

RISING STAR

BAPTIST CHURCH

ASSET-BASED MICRO PLAN



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

“An investment in knowledge pays the best interest.”

- Benjamin Franklin

ASSET-BASED MICRO PLAN PRODUCED MAY 2017

by the YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION
and the CITY OF YOUNGSTOWN

YNDC PROJECT TEAM

Ian Beniston, Executive Director
John Bralich, Senior GIS Manager, YSU Regional Economic Development Initiative
Giavonna Cappabianca, AmeriCorps VISTA
Grant Taylor, AmeriCorps VISTA
Heather Bielik, Safe Routes to School Coordinator
Tom Hetrick, Neighborhood Planner

CITY OF YOUNGSTOWN PROJECT TEAM

William D’Avignon, Director of the Community Development Agency and Planning
T. Sharon Woodberry, Director of Community Planning and Economic Development
Karen Perkins, Zoning Analyst

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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 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, and Rising Star Baptist Church 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 Rising Star Area. YNDC and the City of Youngstown Community Development Agency will take the lead in preparing, administering, reporting and monitoring the Rising Star Baptist Church Asset-Based Micro Plan.



Rising Star Baptist Church, located at 2943 Wardle Ave.

BOUNDARIES AND DEMOGRAPHICS

Rising Star Baptist Church is located at 2923 Wardle Avenue, on Youngstown's East Side in the Sharon Line neighborhood. The study area is bounded by the city limits on the north, Josephine Avenue to the west, Knapp Avenue to the east, and Castalia Avenue and Karl Street to the south. The study area spans portions of two census tracts, 8004 and 8138. The area around the church is sparsely populated. Vacancy rates and levels of home-ownership are comparable to those of the city as a whole. Average home sale prices are significantly lower than the city's.



Demographic Summary of the Surrounding Area

	POPULATION (2015)	POPULATION LOSS (1990-2015)	AVERAGE HOME SALE PRICE (2014-2016)	PERCENT OWNER OCCUPIED (2015)	VACANCY RATE (2015)
CENSUS TRACTS 8004 and 8138	4,018	-15%	\$11,000	56%	19%
YOUNGSTOWN	65,573	-31%	\$22,055	58%	20%

SOURCE: United States Census and American Community Survey Data

NEIGHBORHOOD ASSETS



The McGuffey Centre is located at 1649 Jacobs Rd.

Neighborhood assets include the McGuffey Centre is located two blocks south of Rising Star Baptist Church, at the corner of Jacobs Rd. and Northwood Ave. According to its website (<http://www.ancmcguffeycentre.org>) the McGuffey Centre exists to serve the needs of the surrounding community by providing a place of safety, cultivation of history, and support to assist in the development of healthy families. The Centre offers a variety of programs and services specifically focused on children, youth, adults, and seniors. Programs are designed to enhance leadership skills and promote self-sufficiency for all participants. Services are highly beneficial and in compliance with standards required by government, state, and city funders. Nick Johnson Park is also a community asset. The park features a playground, basketball court and outdoor pavilions. Deteriorated bleachers have recently been demolished.



Norman "Nick" Johnson Park is located on Knapp Ave.

Additional neighborhood assets include churches, such as Rising Star Baptist Church, Reed's Chapel, Alpha & Omega First Baptist Church, and Triedstone Missionary Baptist Church.



Additional neighborhood assets include churches along Jacobs Rd.

RISING STAR AREA PUBLIC ENGAGEMENT

A public meeting was held at Rising Star Baptist Church on Thursday, May 18. Residents and stakeholders were provided draft copies of the Rising Star Micro Plan and were given the opportunity to provide comments and feedback. All comments from the meeting are shown below and have been incorporated throughout this plan.

Repaved Melvina St.	Demolition of all vacant houses
Keep overgrown fields cut	Demolishing of vacant/run down homes
Building more homes on empty lots	Improvement of the area surrounding the Mt. Hope Veterans Memorial Park Cemetery
Fix our streets on Wardle, Melvina, Liberty and Atkinson	Putting Nick Johnson Park in order
Repair Nick Johnson Park - a disgrace - stop all the trash and body dumping, cut all these vacant lots, continue to tear down all these old structures - yellow bi-level home on Lorentz needs to be taken care of - frequently has squatters; black and white house on corner of Lornetz and Miltonia needs to be demolished - Atkinson from Liberty to Lansdowne needs to be resurfaced; also Early Rd. from McGuffey Rd. to Oak St.	There's a house on Shaw and Karl that is stripped and no pipes or furnace; needs boarded up and also there is a house on the corner of Karl and Josephine that is all stripped inside; it needs boarded up
Nick Johnson Park needs completion renovation. Gerwig and Jacobs area cleared of vegetation; sewer drain needed on corner of Myron and Jacobs; McGuffey Center needs	Install sign honoring history of Johnson Family at Nick Johnson Park
The park needs to be fixed and a path opening to the New House community. Hanging out on the corner of Jacobs and Kenyon needs to be shut down unless it is on events.	Clean up McGuffey Mall Site
Clean out ditches to eliminate standing water; complete paving on Wardle Ave. and Atkinson; help with maintenance of Mt. Hope Cemetery, especially the road in and out of cemetery; 2745 Wardle needs demolition; holes repaired in front of 2730 Wardle	The Sharon Line is a historic place - long forgotten. There are still residents who reside here and value their property. We pay taxes and should be afforded the same treatment as other sides of town.
How to get McGuffey Center BACK for youth and seniors?	Illegal dumping
I need to fix up (restore) my house that was vandalized; for more info, call me at 330-240-0274	The streets that were closed, put more lights on those streets to deter dumping
Tear some empty houses down; fix all the roads that need fixing	Dumping on Orrin Ave and Nelson from Warwick to Rt 616
Need to know about the corner of Jacobs and Wardle; Wardle and Kenyon	Portions of the street into the area is city property and little to no maintenance for the entrance into the cemetery
Sidewalks, paving of all streets, cutting of trees in vacant houses	We appreciate your concern and know we are not forsaken
There's a home on Orrin Ave. (3149?) between Bowman and Knapp (2nd from Knapp) that is falling in. Very dangerous	

NEIGHBORHOOD PRIORITIES

Residents who attended the citywide public meetings held in early 2014 were asked to identify the top three challenges or priorities in their neighborhoods. The bulk of residents named 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 listed below:

1. Housing and Property Issues

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

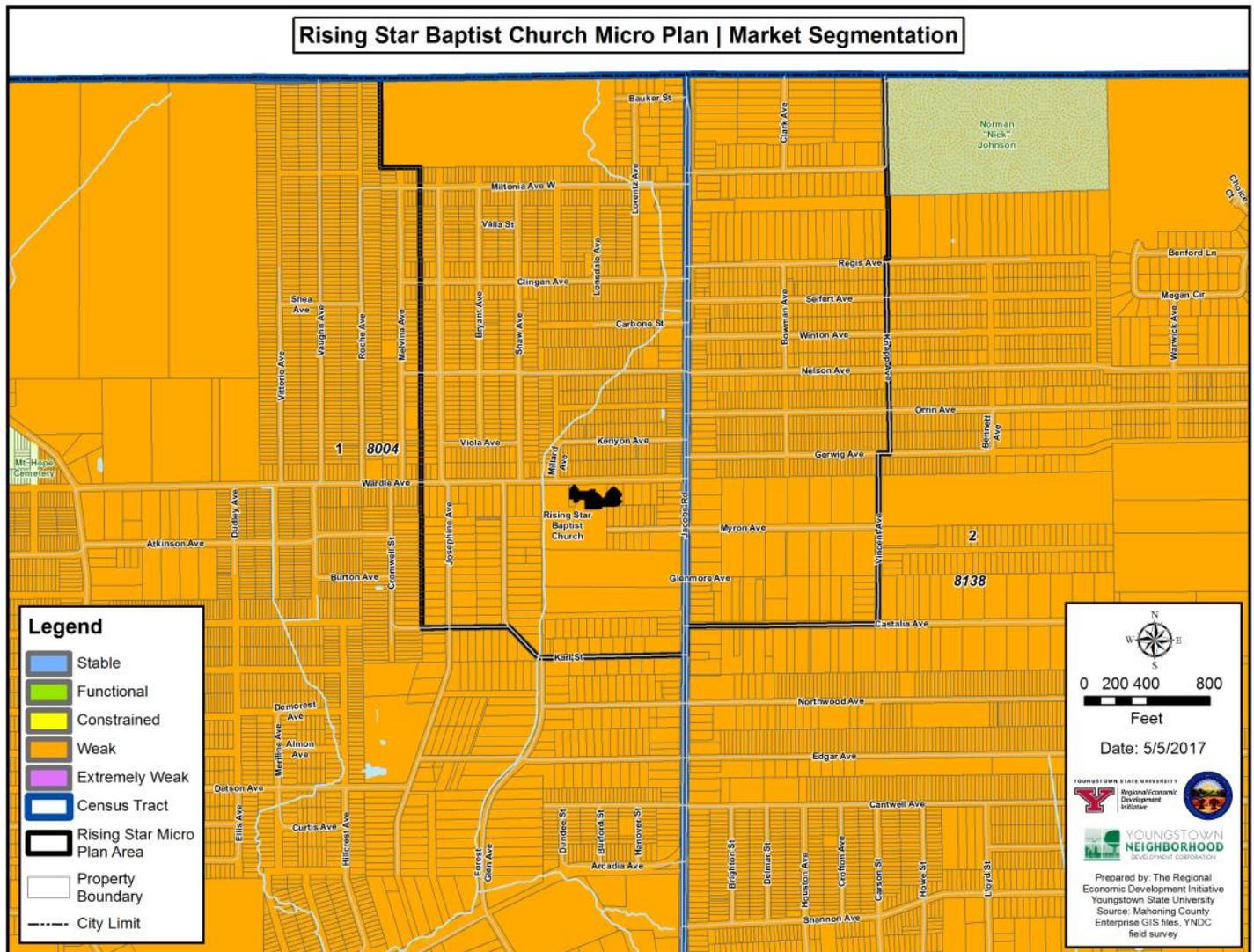
2. Infrastructure Repair and Maintenance

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.

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 weak housing market conditions around Rising Star by U.S. Census block groups, which is the smallest area for which housing market data is collected and analyzed. Generally speaking, the area has a weak housing market, characterized by high rates of vacancy and crime. 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 *constrained* neighborhoods, the priority is to pursue an aggressive demolition strategy to remove blighted, abandoned homes on otherwise stable blocks; apply code-enforcement on properties in disrepair; and rehabilitate viable properties through the Paint Youngstown program. In very weak housing market areas, the emphasis is on blight eradication through boarding up and demolishing vacant 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 around Rising Star.**

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 around Rising Star.**

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 around Rising Star.**

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 Rising Star area 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) **There are no “Very weak market” block groups around Rising Star.**

SECTION II. FIVE-YEAR PERFORMANCE BENCHMARKS

The following section outlines neighborhood revitalization objectives for the Rising Star area to be achieved in accordance with this plan over the next five years, from 2017 to 2022.

Proposed Housing Five-Year Benchmarks

- 10 housing units are brought into compliance.
- 20 severely blighted structures are demolished.
- 20 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.
- 2 housing units are rehabilitated using collaborative methods.

Proposed Infrastructure Five-Year Benchmarks

- All sidewalks and sidewalk curb ramps adjacent to the church are either cleaned up or replaced where needed.
- Add crosswalks to all corners within two blocks around the church.
- Repair all non-functioning streetlights
- Clean up all illegal dumping sites
- All Nick Johnson Park maintenance issues addressed

Community Building Benchmarks

- Engage 50 church members and neighborhood residents in efforts to improve the area around the church.
- Complete five resident and/or church-driven neighborhood improvement projects.

Economic Development Benchmarks

- Further utilize Rising Star Baptist Church as a business incubator for small businesses.

Neighborhood Revitalization Outcomes

The following are outcome goals from implementing the strategies proposed in this Neighborhood Action Plan:

Outcome 1: Improve housing market conditions by decreasing the number of blighted properties in the neighborhood by 40%.

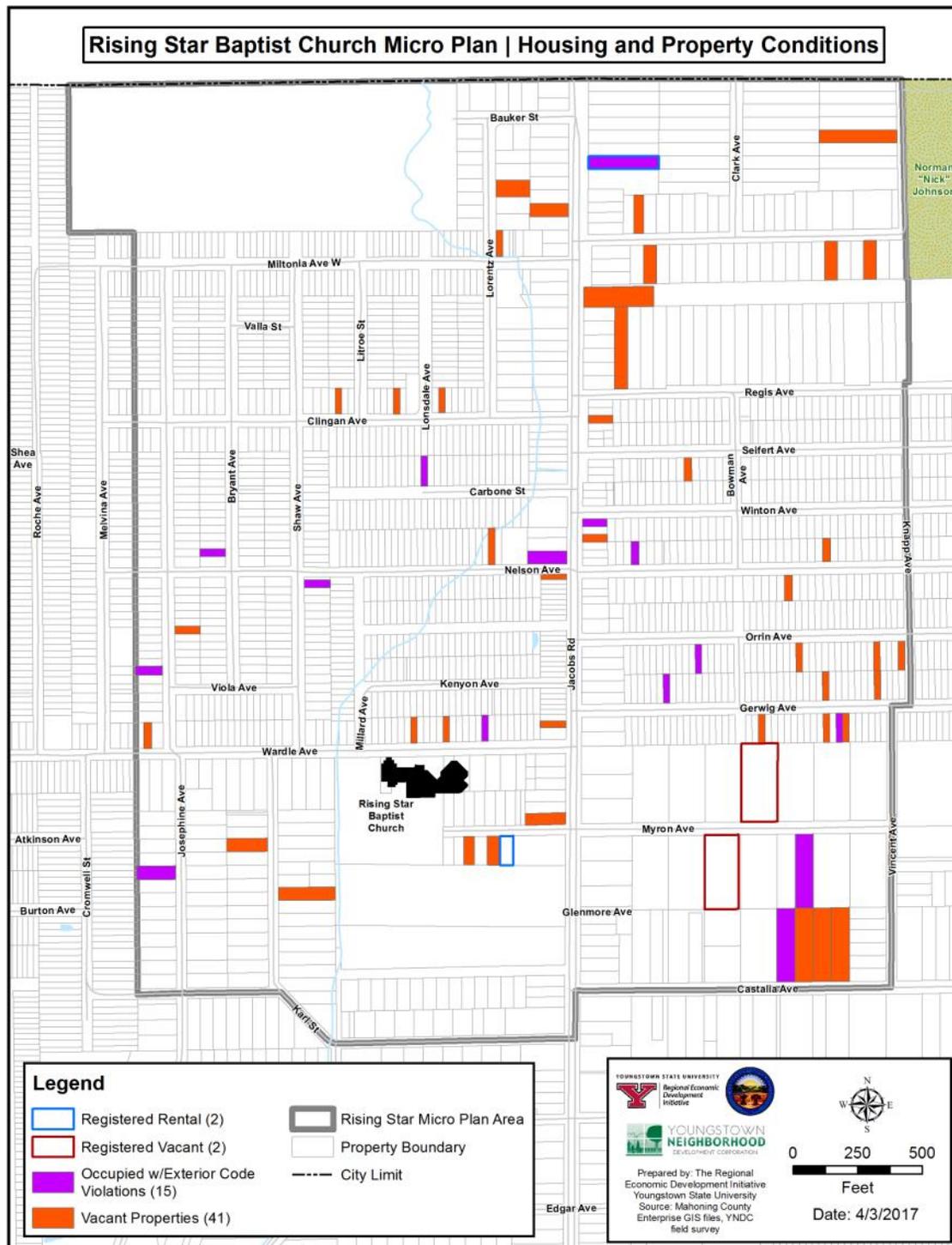
- Baseline: blighted residential properties (achieving 40% reduction would be reducing the number of blighted properties by 22)

Outcome 2: Improve capacity of neighborhood groups and institutions to collaborate with the City and YNDC on 2 neighborhood improvement projects.

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

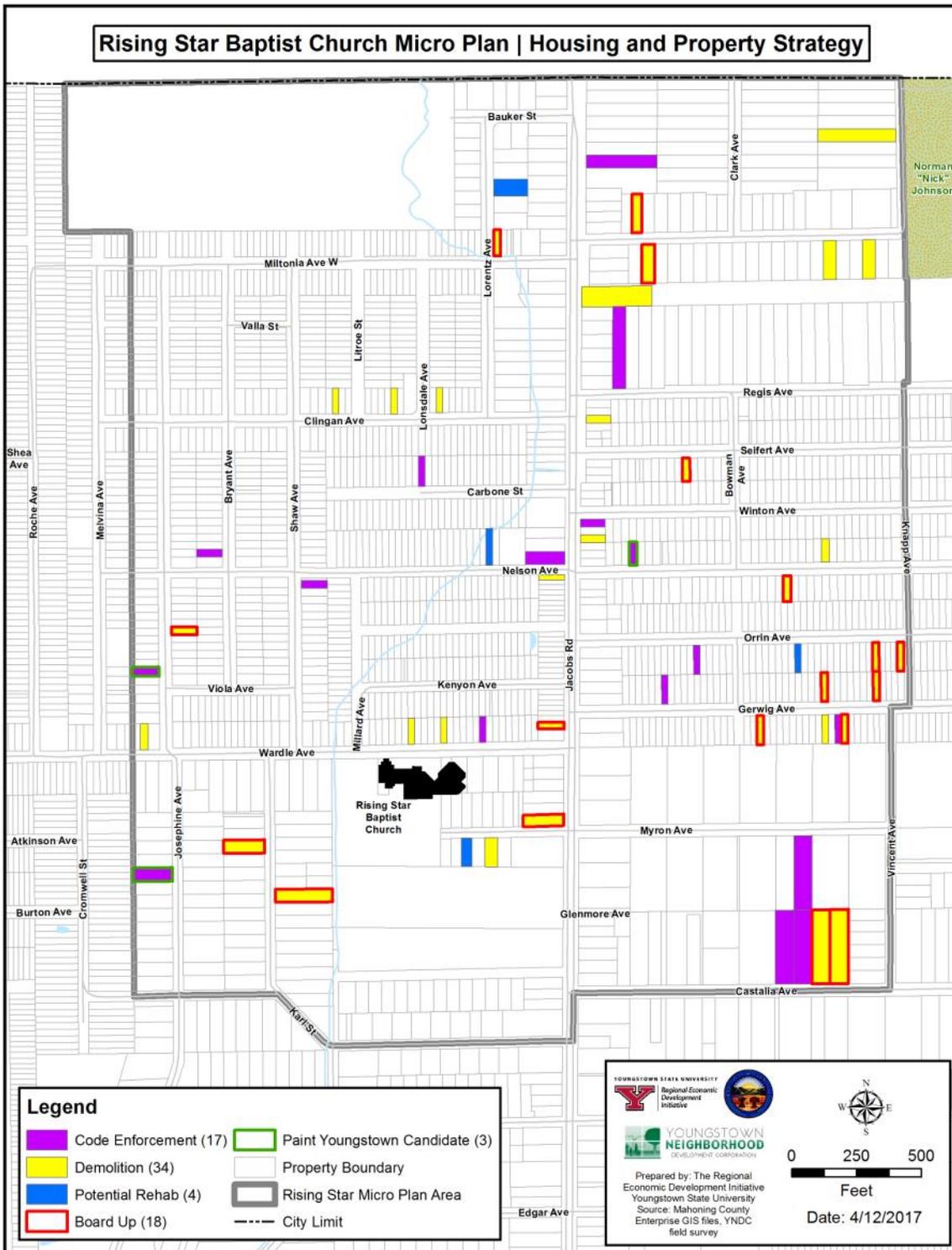
SECTION III. HOUSING AND PROPERTY ISSUES

YNDC conducted a survey of conditions of all properties in the Rising Star 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 2017 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 15 occupied properties with exterior code violations and 41 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 two pages.

Core Strategies

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

- 1) Code Enforcement:** This strategy seeks to have the home repaired through aggressive code enforcement by the City of Youngstown. Inspectors can issue warnings, 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.
- 2) Demolition:** 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.
- 3) Potential Rehab:** 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 of Youngstown and Rising Star should be considered to unencumber these properties so that they may be rehabilitated by Rising Star and re-occupied. Rehabilitated homes are marketed exclusively to homeowners, in order to build housing market activity in the neighborhood.
- 4) Board 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 contracted work crews.
- 5) Paint Youngstown Candidate:** 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.

TOP 25 PRIORITY PROPERTIES: RISING STAR AREA

Through field research, 25 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 code enforcement. Photos on this page demonstrate examples of some of the top 25 priority properties.



3149 ORRIN: DEMOLITION



1737 SHAW: DEMOLITION



3016 NELSON: CODE ENFORCEMENT



2006 JACOBS: CODE ENFORCEMENT

PRIORITY PROPERTIES: CODE ENFORCEMENT

The following 8 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
2770 WARDLE	Roof damage, exterior wall damage, porch damage, overgrown vegetation
1754 SHAW	Roof damage, exterior wall damage, overgrown vegetation
2942 WARDLE	Roof damage, overgrown vegetation
2970 WARDLE	Exterior wall damage, trash and debris
2237 JACOBS	Roof damage
2948 CLINGAN	Exterior wall damage
2006 JACOBS	Roof damage, porch damage, overgrown vegetation
3016 NELSON	Roof damage, exterior wall damage, trash and debris, overgrown vegetation



2237 JACOBS: CODE ENFORCEMENT



3016 NELSON: CODE ENFORCEMENT

PRIORITY PROPERTIES: DEMOLITION

The following 25 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
1737 SHAW	Roof damage, exterior wall damage, trash and debris, overgrown vegetation	Demolition	Board up, clean up
3149 ORRIN	Roof damage, exterior wall damage, overgrown vegetation	Demolition	
1908 JACOBS	Roof damage, exterior wall damage, trash and debris, overgrown vegetation	Demolition	Board up, clean up
1802 JACOBS	Roof damage, exterior wall damage, porch damage, trash and debris, overgrown vegetation	Demolition	Board up, clean up
2965 MYRON	Roof damage, exterior wall damage, porch damage, trash and debris, overgrown vegetation	Demolition	Board up, clean up
3107 GERWIG	Roof damage, exterior wall damage, porch damage, trash and debris, overgrown vegetation	Demolition	Board up, clean up
3130 CASTALIA	Roof damage, exterior wall damage, trash and debris, overgrown vegetation	Demolition	Board up, clean up
3140 CASTALIA	Roof damage, trash and debris, overgrown vegetation	Demolition	Board up, clean up
2240 KNAPP	Roof damage, exterior wall damage, trash and debris, overgrown vegetation	Demolition	Board up, clean up
3022 MILTONIA	Roof damage, exterior wall damage, porch damage, trash and debris, overgrown vegetation	Demolition	Board up, clean up
3025 MILTONIA	Roof damage, exterior wall damage, porch damage, overgrown vegetation	Demolition	Board up, clean up
2974 MILTONIA	Roof damage, exterior wall damage, porch damage, overgrown vegetation	Demolition	Board up, clean up
2143 JACOBS	Roof damage, overgrown vegetation	Demolition	
2916 CLINGAN	Roof damage, trash and debris, overgrown vegetation	Demolition	Clean up
2938 CLINGAN	Roof damage, exterior wall damage, overgrown vegetation	Demolition	Clean up
1958 JACOBS	Roof damage, exterior wall damage, trash and debris, overgrown vegetation	Demolition	Clean up
3119 NELSON	Roof damage, exterior wall damage, porch damage, trash and debris, overgrown vegetation	Demolition	Board up, clean up

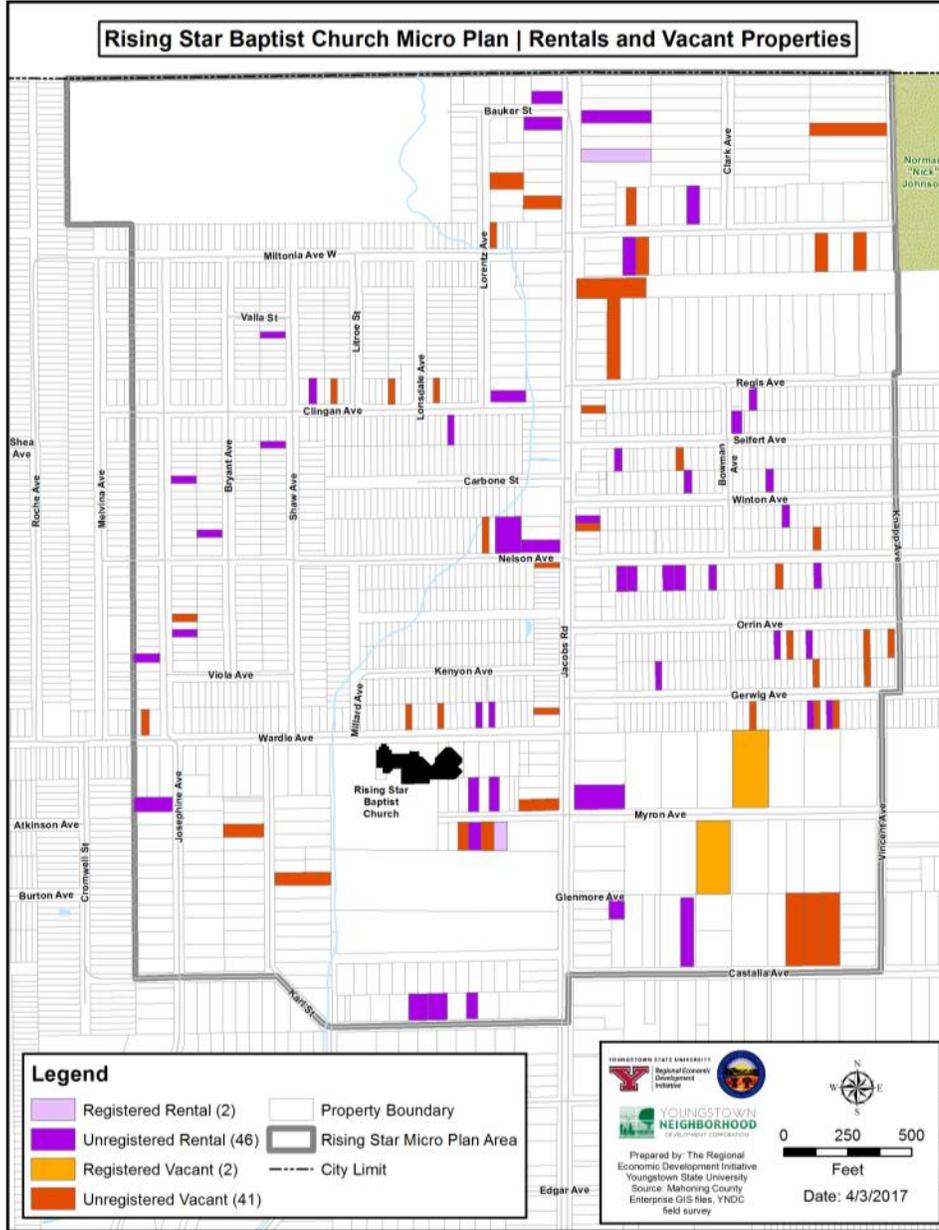
PRIORITY PROPERTIES: DEMOLITION

The following 25 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
2803 Karl	Roof and gutter damage, exterior wall damage, porch damage, trash and debris, overgrown vegetation	Demolition	
1701 Shaw	Roof and gutter damage, exterior wall damage, porch damage, trash and debris, overgrown vegetation	Demolition	
2479 Atkinson		Demolition	
1502 Josephine		Demolition	
1708 Cromwell		Demolition	
1568 Forest Glen		Demolition	
1348 Burford		Demolition	
3207 Seifert	Roof and gutter damage, exterior wall damage, porch damage, trash and debris, overgrown vegetation	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 2 registered rental properties within the neighborhood and an additional 46 occupied houses that are likely rental properties which are unregistered. “Unregistered Rental” properties are residential properties that were either registered in the past two years but their registration is lapsed, or properties where the owner is not receiving the 2.5% Homestead tax reduction, 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 property within the neighborhood, with an additional 41 “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.

CRITICAL PROPERTIES FOR BOARDUP AND CLEANUP

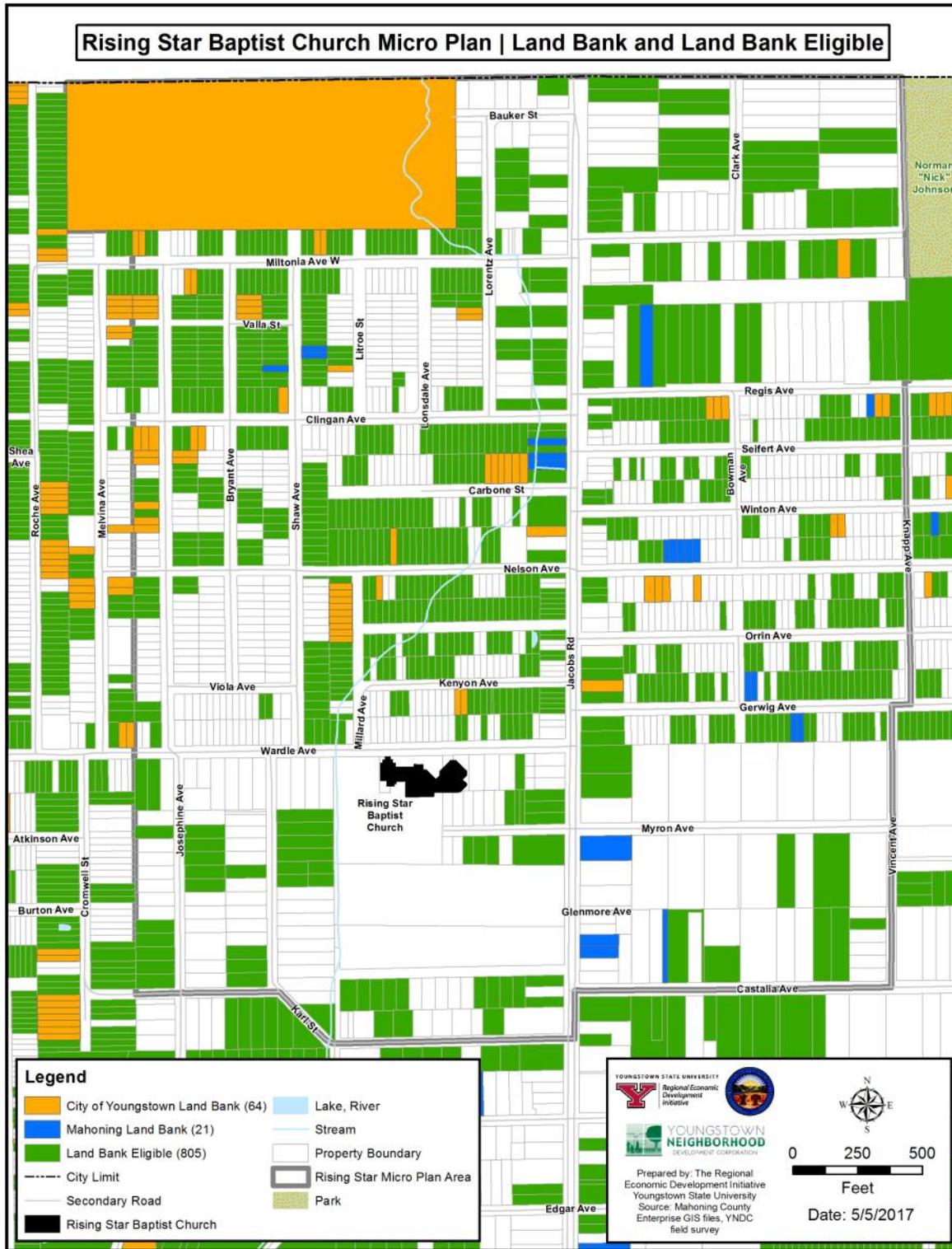
The following 17 properties have been identified as priority properties for cleanup and board-up. Many of these properties are among the worst in the neighborhood, are wide open and exposed to the elements, and are an immediate threat to the health and safety of the surrounding residents. While many are not likely to be demolished within the next two to three years due to 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. In the Rising Star Area, several vacant houses will be boarded/cleaned up by YNDC's Americorps REVITALIZE team.

Address	Strategy
1939 JOSEPHINE	Board up, clean up
3140 CASTALIA	Board up, clean up
3130 CASTALIA	Board up, clean up
3107 GERWIG	Clean up
1908 JACOBS	Board up, clean up
1802 JACOBS	Board up, clean up
1737 SHAW	Board up, clean up
1754 SHAW	Board up, clean up
3022 MILTONIA	Board up, clean up
3025 MILTONIA	Clean up
2974 MILTONIA	Board up, clean up
2938 CLINGAN	Clean up
3119 NELSON	Board up, clean up
3130 NELSON	Clean up
3167 ORRIN	Board up, clean up
3150 GERWIG	Board up, clean up
3141 GERWIG	Board up, clean up

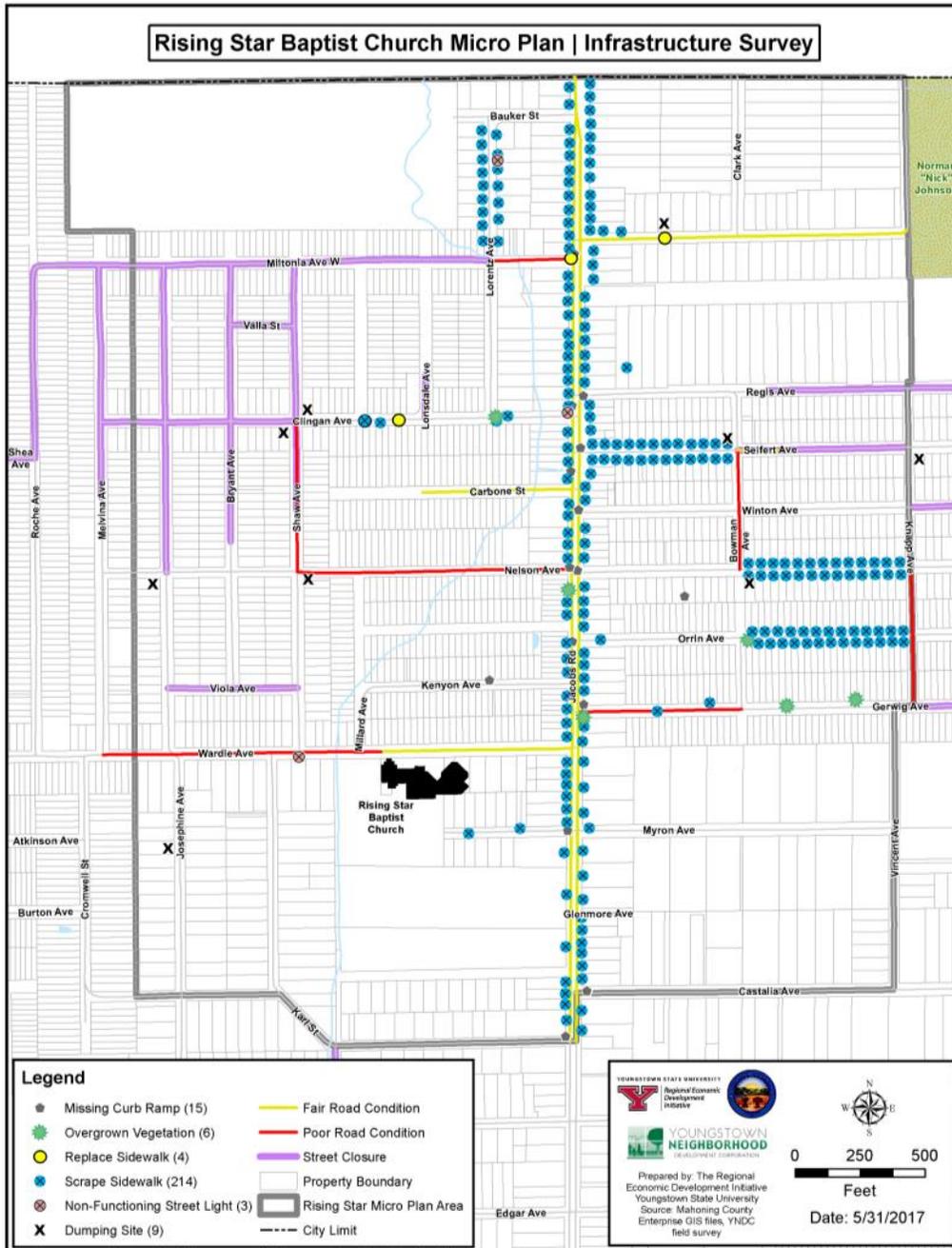
PUBLICLY-OWNED AND TAX DELINQUENT LAND

The Rising Star Area has one of the city's highest rates of tax delinquency. Within the planning area boundaries, 805 parcels are tax delinquent and eligible for tax foreclosure. A significant number of parcels are publicly owned by the City of Youngstown (64 parcels) and the Mahoning County Land Bank (21). Tax delinquent parcels present an opportunity for land acquisition and assembly. Once publicly controlled, this land can be set aside for open space preservation or future development. It is recommended that the City of Youngstown begin acquiring tax delinquent parcels through its Land Bank.



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. 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.



Infrastructure Strategy Recommendations:

1) 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 residents and church attendees to safely use them.

2) An annual survey of all street lights which are out should be conducted and the results reported and tracked until addressed by Ohio Edison. There are three non-functioning street lights in Rising Star area. 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.

3) All overgrown vegetation near sidewalks should be cleared. Overgrown vegetation can provide hiding places for criminal activity and can impede use of sidewalks. Vegetation can be removed at volunteer workdays.

4) All illegal dumping sites should be cleared. This can be accomplished through a partnership with the City of Youngstown and YNDC. Dumping can also be removed at volunteer workdays.

NORMAN “NICK” JOHNSON PARK

Nick Johnson Park, located on Knapp Avenue, is a community asset, but significant improvements to the park are needed. The unused, dilapidated bleachers were demolished in 2017, as was the swimming pool and the fire-damaged pool house. The site of the former bleachers will be graded and seeded by summer of 2017. The park has maintenance issues that need to be addressed, including deteriorated picnic tables, peeling paint on the outdoor pavilion fascia, dead trees and branches throughout the park, litter, remains of the restroom building slab, bullet holes in the men’s restroom door, broken chains on the climbing structure in the playground area, and graffiti on the basketball hoop pole.

Nick Johnson Park Recommendations:

- 1) Grade and seed site of former bleachers.
- 2) Construct a new outdoor pavilion.
- 3) Connect electricity to outdoor pavilion.
- 4) Resurface basketball court.
- 5) Repair and/or replace picnic tables.
- 6) Paint fascia on outdoor pavilion.
- 7) Grade and seed pool and pool house site.
- 8) Remove dead trees, branches, and litter throughout park.
- 9) Remove slab of demolished restroom building.
- 10) Paint restroom doors.
- 11) Repair chains on playground equipment.
- 12) Paint over graffiti on basketball hoop pole.
- 13) Improve entrance to park, including installation of a sign welcoming visitors to the park. The sign should honor the history of the Johnson family.
- 14) Install a walking path connecting the park to development along Megan Circle and Benford Lane.



Site of former bleachers needs to be graded and seeded.



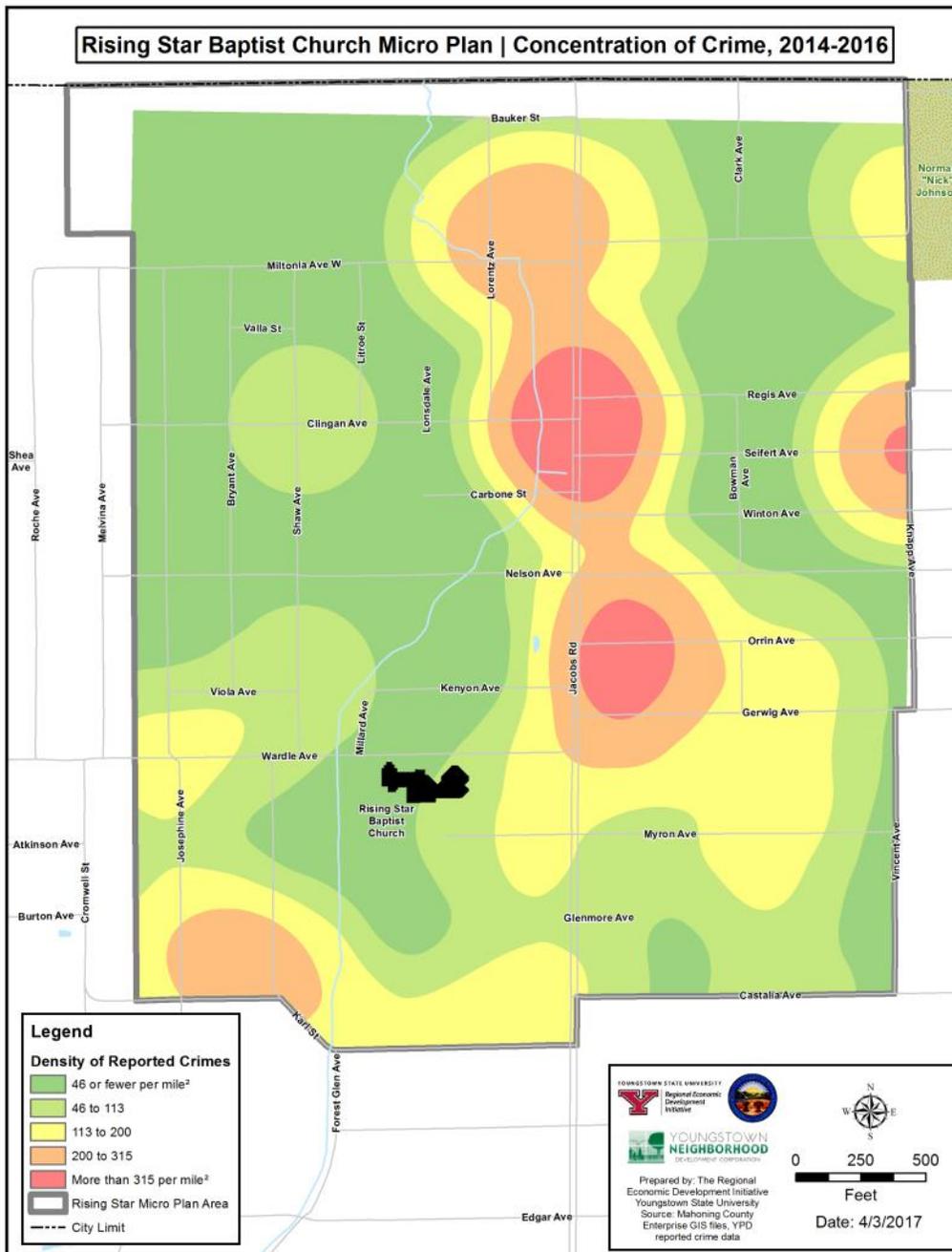
Picnic tables need to be repaired and/or replaced.



The park entrance needs to be improved.

SECTION V. NEIGHBORHOOD CRIME AND SAFETY

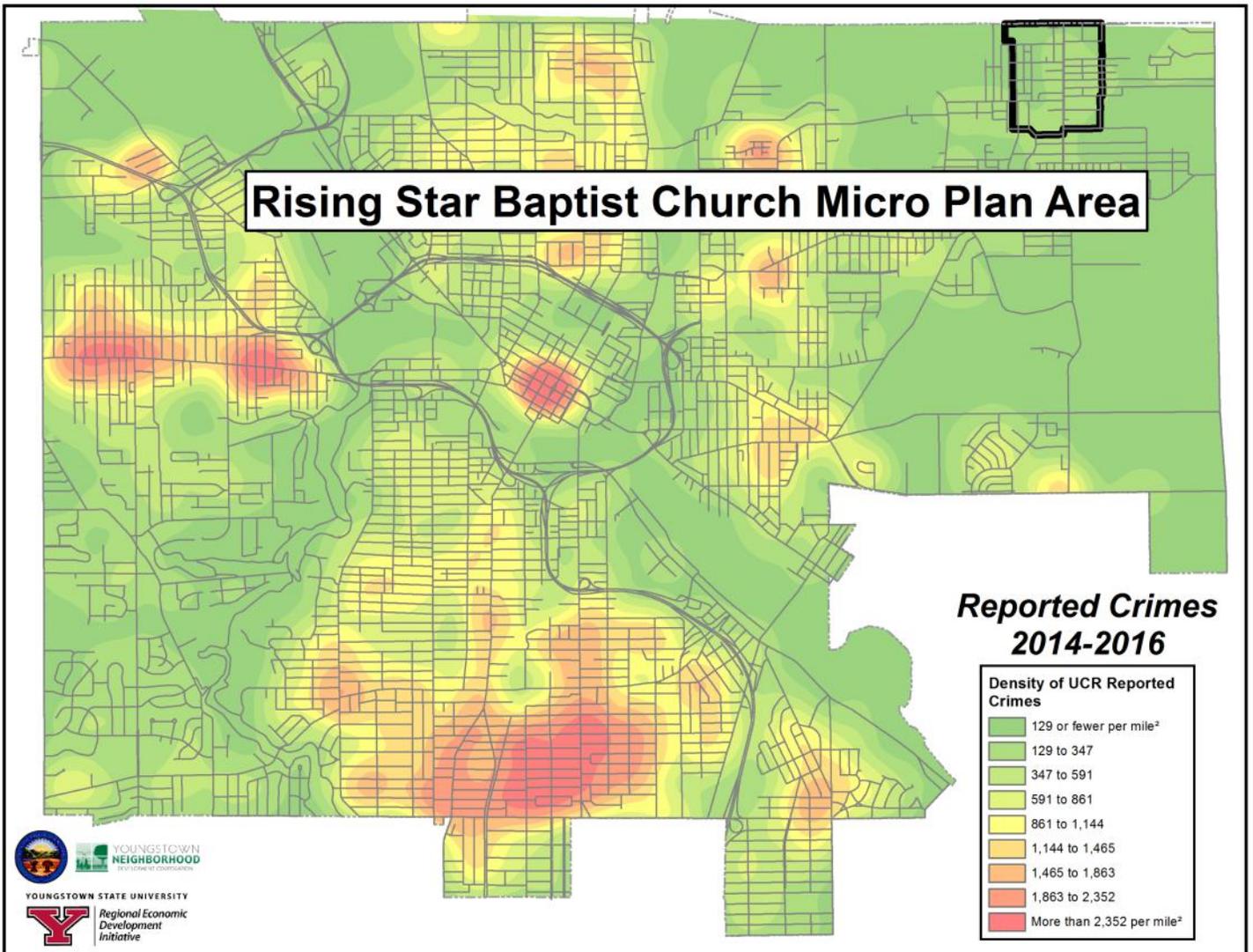
This heat map below illustrates “hot spots” or areas where there has been the most contact with the Youngstown Police Department. These are the locations of incidents at which the Youngstown Police Department has filed reports. Data collected includes all police reports filed for residential properties in the neighborhood between 2014 and 2016 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.

NEIGHBORHOOD CRIME AND SAFETY

The map below shows the level of crime in the Rising Star area compared to the city of Youngstown as a whole. The Rising Star area has one of the lowest crime rates in the city.



Neighborhood Action Plan Progress Tracking Form

5-Year Performance Benchmark	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	2017- 2018 Total	2017- 2022 Goal
Housing Benchmarks										
Housing units brought into compliance										10
Severely blighted structures are demolished										20
Vacant and formerly blighted housing units are boarded and cleaned up in order to improve neighborhood safety										20
Vacant properties with illegal dumping are cleaned up										ALL
Housing units rehabilitated										2
Infrastructure Benchmarks										
Sidewalks and sidewalk curb ramps cleaned up or replaced where needed										ALL
Add crosswalks to all corners within two blocks around the church										ALL
Non-functional streetlights are repaired										3
Illegal dumping sites are cleaned up										9
All maintenance issues at Nick Johnson Park are addressed										
Crime and Safety Benchmarks										
Crime hotspots are addressed through community policing and systematic code enforcement										3
Community Building Benchmarks										
Church members and neighborhood residents engaged										50
Resident and/or church-driven neighborhood improvement projects										5
Economic Development Benchmarks										
Rising Star Baptist Church is utilized as a business incubator for small businesses										2

APPENDIX 1. HOUSING AND PROPERTY DATABASE

Yellow properties represent the top 25 priority properties.

#	Street	Violations Detail	Core Strategy	Secondary Strategy
2770	WARDLE	Roof damage, exterior wall damage, porch damage, overgrown vegetation	Code enforcement	
1754	SHAW	Roof damage, exterior wall damage, overgrown vegetation	Code enforcement	
2942	WARDLE	Roof damage, overgrown vegetation	Code enforcement	
2970	WARDLE	Exterior wall damage, trash and debris	Code enforcement	
2237	JACOBS	Roof damage	Code enforcement	
2948	CLINGAN	Exterior wall damage	Code enforcement	
2006	JACOBS	Roof damage, porch damage, overgrown vegetation	Code enforcement	
3016	NELSON	Roof damage, exterior wall damage, trash and debris, overgrown vegetation	Code enforcement	Paint Youngstown
1737	SHAW	Roof damage, exterior wall damage, trash and debris, overgrown vegetation	Demolition	Board up, clean up
3149	ORRIN	Roof damage, exterior wall damage, overgrown vegetation	Demolition	
1908	JACOBS	Roof damage, exterior wall damage, trash and debris, overgrown vegetation	Demolition	Board up, clean up
1802	JACOBS	Roof damage, exterior wall damage, porch damage, trash and debris, overgrown vegetation	Demolition	Board up, clean up
2965	MYRON	Roof damage, exterior wall damage, porch damage, trash and debris, overgrown vegetation	Demolition	Board up, clean up
3107	GERWIG	Roof damage, exterior wall damage, porch damage, trash and debris, overgrown vegetation	Demolition	Board up, clean up
3130	CASTALIA	Roof damage, exterior wall damage, trash and debris, overgrown vegetation	Demolition	Board up, clean up
3140	CASTALIA	Roof damage, trash and debris, overgrown vegetation	Demolition	Board up, clean up
2240	KNAPP	Roof damage, exterior wall damage, trash and debris, overgrown vegetation	Demolition	
3022	MILTONIA	Roof damage, exterior wall damage, porch damage, trash and debris, overgrown vegetation	Demolition	Board up, clean up
3025	MILTONIA	Roof damage, exterior wall damage, porch damage, overgrown vegetation	Demolition	Board up, clean up
2974	MILTONIA	Roof damage, exterior wall damage, porch damage, overgrown vegetation	Demolition	Board up, clean up
2143	JACOBS	Roof damage, overgrown vegetation	Demolition	
2916	CLINGAN	Roof damage, trash and debris, overgrown vegetation	Demolition	Clean up
2938	CLINGAN	Roof damage, exterior wall damage, overgrown vegetation	Demolition	Clean up
1958	JACOBS	Roof damage, exterior wall damage, trash and debris, overgrown vegetation	Demolition	Clean up
3119	NELSON	Roof damage, exterior wall damage, porch damage, trash and debris, overgrown vegetation	Demolition	Board up, clean up
1939	JOSEPHINE	Roof damage	Code enforcement	Board up
3130	NELSON	Exterior wall damage, porch damage, trash and debris, overgrown vegetation	Demolition	Board up, clean up
3167	ORRIN	Roof damage, exterior wall damage, porch damage, trash and debris, overgrown vegetation	Demolition	Board up, clean up
3150	GERWIG	Roof damage, exterior wall damage, trash and debris, overgrown vegetation	Demolition	Board up, clean up
3141	GERWIG	Roof damage, exterior wall damage, porch damage, trash and debris, overgrown vegetation	Demolition	Board up, clean up
3045	SEIFERT	Roof damage, exterior wall damage, trash and debris, overgrown vegetation	Demolition	Board up, clean up

#	Street	Violations Detail	Core Strategy	Secondary Strategy
3207	SEIFERT	Roof damage, exterior wall damage, porch damage, trash and debris, overgrown vegetation	Demolition	
2955	MYRON	Trash and debris	Evaluate for rehabilitation	
1926	JOSEPHINE	Roof damage, exterior wall damage, porch damage, trash and debris	Code enforcement	Paint Youngstown
1730	JOSEPHINE	Roof damage, trash and debris	Code enforcement	Paint Youngstown
3151	MILTONIA	Roof damage, exterior wall damage, porch damage, trash and debris, overgrown vegetation	Demolition	
3135	MILTONIA	Exterior wall damage, porch damage, trash and debris	Demolition	
2219	LORENTZ	Exterior wall damage, overgrown vegetation	Evaluate for rehabilitation	
2974	NELSON	Exterior wall damage, trash and debris, overgrown vegetation	Evaluate for rehabilitation	
3125	ORRIN	Trash and debris	Evaluate for rehabilitation	

RISING STAR BAPTIST CHURCH

ASSET-BASED MICRO PLAN



820 CANFIELD ROAD

YOUNGSTOWN, OHIO 44511

PHONE: 330.480.0423 | FAX: 330.259.7575

INFO@YNSDC.ORG | www.yndc.org



**YOUNGSTOWN
NEIGHBORHOOD**

DEVELOPMENT CORPORATION