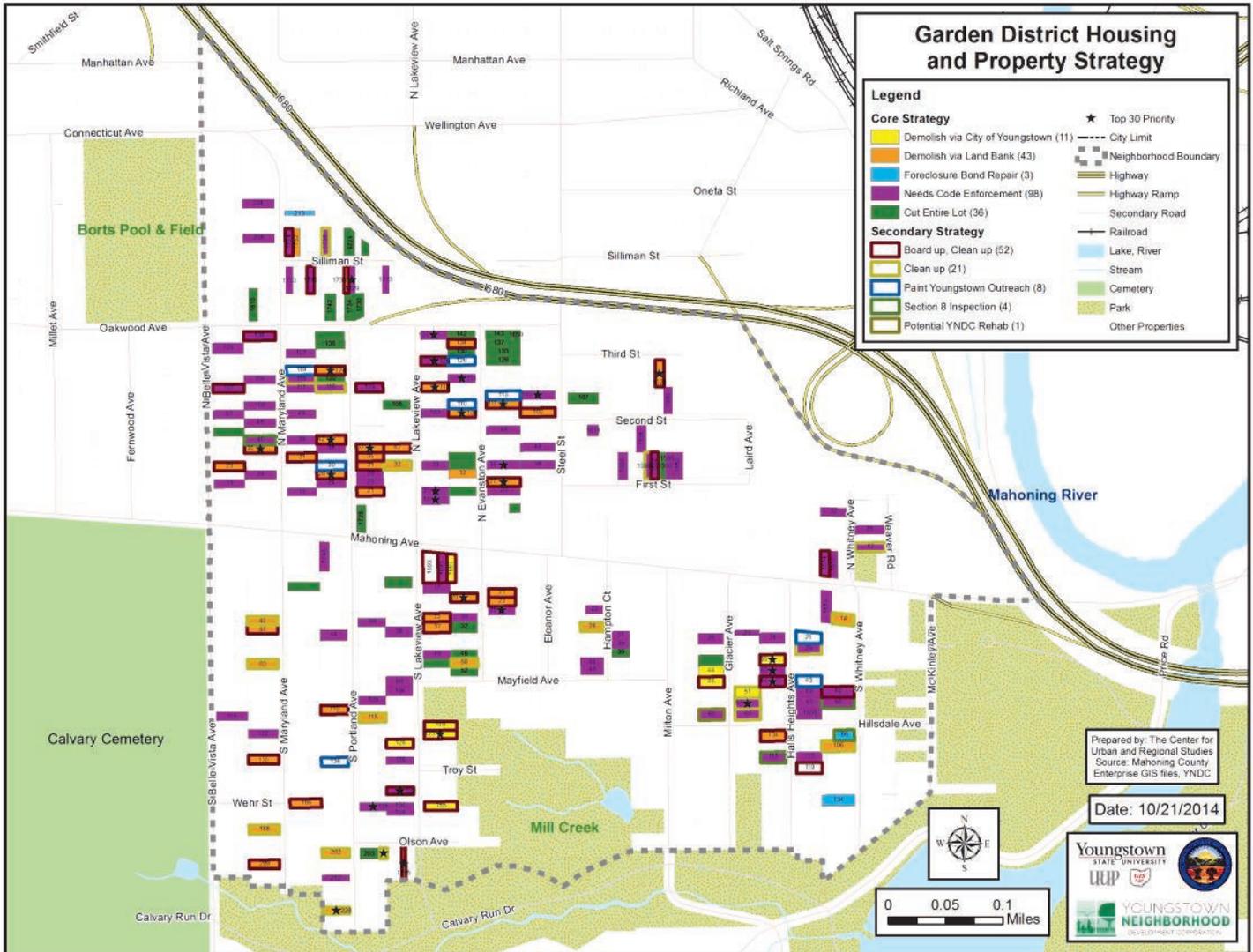
SECTION III. HOUSING AND PROPERTY ISSUES

A detailed survey of the conditions of properties in the Garden District Neighborhood was conducted by YNDC in order to assess housing and property issues that are negatively impacting quality of life and hindering housing reinvestment. The following map outlines current housing and property conditions that challenge the Garden District neighborhood, including occupied properties with code violations, vacant and blighted properties, and unmaintained vacant lots.



This data was collected from a series of field surveys conducted during 2014 by YNDC tracking exterior code violations, property vacancy, and vacant lot maintenance. Vacancy was determined by a number of factors, such as whether or not the windows/doors were broken and the electric meter operating. There are 168 occupied properties with exterior code violations, 116 vacant properties, and 36 insufficiently maintained vacant lots.

HOUSING AND PROPERTY STRATEGY



The map above identifies a strategy for every vacant home and occupied structure with exterior code violations in order to stabilize the neighborhood’s housing market and improve quality of life for residents. The strategy of each property is determined by a field survey conducted by YNDC, and research examining ownership, tax status, and related issues. This information was evaluated carefully to determine appropriate use of the strategies as described on the following two pages.

Core Strategies

The following are descriptions of the core strategies assigned to each vacant and occupied property with exterior code violations throughout the neighborhood. These strategies are necessary to bring the property into compliance or otherwise eliminate blight and disinvestment in the neighborhood.

1) Code Enforcement: This strategy seeks to have the home repaired through aggressive code enforcement by the City of Youngstown. Inspectors can issue warnings or administrative penalties, and can send the owner of homes in violation of the City's property code to either a Housing Appeals Board or to a prosecutor hearing, depending upon the severity of the violations and the financial circumstances of the owner. This is especially critical for occupied structures with violations and key vacant structures that are of significance to the fabric of the neighborhood and should be salvaged rather than demolished.

2) Demolish via Land Bank: In designated areas of the city, houses that are vacant, blighted, and certified tax delinquent for two years or more can be demolished through the Mahoning County Land Bank using Neighborhood Improvement Program (NIP) funds. The Land Bank typically acquires these properties through a tax foreclosure process. This strategy is assigned to severely deteriorated, tax delinquent, abandoned properties that have already been identified and prioritized by the Mahoning County Land Bank for demolition. The advantage to this method of demolition is that the Land Bank will take ownership of the land and will landscape the properties after demolition, making them easily accessible for adjacent property owners to acquire and maintain.

3) Demolish via City of Youngstown: Properties that are vacant, severely deteriorated, and not eligible for demolition by the Mahoning County Land Bank are recommended in the plan for demolition by the City of Youngstown. These also include properties that must be demolished because they are an immediate health and safety hazard and require urgent action to stabilize neighborhood conditions.

4) Private Market Sale: Properties that are either vacant or occupied that are actively for sale are noted in the plan, regardless of whether or not they have exterior code issues. These properties should be aggressively marketed by residents and the City of Youngstown in order to encourage reinvestment.

5) Foreclosure Bond Repair: This strategy utilizes the \$10,000 bond required by the city of Youngstown for properties entering the foreclosure process. The bond can be used to abate nuisance violations on the property. At the end of the foreclosure process, the bond is returned to the bank, minus an administration fee and any funds expended for nuisance abatement.

6) Rehabilitation Candidate: This strategy is applied to vacant properties that are in relatively good condition and should not be demolished, but may have some condition which is hindering direct sale on the private market (e.g. tax delinquency). Many of these homes need some level of code enforcement. A collaborative effort by the City, YNDC, and Mahoning County Land Bank should be considered to unencumber these properties so that they may be rehabilitated and re-occupied by YNDC, the Land Bank, or a private entity with the means to do so. Rehabilitated homes are marketed exclusively to homeowners, in order to build housing market activity in the neighborhood.

7) Cut Entire Lot: For single unmaintained lots that are between houses or maintained lots, the City should cut the entire lot in order to improve quality of life of surrounding residents and to give the lot the appearance of a side yard. Work should be conducted to acquire these properties and transfer them to a responsible owner nearby for ongoing maintenance.

8) Waste Removal: For vacant properties or vacant lots with significant trash and debris, the City should remove all debris to deter future dumping. If dumping persists, a split rail fence near the sidewalk should be installed.

Secondary Strategies

For certain properties within the neighborhood that meet specific criteria, a secondary layer of strategies have been identified as a potential means for improving property conditions.

1. Board Up: Vacant properties with broken or missing doors or windows or that are otherwise vulnerable to break-ins and vandalism are recommended to be boarded up in order to secure the property and to prevent criminal activity. Properties can be boarded and secured in partnership with the City of Youngstown, YNDC, and neighborhood residents through a combination of volunteer workdays and contracted work crews.

2. Paint Youngstown Outreach: Owner-occupied properties with exterior code violations may qualify for YNDC's Paint Youngstown Limited Repair or Owner-Occupied Rehabilitation programs. These programs assist qualified owner-occupants living in target areas to make critical repairs to their homes at no cost. All occupied properties with exterior code violations where the owner's address is the same as the address of the property (and not a business name), have been identified as potential addresses to conduct outreach for this program over the next 5 years. The Garden District is a target area for 2014 funds; however, target areas will change as eligible properties in the current area become compliant.

3. Section 8 Inspection: Properties with a Section 8 designation and exterior code violations should be inspected by the Youngstown Metropolitan Housing Authority to ensure issues are addressed.



A property on Milton Avenue before Paint Youngstown



A property on Milton Avenue after Paint Youngstown

NEIGHBORHOOD-WIDE STRATEGIES

In order to strengthen the housing market and build a stronger community, several strategies have been identified to complement the targeted property strategies.

- 1. Market-building Activity:** Gateway signage, uniform lampposts, uniform street and wayfinding signage, an active neighborhood association and web page, and continued collaboration with Fellows Riverside Gardens can all help to build a strong neighborhood identity and market the neighborhood to potential residents.
- 2. Encouraging Homeownership:** As properties are rehabilitated through YNDC or the Mahoning County Land Bank, these should be marketed exclusively to owner-occupants in order to strengthen the housing market of the Garden District neighborhood. YNDC operates the Community Loan Fund, which has limited funding for homebuyer mortgages on rehabilitated properties in strategic neighborhoods, of which the Garden District is one. The Community Loan Fund provides mortgages to individuals who do not qualify for traditional lending.
- 3. Community Building:** A collaboration with the local businesses, other west side neighborhood groups, Fellows Riverside Garden, and other community institutions should be fostered, to assist in the revitalization of the neighborhood, plan events and create stronger community identity and interaction.
- 4. Engaging Anchor Institutions:** The Garden District neighborhood contains several anchor institutions in addition to Fellows Riverside Garden, such as St. John Lutheran Church. These institutions may be able to provide meeting locations, as well as funding for community projects.
- 5. Engaging the Business Community:** The Mahoning Avenue corridor hosts a number of locally-owned and national chain stores. The City of Youngstown's Economic Development Department should hold a meeting of business owners to discuss needs and concerns. These businesses should be targeted for economic development.
- 6. Economic Development:** The City's incentive programs should be targeted to owners along Mahoning Avenue. In particular, building facades should be improved and loans provided to new and existing businesses. YNDC provides micro-enterprise loans to neighborhood entrepreneurs, and potential candidates should be identified throughout the neighborhood. A formalization of the Mahoning Avenue business association would strengthen the commercial corridor.



Casa Ramirez Mexican Restaurant on Mahoning Avenue

TOP 30 PRIORITY PROPERTIES: GARDEN DISTRICT NEIGHBORHOOD

Through field research, 30 houses with code violations were identified as priority properties. Some vacant and some occupied, these houses were selected based on proximity to one another; severity of deterioration; concern for health and safety of occupants or neighboring residents; stabilization in an area where one blighted or at-risk house is threatening an otherwise stable area; or further stabilizing an area where existing reinvestment has taken place.

The list is broken down into two sections: Priority Properties for Demolition, and Priority Properties for Code Enforcement. Both lists are in alphabetical order and not prioritized by rank. Photos on this page demonstrate examples of some of the Top 30 Priority Properties.



106 N. Evanston: DEMOLITION



228 S. Portland: DEMOLITION



44 Halls Heights: CODE ENFORCEMENT



57 Glacier: CODE ENFORCEMENT

PRIORITY PROPERTIES: DEMOLITION

The following 14 properties have been prioritized for demolition. These properties were evaluated via data collected in the survey conducted by YNDC, and deemed priorities based on their poor condition on relatively stable streets. Those with an “X” under the “Land Bank” column are two years’ certified tax delinquent and being considered by the Mahoning County Land Bank as acquisitions for demolition. Those with an X under the “City” column have been identified as priority properties for demolition in 2014 by the City of Youngstown. Some properties are prioritized for demolition by both the City and the Land Bank; preference is for the Land Bank to demolish as many of the eligible properties as possible, as these projects will include landscaping and maintenance for the resulting lots.

Address	Description of Condition	City	Land Bank
27 N. Evanston Ave.	Unsecure doors and windows; peeling paint on trim.		X
106 N. Evanston Ave.	Porch collapsed; missing/damaged siding; outside stairs, gutters and fascia in disrepair.		X
111 N. Evanston Ave.	Trash/debris; overgrown vegetation; awning in disrepair.		X
117 N. Lakeview Ave.	Trash/debris; overgrown vegetation; unsecure windows; peeling paint on siding, trim and wood shakes; roof and garage in disrepair.		X
36 N. Maryland Ave.	Trash/debris; overgrown vegetation; unsecure windows; missing/damaged siding; outside stairs in disrepair; street # not visible.		X
28 N. Portland Ave.	Overgrown vegetation; unsecure door and windows; peeling paint on siding and trim; outdoor stairs in disrepair.		X
37 N. Portland Ave.	Overgrown vegetation; unsecure windows; peeling paint on trim; garage in disrepair.		X
42 N. Portland Ave.	Trash/debris; dumping; tires; unsecure door and windows; missing/damaged siding; garage, gutters and fascia in disrepair.		X
124 N. Portland Ave.	Trash/debris; unsecure door and windows; missing/damaged siding; peeling paint on trim; garage in disrepair.		X
1705 Olson St.	Garage, porch, foundation, roof and gutters in disrepair; peeling paint; infestation of rats.	X	X
1719 Olson St.	Boarded up; chipping paint on trim; no gutters; roof in poor condition.	X	X
20 S. Evanston Ave.	Boarded up; trees growing into roof of the house; garbage in the garage.		X
123 S. Lakeview Ave.	Broken, unsecure windows; back of the house unstable; peeling paint on wood shakes; garage in disrepair; fire damage.	X	X
228 S. Portland Ave.	Missing siding; back of house in disrepair; overgrown vegetation.		X

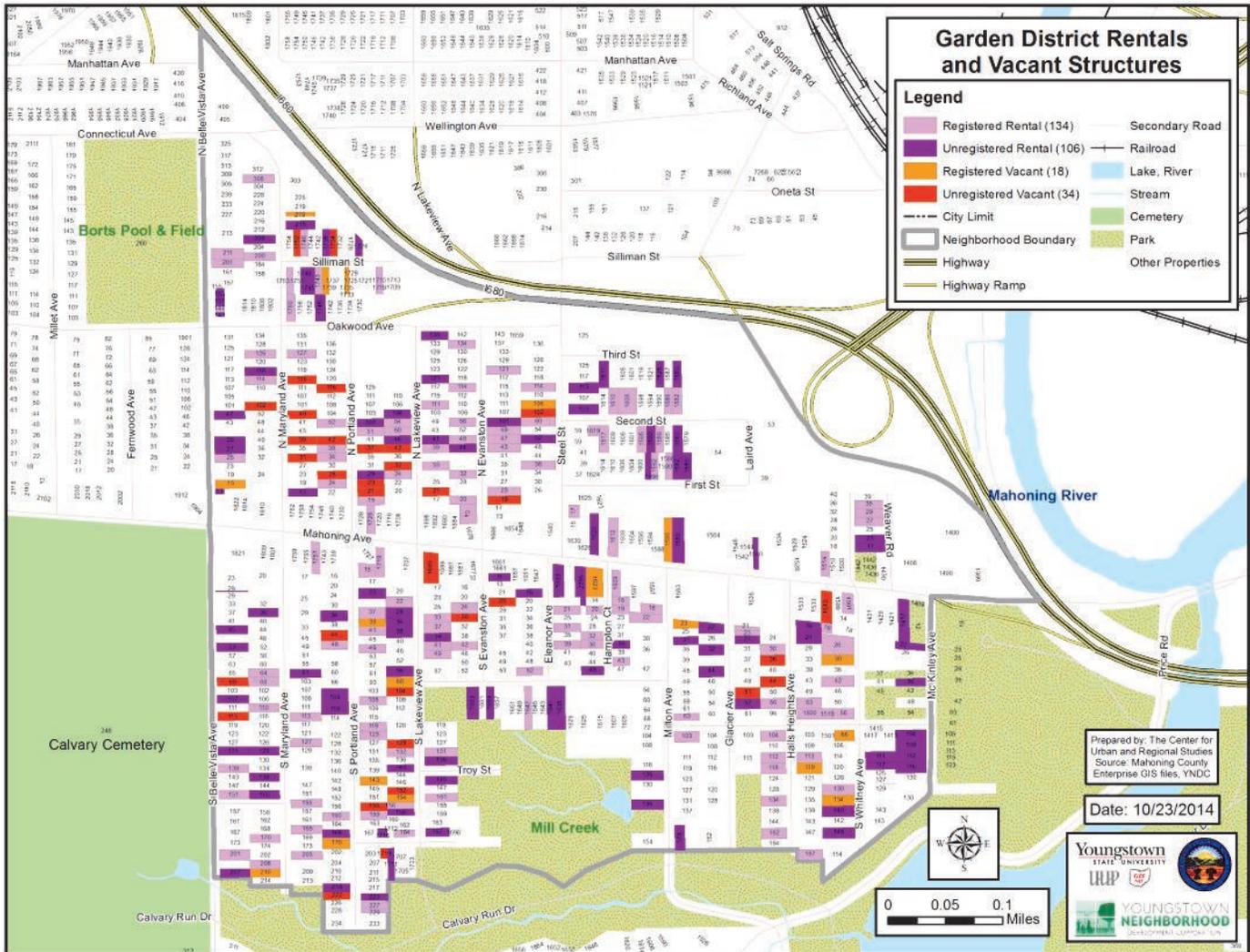
PRIORITY PROPERTIES: CODE ENFORCEMENT

The following 16 properties have been identified as priorities for code enforcement. The condition of these properties was evaluated using the YNDC survey. Some are in poor condition, on an otherwise stable street. Properties that are vacant with issues, but can likely be salvaged and rehabilitated, are also included on this list.

Address	Description of Condition
1525 Third St.	Trash/debris; boat in yard; overgrown vegetation; unsecure door and windows; missing/damaged asbestos shingles; porch, outside stairs, soffits and fascia in disrepair.
35 N. Evanston Ave.	Peeling paint on trim and wood shakes; porch and garage in disrepair.
118 N. Evanston Ave.	Overgrown vegetation; missing/damaged siding; roof damage.
17 N. Lakeview Ave.	Roof damage; porch in disrepair.
21 N. Lakeview Ave.	Peeling paint on porch steps; porch in disrepair.
125 N. Lakeview Ave.	Trash/debris; missing/damaged siding; peeling paint on siding, trim and wood shakes; roof and chimney in disrepair.
135 N. Lakeview Ave.	Trash/debris; tires on property; garage in disrepair.
1729 Silliman St.	Peeling paint on siding and trim.
110 Steel St.	Peeling paint on trim; porch roof and fascia in disrepair.
57 Glacier Ave.	Peeling paint on wood siding and trim; unsecure windows.
36 Halls Heights Ave.	Porch and outdoor stairs in disrepair; missing/damaged siding.
40 Halls Heights Ave.	Deterioration of the porch and roof.
44 Halls Heights Ave.	Deteriorating roof; graffiti on brick walls.
25 S. Evanston Ave.	Deteriorating porch.
152 S. Lakeview Ave.	Peeling paint on trim and garage; overgrown vegetation; unsecure windows; vegetation in gutters.
155 S. Portland Ave.	Missing/damaged siding; soffits in disrepair; peeling paint.

RENTAL AND VACANT REGISTRATION

The following map identifies registered rental and vacant properties within the neighborhood. Properties which are NOT registered but likely need to be registered are identified as “Unregistered Vacant” or “Unregistered Rental.” Current registration data was obtained from the City of Youngstown Department of Property Registration and current ownership information was retrieved from the Mahoning County Auditor. Vacancy data was determined from a detailed property survey conducted by YNDC for the entire neighborhood.



Residential properties that are occupied and rented must be registered with City of Youngstown. In total, there are 134 registered rental properties within the neighborhood and an additional 107 occupied houses that are likely rental properties which are unregistered. “Unregistered Rental” properties are properties that were either registered in the past two years but their registration is lapsed, or properties where the owner’s address is different from the address of the property, indicating that it is unlikely that the owner resides at the home. All properties that are not presently occupied and not actively being rented must be registered with the City of Youngstown as vacant. There are 18 registered vacant properties within the neighborhood, with an additional 34 “Unregistered Vacant” properties. These are properties that identified as vacant in the property survey conducted for the Neighborhood Action Plan where the owner has not registered the property with the City of Youngstown.

Strategy Recommendation: All of the unregistered vacant and rental property owners should receive an official notice to register as soon as possible. Investigative work should be completed by the City to identify any owners who do not respond to the notice, and citations of \$100 per week per city ordinance should be issued in order to gain registration compliance.

CRITICAL PROPERTIES FOR BOARDUP AND CLEANUP

The following properties have been identified as priority properties for cleanup and board-up. Many of these properties are among the worst in the neighborhood, are wide open and exposed to the elements, and are an immediate threat to the health and safety of the surrounding residents. Some are not likely to be demolished within the next two to three years due to their size and the cost of asbestos abatement and removal. However, boarding, cleaning up trash and debris, and removing overgrowth will bring these properties into a manageable condition for residents.

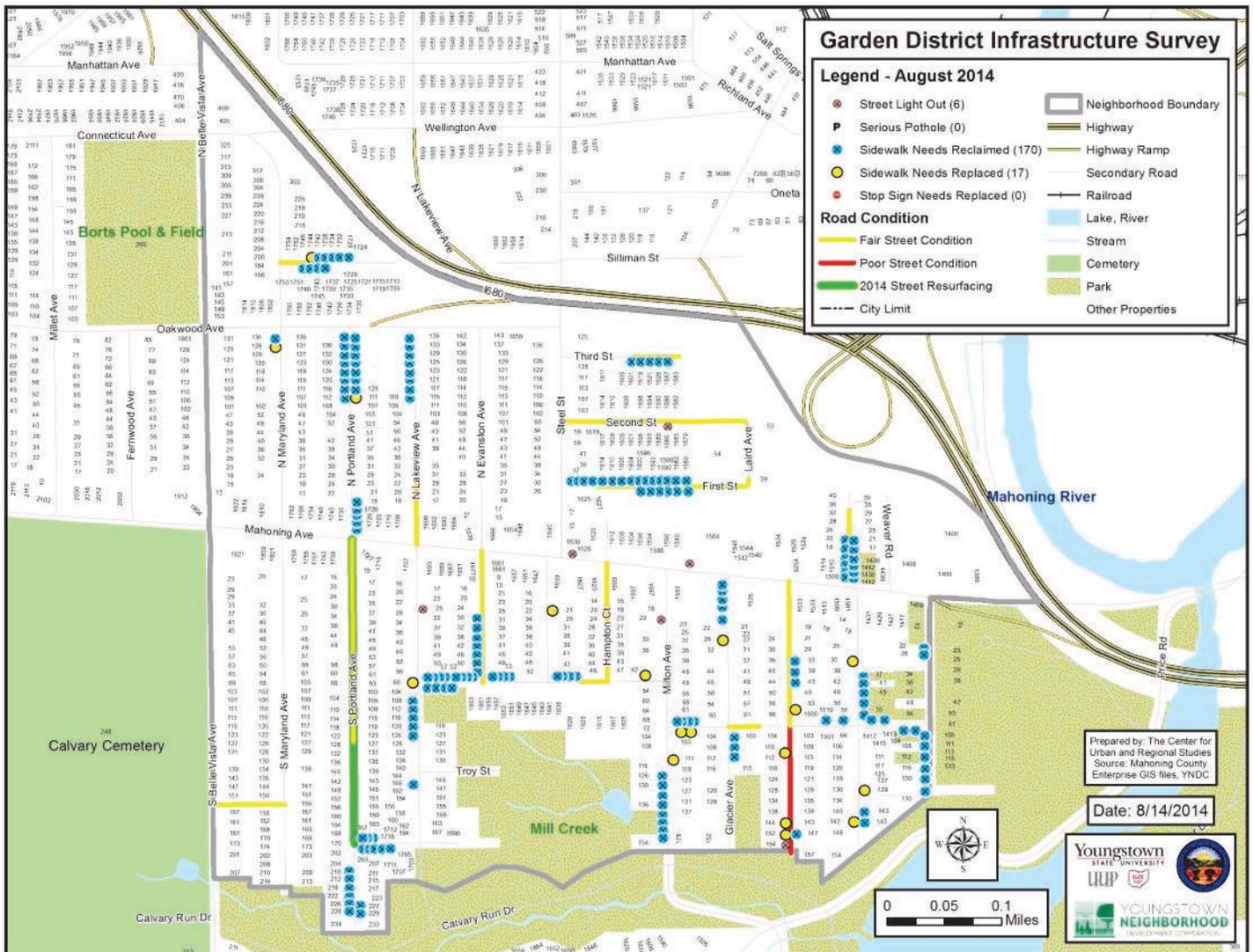
Boarding and securing properties helps to prevent vandalism, theft, and drug-related activity from occurring inside the properties. Cutting down overgrowth and removing trash eliminates health hazards and improves visibility. Boards should be painted to resemble doors and windows to make these structures blend in better with the neighborhood, rather than stand out as eyesores.

Address	Description of Condition	Strategy
23 N. Belle Vista Ave.	Overgrown vegetation; unsecure doors and windows; peeling paint on stairs.	Board up, clean up.
1525 Third St.	Trash/debris; boat in yard; overgrown vegetation; unsecure doors and windows; missing/damaged asbestos shingles; porch, outside stairs, soffits and fascia in disrepair; partially boarded. Severe deterioration.	Board up, clean up.
27 N. Evanston Ave.	Unsecure doors and windows; peeling paint on trim.	Board up, clean up.
32 N. Evanston Ave.	Overgrown plants/bushes; trash/debris; inoperative car on property; missing/damaged siding; porch in disrepair; peeling paint on trim.	Board up, clean up.
134 N. Evanston Ave.	Overgrown vegetation; unsecure doors and windows; missing/damaged asbestos and vinyl siding; peeling paint on trim; porch in disrepair.	Board up, clean up.
32 N. Lakeview Ave.	Trash/debris; overgrown vegetation; roof damage; broken window.	Board up, clean up.
42 N. Lakeview Ave.	Overgrown vegetation; infestation (pigeons); unsecure windows; peeling paint on siding; outdoor stairs in disrepair.	Board up, clean up.
117 N. Lakeview Ave.	Trash/debris; overgrown vegetation; unsecure windows; peeling paint on siding, trim and wood shakes; roof damage; garage in disrepair.	Board up.
152 S. Lakeview Ave.	Peeling paint on trim and garage; overgrown vegetation; nonsecure windows; vegetation in gutters.	Board up, clean up.
46 S. Whitney Ave.	Porch, stairs, chimney, and gutters need repair. At least 8 cats on property.	Board up.

Address	Description of Condition	Strategy
36 N. Maryland Ave.	Trash/debris/dumping; overgrown vegetation; unsecure windows; missing/damaged siding; outside stairs in disrepair; street # not visible.	Board up, clean up.
134 N. Maryland Ave.	Overgrown vegetation; unsecure windows; outside stairs in disrepair.	Board up, clean up.
28 N. Portland Ave.	Overgrown vegetation; unsecure doors and windows; peeling paint on siding and trim; outdoor stairs in disrepair.	Board up.
37 N. Portland Ave.	Overgrown vegetation; unsecure windows; peeling paint on trim; garage in disrepair.	Board up, clean up.
42 N. Portland Ave.	Trash/debris/dumping/tires; unsecure doors and windows; missing/damaged siding; garage, gutters and fascia in disrepair.	Board up, clean up.
124 N. Portland Ave.	Trash/debris; unsecure doors and windows; missing/damaged siding; peeling paint on trim; garage in disrepair.	Board up, clean up.
125 N. Portland Ave.	Unsecure windows; peeling paint on siding and trim; outside stairs in disrepair.	Board up.
1754 Silliman St.	Overgrown vegetation; unsecure doors; peeling paint on trim; roof damage; porch in disrepair.	Board up, clean up.
102 Steel St.	Trash/debris/dumping/tires; overgrown vegetation; unsecure doors and windows; garage in disrepair.	Board up, clean up.
44 Glacier Ave.	Roof and fire damage; unsecure windows and door; overgrown vegetation.	Board up, clean up.
57 Glacier Ave.	Peeling paint on wood siding and trim; unsecure windows.	Board up, clean up.
104 Halls Heights Ave.	Peeling paint on trim and wood shakes; roof damage; broken attic window; overgrown vegetation; dead tree.	Board up, clean up.
1514 Mahoning Ave.	Nonsecure windows; deteriorating shake siding.	Board up, clean up.
50 S. Evanston Ave.	Partially boarded; roof damage; broken windows; overgrown vegetation.	Board up, clean up.
123 S. Lakeview Ave.	Back unsecure and falling in; broken windows; peeling paint on wood shakes; fire damage; garage in disrepair.	Board up, clean up.

SECTION IV. INFRASTRUCTURE REPAIR AND MAINTENANCE

A detailed survey was conducted by YNDC to identify all roads, sidewalks, street lights, and other basic infrastructure and facilities issues that require attention throughout the neighborhood. The following map identifies basic infrastructure issues that need to be addressed.



There are 6 burned-out street lights within the neighborhood. There are also a number of sidewalk issues. Yellow circles identify sections of sidewalk that are either severely lifted up or severely cracked and need to be replaced. Blue circles indicate areas where sidewalks are covered in significant debris and overgrowth, but may be reclaimed if scraped and cleaned. Some may ultimately need replacement, but this will be determined after they are uncovered.

Street conditions are also identified. Sections of street in red are in "poor" condition, with many potholes and uneven patches. Sections in yellow are in "fair" condition and have some patching and minor potholes. Sections that are highlighted in green are largely in poor condition, but the City plans to resurface these roads in 2014. Sections of road that are not highlighted are generally in "good" condition.

INFRASTRUCTURE STRATEGY RECOMMENDATIONS

- 1) Prioritize street resurfacing in order of worst conditions.** Streets in poor condition should be prioritized for street resurfacing in future years, followed by those in fair condition.
- 2) Sidewalk replacement should be focused closest to and along Mill Creek Park and Mahoning Avenue.** These areas have the highest visibility and potential for pedestrian traffic. Secondary priorities should be blocks with the highest rates of density.
- 3) All street lights which are out should be reported and tracked until addressed by Ohio Edison.** All 6 street lights should be replaced. In August 2014, YNDC reported outages through the First Energy website, and work order numbers were assigned to each outage for tracking progress on light replacements. The URL for the online Report Lighting Problem system is: https://www.firstenergycorp.com/service_requests/report-lighting-problem.html. For the benefit of city officials and neighborhood groups, the spreadsheet with work orders for all lights is included in Appendix 3.
- 4) Replace outdated street signs with uniform neighborhood street signage in the area north of Mahoning Avenue, and add wayfinding signage for pedestrians and bicyclists.** The neighborhood has street signs of varying styles and conditions, and lacks wayfinding signage that could be used to foster a greater sense of place for the Garden District.



Brick street in the Garden District



Welcome to the Neighborhood signage contributes to the character of the Garden District neighborhood. New wayfinding signage that directs pedestrians and motorists to neighborhood amenities, such as Mill Creek Park and Fellows Riverside Gardens, would add to the neighborhood identity.

Infrastructure Strategy Recommendations Cont'd

5) Install a new bike facility in the neighborhood—a dedicated bike lane that connects Mahoning Avenue to Mill Creek Park via Milton Avenue. The bike facility should be a dedicated and fully painted bike lane, which will increase safety for cyclists.

6) All dead street trees should be removed and new trees planted in identified priority areas, using the City of Youngstown Street Tree Planting Guide regulations.

7) Install **green infrastructure treatments**. Plants and trees in swales, planters, and infiltration basins can clean and manage stormwater runoff onsite, reducing pollution and combined sewer overflow. Bioretention areas in the green spaces between parking lots and sidewalks will allow stormwater runoff from buildings, parking lots and the street to pool where it can be cleaned and managed through appropriate slope design and mix of trees and native plants.

8) Borts Pool is demolished and the park is reconstructed with updated amenities.



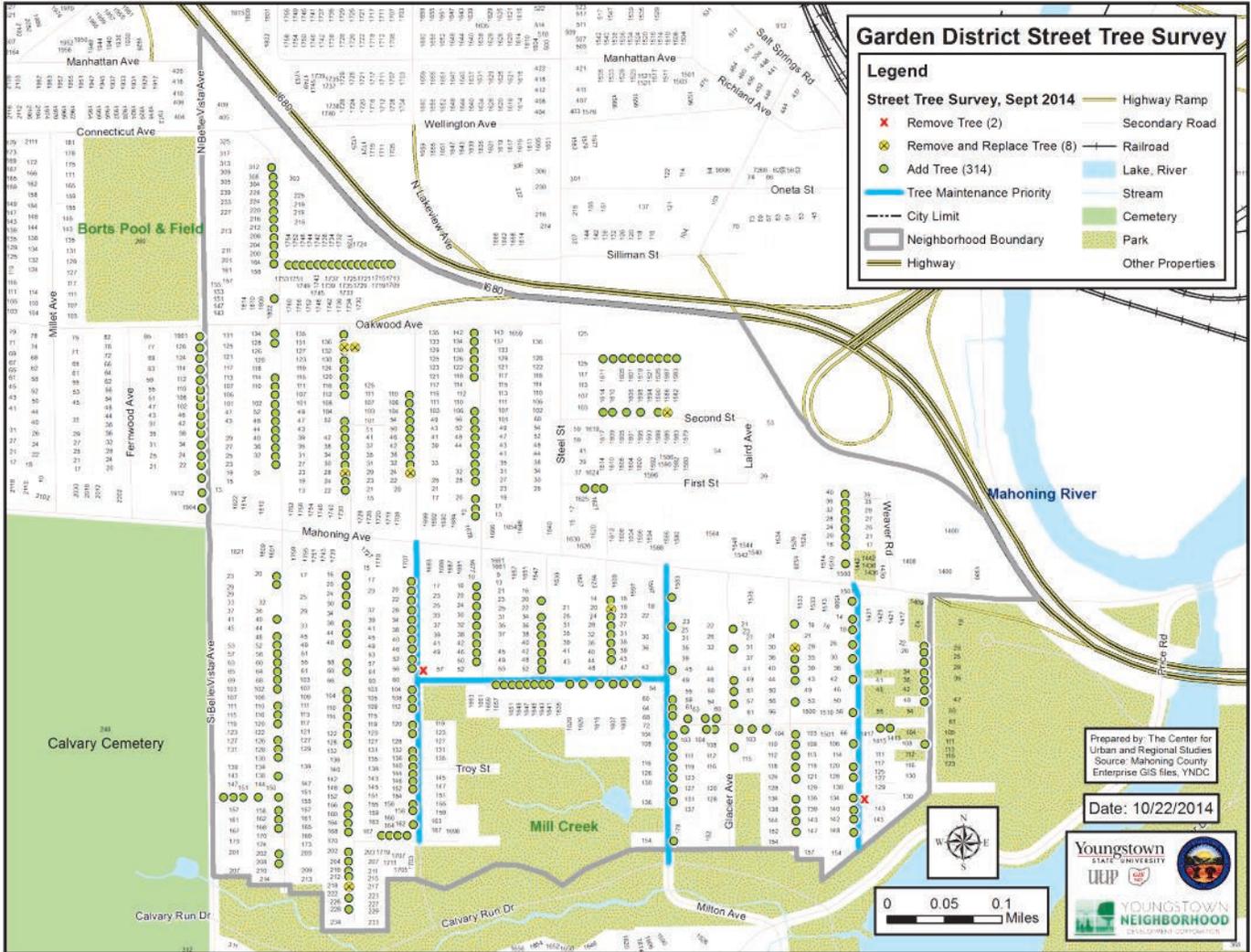
Green infrastructure treatments in Portland, Oregon, clean and manage stormwater on site using native plants and appropriate slope design.



Green space between parking lot and sidewalk on Mahoning Avenue where storm water overflow treatment infrastructure may be sited.

STREET TREE REMOVAL AND PLANTING

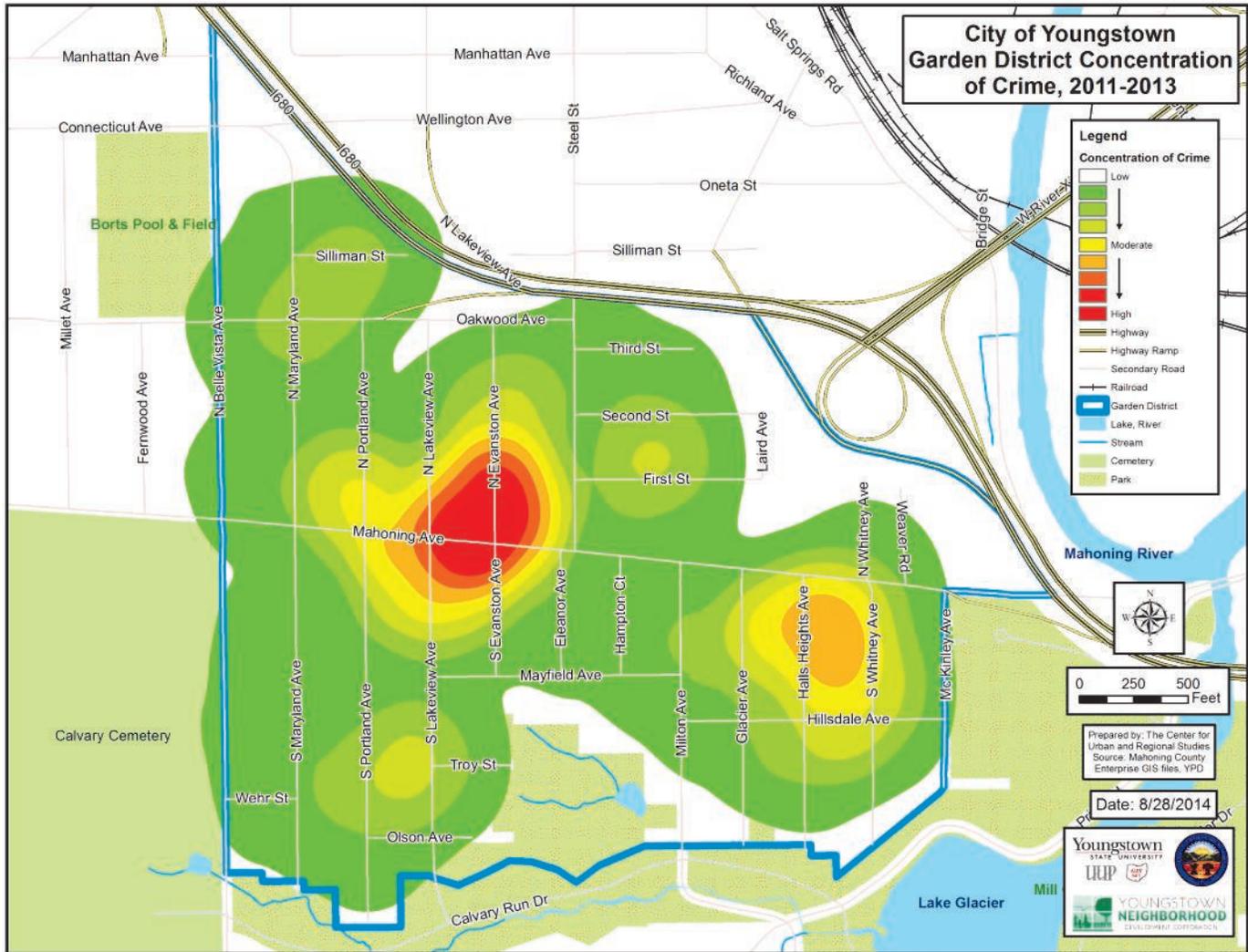
The following map identifies the location of dead street trees that need removal and locations where new trees could be planted to rebuild the neighborhood tree canopy. Data for this map was collected through a YNDC street tree survey. Devil strips with major obstructions, including telephone/electric lines, fire hydrants, and existing street trees would not be good candidates for new street trees.



Street Tree Strategy Recommendation: Improving the condition of street trees for Garden District and key corridors should be done in collaboration with Mill Creek Metro Parks. Dead tree removal and tree planting should be prioritized along S Whitney Avenues and around the edges of Mill Creek Park.

SECTION V. NEIGHBORHOOD CRIME AND SAFETY

The heat map below illustrates “hot spots” or areas where there has been the most contact with the Youngstown Police Department. These are the locations of incidents to which the Youngstown Police Department has been called. Data collected includes all calls for service to residential properties in the neighborhood between 2011 and 2013 that are violent, drug-related, and otherwise factors of distress. This also includes domestic incidences such as custody interference and runaway persons, which may not make the neighborhood less safe as a whole but may demonstrate patterns of neighborhood distress or disruption.



Properties in this analysis include all types of residences, and exclude commercial and recreational sites. Houses are a mix of rental, owner-occupied and vacant properties. One of the most valuable components of this data is that crime hotspots appear to be generally clustered in alignment with clusters of vacant and distressed properties and poor infrastructure conditions.

Crime and Safety Strategy Recommendation: The Neighborhood Action Team tasked to implement the plan should work with the newly-designated community police officer, code enforcement officials, and neighborhood residents to monitor these properties and to enforce all applicable codes to attrite criminal activity occurring at hotspot properties in the neighborhood. Targeted and systematic code enforcement sweeps and enforcement of rental and vacant registration, combined with door-to-door community policing efforts, should help restore order to hot spot zones and prevent spillover effects of crime into adjacent areas.

TOP 20 HOTSPOT PROPERTIES

The following addresses represent residential properties which have the highest numbers of calls for service to the Youngstown Police Department in the neighborhood. The total number of calls for service was tallied for the period between January 1, 2011 and December 31st, 2013.

Recurring crimes for which the police were called to these properties include Assault, Aggravated Assault, Runaway/Missing Persons, Menacing, Aggravated Menacing, Domestic Violence, Criminal Damaging, and Towed Vehicles.

Rank	Address	Number of Calls for Service, 2010 - 2013
1	A property in the first block of N. Evanston Ave.	50
2	A property in the first block of S. Whitney Ave.	22
3	A property in the first block of Halls Heights Ave.	20
4	A property in the first block of N. Portland Ave.	17
5	A property in the 100 block of N. Evanston Ave.	15
6	A property in the 1500 block of First St.	15
7	A property in the first block of S. Whitney Ave.	14
8	A property in the first block of Halls Heights Ave.	13
9	A property in the 100 block of N. Evanston Ave.	12
10	A property in the first block of Halls Heights Ave.	12
11	A property in the 100 block of N. Maryland Ave.	11
12	A property in the first block of S. Lakeview Ave.	11
13	A property in the first block of N. Evanston Ave.	11
14	A property in the first block of S. Whitney Ave.	10
15	A property in the 1600 block of Mahoning Ave.	10
16	A property in the first block of S. Maryland Ave.	9
17	A property in the 100 block of Halls Heights Ave.	9
18	A property in the first block of N. Evanston Ave.	9
19	A property in the 100 block of S. Lakeview Ave.	9
20	A property in the 1600 block of Second St.	9

SECTION VI. NEIGHBORHOOD ACTION TEAM

A Neighborhood Action Team should be established immediately to oversee implementation of the Garden District Neighborhood Action Plan in order to ensure continuous progress toward achieving objectives. The Team will also plan volunteer workdays, apply for grant funding, and seek sponsorship for neighborhood activities and projects. The Team should meet at minimum on a quarterly basis to review progress at achieving all objectives and benchmarks outlined in the plan. The Neighborhood Action Team should include representatives of the following entities:

- City of Youngstown Community Development Agency
- City of Youngstown Department of Planning and Zoning
- City of Youngstown Property Code Enforcement
- City of Youngstown Department of Public Works
- City of Youngstown Department of Parks and Recreation
- City of Youngstown Economic Development
- City of Youngstown Green Youngstown
- City of Youngstown Police Department Community Police Officer
- 4th Ward Councilman Mike Ray
- Mahoning County Land Bank
- Garden District Neighborhood Association
- Youngstown Neighborhood Development Corporation
- Mill Creek Metro Parks

Tracking Progress: The activity of the partners involved in this plan will result in properties that are cleaned up, boarded, demolished, sold, and/or brought into compliance with city codes. Additionally, infrastructure issues and crime hotspots will be addressed. All of this activity is valuable information to be tracked as part of the 5-year performance benchmarks. The tracking form, shown on the following page, will be used by YNDC to measure quarterly progress toward achieving the plan’s goals. All changes to individual property status will be filed in a database housed at YNDC and reviewed at each Neighborhood Action Team meeting. As properties cease to become priority properties, the “Top 30” list can be updated to include additional priorities. New properties may be brought to the team’s attention by residents, neighborhood groups, city departments, or YNDC surveys. The team will review the list of potential

additions to the “Top 30” list and make a determination as to which should be included. As additional properties are added, updated priority lists will be distributed to team members.



Rocky Ridge Neighborhood Action Team

Neighborhood Action Plan Progress Tracking Form

5-Year Performance Benchmark	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	2015- 2016 Total	2015- 2020 Goal
Housing and Property Benchmarks										
Housing units brought into compliance										30
Vacant housing units rehabilitated and re-occupied as affordable housing through collaborative efforts										2
Severely blighted structures demolished										35
Vacant and formerly blighted housing units boarded and cleaned up in order to improve neighborhood safety										25
Infrastructure Benchmarks										
Non-functioning street lights repaired by First Energy										ALL
Sidewalks cleaned up or replaced										ALL
Streets equipped with uniform neighborhood street signs										ALL
Dead street trees removed										ALL
New street trees and park trees planted										25
Unmaintained vacant lots mowed with higher frequency using a strategic method.										ALL
One new bike facility installed										1
One new minimalist green infrastructure street improvement installed										1
Borts Pool is demolished and the park is reconstructed										YES
Crime and Safety Benchmarks										
Crime hotspots addressed through community policing and systematic code enforcement										15

Neighborhood Action Plan Progress Tracking Form

5-Year Performance Benchmark	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	2015- 2016 Total	2015- 2020 Goal
Community Building Benchmarks										
Engage 30 new residents through the Garden District Neighborhood Association										30
Complete 5 resident-driven neighborhood improvement projects										5
Formalize a Mahoning Avenue Business Association										YES
Engage neighborhood institutions such as the Fellows Riverside Gardens and St. John Lutheran Church										YES
Economic Development Benchmarks										
Target city incentive programs to neighborhood retail on Mahoning Avenue										5
Improve at least 3 existing business facades or loans from the City of Youngstown										3
Provide 2 YNDC micro-enterprise loans to neighborhood entrepreneurs										2
Create or retain 10 jobs										10



Economic development for the Garden District will focus on the Mahoning Avenue commercial corridor.

APPENDIX: PUBLIC INPUT

The following input was obtained from residents at the Feb 26th neighborhood planning meeting at the Our Lady of the Afflicted Shrine. Attendees were asked to list what they believed to be their neighborhood's top three assets, top three priorities, and one thing the planning team needed to know.

Neighborhood Assets		
affordable housing close to downtown & ysu	dd & velma davis education and visitors center	rocky ridge
reasonable housing	fellows riverside garden	rose garden
the "salt of the earth" stalwart neighbors	fellows riverside garden	It's peaceful
the neighbors are friendly	mill creek metroparks	close to downtown (YMCA)
stature architect wonderful well built homes	mill creek park	businesses closeby
available housing	mill creek park	businesses retail of many kinds
library	mill creek park	bus routes
close proximity to mill creek park	mill creek park	close to bus route
collaborating w/fellows riverside gardens and st johns and artists	next to mill creek park —wonderful facilities	clean and good to go on nice walks

Neighborhood Priorities		
newer houses	more homeowners/less renters	property value decrease - want increased
create an arts district - to attract artists to move in homes/businesses	too many 2nd hand stores	more basketball hoops and neighborhood pool
better and more jobs	code enforcement	dead tree removal
get deconstruction jobs created instead of demolishing	code enforcement would help more	bad road - upper S Whitney (2nd block to dead end)
activities for kids	out of town ownership landlords	road repair - waiting 4 yrs so far for tree removal
youth activities	keep up code enforcement (with renters, section 8 - our biggest problems)	crime
local home ownership	maintain appearance	crime
empty houses	vacancies - too many owners from other states or countries	reduce criminal activity - lots of drug dealers (they take advantage of our location)
help underwater mortgage holders	vacancies	disorderly renters
help work for a regional principal only mortgage payment	low property values	out of town landlords
increase home ownership		

“One thing we need to know”

get more police to drive around neighborhood / fix the houses by owners get at them for not keeping houses fixed on outside or paint to make them look better more town meetings

you know about the crime - keep out more from moving in. We need some kind of good jobs to keep younger people here

more peace officers who are not afraid of drug dealers and fewer little hitler police harrassing us old ladies

work on drug problems. Enforce the rules

can they bring back community police officers?

make the city safe

keep fighting crime - don't let up - keep the criminals out of the west side

safety at belle vistas and McCollum - running the stop sign constantly

keeping kids (juveniles) from playing in the street and refusing to get out of the way of traffic

safety of senior citizens who still live in their own homes will make or break us!

make the garden district a arts distrc for the city and encourage artists to buy homes

the best restaurants are family owned!

the majority of 2nd hand stores in ytown are on mahoning ave

mahoning ave corridor needs to be secured

the store next to the post office is a dump! Makes the area look bad!

improving main corridors is crucial for perception and function

not to have as many junk and thrift stores! It cheapens the west side!! Also vacant store fronts on Mahoning

assist with getting empty buildings filled or torn down i.e. old Sparkle Market on west side

youngstown citizens must pass their community bill of rights to protect MVSD drinking water from fracking (YNDC needs to actively educated citizens regarding what we as a community must do to protect our drinking water from chemical contamination

keep 'fracking' out of our area

noise reduction: we need to better enforce loud music & auto/cycle noise in all public places

there are too many deer on the west side. They eat our residential foliage.

my neighbor has 6 inoperable cars - some in back yard covered

keep up on code enforcement

what does the fox say? We need better code enforcement

inspect homes every year, make sure homes are repaired outside

keep addressing property violations - trash - long grass - upkeep

keep up with housing code violations ex. Trash in yard, huge branches in yard. These things don't seem addressed

there are too many rental homes with multiple families in single dwellings

dangerous dead tree on S. Whitney

3 "city" trees need cut down & fix side walks (South Whitney #129)

we need a street tree inventory. Trees add value to the city. We need to know what we have.

repairing all the potholes - especially on main streets & routes

"One thing we need to know" cont'd

get s. hazelwood curbed & paved

sidewalks, more street lights, road conditions

sidewalks suck

youngstown will come back with everyone's help

neighbors need to get involved with a local group that can work together to improve their living area. People need to take "pride" in their neighborhood

neighbors are the best

there are good people who care about the area and if engaged could make great things happen. They are our best resource.

the west side is the best side

community involvement, groups, block parties, gardens

we have a great organization with people who care about what our neighbors are like and how they keep up with homes or don't. We don't want to lose good people to vacancies and to have low income housing increase w/ people who don't value our neighborhood and the houses. they are not welcome here.

I don't know

move N side meeting off of St. Patrick's Day

Please switch NS meeting. March 17 is St. Patrick's Day

keep up the good work

we're glad youre trying to help us

non-partisan elections

race needs to be left out of the equation. This town is too much of a black and white thing

politics will probably trump plans

council to get along with each other. Take care of the people!!

we need to have less politics on our leaders and more action, less talk more action.

redistricting is important as it can help in the "health" and "wealth" of our city

redistricting the city wards

get city redistricted like voted for

redo the wards

reset wards so city council is more effective

we need redistricting ASAP

taxes are too high on the west side!

we need our parents to want to send their children to Yo. Schools instead of sending them elsewhere

school system must be addressed

schools need improvements - budget accountability

innovative approaches to better city schools like a 6 year high school program. People don't want to buy houses in youngstown because of schools and crime

larger library for education / greater help for school children/improve graduation rate / police dept doing super job

the youngstown school system needs to be fixed

improve school system

improve operation of school system. Better decisions from school board.

GARDEN DISTRICT NEIGHBORHOOD ACTION PLAN



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**YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION**