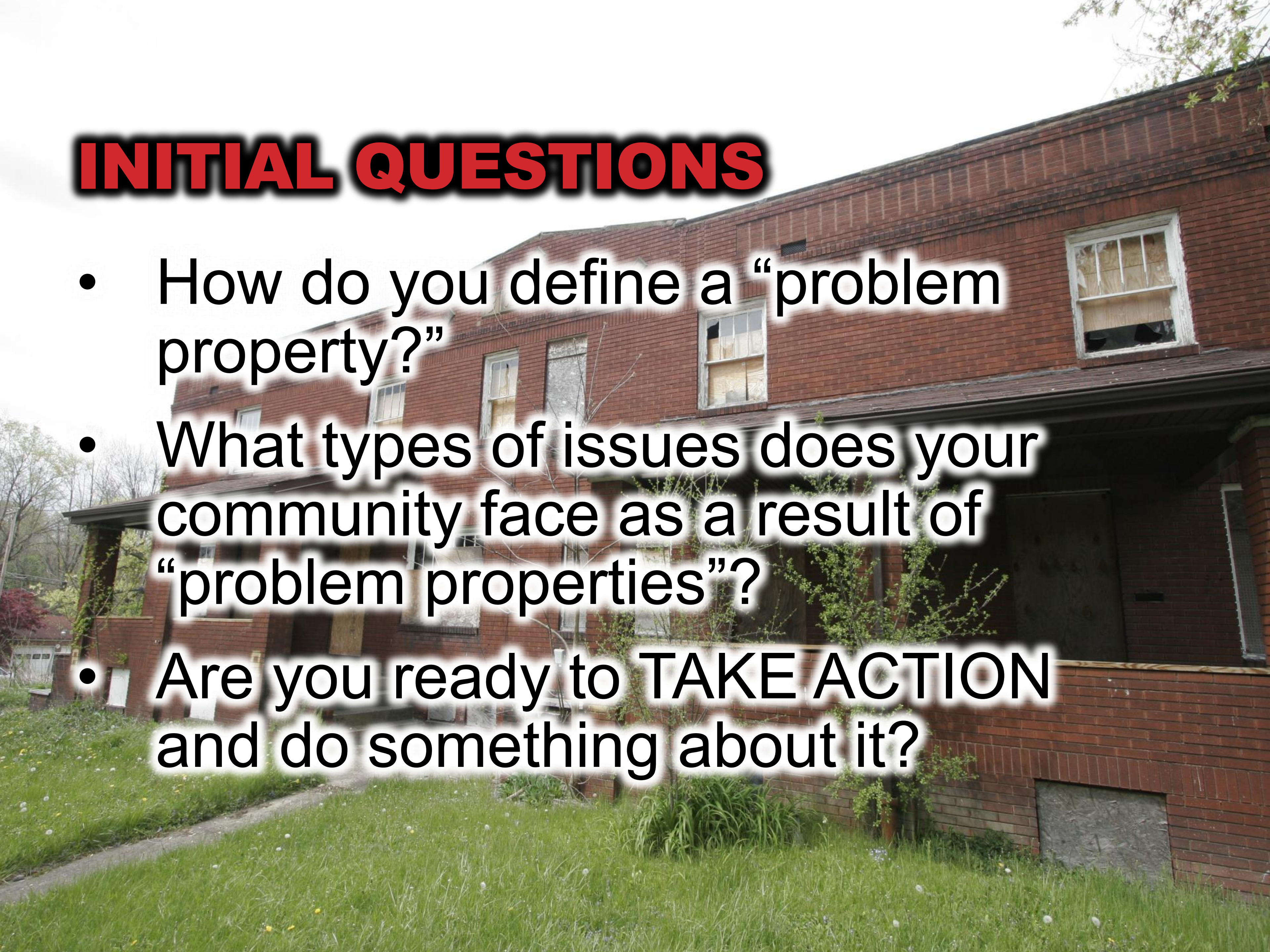
TAKING ACTION ON PROBLEM PROPERTIES

YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION

OCTOBER 11, 2014



INITIAL QUESTIONS

- How do you define a “problem property?”
- What types of issues does your community face as a result of “problem properties”?
- Are you ready to TAKE ACTION and do something about it?

9 CLEARMONT 28
HUSKY

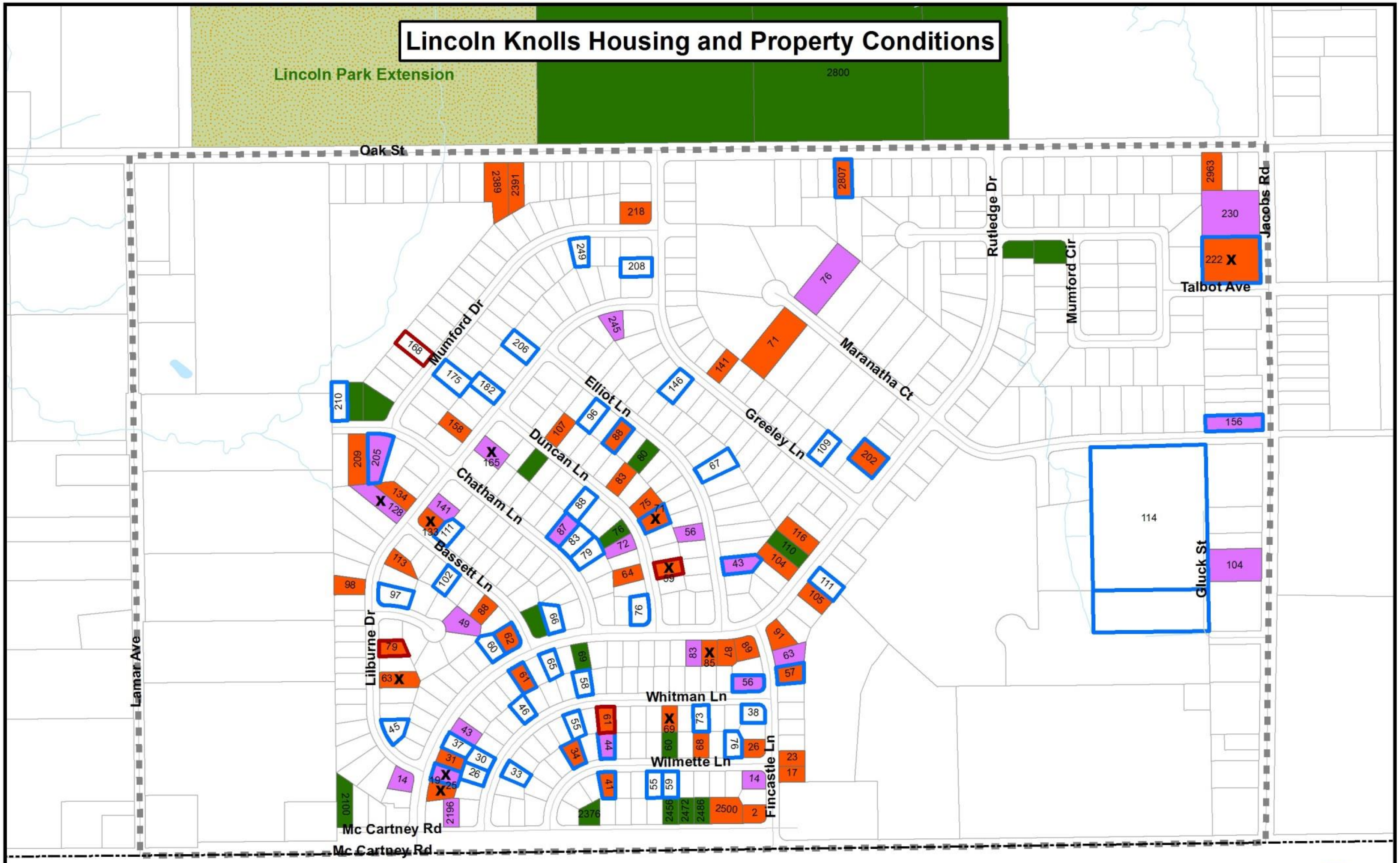
STEP 1. DO YOUR HOMEWORK!

STAND UP FIGHT BLIGHT

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

- The Housing Code , which enforces the quality of the many thousands of dwellings, dwelling units, and rooming houses within the City of Columbus;
- The Zoning Code , which regulates land use and licensed facilities, such as junk and salvage yards;
- The Nuisance Abatement Code , which addresses the condition of vacant and blighted properties located within the City;
- The Health, Sanitation, and Safety (Environmental) Codes , which regulates high grass, weeds, solid waste, and general sanitary maintenance of properties within the City, and;
- The Graphics Code , which enforces laws having to do with signs located within the City

Lincoln Knolls Housing and Property Conditions


Lincoln Park Extension
2800
Oak St
Lamar Ave
Mumford Dr
Elliot Ln
Duncan Ln
Chatham Ln
Bassett Ln
Lilburne Dr
Greeley Ln
Maranatha Ct
Rutledge Dr
Mumford Cir
Jacobs Rd
Talbot Ave
Gluck St
Whitman Ln
Wilmette Ln
Fincastle Ln
Mc Cartney Rd
Mc Cartney Rd
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2807
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Legend - August 2014

- ▭ Registered Rental (53)
- ▭ Registered Vacant (4)
- 🟪 Occupied w/Exterior Code Violations (23)
- 🟧 Vacant Properties (47)
- 🟩 Unmaintained Vacant Lots (19)
- x Illegal Dumping Site (11)
- City Limit
- Neighborhood Boundary
- Secondary Road
- Lake, River
- Stream
- Other Property
- Park

0 125 250 500 Feet

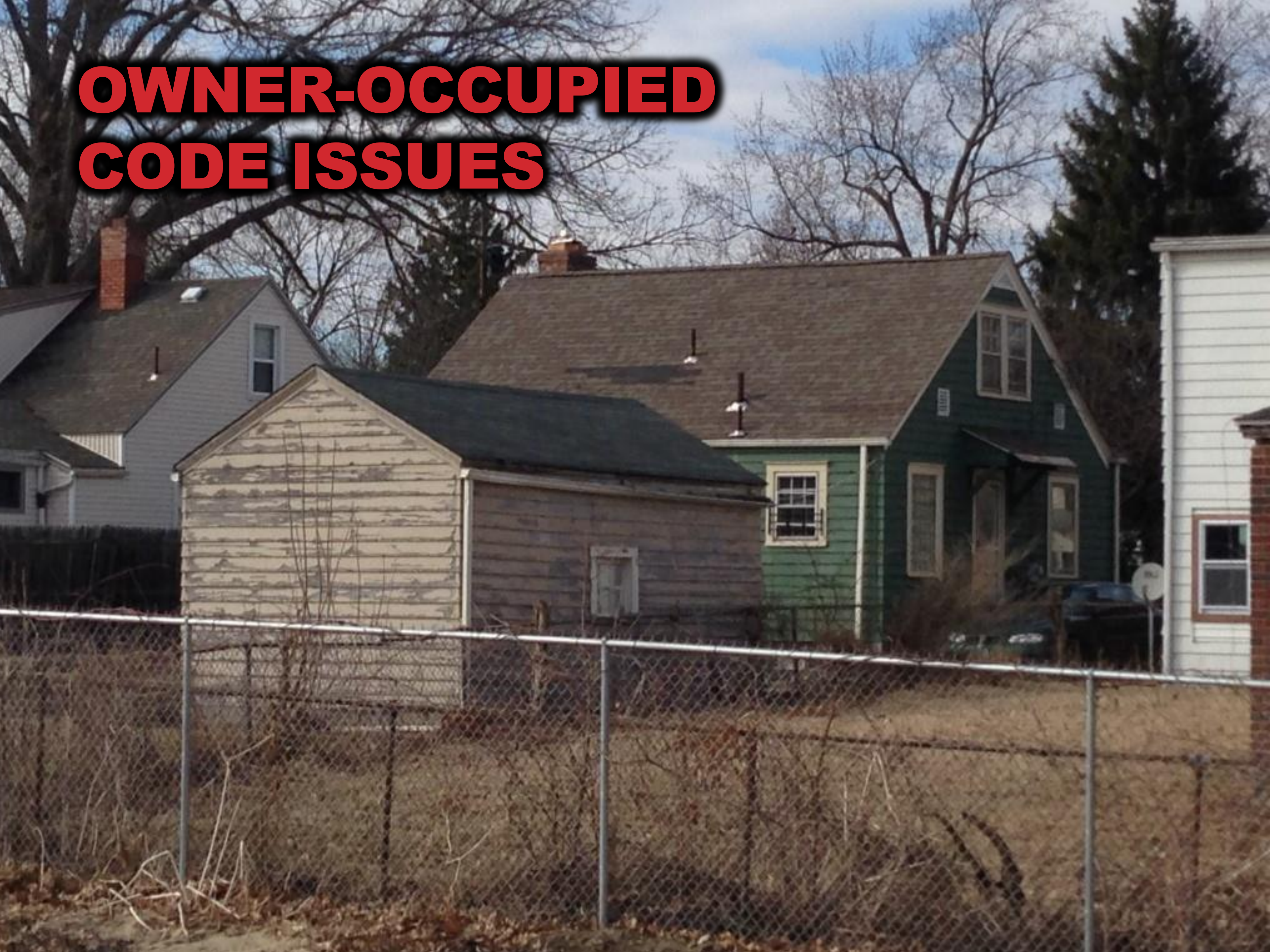
Youngstown State University

YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION

Prepared by: The Center for Urban and Regional Studies
Source: Mahoning County Enterprise GIS files, YNDC

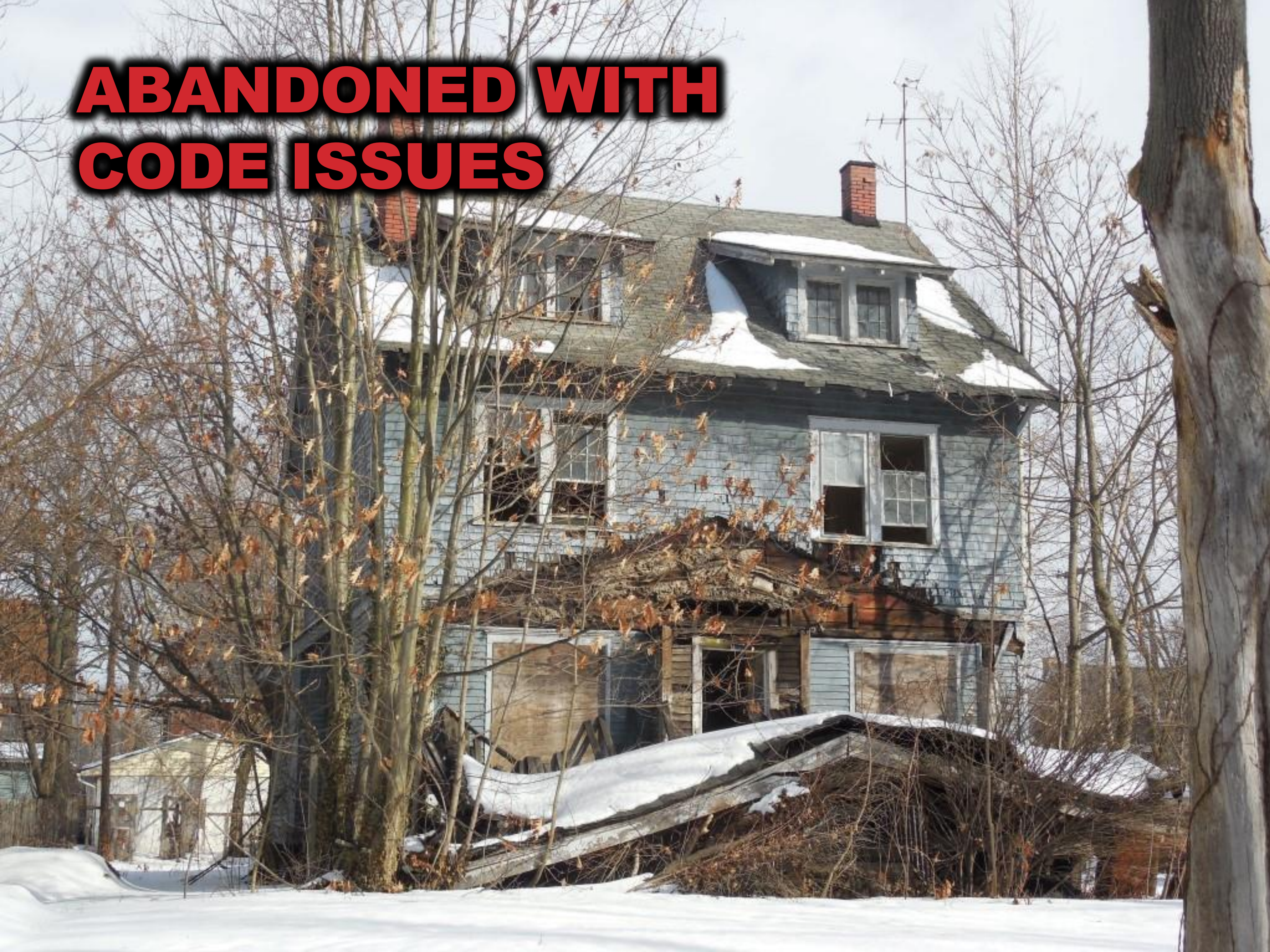
Date: 9/4/2014

OWNER-OCCUPIED CODE ISSUES

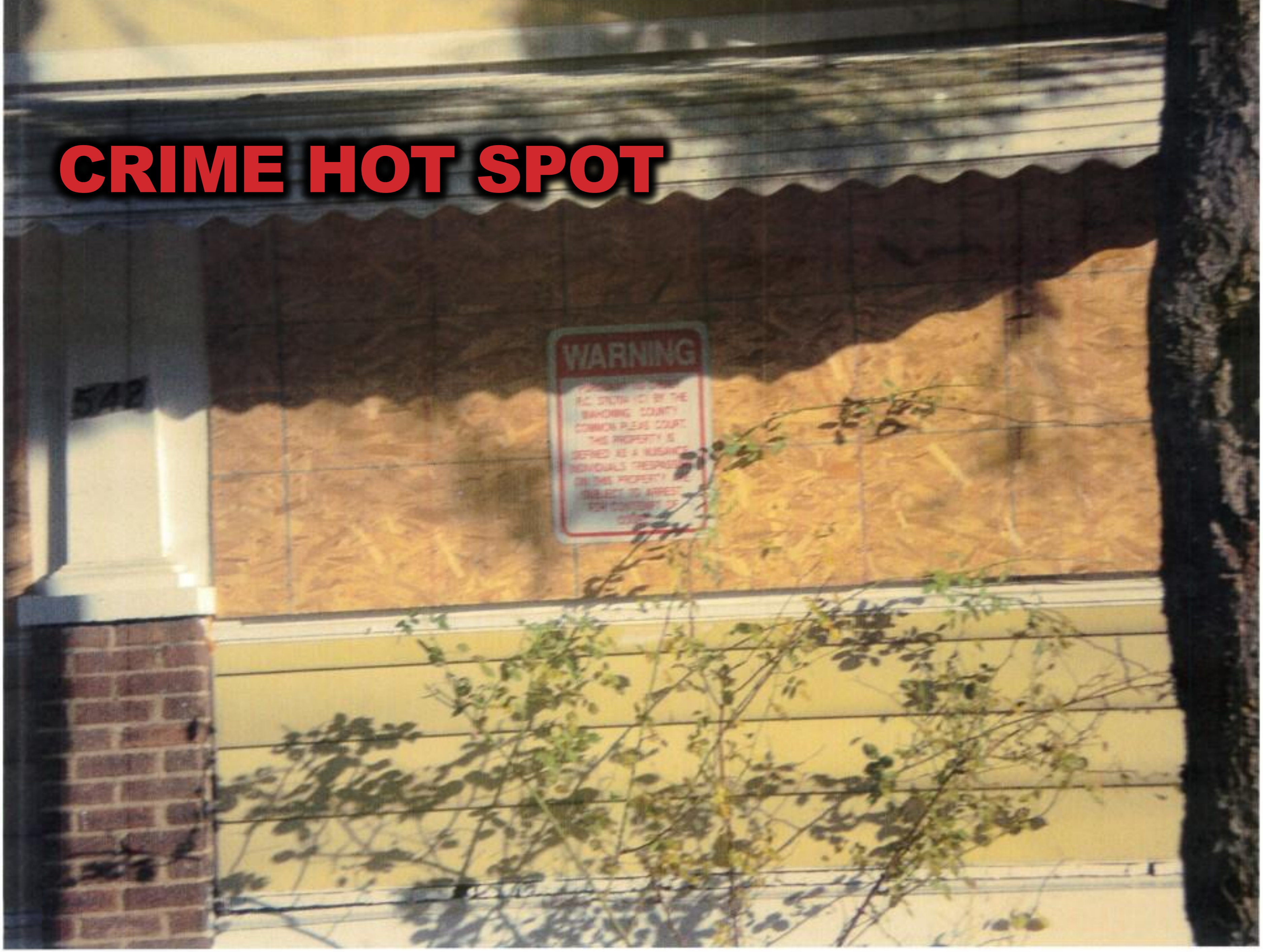


RENTAL PROPERTY CODE ISSUES

ABANDONED WITH CODE ISSUES



CRIME HOT SPOT


542
WARNING
MAHONING COUNTY
COMMON PLEAS COURT
THIS PROPERTY IS

PROPERTY RESEARCH

QUESTION:

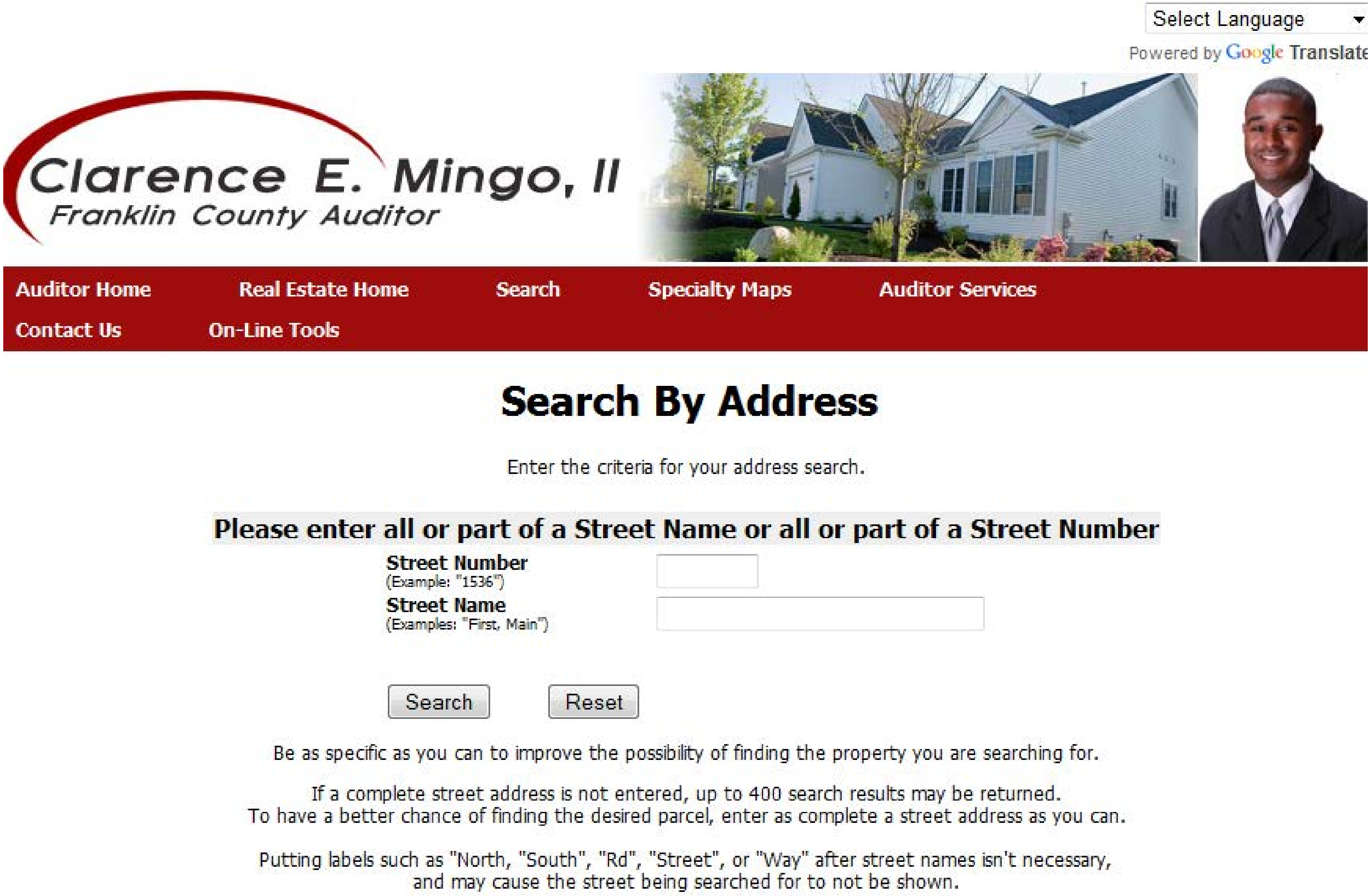
What property information would be useful to collect?

What are some property research tools that you can use here in Columbus?

STAND UP FIGHT BLIGHT

PROPERTY RESEARCH

STAND UP


Select Language
Powered by Google Translate
Clarence E. Mingo, II
Franklin County Auditor
Auditor Home
Real Estate Home
Search
Specialty Maps
Auditor Services
Contact Us
On-Line Tools

Search By Address

Enter the criteria for your address search.

Please enter all or part of a Street Name or all or part of a Street Number

Street Number
(Example: "1536")

Street Name
(Examples: "First, Main")

Search
Reset

Be as specific as you can to improve the possibility of finding the property you are searching for.

If a complete street address is not entered, up to 400 search results may be returned.
To have a better chance of finding the desired parcel, enter as complete a street address as you can.

Putting labels such as "North, "South", "Rd", "Street", or "Way" after street names isn't necessary, and may cause the street being searched for to not be shown.

DOOR-TO-DOOR SURVEYS

QUESTION:

What types of information do you want to know from your neighbors?

What questions would you ask?

STAND UP
FIGHT BLIGHT

ACTIVITY 1

Prepare a basic interview form that you would use to ask the right questions for your community. Present an example of the form you would use.

STEP 2: TAKE ACTION!

Address	Inspection Findings	STATUS
3411 Ambert	Roof and gutters need replaced. Porch and garage need repaired. House needs painted.	Target for Code Enforcement
3444 Belden	Needs roof replacement. Tarp covering roof.	Target for Code Enforcement
3602 Irma	Brush and overgrowth need addressed. Property is partially boarded.	Prioritize for Demolition
3611 Irma	House needs paint, siding, and porch repairs. Roof needs replaced. Property is not secured. Siding has been partially stripped.	Prioritize for Demolition
3449 Lenox	Roof, windows. Site of an arson. Safety hazard.	Prioritize for Demolition
3704 Loveland	Roof and gutters need replaced. Trim needs painted. Porch needs repaired.	Prioritize for Demolition
3420 Neilson	Critical need for roof replacement. Property looks bad from the street.	Target for Code Enforcement
3531 Neilson	House is in very poor condition, has been vandalized, and is unsecured.	Prioritize for Demolition
3557 Neilson	Property is in total disrepair and is unsecured.	Prioritize for Demolition
3144 Pine Hollow	Property appears to be significantly damaged from arson. Shingles falling off roof. Majority of the back wall of the house covered in OSB.	Prioritize for Demolition
3170 Pine Hollow	Roof needs replaced (there is a hole in the roof). Property is partially boarded. Weeds and tall grass surround the property.	Target for Code Enforcement
3177 Pine Hollow	House needs painted; roof and gutters need repaired. Garage is collapsing.	Target for Code Enforcement
1664 Pointview	House needs painted; tall weeds need trimmed. Construction debris is piled in the driveway.	Target for Code Enforcement
1734 Pointview	Trim needs painted; roof needs replaced. Siding has been stripped in several areas. House is open and may be stripped inside. Unprofessional "for sale" sign nailed to house needs removed.	Prioritize for Demolition
1804 Pointview	Tall weed trees and overgrowth obstructs visibility of the property. Garage needs repaired.	Prioritize for Demolition
1924 Pointview	Roof needs repaired; siding is falling off the house. Property is boarded.	Prioritize for Demolition
2028 Pointview	Roof needs replaced. Windows for attic have been removed, exposing it to the elements.	Target for Code Enforcement
3333 Powers Way	House needs painted; windows are missing. Property is boarded. House is likely stripped inside.	Prioritize for Demolition
3435 Powers Way	Areas of the house need painted. Garage needs repairs. Roof needs replaced.	Target for Code Enforcement
3519 Sheridan	Siding has been stripped; windows missing. House is likely stripped inside.	Prioritize for Demolition

ACTIVITY 2

Draft a sample letter to a problem property owner in your own community. Decide what you feel is most appropriate to express. Pick a real property in your community and list out all the violations.

Improve upon the samples provided. Present your example letters. If the group is large, break out into teams and have each prepare a different type of letter.

ACTIVITY 3

ACTIVITY 3: Prepare a sample call script for calling a problem property owner in your neighborhood. What would you want to say to them? Improve upon the sample provided and tailor the language to meet your needs.

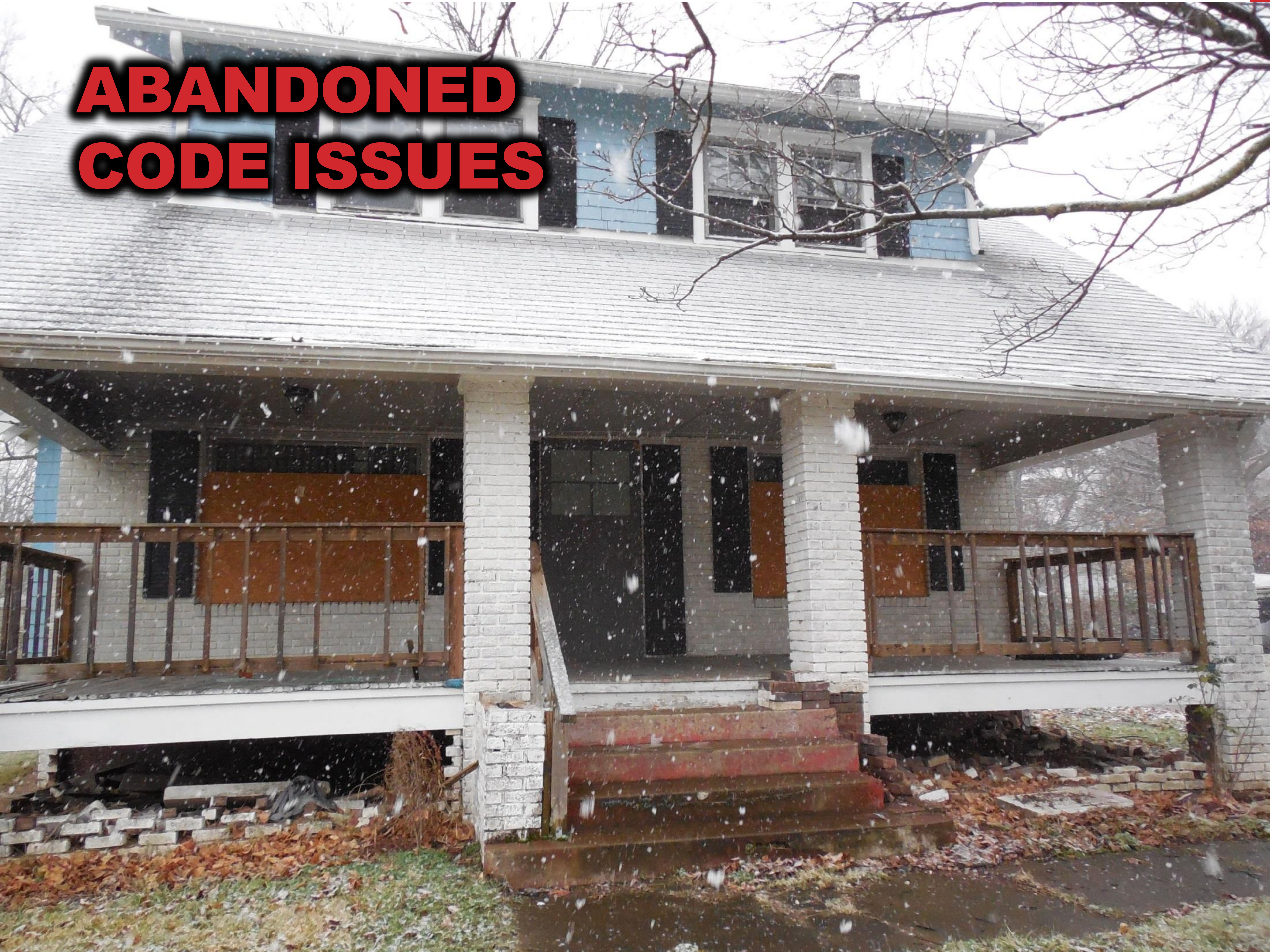
Volunteers participate in skits where one plays the slum property owner and one plays the neighborhood leader.

OWNER-OCCUPIED CODE ISSUES

OWNER-OCCUPIED CODE ISSUES

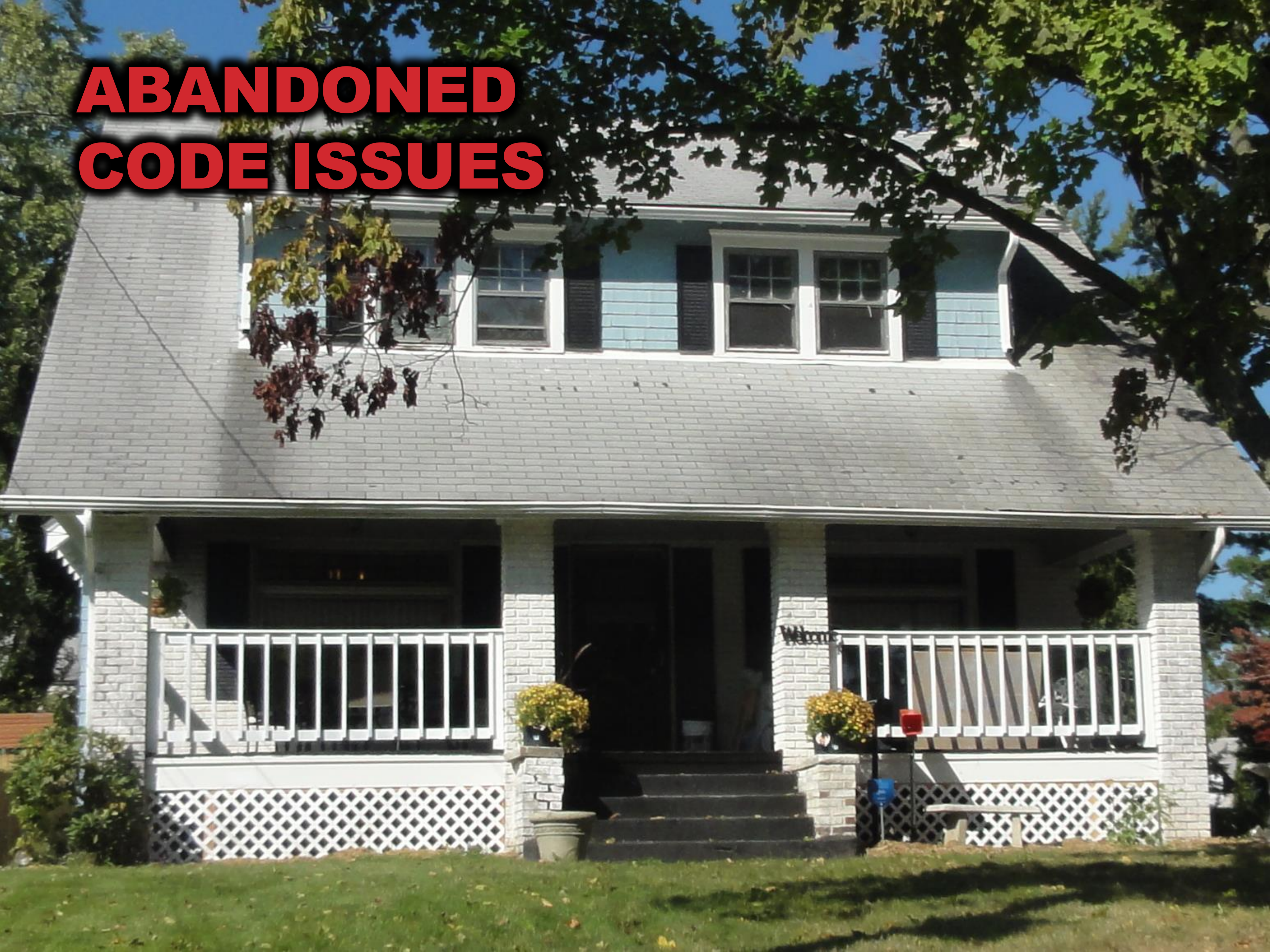
RENTAL CODE ISSUES

RENTAL CODE ISSUES

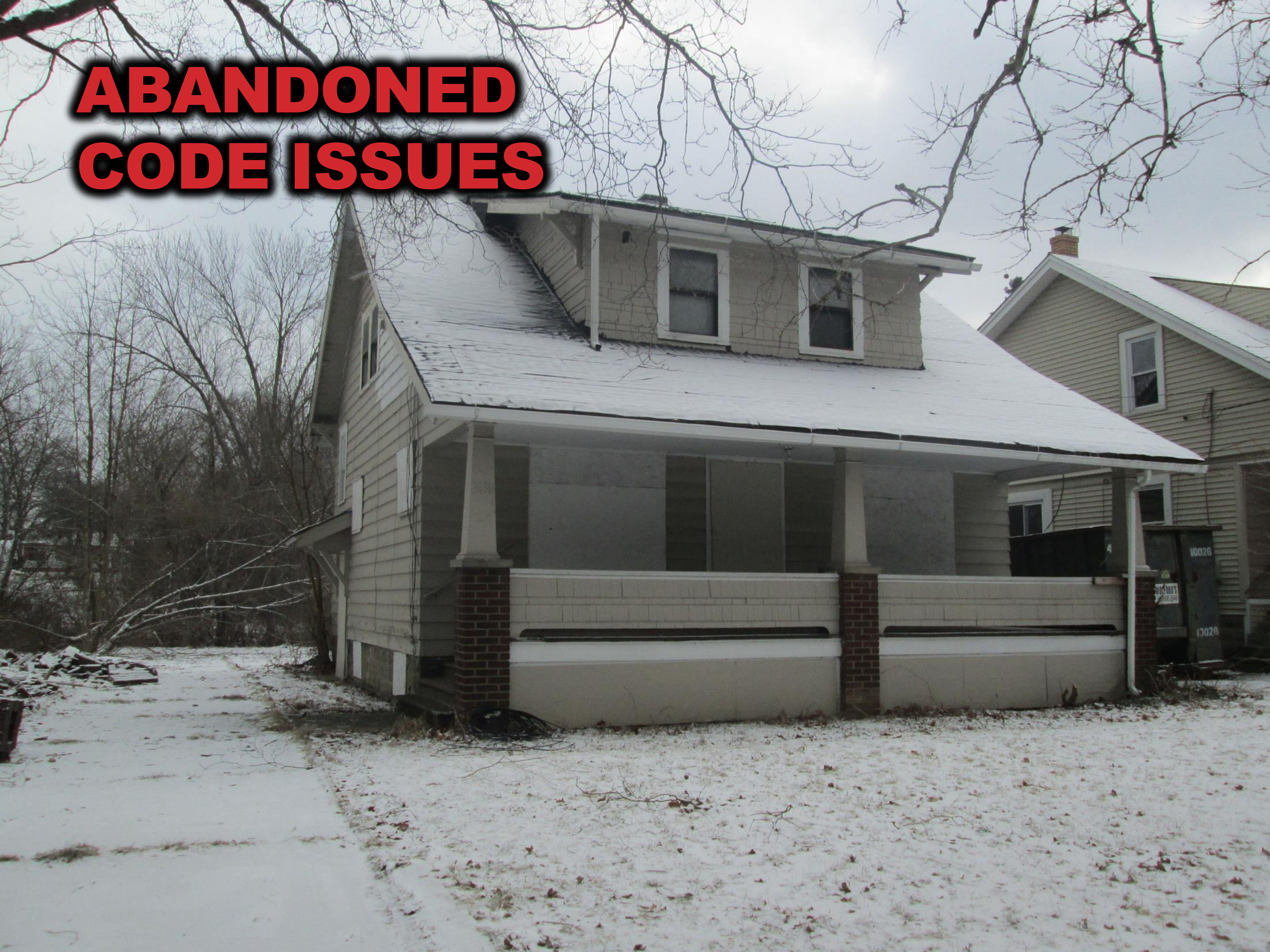


ABANDONED
CODE ISSUES

ABANDONED CODE ISSUES



ABANDONED
CODE ISSUES


10026
10026

40020

COMMUNITY WORKDAYS

40043
7WCC
A small gro
changin
one neighbo

COMMUNITY WORKDAYS

STOP
CAT
STREET
HIGH FLOW
228
QM

UNITED WAY
DAY OF CARING

STAND UP
FIGHT BLIGHT
Day of Caring
TIGERS

UNITED WAY DAY OF CARING

Day of
Caring
ACE

UNITED WAY
DAY OF CARING

LOWE'S HEROES
improving our communities
LOWE'S HEROES
improving our communities
LOWE'S HEROES
improving our communities
United Way
LOWE'S
Coca-Cola

UNITED WAY
DAY OF CARING

246
Caring
40
098

THANK YOU

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ibeniston@yndc.org

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Neighborhood Stabilization Director
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jdaugherty@yndc.org