

GREATER MCGUFFEY CORRIDOR ACTION PLAN



**YOUNGSTOWN
NEIGHBORHOOD**
DEVELOPMENT CORPORATION

"What lies behind us and what lies before us are tiny matters compared to what lies within us."

~Emerson

NEIGHBORHOOD ACTION PLAN PRODUCED JULY 2015

by the YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION
and the CITY OF YOUNGSTOWN

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SECTION I. INTRODUCTION

Youngstown, Ohio, has experienced typical Midwestern deindustrialization and subsequent disinvestment. Population loss continued unabated through the beginning of the 21st century and in fact, between 2010 and 2012, Youngstown lost a higher percentage of residents than any American city over 50,000 people. However, since 2012, population loss has slowed.

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 housing markets and socioeconomic conditions. Our goal is to inform a citywide strategy for improving quality of life and addressing basic challenges and opportunities in our neighborhoods.

YNDC is forging collaboration between the City of Youngstown, the Bennington Block Watch, the Bryn Mawr Block Watch, and the Northeast Homeowners and Concerned Citizens Association to complete strategic neighborhood stabilization activities in this area. The following document is an action-driven plan that proposes a clear, property-specific strategy for the East Side of Youngstown. YNDC and the City of Youngstown Community Planning and Economic Development will take the lead in preparing, administering, reporting and monitoring the East Side Neighborhood Action Plan.

The East Side study area has varying housing market conditions and a number of community assets identified by residents during the public engagement process. This plan attempts to build from assets, such as East Side High School, MLK Elementary School, and John White Park, while also addressing property issues in areas with weak housing markets, such as neighborhoods west of Lansdowne Blvd. As attracting additional businesses was also a priority for residents, this plan identifies economic development opportunities along the McGuffey Rd. corridor.



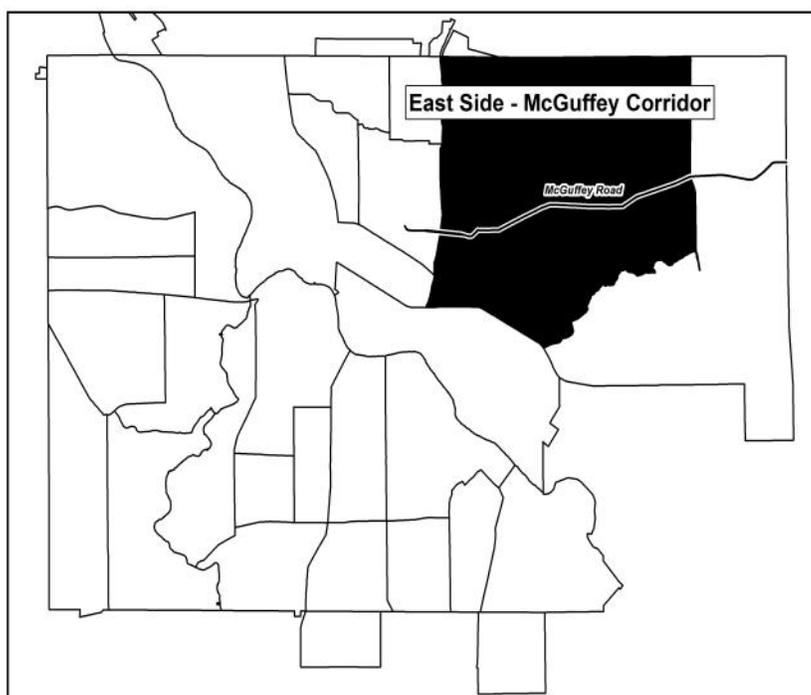
Martin Luther King Jr. Elementary School on the City's East Side

BOUNDARIES AND DEMOGRAPHICS

The East Side study area is located northeast of downtown Youngstown, bounded by Oak St. to the south, Crab Creek to the west, Jacobs Rd. to the east, and the city limits to the north. Neighborhoods along McGuffey Rd. are more densely populated, whereas areas to the north, along Atkinson Ave., are among the most sparsely populated in the city.

The population of the area in 2010 was 7,995. Approximately 1,260 residents counted during the 2010 census, or 16% of the population, were inmates at the Corrections Corporation of American Prison on Hubbard Rd.

Home sale prices, averaging \$9,164 from 2010-2012, are significantly lower here, compared to citywide averages. The area has a lower rate of owner-occupancy as well as slightly higher vacancy rate in relation to the city as a whole.



The Youngstown 2010 Plan identified two distinct neighborhoods that make up part of the study area for this plan: East High and Lansdowne. The East High neighborhood became part of the city of Youngstown in four annexations between 1870 and 1929. The neighborhood was part of Daniel Shehy's purchase and was a haven for Irish immigrants like himself, fleeing famine and British tyranny. East High School was first built in the early 1900s as the city's population grew, and historically served as the neighborhood's focal point. The high school was later rebuilt, and reopened in 2007.

The Lansdowne neighborhood became part of the city in the 1929 annexation. The area once housed the McGuffey Mall and Lansdowne Airport, but is sufficiently removed from the commercial and industrial heart of the city to retain a pastoral setting. Lacking the population pressure for residential development, the area is still dominated by open green spaces. (Youngstown 2010 Plan)

Demographic Summary of the East Side Study Area

	POPULATION (2010)	POPULATION LOSS (1990-2010)	AVERAGE HOME SALE PRICE (2010-2012)	PERCENT OWNER OCCUPIED	VACANCY RATE (1990)	VACANCY RATE (2010)
CENSUS TRACTS 8003, 8004, 8005, 8006	7,995	-20%	\$9,164	42%	9%	21%
YOUNGSTOWN	66,982	-30%	\$23,944	58%	9%	19%

SOURCE: United States Census and American Community Survey Data

EAST SIDE PUBLIC ENGAGEMENT

On March 11th, 2014 at the Price Memorial AME Zion Church, YNDC and the City conducted a citywide planning meeting for residents of the neighborhood, where both assets and priorities in the neighborhoods were established, discussed in detail, and recorded on comment cards. In general, residents considered housing and property issues, infrastructure concerns, neighborhood safety, and economic development 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.

“the horrendous state of youth employment”

“if you don't guide the youth your efforts will be lost. Stop going to senior citizen groups looking for progress. They have done their share for their community. It's time for the next generation to step up. Go to the high schools and get them involved NOW!”

“improve employment situation”

“too much dumping”

“if stores and businesses are opened up on the east side, residents would not have to travel to Boardman, Liberty and Austintown - then the east side would flourish and grow”

“we don't need any more apartment buildings on the east side. We need a department store, grocery store to shop”

“residents of the east side are willing to participate in the revitalization process”

“seemingly a lot of seniors live on the east side. What can be done to help them keep their property up to par?”



Residents shared their input at the March 11th, 2014 Initial Planning meeting at the Price Memorial AME Zion Church

NEIGHBORHOOD PRIORITIES

Residents who attended the citywide public meetings held in early 2014 were asked to identify the primary challenges or priorities in their neighborhoods. The majority of residents named housing and property issues as the number one challenge they would like to see addressed. The top four neighborhood priorities identified by residents overall are listed below:

1. Housing and Property Issues

Issues identified by residents include litter, illegal dumping, code violations, vacant homes, unmaintained vacant lots, and abandonment.

2. Infrastructure Repair and Maintenance

Issues identified by residents pertain to repairing and maintaining existing infrastructure, including streets, sidewalks, and street lights.

3. Crime and Safety Concerns

Issues identified by residents relate to addressing crime hot spots, including vacant and occupied homes within the neighborhoods where criminal activity is threatening the health and safety of neighborhoods.

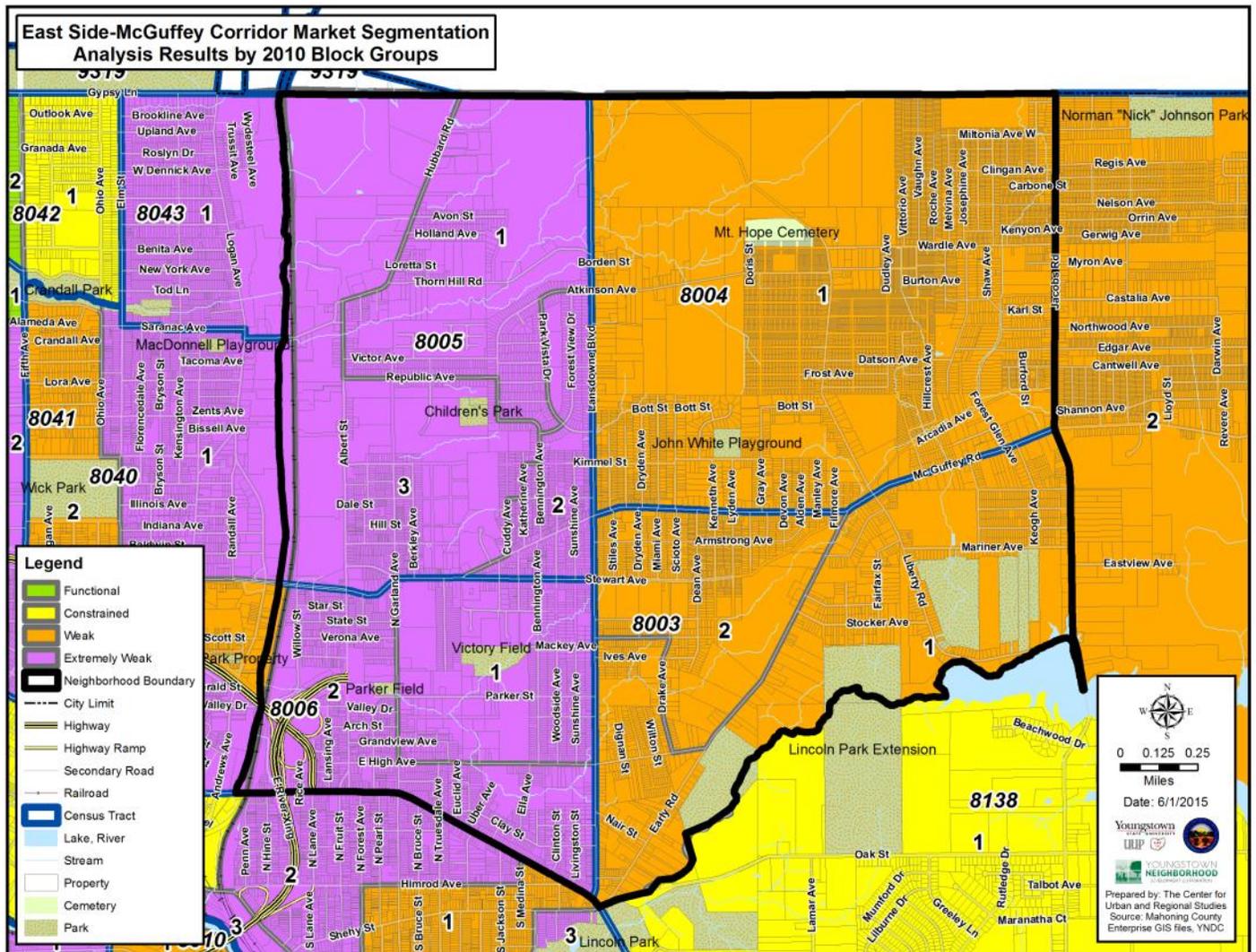
4. Encouraging Economic Development

Encouraging more businesses to locate along the McGuffey Rd. corridor and improving property conditions.



The primary concern expressed by neighborhood residents was related to housing and property issues

HOUSING MARKET SEGMENTATION ANALYSIS



A detailed market segmentation analysis of all neighborhoods in the city was conducted by YNDC and the City of Youngstown in 2014 using U.S. Census and other relevant housing data. A detailed 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 in the East Side study area by U.S. Census block groups, which is the smallest area for which housing market data is collected and analyzed. Generally speaking, the area west of Lansdowne Blvd has an *extremely weak housing market*, characterized by high rates of vacancy and crime. The area east of Lansdowne Blvd has a *weak housing market*, with pockets of stability near John White Park and Martin Luther King Elementary School. A detailed description of the varying market categories is provided on the following page.

Neighborhoods were categorized based on varying conditions because a different strategy is required to address areas with varying market conditions. For example, in *weak market* neighborhoods, the priority is to focus on strengthening community assets, aggressively pursuing demolition and code enforcement in the blocks immediately adjacent to parks, playgrounds, and schools, and assisting low-to-moderate income homeowners to make repairs to their properties through the Paint Youngstown program. In *extremely weak market* neighborhoods, the priority is to develop a blight-eradication strategy to secure, clean up, and eventually demolish blighted, abandoned structures. 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. **There are no “Stable market” block groups in the East Side study area.**

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) **There are no “Functional market” block groups in the East Side study area.**

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) **There are no “Constrained market” block groups in the East Side study 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 east of Lansdowne Blvd. is classified as 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) **The area west of Lansdowne Blvd. is classified as a “Very weak market” area.**

SECTION II. FIVE-YEAR PERFORMANCE BENCHMARKS

The following section outlines neighborhood revitalization objectives for the East Side study area to be achieved in accordance with this plan over the next five years, from 2015 to 2020.

Proposed Housing Five-Year Benchmarks

- 30 housing units are brought into compliance.
- 50 severely blighted structures are demolished.
- 50 vacant and formerly blighted housing units are boarded and cleaned up in order to improve neighborhood safety.
- 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.
- All vacant properties with illegal dumping are cleaned up.

Proposed 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 and sidewalk curb ramps adjacent to schools and playgrounds are either cleaned up or replaced where needed.
- Add crosswalks to all corners within two blocks around schools and playgrounds.
- John White Park is improved with updated amenities.
- Create a School Travel Plan for the MLK Elementary and East High School areas.
- Orphan poles are removed.
- Pedestrian crossing signals at Albert St. and Lyden Ave. are fully functional.
- Crosswalks are fully marked at intersections with pedestrian crossing signals.

Proposed Crime and Safety Five-Year Benchmarks

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

Community Building Benchmarks

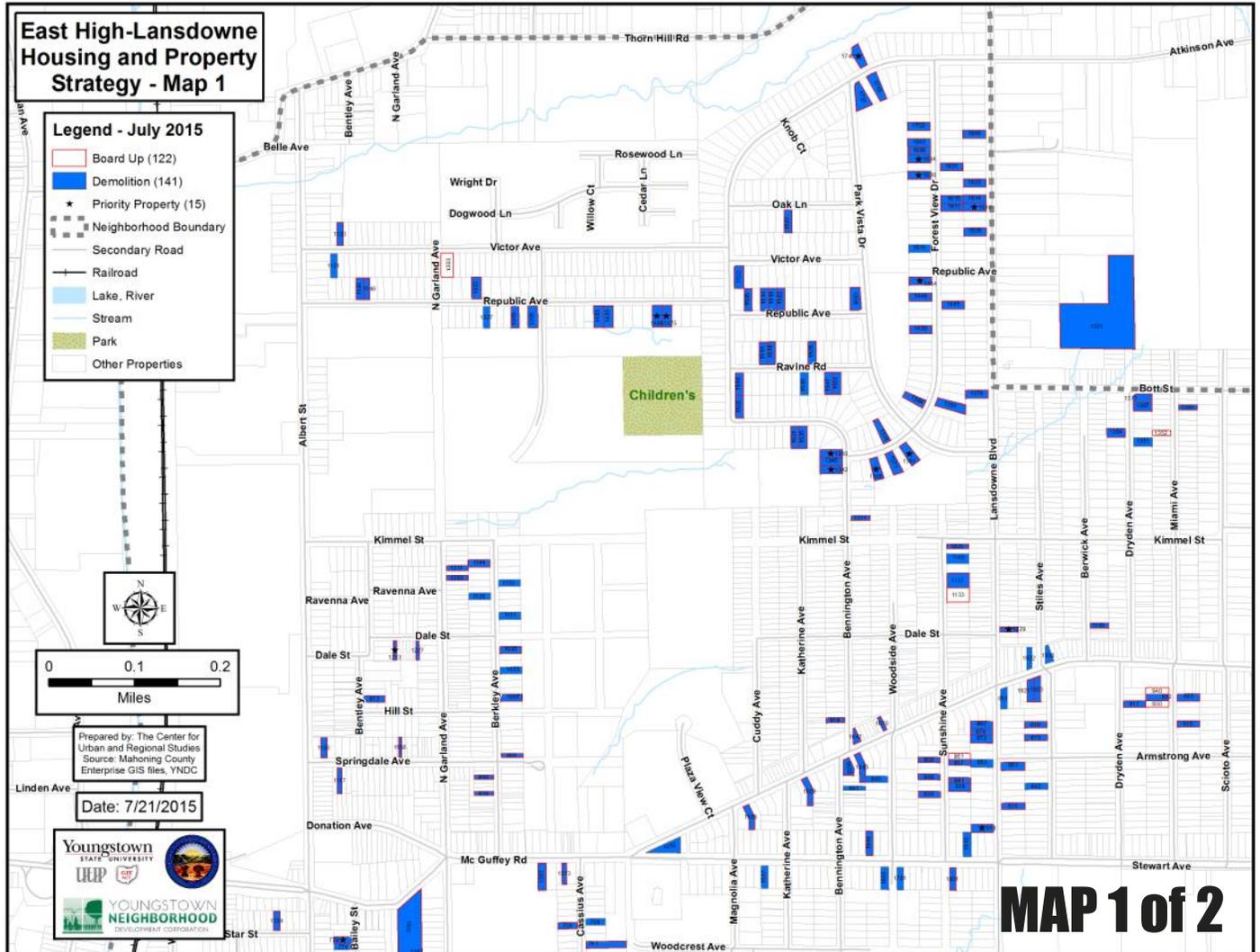
- Increase membership of Bryn Mawr Block Watch by 10 active residents.
- Increase membership of Northeast Homeowners by 10 active residents.
- Increase membership of Bennington Block Watch by 10 active residents.
- Complete 3 resident-driven neighborhood improvement projects or events.
- Engage neighborhood anchors such as L.E. Blacks Funeral Home & McGuffey Rd Church of Christ
- Install “Welcome to the Neighborhood” signs.

Economic Development Benchmarks

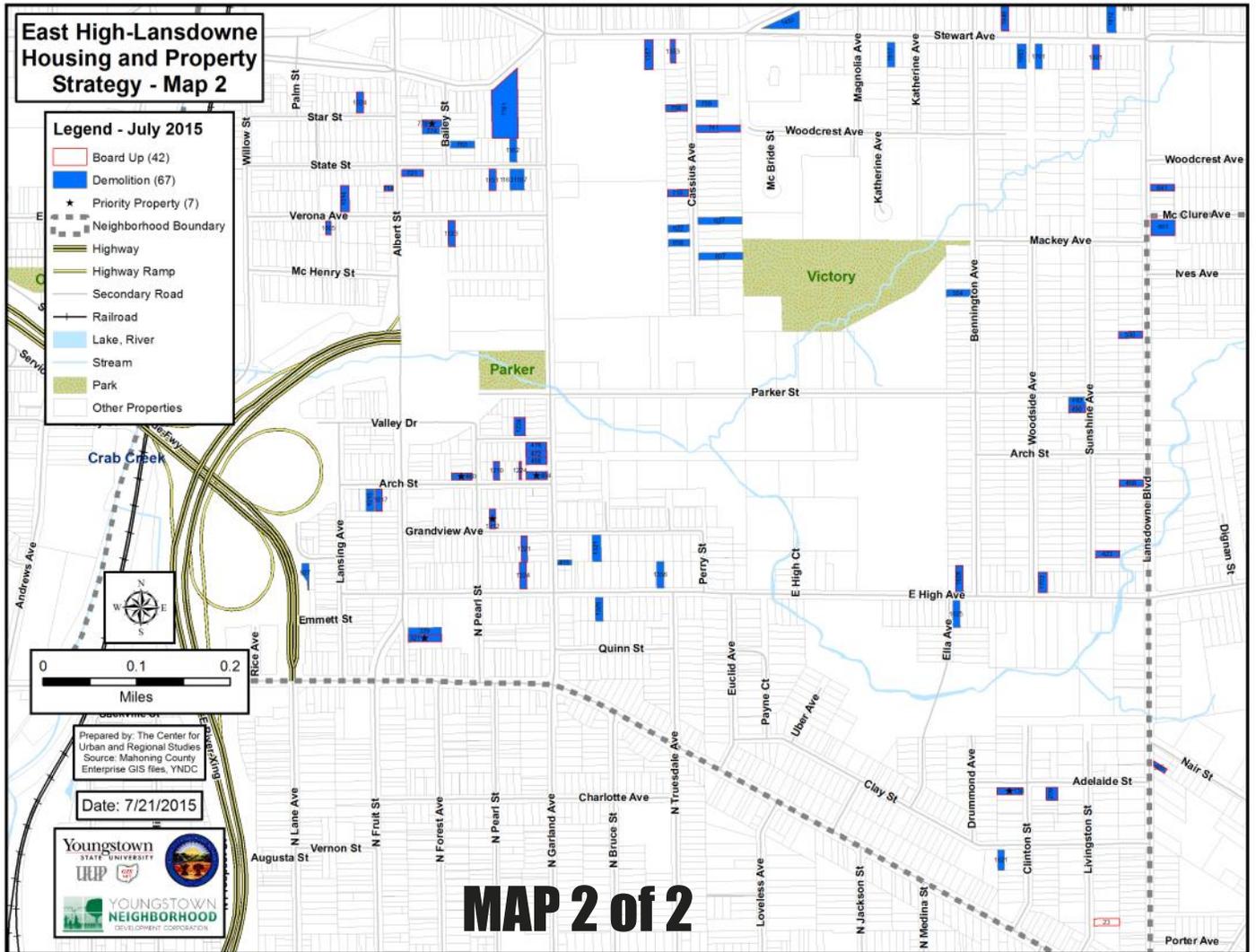
- Target city incentive programs to businesses along McGuffey Rd.
- Improve at least 1 existing business facade with grants from the City of Youngstown.
- Provide 1 YNDC micro-enterprise loan to a neighborhood entrepreneur.
- Create or retain 5 jobs.
- Improve infrastructure in the business nodes along McGuffey Rd.
- Acquire ten vacant, tax-delinquent properties through tax foreclosure to assemble and market as opportunity sites.
- Perform one environmental assessment on a former gas stations and/or auto repair shops.

SECTION III. EAST HIGH-LANSLOWNE BOARD UP - DEMOLITION PLAN

A detailed survey of the conditions of all properties in the East High-Lansdowne Neighborhood was conducted by YNDC in order to assess housing issues that are negatively impacting quality of life and hindering housing reinvestment in the neighborhood. The following maps outline houses that require demolition and/or board up.



EAST HIGH-LANSDOWNE PROPERTY STRATEGIES (cont'd)



This data was collected from a series of detailed field surveys conducted during 2015 by YNDC tracking property vacancy and security every property in the neighborhood. Vacancy was determined by a number of factors, including whether or not the windows/doors were broken and whether or not the electric meter was operating.

Strategies

Demolish via City of Youngstown: Properties that are vacant and severely deteriorated are recommended in the plan for demolition by the City of Youngstown. These also include properties that must be urgently demolished because they are an immediate health and safety hazard and require urgent action to stabilize neighborhood conditions.

Board Up: Vacant properties with broken or missing doors or windows or 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.

TOP 20 PRIORITY PROPERTIES: EAST HIGH-LANSDOWNE NEIGHBORHOOD

Through field research, 20 residential structures were identified as priority properties. 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 been taking place. Photos on this page demonstrate examples of some of the Top 20 Priority Properties.



1342 Bennington Ave : DEMOLITION



321 Albert St : DEMOLITION



1212 Grandview Dr : DEMOLITION



1634 Forestview Dr : DEMOLITION

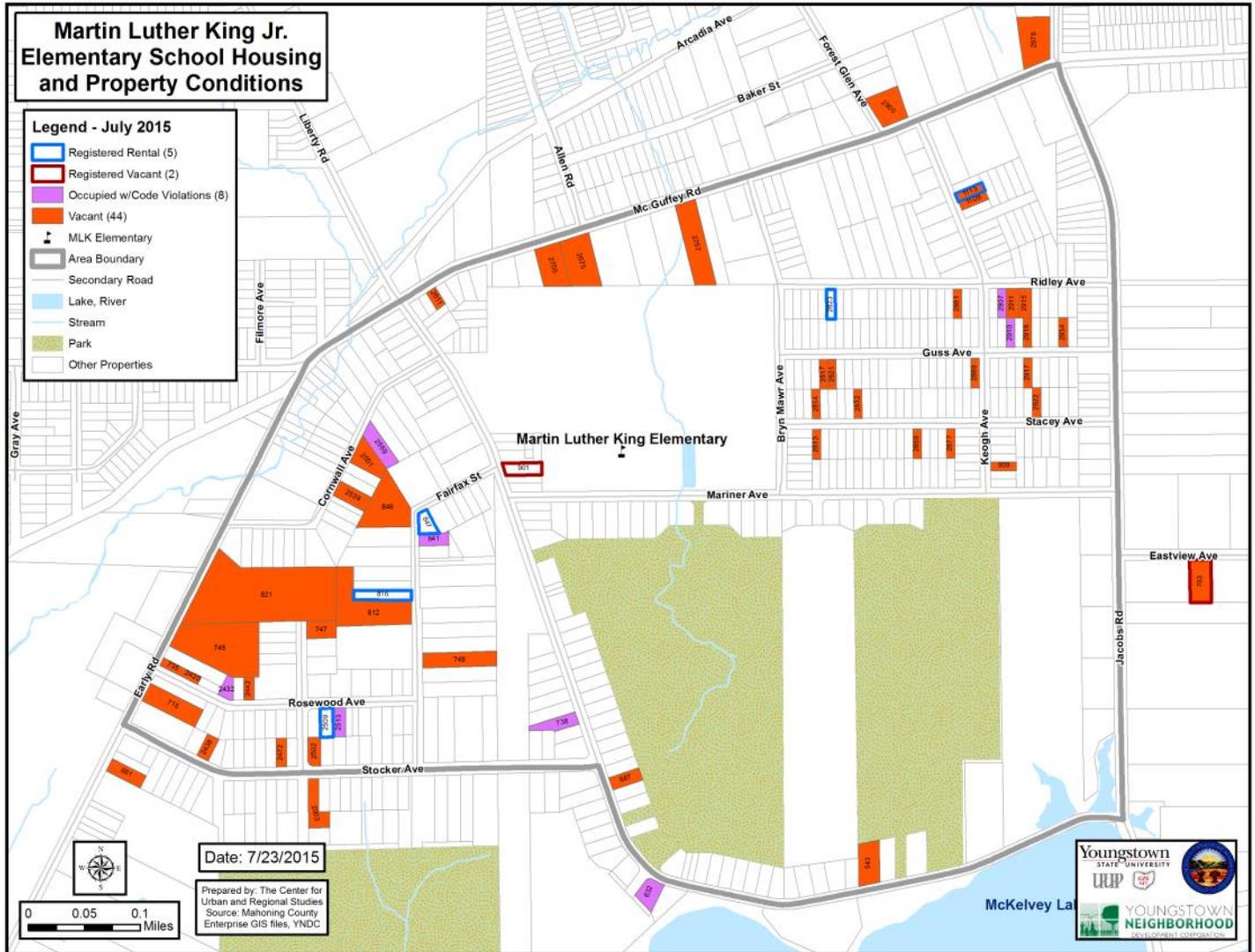
PRIORITY PROPERTIES: DEMOLITION AND BOARD UP

The following 20 properties have been identified as priority properties for demolition and/or board up. These properties were evaluated via data collected in the detailed property survey conducted by YNDC for the neighborhood and deemed priorities based on their poor condition on relatively stable streets.

ADDRESS	BOARD UP	DEMOLITION
321 ALBERT ST	X	X
1746 ATKINSON AVE	X	X
778 BAILEY ST	X	X
1342 BENNINGTON AVE	COMPLETED	X
1350 BENNINGTON AVE	COMPLETED	X
130 CLINTON ST	X	X
1213 DALE ST	X	X
1454 FOREST VIEW DR	X	X
1381 FOREST VIEW DR	COMPLETED	X
1365 FOREST VIEW DR	COMPLETED	X
1626 FOREST VIEW DR	X	X
1634 FOREST VIEW DR	X	X
464 N GARLAND AVE	X	X
1212 GRANDVIEW AVE	X	X
818 LANSLOWNE BLVD	X	X
1029 LANSLOWNE BLVD	X	X
1610 LANSLOWNE BLVD	X	X
460 N PEARL ST	X	X
1475 REPUBLIC AVE	X	X
1469 REPUBLIC AVE	X	X

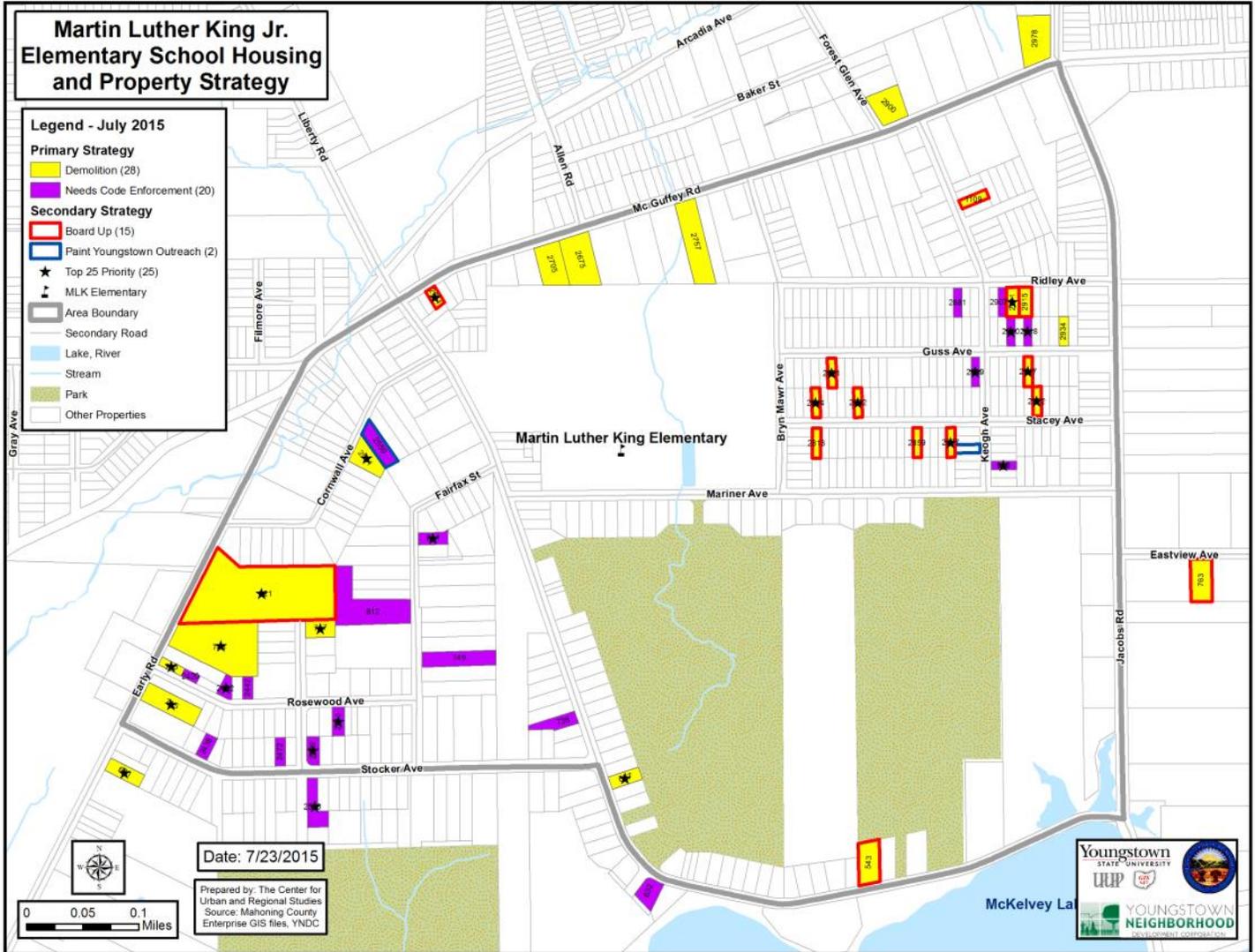
SECTION IV. MARTIN LUTHER KING JR. ELEMENTARY SCHOOL MICRO PLAN

YNDC conducted a survey of conditions of all properties in the MLK Elementary Area, to assess issues that are negatively impacting quality of life and hindering housing reinvestment. The following map spotlights occupied properties with code violations and vacant, blighted properties.



This data was collected from 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 broken windows/doors or a non-active electric meter. There are 7 occupied properties with exterior code violations and 44 properties that are vacant.

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 property research examining ownership, tax status, and other related issues. This information was evaluated carefully to determine appropriate use of the strategies as described on the following page.

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, 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 of significance to the fabric of the neighborhood that should be salvaged rather than demolished. If an owner is unresponsive to the City's code enforcement efforts, several tools may be used to achieve compliance. These include Spot Blight eminent domain, tax foreclosure, and receivership.

2) Demolish via City of Youngstown: Properties that are vacant, severely deteriorated are recommended in the plan for demolition by the City of Youngstown. These also include properties that must be demolished quickly because they are an immediate health and safety hazard.

Secondary Strategies

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

1. Board Up/Clean Up: Vacant properties with broken or missing doors or windows or are otherwise vulnerable to break-ins, vandalism and weather damage are recommended to be boarded up. Properties can be boarded and secured in partnership with the City of Youngstown, YNDC, and neighborhood residents through a combination of volunteer workdays and the AmeriCorps REVITALIZE Team.

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 MLK Jr. Elementary School is a target area for 2015 funds; however, target areas will change as eligible properties in the current area become compliant.

TOP 24 PRIORITY PROPERTIES: MLK SCHOOL AREA

Through field research, 24 houses with code violations were identified as priority properties. These houses were selected based on 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 been taking place.

The list is broken down into two sections: Priority Properties for Demolition, and Priority Properties for Code Enforcement. Both lists are not prioritized by rank. Photos on this page demonstrate examples of some of the Top 24 Priority Properties.



687 Liberty Rd : DEMOLITION



821 Early Rd : DEMOLITION



2502 Stocker Ave : CODE ENFORCEMENT



909 Keogh Ave : CODE ENFORCEMENT

PRIORITY PROPERTIES: CODE ENFORCEMENT

The following 9 properties have been identified as priority properties for code enforcement. The condition of these properties was evaluated using the neighborhood property survey. Some are occupied properties that are in the poorest 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, as basic enforcement is the initial step required to ensure these properties are kept in a good state of repair until the point that they can be acquired and re-occupied.

Address	Description of Condition
2502 STOCKER AVE	Vacant Structure, Sanitation, Weeds
2513 ROSEWOOD AVE	Sanitation, Weeds
2432 ROSEWOOD AVE	Protective Treatment, Roofs and Drainage
841 FAIRFAX ST	Accessory Structure, Protective Treatment
909 KEOGH AVE	Vacant Structure, Weeds, Motor Vehicles, Building Security, Protective Treatment, Roofs and Drainage
2889 GUSS AVE	Vacant Structure, Sanitation, Weeds, Roofs and Drainage
2918 GUSS AVE	Porch in Disrepair, Windows Partially Boarded, Debris, and Overgrown Vegetation
2910 GUSS AVE	Weeds, Protective Treatment, Roofs and Drainage
2503 STOCKER AVE	Vacant Structure, Sanitation, Weeds, Protective Treatment, Roofs and Drainage



2918 Guss Ave is a priority for code enforcement

PRIORITY PROPERTIES: DEMOLITION

The following 16 properties have been identified as priority properties for demolition. These properties were evaluated via data collected in the detailed property survey conducted by YNDC for the neighborhood and deemed priorities based on their poor condition on relatively stable streets.

Address	Description of Condition	Primary Strategy	Secondary Strategy
687 LIBERTY RD	Vacant Structure, Sanitation, Weeds, General, Doors (security), Windows (security), Protective Treatment, Roofs and Drainage	Demolition	
747 BROWNING AVE	Vacant Structure	Demolition	
821 EARLY RD	Vacant Structure, Sanitation, Weeds, Defacement of Property, General, Building Security, Protective Treatment, Roofs and Drainage, Board Property	Demolition	Board up COMPLETED
2551 CORNWALL AVE	Vacant Structure	Demolition	
2877 STACEY AVE	Vacant Structure, Sanitation, Weeds, General, Protective Treatment, Roofs and Drainage	Demolition	Clean up COMPLETED
2814 STACEY AVE	Vacant Structure, Sanitation, Weeds, Defacement of Property, Stairways, Decks, Porches & Balconies, Building Security, Protective Treatment, Premises Identification, Roofs and Drainage, Board Property	Demolition	Board up COMPLETED
2832 STACEY AVE	Vacant Structure, Sanitation, Weeds, General, Building Security, Protective Treatment, Roofs and Drainage, Board Property	Demolition	Board up COMPLETED
2922 STACEY AVE	Vacant Structure, Sanitation, Weeds, General, Building Security, Protective Treatment, Roofs and Drainage, Board Property	Demolition	Board up COMPLETED
2821 GUSS AVE	Vacant Structure, Sanitation, Weeds, Accessory Structure, General, Building Security, Protective Treatment, Roofs and Drainage, Board Property	Demolition	Board up COMPLETED
2917 GUSS AVE	Vacant Structure, Sanitation, Weeds, Motor Vehicles, Protective Treatment, Roofs and Drainage, Board Property	Demolition	Board up COMPLETED
2611 MCGUFFEY RD	Vacant Structure, Weeds, Protective Treatment	Demolition	Board up COMPLETED
2911 RIDLEY AVE	Vacant Structure, Weeds, Accessory Structure, General, Stairways, Decks, Porches & Balconies, Building Security, Protective Treatment, Roofs and Drainage, Board Property	Demolition	Board up COMPLETED
745 EARLY RD	Vacant Structure, Weeds, Defacement of Property, Protective Treatment, Premises Identification, Roofs and Drainage	Demolition	
735 EARLY RD	Vacant Structure, Weeds, Protective Treatment, Roofs and Drainage,	Demolition	
715 EARLY RD	Fire Damaged, Foundation Cleanup needed	Demolition	
661 EARLY RD	Vacant Structure, Weeds, Accessory Structure, General, Building Security, Protective Treatment, Structural Members, City Demo	Demolition	

CRITICAL PROPERTIES FOR BOARDUP AND CLEANUP

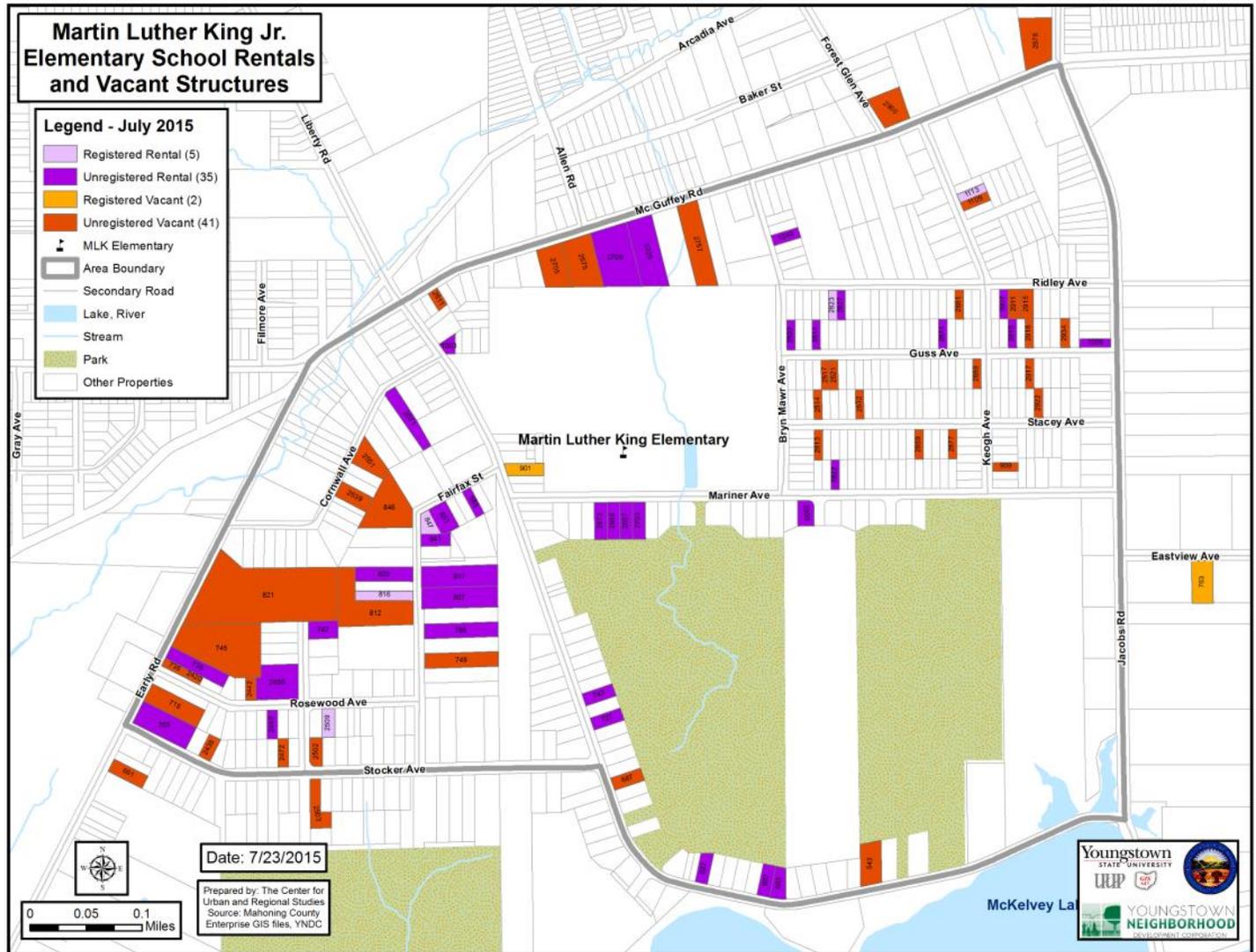
The following 9 properties were identified as priority properties for cleanup and board-up. Many of these properties are among the worst in the neighborhood, were wide open and exposed to the elements, and were an immediate threat to the health and safety of the surrounding residents. While many may not be demolished within the next two to three years due to funding constraints, getting them boarded, cleaning up trash and debris, and removing overgrowth brings 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. The homes on this list were boarded/cleaned up during a March 2015 community workday by neighborhood residents, volunteers, and YNDC's Americorps REVITALIZE Team.

Address	Description of Condition	Strategy
2814 STACEY AVE	Vacant Structure, Sanitation, Weeds, Defacement of Property, Stairways, Decks, Porches & Balconies, Building Security, Protective Treatment, Premises Identification, Roofs and Drainage, Board Property, City Demo	Board up COMPLETED
2832 STACEY AVE	Vacant Structure, Sanitation, Weeds, General, Building Security, Protective Treatment, Roofs and Drainage, Board Property, City Demo	Board up COMPLETED
2922 STACEY AVE	Vacant Structure, Sanitation, Weeds, General, Building Security, Protective Treatment, Roofs and Drainage, Board Property, City Demo	Board up COMPLETED
2877 STACEY AVE	Vacant Structure, Sanitation, Weeds, General, Protective Treatment, Roofs and Drainage, Board Property	Clean up COMPLETED
2821 GUSS AVE	Vacant Structure, Sanitation, Weeds, Accessory Structure, General, Building Security, Protective Treatment, Roofs and Drainage, Board Property, City Demo	Board up COMPLETED
2917 GUSS AVE	Vacant Structure, Sanitation, Weeds, Motor Vehicles, Protective Treatment, Roofs and Drainage, Board Property, City Demo	Board up COMPLETED
2611 MCGUFFEY RD	Vacant Structure, Weeds, Protective Treatment	Board up COMPLETED
2911 RIDLEY AVE	Vacant Structure, Weeds, Accessory Structure, General, Stairways, Decks, Porches & Balconies, Building Security, Protective Treatment, Roofs and Drainage, Board Property	Board up COMPLETED
821 EARLY RD	Vacant Structure, Sanitation, Weeds, Defacement of Property, General, Building Security, Protective Treatment, Roofs and Drainage, Board Property	Board up COMPLETED

RENTAL AND VACANT REGISTRATION

The following map identifies all registered rental and vacant properties within the neighborhood, with all the properties which are NOT registered but likely need to be registered 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.

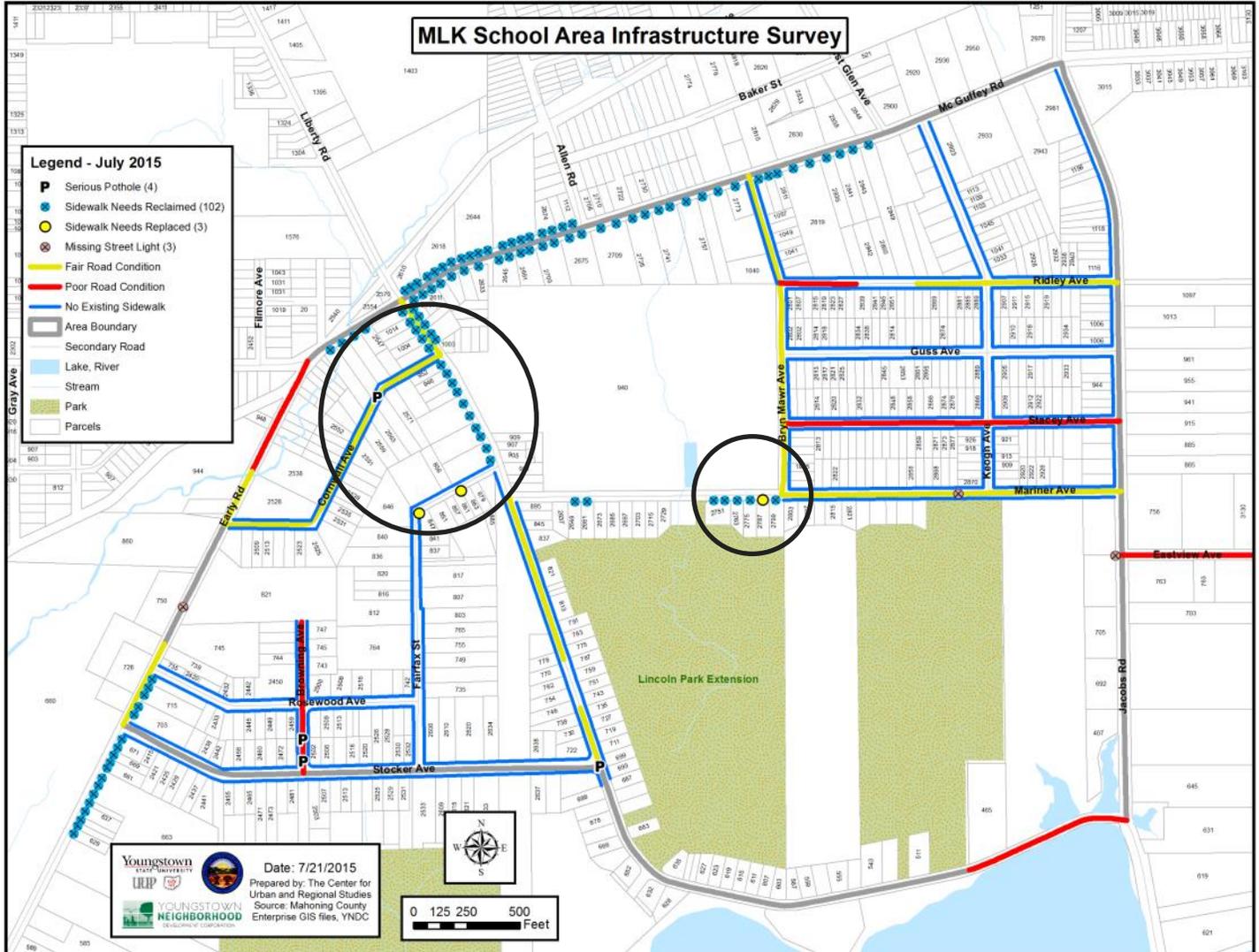


All residential properties that are occupied and being rented must be registered with City of Youngstown. In total, there are 6 registered rental properties within the neighborhood and an additional 39 occupied houses that are likely rental properties which are unregistered. “Unregistered Rental” properties 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 is 1 registered vacant property within the neighborhood, with an additional 39 “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 owners of unregistered vacant and rental property 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, per city ordinance, citations of \$100 per week should be issued in order to gain registration compliance. Like other fees, this penalty can be assessed to the property tax duplicate.

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 the basic infrastructure issues that need addressed and two priority clusters in the neighborhood near the school where infrastructure requires significant attention.



The survey indicated there are **3 missing street lights** within the neighborhood. There are a number of sidewalk issues throughout the neighborhood. 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 and brought back into use if scraped and cleaned. Some of these sidewalks may ultimately need replacement, but this must 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. Green sections of road are scheduled for resurfacing in 2015. Sections of road that are not highlighted are generally in “good” condition.

Infrastructure Strategy Recommendations:

1) Focus street resurfacing improvements on critical thoroughfares and around core neighborhood amenities. Streets in poor condition should be prioritized for street resurfacing in future years once current and planned projects are completed.

2) All deteriorated sidewalks should be replaced and all overgrown sidewalks should be uncovered and cleaned up at a community workday. Clusters of overgrown sidewalks exist at demolition sites and areas that have lacked maintenance for years. These sidewalks should be scraped and cleaned of debris and overgrowth in order to enable children attending MLK Elementary School and residents to safely use them. This should be done in conjunction with neighborhood groups, the City of Youngstown's RUBY tool trailer, and Street Department staff.

3) An annual survey of all street lights which are out should be conducted and the results reported and tracked until addressed by Ohio Edison. Presently all street lights in Taft School Area are functional. However, outages can be reported easily to Ohio Edison through the First Energy website. First Energy provides a work order number 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.

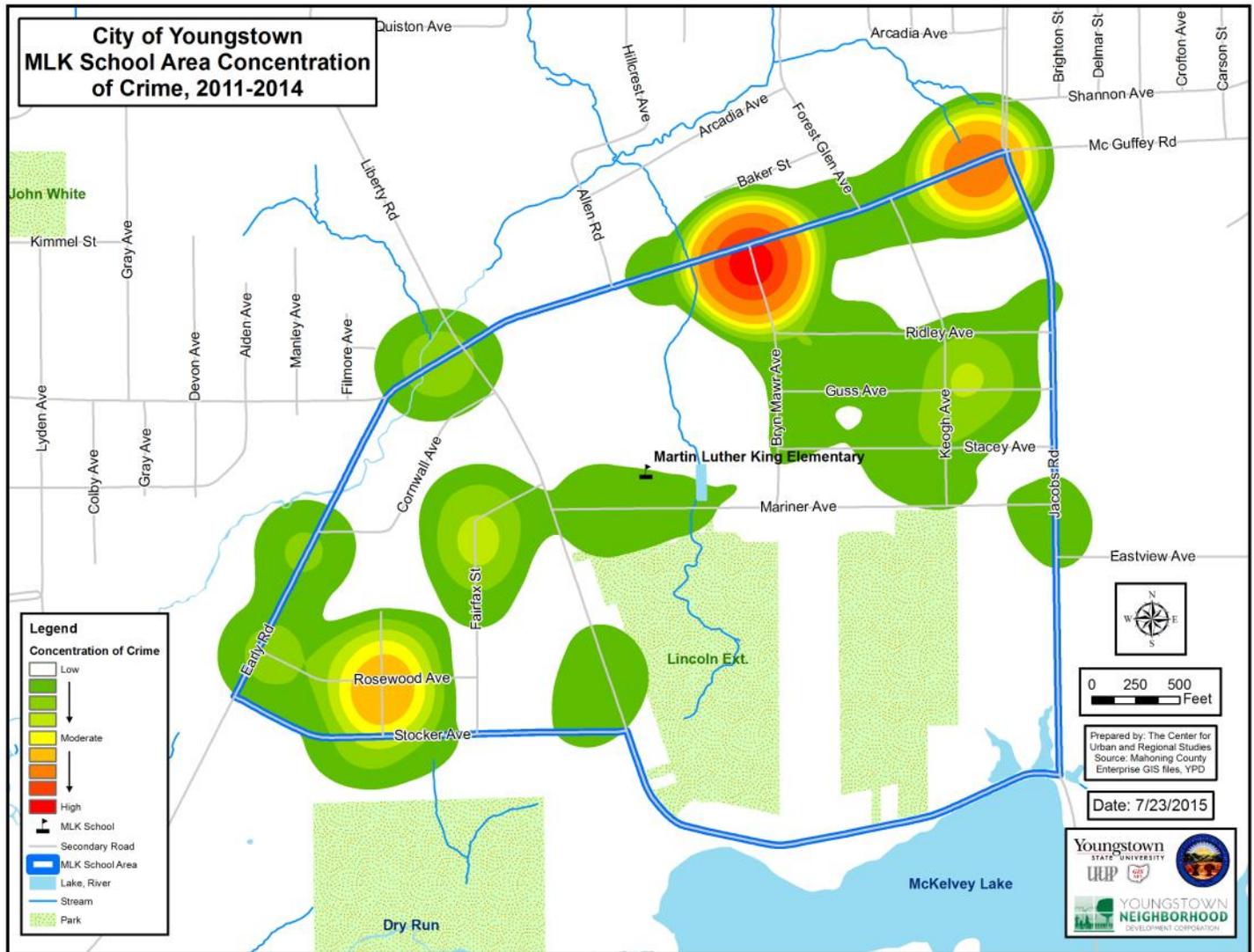
4) Create a School Travel Plan for MLK Elementary that includes safety recommendations for children who walk to school. Funding is available through the Ohio Department of Transportation to make infrastructure improvements around schools once an approved travel plan is in place. Funding can be used for signage, signals, sidewalks, and bicycle infrastructure, as well as educational programming.



Signage near the school needs to be repaired and enhanced

NEIGHBORHOOD CRIME AND SAFETY

This 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 at which the Youngstown Police Department has filed reports. Data collected includes all police reports filed for residential properties in the neighborhood between 2011 and 2014 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 included in this analysis include residences such as single-family, two-family, multiple-family and group home structures. Houses are a mix of rental, owner-occupied and vacant properties.

Crime and Safety Strategy Recommendation: Targeted and systematic code enforcement sweeps and strict enforcement of rental and vacant registration, combined with door-to-door community policing efforts, should be utilized jointly to restore order to hot spot zones and prevent spillover effects of crime into adjacent areas.

TOP 14 HOTSPOT PROPERTIES

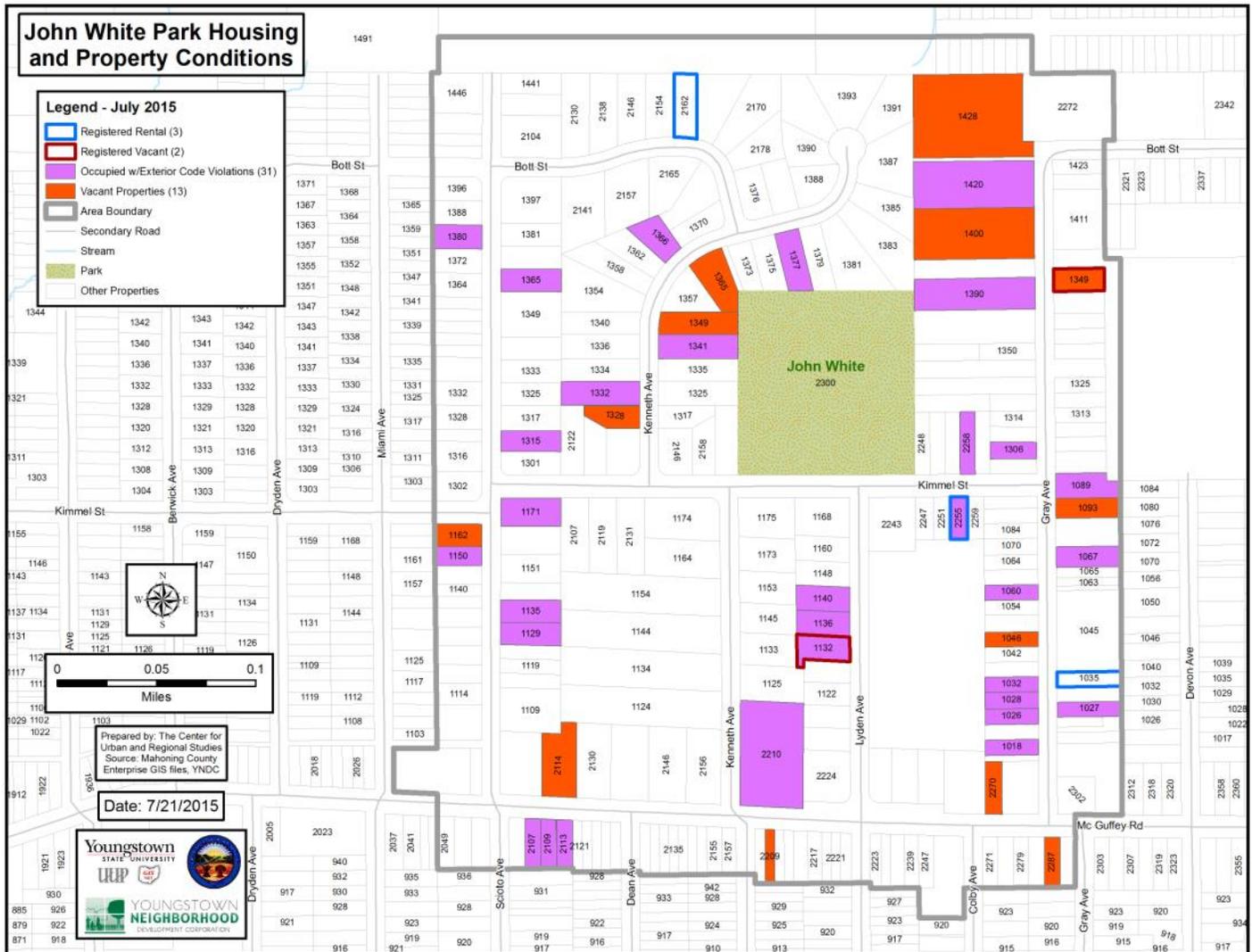
The following addresses represent residential properties which have the highest numbers of police reports filed in the neighborhood. The total number of reports was tallied for the period between January 1, 2011 and December 31st, 2014.

Recurring police reports include Assault, Aggravated Assault, Runaway/Missing Persons, Menacing, Aggravated Menacing, Domestic Violence, Criminal Damaging, Towed Vehicles, and other related offenses.

Rank	Address	Number of Reported Crimes 2011 - 2014
1	A property in the 700 block of Browning Ave	21
2	A property in the 2900 block of McGuffey Rd	17
3	A property in the 2500 block of McGuffey Rd	10
4	A property in the 800 block of Early Rd	10
5	A property in the 2600 block of Mariner Ave	7
6	A property in the 2900 block of Guss Ave	6
7	A property in the 800 block of Fairfax St	5
8	A property in the 1100 block of Jacobs Rd	5
9	A property in the 2900 block of Guss Ave	5
10	A property in the 2400 block of Rosewood Ave	4
11	A property in the 1900 block of Bryn Mawr Ave	4
12	A property in the 2700 block of Mariner Ave	4
13	A property in the 2900 block of McGuffey Rd	4
14	A property in the 2900 block of McGuffey Rd	4

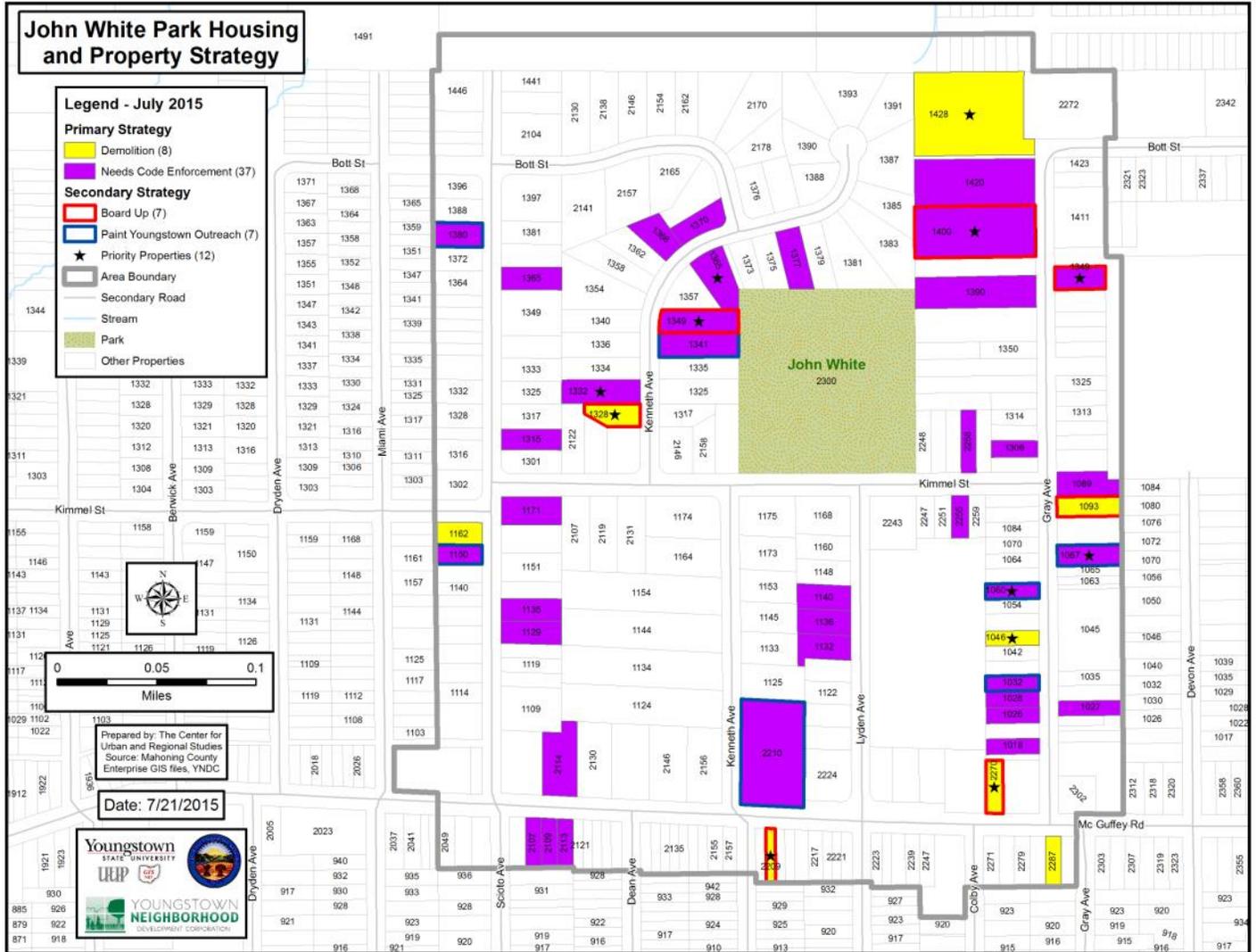
SECTION V. JOHN WHITE PARK MICRO PLAN

YNDC conducted a survey of conditions of all properties in the John White Park Area, to assess issues that are negatively impacting quality of life and hindering housing reinvestment. The following map spotlights occupied properties with code violations, and vacant and blighted properties.



This data was collected from field surveys conducted during 2015 by YNDC, tracking exterior code violations, property vacancy, and vacant lot maintenance. Vacancy was determined by a number of factors, such as broken windows/doors or a non-active electric meter. There are 31 occupied properties with exterior code violations and 13 properties that are vacant.

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 property research examining ownership, tax status, and other related issues. This information was evaluated carefully to determine appropriate use of the strategies as described previously on page 17.

TOP 12 PRIORITY PROPERTIES: JOHN WHITE PARK AREA

Through field research, 12 houses with code violations were identified as priority properties. These houses were selected based on 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 been taking place.



1328 Kenneth: DEMOLITION

The list is broken down into two sections: Priority Properties for Demolition, and Priority Properties for Code Enforcement. Both lists are not prioritized by rank. Photos on this page demonstrate examples of some of the Top 12 Priority Properties.



2209 McGuffey: DEMOLITION



1067 Gray: CODE ENFORCEMENT



1060 Gray: CODE ENFORCEMENT

PRIORITY PROPERTIES: CODE ENFORCEMENT

The following 7 properties have been identified as priority properties for code enforcement. The condition of these properties was evaluated using the neighborhood property survey. Some are occupied properties that are in the poorest 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, as basic enforcement is the initial step required to ensure these properties are kept in a good state of repair until the point that they can be acquired and re-occupied.

Address	Description of Condition
1060 GRAY AVE	peeling siding; roof damage; gutter damage; trash/debris; downspout in disrepair
1067 GRAY AVE	weeds; roof damage; porch damage; dumping in rear; gutter damage
1332 KENNETH AVE	weeds; roof damage; soffit damage; dumping; trash/debris; gutter damage; peeling paint
1349 GRAY AVE	overgrown veg; partially boarded in rear; trash/debris; roof damage; no gutters or downspouts; peeling paint; needs to be boarded in rear; dumping
1349 KENNETH AVE	peeling paint; unsecure; needs to be boarded; weeds; dumping
1365 KENNETH AVE	weeds; partially boarded in rear; rear porch in disrepair; fascia in disrepair; roof in slight disrepair; driveway needs reclaimed; peeling paint
1400 GRAY AVE	roof damage; gutter in disrepair; weeds; dumping; trash/debris; reclaim driveway; partially boarded; unsecure; needs boarded on porch door



John White Park should be improved with additional amenities

PRIORITY PROPERTIES: DEMOLITION

The following 5 properties have been identified as priority properties for demolition. These properties were evaluated via data collected in the detailed property survey conducted by YNDC for the neighborhood and deemed priorities based on their poor condition on relatively stable streets.

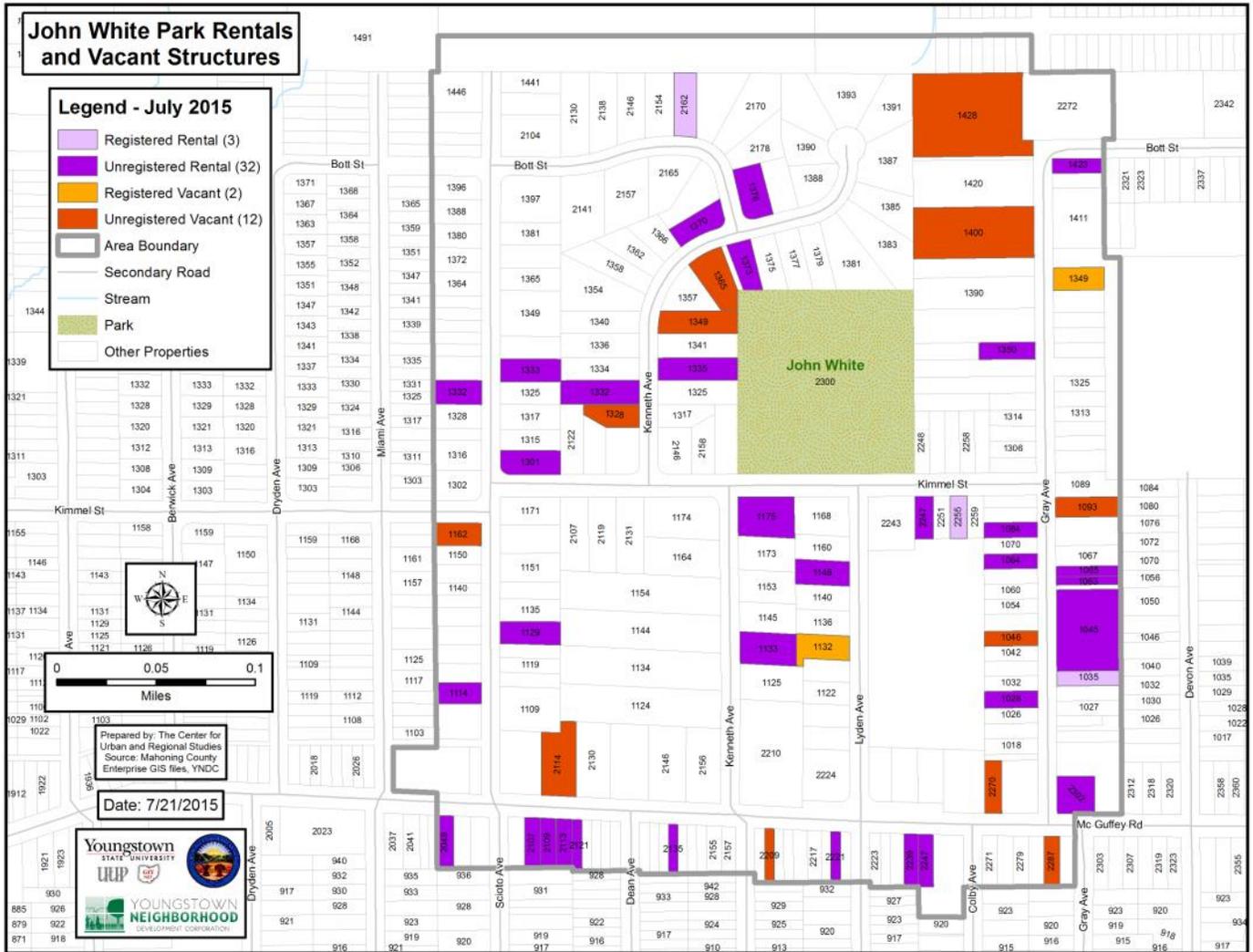
Address	Description of Condition	Primary Strategy	Secondary Strategy
1046 GRAY AVE	trash/debris; roof damage; gutter, downspout, soffits, fascia damage; partially boarded	Demolition	
1328 KENNETH AVE	weeds; peeling paint; roof damage; reclaim driveway; unsecure premises; needs boarded; tires; defacement of property	Demolition	Board up
1428 BOTT ST	roof damage; trash/debris; weeds; partially boarded; broken windows; no gutters or downspouts; peeling paint; dumping; garage in serious disrepair	Demolition	Board up
2209 MCGUFFEY RD	broken windows; unsecured; weeds; dumping; trash/debris; peeling trim; roof damage; no gutters, soffits; fascia; defacement of property; needs to be boarded	Demolition	Board up
2270 MCGUFFEY RD	roof damage; porch in serious disrepair; weeds; tires; dumping; trash/debris; missing gutters; peeling paint; partially boarded; broken windows; needs to be boarded	Demolition	Board up



2209 McGuffey Rd. is recommended for demolition

RENTAL AND VACANT REGISTRATION

The following map identifies all registered rental and vacant properties within the neighborhood, with all the properties which are NOT registered but likely need to be registered 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.



All residential properties that are occupied and being rented must be registered with City of Youngstown. In total, there are 3 registered rental properties within the neighborhood and an additional 32 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 2 registered vacant properties within the neighborhood, with an additional 12 “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 owners of unregistered vacant and rental property 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, per city ordinance, citations of \$100 per week should be issued in order to gain registration compliance. Like other fees, these can be assessed to the property tax duplicate.

CRITICAL PROPERTIES FOR BOARDUP AND CLEANUP

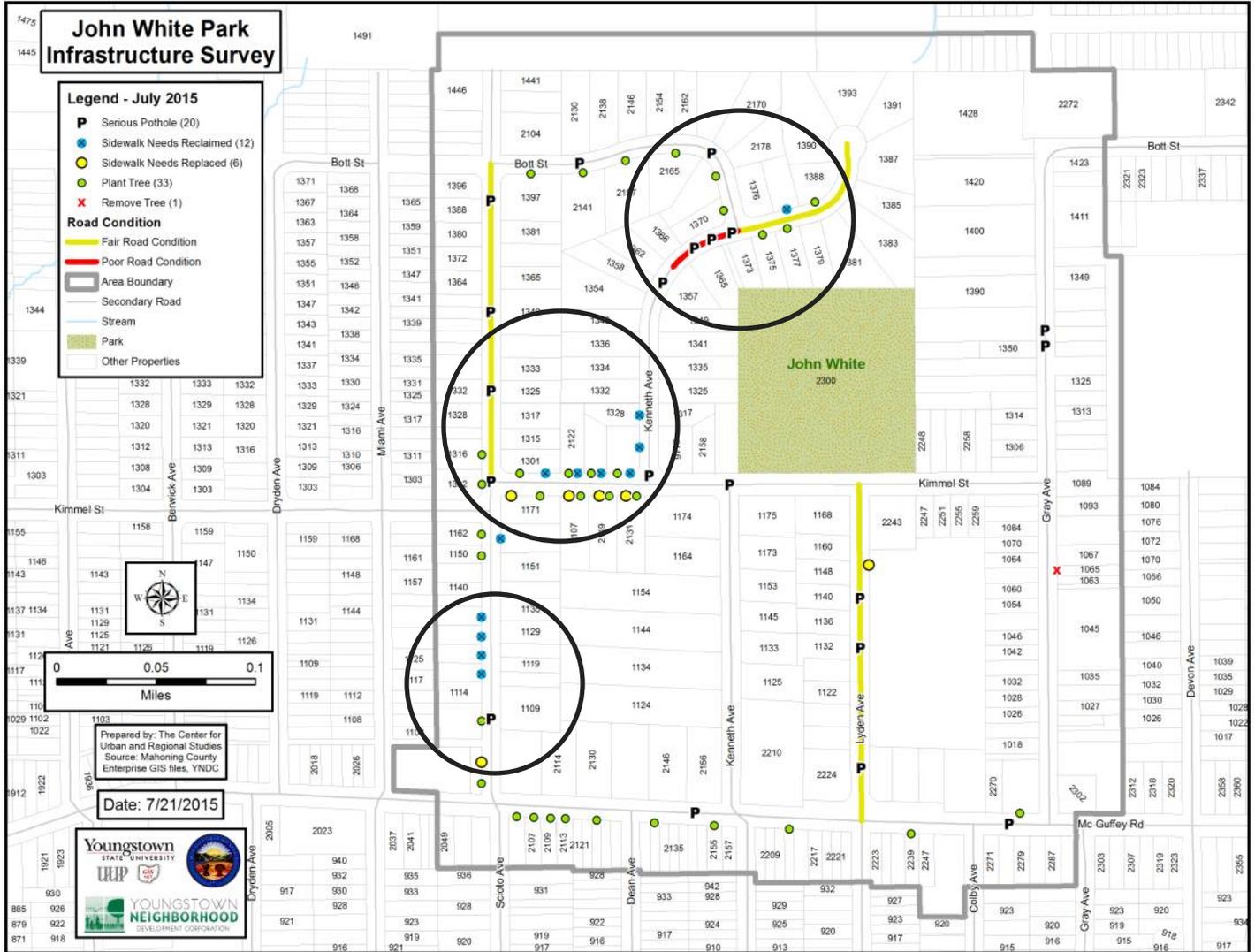
The following 7 properties have been identified as priority properties for cleanup and board-up. Many of these properties are among the worst in the neighborhood, are wide open and exposed to the elements, and are an immediate threat to the health and safety of the surrounding residents. While they may not be demolished within the next two to three years due to funding constraints, getting them boarded, 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
1093 GRAY AVE	trash/debris; weeds; overgrown vegetation; porch in rear is unstable; inoperable vehicles; peeling paint; roof damage; no downspout; needs to be boarded in rear	Board up
1328 KENNETH AVE	weeds; peeling paint; roof damage; reclaim driveway; unsecure premises; needs boarded; tires; defacement of property	Board up
1349 GRAY AVE	overgrown vegetation; partially boarded in rear; trash/debris; roof damage; no gutters or downspouts; peeling paint; needs to be boarded in rear; dumping	Board up
1349 KENNETH AVE	peeling paint; unsecure; needs to be boarded; weeds; dumping	Board up
1400 GRAY AVE	roof damage; gutter in disrepair; weeds; dumping; trash/debris; reclaim driveway; partially boarded; unsecure; needs boarded on porch door	Board up
2209 MCGUFFEY RD	broken windows; unsecured; weeds; dumping; trash/debris; peeling trim; roof damage; no gutters, soffits; fascia; defacement of property; needs to be boarded	Board up
2270 MCGUFFEY RD	roof damage; porch in serious disrepair; weeds; tires; dumping; trash/debris; missing gutters; peeling paint; partially boarded; broken windows; needs to be boarded	Board up

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 the basic infrastructure issues that need addressed and three priority clusters in the neighborhood where infrastructure requires significant attention.

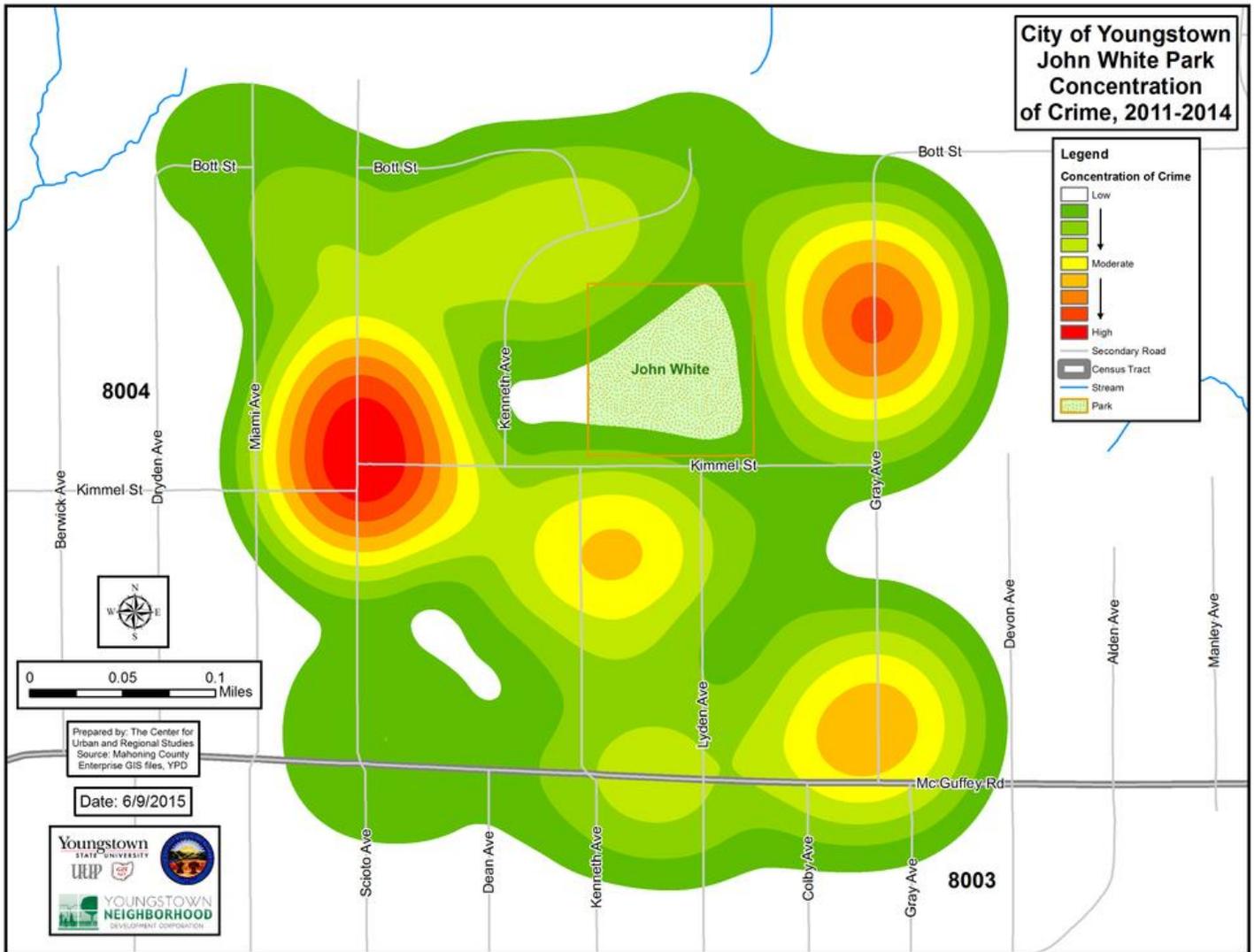


The survey indicated there are no missing street lights within the neighborhood. There are a number of sidewalk issues throughout the neighborhood. Yellow circles identify sections of sidewalk that are either severely lifted up or severely cracked and need to be replaced. Blue circles indicate areas where sidewalks are covered in significant debris and overgrowth, but may be reclaimed and brought back into use if scraped and cleaned. Some of these sidewalks may ultimately need replacement, but this must 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. Green sections of road are scheduled for resurfacing in 2015. Sections of road that are not highlighted are generally in “good” condition.

NEIGHBORHOOD CRIME AND SAFETY

This 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 at which the Youngstown Police Department has filed reports. Data collected includes all police reports filed for residential properties in the neighborhood between 2011 and 2014 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 included in this analysis include residences such as single-family, two-family, multiple-family and group home structures. Houses are a mix of rental, owner-occupied and vacant properties.

Crime and Safety Strategy Recommendation: Targeted and systematic code enforcement sweeps and strict enforcement of rental and vacant registration, combined with door-to-door community policing efforts, should be utilized jointly to restore order to hot spot zones and prevent spillover effects of crime into adjacent areas.

TOP 6 HOTSPOT PROPERTIES

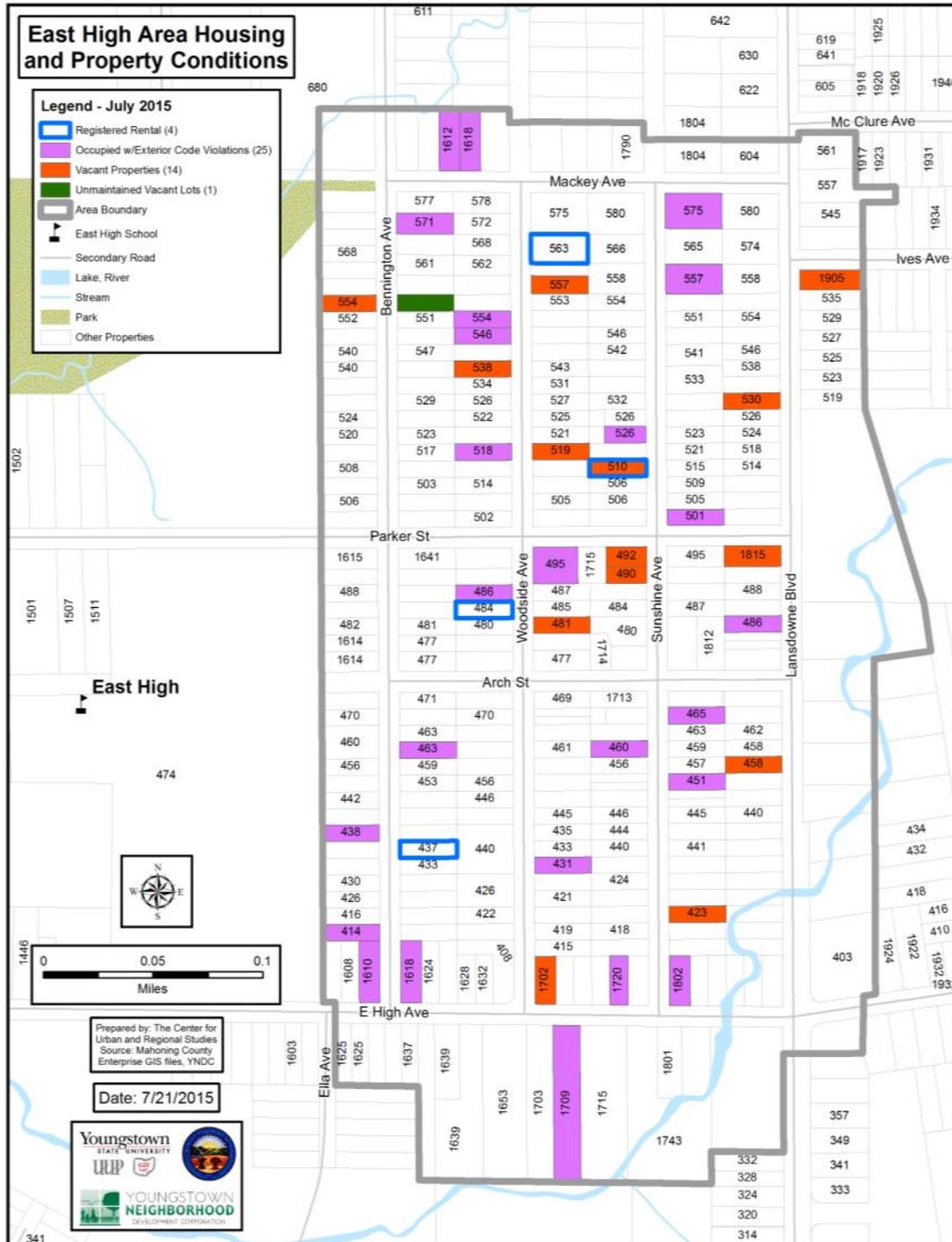
The following addresses represent residential properties which have the highest numbers of police reports filed in the neighborhood. The total number of reports was tallied for the period between January 1, 2011 and December 31st, 2014.

Recurring police reports include Assault, Aggravated Assault, Runaway/Missing Persons, Menacing, Aggravated Menacing, Domestic Violence, Criminal Damaging, Towed Vehicles, and other related offenses.

Rank	Address	Number of Reported Crimes 2011 - 2014
1	A property in the 1300 block of Scioto	8
2	A property in the 1300 block of Gray	6
3	A property in the 1300 block of Scioto	5
4	A property in the 1300 block of Scioto	4
5	A property in the 1100 block of Scioto	4
6	A property in the 1000 block of Gray	4

SECTION VI. EAST HIGH SCHOOL MICRO PLAN

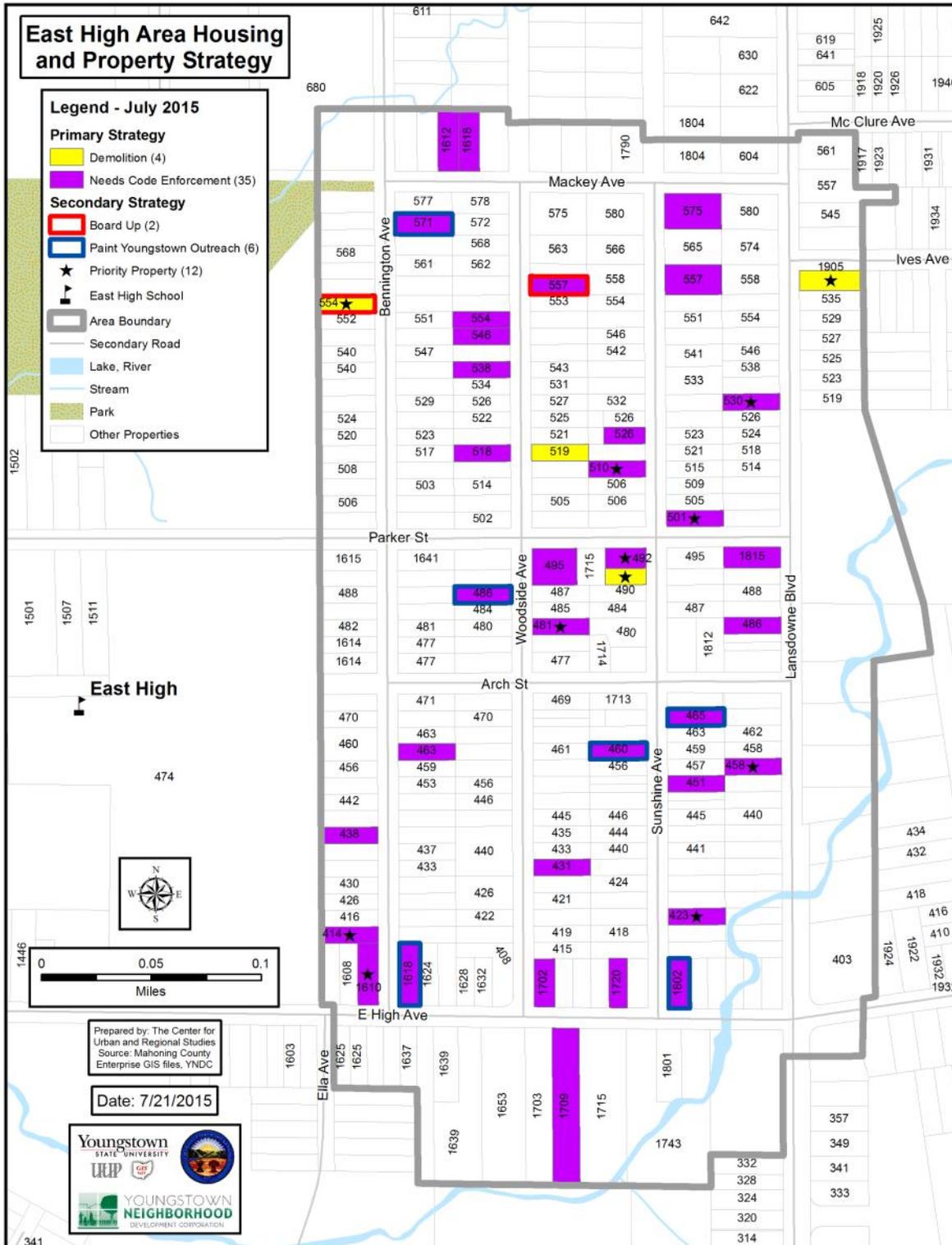
YNDC conducted a survey of conditions of all properties in the East High School Area, to assess issues that are negatively impacting quality of life and hindering housing reinvestment. The following map spotlights occupied properties with code violations, vacant and blighted properties, and unmaintained vacant lots.



This data was collected from field surveys conducted during 2015 by YNDC, tracking exterior code violations, property vacancy, and vacant lot maintenance. Vacancy was determined by a number of factors, such as broken windows/doors or a non-active electric meter. There are 25 occupied properties with exterior code violations and 14 properties that are vacant.

HOUSING AND PROPERTY STRATEGY

The map below 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 property research examining ownership, tax status, and other related issues. This information was evaluated carefully to determine appropriate use of the strategies as described previously on page 17.



TOP 12 PRIORITY PROPERTIES: EAST HIGH SCHOOL AREA

Through field research, 12 vacant houses with code violations were identified as priority properties. These houses were selected based on 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 been taking place.

The list is broken down into two sections: Priority Properties for Demolition, and Priority Properties for Board Up. Both lists are not prioritized by rank. Photos on this page demonstrate examples of some of the Top 12 Priority Properties.



1905 Lansdowne: DEMOLITION



490 Sunshine: DEMOLITION



492 Sunshine: CODE ENFORCEMENT



510 Sunshine: CODE ENFORCEMENT

PRIORITY PROPERTIES: CODE ENFORCEMENT

The following 9 properties have been identified as priority properties for code enforcement. The condition of these properties was evaluated using the neighborhood property survey. Some are occupied properties that are in the poorest 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, as basic enforcement is the initial step required to ensure these properties are kept in a good state of repair until the point that they can be acquired and re-occupied.

Address	Description of Condition
423 SUNSHINE AVE	Roof damage; fascia and gutters in disrepair; overhang extensions in disrepair; stairways in disrepair; garage damage
458 LANSDOWNE BLVD	Overgrown vegetation; dumping; garage in disrepair; peeling paint
481 WOODSIDE AVE	Completely boarded; roof damage; overgrown vegetation; fascia in disrepair; soffits in disrepair
492 SUNSHINE AVE	Gutter damage; garage in disrepair; porch in disrepair; stairs in disrepair
501 SUNSHINE AVE	Trash/debris; roof damage; garage in disrepair; dumping; gutters, soffits, and fascia in disrepair
510 SUNSHINE AVE	Trash/debris; weeds; garage in disrepair; peeling paint
530 LANSDOWNE BLVD	Porch; garage in disrepair; partially boarded
1610 E HIGH AVE	Weeds; peeling paint; roof damage; soffits; handrails in disrepair
414 BENNINGTON AVE	Roof damage; peeling paint; porch in disrepair; gutter in disrepair



414 Bennington Ave. is a priority for code enforcement



501 Sunshine Ave. is a priority for code enforcement

PRIORITY PROPERTIES: DEMOLITION

The following 3 properties have been identified as priority properties for demolition. These properties were evaluated via data collected in the detailed property survey conducted by YNDC for the neighborhood and deemed priorities based on their poor condition on relatively stable streets.

Address	Description of Condition	Primary Strategy	Secondary Strategy
490 SUNSHINE AVE	Overgrown vegetation; roof damage; stairs in disrepair; gutter, soffits, and fascia in disrepair; no premise identification	Demolition	
554 BENNINGTON AVE	Roof damage; porch in disrepair; broken windows; partially boarded; peeling paint on trim; weeds; driveway needs reclaimed; falling accessory; trash/debris	Demolition	Board up
1905 LANSDOWNE BLVD	Boarded; damaged siding; overgrown vegetation	Demolition	



554 Bennington Ave. is recommended for demolition

CRITICAL PROPERTIES FOR BOARDUP AND CLEANUP

The following 2 properties have been identified as priority properties for cleanup and board-up. These properties are among the worst in the neighborhood, and are an immediate threat to the health and safety of the surrounding residents. While they may not be demolished within the next two to three years due to funding constraints, getting them boarded, 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.

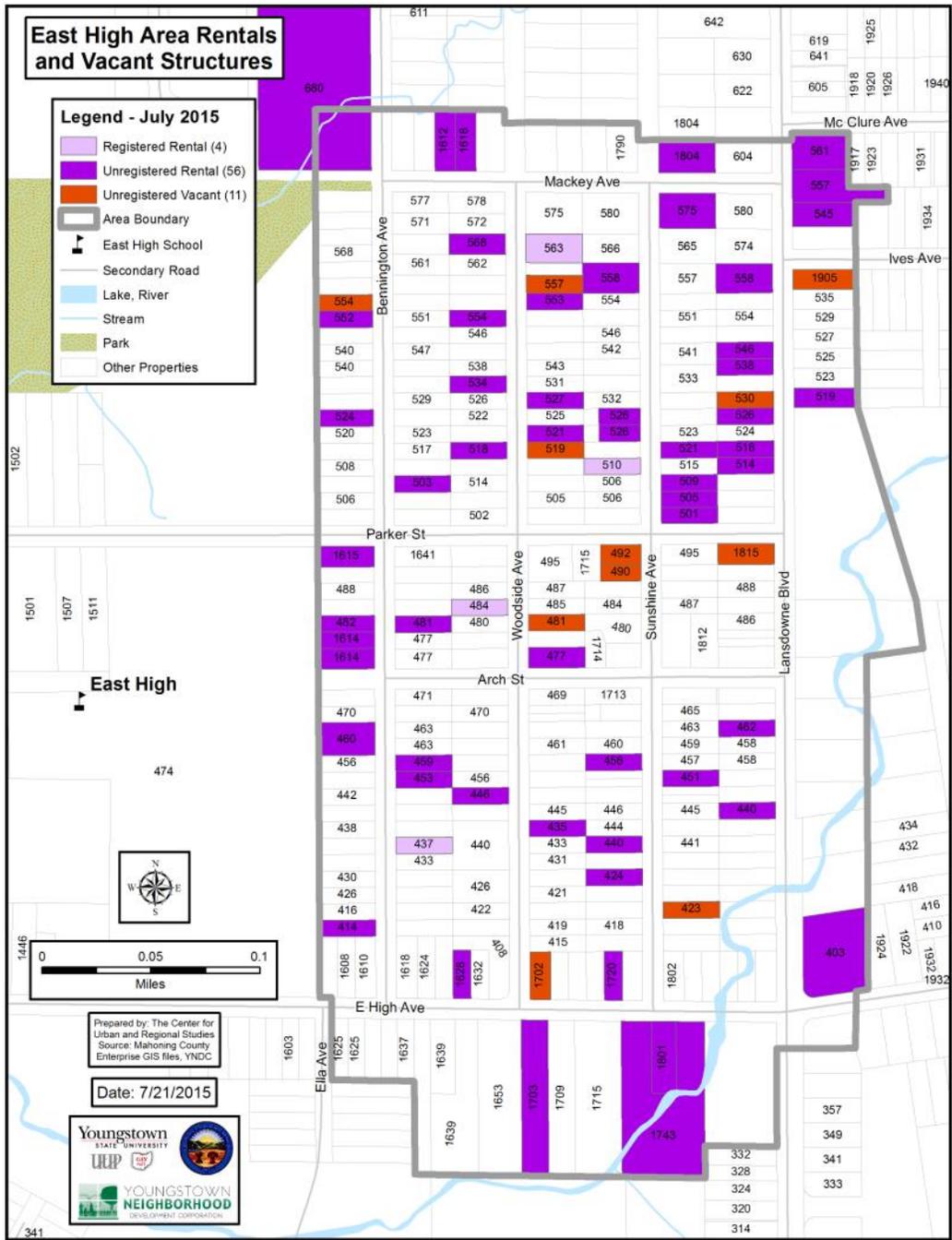
Address	Description of Condition	Strategy
554 BENNINGTON AVE	Roof damage; porch in disrepair; broken windows; partially boarded; peeling paint on trim; weeds; driveway needs reclaimed; falling accessory; trash/debris	Board up
557 WOODSIDE AVE	Partially boarded; weeds; trash/debris; gutter damage; foundational cracks; peeling paint; porch & garage in disrepair	Board up



557 Woodside Ave. needs to be boarded and secured

RENTAL AND VACANT REGISTRATION

The following map identifies all registered rental and vacant properties within the neighborhood, with all the properties which are NOT registered but likely need to be registered 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.

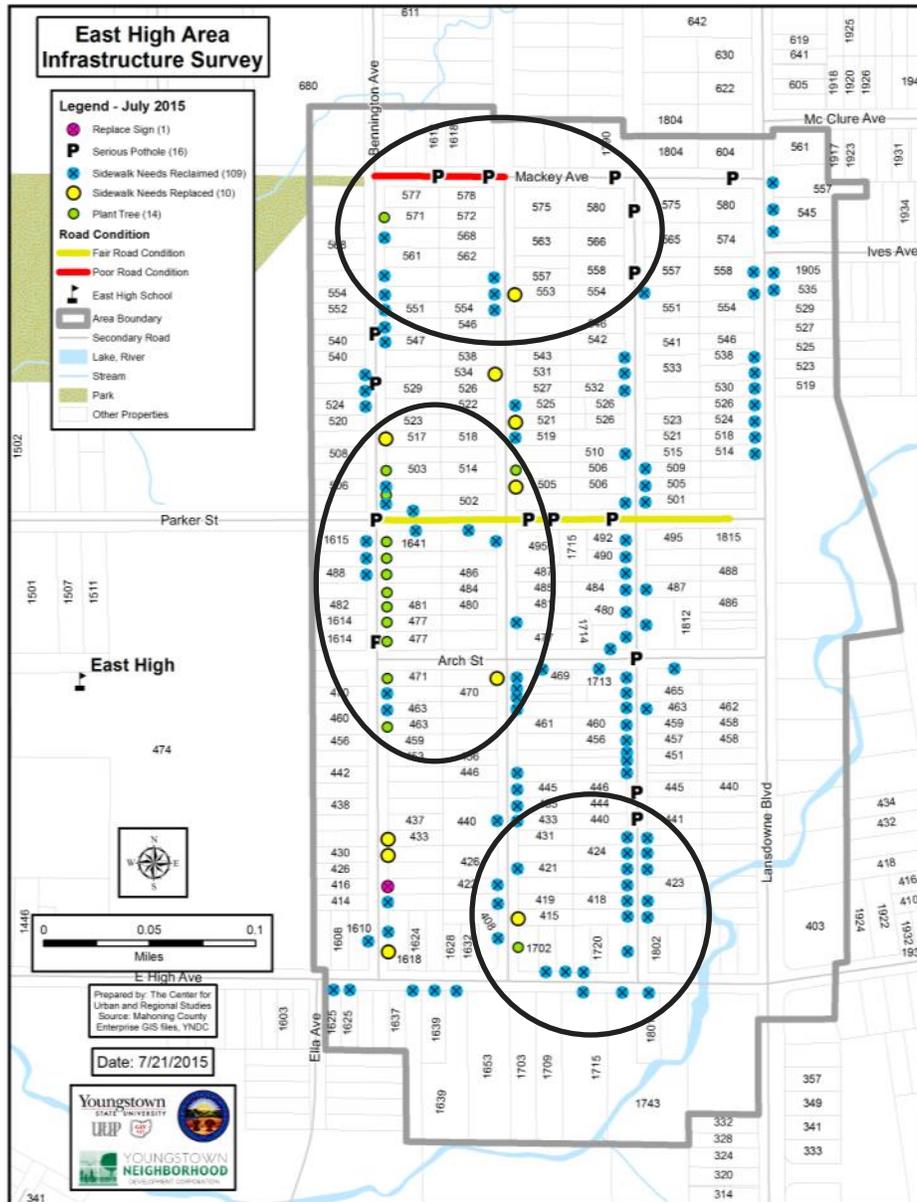


All residential properties that are occupied and being rented must be registered with City of Youngstown. In total, there are 4 registered rental properties within the neighborhood and an additional 56 occupied houses that are likely rental properties which are unregistered. “Unregistered Rental” properties 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 0 registered vacant properties within the neighborhood, with an additional 11 “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 owners of unregistered vacant and rental property 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, per city ordinance, citations of \$100 per week should be issued in order to gain registration compliance. Like other fees, this penalty can be assessed to the property tax duplicate.

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 the basic infrastructure issues that need addressed and three priority clusters in the neighborhood where infrastructure requires significant attention.

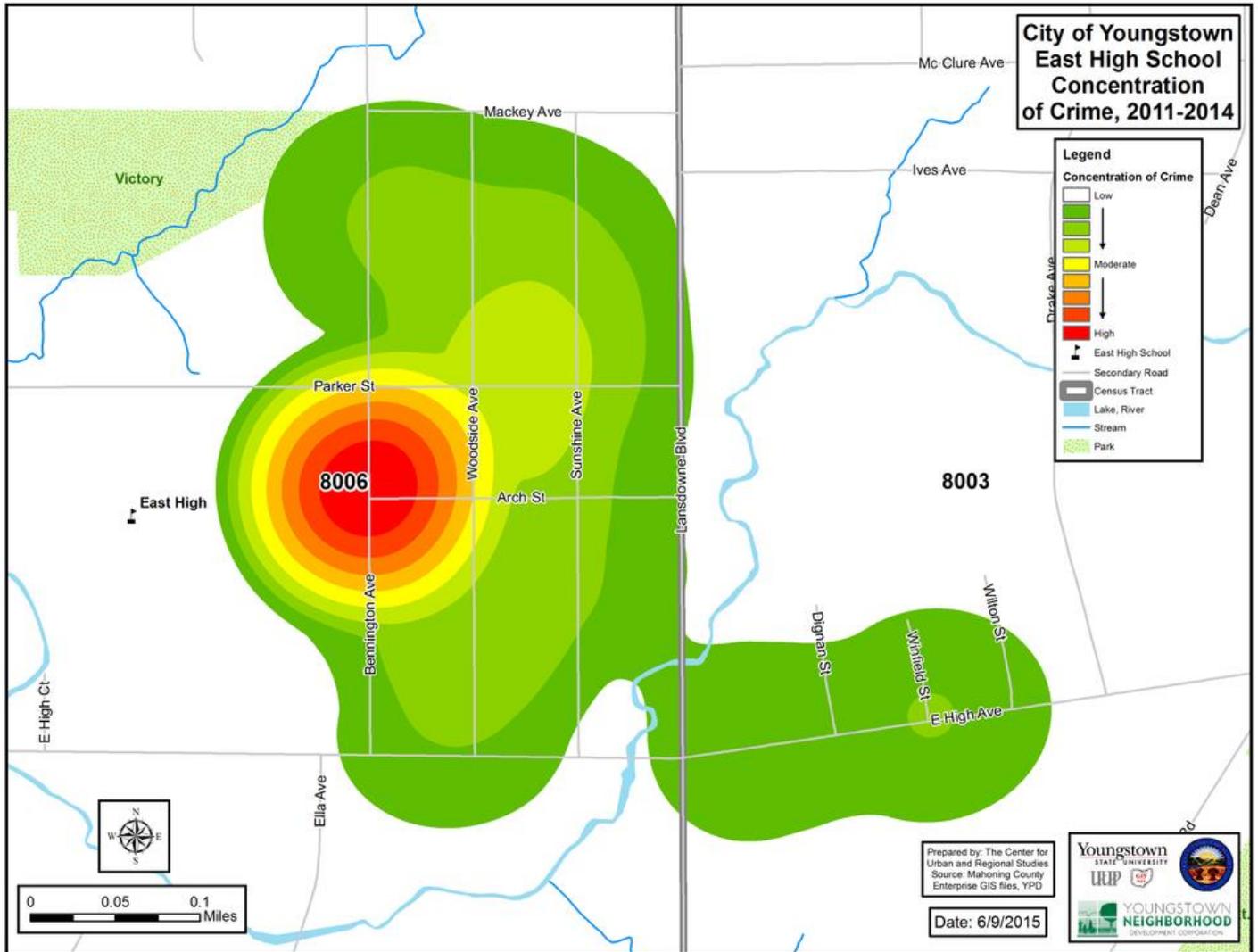


The survey indicated there are **5 missing street lights** within the neighborhood. There are a number of sidewalk issues throughout the neighborhood. Yellow circles identify sections of sidewalk that are either severely lifted up or severely cracked and need to be replaced. Blue circles indicate areas where sidewalks are covered in significant debris and overgrowth, but may be reclaimed and brought back into use if scraped and cleaned. Some of these sidewalks may ultimately need replacement, but this must 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. Green sections of road are scheduled for resurfacing in 2015. Sections of road that are not highlighted are generally in “good” condition.

NEIGHBORHOOD CRIME AND SAFETY

This 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 at which the Youngstown Police Department has filed reports. Data collected includes all police reports filed for residential properties in the neighborhood between 2011 and 2014 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 included in this analysis include residences such as single-family, two-family, multiple-family and group home structures. Houses are a mix of rental, owner-occupied and vacant properties.

Crime and Safety Strategy Recommendation: Targeted and systematic code enforcement sweeps and strict enforcement of rental and vacant registration, combined with door-to-door community policing efforts, should be utilized jointly to restore order to hot spot zones and prevent spillover effects of crime into adjacent areas.

TOP 6 HOTSPOT PROPERTIES

The following addresses represent residential properties which have the highest numbers of police reports filed in the neighborhood. The total number of reports was tallied for the period between January 1, 2011 and December 31st, 2014.

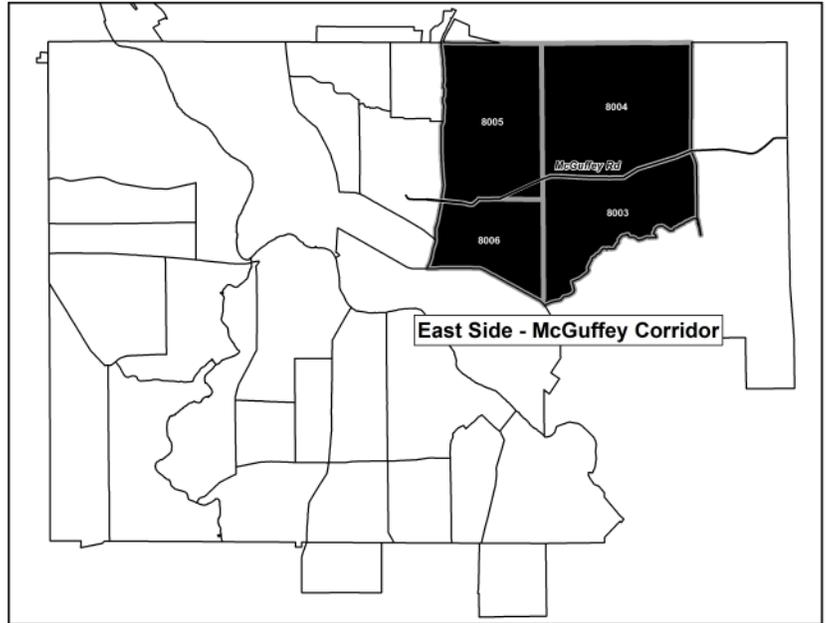
Recurring police reports include Assault, Aggravated Assault, Runaway/Missing Persons, Menacing, Aggravated Menacing, Domestic Violence, Criminal Damaging, Towed Vehicles, and other related offenses.

Rank	Address	Number of Reported Crimes 2011 - 2014
1	A property in the 400 block of Bennington	98
2	A property in the 400 block of Woodside	11
3	A property in the 400 block of Woodside	8
4	A property in the 400 block of Woodside	7
5	A property in the 1900 block of East High	5
6	A property in the 1900 block of East High	4

SECTION VII. MCGUFFEY CORRIDOR PLAN

McGuffey Rd. connects the Lower North Side to Coitsville Township to the east. It contains a mix of residential and commercial properties, as well as a significant amount of open space, particularly in the eastern portion of the corridor. Population density is greatest in the western portion of the corridor, closest to downtown.

The Youngstown 2010 Plan responded to residents' desire for economic development on the corridor by identifying three priority business development nodes: at N. Garland Ave.; at Lansdowne Blvd.; and at Jacobs Rd. This plan focuses on infrastructure improvements, tax-delinquent property acquisition, and environmental assessments at these nodes in order to increase the possibility of business development. In addition, the plan recommends that property issues be addressed through code enforcement, demolition, property registration, and clean up and securing of vacant structures.



Demographic Summary of the East Side Study Area						
	POPULATION (2010)	POPULATION LOSS (1990-2010)	AVERAGE HOME SALE PRICE (2010-2012)	PERCENT OWNER OCCUPIED	VACANCY RATE (1990)	VACANCY RATE (2010)
CENSUS TRACTS 8003, 8004, 8005, 8006	7,995	-20%	\$9,164	42%	9%	21%
YOUNGSTOWN	66,982	-30%	\$23,944	58%	9%	19%

SOURCE: United States Census and American Community Survey Data



McGuffey Rd. Church of Christ is an asset along the McGuffey Rd. corridor



Dollar General is located at the Southwest corner of Jacobs and McGuffey Roads

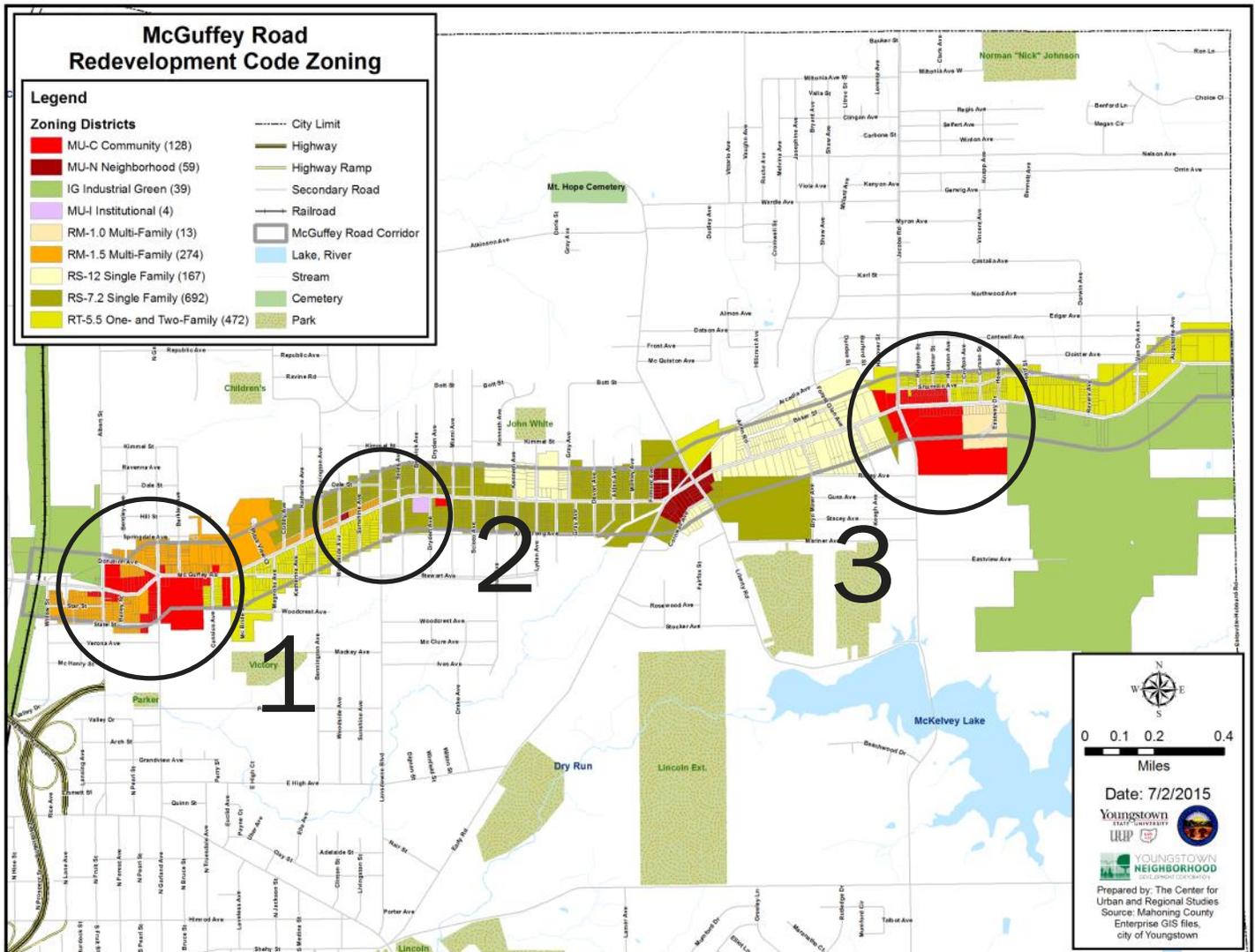
MCGUFFEY ROAD CORRIDOR LAND USE AND ZONING

The three McGuffey Rd. corridor priority business development nodes identified in the Youngstown 2010 Plan are noted with circles on the map below.

Node 1, located at the intersection of N. Garland Ave., is zoned Mixed Use-Community District (MU-C), which was created for the purpose of providing areas for a variety of retail and services and medium-density residential uses (Youngstown Redevelopment Code). MU-C zoning is intended to create a vibrant, walkable urban corridor with a mix of uses and distinctive character. This makes Node 1 an ideal location for infrastructure improvements that enhance walkability and public transit use, streetscape improvements that make the corridor more visually appealing, and code enforcement to address properties in need of repair.

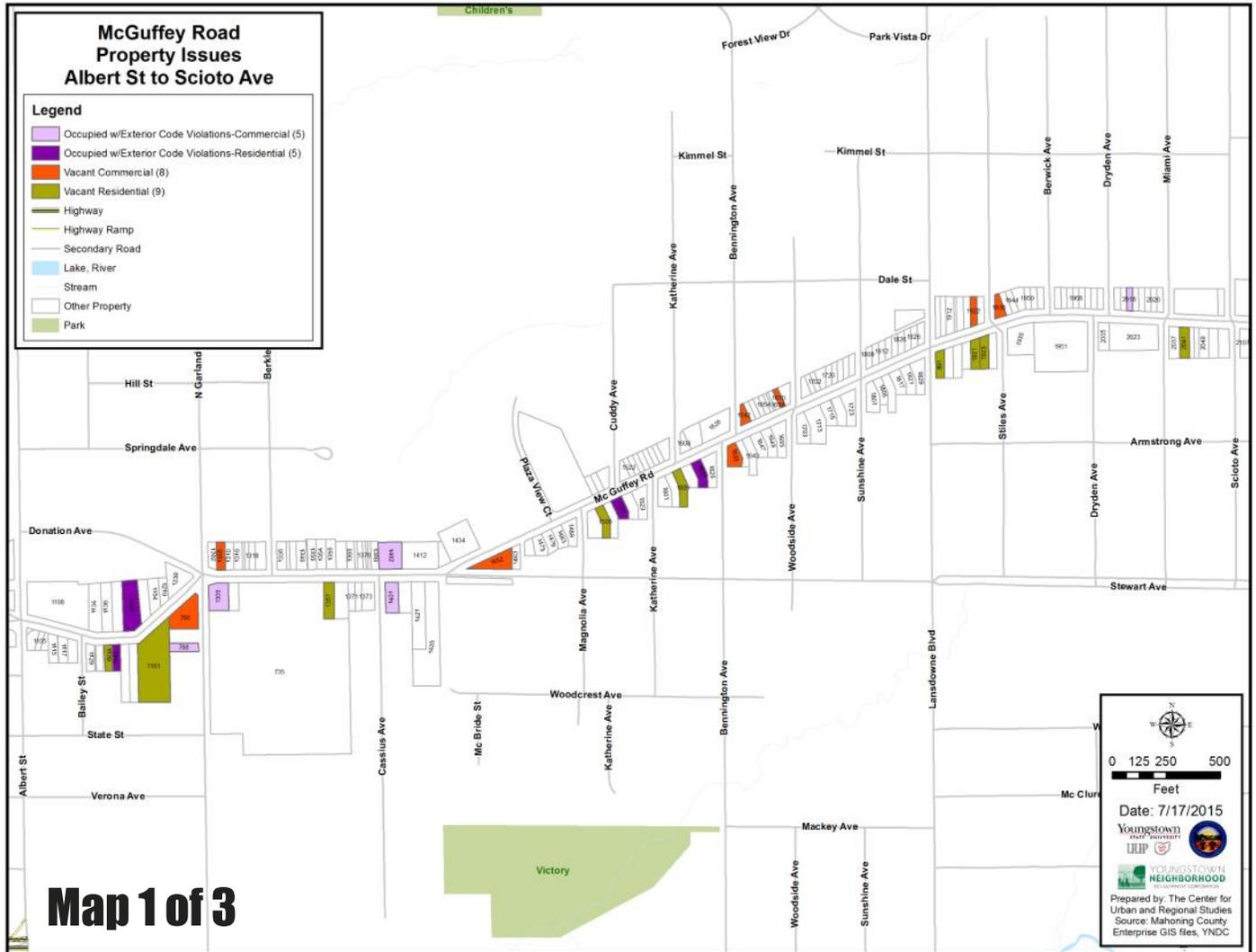
Node 2, located at the intersection of Lansdowne Blvd., is predominately zoned residential (RS-7.2, RM-1.5, and RT5.5). As Node 2 is not currently zoned for commercial development, the focus will be to acquire tax-delinquent land for greenspace. After land is assembled, this node could be considered in the future for possible re-zoning.

Node 3, located at the intersection of Jacobs Rd., is zoned Mixed-Use Community (MU-C), like Node 1. This node contains active businesses—a local lawnmower service and a Dollar General store—that create destination traffic to this intersection. The focus at this node is to prepare the remaining corners for future commercial development.



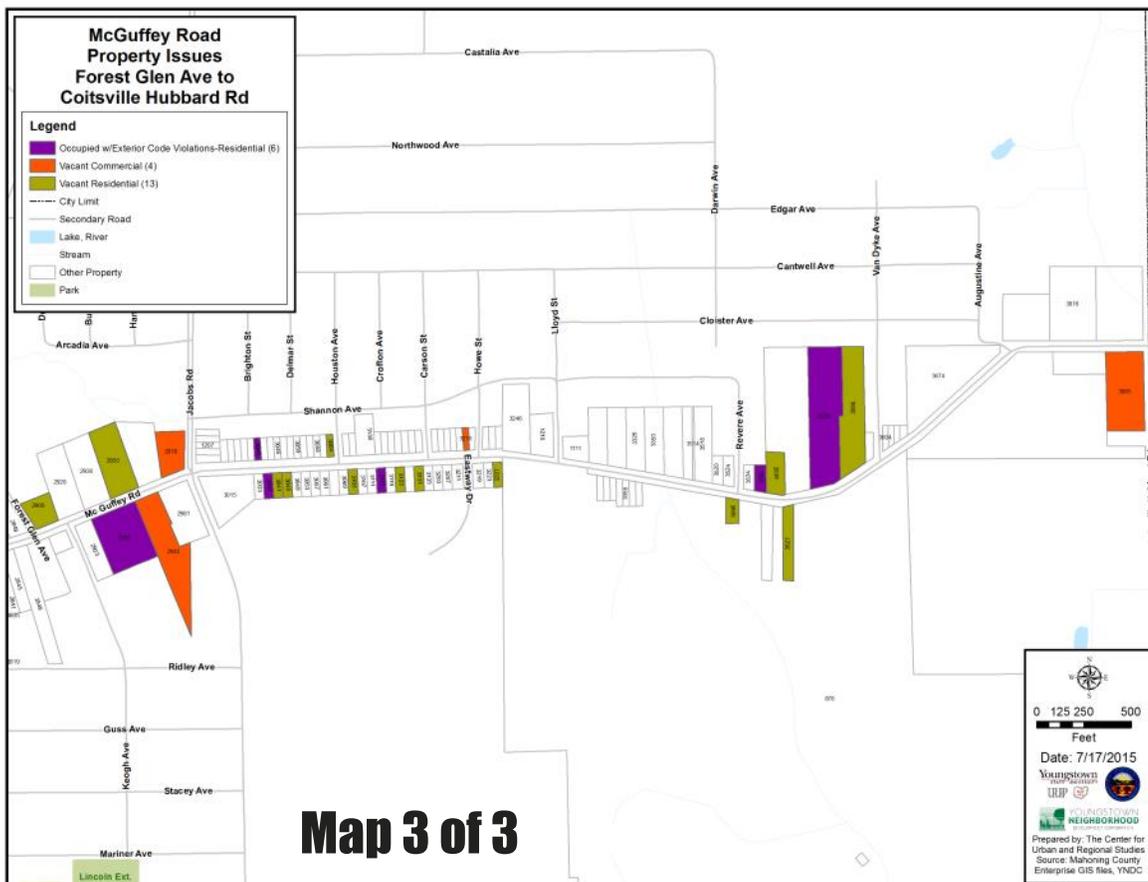
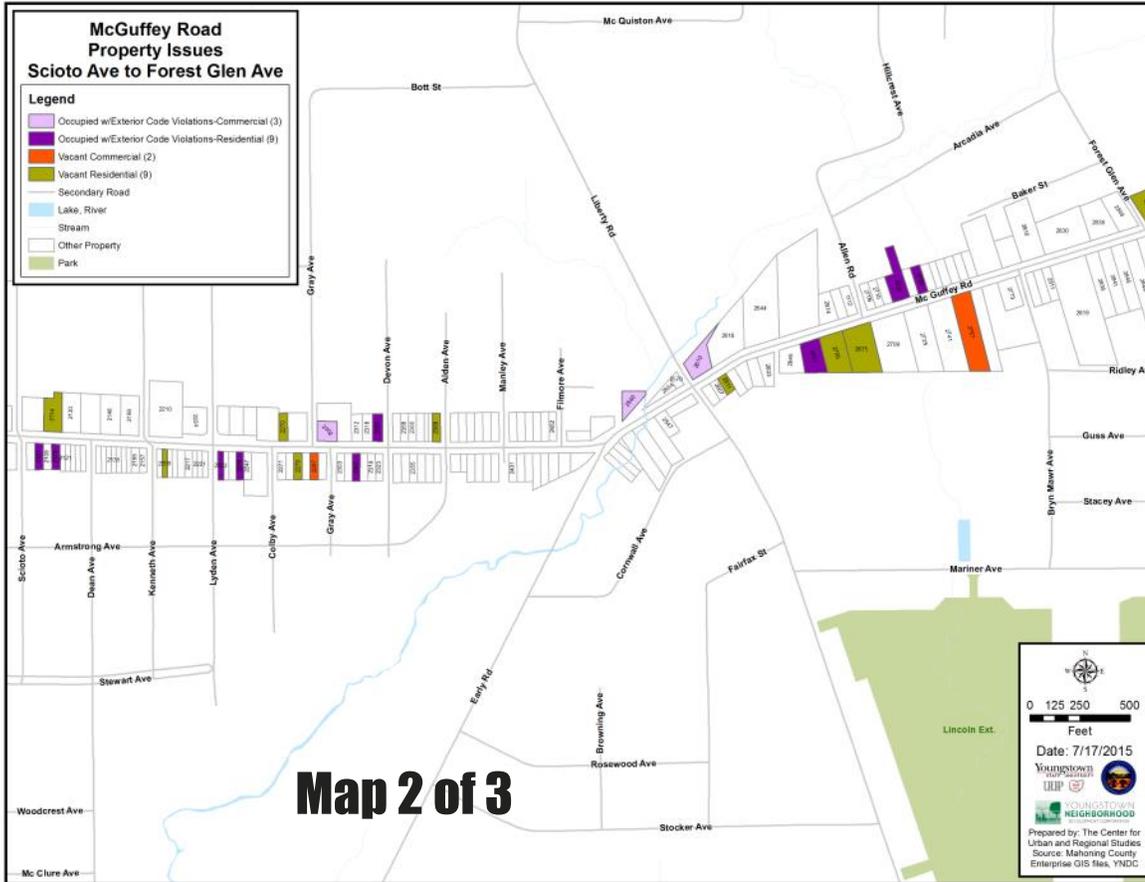
MCGUFFEY ROAD PROPERTY ISSUES

YNDC conducted a survey of conditions of all properties along the McGuffey Rd. corridor, to assess issues that are negatively impacting quality of life and hindering housing and business reinvestment. The following map spotlights occupied properties with code violations, and vacant, blighted properties. This data was collected from field surveys conducted during 2015 by YNDC, tracking exterior code violations, property vacancy, and vacant lot maintenance. Vacancy was determined by a number of factors, such as broken windows/doors or a non-active electric meter. There are 28 occupied properties with exterior code violations and 45 properties that are vacant.



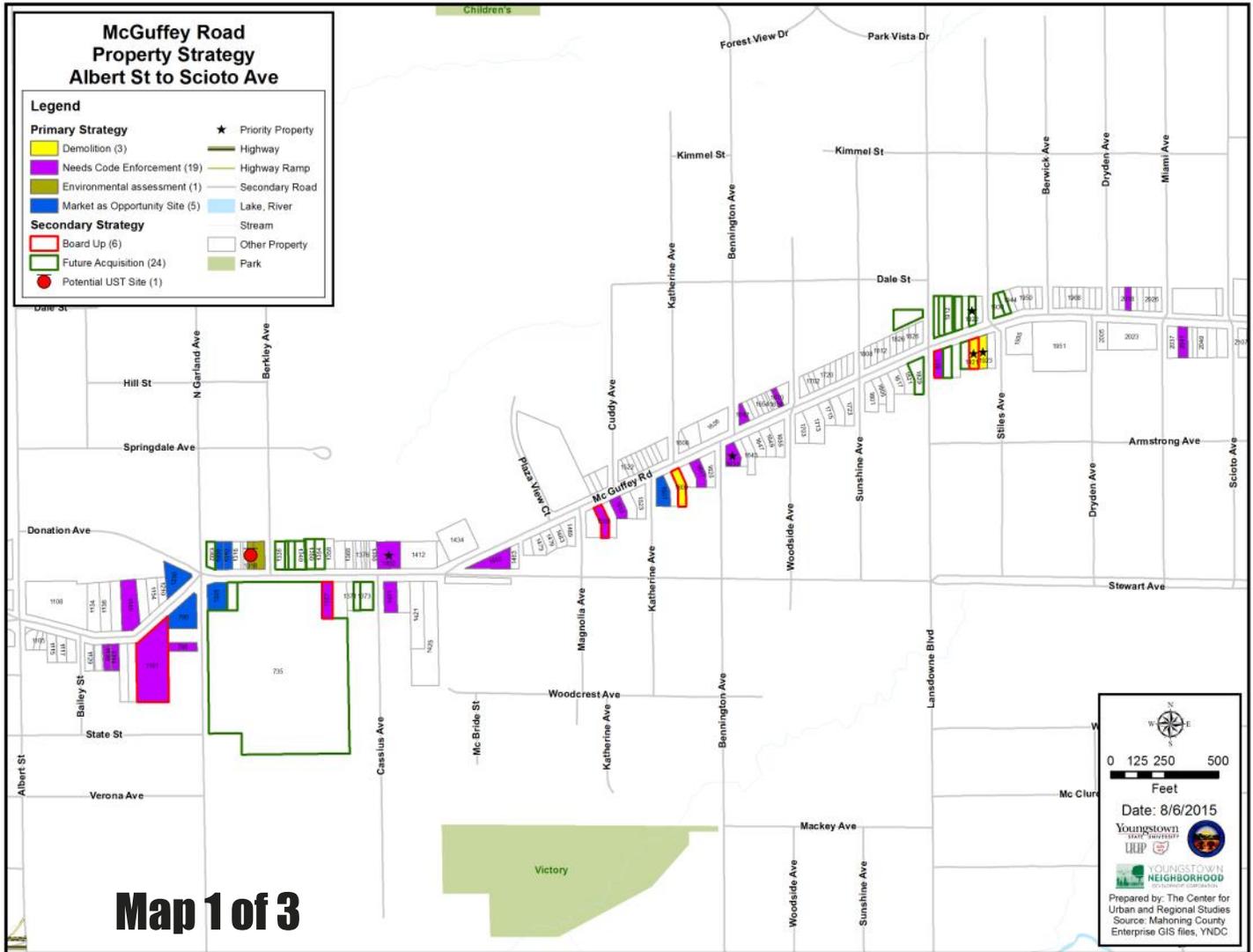
Much of the former McGuffey Plaza is now a concrete slab with weeds and piles of debris.

MCGUFFEY ROAD PROPERTY ISSUES (cont'd)



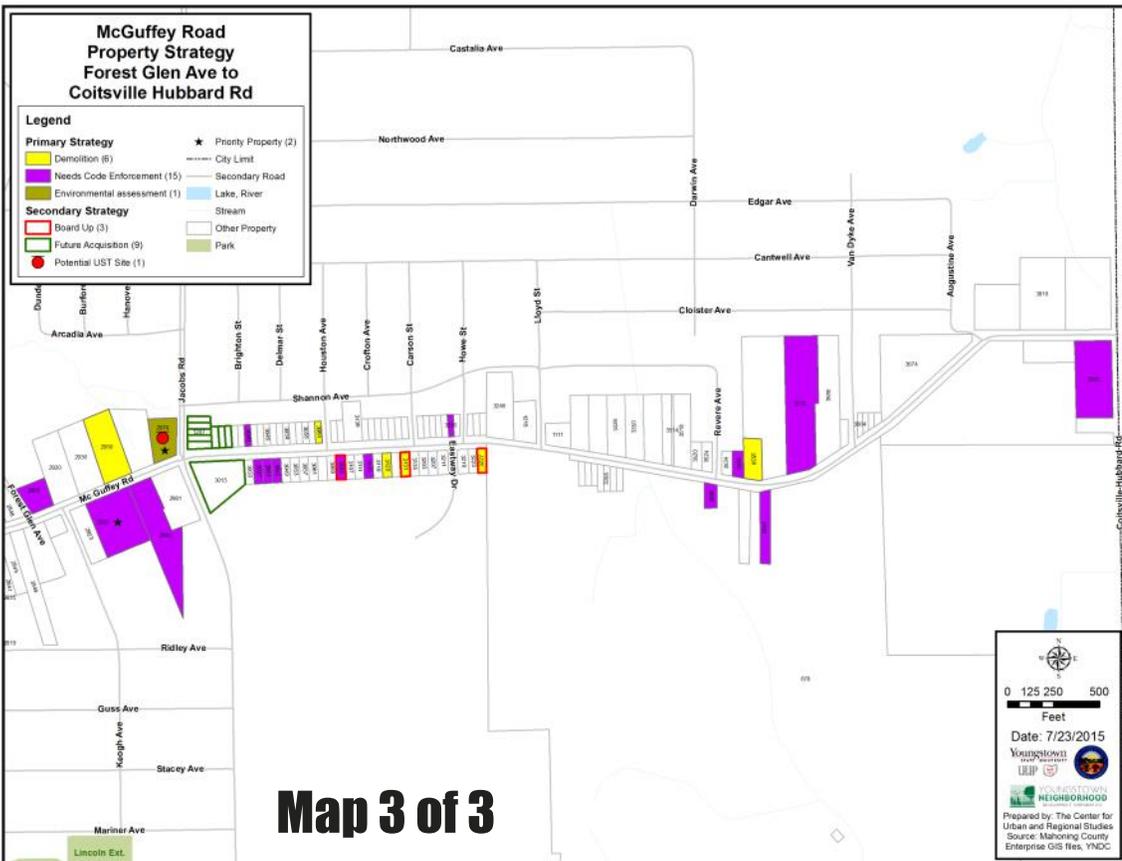
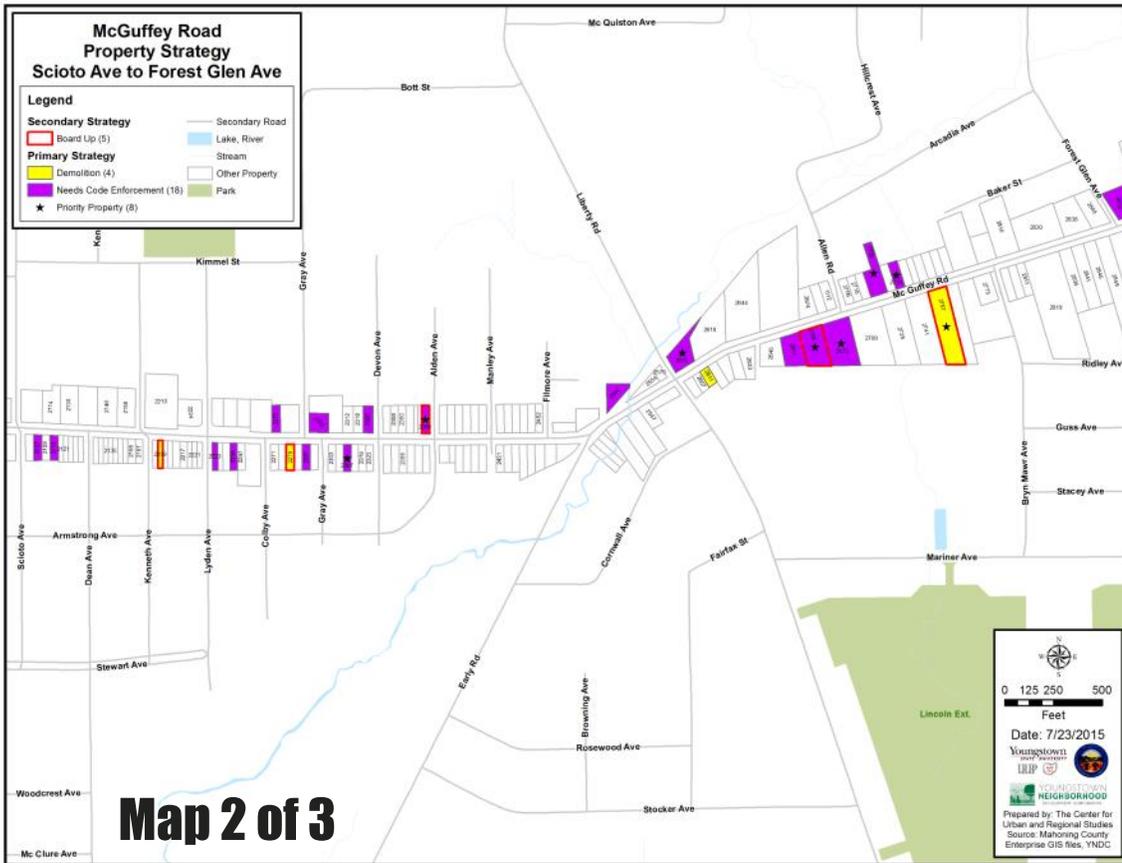
MCGUFFEY ROAD PROPERTY STRATEGY

The map below 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 property research examining ownership, tax status, and other related issues. This information was evaluated carefully to determine appropriate use of the strategies as described previously on page 17.

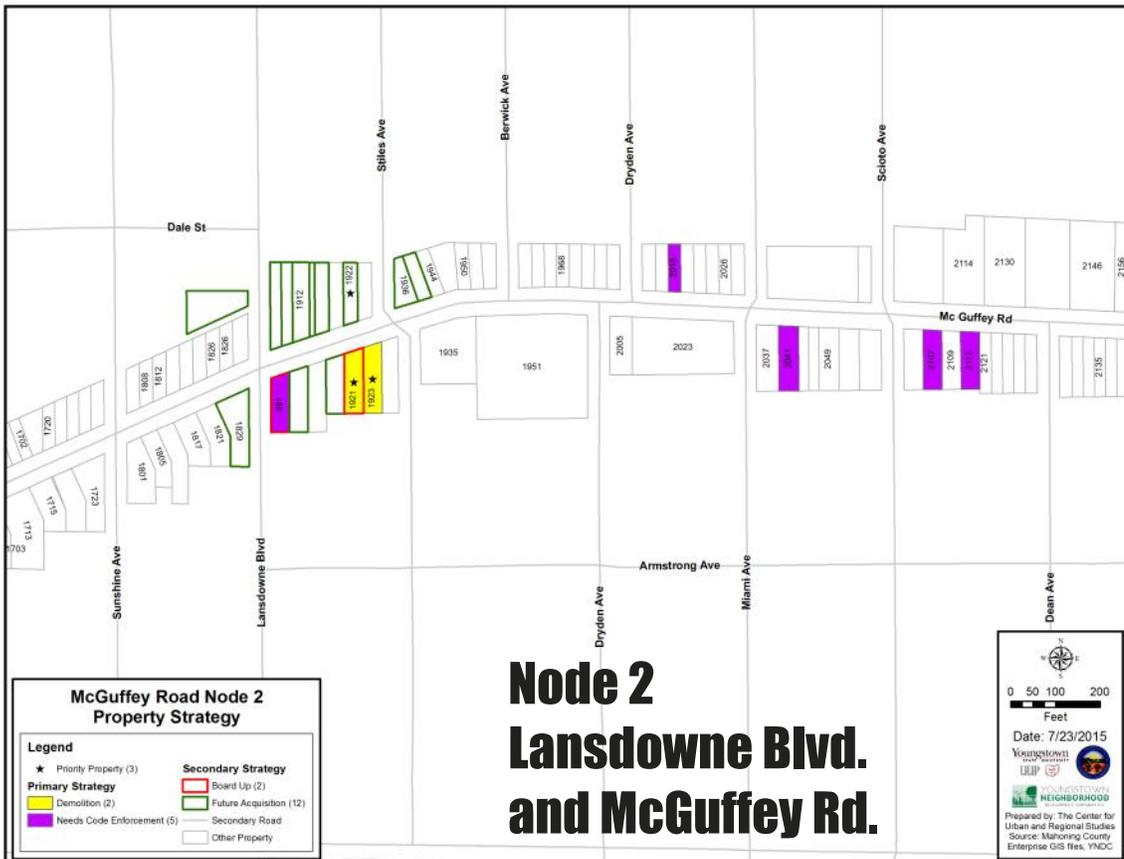
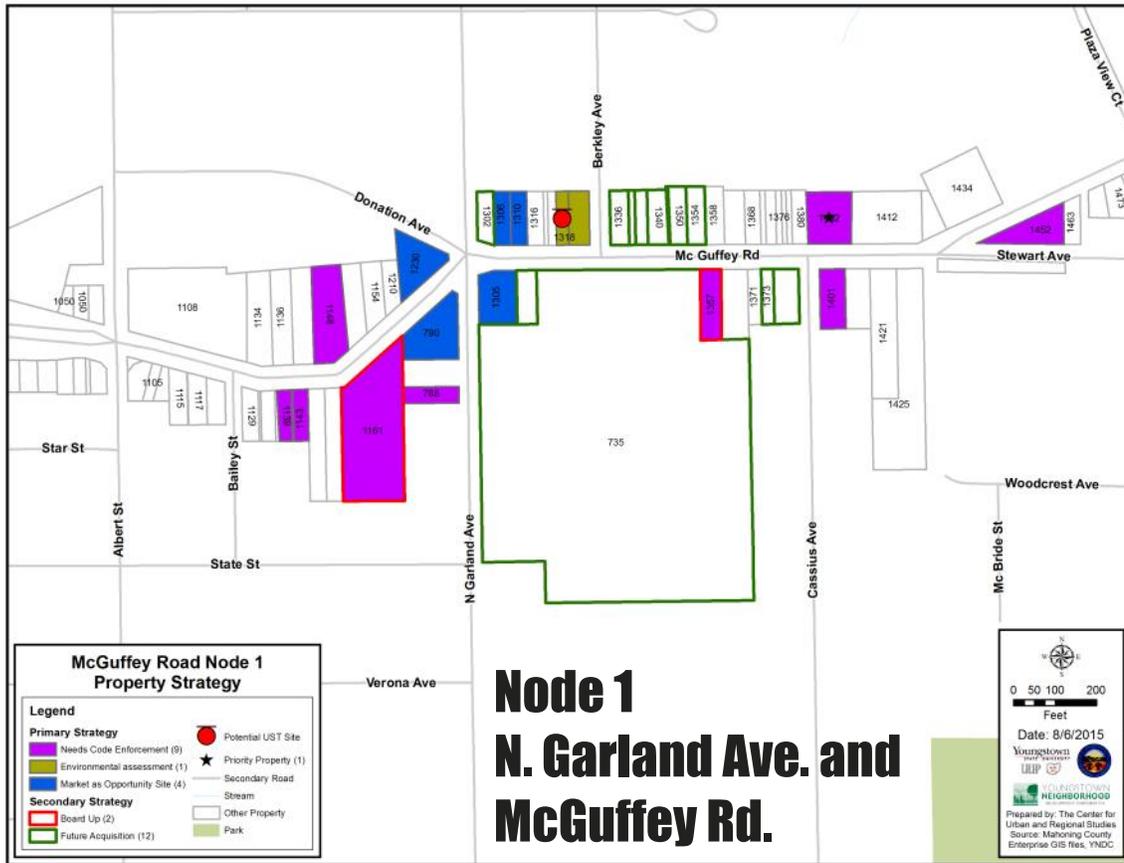


Properties marked with a star are priority properties and should be among the first to be addressed along the corridor. Some vacant and some occupied, these structures were selected based on severity of deterioration; concern for health and safety of occupants or neighboring residents and/or businesses; stabilization in an area where one blighted or at-risk structure is threatening an otherwise stable area; or further stabilizing an area where existing reinvestment has been taking place.

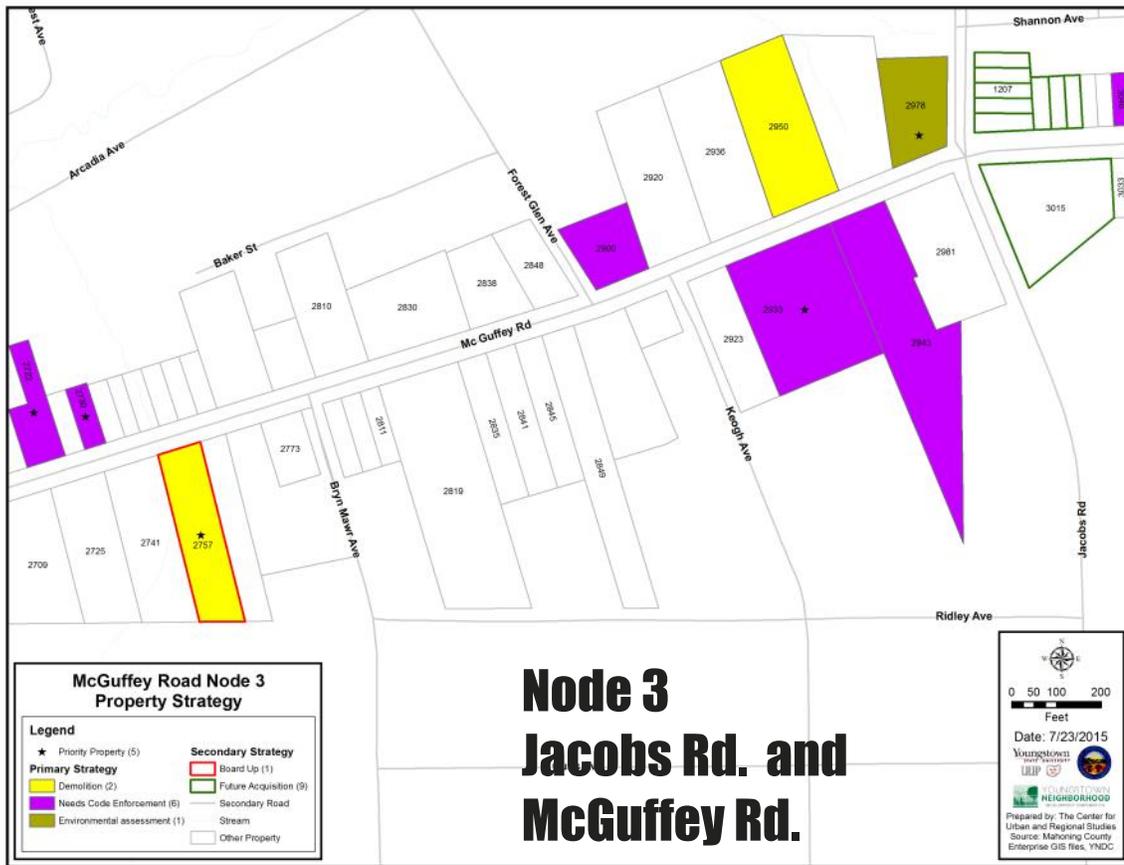
MCGUFFEY ROAD PROPERTY STRATEGY (cont'd)



MCGUFFEY ROAD PROPERTY STRATEGY (cont'd)



MCGUFFEY ROAD PROPERTY STRATEGY (cont'd)



McGuffey Road Property Strategies

The following are descriptions of the core strategies assigned to each vacant and occupied property with exterior code violations along the corridor. These strategies are necessary to bring the property into compliance or otherwise eliminate blight and increase investment on McGuffey Rd.

1) Demolition via the City of Youngstown: Properties that are vacant and severely deteriorated are recommended in the plan for demolition by the City of Youngstown. These also include properties that must be demolished quickly because they are an immediate health and safety hazard.

2) Needs Code Enforcement: Commercial and residential properties with code violations are to be repaired by their owners through aggressive code enforcement by the City of Youngstown. Inspectors can issue warnings, administrative penalties, and can send the owner of structures 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 of significance to the fabric of the corridor that should be salvaged rather than demolished. If an owner is unresponsive to the City's code enforcement efforts, several tools may be used to achieve compliance. These include Spot Blight eminent domain, tax foreclosure, and receivership.

3) Market as Opportunity Site: Key vacant and underutilized buildings should be marketed as opportunity sites for new businesses. An online database with property information should be available and easy-to-use in order to give potential new tenants information regarding potential sites. The database should contain relevant details, such as square footage, layout, location, and price, as well as a list of suggested uses. Signage should be displayed prominently along the corridor to showcase these opportunity sites.

4) Environmental Assessment: Many gas stations and automobile repair shops used to operate along McGuffey Rd. and are now abandoned. These pose challenges to redevelopment because of the potential for underground storage tanks and contamination at these sites. Funding is available, particularly on sites that are to be repurposed, through the US and Ohio Environmental Protection Agencies, as well as the State of Ohio to assess these sites and clean up any contamination found.

5) Future Acquisition: Tax-delinquent, vacant land with potential for development, expansion of existing businesses, or to be preserved as open space should be acquired through the City of Youngstown Land Bank. Tax-delinquent land with vacant, blighted properties in need of demolition should be targeted for acquisition through tax foreclosure after the demolition has occurred. Once acquired, these lots can be marketed to adjacent business owners or held and assembled for future development.

6) Board Up: Vacant, abandoned properties in need of clean up can be included as workday sites for community volunteer events or boarded by the YNDC AmeriCorps REVITALIZE Team. Volunteers can remove trash and debris, as well as cut down overgrown vegetation on the property and reclaim the sidewalks as needed. Unsecure properties should be boarded and subsequently monitored to ensure they remain secure until a future use is found for the structure.

TOP 15 PRIORITY PROPERTIES: MCGUFFEY CORRIDOR

Through field research, 15 vacant houses with code violations were identified as priority properties. These houses were selected based on 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 been taking place.

The list is broken down into two sections: Priority Properties for Code Enforcement and Priority Properties for Demolition. Both lists are not prioritized by rank. Photos on this page demonstrate examples of some of the Top 15 Priority Properties.



1922 McGuffey: FUTURE ACQUISITION



1923 McGuffey: DEMOLITION



2675 McGuffey: CODE ENFORCEMENT



2610 McGuffey: CODE ENFORCEMENT

PRIORITY PROPERTIES: CODE ENFORCEMENT

The following 10 properties have been identified as priority properties for code enforcement. The condition of these properties was evaluated using the neighborhood property survey. Some are occupied properties that are in the poorest 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, as basic enforcement is the initial step required to ensure these properties are kept in a good state of repair until the point that they can be acquired and re-occupied.

Address	Type	Occupancy	Description of Condition
1402 MCGUFFEY RD	Commercial	Occupied	Peeling paint
1633 MCGUFFEY RD	Commercial	Vacant	Overgrown vegetation, defacement of property, roof damage, partially boarded
2307 MCGUFFEY RD	Residential	Occupied	Roof damage, soffits and fascia in disrepair
2368 MCGUFFEY RD	Residential	Vacant	Overgrown vegetation, unsecure doors and windows, no premise identification
2705 MCGUFFEY RD	Residential	Vacant	Fence in disrepair, gutters and fascia in disrepair
2610 MCGUFFEY RD	Commercial	Occupied	Peeling paint; trash/debris
2675 MCGUFFEY RD	Residential	Vacant	Peeling paint on siding and trim, roof damage, gutters in disrepair
2730 MCGUFFEY RD	Residential	Occupied	Roof damage, garage roof and doors in disrepair
2722 MCGUFFEY RD	Residential	Occupied	Roof damage
2933 MCGUFFEY RD	Residential	Occupied	Peeling paint on siding, accessory structures in disrepair



1633 McGuffey Rd. has overgrown vegetation

PRIORITY PROPERTIES: DEMOLITION

The following 3 properties have been identified as priority properties for demolition. These properties were evaluated via data collected in the detailed property survey conducted by YNDC for the neighborhood and deemed priorities based on their poor condition on relatively stable streets.

Address	Type	Occupancy	Description of condition
1921 MCGUFFEY RD	Residential	Vacant	Overgrown vegetation; peeling paint; gutters and fascia in disrepair
1923 MCGUFFEY RD	Residential	Vacant	Siding completely stripped; overgrown vegetation
2757 MCGUFFEY RD	Commercial	Vacant	Overgrown vegetation, tires, roof damage

PRIORITY PROPERTIES: ALTERNATIVE STRATEGY

Address	Type	Occupancy	Description of condition	Primary Strategy
1922 MCGUFFEY RD	Commercial	Vacant	Partially boarded	Future Acquisition
2978 MCGUFFEY RD	Commercial	Vacant	Trash/debris, tires, overgrown vegetation, peeling paint on siding, partially boarded; bricks in façade in disrepair; possible underground storage tank site	Environmental assessment

CRITICAL PROPERTIES FOR BOARDUP AND CLEANUP

The following 14 properties have been identified as priority properties for cleanup and board-up. These properties are among the worst in the neighborhood and are an immediate threat to the health and safety of the surrounding residents. While they may not be demolished within the next two to three years due to funding constraints, getting them boarded, 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 can be painted to resemble doors and windows to make these structures blend in better with the neighborhood, rather than stand out as eyesores.

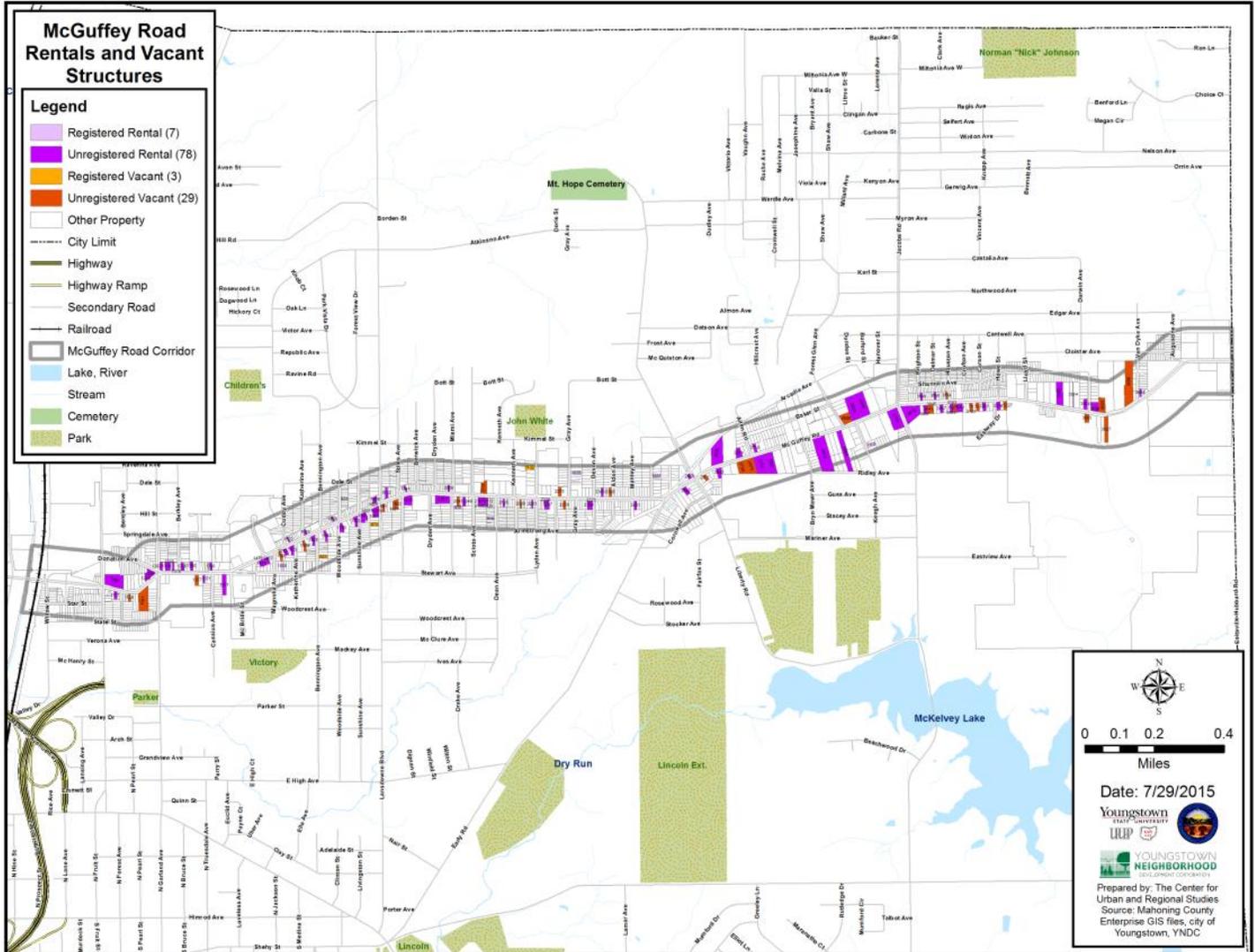
Address	Description of Condition	Strategy
1161 MCGUFFEY RD	Trash/debris, overgrown vegetation, defacement of property, unsecure	Board Up
1357 MCGUFFEY RD	Roof damage	Board Up
1505 MCGUFFEY RD	Missing/damaged protective treatment, roof damage, partially boarded	Board Up
1609 MCGUFFEY RD	Severely overgrown, partially boarded	Board Up
891 MCGUFFEY RD	Overgrown vegetation, partially boarded	Board Up
1921 MCGUFFEY RD	Overgrown vegetation	Board Up
2209 MCGUFFEY RD	Unsecure, partially boarded, peeling paint on trim; roof damage; soffits and fascia in disrepair; garage completely open	Board Up
2279 MCGUFFEY RD	Overgrown vegetation, peeling paint on trim and siding; gutters, soffits, fascia in disrepair, partially boarded	Board Up
2368 MCGUFFEY RD	Overgrown vegetation, unsecure doors and windows, no premise identification	Board Up
2705 MCGUFFEY RD	Fence in disrepair, gutters and fascia in disrepair	Board Up
2757 MCGUFFEY RD	Overgrown vegetation, tires, roof damage	Board Up
3103 MCGUFFEY RD	Trash/debris, weeds, peeling paint on trim, gutters, downspout, and back porch roof unstable	Board Up
3131 MCGUFFEY RD	Trash/debris, dumping, weeds, door and windows need secured, siding, gutters, downspout, accessory structure in disrepair, premises identification	Board Up
3227 MCGUFFEY RD	Trash/debris, weeds, doors and windows unsecure, siding and trim peeling, missing protective treatment, accessory structure in disrepair	Board Up



2209 McGuffey Rd. needs to be secured and cleaned up

RENTAL AND VACANT REGISTRATION

The following map identifies all registered rental and vacant properties within the neighborhood, with all the properties which are NOT registered but likely need to be registered 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.

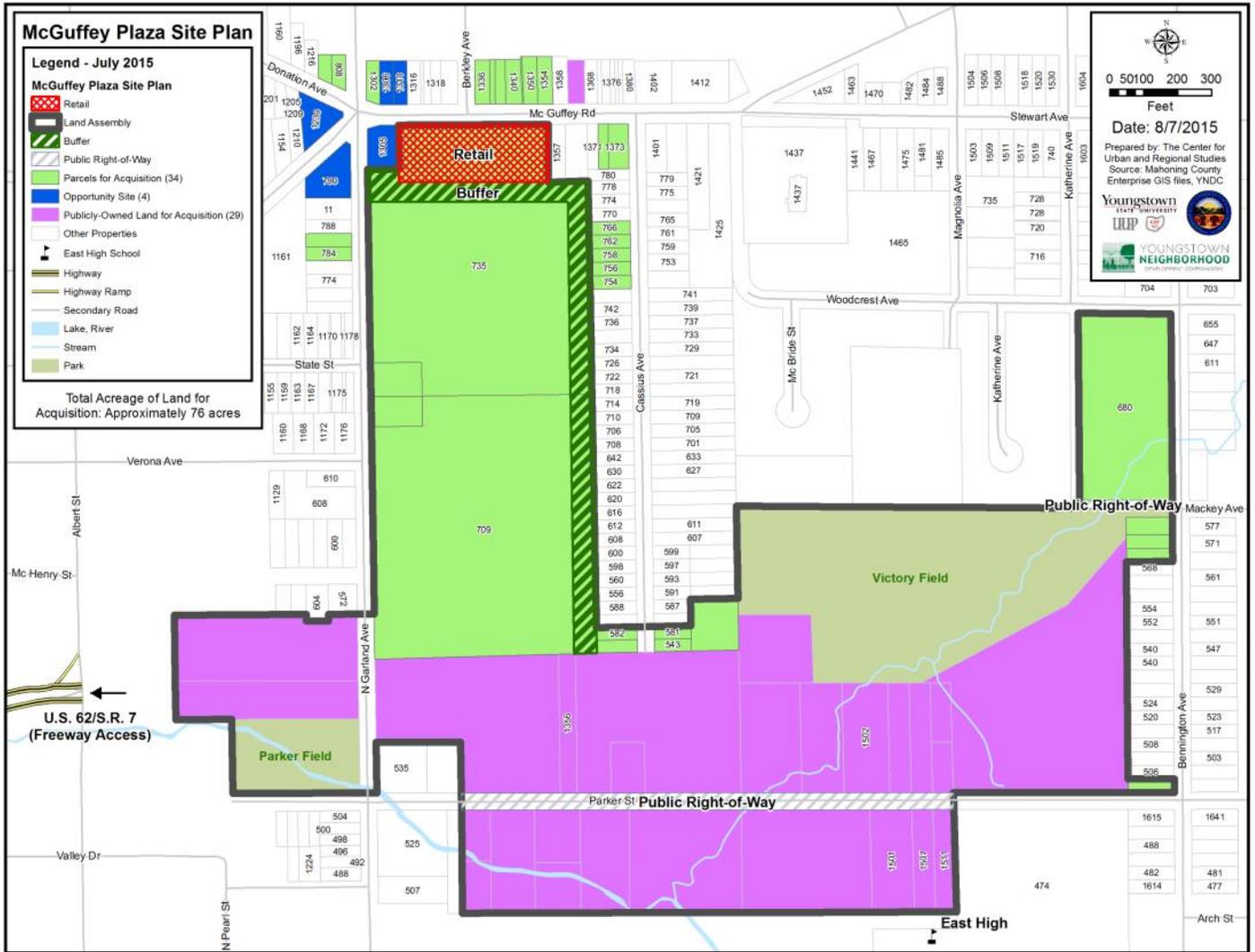


All residential properties that are occupied and being rented must be registered with City of Youngstown. In total, there are 7 registered rental properties within the neighborhood and an additional 78 occupied houses that are likely rental properties which are unregistered. “Unregistered Rental” properties 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 3 registered vacant properties within the neighborhood, with an additional 29 “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 owners of unregistered vacant and rental property 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, per city ordinance, citations of \$100 per week should be issued in order to gain registration compliance. Like other fees, these should be assessed to the tax duplicate.

MCGUFFEY PLAZA SITE PLAN

Most of the structures on the former McGuffey Plaza site have been demolished, except for a few occupied business, including Tiny's News & Beverage and K & P's Family Sportswear. The site presents an opportunity for future mixed-use or light industrial redevelopment. Portions of the site along McGuffey Rd. should be used for retail, to strengthen the business node at N. Garland Ave. Occupied businesses within the plaza site can be relocated to the opportunity sites along McGuffey Rd., which will allow the remainder of the site to be used for other purposes. The remainder of the site will be acquired through tax foreclosure and assembled with adjacent publicly- and privately-owned land to form a large, 76-acre site with redevelopment opportunity. Businesses at the corner of N. Garland Ave. and McGuffey Rd. should be marketed as opportunity sites. Potential mixed-use development could include several different uses, such as light industrial, commercial, and green development.



These buildings at the corner of N. Garland Ave. and McGuffey Rd. are opportunity sites for future redevelopment.

MCGUFFEY PLAZA ACQUISITION STRATEGIES AND FUNDING SOURCES

There are several potential reuse options for the McGuffey Plaza site, including retail, greenspace and conservation, light industrial, and mixed-use development. It is recommended that retail uses be concentrated along McGuffey Rd. to create a more dense cluster of businesses at the intersection with N. Garland Ave. Potential conservation uses for the site include the management of storm water runoff, a space for greenspace and tree-planting. The site could be made more accessible to the region's highway network by extending a road from the Himrod Expressway terminus at Albert St. to N. Garland Ave. Properties could be acquired, cleaned up, and greened through several different strategies and sources, listed below:

Acquisition Strategies - parcels for acquisition are listed in Appendix 2.

Tax Foreclosure: Vacant, tax-delinquent land is eligible for tax foreclosure through the City of Youngstown and the Mahoning County Land Bank. After successful foreclosure, the city or county would become the owner of the property and could assemble the parcels with nearby publicly-owned land to create a large development site.

Purchase from Private Owner: Land and buildings that are not tax-delinquent and owned by private owners can be purchased and assembled for development.

Acquisition from Public Owner: Land that is owned by public entities, such as the State of Ohio and the Youngstown City School District, can be acquired and assembled for development.

Spot Blight: The City may use its powers of eminent domain to take property from owners of blighted properties who are unresponsive to the City's Code Enforcement efforts and refuse to make repairs to bring the properties up to code. Once acquired, these properties can be assembled for development.

Funding Resources

Community Development Block Grants: These funds are administered through the City of Youngstown's Department of Community Planning and Economic Development and could be used to clean up the pavement left behind on the McGuffey Plaza site.

US EPA Brownfield Assessment and Cleanup Grants: The US EPA administers competitive grant programs that provide municipalities funding to assess and clean up contaminated brownfield sites, which may be former gas stations or dry cleaners. For more information, see http://www.epa.gov/brownfields/grant_info/

Ohio EPA Targeted Brownfield Assessment: The Ohio EPA provides funding to municipalities to perform environmental site assessments to determine if a property is contaminated and what cleanup is required. For more information, see http://epa.ohio.gov/derr/SABR/Grant_Assistance.aspx

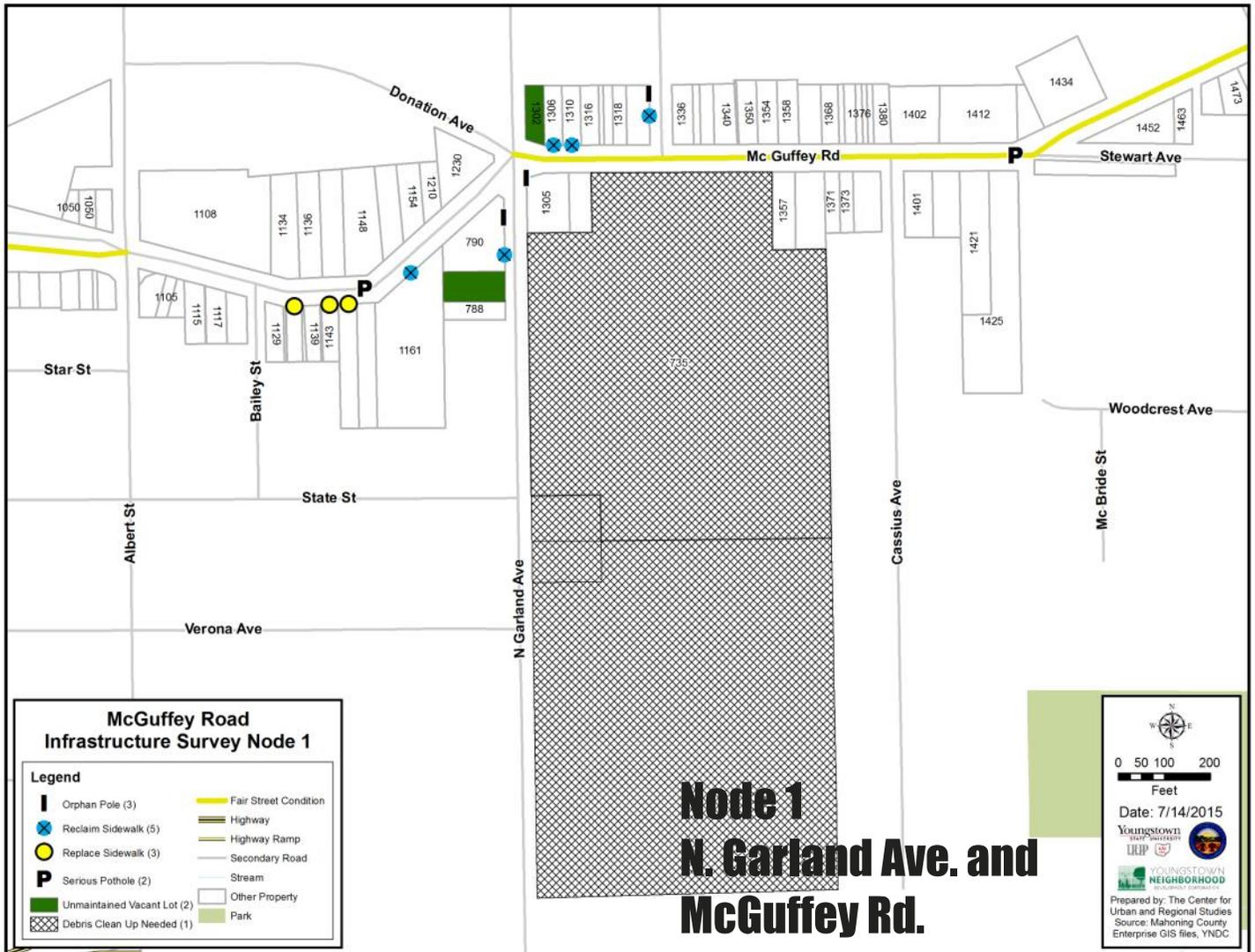
Fresh Coast Capital: This company provides a sustainable land management solution to municipalities by planting hybrid poplar trees that have the ability to simultaneously remediate soil through phytoremediation while also providing a profitable, locally-sourced timber products that can be used in paper-making, mulch, wood chips, particleboard, paneling, and decorative wood products. For more information, see <http://freshcoastcapital.com/>

Appalachian Regional Commission: The ARC provides funding to projects in Appalachia, which includes Mahoning County, that focus on job growth and infrastructure development. ARC funds could be used to extend an access road from the terminus of the Himrod Expressway at Albert St. to N. Garland Ave, providing easier access from the McGuffey Plaza redevelopment site to the region's highway network. For more information, see <http://www.arc.gov/publications/ARCProjectGuidelines.asp>

Economic Development Administration: The EDA provides funding to public works projects through the Economic Development Assistance Programs, which support projects that advance economic prosperity in distressed communities by fostering job creation and attracting private investment. Funded past projects have included industrial park development, shipping and logistics facilities, brownfield development, research parks, and manufacturing facilities. For more information, see <http://www.eda.gov/funding-opportunities/>

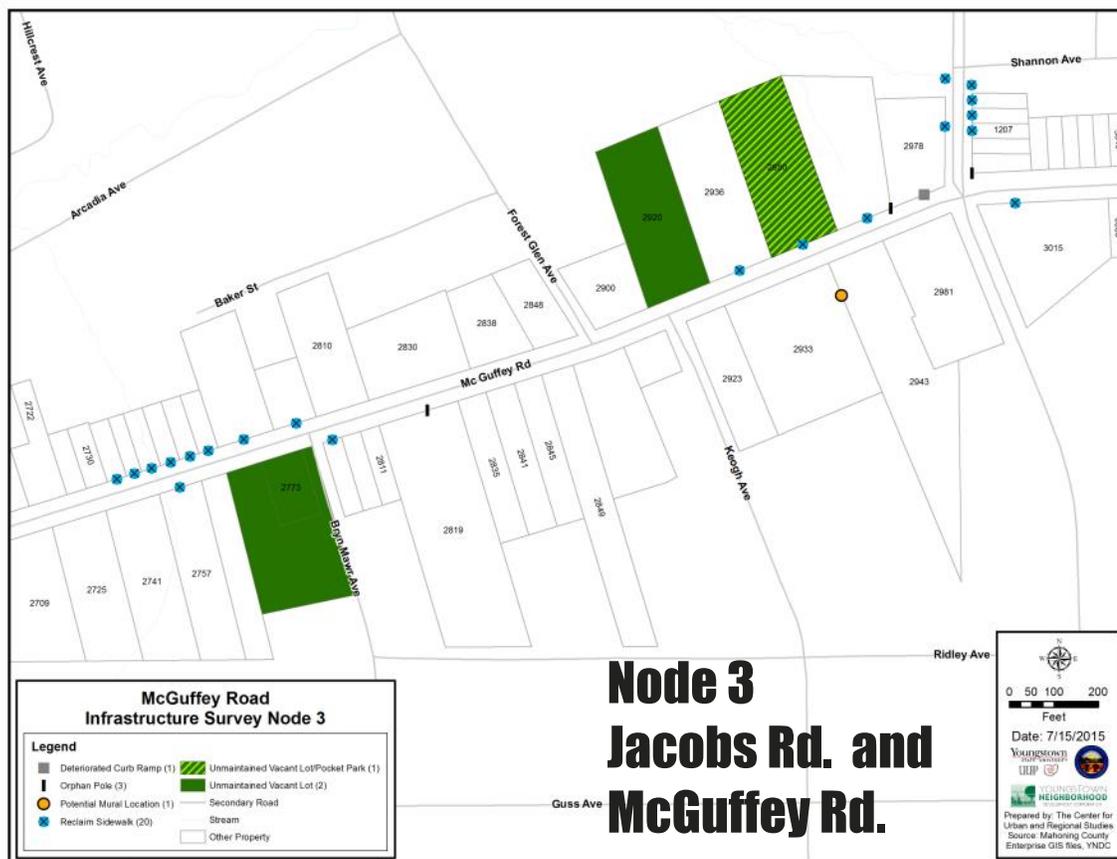
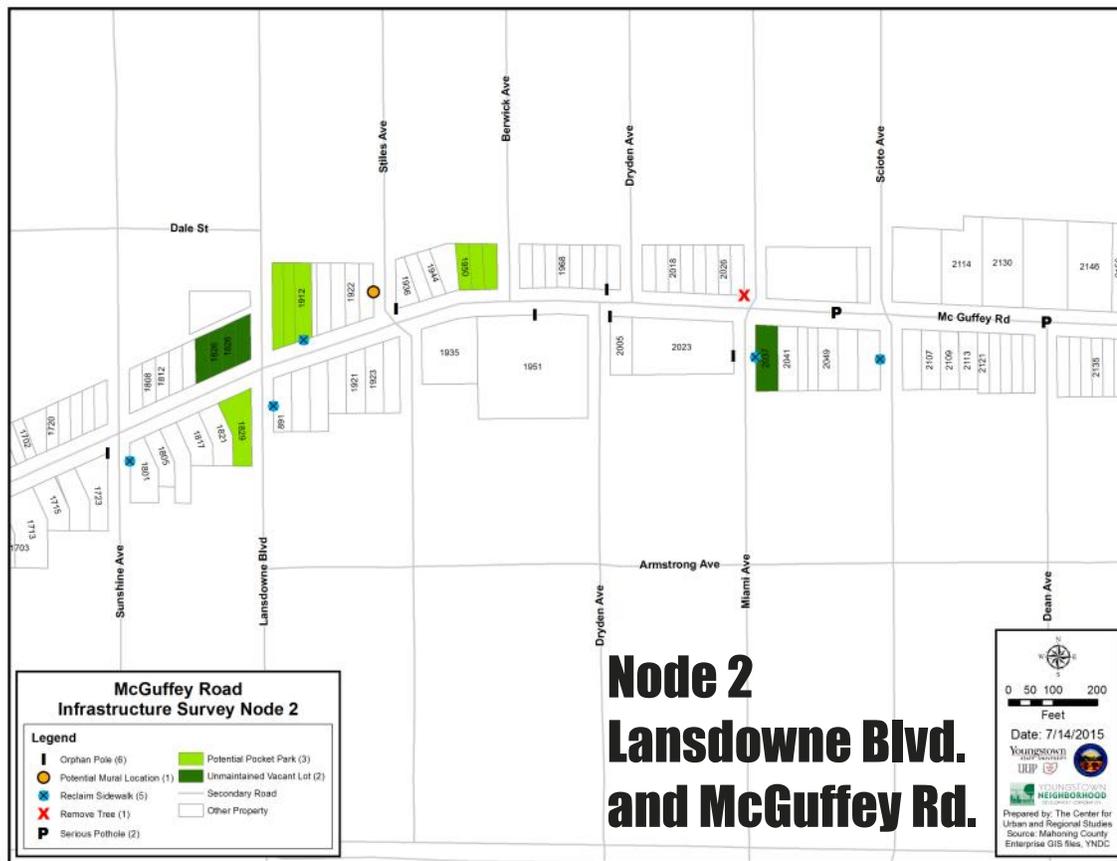
INFRASTRUCTURE REPAIR AND MAINTENANCE

A detailed survey of each priority business node identified in the 2010 Plan 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 the basic infrastructure issues that need addressed in the priority business nodes where infrastructure requires significant attention.



The survey indicated there are **3 missing street lights** along the corridor. There are a number of sidewalk issues throughout the neighborhood. 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 and brought back into use if scraped and cleaned. Some of these sidewalks may ultimately need replacement, but this must be determined after they are uncovered. Orphan poles are poles that are no longer in use. These clutter the streetscape and present hazards to pedestrians. These poles should be removed.

MCGUFFEY ROAD INFRASTRUCTURE REPAIR AND MAINTENANCE (cont'd)



MCGUFFEY ROAD INFRASTRUCTURE REPAIR AND MAINTENANCE (cont'd)

McGuffey Road Corridor Infrastructure Recommendations:

The following strategies are recommended to improve the appearance and functionality of McGuffey Rd. as a commercial district.

1) Existing crossing signals should be inspected to ensure functionality and crosswalks at intersections with signals should be marked. Signals at the intersection of McGuffey Rd. and Albert St., as well as McGuffey Rd. and Lyden Ave., should be inspected to make sure they are functioning properly. Crosswalks should be fully marked at intersections with crossing signals.

2) Damaged sidewalks should be replaced, with an initial primary focus on areas with a high concentration of businesses, within proximity to institutions, and in areas targeted for pedestrian improvements. Damaged sidewalks are hazardous to pedestrians and give the corridor an unkempt appearance. Sidewalk improvements should be focused on priority business node 1, where businesses are concentrated.

3) Overgrown sidewalks should be uncovered and cleaned up at community workdays. Clusters of overgrown sidewalks exist at demolition sites and areas that have lacked maintenance for years. These sidewalks should be scraped and cleaned of debris and overgrowth in order to enable East Side residents to safely use them. This should be done in conjunction with neighborhood groups, the City of Youngstown's RUBY tool trailer, and Street Department staff.

4) Remove orphan poles, particularly those located in the sidewalk. Orphan poles constitute a tripping hazard for pedestrians and give the corridor an unmaintained appearance. These should be removed once a determination has been made that they are no longer in use.

5) Install public art, such as a mural, to liven empty spaces or blank walls. Art adds color, vibrancy, and interest to commercial corridors and can be used to tell the community's story or to depict a vision for its future. Highly visible buildings provide ideal locations for murals, which can be painted by a single artist, or as part of a community installation project. Residents, business owners, and local artists should have input into the design of public art along the corridor.

6) Clean up sites with debris, particularly those that are visible from McGuffey Rd. These sites are locations of past demolitions, former parking lots, or dumping sites. Some may be candidates for greening, involving scraping the lot of gravel or concrete, spreading top soil, and planting grass seed.

7) Plant trees and install landscaping planters where possible to add color and greenery to the corridor. Trees can provide shade to sidewalks during the summer and function as a sound buffer between traffic noise and nearby businesses and residences. Where no opportunities exist for street trees in the tree lawn, large planters can be used to plant trees, bushes, or flowers. Artistically designed or painted planters would add color and visual interest along the corridor. Any plantings should be appropriate to the size of the planting space and should not obstruct signs, sidewalks, or utility lines.

8) Conduct an annual survey of all street lights which are out and report and track the results until addressed by Ohio Edison. Outages can be reported easily to Ohio Edison through the First Energy website. First Energy provides a work order number for tracking progress on light replacements. The following URL can be used to report lighting problems online: https://www.firstenergycorp.com/service_requests/report-lighting-problem.html.

9) Fill potholes and repave street sections in poor condition.

10) Unmaintained vacant lots along the corridor should be mowed with greater frequency. Some unmaintained lots may be good candidates for removal of debris, grading, seeding, and the installation of landscaping beds and neighborhood signage.

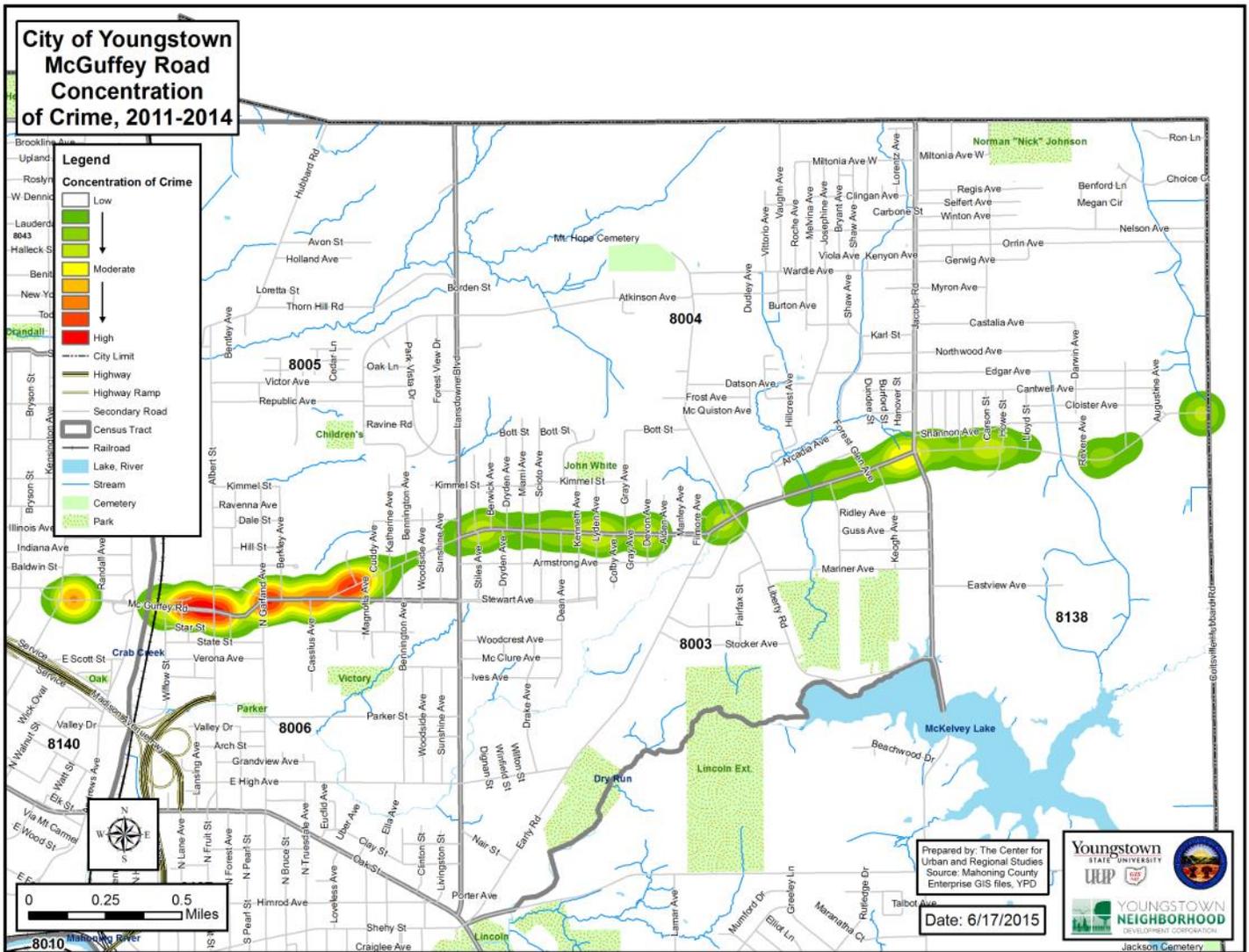
McGuffey Road Economic Development Recommendations:

1) Connect corridor businesses with existing economic development resources. Several local agencies offer support to existing businesses, as well as to entrepreneurs looking to start a business. Resources should be discussed at meetings of businesses and a summary handout should be delivered to all businesses. YNDC has a webpage with consolidated information regarding support for new and existing businesses, which can be accessed here: <http://www.yndc.org/programs/economic-development>

2) Target incentive programs to businesses on McGuffey Rd. In order to improve the appearance of the corridor and increase the number of viable businesses, current incentives, such as the City's façade grant and YNDC's micro-enterprise loans, should be targeted to business-owners on McGuffey Rd. and entrepreneurs seeking to start businesses on the corridor.

CORRIDOR CRIME AND SAFETY

This 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 at which the Youngstown Police Department has filed reports. Data collected includes all police reports filed for residential properties in the neighborhood between 2011 and 2014 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 included in this analysis include residences such as single-family, two-family, multiple-family and group home structures, as well as commercial structures. Houses are a mix of rental, owner-occupied and vacant properties.

Crime and Safety Strategy Recommendation: Targeted and systematic code enforcement sweeps and strict enforcement of rental and vacant registration, combined with door-to-door community policing efforts, should be utilized jointly to restore order to hot spot zones. Significant hotspots exist at intersections with Albert St., N Garland Ave., and Stewart Ave. in order to prevent spillover effects of crime into adjacent areas. These intersections should be addressed through hotspot policing efforts, such as increased foot patrols and police presence, additional lighting and surveillance, removing graffiti and trash, and engagement of business owners and managers.

SECTION VIII. NEIGHBORHOOD ACTION TEAM

A Neighborhood Action Team should be established to oversee implementation of the Greater McGuffey Corridor Action Plan in order to ensure continuous progress toward achieving objectives. 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 consist at minimum of representatives of the following entities:

- City of Youngstown Community Planning and Economic Development
- City of Youngstown Property Code Enforcement
- City of Youngstown Department of Public Works
- City of Youngstown Department of Parks and Recreation
- City of Youngstown Green Youngstown
- 1st Ward Councilwoman Annie Gillam
- 2nd Ward Councilman TJ Rogers
- Northeast Homeowners and Concerned Citizens Association
- Bennington Block Watch
- Bryn Mawr Block Watch
- Neighborhood Residents
- Youngstown Neighborhood Development Corporation

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 priority properties 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 priority properties 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.



Residents and volunteers boarded and cleaned up 8 houses on Bennington Ave. and Forestview Dr. at a March 2015 community workday.

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 Benchmarks										
Properties brought into compliance										30
Severely blighted structures are demolished										50
Vacant and formerly blighted structures are boarded and cleaned up in order to improve neighborhood safety										50
Vacant properties with illegal dumping are cleaned up										ALL
Unmaintained vacant lots are mowed with a higher frequency using a strategic method										ALL
Infrastructure Benchmarks										
Non-functioning street lights repaired by First Energy										ALL
Sidewalks cleaned up or replaced where needed										ALL
Add crosswalks to all corners within two blocks around schools and playgrounds										ALL
Dead street trees removed										ALL
New street trees and park trees planted										20
John White Park is improved with updated amenities										YES
A School Travel Plan is completed for MLK Elementary and East High School										YES
Orphan poles are removed										ALL
Pedestrian crossing signals at Albert St. and Lyden Ave. are fully functional										YES
Crosswalks are fully marked at intersections with pedestrian crossing signals										ALL
Crime and Safety Benchmarks										
Crime hotspots are addressed through community policing and systematic code enforcement										10

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										
Increase membership of Bryn Mawr Block Watch by 10 active residents										10
Increase membership of Northeast Homeowners by 10 active residents										10
Increase membership of Bennington Block Watch by 10 active residents										10
Complete three resident-driven neighborhood improvement projects or events										3
Engage Anchor institutions such as L.E. Blacks Funeral Home & McGuffey Rd Church of Christ										YES
Install Welcome to the Neighborhood Signs										YES
Economic Development Benchmarks										
Target city incentive programs to neighborhood retail along McGuffey Rd.										1
Improve at least one existing business façade with a grant or loans from the City of Youngstown										1
Provide one micro-enterprise loan to neighborhood entrepreneurs from YNDC										1
Create or retain 5 jobs										5
Acquire ten vacant, tax-delinquent properties through tax foreclosure to assemble and market as opportunity sites										10
Perform one environmental assessment on former gas stations and/or auto repair shops										3

APPENDIX 1. PUBLIC INPUT

The following input was obtained from residents at a neighborhood meeting on March 11th, 2014 at the Price Memorial AME Zion Church. Attendees were asked to list what they believed to be their neighborhood's top three assets and top three priorities.

Neighborhood Assets		
mt hope cemetery	mcguffey center	neighbors/residents
john white park	mcguffey center	northeast homeowners assn
john white park	mcguffey center	people
john white park	mcguffey center	used to be the wonderful neighbors - needs to be addressed
john white park	mcguffey center area	home ownership
john white park	NE Homeowners - McGuffey Center	Homeowner
john white park	neighborhood community gardens	longevity of neighbors residing in neighborhood
john white park	somewhat diverse people (hispanic, caucasian, black)	stable families
parks	the whole east side	grocery store
associated neighborhood center	no kids	grocery stores
mcguffey center	good fire department	home
mcguffey center	more older home owners	home ownership - well kept
mcguffey center	NE Homeowners	homeowners maintain their homes & property
mcguffey center	NE Homeowners	try to keep property up
mcguffey center	NE Homeowners Association	rural areas - not crowded
vacant land	new library	houses aren't sitting on top of each other
east side library	new library	low traffic
library	few neighbors	mckelvey lake
mckelvey lake	millcreek park	greenspace
mckelvey lake	proud history/heritage	greenspace
mckelvey lake	more land	land (open) country atmosphere
mckelvey lake	undeveloped land	lots of deer and oher wildlife
lanterman's mill	green space	open land/wooded areas
churches	churches	accessibility
churches	different churches	close to hospitals
churches	rising star and mt moriah churches	comfortable place to live - easy access to ysu, town
churches	access to freeway	quiet neighborhood
quiet neighborhood	foster's market	lanterman project
quiet/stable neighborhood	lincoln knolls plaza	low crime
car wash	lincoln knolls plaza	safety
dollar general	lincoln plaza	safety
dollar general	pharmacy's	east high
east high school	mlk elementary	schools (martin luther & pete ross berry)
east high school	MLK school	bus route 36
east high school	new schools built	bus transportation
east high school	schools	wrta

Neighborhood Priorities

facility for community involvement	rehab loan programs and market rate new housing	house on stile makes our street look bad
a nice grocery store and drug store	help with home repairs so people can keep in their homes and up to code; everyone needs to see a total picture instead of their self interests	housing
new businesses	building and repairing of my home	vacancy
lack of stores/resources	education improve	vacancy
grocery stores	education	vacancy
mcguffey plaza, grocery stores, clothing and shoe stores	education	houses torn down
new development	education	tear down wooded area on albert street
grocery store (full service)	better schools (yes, I realize the city is not directly involved but it is the major problem with keeping families in city homes)	vacant houses removed
grocery stores and other businesses	water along the side of the roads - need pipes	vacant homes need to come down
mcguffey plaza	sewer problems	vacant homes & businesses
new grocery store and drug store	water back up	houses and unoccupied stores torn down
businesses to open	sewer	vacancy
grocery store	stop sign on each corner	vacant house
mcguffey plaza property	speed limit signs	demolition and rehabilitation
small business start up and improvement help	blight	eliminate vacant homes
unemployment	better cleanup	demolition of dilapidated buildings
raise employment rate	clean lot on Oak St by royal oaks	vacant homes
jobs for residents on east side (manufacturing, businesses, stores)	keep grass cut on 680 freeway at the end of Oak St	empty buildings
poverty and unemployment	clean/respectable corner stores & grocery stores	abandoned homes
poverty and unemployment	owners must keep property in tact	vacancy - six houses from mcguffey to miami to armstrong
poverty and unemployment	even if property is vacant, cut down dead trees	john white playground expanded
affordable up-to-date housing	grass cutting	sidewalks on nelson avenue
homeownership improve	change in property	need sidewalks and curbs
few home purchases	clean up near liberty	sidewalks
vacant homes that seem rehabable	appearance	curbs
repairing of homes	bring neighborhood back to code (reinforce)	sidewalks
fill vacant houses	neighbors should buy garbage can with lids	sidewalks
street pave	less playing basketball in street	lighting
better streets	stop the drugs	better paved streets
better maintained roads	remove drug houses	beautification/litter control
repair the streets	police protection	no more low income housing
streets	a family in my neighborhood who is conducting an illegal auto repair businesses (where it is not zoned for business) have threatened numerous people, hot windows in one of my houses, threatened to kill me frequently (they want my property)	monitor the speed and activities and noise
street	crime	speed guards
paving of Jacobs Rd/McGuffey	litter	responsible landlords
infrastructure - roads -all	trash	landlords held accountable for activities in their rented properties
miami - fix the street - it hasn't been fixed since 1990	dumping & litter along Liberty & McGuffey	dumping
street repair on atkinson ave	blight and litter control (dumping)	dumping
money	no dumping	dumping - possibly cameras
protect historic sites	no dumping trash	dumping
protect historic sites	delinquent taxes	litter/dumping

“One thing we need to know”

I would like to feel safer in my neighborhood - a stronger police presence	streets fixed - trash, grass cut in summer	my home in very need of repairment, roofing and everything
more police visibility	a lot of pot holes need to be fixed - a lot of lots need to be cleaned up	the east side has an older population - many people have lived here for years and don't have the funds to fix up their homes. They need help
the drug activity in the neighborhood seems to be decreasing due to more patrols in the lincoln knolls area	if you don't guide the youth your efforts will be lost. Stop going to senior citizen groups looking for progress. They have done their share for their community. It's time for the next generation to step up. Go to the high schools and get them involved NOW!	seemingly a lot of seniors live on the east side. What can be done to help them keep their property up to par?
more police patrols	eastside pride in their neighborhoods. We just need resources	identify who owns all homes, especially rentals
improve the safety and decrease the crime in communities in order to stabilize the neighborhoods	the east side is a safe place to live and to build new houses	mcguffey property is the redevelopment stage - need code enforcement for businesses
stealing aluminum siding	residents of the east side are willing to participate in the revitalization process	in our area mostly the sharon line would like to keep our land in tact
need police in neighborhood	that the people of the eastside are concerned about their neighborhood and want to see it grow	no more public housing - mcGuffey is Main Street - need resurfacing
if stores and businesses are opened up on the east side, residents would not have to travel to bardman, liberty and austintown - then the east side would flourish and grow	need more parks and structures for children to participate in/with	no more low price houses
improve employment situation	a playground for the kids	we don't need any more apartment buildings on the east side. We need a department store, grocery store to shop
the eastside is worth investing in for future development of small businesses	please make mckelvey lake a fishing area	no more government housing - improvement on streets
better involvement of employment of inner city youth	the east side does not show a lot of mortgage activity but I do not recall in the report how long families were in a home, perhaps that indicates a stability not seen in the report. Aside from that the east side has different sides - the country - the close knit cultural, the new sections and the projects. they each have distinct differences. some are shoved in from other parts of the city, some are not. the downtown should come first.	who owns property at Wardle and Josephine - who dumps trash - fix pot holes
the horrendous state of youth employment	the eastside of Youngstown has "rich" history - YNDC should help preserve it for the community	the city needs to take better care of our streets on the east side
too much dumping	we know all what you are talking about	lack of positive recreation for youth. Big brothers & big sisters club.
helping homeowners with revitalizing their homes & property	need more help in our area	more help to the homeowners - property tax break

APPENDIX 2. PARCELS FOR ACQUISITION AND ASSEMBLY

The following parcels are recommended for acquisition and assembly to create a large, 76-acre site for future development.

Publicly-owned Properties for Acquisition	
Parcel ID	Address / Location
53-027-0-095.00-0	1356 PARKER ST
53-030-0-304.00-0	1501 PARKER ST
53-030-0-309.00-0	1502 PARKER ST
53-030-0-303.00-0	1507 PARKER ST
53-030-0-302.00-0	1511 PARKER ST
53-026-0-298.00-0	ARCH ST
53-026-0-295.00-0	ARCH ST
53-027-0-098.00-0	GARLAND AVE
53-027-0-099.00-0	GARLAND AVE
53-027-0-092.00-0	GARLAND AVE
53-027-0-100.00-0	GARLAND AVE
53-026-0-297.00-0	PARKER ST
53-026-0-296.00-0	PARKER ST
53-026-0-294.00-0	PARKER ST
53-026-0-293.00-0	PARKER ST
53-026-0-292.00-0	PARKER ST
53-030-0-305.00-0	PARKER ST
53-027-0-096.00-0	PARKER ST
53-030-0-312.00-0	PARKER ST
53-030-0-306.00-0	PARKER ST
53-030-0-308.00-0	PARKER ST
53-030-0-310.00-0	PARKER ST
53-030-0-311.00-0	PARKER ST
53-030-0-313.00-0	PARKER ST
53-027-0-097.00-0	PARKER ST
53-030-0-307.00-0	PARKER ST
53-030-0-334.01-0	PARKER ST
53-030-0-334.00-0	PARKER ST

Tax-Delinquent Properties for Acquisition	
Parcel ID	Address / Location
53-027-0-043.00-0	543 CASSIUS AVE
53-027-0-042.00-0	581 CASSIUS AVE
53-027-0-046.00-0	582 CASSIUS AVE
53-107-0-122.00-0	680 BENNINGTON AVE
53-027-0-303.00-0	709 N GARLAND AVE
53-027-0-300.00-0	735 N GARLAND AVE
53-030-0-314.00-0	BENNINGTON AVE
53-030-0-331.00-0	BENNINGTON AVE
53-030-0-332.00-0	BENNINGTON AVE
53-030-0-333.00-0	BENNINGTON AVE
53-027-0-045.00-0	CASSIUS AVE
53-027-0-044.00-0	CASSIUS AVE
53-027-0-301.00-0	MCGUFFEY RD
53-027-0-304.00-0	N GARLAND AVE
53-027-0-302.00-0	N GARLAND AVE

Privately-owned Properties for Acquisition	
Parcel ID	Address / Location
53-027-0-045.00-0	CASSIUS AVE
53-027-0-044.00-0	CASSIUS AVE
53-027-0-301.00-0	MCGUFFEY RD
53-027-0-304.00-0	N GARLAND AVE
53-027-0-302.00-0	N GARLAND AVE

GREATER MCGUFFEY

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