

PLEASANT GROVE

NEIGHBORHOOD ACTION PLAN



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

“Doubt, of whatever kind, can be ended by action alone.”

~Thomas Carlyle

ACTION PLAN PRODUCED OCTOBER 2014

by the YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION
and the CITY OF YOUNGSTOWN

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Community Clean-Up day in Pleasant Grove Neighborhood in October 2013

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SECTION I. INTRODUCTION

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

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

YNDC is forging collaboration between Pleasant Grove neighborhood groups and stakeholders, as well as the City of Youngstown and the Mahoning County Land Bank 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 stabilization of the Pleasant Grove neighborhood, which would allow more flexibility in neighborhood stabilization and revitalization. YNDC and the City of Youngstown Community Development Agency will take the lead in preparing, administering, reporting and monitoring the Pleasant Grove Neighborhood Action Plan. This plan proposes the Pleasant Grove neighborhood be designated as a Neighborhood Revitalization Strategy Area (NRSA) for a term of five years to implement planned revitalization efforts identified in this plan.

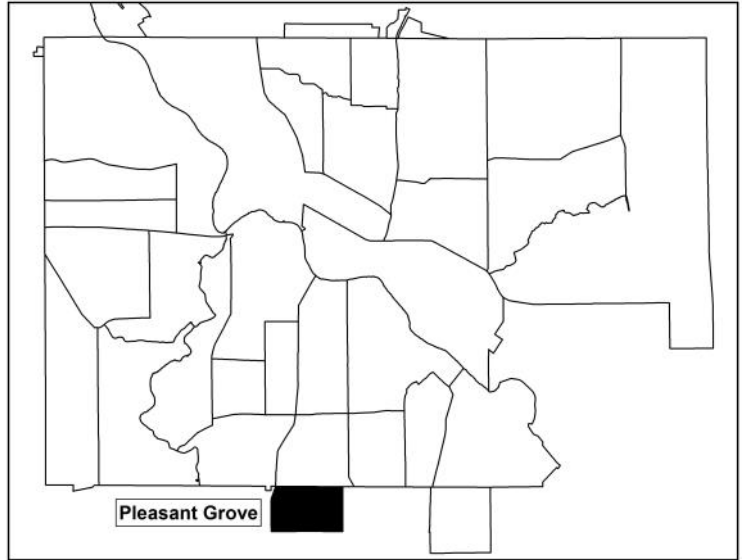


A majority of the Pleasant Grove housing stock was built before 1940, nearly 20% higher than in the city as a whole. Even with an older stock of homes, the Pleasant Grove Neighborhood commands a high integrity and comparatively strong housing market.

BOUNDARIES AND HISTORY

A combination of the Handel's and Boulevard Park neighborhoods, Pleasant Grove forms a rectangle that extends below most of the horizontal southern boundary of Youngstown, leaving it surrounded by Boardman on three sides. Edged by major thoroughfares E. Midlothian to the north and Market St to the west, it is bisected by the Youngstown and Southern Railroad/Southern Boulevard corridor. Rush and Euclid Boulevards form the residential eastern boundary.

The name Pleasant Grove comes from a sugar maple woods at what is now the intersection of Southern and Midlothian. The Handel name was taken from Handel's Ice Cream, today's much loved hometown business with many stores around the city.



This area was developed as innovations in transportation allowed suburbs to leapfrog away from the industrialized city. Pleasant Grove was middle and upper-middle class, and today has a greater-than-Youngstown average occupancy rate in its pre-1940s brick and frame homes.



The Handel's section of Pleasant Grove is named after the birthplace of the original local ice cream business.

DEMOGRAPHICS AND AMENITIES

The Pleasant Grove neighborhood is primarily residential. Analysis shows that the housing market is strong in the neighborhood but varies between *functional* and *stable* within Census Tract 8015. The eastern section between Market St and Erie St is considered a functional housing market. The western section surrounding Rush and Euclid Boulevards is considered a stable housing market. These two areas make up Pleasant Grove as well as Census Tract 8015.



The area lost 20% of its population between 1990 and 2010. This is less than the rate of the city as a whole and vacancy rates remain low. The area in 1990 was 94% white. In 2011, neighborhood racial characteristics were more reflective of the city as a whole: 61% White; 27% African American; and 9% Latino. The area has a lower-than-average percentage of low-to-moderate income residents and a high median household income. Poverty and unemployment in the area are lower than the city as a whole. Unemployment rates in Pleasant Grove are 7% compared to 20% in the city of Youngstown. Higher incomes and lower rates of unemployment can be partially attributed to education. The area has a higher rate of residents with high school diplomas and 26% of residents have Associate’s or Bachelor’s degrees, which is among the highest rates of any tract in the city.

The housing stock in Pleasant Grove is older than the city as a whole, with 63% of homes built before 1940 as compared with 40% for the city. The area has an higher than average home sales price, in part reflecting the size and construction of homes along Rush and Euclid Boulevards. In 2010, 72% of homes were owner occupied, which is considerably higher than the city’s 58%. Vacancy rate is low and comparatively few homes have been demolished in the area between 2006 and 2013. The area has a high rate of new mortgage originations, but also a relatively high rate of homes that went into foreclosure between 2009 and 2013.

Handel’s Ice Cream is one of the businesses located on the commercial corridor of Market St, which borders the Pleasant Grove Neighborhood. Numerous locally owned businesses thrive along with national chains. Other neighborhood amenities include Youngstown Christian School, mature trees, and sidewalks. Newport Public Library and Mill Creek Park are an easy distance away.

Pleasant Grove Neighborhood Demographic Summary						
	POPULATION (2010)	POPULATION LOSS (1990-2010)	AVERAGE HOME SALE PRICE (2007-2012)	PERCENT OWNER OCCUPIED (2010)	VACANCY RATE (2010)	PERCENT LOW- TO MODERATE- I NCOME RESDIENTS (2010)
PLEASANT GROVE	1,898	-20%	\$32,470	72%	14%	35%
YOUNGSTOWN	66,982	-30%	\$23,944	58%	19%	61%

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

PLEASANT GROVE NEIGHBORHOOD DEMOGRAPHIC COMPARISONS	PLEASANT GROVE	YOUNGSTOWN	MAHONING COUNTY
TOTAL POPULATION (2010)	1,898	66,982	238,823
RACIAL/ETHNIC DEMOGRAPHICS (2011)			
AFRICAN AMERICAN	27%	44%	15%
WHITE	61%	43%	78%
HISPANIC	9%	9%	5%
TOTAL PERSONS BELOW POVERTY (2011)	9%	34%	16%
MEDIAN HOUSEHOLD INCOME (2011)	\$42,233	\$24,880	\$40,570
UNEMPLOYMENT (2011)	7%	20%	11%
HOUSING VACANCY RATE (2010)	14%	19%	12%
HOUSING UNITS BUILT BEFORE 1940	63%	40%	22%
OWNER OCCUPIED HOUSING UNITS (2010)	72%	58%	71%
RESIDENTS WITHOUT A HIGH SCHOOL DIPLOMA (2011)	10%	20%	12%
RESIDENTS WITH AN ASSOCIATE'S AND/OR BACHELOR'S DEGREE (2011)	26%	12%	19%
RESIDENTS WITH A GRADUATE OR PROFESSIONAL DEGREE (2011)	3%	4%	7%
SOURCE: United States Census and American Community Survey Data			

PUBLIC CONSULTATION

On March 4th, 2014 at the Newport Library, YNDC and the City conducted a citywide planning meeting for residents of the Pleasant Grove 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, and neighborhood safety to be primary issues. Residents were also asked to tell the YNDC planning team “one thing we need to know” about the neighborhood. Responses were recorded on comment cards and this activity was purposely left open-ended to gain a rich variety of feedback. Some of the responses are shown below. All public input from each meeting described above is found in the Appendix.

“Let people who can afford buy the houses that are still in pretty good shape for \$1.”

“Replace houses with houses not gardens. Start holding homeowners accountable for keeping their property up”

“Improve the streets. More patrol cars in the BAD areas”

“Increase desire to live in a neighborhood”

“I am sure that if improvements are not made more people will be moving out of ytown.”

“Crime causing business flight from city (not including downtown area)”

“There are several squatters living in some of the abandoned homes. Need to send people out and see how horrific some of these dwellings are.”

“The need to increase youth activities”

“Church folk and city leaders need to walk the streets and get to know residents”

“City council should not allow fracking or injection wells within the city limits”



In March 2014, Pleasant Grove Residents were invited to share their concerns and recommendations for the community

NEIGHBORHOOD PRIORITIES

Each resident who attended the citywide public meetings held in early 2014, including the one hosted in the Pleasant Grove Neighborhood, was asked to identify his/her top three challenges or priorities to be addressed in their neighborhood. Residents overwhelmingly identified housing and property issues as the number one challenge they would like to see addressed. The top three neighborhood priorities identified by residents overall are as follows:

1. Housing and Property Issues

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

2. Infrastructure Repair and Maintenance

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

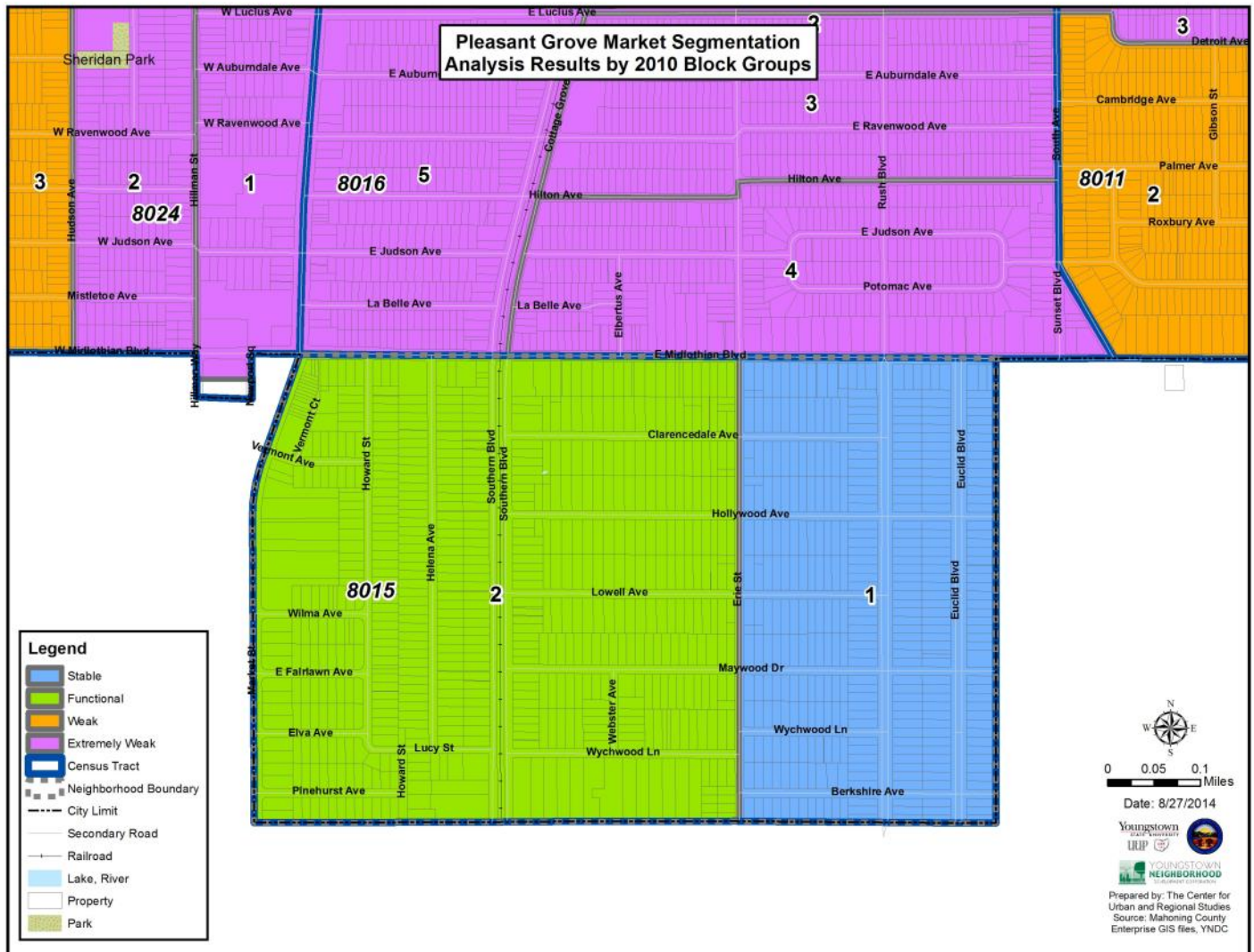
3. Crime and Safety Concerns

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



Vacancy rates in Pleasant Grove have risen from 5% in 1990 to 14% in 2010, which is lower than the city as a whole, but an indicator of significant neighborhood distress.

HOUSING MARKET SEGMENTATION ASSESSMENT



The Pleasant Grove neighborhood has relatively strong but varying housing market conditions. 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 of the Pleasant Grove neighborhood by U.S. Census block groups, which is the smallest area for which housing market data could be collected and analyzed. Generally speaking, the eastern section of Pleasant Grove, known as Boulevard Park, is considered a stable neighborhood. The eastern two-thirds of Pleasant Grove, the area from Erie St to Market St, including the Handel's neighborhood, is considered Functional.

Neighborhoods were categorized based on varying conditions because a different strategy is required to address areas with varying market conditions. For example, in the "functional" area of the neighborhood above, the priority is to rehabilitate viable properties, to employ targeted code enforcement to restore a high standard of maintenance, and to demolish only the homes that are beyond salvage on otherwise stable streets.

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. **The Boulevard Park portion of the neighborhood is considered a “stable market” 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) **The Handel’s portion of Pleasant Grove is considered a “functioning market” 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)

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)

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

ECONOMIC CONDITIONS ASSESSMENT

The Pleasant Grove Neighborhood is primarily residential yet a variety of businesses line Market St and the section of Midlothian west of Southern Blvd. Businesses in the area include automotive garages, local restaurants, car dealerships, fast-food chains, a flower shop, and financial and insurance offices. Market St is the center of retail and entertainment businesses, while Midlothian contains less trafficked businesses such as a funeral home and insurance office. While some businesses in the area benefit from the major thoroughfares of Market and Midlothian, several vacant commercial structures exist in the area. The intersection of Midlothian and Southern Blvd. is bisected by railroad tracks and restrictive to foot traffic and there is a lack of clear parking areas. These two factors discourage investment in consumer businesses on the Midlothian and Southern intersection. The vacant commercial structures on this intersection have a negative effect in the neighborhood. There are also vacant store fronts on Market St and the Market St/Midlothian Blvd intersection, where businesses can benefit from the high traffic on Market and Midlothian.

In 2011, 11% of residents in the area were in poverty, a relatively low percent within the city. Pleasant Grove residents had an higher than average median household income and lower than average unemployment rate compared to the rest of the city, indicating a strong demand for commercial services.

ECONOMIC DEVELOPMENT OPPORTUNITIES

The established businesses of Handel's Ice Cream, Scarsella's Italian restaurant, and Market St Furniture and Appliance draw commuters from the Market St corridor. Along with these established businesses are several vacant store fronts including a former Chinese restaurant at the corner of Market St and Midlothian Blvd. Neighborhood businesses should be encouraged on the Market St corridor to fill vacant commercial spaces that exist.

The Youngstown Neighborhood Development Corporation's micro-enterprise loan program can provide entrepreneurs with the skills, training, and funding necessary to start businesses to occupy those structures that are vacant. In addition, façade improvements and loans for new and existing businesses will be targeted near the intersection of Market and Midlothian. The City's Economic Development Department and YNDC will perform outreach and convene a meeting of neighborhood business owners to inform them of opportunities and address their concerns.



Local business development should be encouraged to fill the vacant storefronts along the Market St corridor.

SECTION II. FIVE-YEAR PERFORMANCE MEASUREMENTS

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

Housing and Property Five-Year Benchmarks

- 30 housing units are brought into compliance through collaborative efforts.
- 2 vacant housing units are rehabilitated and re-occupied as affordable housing through collaborative efforts.
- 10 severely blighted structures are demolished.
- 15 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.

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 adjacent to key amenities and institutions are either cleaned up or replaced where needed.
- All dead trees are removed and at least 15 new street trees planted.
- Crosswalks are painted at the intersection of Midlothian Blvd and Southern Blvd and the pedestrian rail crossings are repaired on Southern Blvd.
- Signs indicating parking at the intersection of Midlothian Blvd and Southern Blvd. are installed.
- The establishment of a vacant land re-use project in Pleasant Grove to provide recreational activities.

Crime and Safety Five-Year Benchmarks

- Crime hotspots are addressed through community policing and neighborhood interventions.

Community Building Benchmarks

- Complete five resident-driven neighborhood improvement projects.
- Conduct a meeting of neighborhood businesses.

Economic Development Benchmarks

- Façade enhancement for three businesses along Market St. corridor.
- Provide two micro-enterprise loans from the Youngstown Neighborhood Development Corporation to encourage local businesses along the Market St Corridor
- Create or retain 10 jobs.

Neighborhood Revitalization Outcomes

The following are outcomes desired as a result of implementing the strategies proposed in this Neighborhood Action Plan / Neighborhood Revitalization Strategy Area:

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

- Baselines: 183 blighted residential properties (achieving a 40% reduction would be reducing the number of blighted properties by 73); \$32,470—average home sale price (a 10% increase would raise the average to \$35,717)

Outcome 2: Improve basic public infrastructure by reporting all unlit street lights on a regular basis, resurfacing the most critical streets in the neighborhood, cleaning up and replacing 10 sidewalk squares through a collaborative partnership between residents and the city, and by mowing 90% of vacant lots in the neighborhood in a strategic manner to cut costs and maximize impact.

- Baselines: 3 unmaintained vacant lots; 7 nonfunctional street lights; 1.6 miles of road in fair or poor condition; 8 sidewalks need replaced

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

- Baseline: 858 reported crimes between 2011-2013

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

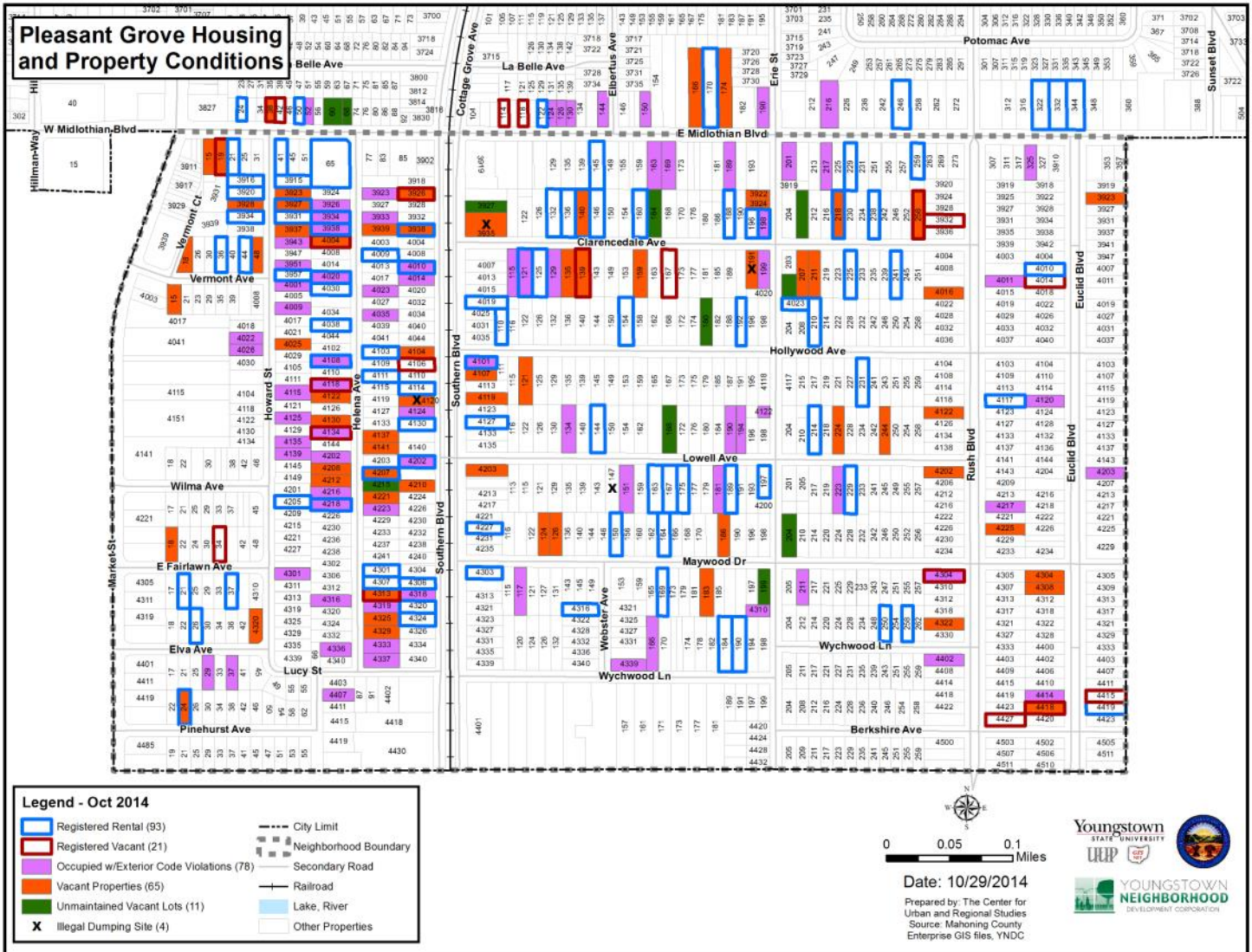
- Baseline: Number of large-scale collaborative, neighborhood improvement projects (currently there are none)

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

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

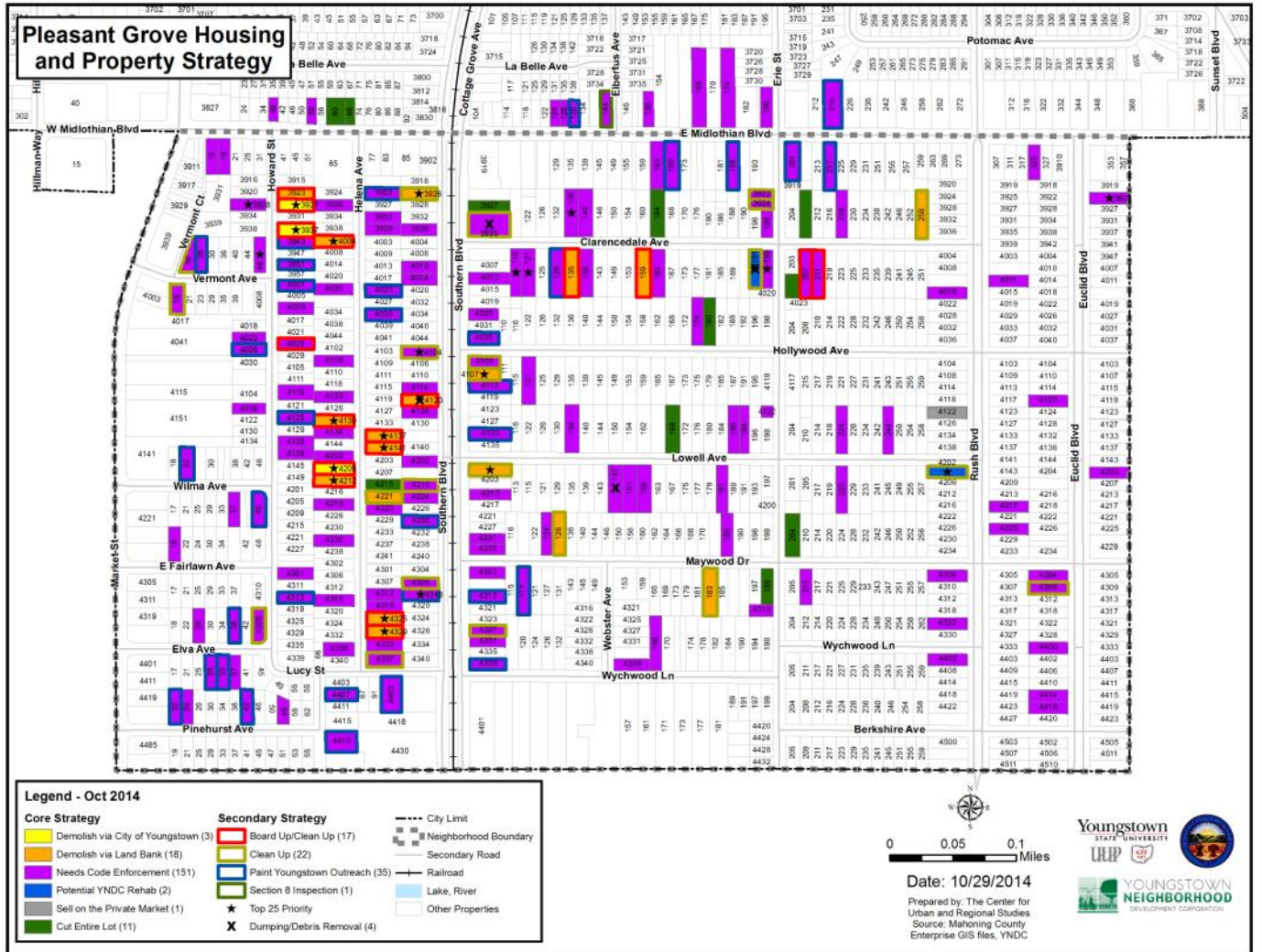
SECTION III. HOUSING AND PROPERTY ISSUES

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



This data was collected from a series of detailed field surveys conducted during 2014 by YNDC tracking all exterior code violations, property vacancy, and vacant lot maintenance for every property in the neighborhood. Vacancy was determined by a number of factors, whether or not the windows/doors were broken and whether or not the electric meter was operating. There are 82 occupied properties with exterior code violations, 61 properties that are vacant, and 11 vacant lots that are not being mowed and maintained on a sufficient basis.

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 thorough field survey conducted by YNDC of every property in the neighborhood and detailed 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 two pages.

Core Strategies

The following are descriptions of the core strategies assigned to each vacant property 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 that are of significance to the fabric of the neighborhood and should be salvaged rather than demolished.

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

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

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

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

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

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

Secondary Strategies

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

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

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

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



Before
Paint Youngstown 2013
A house on Hollywood Ave



After
Paint Youngstown 2013
A house on Hollywood Ave

Neighborhood-wide Strategies

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

1. Market-building Activity: Gateway signage, historic lampposts, uniform street signage, Historic District designation, a neighborhood website, and events such as a Tour of Homes can all help to build a strong neighborhood identity and market the neighborhood to potential residents. Boulevard Park has a high percentage of homes built before 1940 and is highly intact. The factors of age and integrity make this neighborhood a good candidate for an historic district nomination. The initial step in nominating a neighborhood as an historic district involves taking an historic inventory of all homes in the neighborhood and gathering an understanding of the development of the neighborhood. This has been completed by students and faculty at Youngstown State University. That data will be used to gain a more complete understanding of the neighborhood. Further collaboration with the Ohio State Historic Preservation Office will help to determine historical significance and work towards nomination and designation of a Historic District. Historical districts have been shown to protect home prices and encourage purchase and rehabilitation.

2. Encouraging Homeownership: As properties are rehabilitated through YNDC or the Mahoning County Land Bank, these should be marketed exclusively to owner-occupants in order to strengthen the housing market of the Pleasant Grove neighborhood. YNDC operates the Community Loan Fund, which has limited funding for homebuyer mortgages on rehabilitated properties in strategic neighborhoods, of which Pleasant Grove is one. The Community Loan Fund provides mortgages to individuals who do not qualify for traditional lending.

3. Community Building: The block watches and smaller neighborhood associations operating within the larger boundaries of the Pleasant Grove neighborhood should meet quarterly to discuss increased collaboration on projects such as community workdays and neighborhood picnics. This collaboration will continue throughout the upcoming years as YNDC, the City, and the neighborhood groups work to implement this action plan.

4. Engaging Anchor Institutions: The Pleasant Grove neighborhood is in close proximity to several anchor institutions, including Youngstown Christian School and Newport Library. These institutions may be able to provide meeting locations, community leverage, as well as funding for community projects.

5. Engaging the Business Community: The Market and Midlothian corridors contain a number of locally-owned and national chain stores. The City of Youngstown's Economic Development Department should hold a meeting of business owners to discuss needs and concerns. These businesses should be targeted for economic development.

6. Economic Development: The City's incentive programs should be targeted to owners along Market and Midlothian Boulevards. In particular, building facades should be improved and loans provided to new and existing businesses. The Youngstown Neighborhood Development Corporation provides micro-enterprise loans to neighborhood entrepreneurs and potential candidates should be identified throughout the neighborhood.

TOP 25 PRIORITY PROPERTIES: PLEASANT GROVE NEIGHBORHOOD

Through field research, 25 residential structures were identified as priority properties. Some vacant and some occupied, these houses were selected based on proximity to one another; severity of deterioration; concern for health and safety of occupants or neighboring residents; stabilization in an area where one blighted or at-risk house is threatening an otherwise stable area; or further stabilizing an area where existing reinvestment has been taking place. Also included are properties flagged in a previous housing action plan where violations have not been addressed.

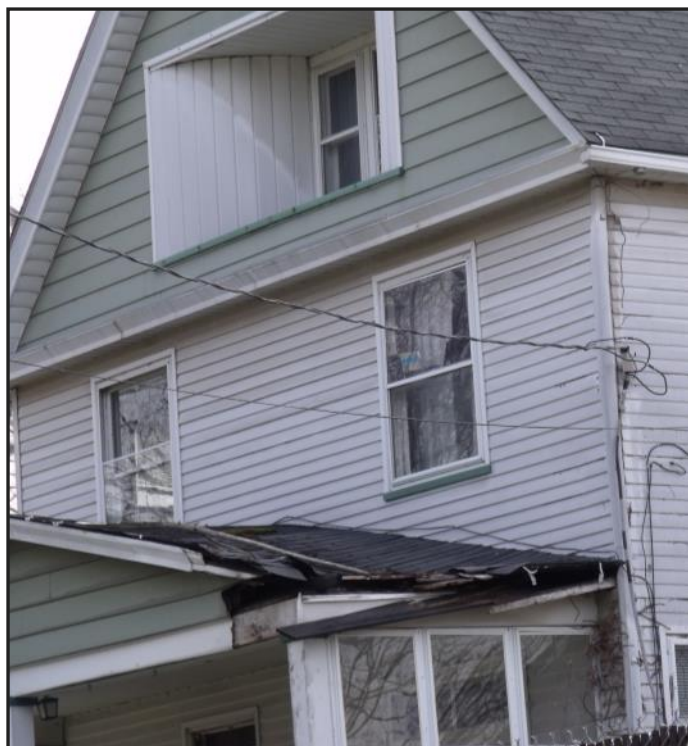
The list is broken down into sections: Priority Properties for Demolition, and Priority Properties for Code Enforcement. Both lists are in alphabetical order and not prioritized by rank. Photos on this page demonstrate examples of some of the Top 25 Priority Properties.



4325 Helena Ave: DEMOLITION



4329 Helena Ave: DEMOLITION



115 Clarendale Ave: CODE ENFORCEMENT



3926 Southern Blvd: DEMOLITION

PRIORITY PROPERTIES: DEMOLITION

The following 14 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. Ten of these properties have been reviewed by the Mahoning County Land Bank and the City of Youngstown for consideration for demolition in advance of the creation of this plan. Those with an “X” under the “Land Bank” column are two years’ certified tax delinquent and being considered as priority properties for the Mahoning County Land Bank to acquire for demolition. Those with an X under the “City” column have been identified as priority properties for demolition by the City of Youngstown in 2014. There are a number of properties that both the City and the Land Bank have prioritized for demolition. Preference is for the Land Bank to demolish as many of the eligible properties as possible, as these projects will include landscaping and maintenance for the resulting lots. The location of these properties show that there is an emphasis on Helena and Southern Avenues, as they present the greatest amount of vacant properties in poor condition.

Address	Description of Condition	CITY	LAND BANK
4004 Helena Ave	Overgrown vegetation; peeling paint on trim; damaged fascia; non-secure back window; missing siding; porch in disrepair.		x
4130 Helena Ave	Overgrown vegetation: non-secure windows; roof damage; porch in disrepair.		x
4137 Helena Ave	Deteriorating porch; peeling paint on wood shakes and trim; severe roof damage; overgrown vegetation; unsecure doors; outside stairs, garage and gutters in disrepair.		x
4141 Helena Ave	Peeling paint on wood shakes, trim and outdoor stairs; overgrown vegetation; roof, gutter, downspout, and soffit damage; unsecure doors; porch and outdoor stairs in disrepair.		x
4208 Helena Ave	Trash/debris; overgrown vegetation; porch in disrepair; garage unsecure and in disrepair; plants growing in gutters; mold on siding; evidence of attempted break-in; unsecure doors; roof damage.	x	
4212 Helena Ave	Debris on porch; peeling paint on trim and porch floor; overgrown vegetation; unsecure windows; roof and gutter damage; porch, railing and outdoor stairs in disrepair.		x
4325 Helena Ave	Back door broken; unsecure doors and windows; peeling paint on siding and trim; porch, outside stairs, garage, gutters, downspouts, soffits and fascia in disrepair; street # not visible.		x
4329 Helena Ave	Overgrown vegetation; unsecure windows and doors; peeling paint on trim; roof and gutter damage; porch and outside stairs in disrepair; infested with raccoons and groundhogs.		x
3937 Howard Ave	Overgrown vegetation; peeling paint on siding and trim.	x	
3926 Southern Blvd	Unsecured Window; Roof: Damage; Partially Boarded; Overgrown Vegetation		x
4107 Southern Blvd	Siding Type: Wood; Peeling Paint: Siding, Trim, Wood Shakes; Porch in Disrepair; Partially Boarded		x
4120 Southern Blvd	Overgrown Vegetation; Unsecure Window; Garage in Disrepair; Gutters in Disrepair: Downspout		x

Address	Description of Condition	CITY	LAND BANK
4203 Southern Blvd	Overgrown Vegetation; Porch in Disrepair; Outside Stairs in Disrepair; Gutters in Disrepair: Downspout, Soffit		x
3927 Howard St	Peeling paint, Porch in Disrepair, Broken Window	x	

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 detailed property survey of the neighborhood. Some of these properties 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
115 Clarendale Ave	Overgrown Vegetation; Porch in Disrepair
121 Clarendale Ave	Peeling Paint: Siding, Trim; Roof: damage; Porch in Disrepair; Gutters in Disrepair: Downspout
136 Clarendale Ave	Roof: Damage
199 Clarendale Ave	Overgrown vegetation; Peeling Paint: Siding, Trim; Roof: Moss
3923 Euclid Blvd	Peeling Paint: Siding, Trim, Garage; Roof: Damage; Is Partially Boarded
48 Howard St	Peeling paint on wood shakes and trim; deteriorating roof, gutters and garage; overgrown vegetation.
4104 Southern Blvd	Overgrown Vegetation; Siding Type: Wood; Peeling Paint: Siding, Trim, Awnings; Roof: Damage
4318 Southern Blvd	Overgrown Vegetation: Siding Type: Wood: Peeling Paint: Siding, Trim, Wood Shakes; Porch in Disrepair; Garage in Disrepair; Gutters in Disrepair: Soffit, Fascia; Structural Damage
3928 Howard St	Broken Windows, Porch in Disrepair, Unfinished painting.

CRITICAL PROPERTIES FOR BOARDUP AND CLEANUP

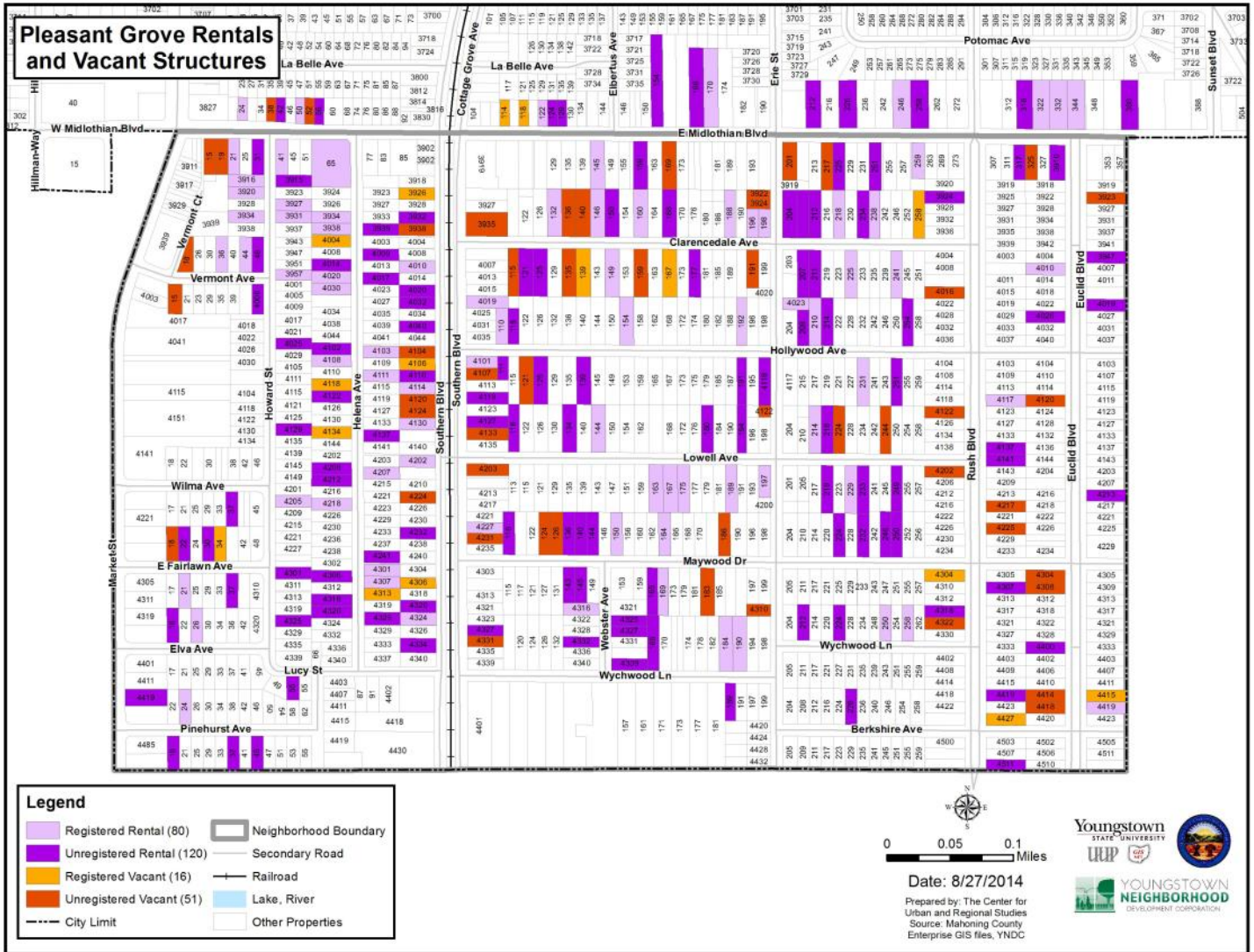
The following 17 properties have been identified as priority properties for cleanup and board-up. Many of these properties are among the worst in the neighborhood, are wide open and exposed to the elements, and are an immediate threat to the health and safety of the surrounding residents. While many are not likely to be demolished within the next two to three years due to their size and the cost of asbestos abatement and removal, boarding, cleaning up trash and debris, and removing overgrowth will bring these properties into a manageable condition for residents.

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

Address	Description of Condition	Strategy
135 Clarendedale	Peeling Paint: siding; porch in disrepair.	Board Up, Clean Up.
159 Clarendedale	Overgrown vegetation; peeling paint: siding, gutters and soffit in disrepair.	Board Up, Clean Up.
207 Clarendedale	Overgrown, unsecured door.	Board Up, Clean Up.
211 Clarendedale	Roof damage on house and garage; overgrown vegetation; broken windows; unsecure windows and doors.	Board Up, Clean Up.
4004 Helena	Overgrown vegetation; peeling paint on trim; damaged fascia; unsecure back window; missing siding; porch in disrepair.	Board Up, Clean Up.
4130 Helena	Overgrown vegetation: unsecure windows; roof damage; porch in disrepair.	Board Up, Clean Up.
4137 Helena	Deteriorating porch; peeling paint on wood shakes and trim; severe roof damage; overgrown vegetation; unsecure doors; outside stairs, garage and gutters in disrepair.	Board Up, Clean Up.
4141 Helena	peeling paint on wood shakes, trim and outdoor stairs; overgrown vegetation; roof, gutter, downspout, and soffit damage; unsecure doors; porch and outdoor stairs in disrepair	Board Up, Clean Up.
4208 Helena	Trash/debris; overgrown vegetation; porch in disrepair; garage unsecure and in disrepair; plants growing in gutters; mold on siding; evidence of attempted break-in; unsecure doors; roof damage.	Board Up, Clean Up.
4212 Helena	Debris on porch; peeling paint on trim and porch floor; overgrown vegetation; unsecure windows; roof and gutter damage; porch, railing and outdoor stairs in disrepair.	Board Up, Clean Up.
4325 Helena	Back door broken; unsecure doors and windows; peeling paint on siding and trim; porch, outside stairs, garage, gutters, downspouts, soffits and fascia in disrepair; street # not visible.	Board Up, Clean Up.
4329 Helena	Overgrown vegetation; unsecure windows and doors; peeling paint on trim; roof and gutter damage; porch and outside stairs in disrepair; infested with raccoons and groundhogs.	Board Up, Clean Up.
3923 Howard	Overgrown vegetation; peeling paint on siding and trim; roof damage; porch, outside stairs, railing, garage and gutters in disrepair.	Board Up, Clean Up.
3927 Howard	Overgrown vegetation; peeling paint on trim.	Board Up, Clean Up.
3937 Howard	Overgrown vegetation; peeling paint on siding and trim.	Board Up, Clean Up.
4025 Howard	Overgrown vegetation; roof damage; moss on roof.	Board up, Clean Up.
4120 Southern	Overgrown vegetation; unsecure window; garage in disrepair; gutters and downspout in disrepair.	Board Up, Clean 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.

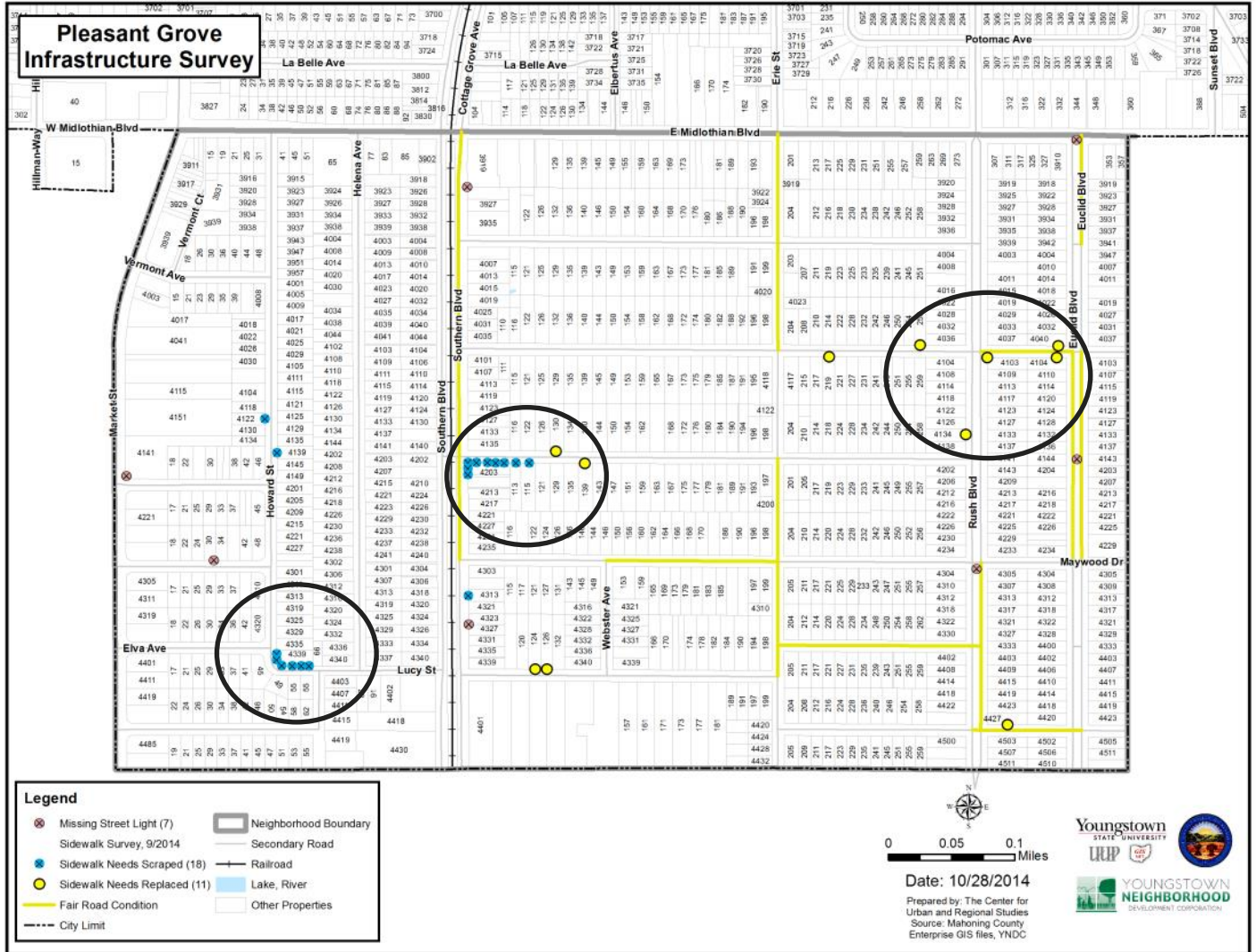


All residential properties that are occupied and being rented must be registered with City of Youngstown. In total, there are 80 registered rental properties within the neighborhood and an additional 120 occupied houses that are likely rental properties which are unregistered. **“Unregistered Rental”** 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 16 registered vacant properties within the neighborhood, with an additional 51 **“Unregistered Vacant”** properties. These are properties that identified as vacant in the property survey conducted for the Neighborhood Action Plan where the owner has not registered the property with the City of Youngstown.

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

SECTION IV. INFRASTRUCTURE REPAIR AND MAINTENANCE

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



There are seven street lights out within the neighborhood. Pink circles indicate the location where a street light is out. 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 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 in yellow are in "fair" condition and have some patching and minor potholes. Sections of road that are not highlighted are generally in "good" condition. Three clusters where infrastructure issues are concentrated conditions were identified in the survey and are circled on the map.

Infrastructure Strategy Recommendations:

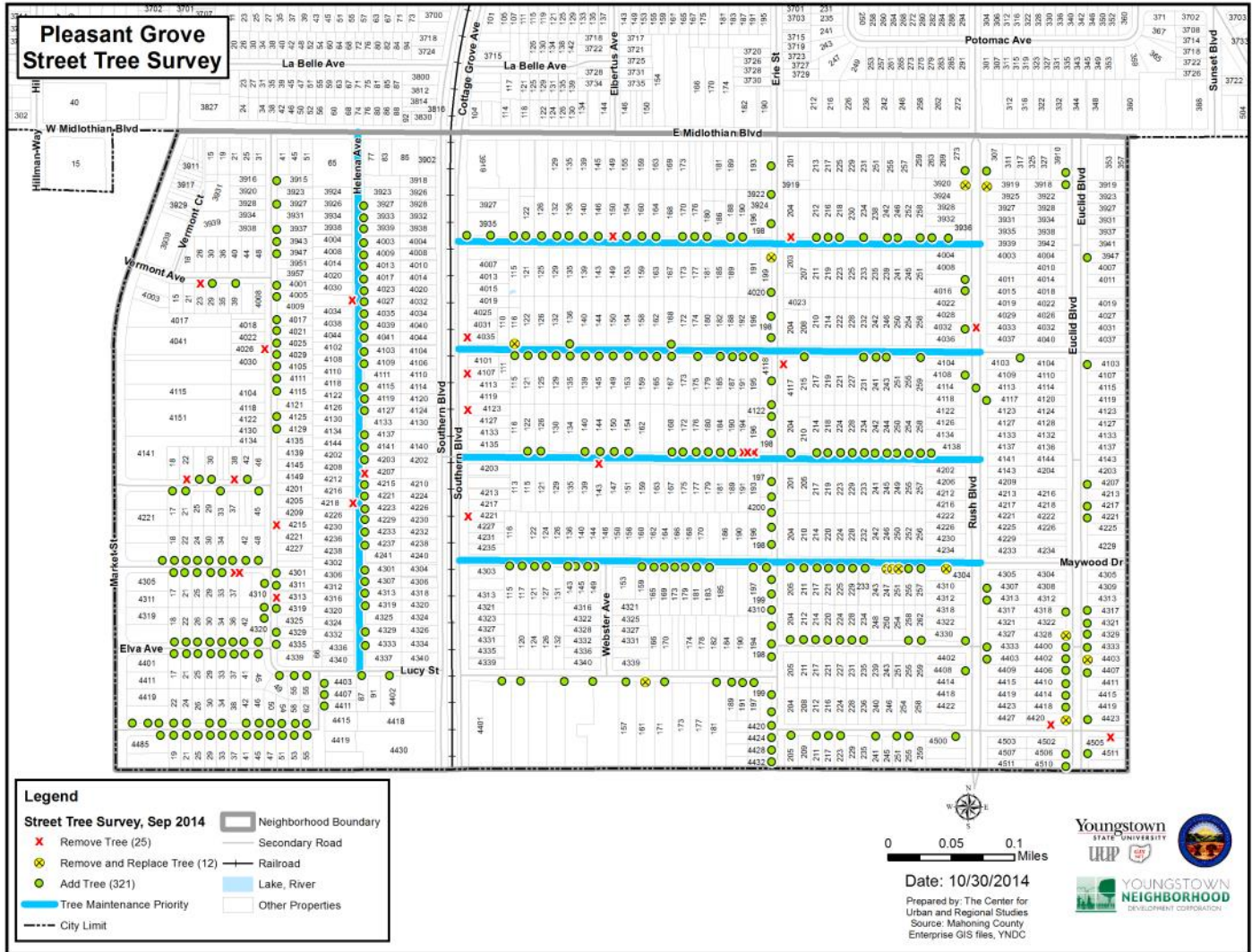
- 1) **Street resurfacing improvements on critical thoroughfares and around core neighborhood institutions.** The section of Southern Blvd that is in fair condition near the Midlothian intersection should be prioritized for repair.
- 2) **Sidewalk replacement should be focused around neighborhood amenities, such as Youngstown Christian School.** Sidewalks near Youngstown Christian School, as well as a number of deteriorated sidewalks on Hollywood Ave should be prioritized for replacement.
- 3) **A concerted effort should be made to uncover and clean up overgrown sidewalks throughout the neighborhood.** These sidewalks should be scraped and cleaned of debris and overgrowth in order to enable youth walking to school 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. There are areas of overgrown sidewalks on the corner of Southern Blvd and Lowell Ave and at the corner of Lucy St and Howard St. These sidewalks should be cleared by property owners or as community workday projects tackled by neighborhood groups.
- 4) **All street lights which are out should be reported and tracked until addressed by Ohio Edison.** The seven street lights should be replaced in a timely manner and must be reported to Ohio Edison in order to be addressed. This can be done through the First Energy website in a short time period First Energy provides a work order number though this system that can be used to follow up and track progress on light replacements. The URL for the online Report Lighting Problem system is as follows: https://www.firstenergycorp.com/service_requests/report-lighting-problem.html. In August of 2014, YNDC reported all of these lights to First Energy using this system and developed a database for monitoring and tracking street light work orders. For the benefit of city officials and neighborhood groups, the spreadsheet with work orders for all lights is included in Appendix 3 document for tracking and follow up.
- 5) **All dead street trees should be removed and new trees should be planted in the priority areas identified using the City of Youngstown Street Tree Planting Guide regulations.**
- 6) **Rehabilitate the pedestrian crossing areas on the Southern railroad tracks and add crosswalks to Southern Blvd and Midlothian Blvd.** The railroad crossing areas are in need of rehabilitation. These crossing areas should be complimented by crosswalks, priority should be given to the area near Youngstown Christian School. Crosswalks should also be added and rehabilitated at the Midlothian and Southern intersection.
- 7) **Install green infrastructure treatments in the public right-of-way.** Plants and trees in swales, planters, and infiltration basins can clean and manage stormwater runoff onsite, reducing pollution and combined sewer overflow. Breaks in the curb can allow stormwater to enter a bioretention area in the planting strip between the street and sidewalk. Here water is cleaned and managed through appropriate slope design and mix of trees and native plants.
- 8) **Establish a public greenspace/park.** Vacant lots in the neighborhood can be converted to public space. Options for vacant land reuse include community gardens, pocket parks, and native plantings. Turning vacant land into public space encourages maintenance and community building. YNDC's vacant land program, Lots of Green, can provide assistance and guidance to undertake the re-use of a vacant lot.



Infrastructure improvements should also be targeted near neighborhood assets, such as Youngstown Christian School and the Market and Midlothian intersection.

STREET TREE REMOVAL AND PLANTING

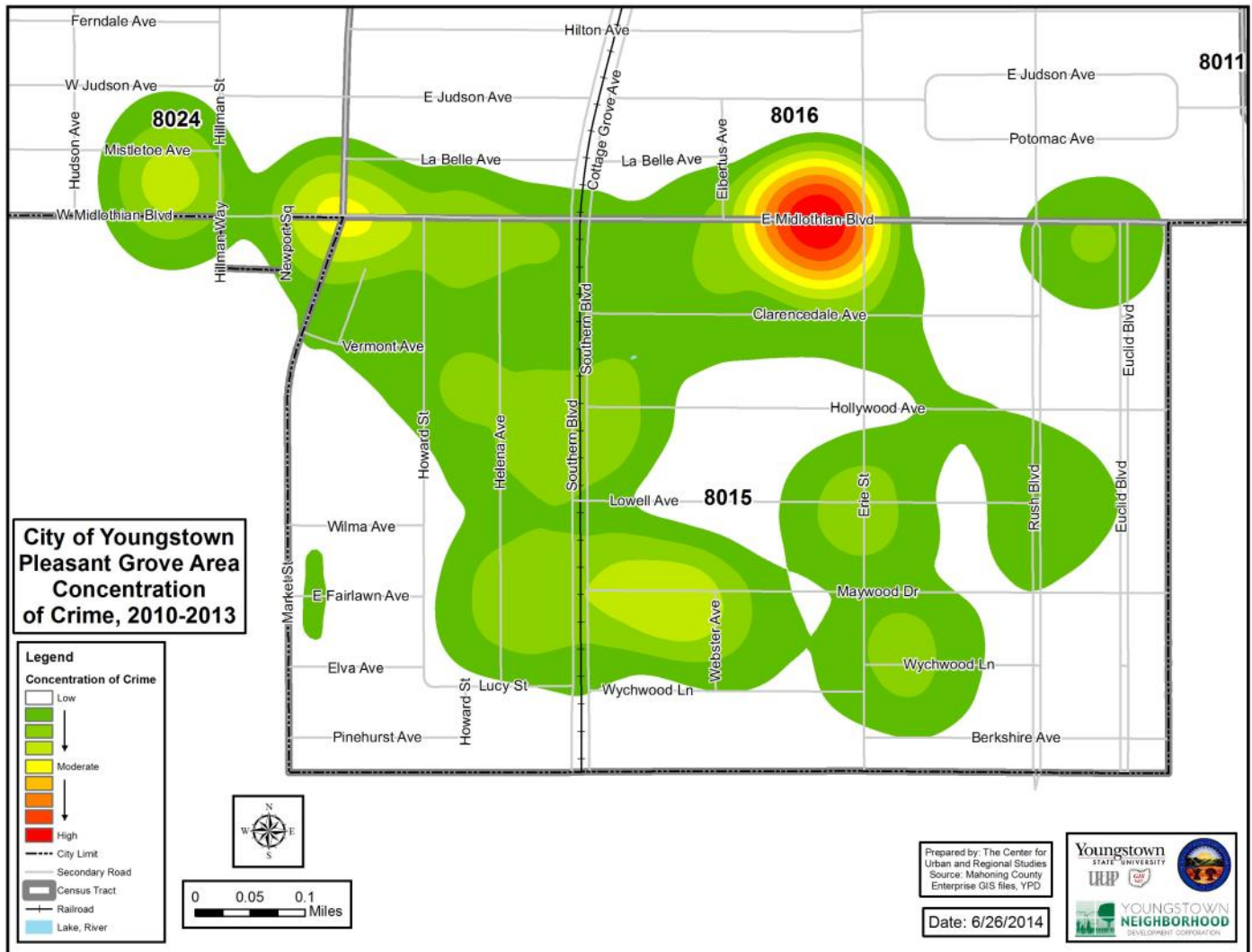
The following map identifies the location of all dead street trees that need removed and all locations where new trees could be planted to rebuild the neighborhood tree canopy. Data for this map was collected through a detailed survey conducted by YNDC that identified all dead street trees and all tree lawns in the neighborhood where new street trees could easily be planted to re-establish the neighborhood's tree canopy. In tree lawns with major obstructions, including telephone/electric lines, fire hydrants, and existing established street trees tree planting is not recommended.



Street Tree Strategy Recommendation: Improving the condition of street trees and the neighborhood's historic tree canopy was an infrastructure issue identified by residents. Twenty-five trees should be removed because they are dying or dead, an additional 12 trees should be removed and replaced with new trees. New tree plantings should be prioritized along Clarendale, Hollywood, Lowell, Maywood, and Helena, marked by blue lines. These areas lack tree cover, diminishing the aesthetics of the neighborhood. The addition of trees to these neighborhoods will compliment the beauty of homes, provide shade, increase home values, and create a better walking environment. The streets connecting Pleasant Grove to the busy thoroughfare of Market should also be prioritized for tree plantings. The addition of trees on Pinehurst, Elva, Fairlawn, and Wilma will have all of the benefits stated, as well as insulating the noise of Market St traffic.

SECTION V. 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 at residential properties in the neighborhood between 2011 and 2013 that are violent, drug-related, and otherwise factors of distress. This also includes domestic incidences such as custody interference and runaway persons, which may not make the neighborhood less safe as a whole but may demonstrate patterns of neighborhood distress or disruption.



Properties included in this analysis include residences such as single-family, two-family, multiple-family and group home structures; and exclude commercial sites along Market Street and Midlothian Boulevard. Houses are a mix of rental, owner-occupied and vacant properties. One of the most valuable components of this data is that crime hotspots appear to be generally clustered in alignment with clusters of vacant and distressed properties and poor infrastructure conditions.

Crime and Safety Strategy Recommendation: The Neighborhood Action Team tasked to implement the plan should work with the newly-designated community police officer, code enforcement officials, and neighborhood residents to monitor these properties and to enforce all applicable codes to discourage criminal activity occurring at hotspot properties in the neighborhood. 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 20 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, 2013.

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 Police Reports, 2011 - 2013
1	A property in the first block of E Midlothian Blvd	80
2	A property in the first block of W Midlothian Blvd	21
3	A property in the 200 block of Wychwood Ave	15
4	A property in the 100 block of E Midlothian Blvd	14
5	A property in the 3800 block of Market St	14
6	A property in the 4300 block of Webster Ave	14
7	A property in the 100 block of Maywood Ave	13
8	A property in the 300 block of E Midlothian Blvd	11
9	A property in the 4000 block of Market St	9
10	A property in the 100 block of E Midlothian Blvd	9
11	A property in the 100 block of Maywood Ave	9
12	A property in the 4100 block of Helena Ave	9
13	A property in the 4100 block of Rush Blvd	8
14	A property in the 3900 block of Erie St	7
15	A property in the 100 block of Hollywood Ave	7
16	A property in the 4000 block of Howard St	7
17	A property in the first block of E Midlothian Blvd	7
18	A property in the 100 block of Maywood Ave	6
19	A property in the 4300 block of Webster Ave	6
20	A property in the 100 block of Lowell Ave	6

SECTION VI. NEIGHBORHOOD ACTION TEAM

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

- City of Youngstown Community Development Agency
- City of Youngstown Department of Planning and Zoning
- City of Youngstown Property Code Enforcement
- City of Youngstown Department of Public Works
- City of Youngstown Department of Parks and Recreation
- City of Youngstown Economic Development
- City of Youngstown Green Youngstown
- City of Youngstown Police Department Community Police Officer
- Green Youngstown
- 6th ward councilwoman Janet Tarpley
- 7th ward councilman John R. Swierz
- Mahoning County Land Bank
- Youngstown Neighborhood Development Corporation
- Handel's Neighborhood Association
- Boulevard Park Block Watch
- Youngstown Christian School

Tracking Progress: The activity of the partners involved in this plan will result in properties that are cleaned up, boarded, demolished, sold, and/or brought into compliance with city codes. Additionally, infrastructure issues and crime hotspots will be addressed. All of this activity is valuable information to be tracked as part of the 5-year performance benchmarks. The tracking form, shown on the following page, will be used by YNDC to measure quarterly progress toward achieving the plan's goals. All changes to individual property status will be filed in a database housed at YNDC and reviewed at each Neighborhood Action Team meeting. As properties cease to become priority properties, the "Top 25" list can be updated to include additional priorities. New properties may be brought to the team's attention by residents, neighborhood groups, city departments, or YNDC surveys. The team will review the list of potential additions to the "Top 25" list and make a determination as to which should be included. As additional properties are added, updated priority lists will be distributed to team members.



Rocky Ridge Neighborhood Action Team

Neighborhood Action Plan Progress Tracking Form

5-Year Performance Benchmark	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	2015- 2016 Total	2015- 2020 Goal
Housing and Property Benchmarks										
Housing units brought into compliance										30
Vacant housing units are rehabilitated and re-occupied as affordable housing through collaborative efforts										2
Severely blighted structures are demolished										10
Vacant and formerly blighted housing units are boarded and cleaned up in order to improve neighborhood safety										15
Unmaintained vacant lots are mowed with a higher frequency using a strategic method										ALL
Vacant properties with illegal dumping are cleaned up										ALL
Infrastructure Benchmarks										
Non-functioning street lights repaired by First Energy										ALL
Sidewalks cleaned up or replaced where needed										10
Dead street trees removed										ALL
New street trees planted										15
Pedestrian rail crossings repaired and the addition of crosswalks at the intersection of Market and Midlothian.										YES
One new minimalist green infrastructure street improvement installed										1
One vacant land reuse project to create a public greenspace and/or park										1
Crime and Safety Benchmarks										
Crime hotspots are addressed through community policing and systematic code enforcement										15

Neighborhood Action Plan Progress Tracking Form

5-Year Performance Benchmark	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	2015- 2016 Total	2015- 2020 Goal
Community Building Benchmarks										
Engage 20 new residents through the Handel's Block Watch and Boulevard Park Neighborhood Association										20
Complete five resident-driven neighborhood improvement projects										5
Conduct a meeting of neighborhood businesses										1
Engage neighborhood institutions such as the Youngstown Christian School										YES
Economic Development Benchmarks										
Target city incentive programs to retail corridor of Market St.										5
Improve at least three existing business facades or loans from the City of Youngstown										3
Provide two micro-enterprise loans to neighborhood entrepreneurs from YNDC										2
Create or retain 10 jobs										10

APPENDIX: PUBLIC INPUT

The following input was obtained from residents at a neighborhood meeting on March 4th, 2014 at the Newport Public Library. Attendees were asked to list what they believed to be their neighborhood's top three assets, top three priorities, and one thing the planning team needed to know.

Neighborhood Assets		
families - children - treelined streets	neighborhood association	strong neighborhood attendance in block watch
home ownership	grocery	Historic Homes
no one house is similar in design	nice homes/houses	active landscaping with neighbors
fewer empty houses	good housing stock	library
Newport library	Newport library	Youngstown Christian school
Youngstown Christian school	access to freeway	centrally located between suburbs
near to shopping, library, transportation, churches	Handel's	Handel's ice cream
Handel's ice cream original location	Scarsella's' Italian restaurant	successful businesses
safe - low crime/violence	quiet neighborhood & school	walkability / bus line
wide streets with lots of trees	walkability	

Neighborhood Priorities		
Check on elderly	work ethic improvement	mentoring for all ages
empty house need to sold	decreasing homeownership	property values
limit section 8 housing	clean up market street	development of market / Midlothian corridor
poor public schools	schools	children and parents take education as a top priority
sewer problems	infrastructure - curbs - water - sewer	quality of life i.e. code enforcement
code enforcement	make landlords (home owners) maintain their properties (including cutting grass)	adjacent empty lots, landscaped for use
no parking on both side of street	paint or repair siding	investor owned empty properties
trash down the street to Midlothian	vacant homes - out of state landlords	demo of vacant, unfixable homes
demolish blighted properties	vacancy	abandoned houses scattered throughout
transportation for residents	no parks	sidewalks
more street lights	snow plowing	street repair
street repair	street need repair	neighborhood police
crime/drugs	kids walking in the street	crime
police presence	crime	street noise
have cops take their jobs seriously on quality of life issues	owners and renters held responsible for upkeep	rental properties

“One thing we need to know”

better police protection	there are several squatters living in some of the abandoned homes. Need to send people out and see how horrific some of these dwellings are	enforce the laws in this city as to crime/juveniles - don't smack them on the wrist!!! It may cut down on crime
crime causing business flight from city (not including downtown area)	let people who can afford buy the houses that is still in pretty good shape for \$1. improve the streets. More patrol cars in the BAD areas	investments of business people is priority
city council should not allow fracking or injection wells within the city limits	check with homeowners before sending letter with ultimatums	enforce zoning laws
enforce zoning violations	the 6th ward has the fewest zoning complaints of the 7 wards	starts @ quality of life > code enforcement > home ownership > neighborhood > "quality of life" END
replace houses with houses not gardens. Start holding homeowners accountable for keeping their property up	close foster theater	increase desire to live in a neighborhood
I am sure that if improvements are not made more people will be moving out of ytown	clean street and park	bad conditions of sidewalks and curbing
a persons who actually lives in the neighborhood should give the presentation - "get to know your neighborhoods" before you need them	church folk and city leaders need to walk the streets and get to know residents	no more outside contractors for clean up, grass cutting - use our own unemployed ex-felons!
better communication between local officials & state & federal officials	get politics out of your decision process	the need to increase youth activities

PLEASANT GROVE NEIGHBORHOOD ACTION PLAN



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**YOUNGSTOWN
NEIGHBORHOOD**
DEVELOPMENT CORPORATION