

neighborhood CONDITIONS report



acknowledgements



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REVITALIZE

youngstown, ohio

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Executive Summary

In 2013, the City of Youngstown executed an agreement with the Youngstown Neighborhood Development Corporation (YNDC) to perform neighborhood planning services. YNDC has collaborated with the City of Youngstown and Youngstown State University's Center for Urban and Regional Studies (YSU CURS), to conduct a thorough, data-driven conditions assessment for every neighborhood in the city, resulting in this *Neighborhood Conditions Report*. Relevant data was compiled and mapped by YSU CURS in order to assess neighborhood conditions and prioritize neighborhood planning strategies. This data includes population, income, education, employment, housing, health, transportation, and environmental characteristics. Special attention was given to assessing the market health in each census tract by analyzing data on foreclosure, lien status, sales value, mortgage numbers, and vacancy rates. YNDC also analyzed relevant planning documents, including the *Youngstown Redevelopment Code*; *Youngstown 2010 Citywide Plan*; *The Youngstown Plan* conducted by PFM; *Regenerating Youngstown and Mahoning County through Vacant Property Reclamation*; *The Youngstown Parks, Facilities, Open Space, and Program Analysis*; existing neighborhood plans; and the *HUD Demolition Process Improvement Report*.

This Neighborhood Conditions Report contains two parts: 1) a citywide analysis of population trends, socioeconomic characteristics, housing data, historic properties, market conditions, transportation services, health statistics, and environmental concerns; and 2) an individual report for each of the city's census tracts with tables, maps, and photographs to describe the unique characteristics and trends in each. For purposes of this report, census tracts were used as a proxy for neighborhoods, because the majority of population and housing data from the US Census is recorded at the tract level.

Key findings from this analysis include continued population loss, increasing poverty and unemployment, low household income, and increasing housing vacancy rates, but also rising educational attainment, decreasing calls for service to the police department, decreasing numbers of foreclosures, and robust demolition activity. Several areas of the city have a relatively functional housing market, characterized by higher numbers of home purchase

95,732 *Between 1990 and 2010, Youngstown's population dropped by 30%.*

66,982

The number of demolitions between 2007 and 2013.

3,062

The average home sale price in 2013.

\$21,327

The number of commercial building permits issued in 2013.

273

650 *Between 2007 and 2012, the annual number of foreclosure filings fell by 56%.*

287

The median household income in 2011 was half the national average.

\$24,880

456

Between 2007 and 2012, the annual number of traditional home purchase mortgages decreased by 75%.

115

More than a third of city residents lived in poverty in 2012.

36 percent

34 percent *Between 1990 and 2010, the percentage of residents without a high school diploma dropped significantly.*

20 percent

Between 1990 and 2010, the number of east side residents with a post-secondary degree increased substantially.

+555 (from 6% of residents to 12%)

5,706

Between 2003 and 2012, calls to the police department for violent and property crimes decreased nearly a third.

3,887

9 percent

Between 1990 and 2010, the housing vacancy rate doubled according to the US Census.

19 percent

mortgages, low vacancy rates, and higher average sales prices. However, much of the city has a weak housing market, as illustrated in the map on page 8. Weak housing market areas are characterized by low demand, low sales prices, few home purchase mortgages, and low rates of homeownership, but high rates of poverty, population loss, and crime. Full descriptions of each market cluster are found on page 9.

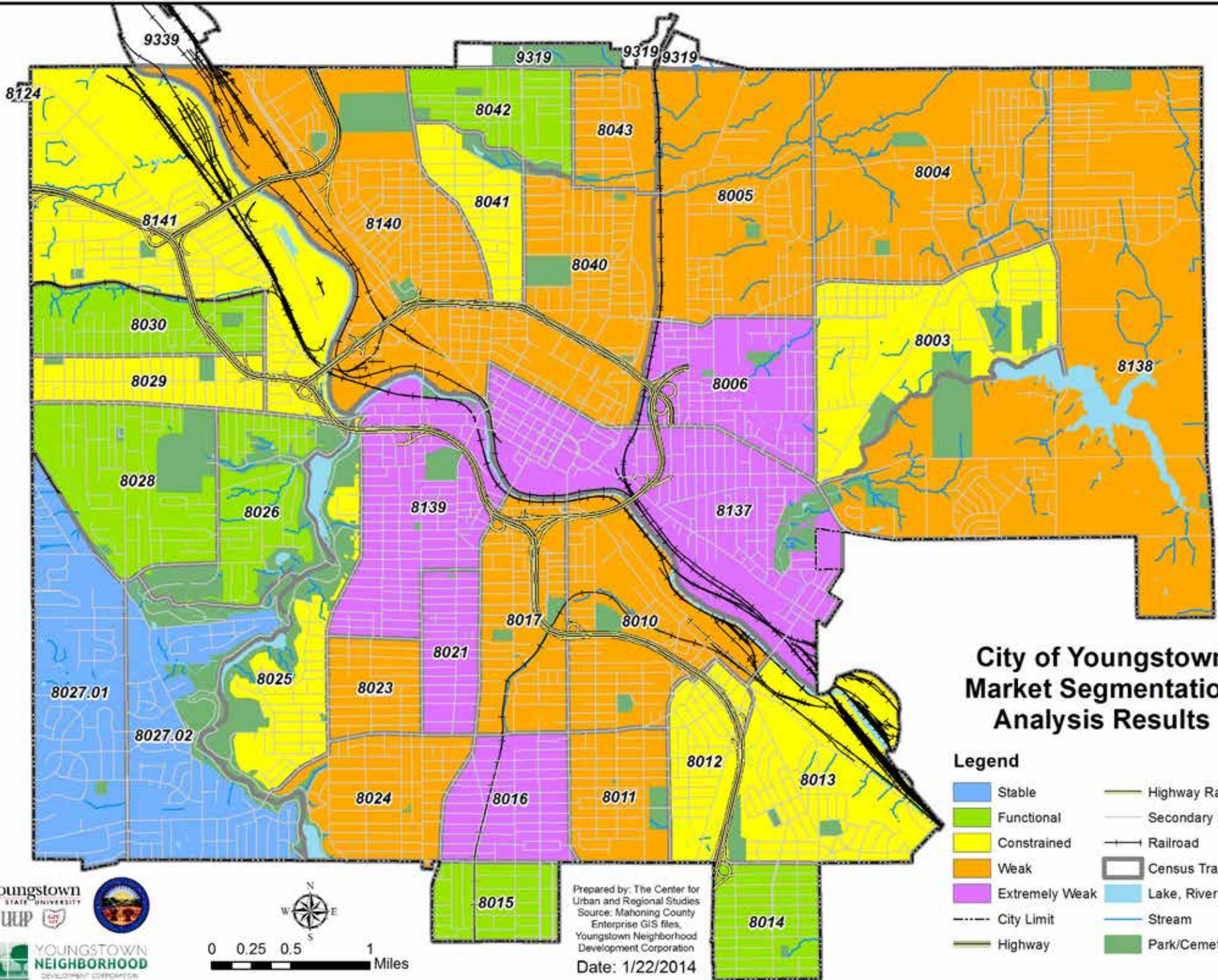
This analysis of Youngstown's housing market is based on a similar model developed by Alan Mallach, with the Center for Community Progress. Each of the city's census tracts were included in the analysis, with the exception of tracts 8124, 9319, and 9339, which have little or no population. The housing analysis took various factors into consideration, including vacancy rate; mortgage ratio (the ratio of home purchase mortgages to total home sales); sales ratio (the ratio of annual single family sales to the total single family inventory); median sales price; homeownership rate; change in homeownership rate; calls for service to the police department; poverty; population loss; and land bank eligibility (the property is at least 2 years tax delinquent). These variables are directly related to housing market conditions, as explained in table 0.1 on page 7. A detailed description of the market analysis begins on page 79 in Chapter 3: Housing Characteristics.

This Neighborhood Conditions Report is an important tool for policy and planning decisions, but it is not a strategy in itself. Data contained within the report will be used in conjunction with resident and stakeholder input to develop citywide and neighborhood-specific planning strategies. This report will serve as a resource to city government and other partner organizations requesting grant funding to further implementation efforts.

Market Segmentation Variables – Youngstown, Ohio

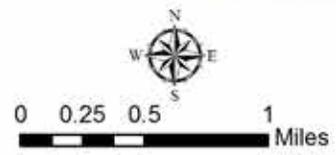
VARIABLE	SOURCE	DESCRIPTION	RELEVANCE TO MARKET CONDITIONS
Vacancy Rate	2010 US Census	Vacant housing units divided by total housing units	A lower level of housing vacancy is indicative of stronger market conditions.
Mortgage Ratio	HMDA and Mahoning County Auditor	Number of home purchase mortgages relative to total sales (2010-2012)	A higher ratio of purchase mortgages to sales is indicative of a larger homebuyer (as distinct from investor) market share, and is thus indicative of stronger market conditions.
Sales Ratio	Mahoning County Auditor	Annual number of single family sales divided by total single family inventory (2012)	Annual turnover between 4 to 5% of the single family stock reflects the strongest market conditions. Higher turnover may reflect speculation, flipping or panic sales, while lower turnover reflects low demand.
Median Sales Price	Mahoning County Auditor	Median sales prices of single family homes (2010 - 2012; transfers > \$1)	Higher sales prices are indicative of stronger market conditions.
Homeownership Rate	2010 US Census	The number of owner-occupied units divided by total housing units	A higher homeownership rate is indicative of stronger market conditions.
Change in Homeownership Rate	1990 US Census and 2010 US Census	The change in homeownership rates between 1990 and 2010	Stability or growth in the homeownership rate is indicative of stronger market conditions.
Calls for Service per 1,000	Youngstown Police Department	Calls for service for violent crimes divided by population (2012)	Lower calls per capita are associated with more stable market conditions.
Poverty	American Community Survey (2007-2011)	Percentage of population living below the poverty level	Lower rates of poverty are associated with stronger market conditions.
Population Loss	1990 US Census 2010 US Census	Change in population between 1990 and 2010	Dramatic population loss is indicative of weak market conditions.
Land Bank Eligibility	Mahoning County Auditor	Parcels that are two-years certified tax delinquent (2014)	Higher rates of land bank eligibility are indicative of property abandonment and weak market conditions.

Table 0.1 - Market Segmentation Variables.



City of Youngstown Market Segmentation Analysis Results

- Legend**
- Stable
 - Functional
 - Constrained
 - Weak
 - Extremely Weak
 - City Limit
 - Highway
 - Highway Ramp
 - Secondary Road
 - Railroad
 - Census Tract
 - Lake, River
 - Stream
 - Park/Cemetery



Prepared by: The Center for Urban and Regional Studies
 Source: Mahoning County Enterprise GIS files, Youngstown Neighborhood Development Corporation
 Date: 1/22/2014

Market Clusters – Youngstown, Ohio

CLUSTER	SCORE	TRACTS
Stable market	0 to 12	8027.01, 8027.02
Functioning market	13 to 22	8014, 8015, 8026, 8028, 8030, 8042
Constrained market	23 to 32	8003, 8012, 8013, 8025, 8029, 8041, 8141
Weak market	33 to 40	8004, 8005, 8010, 8011, 8017, 8023, 8024, 8040, 8043, 8138, 8140
Extremely weak market	41 to 48	8006, 8016, 8021, 8137, 8139

Table 0.2 - Market Clusters

Housing Market Cluster Descriptions

Stable market tracts have the strongest indicators of any neighborhoods in the city, though they may or may not be considered strong by national standards. In Youngstown, just two census tracts—8027.01 and 8027.02—are classified as stable. 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.

Functioning market tracts are those in which all or nearly all indicators fall within ranges consistent with an adequately functioning housing market: houses generally sell when they come on the market; vacancies are manageable; few properties go into foreclosure; and housing quality is generally high. House prices, however, vary more widely than the other indicators, reflecting the fact that house prices do not correlate as strongly with the other indicators as most do with each other. These areas may not have strong markets by national standards, but they are functioning well by city or regional standards. As such, they are likely to be appropriate target areas for stabilization efforts to ensure that they retain their market viability. (Mallach, 2013)

Constrained market tracts 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)

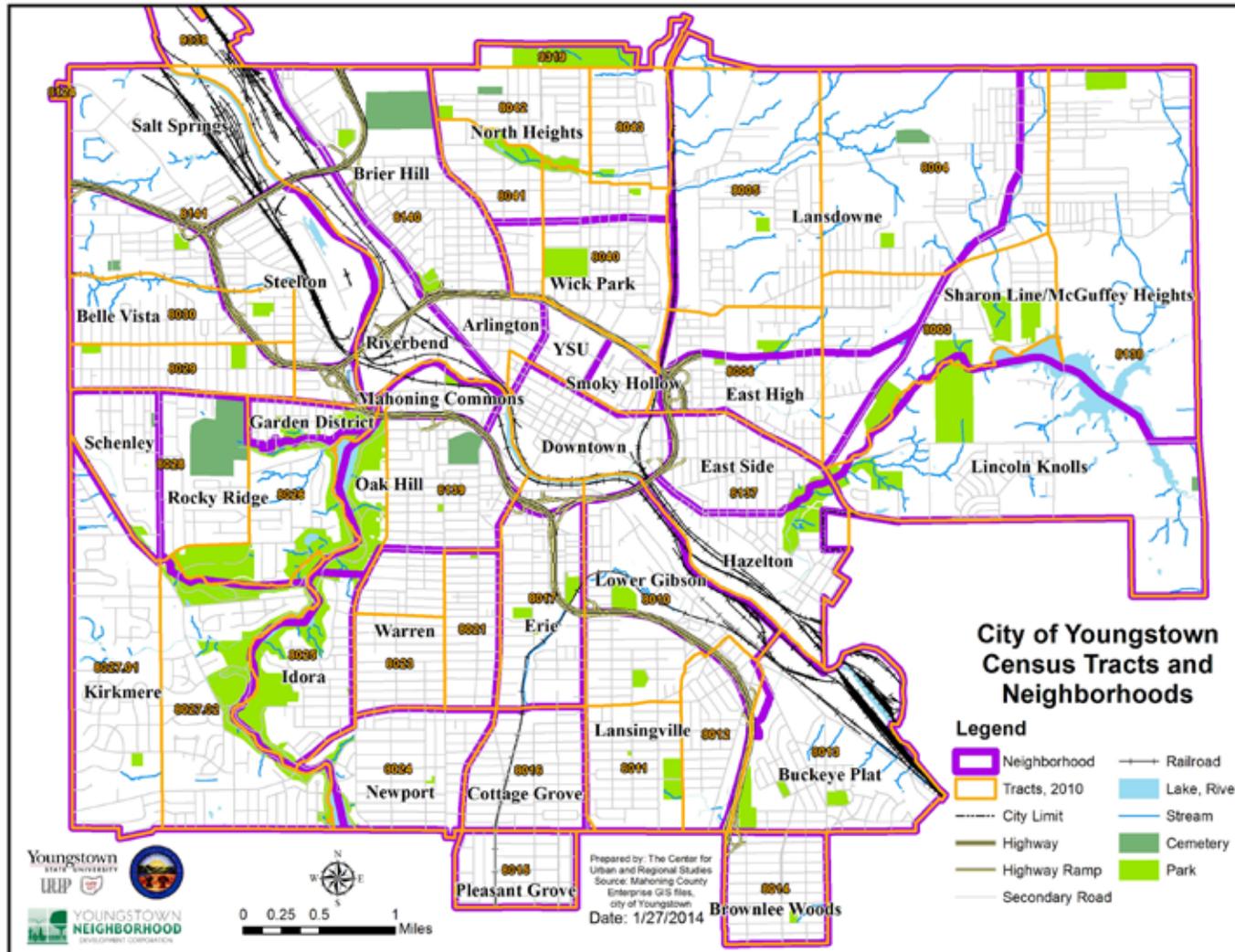
Weak market tracts are those in which most variables suggest market weakness, particularly significantly slower turnover rates than in the two preceding clusters, yet at least one and in some cases more variables point to the continued presence of some level of market activity or neighborhood stability; 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 tracts 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)

PART I: citywide analysis

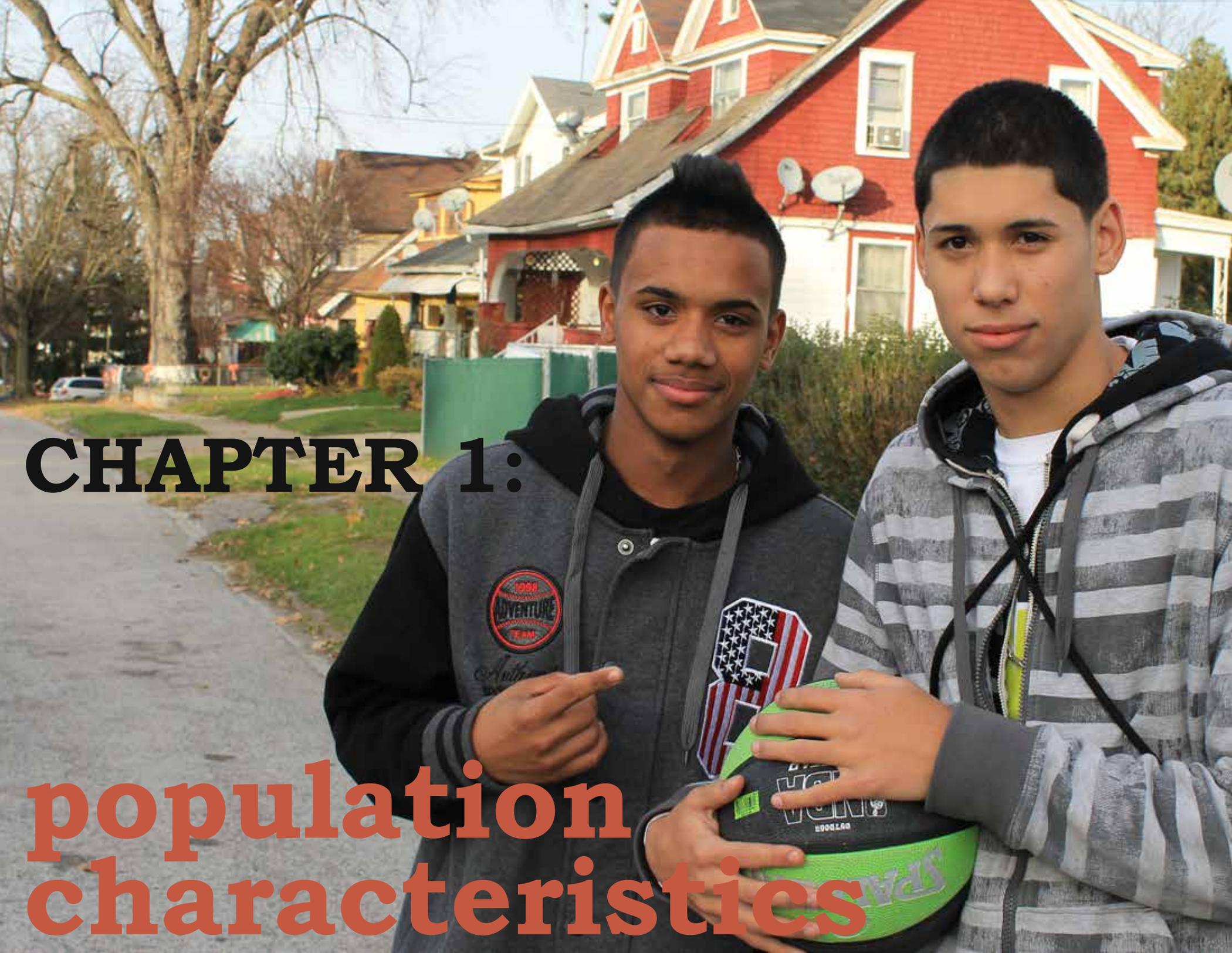
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Each chapter includes relevant data from a variety of sources, mapped at the census tract level. Topics include population change, race and ethnicity, educational attainment, poverty and unemployment, residential vacancy, historic properties, housing markets, transportation access, road conditions, health statistics, parks and recreation, and city topography.

Statistics are shown in comparison to Mahoning County, the State of Ohio, and the United States, as well as a set of benchmark cities, which includes Gary, IN; Flint, MI; Erie, PA; Dayton, OH; Canton, OH; and Chattanooga, TN.



CHAPTER 1:

population characteristics

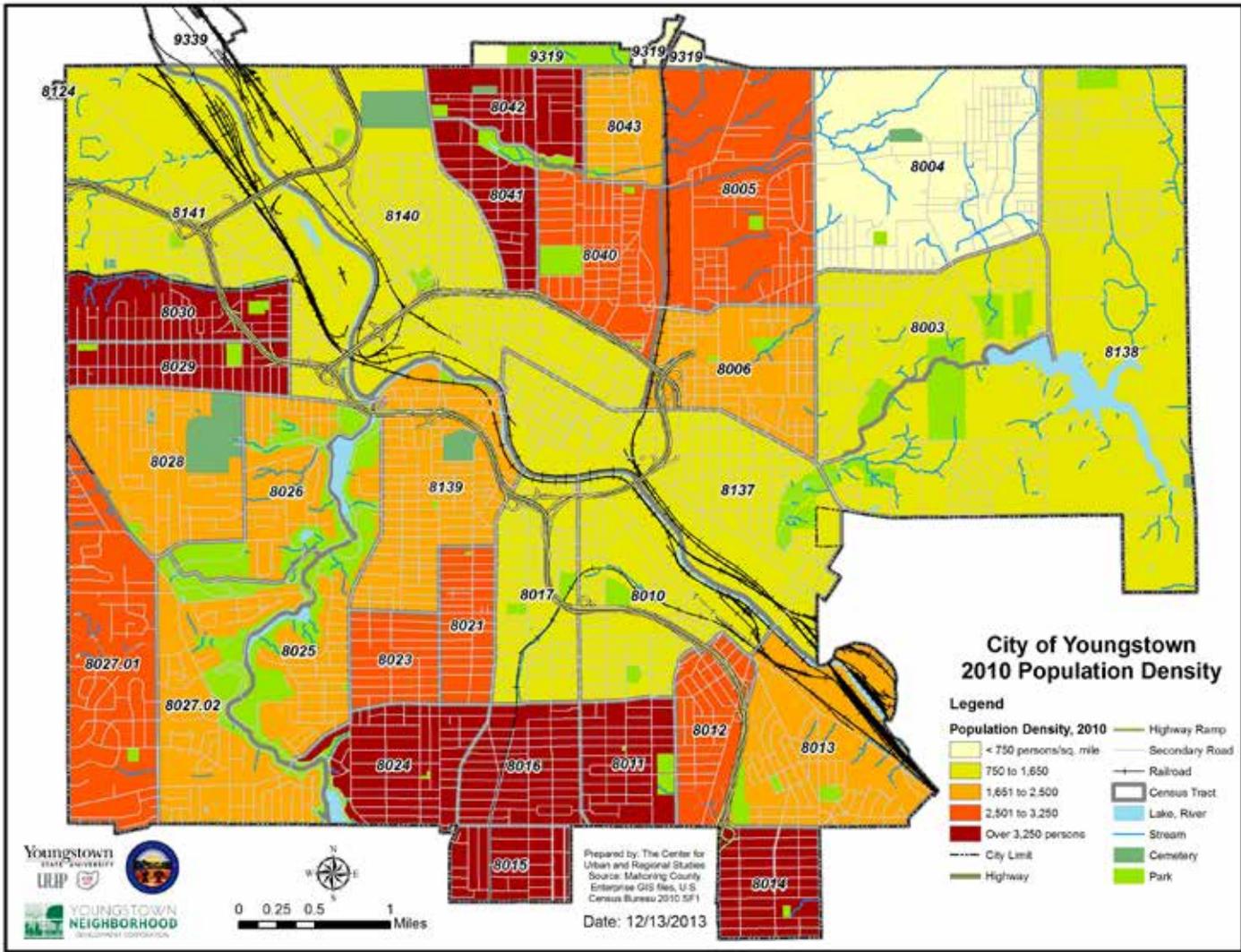


Figure 1.1 - West side census tract 8029 has the highest density in the city.



Figure 1.2 - South side census tract 8016 had the second-highest density.



This chapter explores population characteristics of the City of Youngstown. It provides a snapshot of current demographics, as well as a presentation of trends since 1990. Key topics include density, population change, and the racial composition of city neighborhoods.

Density

The population density of Youngstown is 1,988 people per square mile. The city is 3.5 times more dense than Mahoning County, but comparable to surrounding communities, such as Campbell, Struthers, Boardman, and Austintown. Compared to cities of a similar size, Youngstown's density is greater than that of Gary, Indiana, but significantly less than Flint, Michigan.

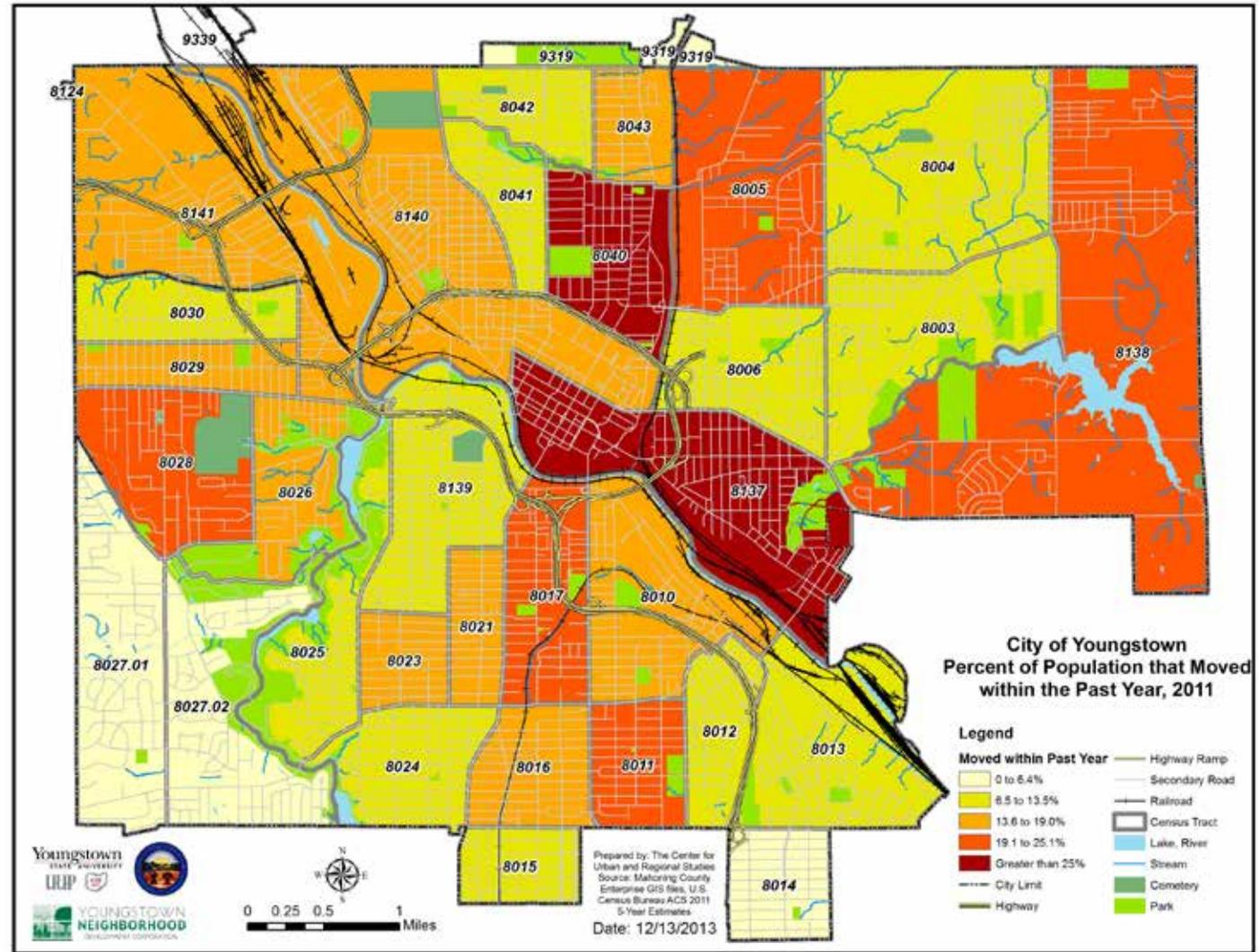
Density varies from a high of 5,286 people per square mile on the west side in tract 8029 to a low of 493 per square mile on the east side in tract 8004. Clusters of high density are located in three main areas of the city: 1) west side tracts 8029 and 8030, both north of Mahoning Avenue; 2) south side tracts 8011, 8014,

8015, 8016, and 8024, all of which border Midlothian Boulevard; and 3) north side tracts 8041 and 8042, along Fifth Avenue.

The three least dense tracts are located on the east side, each having a density of less than 1,000 people per square mile: 8003, 8004, and 8138. These tracts contain McKelvey Lake, Dry Run, Lincoln Park Extension, and semi-rural land that was never developed into dense neighborhoods. Other tracts with low population density are located along the Mahoning River: 8010, 8017, 8137, 8140, and 8141. These had far higher populations in the mid-20th century, but have suffered from extreme abandonment for decades.

Population Change

In 2011 approximately 1 in 6 Youngstown residents had changed addresses within the previous year. In tracts closest to Downtown and Youngstown State University, 8040 and 8137, more than 30% of the population had moved in the past year. Other tracts with high residential turnover, including 8011, 8017, and 8028, are experiencing



demographic shifts: 8011 was 96% White in 1990 but was 43% White in 2010; 8017 lost 60% of its population in the past two decades; and 8028 saw its poverty rate double from 1990 to 2010.

Figures 1.3 and 1.4 - Density is low in tracts along the Mahoning River, where much of the housing stock has been demolished, such as 8137 and 8140.



Census tracts 8027.01 and 8027.02 on the west side and 8014 on the south side saw the least movement in 2011. These tracts have relatively high median incomes and low rates of poverty and unemployment.

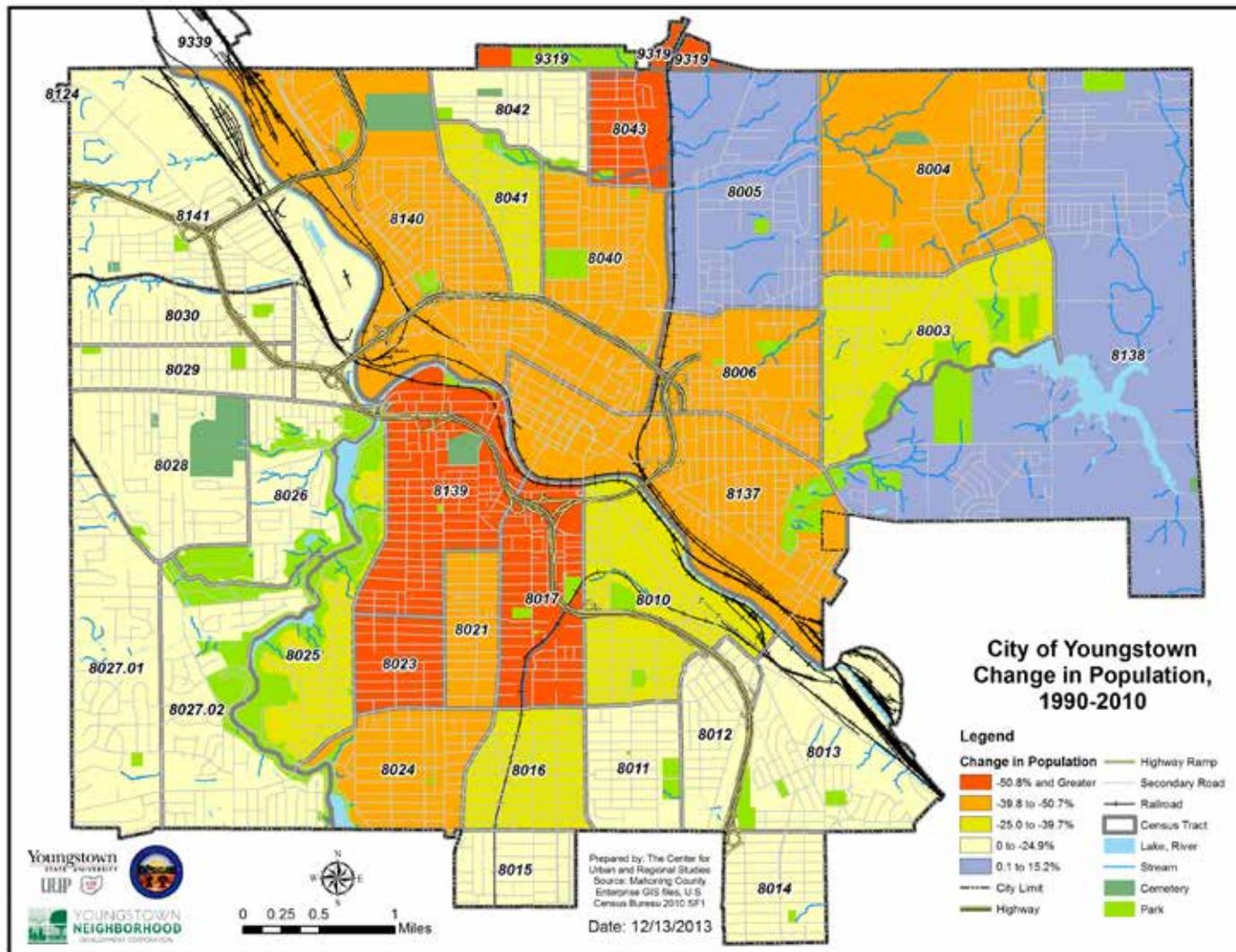
The State of Ohio's population increased 6% be-

tween 1990 and 2010, but both Mahoning County and the City of Youngstown lost a substantial amount of population during the same period. Mahoning County's population declined 10% and Youngstown lost 30% between 1990 and 2010, dropping from 95,732 to 66,982. Youngstown's population loss was similar to that of Gary, Indiana (-32%) and Flint, Michigan

(-27.2%), but far greater than Canton, Ohio (-13.3%) and Erie, Pennsylvania (-6.4%).

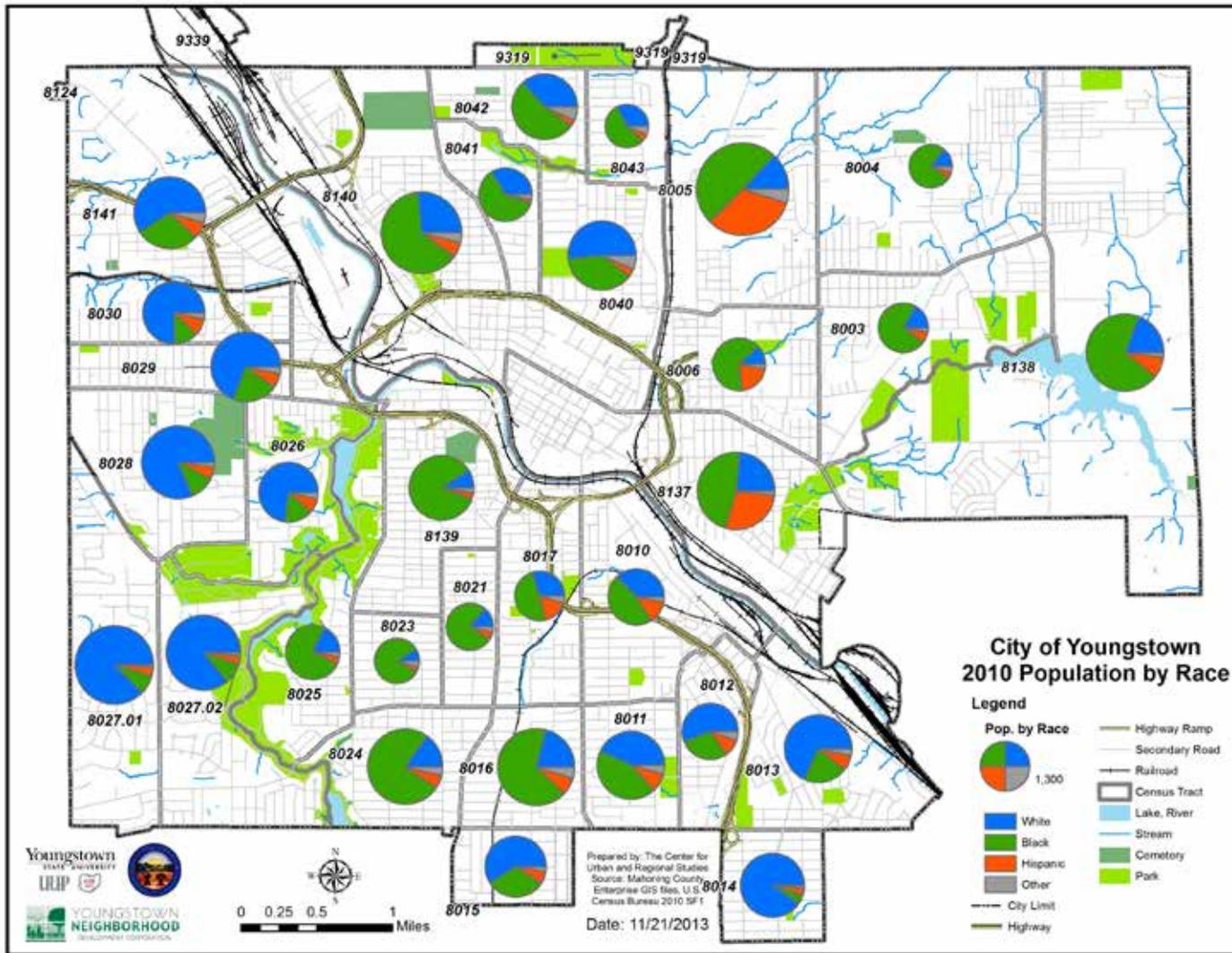
While the vast majority of tracts lost residents, the rate of loss varies greatly among tracts. **Census tracts 8011 on the south side, 8027.02 and 8028 on the west side, and 8042 on the north side experienced a loss at approximately half the rate of the city as a whole.** In other tracts, decline was significantly greater than the city's average. For example, south side tract 8017 and north side tract 8043 lost nearly 60% their population in the past two decades. South side tracts 8021, 8023, and 8139 also lost residents at a rapid rate.

Two tracts experienced an increase in population: 8005 and 8138, both on the east side. Rather than representing an influx of population, this increase is due to the construction of two prisons in these tracts. Tract 8138 contains the Ohio State Penitentiary, which opened in 1998 and currently houses approximately 450 inmates. The Northeast Ohio Correctional Center is located in tract 8005. It had 2,071 inmates in 2010, 1,216 of whom were Hispanic.



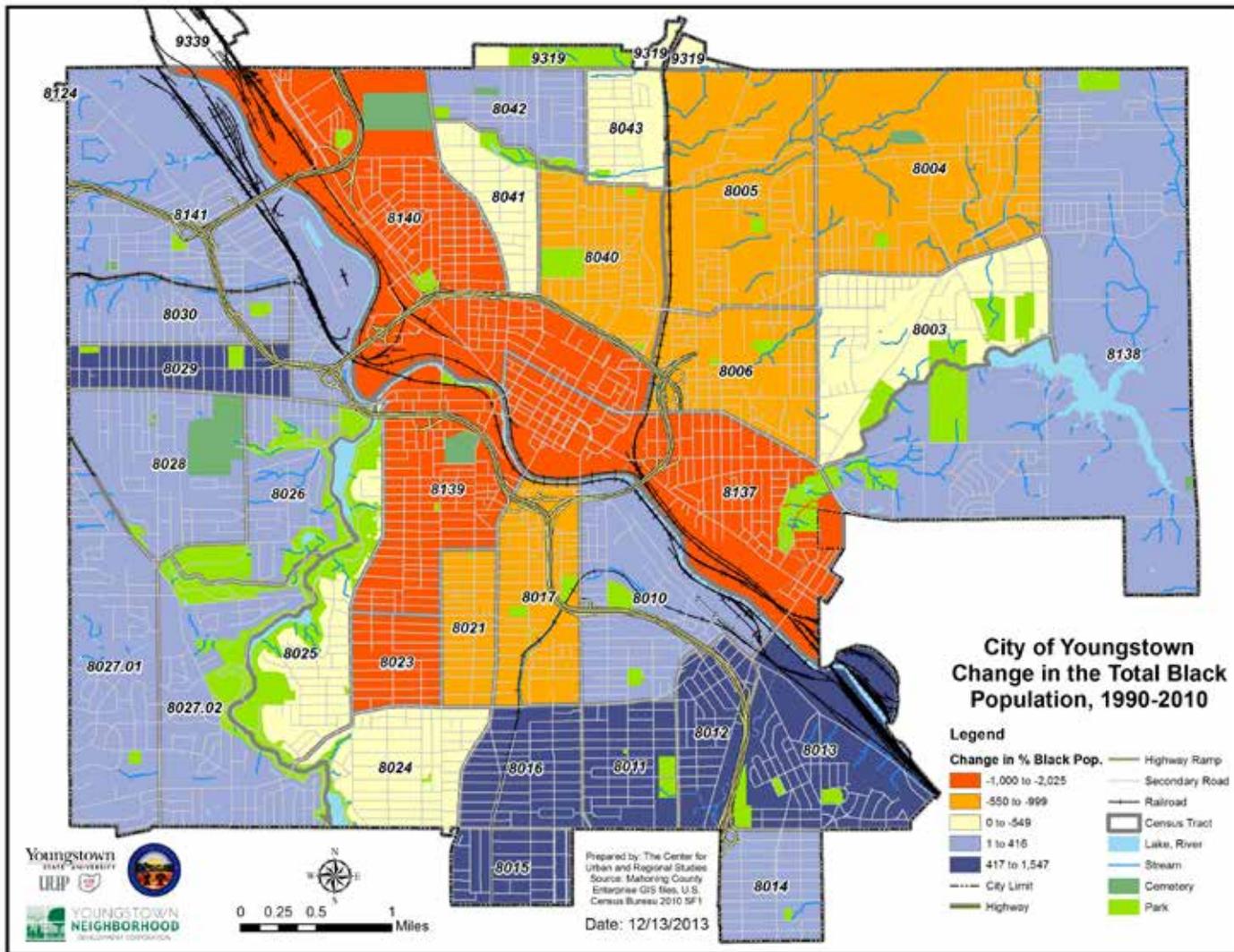
Race and Ethnicity

In 2010, 43% of Youngstown's population was White, 44% was Black, and 9% was Hispanic. **However, despite an essentially equal number of White and Black residents, few census tracts reflect the city's racial distribution.** Twelve tracts on the east and south sides are less than 25% White: 8003, 8004, 8005, 8006, 8137, and 8138 on the east side, and 8016, 8021, 8023, 8024, 8025, and 8139 on the south side. Five tracts, predominantly on the west side, are more than 75% white: 8027.01, 8027.02, 8028, and 8030, as well as 8014 on the south side. Hispanics make up more than 10% of the population in 6 tracts: 8005, 8006, and 8137 on the east side and 8010, 8012, and 8017 on the south side. Several tracts are largely representative of the city's racial make up: 8010 (37% White, 47% Black, 13% Hispanic), 8011 (44% White, 43% Black, 9% Hispanic), and 8015 (59% White, 32% Black, 6% Hispanic) on the south side, and 8040 (52% White, 38% Black, 4% Hispanic) and 8042 (37% White, 53% Black, 3% Hispanic) on the north side.



Figures 1.5-7 - Youngstown is a diverse city.





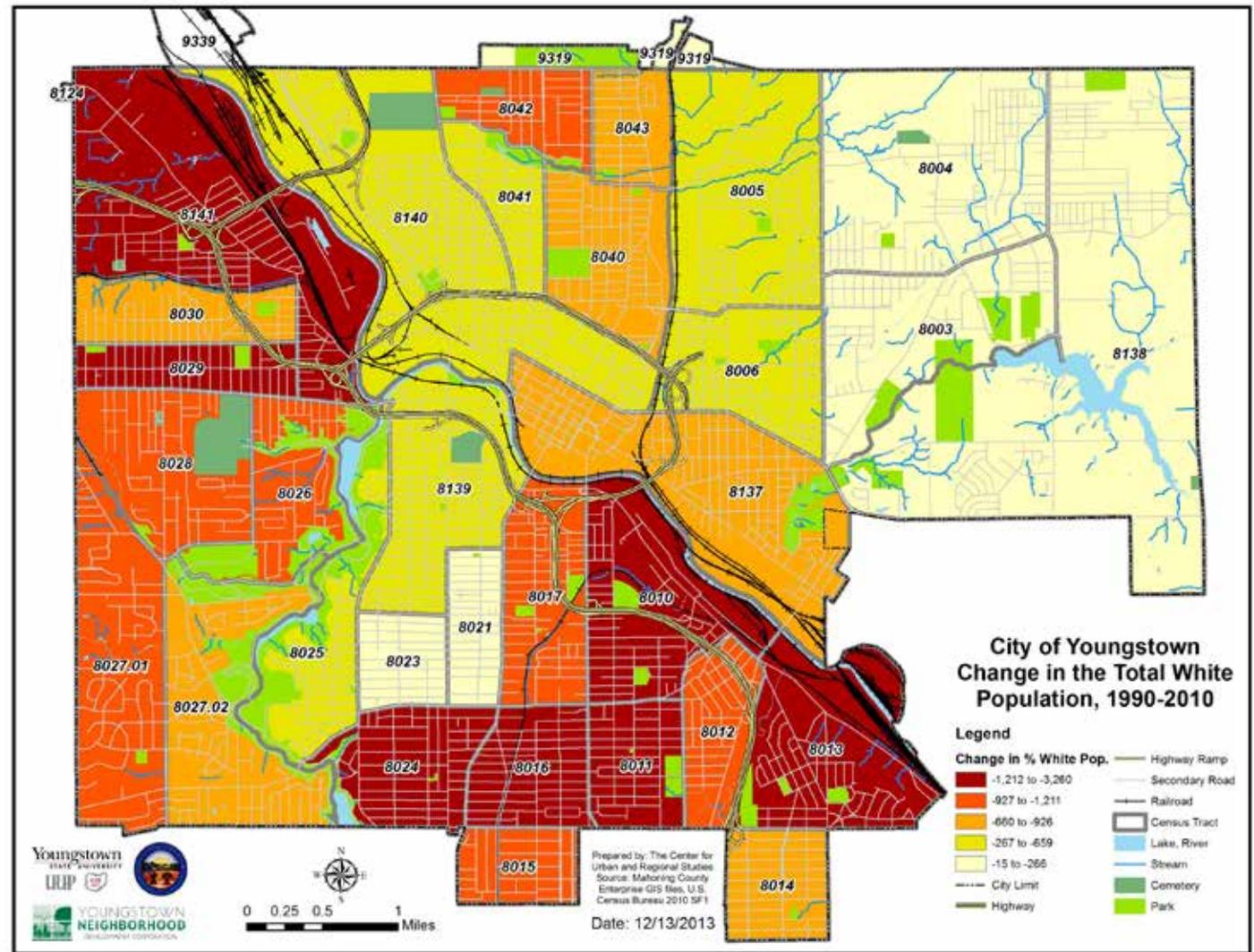
Between 1990 and 2010 the number of Black residents declined by 6,600, a decrease of 18%. In 2010 the Black population stood at 29,449. Losses were concentrated in three main areas: the lower east side, the lower south side, and along the Mahoning River in Brier Hill and Arlington Heights. Tracts 8139 and 8140 lost approximately 2,000 Black residents each. Tracts 8021, 8023, and 8137 each lost roughly 1,000 Black residents.

However, two areas of the city witnessed substantial increases in the number of Black residents: 1) the southeastern portion of the city—tract 8016 posted an increase of 1,500 residents; tract 8011 nearly 1,000; tract 8015 approximately 500; tracts 8010, 8012, and 8013 approximately 450 each; and 2) the west side—tract 8029 increased by 500; tracts 8026 and 8028 by 250-300 each.

The percentage of Black residents in Youngstown (44.0%) is similar to that of Dayton (42.6%), higher than Canton (24.0%) and Erie (16.2%), and lower than Flint (56.1%) and Gary (83.9%). Nationally, 12.2% of US residents are Black, which is roughly equivalent to the percentage in Ohio (12.0%).

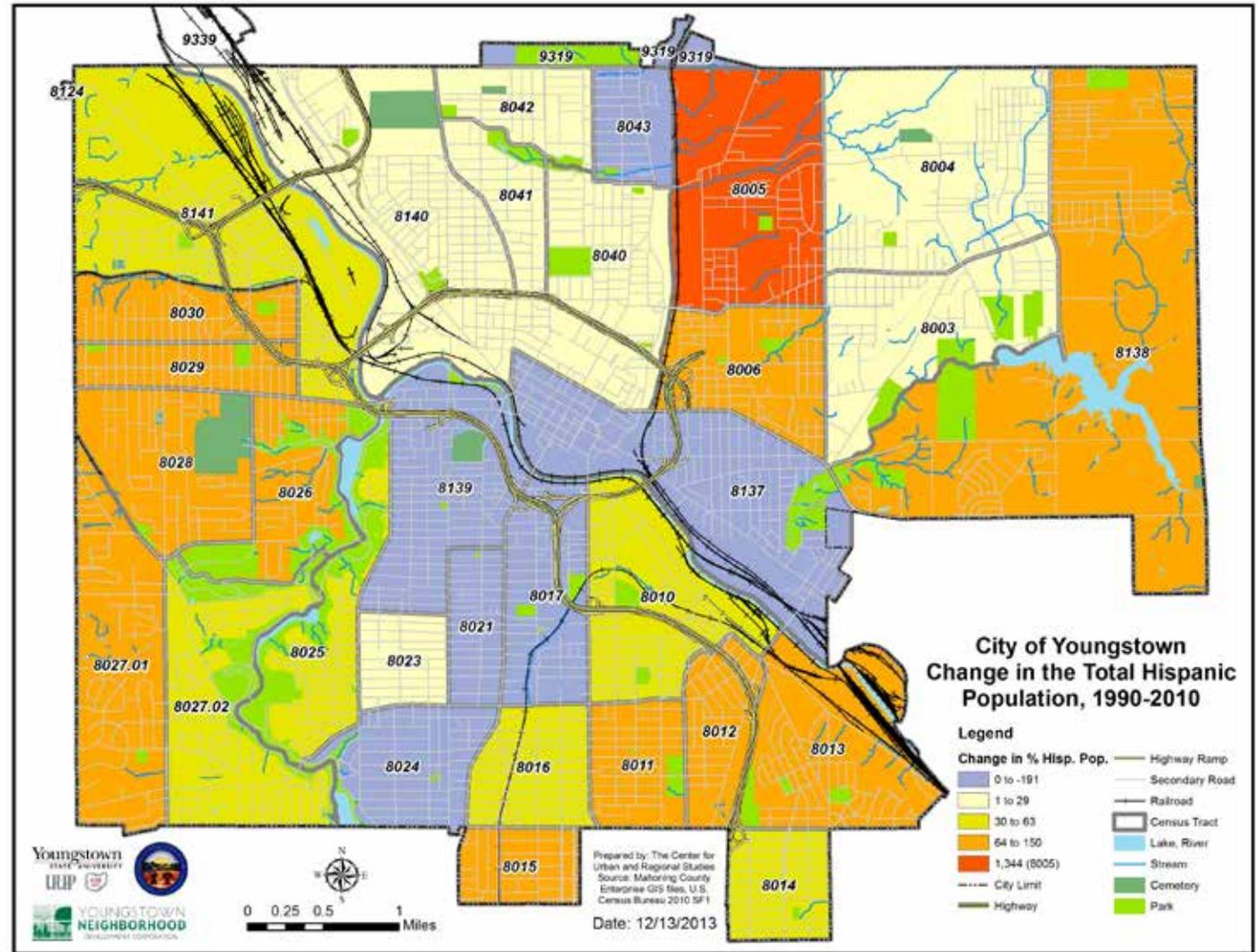
Between 1990 and 2010 the number of White residents declined by 26,000, a decrease of 48%. In 1990 55,225 White residents lived in the city, but by 2010, only 26,293 lived in the city. As with the decreases in Black residents, the declines in White residents were not spread evenly across the city. **Just three census tracts on the south side accounted for more than a quarter of the decrease in White residents: 8011, 8016, and 8024.** 8016 alone lost 3,250 White residents. Five other south side census tracts lost more than 1,000 White residents: 8010, 8012, 8013, 8015, and 8017. Five west side tracts also lost approximately 900-1,200 White residents: 8026, 8028, 8027.01, 8029, and 8141. And on the north side, three tracts lost approximately 900 White residents: 8040, 8042, and 8043.

Census tracts that lost the least number of White residents were located on the east and south sides where Whites made up a very small percentage of the population. These include 8004 and 8138 on the east side and 8021 and 8023 on the south side.



While the number of Black and White residents has been rapidly decreasing across the city, numbers of Hispanic residents are up 2,380 from 1990. There are now 6,200 Hispanic residents in Youngstown. By far the largest increase was in tract 8005. However, this is due to the construction of the Northeast Ohio Correctional Center in the tract. It housed 2,071 inmates in 2010, 1,216 of whom were Hispanic. Outside of 8005, the greatest numerical increases were on the west side and in the southeastern portion of the city. Three tracts along Mahoning Avenue, 8026, 8028, and 8030 experienced an increase of more than 100 Hispanic residents. And on the south side, tracts 8011 and 8012 recorded increases of 100 or more. Losses were greatest in east side tract 8137 and south side tract 8017—both tracts with high rates of overall out-migration.

Youngstown has a higher percentage of Hispanic residents (9.3%) than any regional benchmark cities, as well as higher percentages than Mahoning County (4.7%) and Ohio (3.1%). However, Youngstown's percentage is considerably lower than that of the US (16.3%).



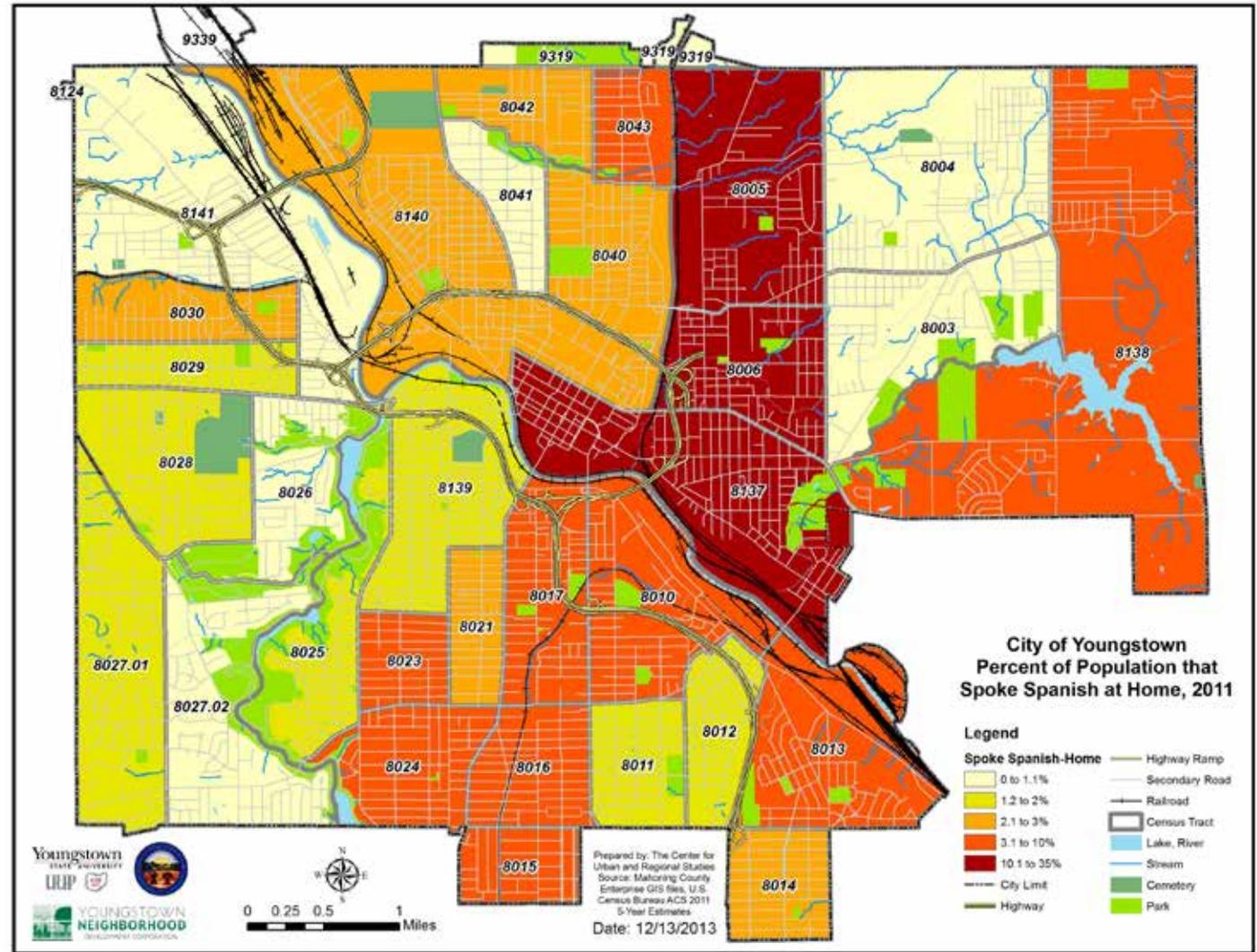
Six percent of families in Youngstown speak Spanish at home. Rates in four census tracts are significantly higher than the city's average: 8005, 8006, and 8137 on the east side; and 8017 on the south side. Substantial increases in the Hispanic population occurred in tract 8006 (9% to 20%), tract 8012 (2% to 10%), tract 8026 (1% to 8%), and tract 8030 (1% to 8%).



Figures 1.8 - La Iglesia de Dios, a church on the east side with services in Spanish.



Figures 1.9 - The Metro Assembly Spanish Evangelical Church on the south side.



Many neighborhoods in Youngstown were associated with an ethnic group who settled there decades ago, such as Italians in Brier Hill and Smoky Hollow, and Slovaks in Lansingville. Today the vast majority of Youngstown residents were born in the United States. Only tract 8005 on the east side has a high percentage (36%) of residents born outside the US.

This is due to the location of the Northeast Ohio Correctional Center. Of the 2,071 inmates there in 2010, 1,261 were Hispanic. The second-highest rate (12%) is tract 8042 on the north side, followed by tract 8137 on the east side (11%). The percentage of foreign-born residents in Youngstown (4.4%) is comparable to Ohio (4.1%) but far low-

er than the percentage in the US as a whole (13.6%). Among similar cities, the percentage in Youngstown is somewhat higher than Gary, Flint, Canton, or Dayton, but lower than Erie and Chattanooga.

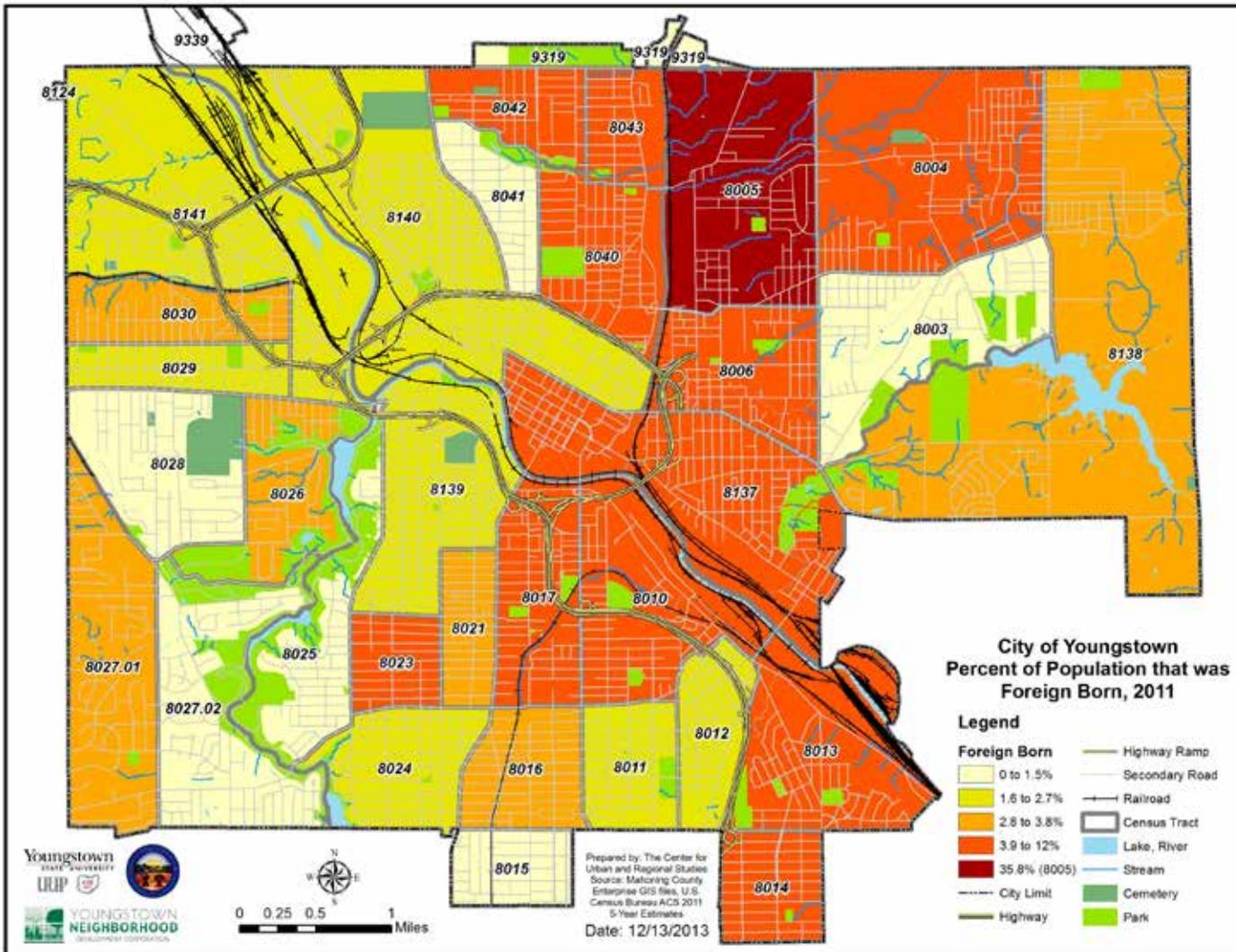


Figure 1.10 - Holy Trinity Ukrainian Catholic Church on Rayen Avenue.



Figure 1.11 - Brier Hill is home to an annual Italian festival.

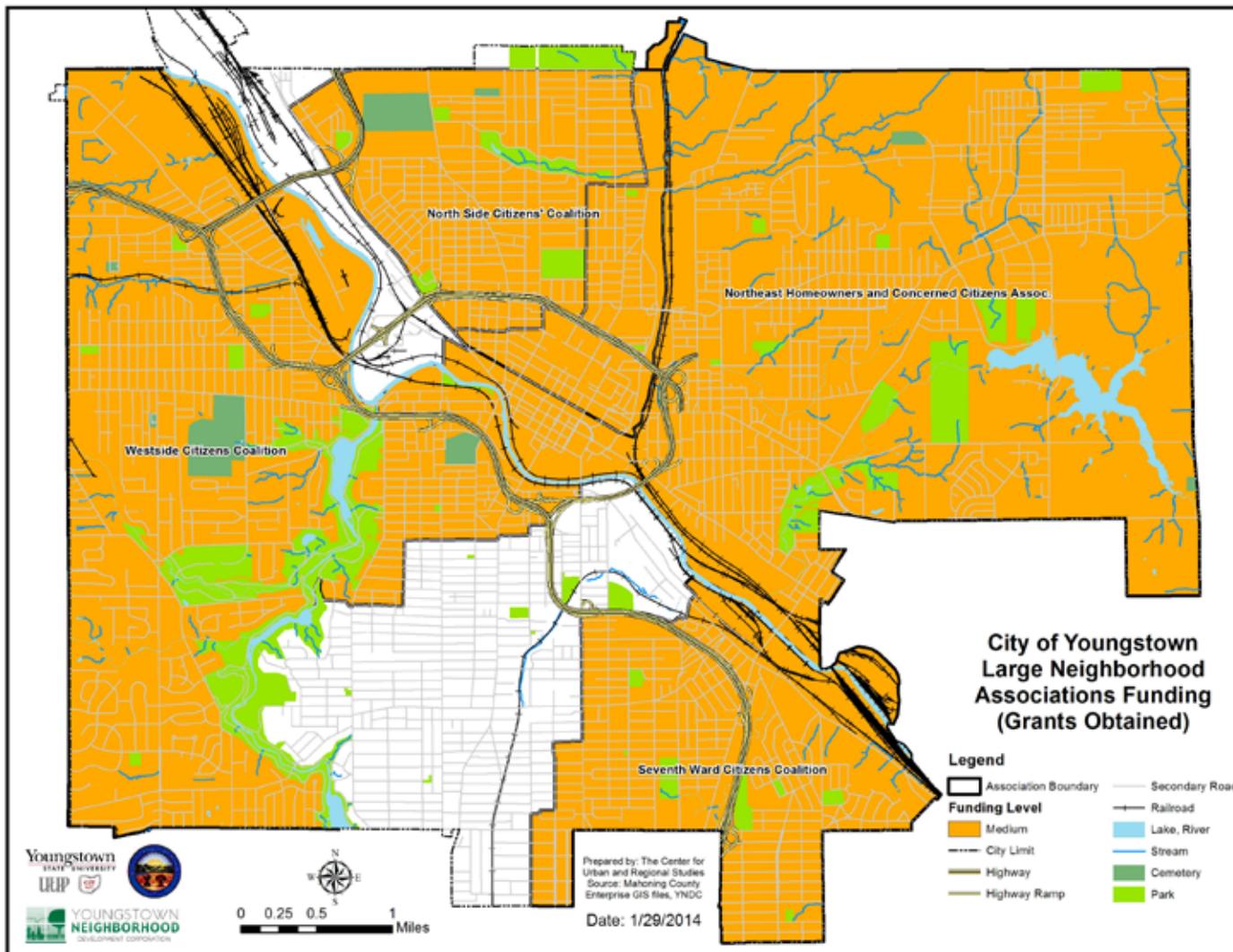
Neighborhood Groups

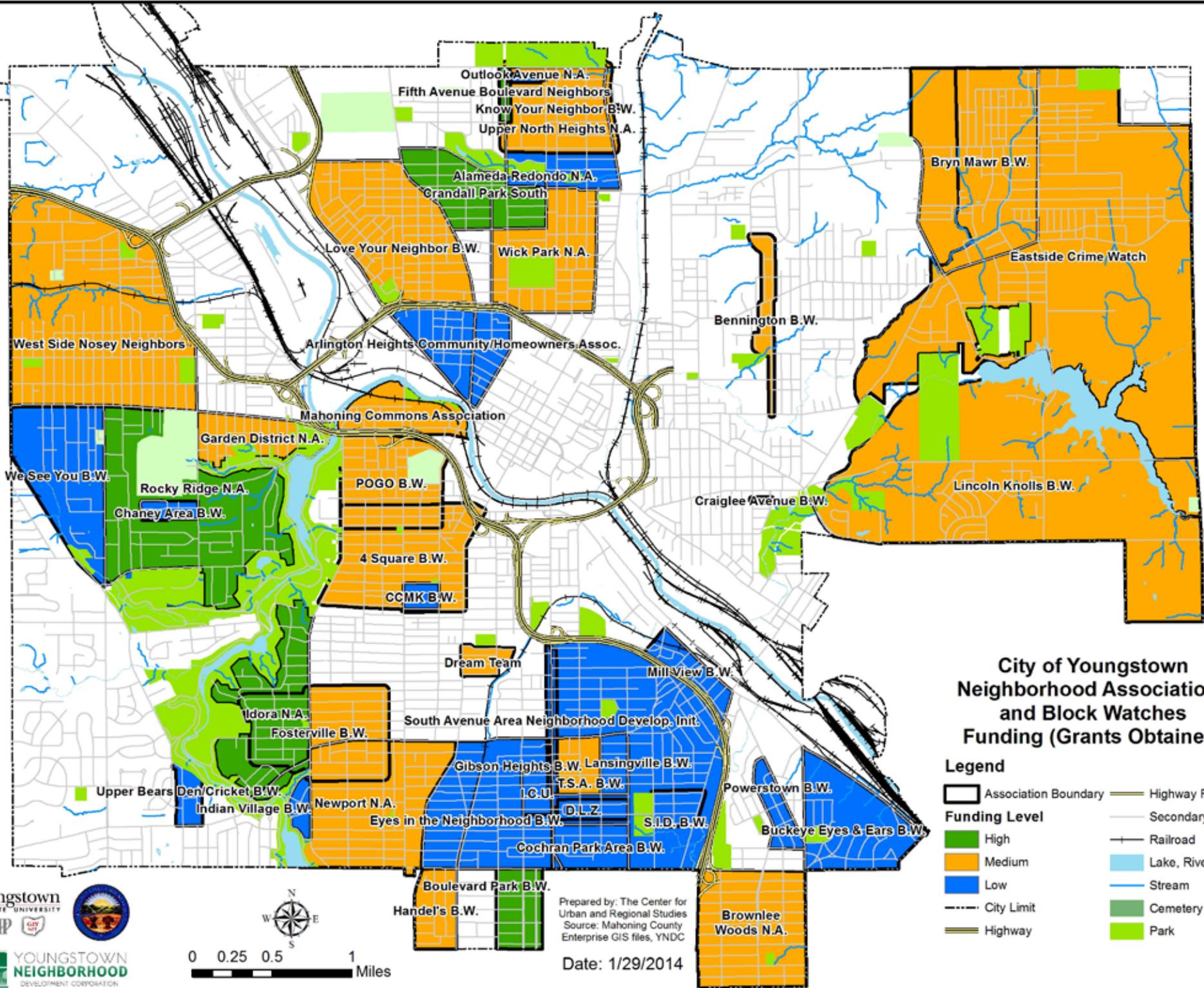
In December of 2013, 49 neighborhood groups across the city were contacted to update a list of active groups within the city. Representatives were asked to verify the boundaries of each group, which are shown on the map below and on the

following page. Four neighborhood associations are shown separately as they have a relatively large geographic coverage area and encompass multiple block watches and smaller associations. These include the North Side Citizens Coalition, the West Side Citizens Coalition, the Northeast Homeowners and Concerned Citizens Association, and the

Seventh Ward Citizens Coalition.

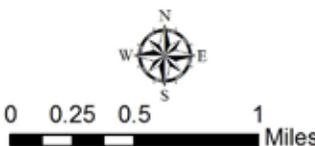
Neighborhood groups were categorized according to the number of grants received in order to determine the capacity of each group. Sources of grant funding included Neighborhood Success grants through the Wean Foundation; Lots of Green 2.0 and People's Garden grants through the Youngstown Neighborhood Development Corporation; funding from council members' discretionary budget; and other foundation assistance.





City of Youngstown Neighborhood Associations and Block Watches Funding (Grants Obtained)

- Legend**
- Association Boundary
 - Highway Ramp
 - Secondary Road
 - Railroad
 - High
 - Medium
 - Low
 - City Limit
 - Highway
 - Lake, River
 - Stream
 - Cemetery
 - Park



Prepared by: The Center for
Urban and Regional Studies
Source: Mahoning County
Enterprise GIS files, YNDC
Date: 1/29/2014

CHAPTER 2:

EAST HIGH SCHOOL

**socioeconomic
characteristics**

This chapter explores economic characteristics, such as income, employment, poverty, as well as social characteristics related to education and crime. Current figures are provided, as well as historic rates to show trends across the city. It also compares city statistics with those of Mahoning County and Ohio.

Median Income

Median household income in Youngstown (\$24,880) is considerably lower than Mahoning County (\$40,123) and roughly half that of Ohio (\$47,358) and the United States (\$49,445). Income in Youngstown is lower than all benchmark cities.

While the city's median is low, pockets of middle income neighborhoods exist on each side of town. **West side census tract 8027.02 has a median income higher than the national average. Census tracts 8015 and 8042 have median incomes higher than the average for Mahoning County.** Tracts with the lowest median incomes are located

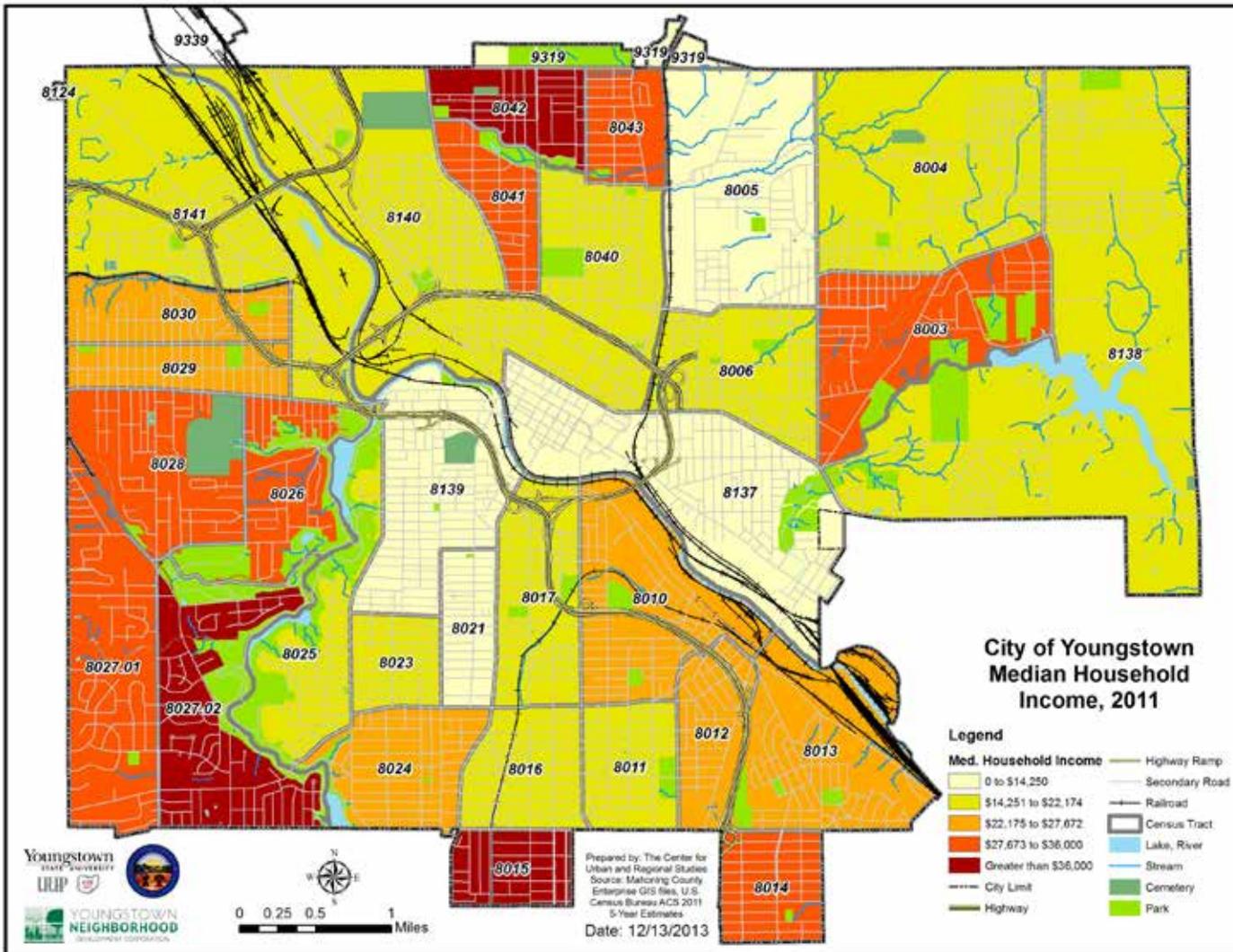


Figure 2.1 - The south side has eight census tracts below the city's median household income. Vacancy and blight are a considerable issue in these neighborhoods, such as Cottage Grove, pictured above.

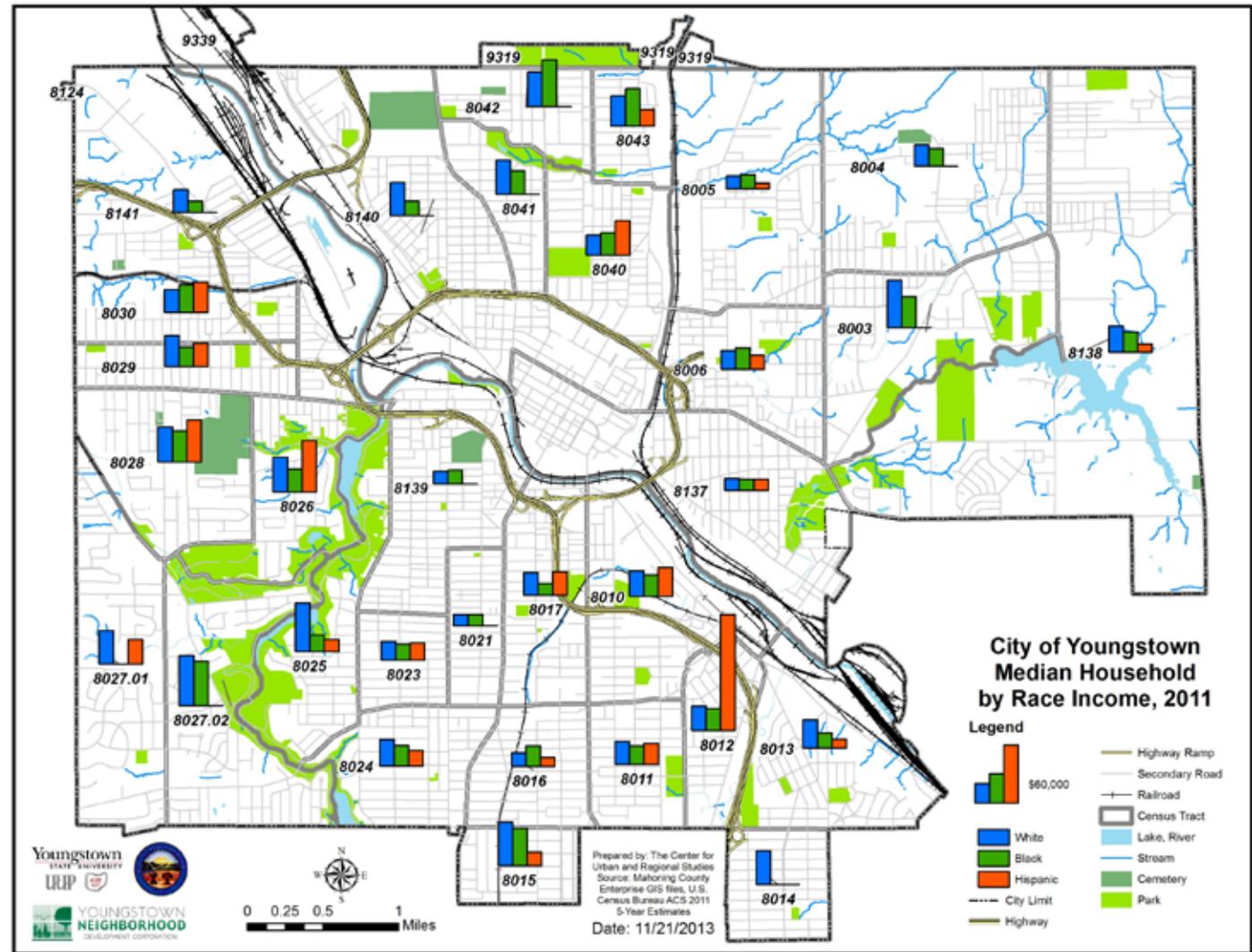


Figure 2.2 - Three census tracts have median incomes above Mahoning County as a whole. These include the neighborhoods of Crandall Park North, Kirkmere, and Pleasant Grove, pictured above.

on the lower south side, the lower east side, and north side neighborhoods closest to the Mahoning River: 8004, 8005, 8023, 8137, 8139, and 8140.

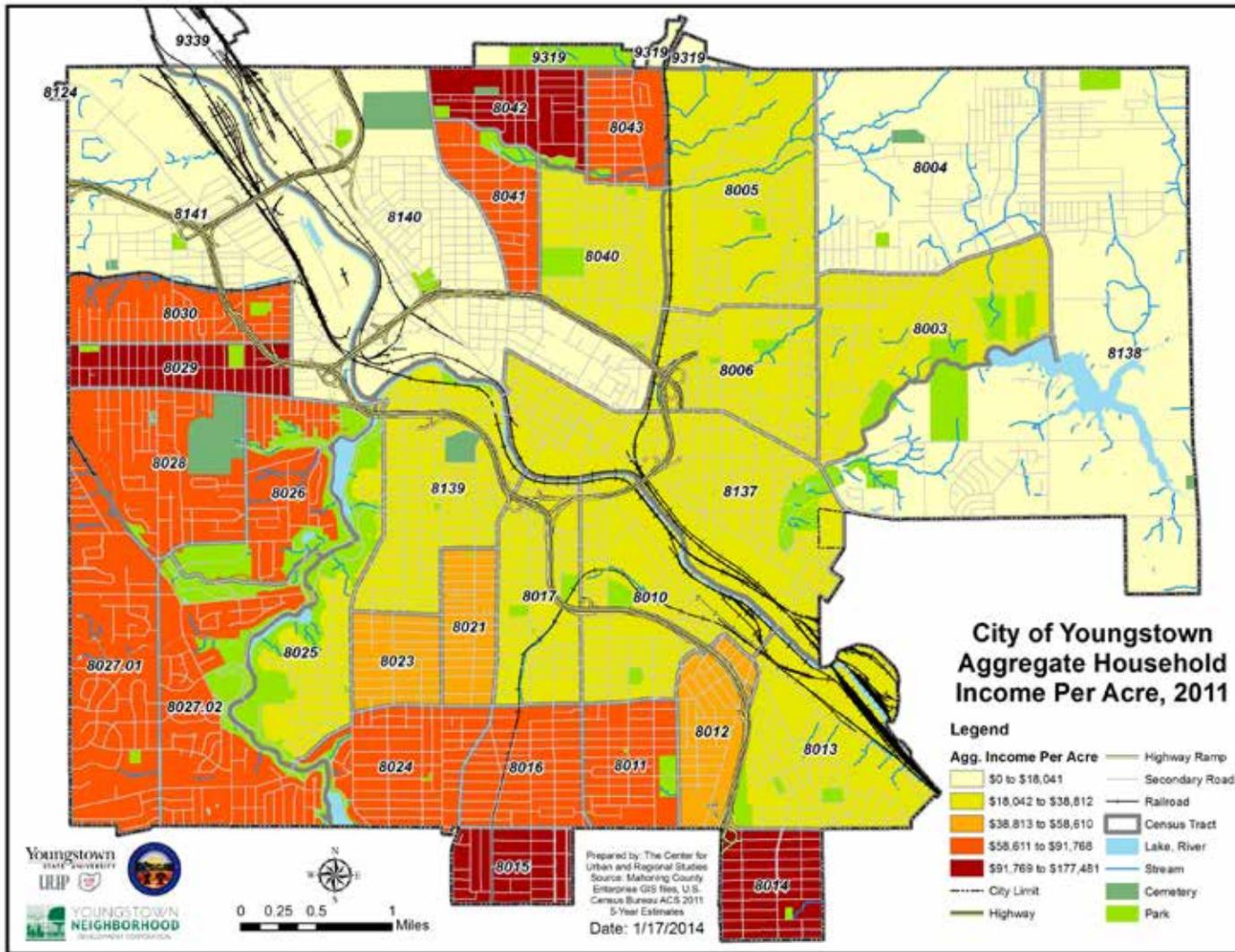
The median household income for Whites in the City of Youngstown is \$30,579, \$19,052 for Blacks, and \$15,901 for Hispanics. **In most census tracts Whites earn more on average than Blacks, with the exception of the north side, where Blacks' earnings exceed Whites' in census tracts 8040, 8042, and 8043.** Median incomes for Blacks are highest in tracts 8015, 8027.02, 8028, 8042, and 8043.

Multiple tracts have median incomes of Blacks and Whites that are roughly equivalent, including relatively high income tracts such as 8027.02 and 8028, and lower income tracts, such as 8006, 8012, 8021, 8040, 8137, and 8139. Large disparities exist in median incomes of Blacks and Whites in several tracts, such as 8013, 8025, 8140, and 8141.



Figures 2.3 and 2.4- Employers in the City of Youngstown.



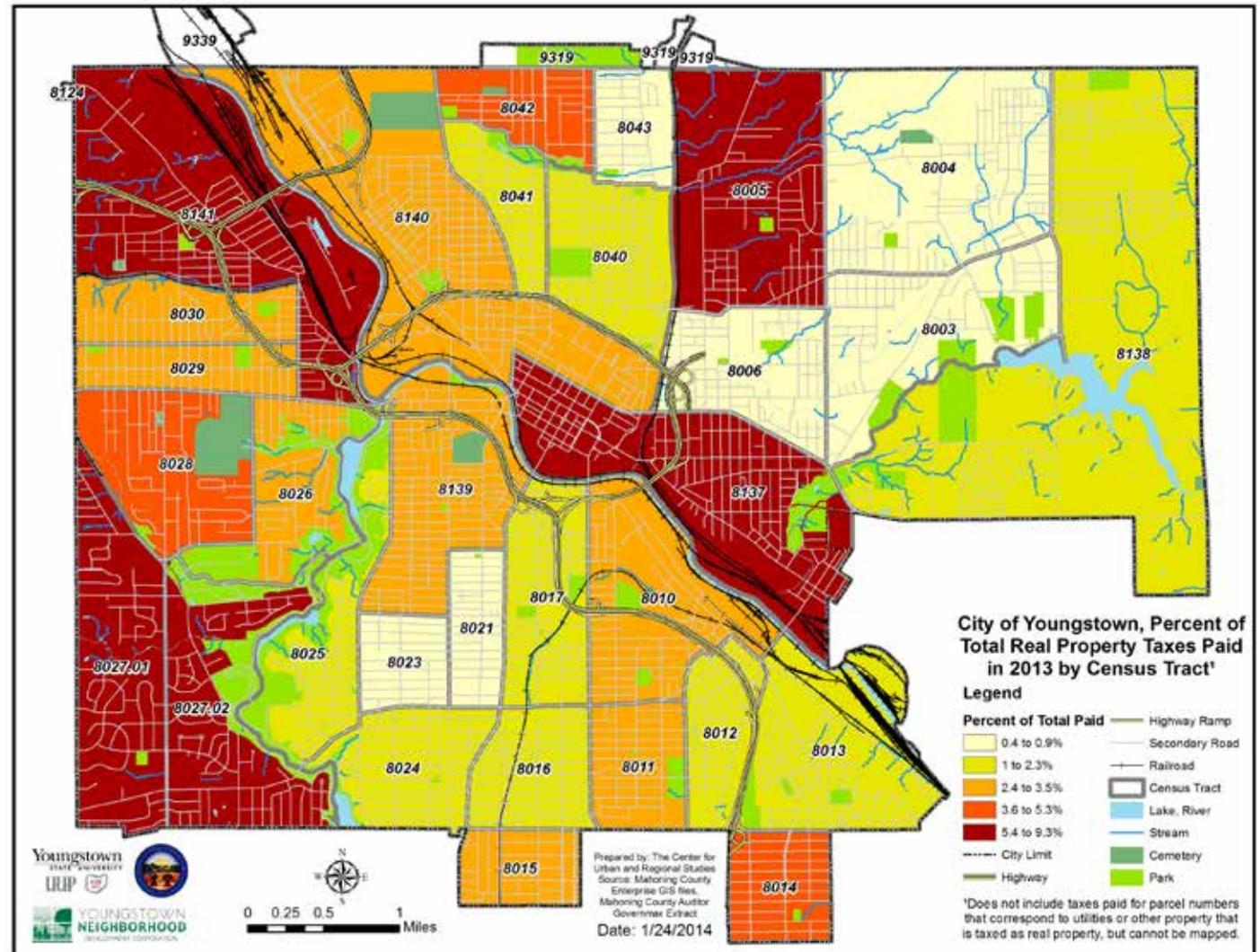


Aggregate household income was calculated by multiplying the average household income by total number of households, then dividing that amount by the total acreage of each census tract. **Aggregate household income is greatest—more than \$91,769 per acre—in tracts with high population density and high median household incomes, such as 8014 and 8015 on the south side and 8042 on the north side.** In census tract 8029, median household income is only slightly above the citywide average, but it is the most densely populated tract in the city.

In semi-rural areas of the east side, as well as census tracts with low population density, aggregate household income is less than \$18,041 per acre. These census tracts include 8004 and 8138 on the east side, 8140 on the north side, and 8141 on the west side.

Taxes

Eight census tracts provide a higher-than-average amount of property tax revenue to the city of Youngstown. These tracts include higher-income residential tracts, such as 8014 on the south side, 8027.01, 8027.02, and 8028 on the west side, and 8042 on the north side. Additionally, census tract 8141 along the Mahoning River provides a high portion of property tax revenue, mainly due to the location of two major industrial parks: Salt Springs and Ohio Works. Census tract 8137, which includes downtown Youngstown, also contributes a higher-than-average share. Conversely, tracts with low property values and high rates of tax delinquency contribute smaller amounts of property taxes. These tracts include 8021 and 8023 on the south side, 8043 on the north side, and 8003, 8004, and 8006 on the east side.



Employment

In 2011, the unemployment rate for the City of Youngstown stood at 19.5%. This was far higher than Mahoning County's rate of 11.1% and more than double that of Ohio (9.3%) and the US (8.7%). Youngstown's unemployment rate is similar to that of Gary (19.1%) and slightly lower than Flint (23.9%), but higher than Dayton (17.0%), Canton (14.9%), Chattanooga (12.1%) and Erie (10.4%).

Rates for individual census tracts in Youngstown vary widely, ranging from 6.7% in 8015 to 50.9% in 8004. **The highest unemployment rates are on the south and east sides.** All tracts on the east side have higher unemployment rates than the city's average.

The lowest unemployment rates are in tracts 8012, 8014, and 8015 on the south side, and 8027.01, 8027.02, and 8030 on the west side. Conversely, the highest rates are in tracts 8003, 8004, 8005, and 8006 on the east side, and 8021 and 8139 on the south side.

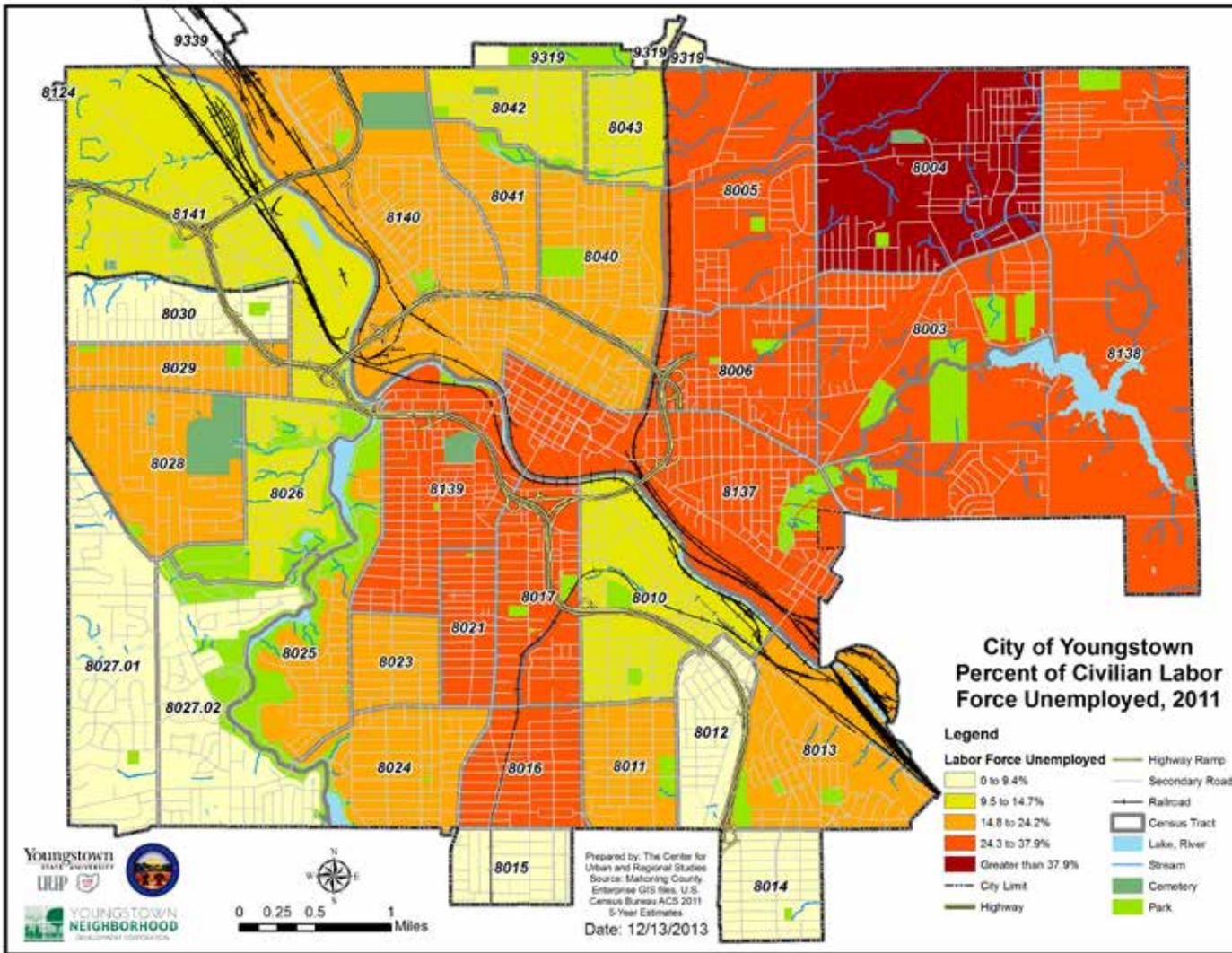


Figure 2.5 - Industrial corridors along Wilson Avenue, Poland Avenue (pictured below), and US 422 line the Mahoning River.



Figure 2.6 - Vacant industrial structures line Crab Creek, along Logan Avenue (pictured below) and Albert Street.



The unemployment rate fluctuates with the expansions and contractions in the national economy; thus comparing rates over time can be difficult and potentially misleading. However, an

analysis of the change in the unemployment rate for Youngstown's census tracts is consistent with changes in poverty rates. **For example, the greatest percentage increases in unemployment rates between 1990 and 2011 were in tracts 8016 and 8028. The poverty rate in these two tracts more than doubled during**

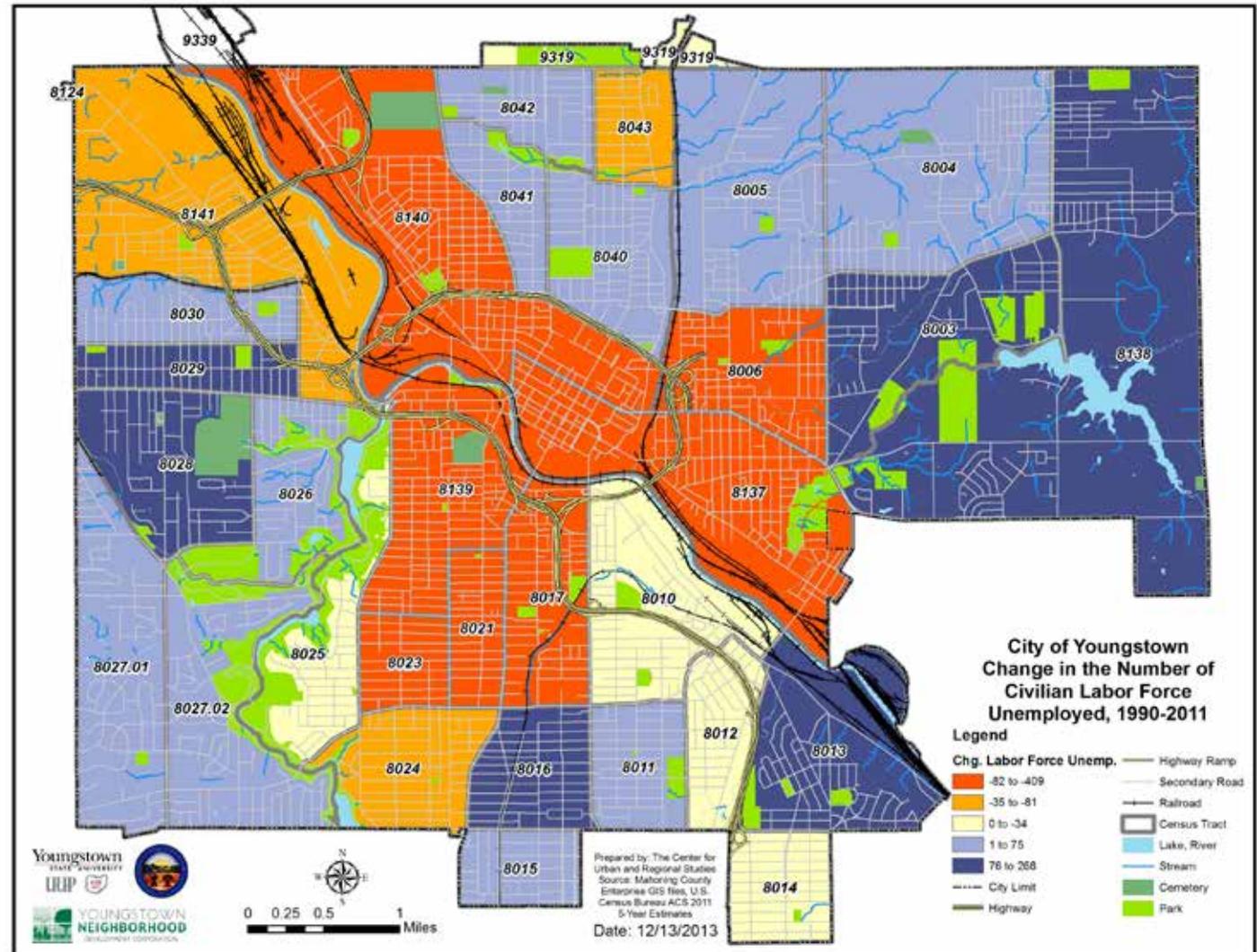
the same period. Five other tracts experienced an increase in unemployment of at least 10 percentage points: 8003, 8004, 8011, 8013, and 8138, all of which are located on the south and east sides.



Figure 2.7 - Dramatic increases in unemployment and poverty have plagued the Cottage Grove neighborhood in the past two decades. These increases have led to rapid deterioration of the housing stock and escalating vacancy rates.



Figure 2.8 - The increase in unemployment and poverty has been paralleled by a drastic reduction in the number of businesses operating along commercial corridors, such as Albert Street.



The Haines Directory of Businesses reports approximately 2,500 business establishments in the city of Youngstown. Businesses are clustered in tracts near Downtown, along the Mahoning River, and along Meridian Road, including 8027.01, 8040, 8137, 8139, 8140, and 8141.



Figure 2.9 - Toys 'R Us in the Salt Springs Industrial Park.

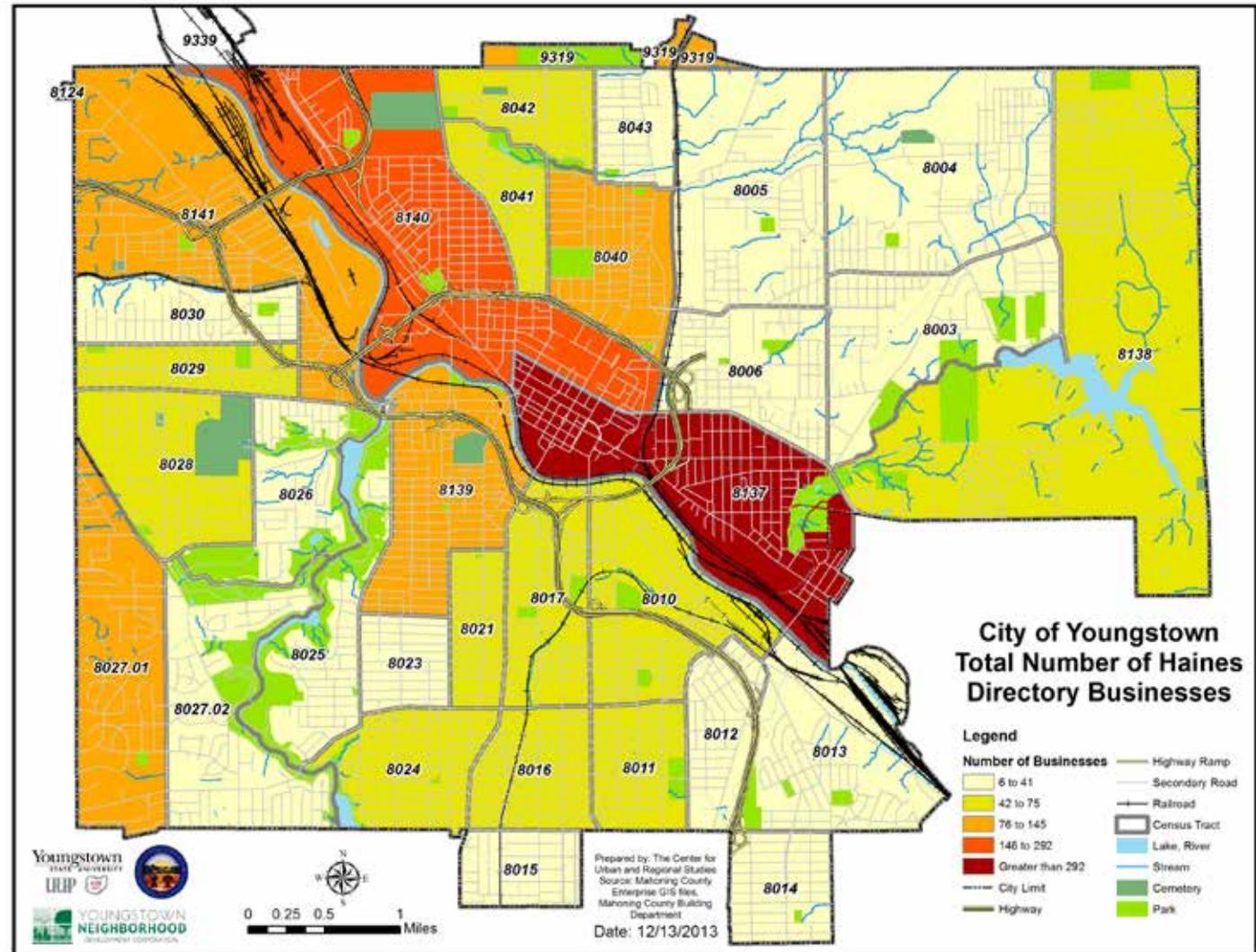


Figure 2.10 - Star Supply on Mahoning Avenue.

Largely residential tracts have fewer businesses, such as 8027.02 and 8030 on the west side, and 8014 and 8015 on the south side.



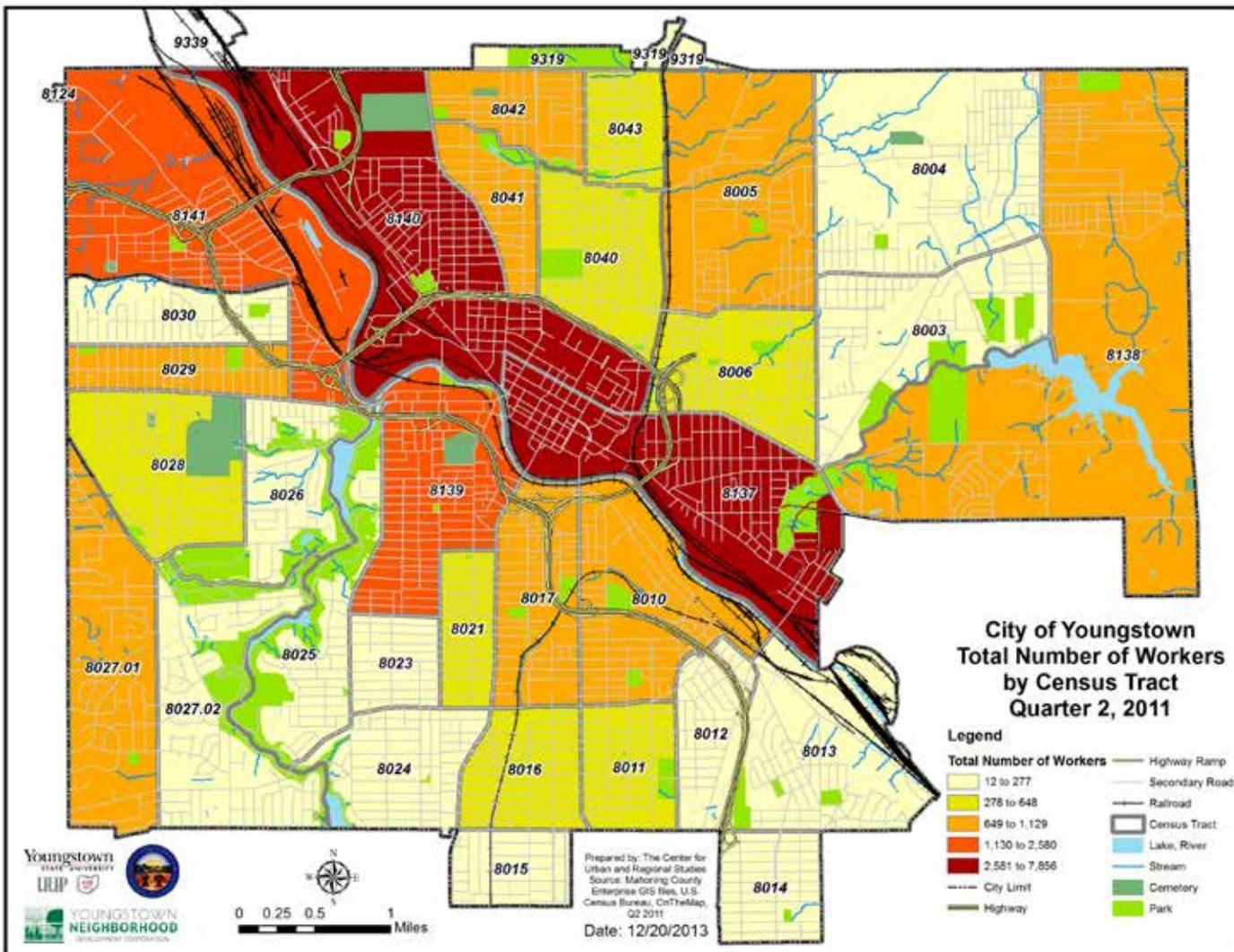
Figure 2.11 - The MVR restaurant near YSU's campus.





figures 2.12-13 - Jobs are concentrated near Downtown Youngstown and in industrial parks along the Mahoning River.

Jobs are concentrated in the central portion of the city, in census tracts 8137 and 8140. These tracts include Downtown, Youngstown State University, and St. Elizabeth's Hospital. Other areas with a high number of jobs are located along the Mahoning River in tract 8141, which contains the Ohio Works and Salt Springs Industrial Parks, and in tract 8139, which includes the Mahoning Commons. Census tracts along major city corridors have moderate numbers of jobs, such as tracts 8028 and 8029 along Mahoning Avenue, tracts 8041 and 8042 along Belmont Avenue, tracts 8016 and 8017 along Market Street and South Avenue, tract 8027.01 along Meridian Road, and tract 8138 along Mc- Cartney Road.



The number of commercial building permits issued for 2013 largely mirrors the number of jobs and businesses throughout the city. Census tracts near Downtown and along the Mahoning River had the highest number of permits, followed by tracts along major corridors, such as Meridian Road, Mahoning Avenue, Market Street, and South Avenue.

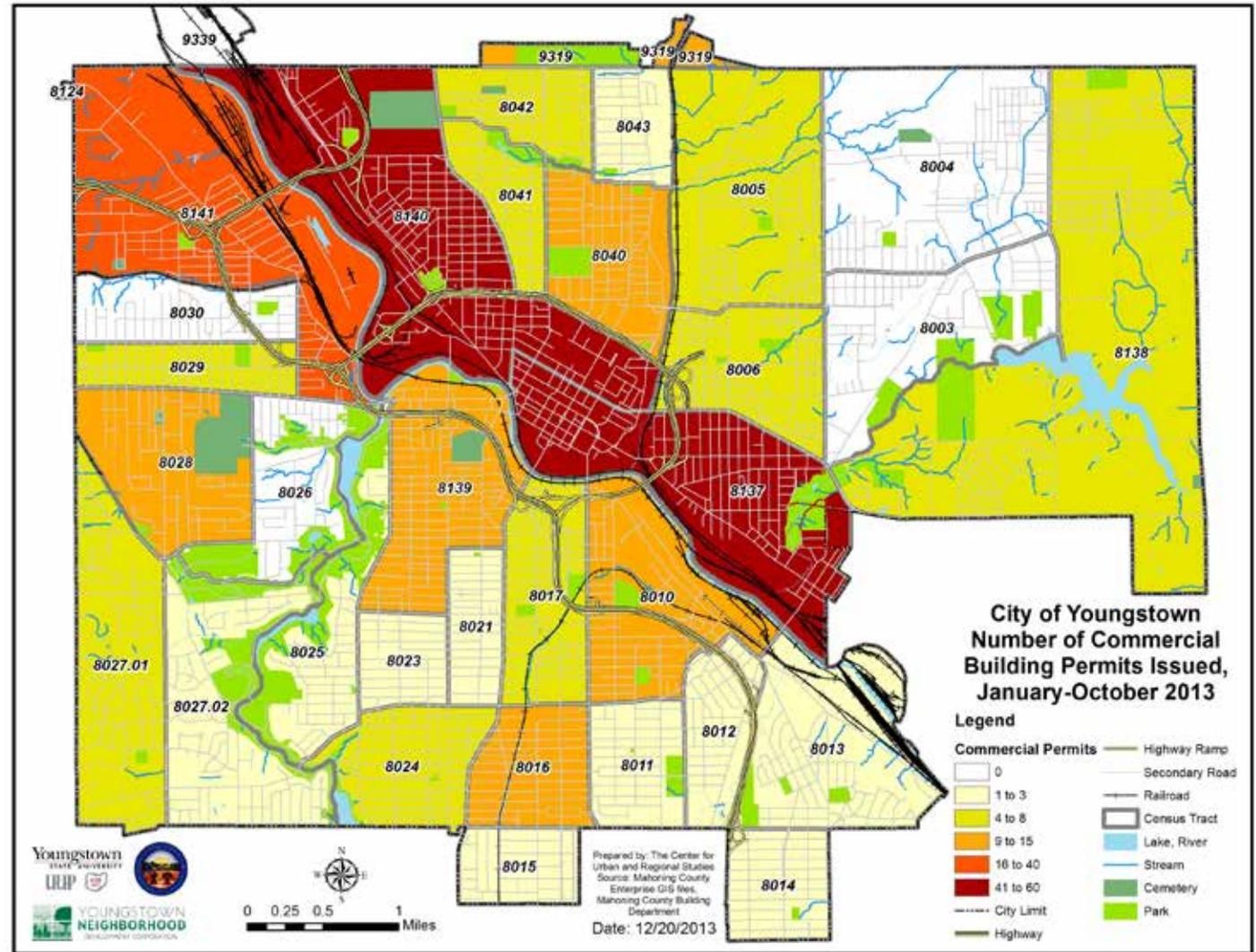


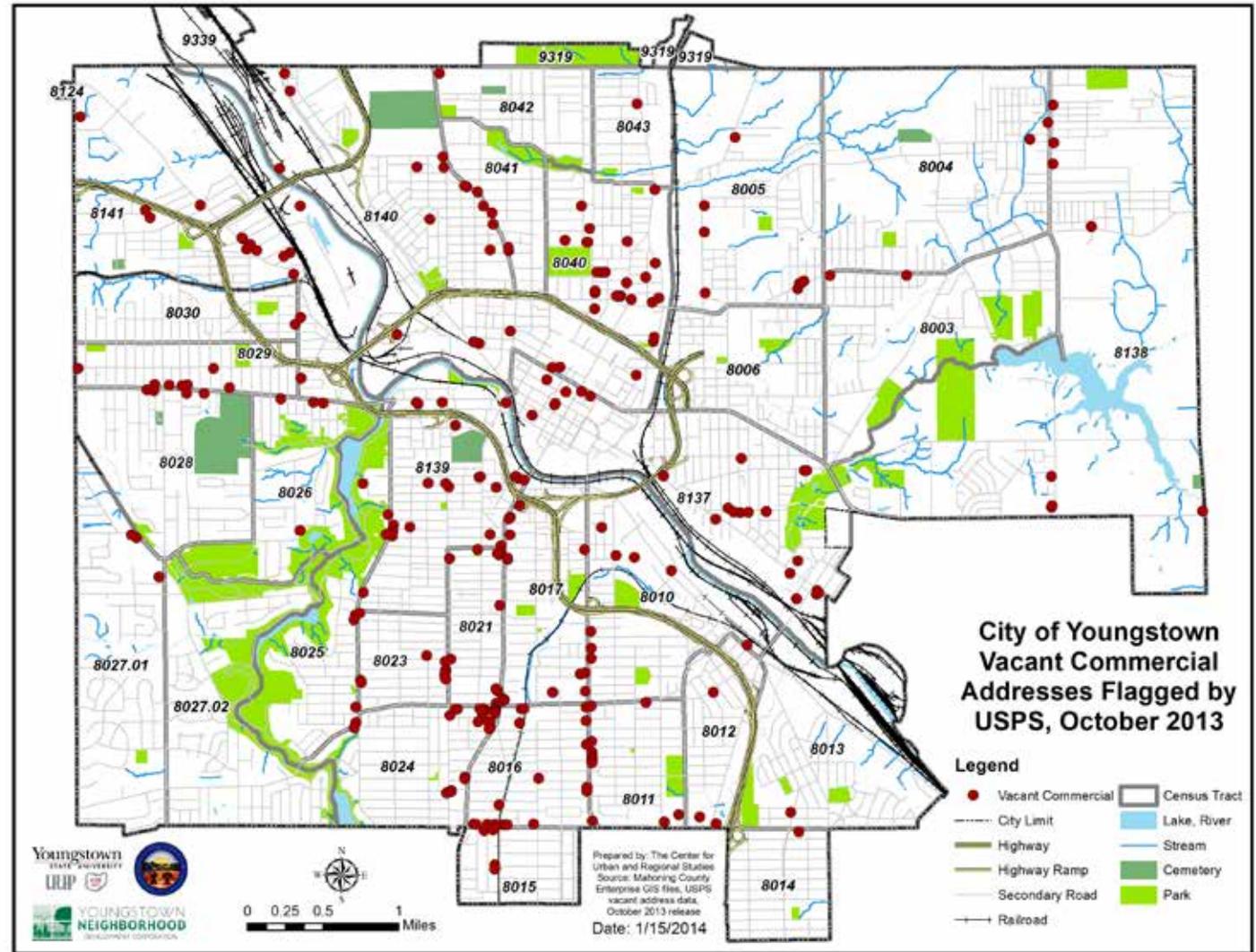
Figure 2.15 - Roberto's, a recently-opened restaurant in Downtown Youngstown.



Figure 2.14 - Soul Food Sensations, a new restaurant on Glenwood Avenue.

The United States Postal Service flags vacant commercial addresses, which are scattered across the city. Vacancies are highest in census tracts 8016, 8017, 8024, and 8139 on the south side; 8040 and 8140 on the north side; 8137 on the east side; and 8141 on the west side. Corridors with high numbers of commercial vacancies include South Avenue, Market Street, Glenwood Avenue, Midlothian Boulevard, Mahoning Avenue, and Belmont Avenue.

A detailed explanation of the methodology for identifying USPS vacancies is located in the appendix of this report.



Poverty

Most of the city's census tracts qualify as Low-to-Moderate Income tracts, according to the US Department of Housing and Urban Development guidelines. For a tract to qualify, 51% or more of residents must be low- to moderate-income, which means their income is between 50% and 80% of the area median income. (www.hud.gov) **All census tracts on the east side qualify, as well as all but one on the north side (8042), and all but two on the south side (8014 and 8015).** Only two tracts on the west side qualify (8029 and 8141).

These tracts are areas of extreme disinvestment, blight, vacancy and abandonment. Much of the remaining housing stock is in poor condition and large swaths of vacant land are scattered throughout these neighborhoods.

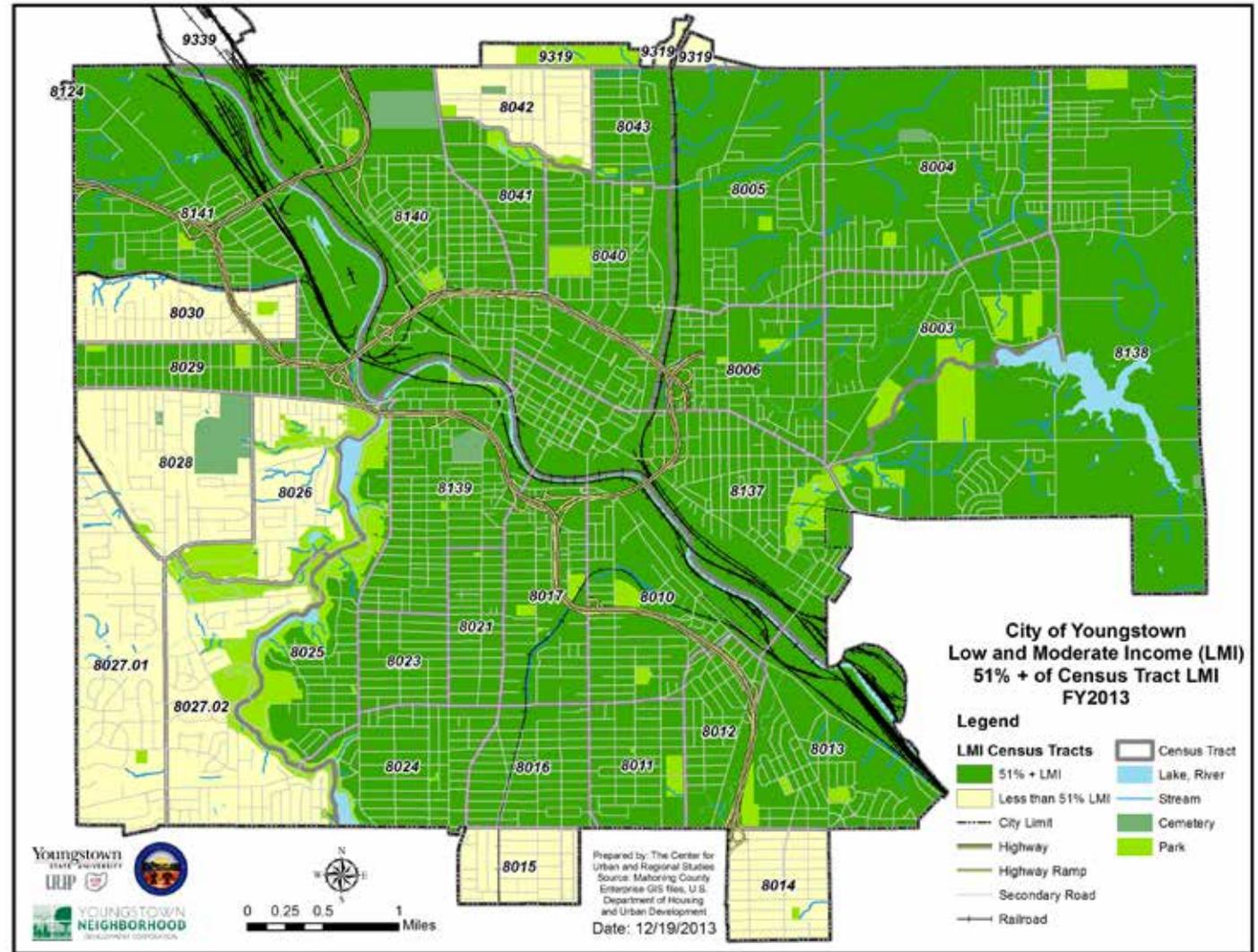


Figure 2.16 - Clusters of abandoned houses in the Oak Hill neighborhood, an area of extreme poverty.



Figure 2.17 - Empty residential lots in the Erie neighborhood where houses once stood.



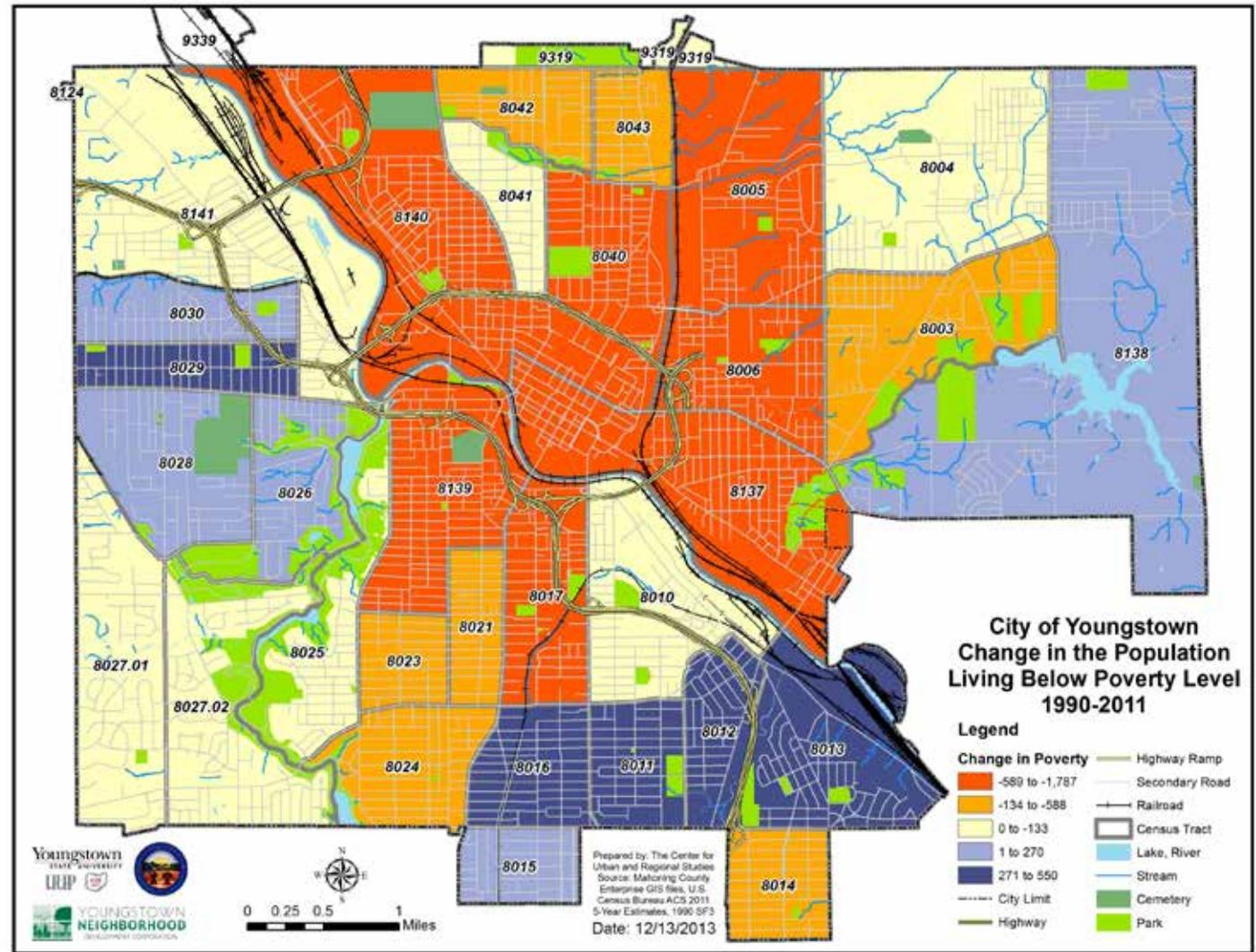
The number of persons living in poverty in Youngstown decreased from 27,000 in 1990 to 21,500 in 2010. However, because the overall population also decreased during that time period, the city's poverty rate increased 4.8 percentage points, from 29% to 34%.

Most census tracts saw an increase in the percentage of residents living in poverty. **The percentage in poverty doubled in seven tracts, all on the west and south sides:** 8011, 8012, 8013, and 8016 on the south side, as well as 8028, 8029, and 8030 on the west side.

Each of these tracts recorded significant numerical increases in the number of residents living in poverty. In 2011, tract 8016 had 550 more residents in poverty than in 1990. In tract 8029, the increase was 538 residents.

Poverty rates decreased in several census tracts with both high and low median incomes. These included higher-income tracts 8014, 8027.02, and 8042, as well as lower-income tracts, such as 8003, 8006, and 8140.

Among benchmark cities, Youngstown's increase in poverty



between 1990 and 2010 was the second lowest, just slightly above the 4.7 percentage point increase in Chattanooga. Increases were substantially higher in Gary (6.5), Canton (6.9), and Flint (7.6). Conversely, the increase in poverty in Youngstown was considerably higher than the increase in Mahoning County (1.2), Ohio (2.3) and the US (1.2).

Households

In Youngstown, 28.5% of households have children under the age of 18. In south side tract 8016 and east side tract 8005, more than 40% of households have children. These tracts also have high percent-

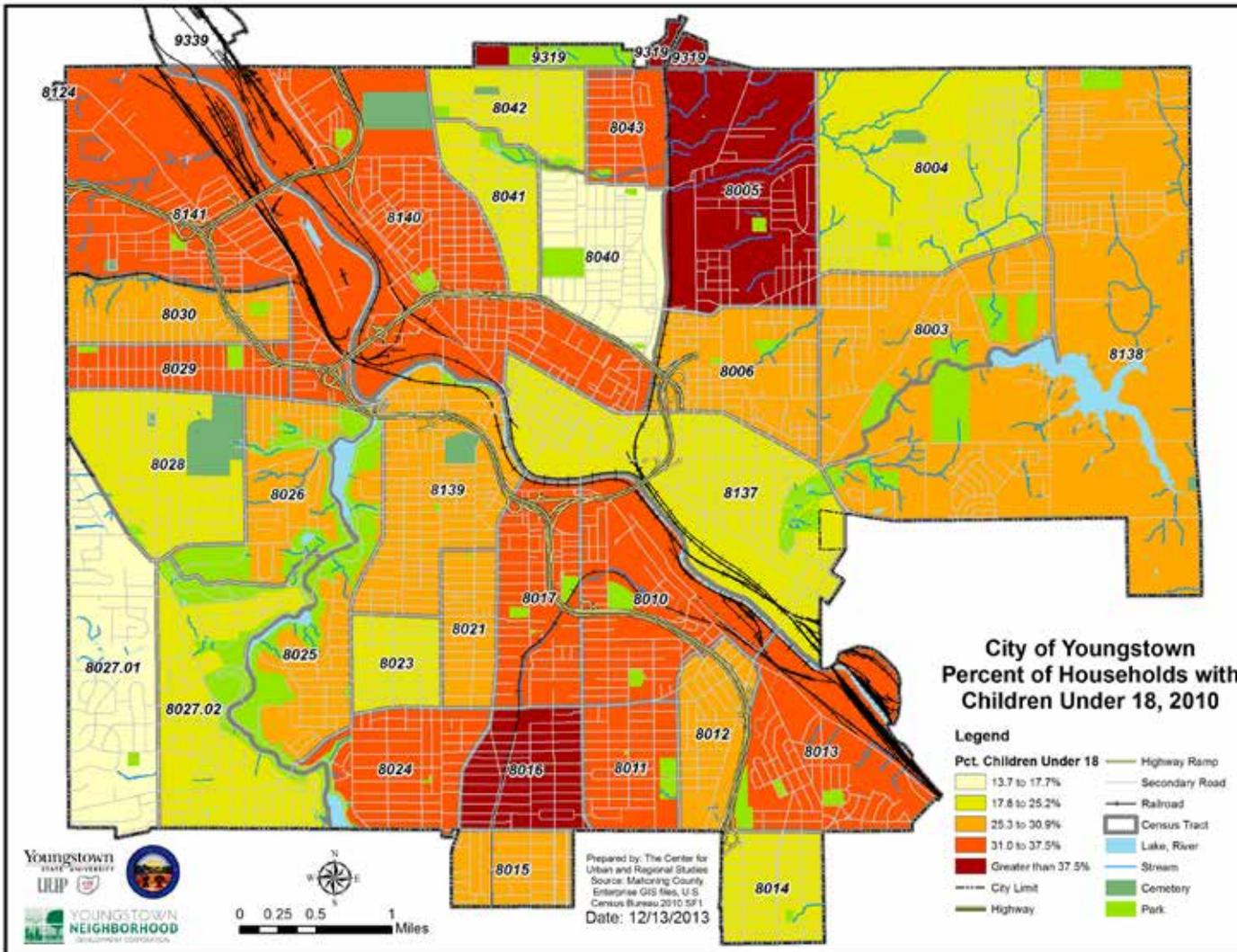
ages of poverty: 59% of households in 8016 and 94% of households in 8005 are impoverished. Tracts with low percentages of households with children include 8040, near Youngstown State University, and 8027.01, which has a high percentage of residents over the age of 65.



Figure 2.18 - Youth in the Lincoln Park Neighborhood.



Figure 2.19 - A family outside the Oh Wow! Children's Museum.



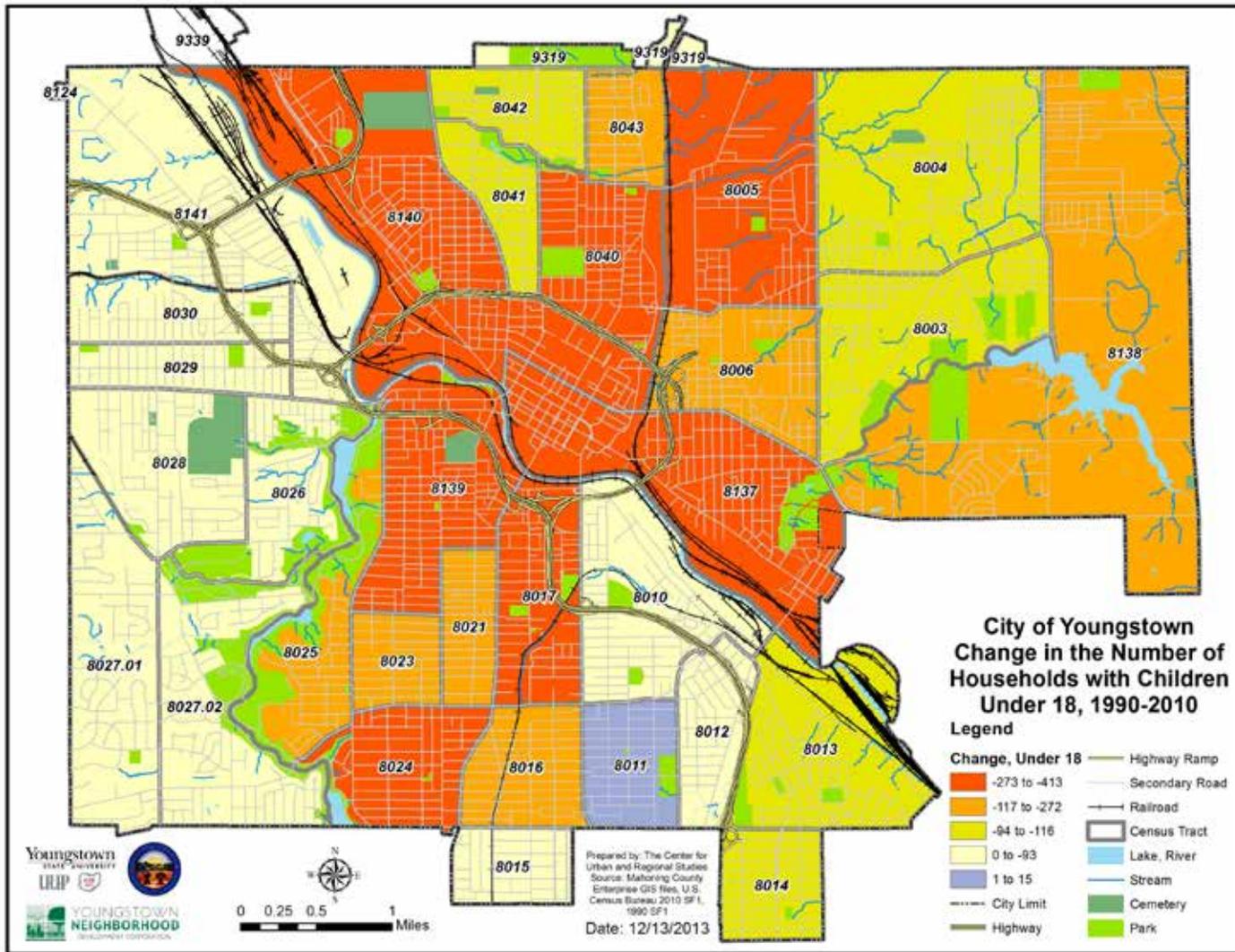


Figure 2.20 - A playground on the north side.



The percentage of households with children decreased slightly in the city as a whole and in most of the census tracts between 1990 and 2010. However, a notable exception is a large cluster of south side census tracts, including 8010, 8011, 8012, and 8016. Each of these census tracts also experienced dramatic increases in poverty. Each of these tracts witnessed a decrease in the percentage of White residents of at least 50% or greater; however, the percentage of minority residents has increased in each tract.



Figure 2.21 - The Oh Wow! Children's Museum in Downtown.



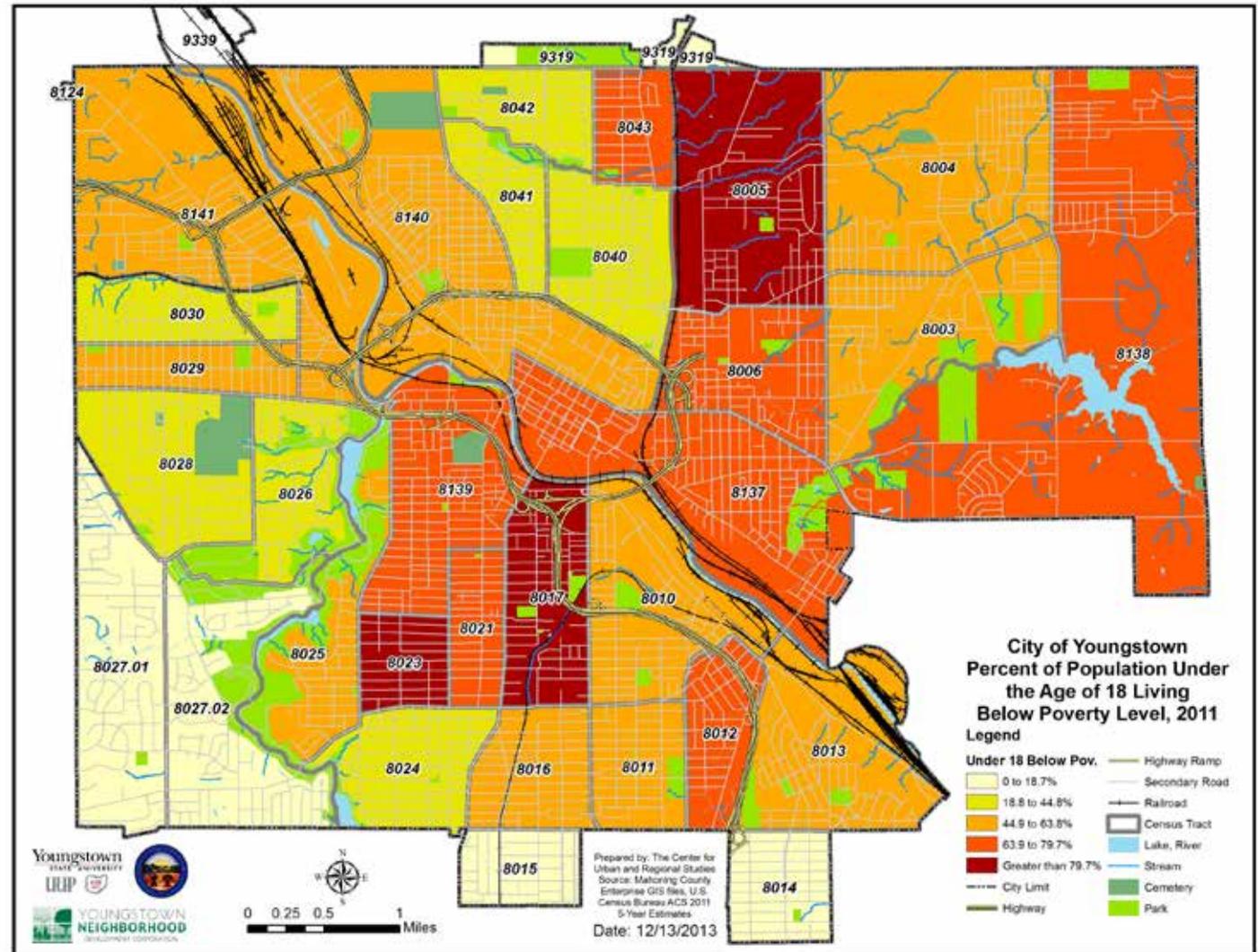
Figure 2.22-23 - Several parks and playgrounds located in neighborhoods with high rates of childhood poverty suffer from significant deferred maintenance.



Figure 2.24 - Playground equipment at the newly-constructed Glenwood Community Park.

Census tracts with the highest percentage of children living in poverty are located on the south and east sides: 8017, 8021, and 8023 on the south side and 8005, 8137, and 8138 on the east side. Conversely, the neighborhoods with the lowest rates of childhood poverty are located on the west side and the southern

edge of the city: 8027.01 and 8027.02 on the west side and 8014 and 8015 on the south side. These statistics largely mirror overall poverty rates and median incomes across the city.



The childhood poverty rate increased by 9 percentage points in the City of Youngstown between 1990 and 2010—from 45% to 54%. **Dramatic increases of more than 20 percentage points were experienced in two key parts of the city: 1) the west side along Mahoning Avenue in tracts 8028 and 8029; and 2) across much of the south side in tracts 8011, 8012, 8013, 8016, 8017, 8023, and 8025.** Running counter to the citywide trend, the rate of childhood poverty decreased in all north side tracts except 8043.

Child poverty rates in Youngstown are similar to those in Gary (57.2%) and Flint (55.7%), slightly higher than rates in Canton (45.8%) and Dayton (48.1%), and considerably higher than rates in Erie (39.7%) and Chattanooga (36.8%).

However, Youngstown's child poverty rate is double that of Mahoning County (27.1%) and more than twice that of Ohio (21.2%) and the US (20.0%).

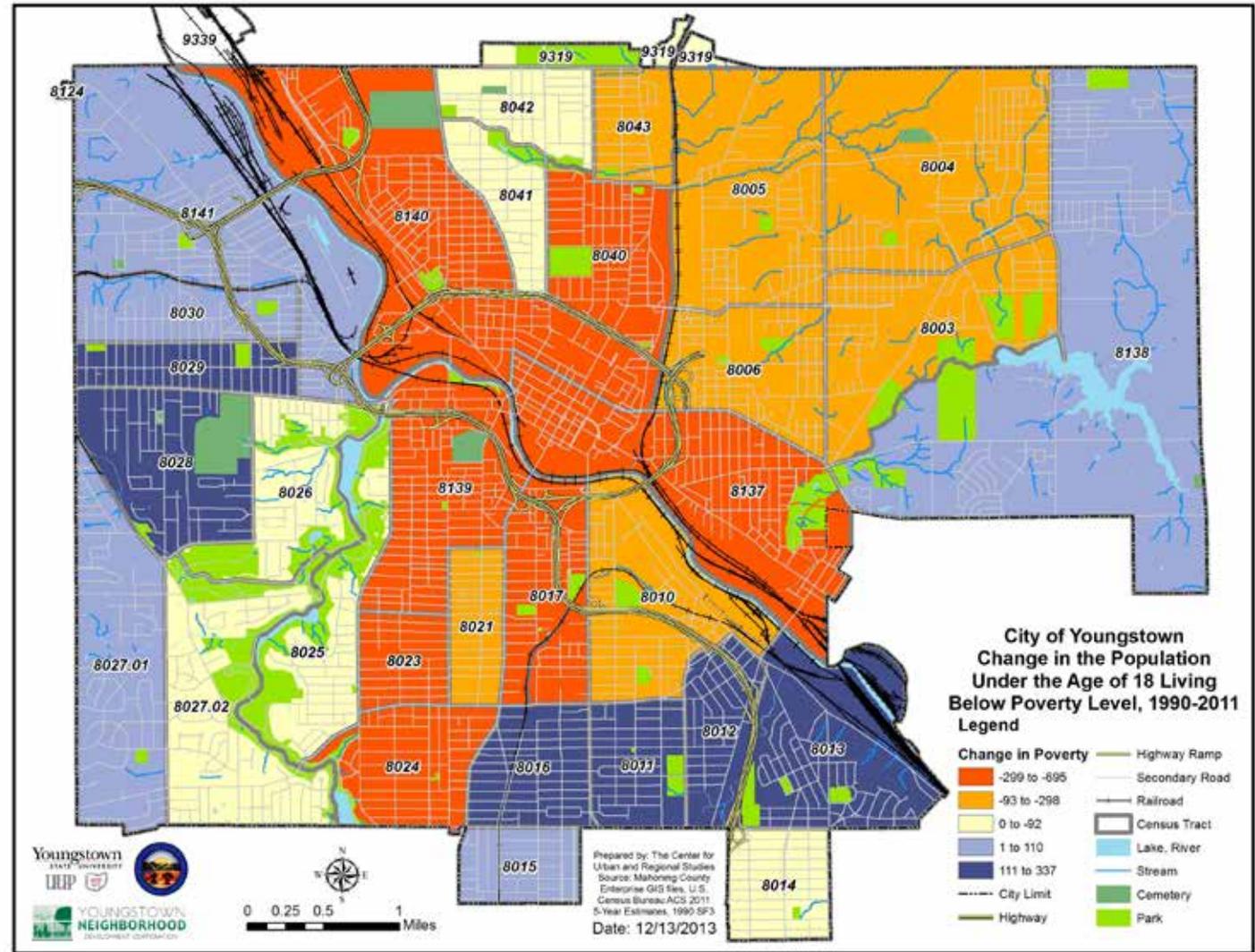


Figure 2.25 - A newly constructed school in the Erie neighborhood

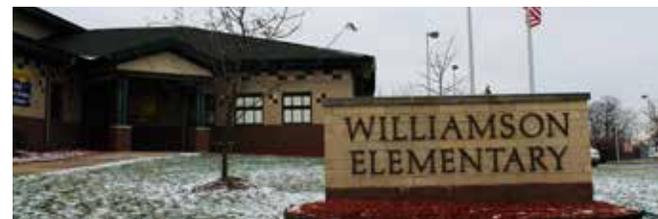
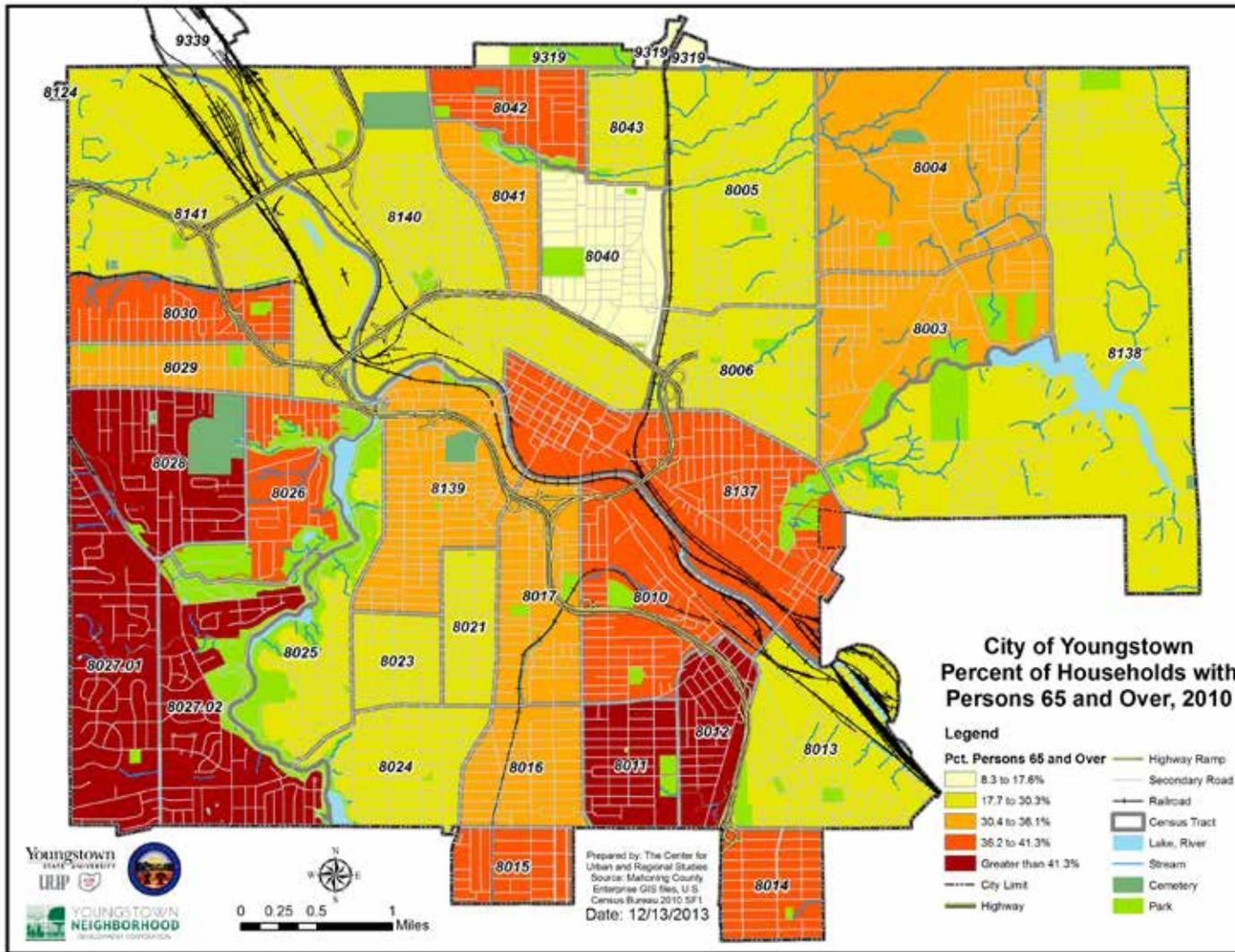
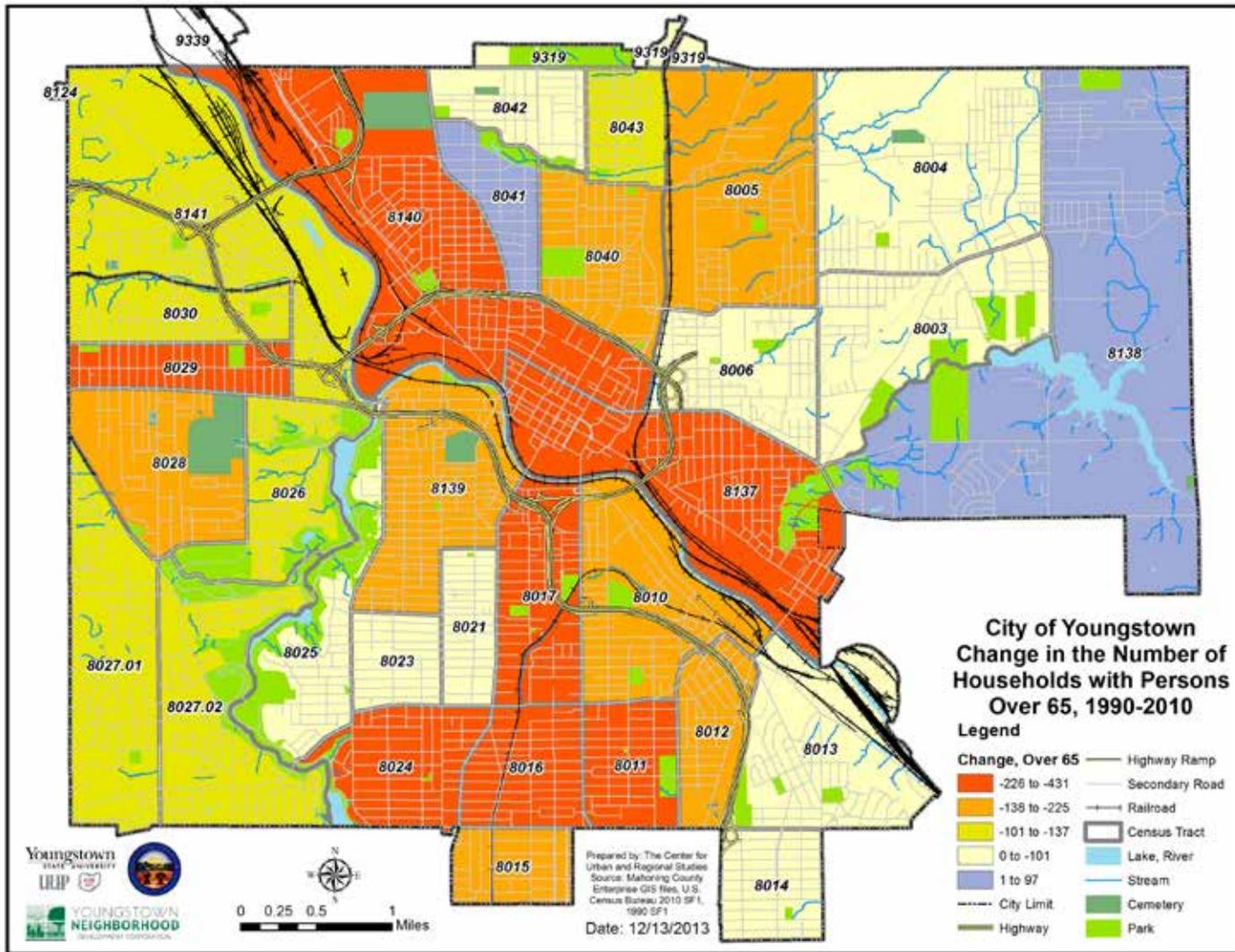


Figure 2.26 - The Boys and Girls Club serves youth in areas of concentrated poverty.





Households with persons over the age of 65 make up 30% of households in Youngstown. Tracts with the highest percentage of households with those over 65 are located predominately on the west side and south side: 8027.01, 8027.02, and 8028 on the west side and 8011 and 8012 on the south side. North side tract 8040, near Youngstown State University, has the lowest percentage of households with persons over 65.

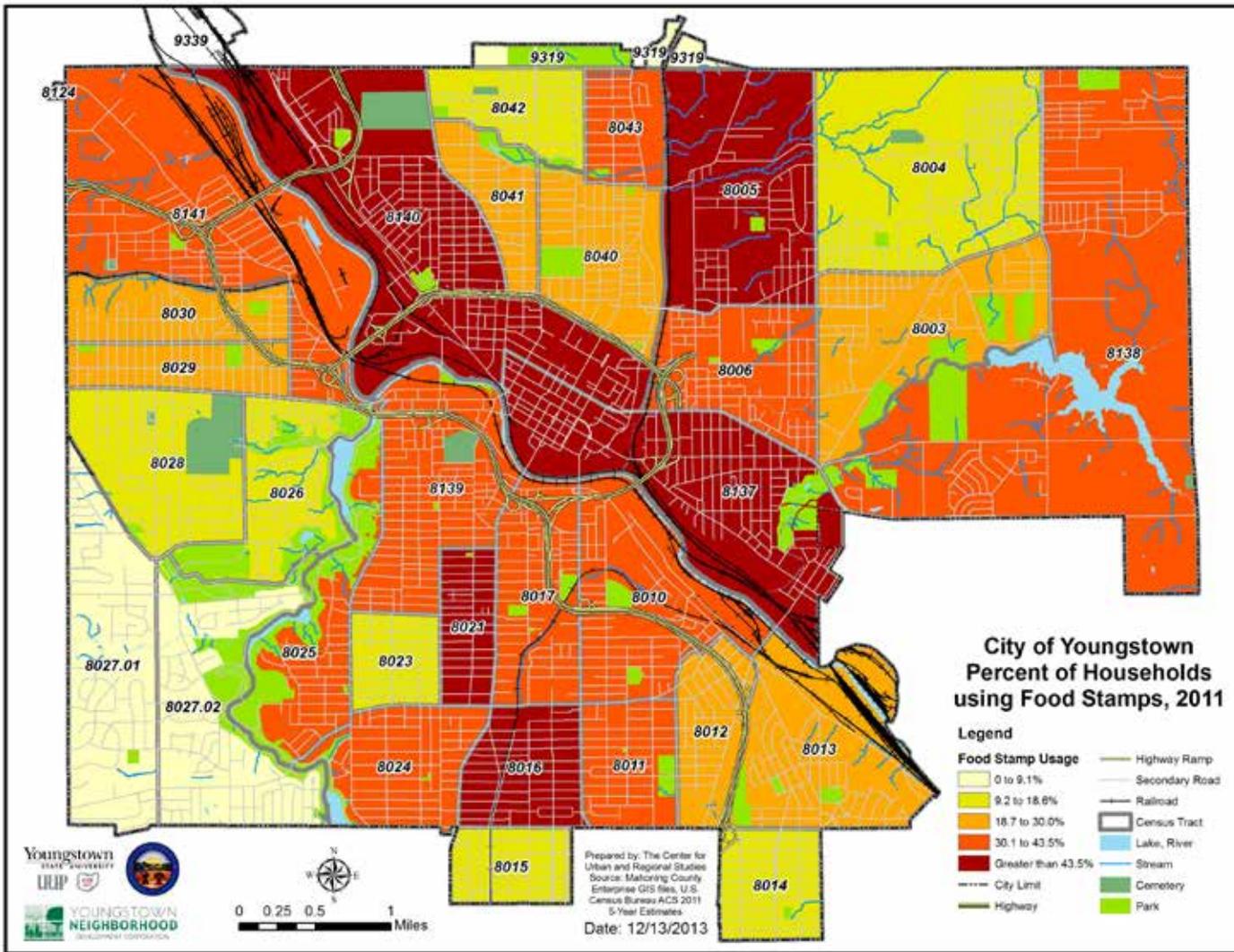


The percentage of households with persons over 65 decreased slightly in Youngstown, from 34% in 1990 to 30% in 2010. Every tract on the west side saw a decrease, most notably tract 8029 along Mahoning Avenue. A cluster of southside tracts east of Market Street experienced a significant decrease: 8010, 8011, 8015, 8016.

However, two clusters of census tracts experienced an increase in the percentage of households with persons over 65: 1) most of the east side, including tracts 8003, 8004, 8006, and 8138; and 2) most of the south side, west of Market Street, including tracts 8021, 8023, 8025, and 8139.



Figure 2.27 - Park Vista provides housing for senior citizens.



Public Assistance

In Youngstown, 31% of households receive food stamps. Rates of households using food stamps generally follow poverty rates across the city. Usage is highest in lower-income tracts 8005, 8016, 8021, 8137, and 8140. Higher-income side tracts on the west side, such as 8027.01 and 8027.02, have the lowest rates.

Approximately twice as many households receive food stamps in Youngstown as in Mahoning County (15.5%), and more than double that of Ohio (12.9%) and the US (11.0%). Rates are lower than Flint (38.2%) and Gary (32.8%) but higher than Canton (26.8%), Dayton (26.5%), Erie (24.8%), and Chattanooga (18.4%).

Figures 2.30 - Some farmers' markets and urban farms, such as Idora's Iron Roots Urban Farm, allow customers to purchase fresh produce with food stamps.

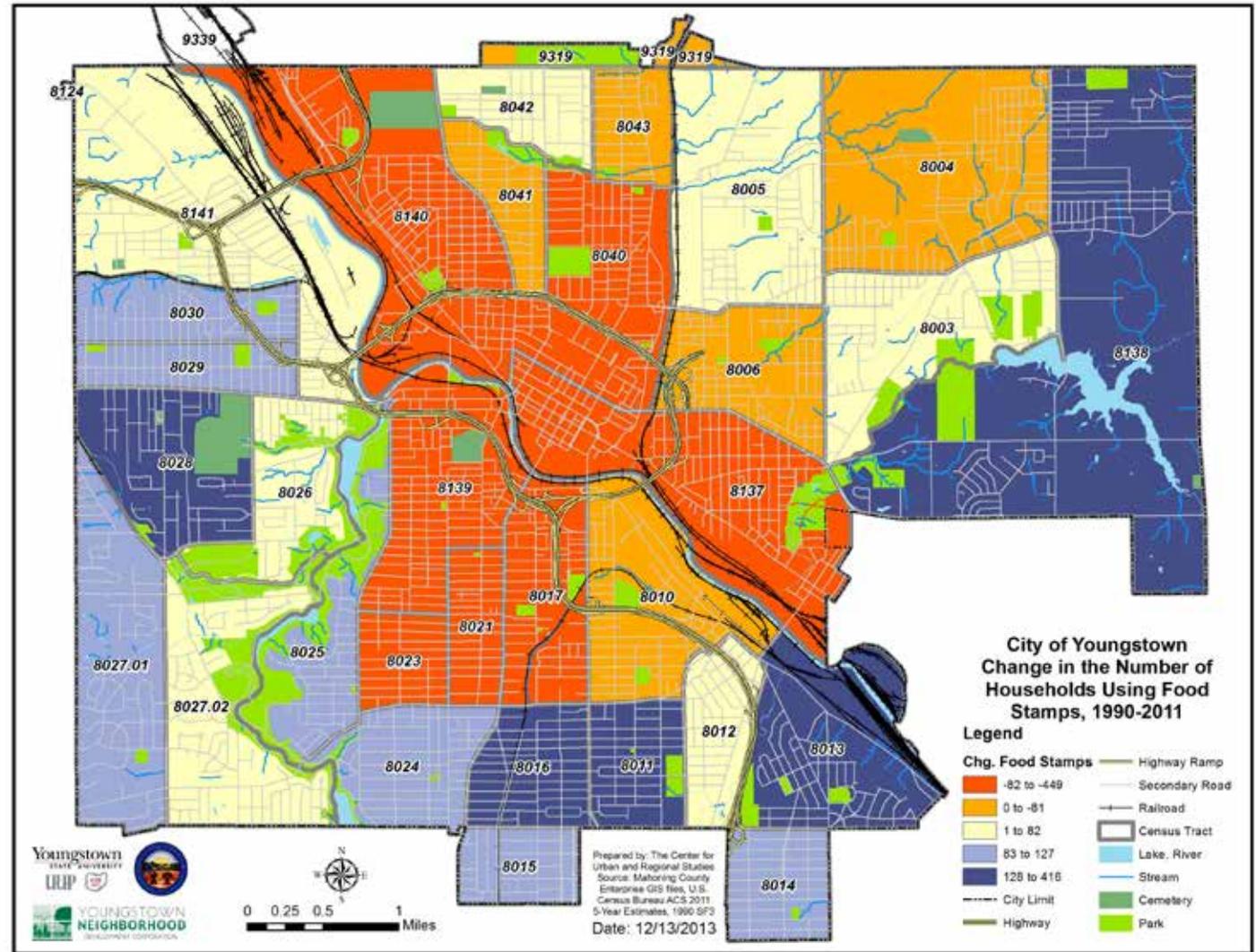
Figures 2.28-29 - Bottom Dollar and Save a Lot operate several grocery stores in Youngstown.



In 1990, 22% of Youngstown's households used food stamps, but by 2010, that percentage had risen to 31%. Increases in the percentage of households using food stamps closely follows increases in poverty and unemployment across the city. Two areas saw the greatest increases: 1) all tracts adjacent to Midlothian Boulevard, including 8011, 8012, 8013, 8014, 8015, 8016, 8024 and 8025; and 2) more than half of west side tracts, including 8027.01, 8028, 8029, and 8030.



Figures 2.31 - Many city neighborhoods have a preponderance of corner convenience stores. Access to fresh, healthy food is limited in these neighborhoods.

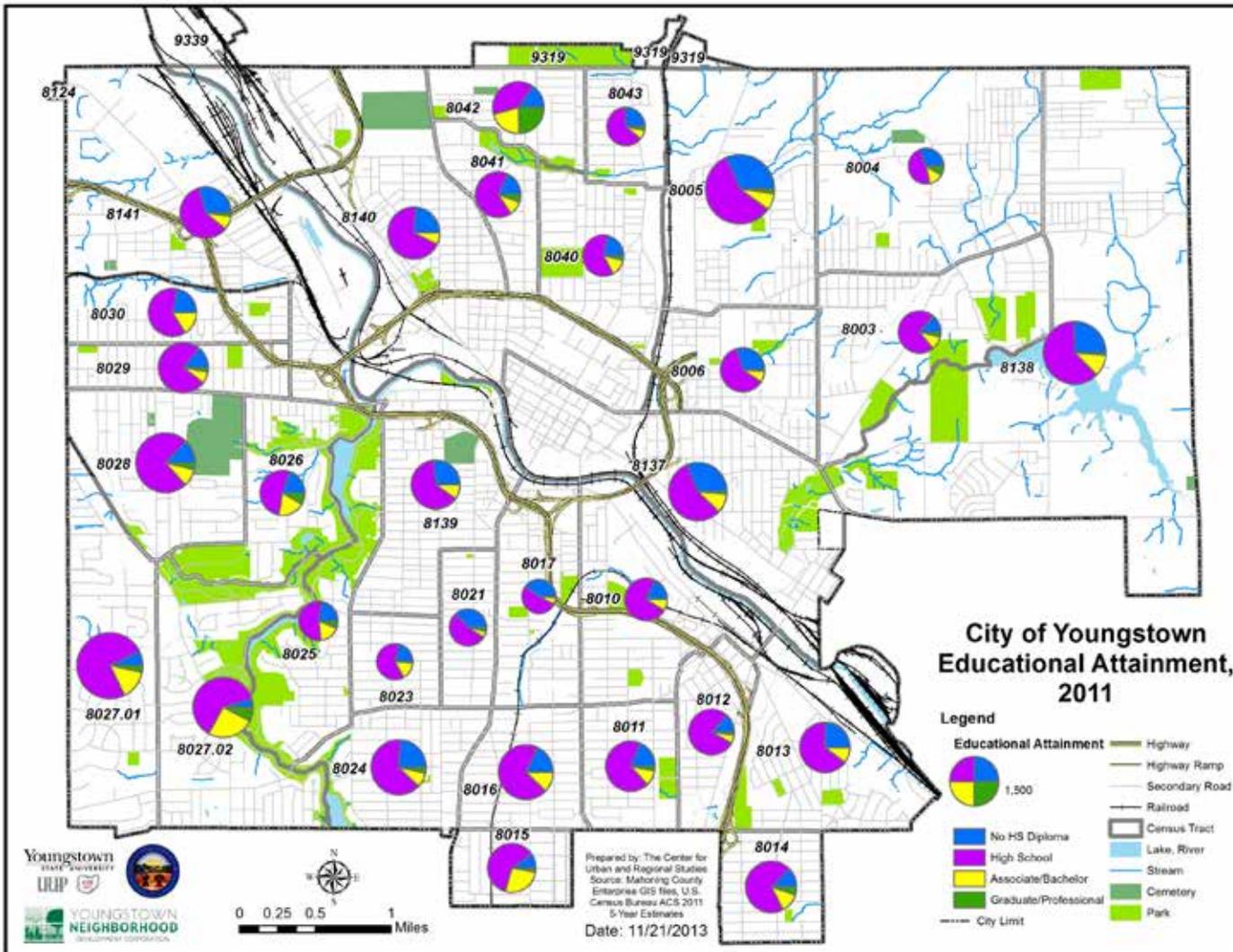


Education

In the City of Youngstown 20% of adults are without a high school diploma, 64% have a high school diploma, 12% have either an Associate's or a Bachelor's degree, and 4% have either a graduate or professional degree. **Twenty-five percent or more of adults in**

ten census tracts are without a high school diploma. These tracts are located primarily on the east side and south side. Tracts on the east side include 8004, 8005, 8006, 8137, 8138. Tracts on the south side include 8017, 8021, and 8139. The remaining tracts are 8141 on the west side and 8043 on the north side.

Three census tracts have a high percentage of adults with an Associate's and/or Bachelor's degree: 8015 on the south side, 8042 on the north side, and 8027.02 on the west side. Tract 8042 also has the highest percentage of adults with a graduate or professional degree.



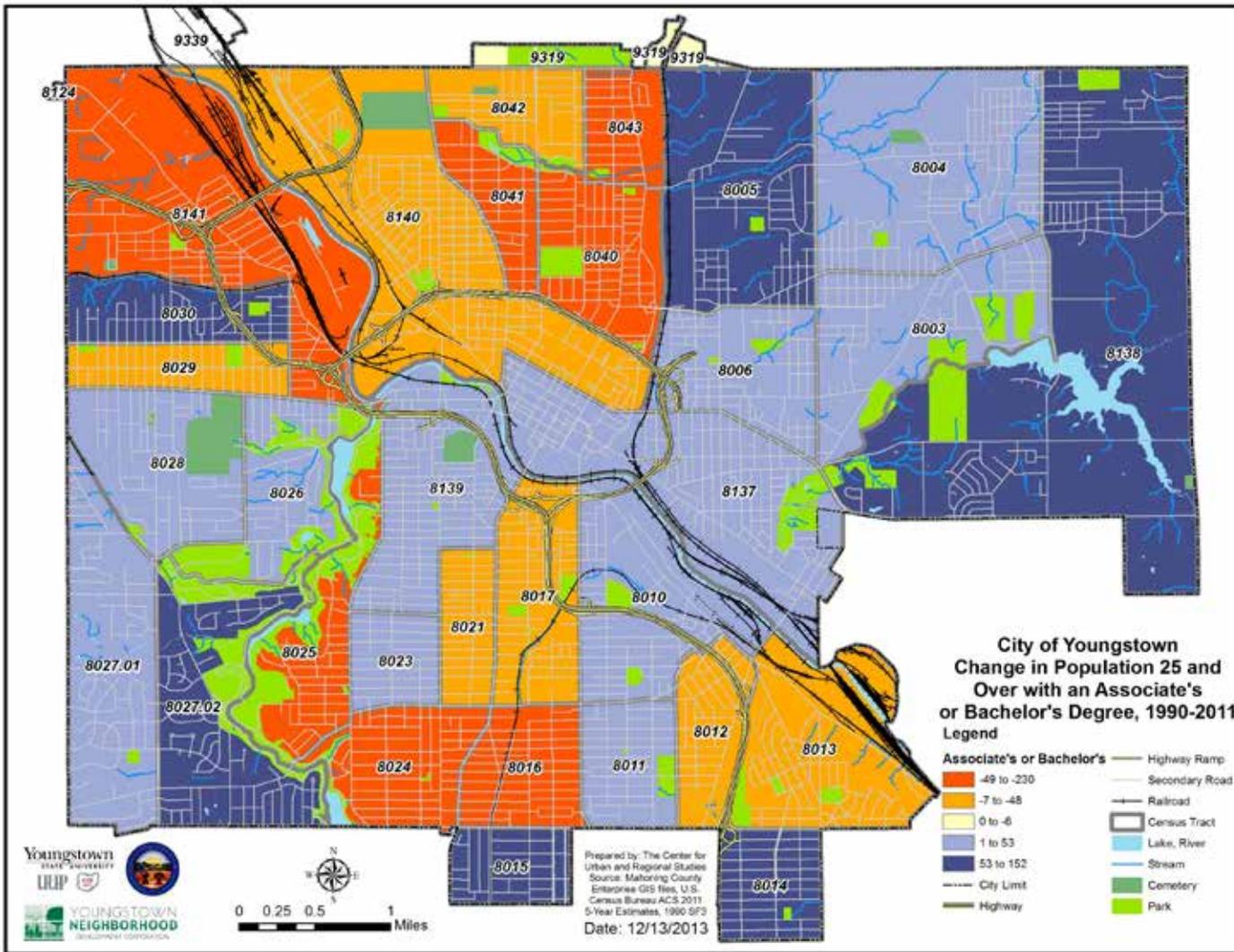
Youngstown has a higher percentage of residents without a high school diploma and a lower percentage of residents with a post-secondary degree than any other benchmark city.



Figure 2.32 - Just over 13,000 students attend Youngstown State University.



Figure 2.33 - Approximately 750 students attend East High School.



The percentage of Youngstown adults with a college degree rose by more than a third between 1990 and 2010. **Increases in educational attainment among adults are most pronounced on the east side.** All tracts experienced more than 50% increases in the percentage of adults with an Associate's or Bachelor's degree. Dramatic increases also occurred on the south side in tracts 8010, 8011, 8014, 8023, and 8139.

Several tracts experienced a decrease in the percentage of adults with degrees: 8041 and 8043 on the north side; 8029 on the west side; and 8016 and 8024 on the south side. Four of these five tracts saw population decreases greater than the city as a whole, indicating a significant exodus of educated persons from these neighborhoods.

Figure 2.34 - Jones Hall, Youngstown State University.



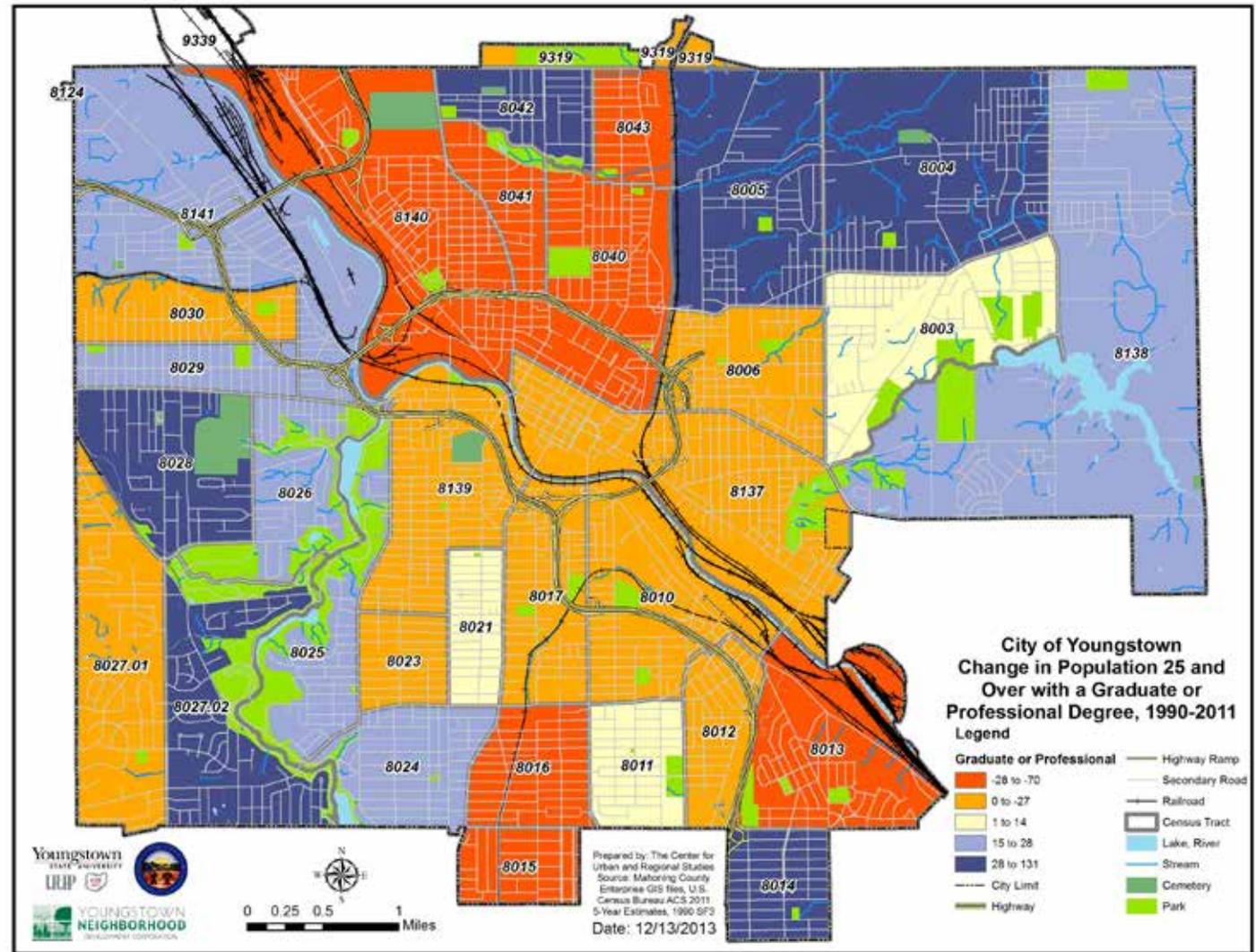
Figure 2.35 - Eastern Gateway Community College, in downtown Youngstown.



Figure 2.36 - Youngstown State University students.



Census tracts across the north side experienced a decrease in both the percentage and the number of adults with a graduate or professional degree: 8040, 8041, 8043, and 8140; only 8042 had an increase. Many south side tracts also saw a decrease: 8010, 8011, 8013, 8015, 8016, 8017, and 8139. Most tracts on the east side recorded increases, as well as tracts 8026, 8027.02, and 8028 on the west side.



Figures 2.37-40 - Job density is greatest in downtown, where major employers include government, education, and health care service industries.

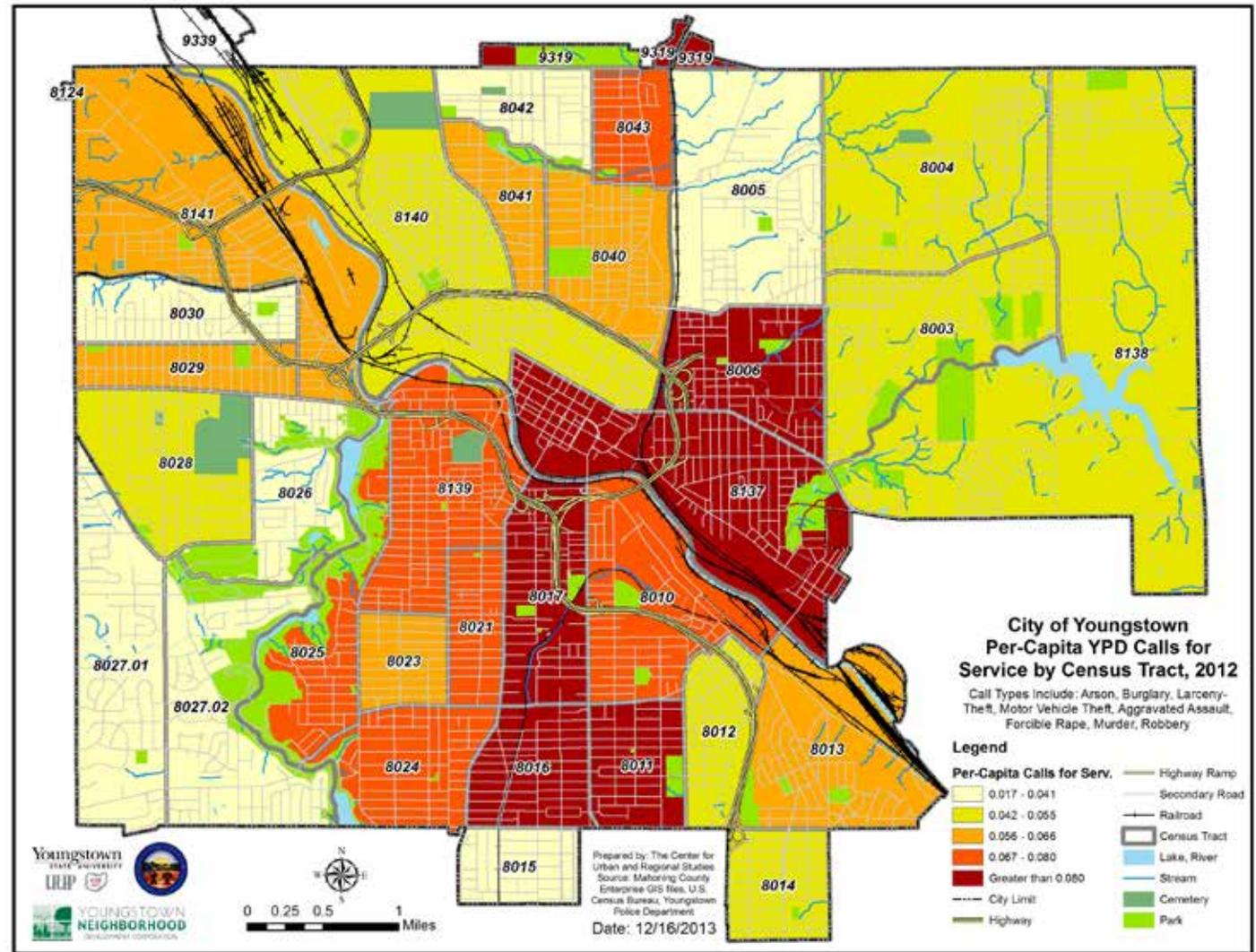


Calls for service to the Youngstown Police Department have been tracked for 8 serious crimes: arson, burglary, larceny/theft, motor vehicle theft, aggravated assault, forcible rape, murder, and robbery.

Calls for service were clustered in two main areas: 1) across much of the south side, from Mill Creek Park to Shady Run Road and from Downtown to Midlothian Boulevard; and 2) on the lower east side, in tracts 8006 and 8137. **Calls for service were lowest on the west side in census tracts 8026, 8027.01, 8027.02, and 8030.**



Figure 2.41 - Crime is a significant issue on the city's south side.



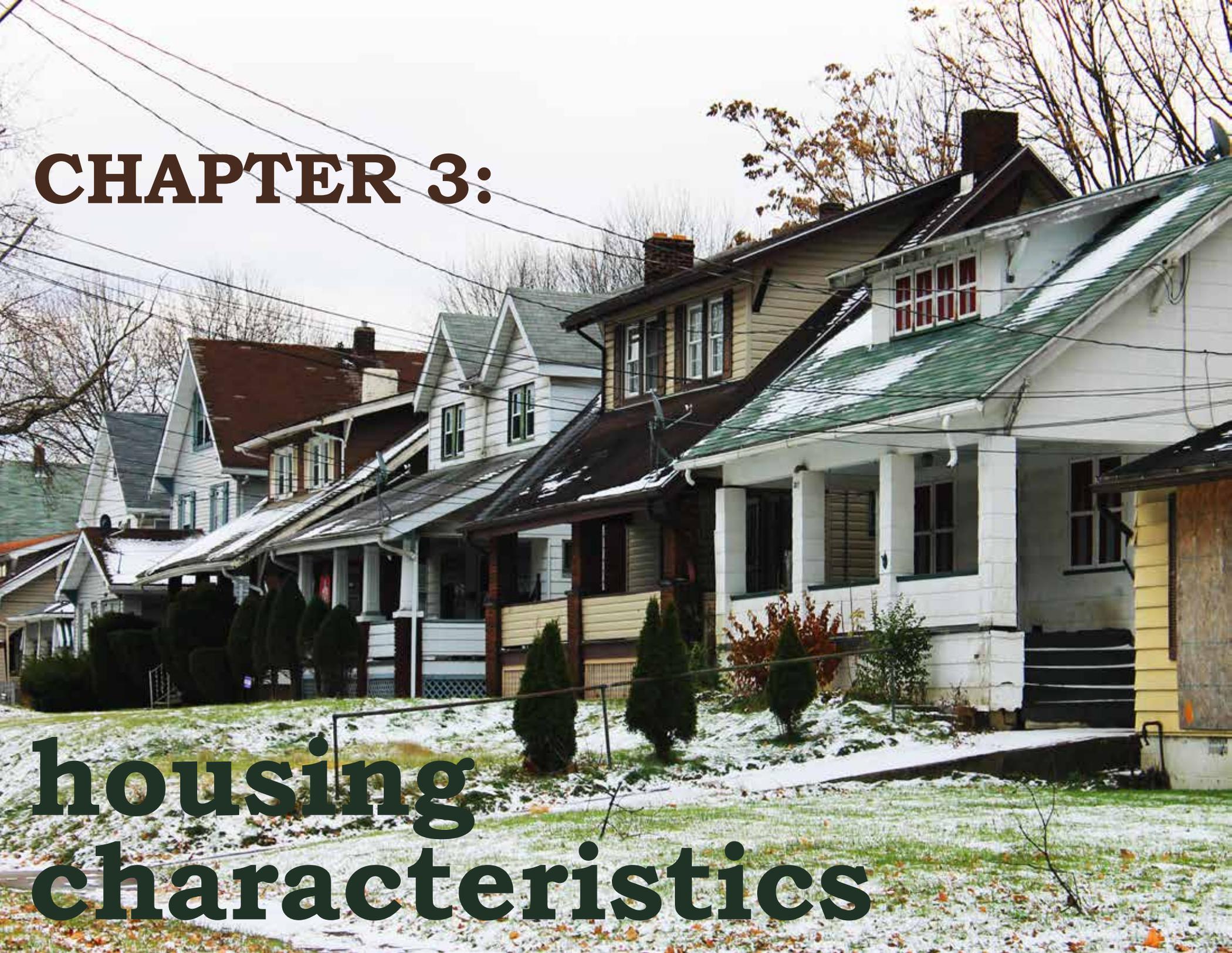
Calls for Service to Youngstown Police Department

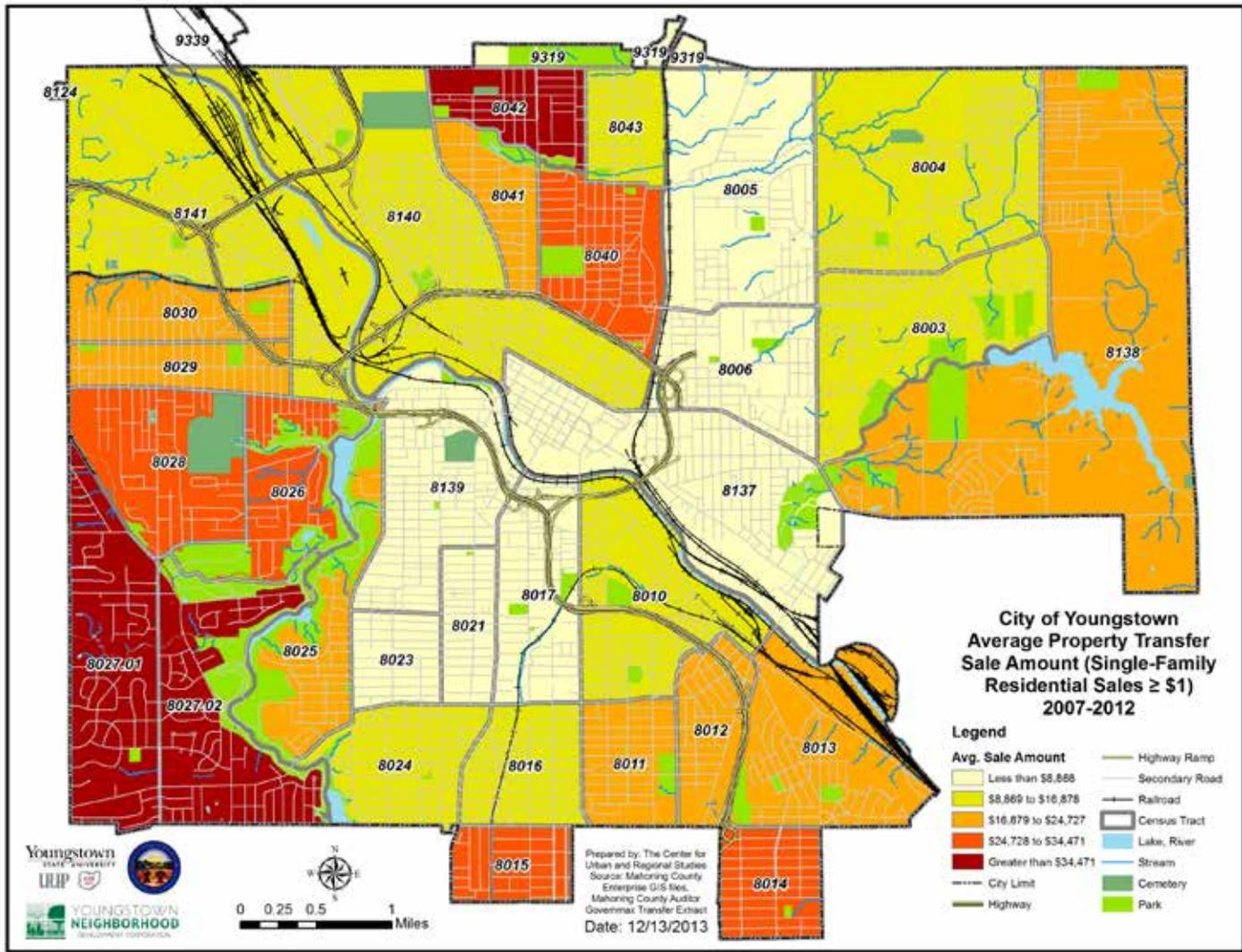
Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Calls for service (arson, burglary, larceny/theft, motor vehicle theft, aggravated assault, forcible rape, murder, and robbery)	5,706	5,191	6,578	5,880	5,136	4,957	5,333	4,502	3,975	3,887

Table 2.1 - Calls for service to YPD for 8 property and violent crimes (2003-2012).

CHAPTER 3:

housing characteristics





This chapter explores housing characteristics including home value, mortgage origination, foreclosure, vacancy, housing age, owner-occupancy, housing tenure, tax delinquency, and land bank eligibility.

Home Value

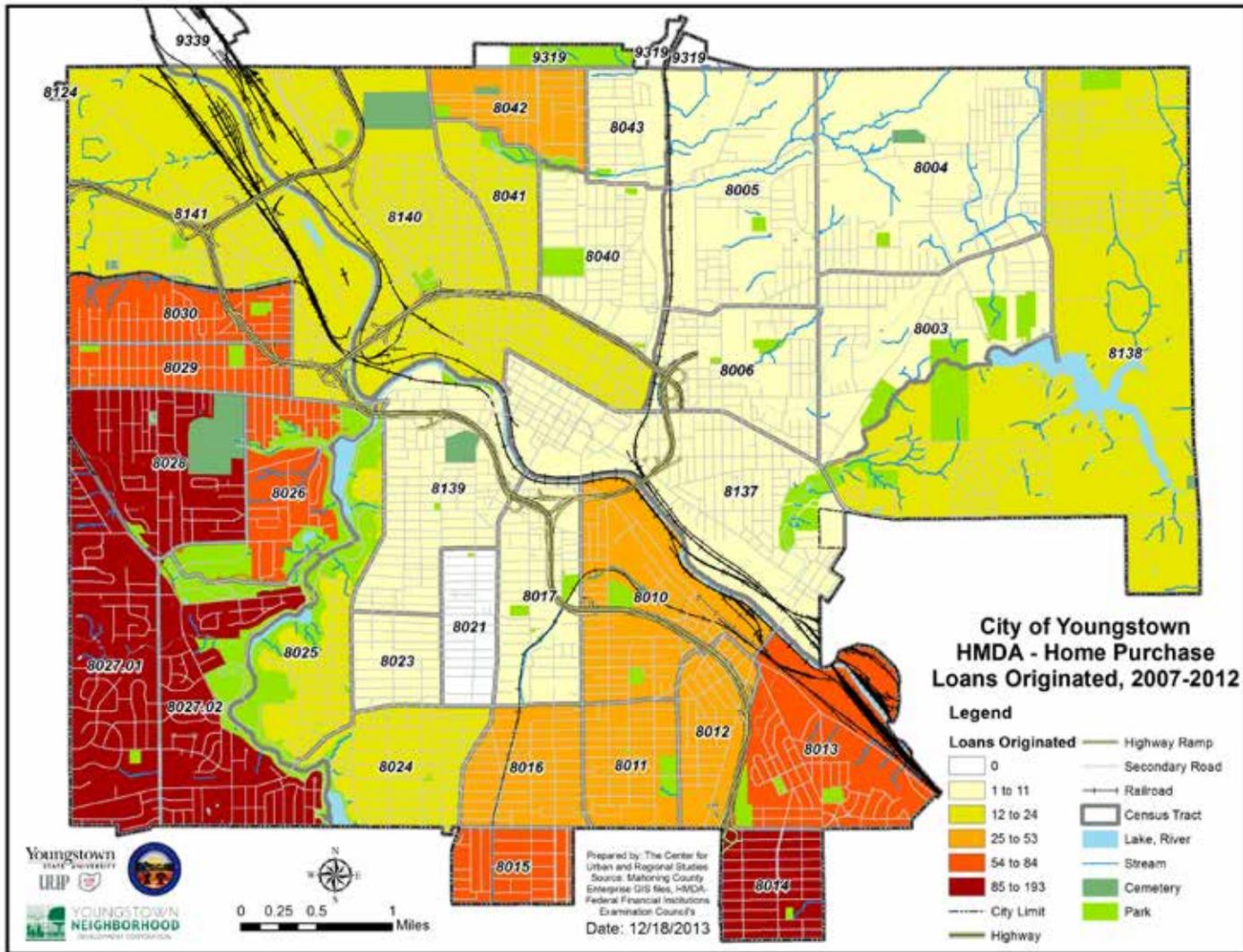
In 2013, the average sale price for a single family home in Youngstown was \$21,327. Prices varied widely among tracts, from a high of \$60,000 in 8027.01 to a low of \$6,500 in 8139. In general, the lowest prices were on the south side between Downtown and Indianola Avenue, including tracts 8017, 8021, 8023, and 8139, as well as on the east side, just east of Downtown, including tracts 8005, 8006, and 8137. **The highest prices were found on the west side, south of Mahoning Avenue, in census tracts 8026, 8027.01, 8027.02, and 8028, as well as 8042 on the north side along Fifth Avenue, and 8014 and 8015 on the south side, south of Midlothian Boulevard.**

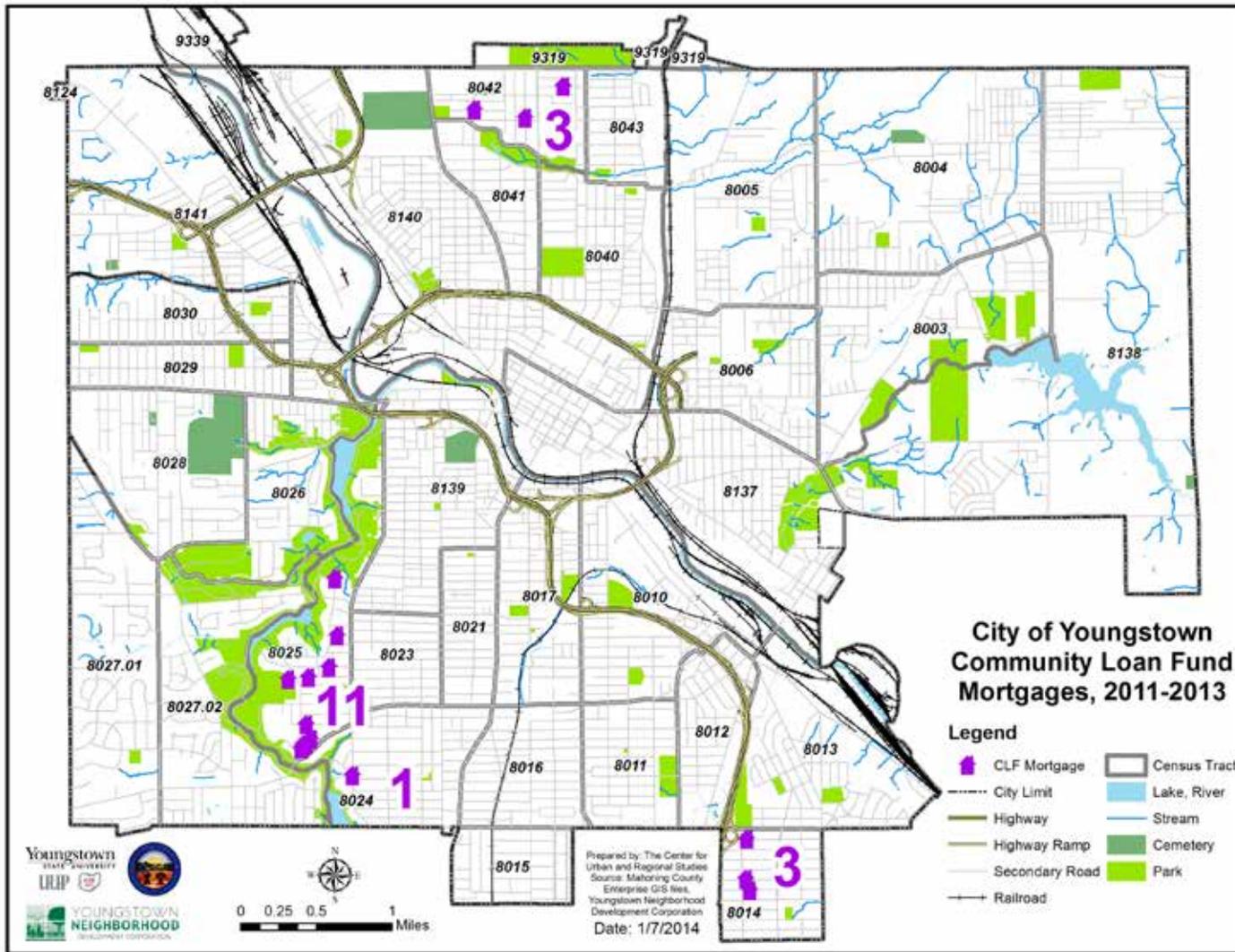


Figure 3.1 - Home values are highest on the west side in the Cornersburg neighborhood.

Home Mortgages

The Home Mortgage Disclosure Act requires financial institutions to report the number of mortgages originated and the number denied in order to determine if financial institutions are serving the housing needs of their communities and identify possible discriminatory lending patterns (www.ffiec.gov). **Data from 2007 to 2012 shows a severely depressed housing market throughout most of the city, depicted by the low number of mortgages originated in most of census tracts.** Higher numbers indicate a functional housing market, which is seen in tracts 8027.01, 8027.02, and 8028 on the west side, and in tract 8014 on the south side.





The Community Loan Fund, operated by the Youngstown Neighborhood Development Corporation, provides mortgages to individuals who have been denied loans by traditional lenders. In operation since 2012, the Community Loan Fund has funded mortgages in four census tracts: 8014, 8024, and 8025 on the south side, and 8042 on the north side. Mortgages through the Community Loan Fund have begun to increase mortgage activity in strategic census tracts throughout the city. The Community Loan Fund has significantly increased market activity in census tract 8025 and further strengthened functional markets in tracts 8014 and 8042.

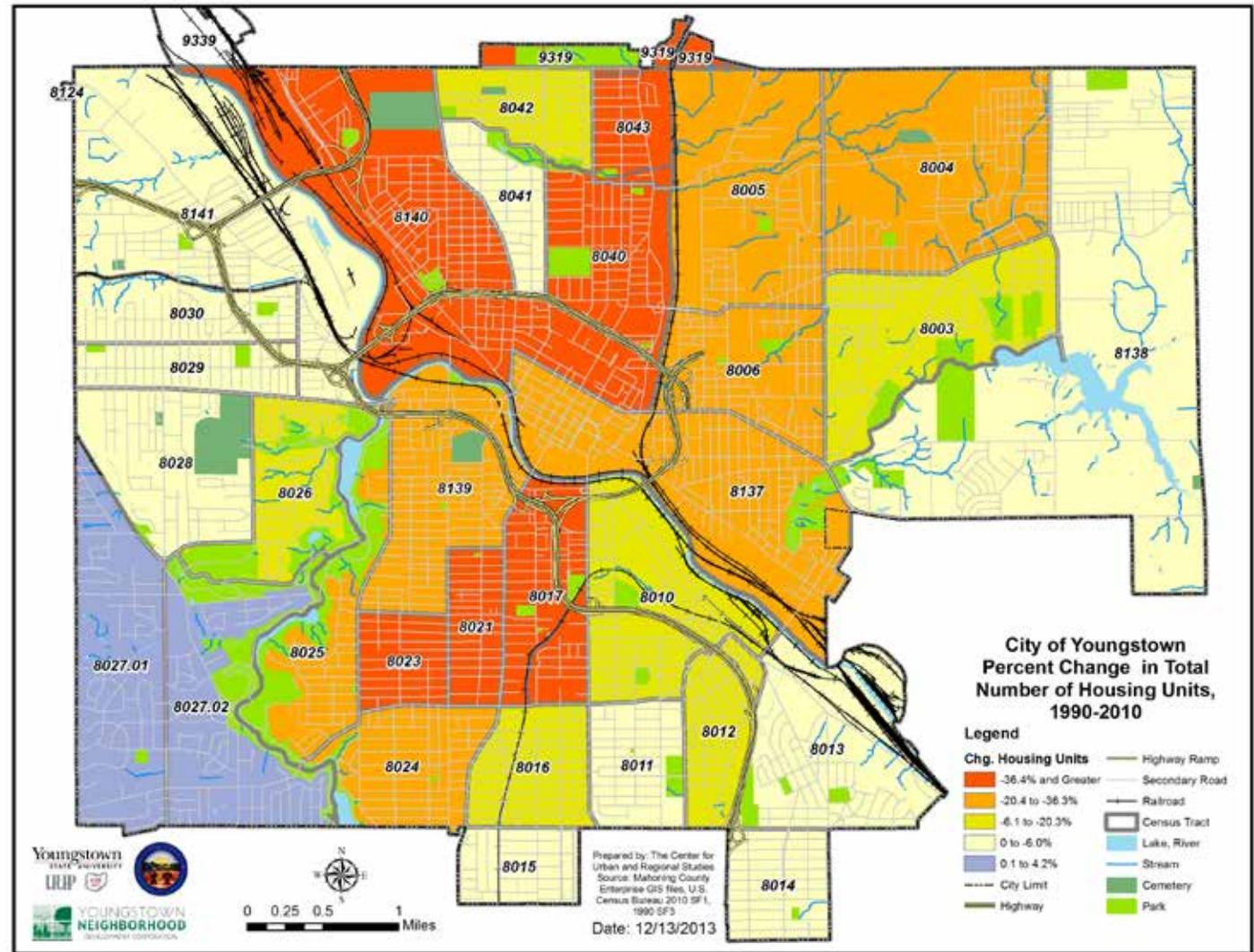
Applicants for a Community Loan Fund mortgage must have been denied by a traditional bank in order to qualify. Households must be of low-to-moderate income, under 120% of the area median income. Applicants must have a credit score of 600 or higher and are required to participate in home ownership counseling with a HUD-certified counselor. Applicants are also required to deposit \$100 per month into a repair reserve account.

Housing Units

Between 1990 and 2010, the number of housing units in Youngstown dropped by 7,500—from 40,788 to 33,138. **The vast majority of this decrease occurred on the south, east, and north sides.** On the south side, the majority were lost in tracts 8017, 8021, and 8023 followed by 8024, 8025, 8139. On the east side, the largest decreases were in tracts 8004, 8005, 8006, and 8137. And on the north side, the largest decreases were in tracts 8040, 8043, 8140. **Tracts on the west side, notably 8027.01 and 8027.02, lost the least number of units.**



Figure 3.2 - Clusters of vacant lots are common in neighborhoods on the north, east, and south sides of Youngstown where houses once stood.



Vacant residential units are a significant issue throughout the city, due in part to dramatic population loss, an aging housing stock, and weak regional economy. **The highest vacancy rates are clustered in two areas: 1) south side tracts that border Indianola Avenue, including 8016, 8023, and 8024; and north side tracts along Crab**

Creek, namely 8040 and 8043. Nearly every tract on the east, south, and north sides suffers from significant vacancy rates. Rates are lowest in west side tracts 8027.01, 8027.02, and 8028, as well as south side tract 8014. 8042 has the lowest vacancy rate on the north side.

Vacancy rates in Youngstown (19.0%) are similar to those in Flint (21.1%), Dayton (21.1%), and Gary (20.6%), but higher than Canton (14.1%), Chattanooga (11.1%) and Erie (8.7%).

The vacancy rate for Mahoning County in 2010 was 11.7%, slightly higher than the rate of 10.2% for Ohio, but nearly equivalent to the national rate of 11.4%.

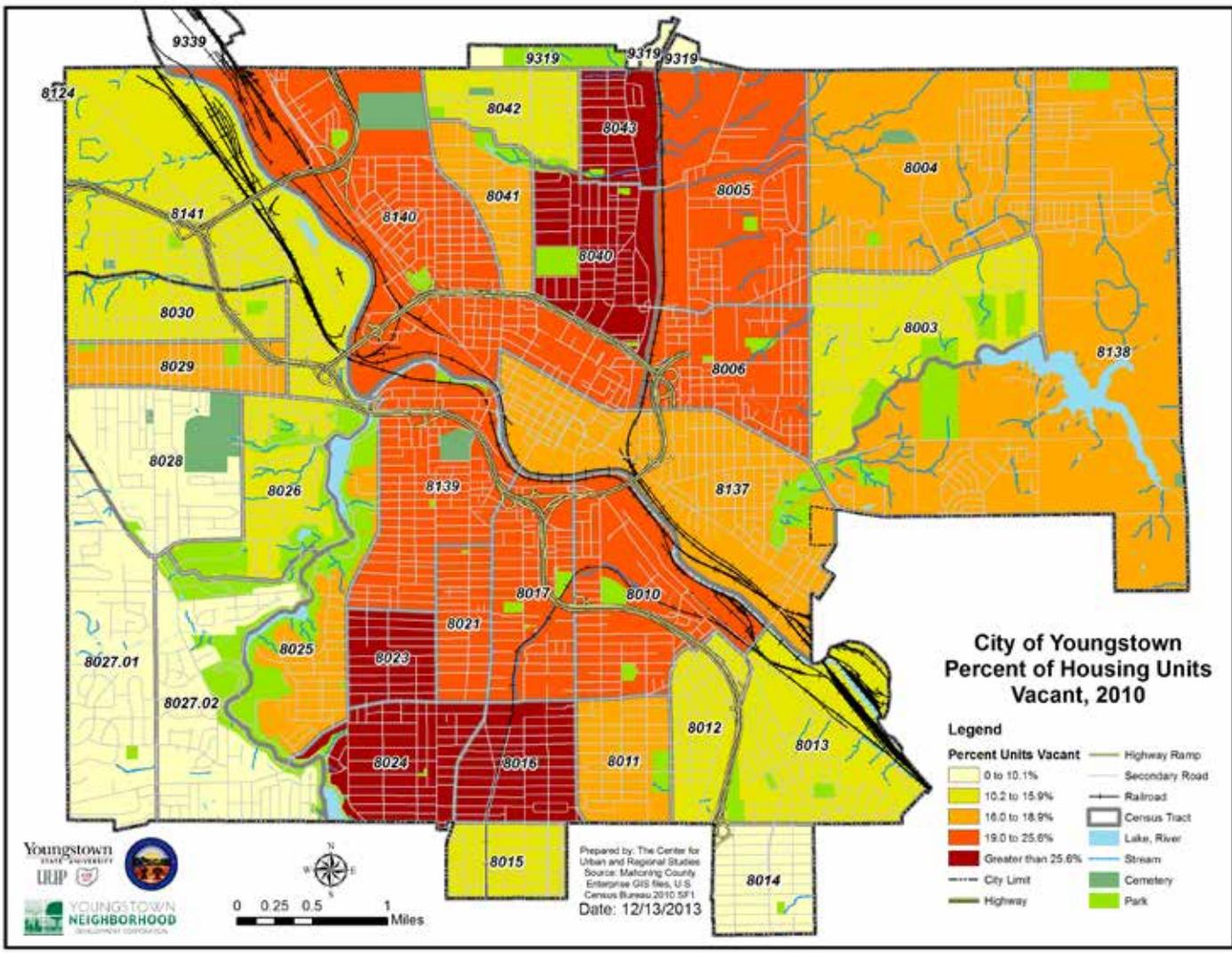


Figure 3.3 - Glenwood Avenue (pictured above) has a significant number of vacant residential structures, especially in the Newport and Warren neighborhoods.



Figure 3.4 - Semi-rural neighborhoods on the east side, such as the Sharon Line (pictured above) suffer from high vacancy rates

According to the US Census, vacancy rates in Youngstown doubled between 1990 and 2010. 3,700 units were vacant in 1990, but that number had reached 6,300 in 2010, despite thousands of demolitions. **Vacancy rates are increasing rapidly in two key areas of the city: 1) across most of the west side; and 2) the southeast portion of the**

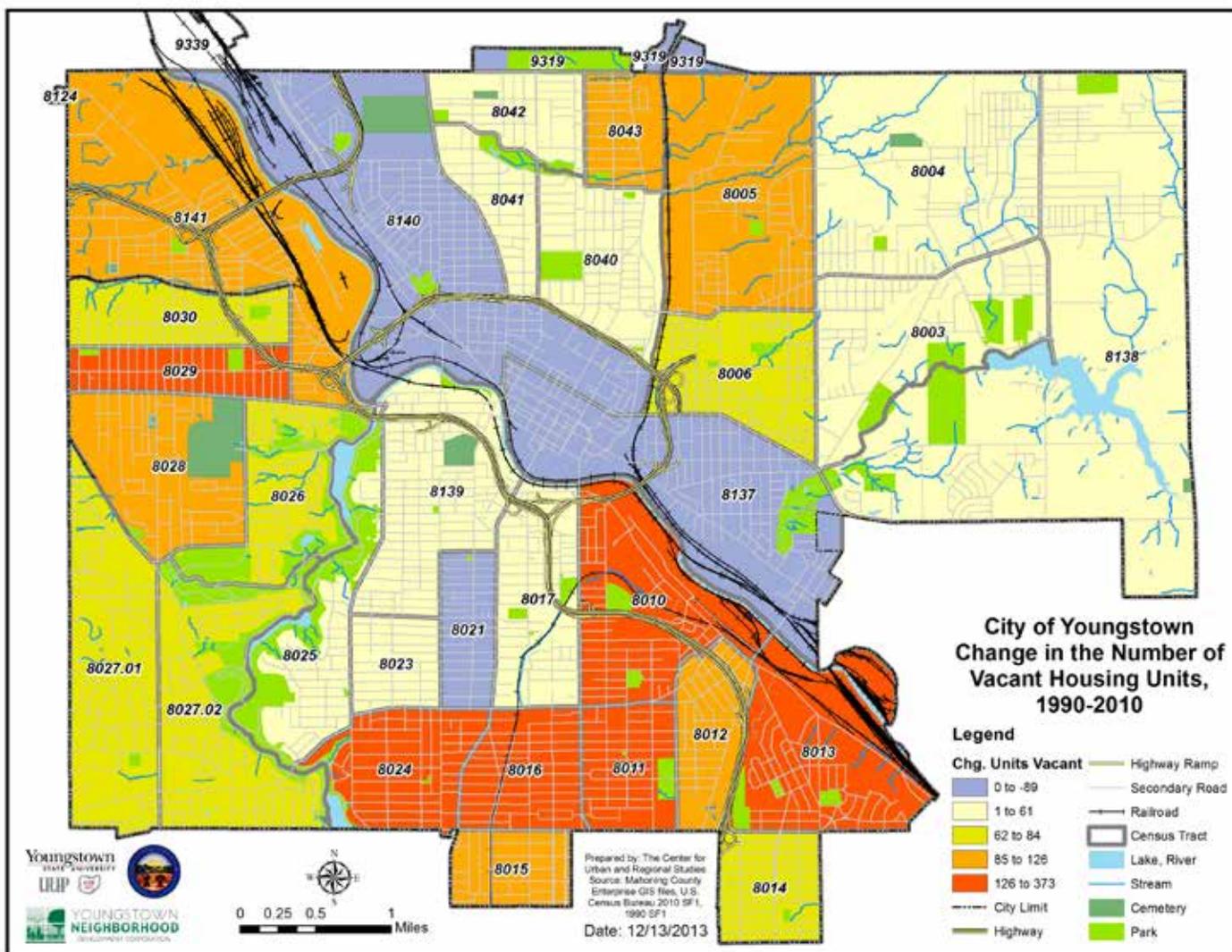
city, including tracts 8011, 8012, 8013, 8014, and 8016. Other tracts, such as 8140 and 8137 saw vacancy rates decline. However, this is not because of an increase in the number of occupied units, but rather, a result of intensive demolition activity in these areas.



Figure 3.5 - Vacancy rates rose from 2% in 1990 to 10% in 2010 in the Brownlee Woods neighborhood.



Figure 3.6 - Neighborhoods, such as Brier Hill have been plagued by vacancy for decades. Extensive demolition has dramatically reduced the number of housing units.



The United States Postal Service (USPS) flags vacant addresses and the data is recorded and available for purchase at the address level. The USPS reports fewer vacant addresses for Youngstown than the US Census—3,800. The highest vacancy rate is 23% in south side tract 8016 and the lowest is 2% in east side tracts 8004, 8006, and 8138. **All but one tract on the south side—8014—have vacancy rates higher than the city’s average of 11%.** All east side tracts have vacancy rates below the city’s average.



Figure 3.7 - A vacant house on the north side, near Belmont Avenue.



Figure 3.8 - A vacant, fire-damaged house in the Erie neighborhood.

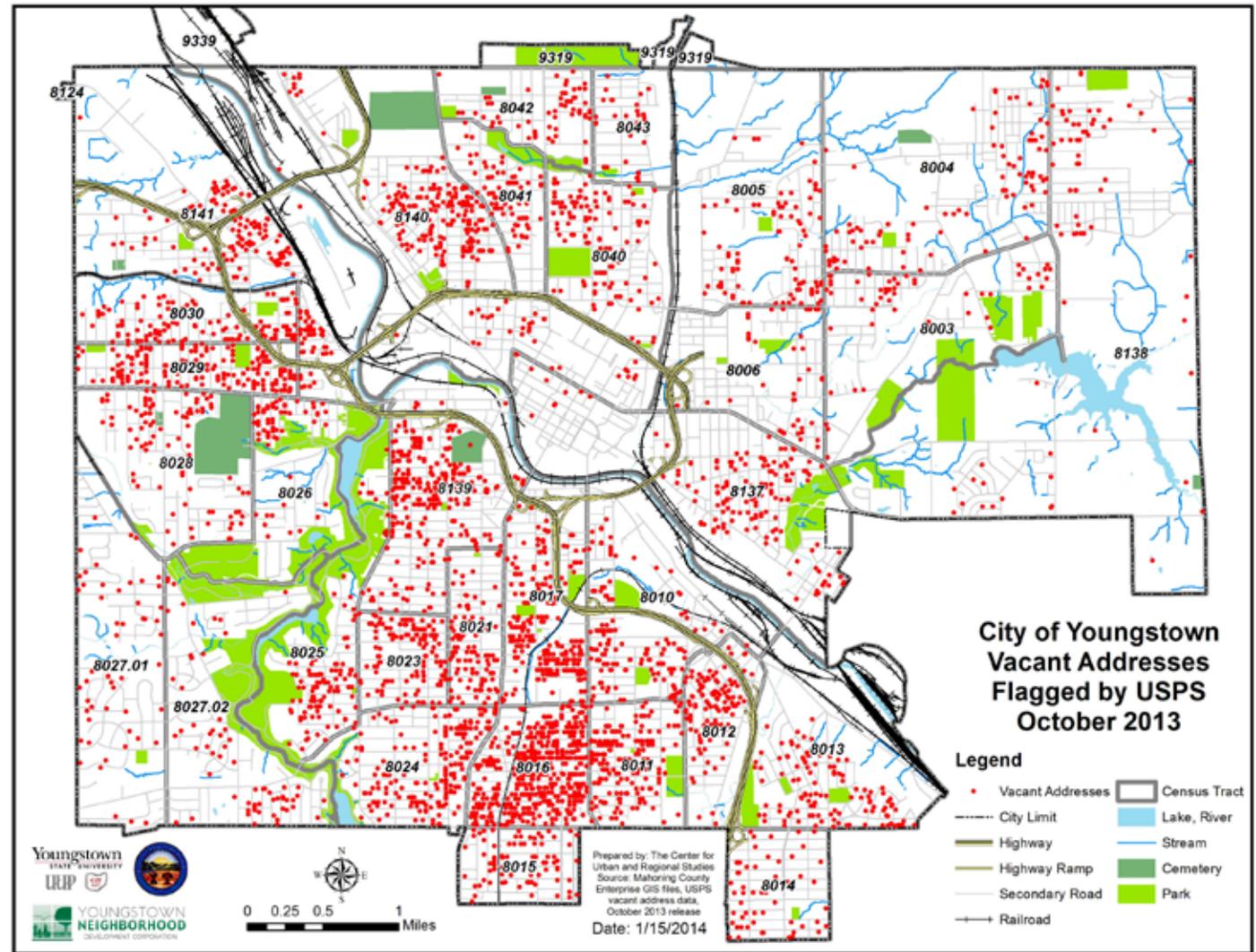


Figure 3.9 - Vacant structures on the north side, along Elm Street.



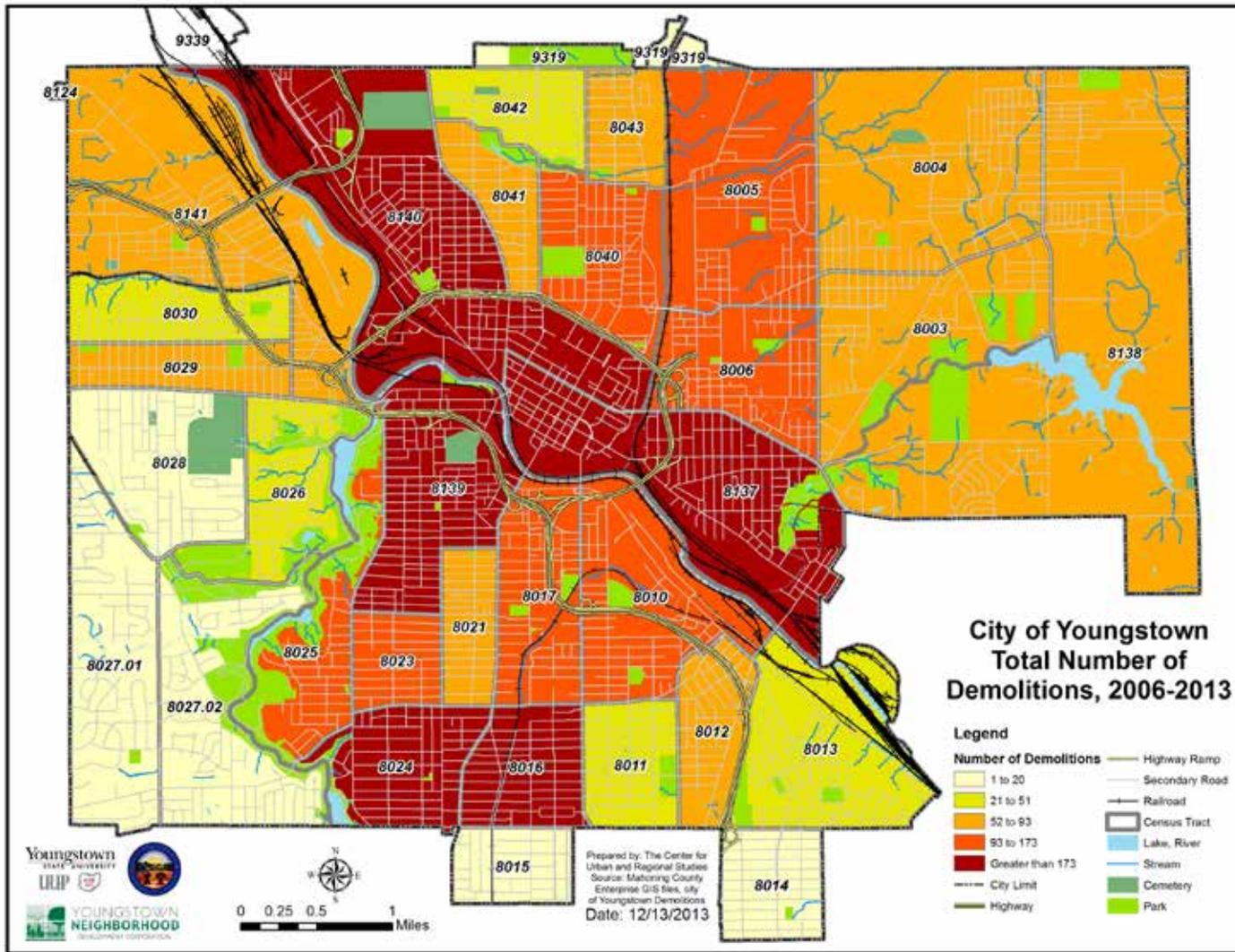


Figure 3.10 - Site of a recently demolished house on the east side in census tract 8137, which experienced the second-highest number of demolitions in the city between 2006 and 2013.



Figure 3.11 - Demolitions have contributed significantly to the more than 23,000 vacant residential lots across the city.

Many of the 7,500 housing units lost in the City of Youngstown from 1990-2010 were demolished. From 2006-2013, demolitions were concentrated in three main areas: 1) in tracts along the Mahoning River, which contain some of the city's oldest housing stock, including 8010, 8137, 8139, 8140, and 8141;

2) the south side, from Mill Creek Park to South Avenue and from Downtown to Midlothian Boulevard, including tracts 8016, 8017, 8023, 8024, and 8025; and 3) in tracts bordering Crab Creek, which include 8005 and 8006 on the east side and 8040 and 8043 on the north side. **Few demolitions occurred**

in the more stable tracts, such as 8014 and 8015 on the south side, south of Midlothian Boulevard, and 8027.01, 8027.02, and 8028 on the west side, south of Mahoning Avenue.

In the City of Youngstown, 58% of housing units were owner-occupied in 2010. **The greatest rates of home-ownership were on the west side, in the tracts 8027.02 and 8028.** On the south side, 8014 had the highest rates, as did 8003 and 8004 on the east side. Homeownership was the lowest in the

tracts along the Mahoning River and Crab Creek, namely in tracts of 8005, 8040, 8137, 8140, and 8141. Neighborhoods with high home-ownership rates tend to have a better-maintained housing stock and lower rates of vacancy and abandonment.

Rates of owner-occupancy in Youngstown are higher than all other benchmark cities, but lower than rates for Mahoning County (70.6%), Ohio (67.6%), and the US (65.1%).

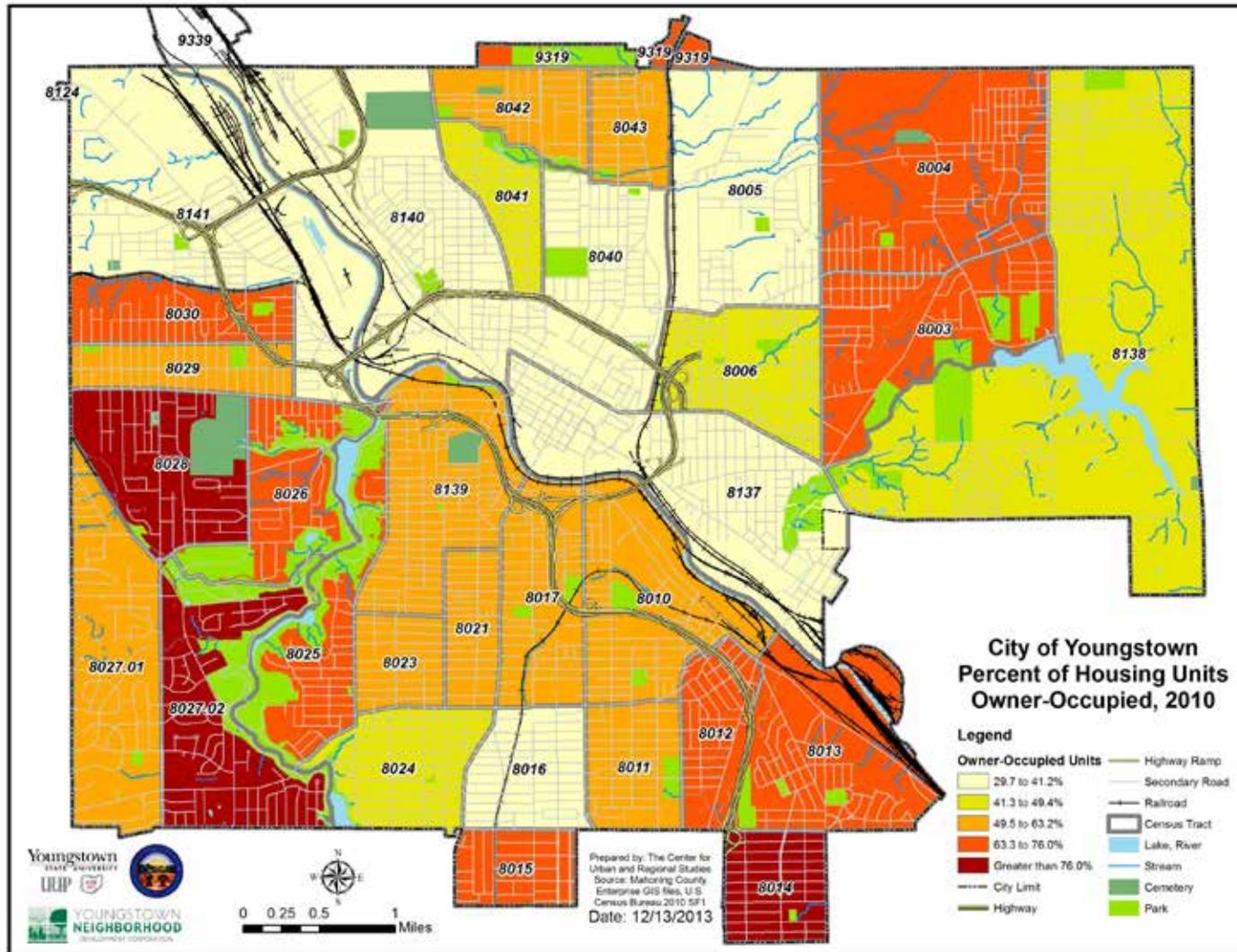


Figure 3.12 - Home-ownership rates are high in Rocky Ridge (pictured above), Kirkmere, and Brownlee Woods.



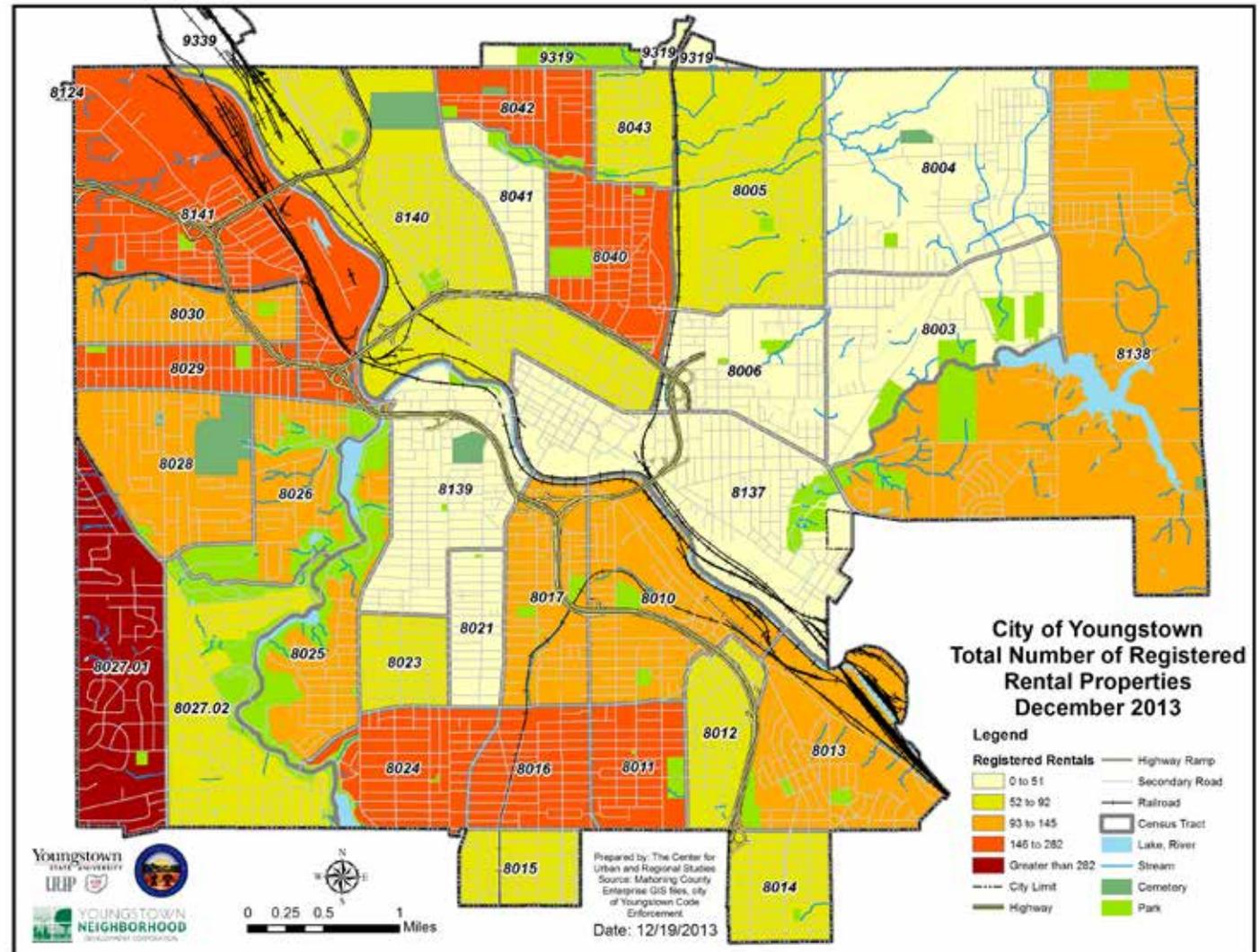
Figure 3.13 - Owner-occupied homes tend to be well-maintained, even in neighborhoods suffering from widespread abandonment, such as the Foster-ville neighborhood.

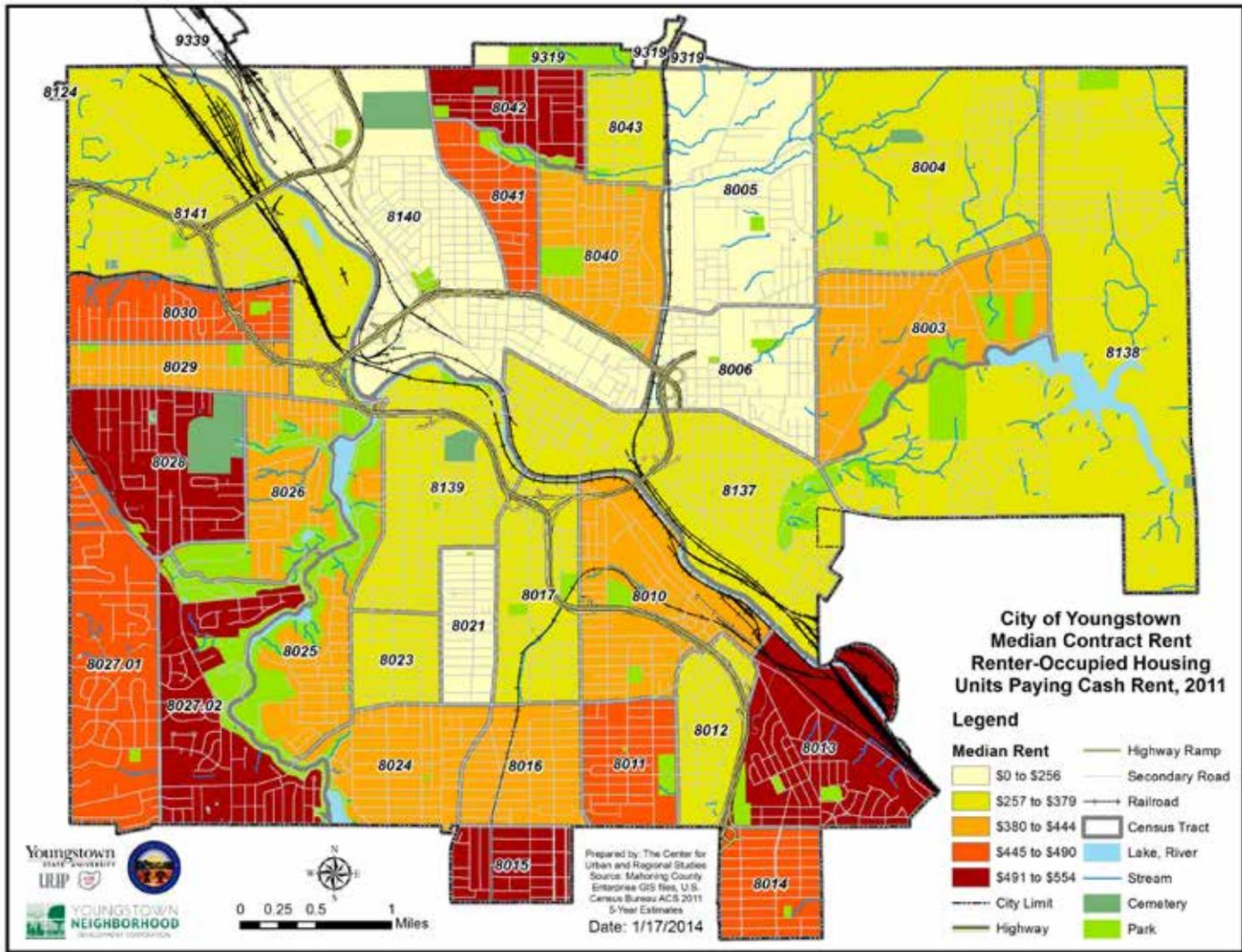
Rental Properties

The City of Youngstown began requiring rental properties to be registered in 2011. Across the city, 42% of housing units are rental-occupied. Rates range from a low of 14% in tract 8014 to a high of 70% in tract 8040 near Youngstown State University. Tract 8027.01 on the west side had the highest number of registered rentals: 547, due almost entirely to the Brandywine apartment complex on Canfield Road. South side tract 8016, as well as north side tracts 8040 and 8042 had more than 250.



Figure 3.14 - A rental-occupied structure in the Pleasant Grove neighborhood.

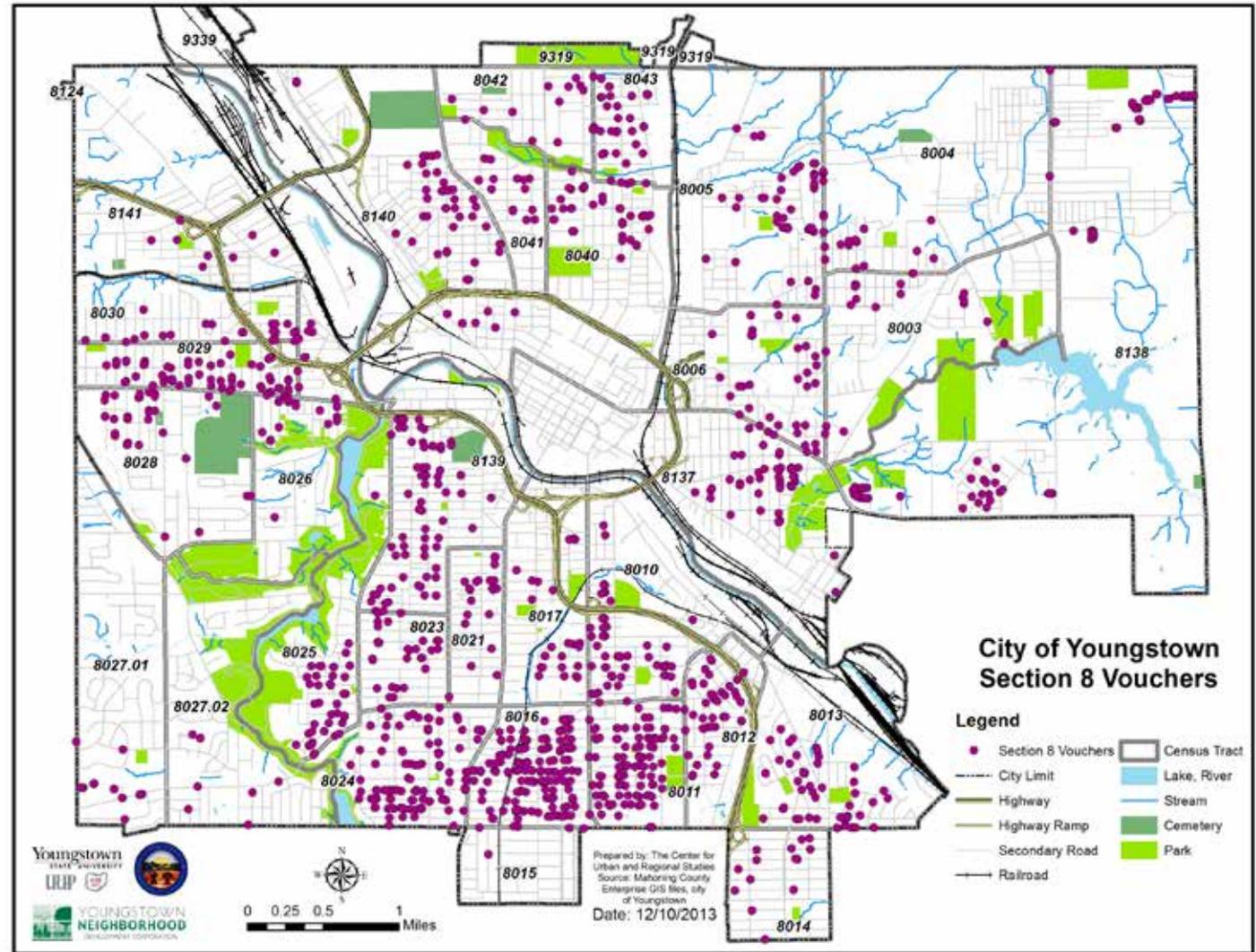




Median rents are generally highest in census tracts with high home sales prices. Rents range from \$491 to \$554 per month in five census tracts: 8027.02 and 8028 on the west side; 8013 and 8015 on the south side; and 8042 on the north side. Census tracts 8042 and 8027.02 also have the second- and third-highest home sales prices. Additionally, census tracts 8015, 8027.02, 8028, and 8042 have the highest median household incomes in the city.

Conversely, rents are lowest in census tracts with low home sales prices. Rents are lower than \$256 per month in four census tracts: 8005 and 8006 on the east side; 8021 on the south side; and 8140 on the north side. Three of these tracts (8005, 8006, and 8021) have average home sales prices under \$10,000.

The Section 8 housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market (www.hud.gov). Census tracts with high poverty rates also contained a high number of residents using Section 8 vouchers. Vouchers are concentrated between Indianola Avenue and Market Street on the south side, along Mahoning Avenue on the west side, along Lansdowne Boulevard and Oak Street on the east side, and along Belmont Avenue and Elm Street on the north side. **Census tracts with few residents using vouchers include 8027.01 and 8027.02 on the west side and 8015 on the south side.**



Housing Tenure

Housing tenure is a means of measuring neighborhood stability. In tracts experiencing demographic shifts or increases in poverty, such as 8013 and 8016, a majority of residents have moved into the neighborhood since 2000. However, there may be other explanations for short housing tenure. For example, 75% of residents in tract 8040—adjacent to Youngstown State University—have moved into the neighborhood since 2000.

Some neighborhoods have a significant percentage of residents who moved in prior to 1970. This is indicative of a population that is aging in place. **In south side tract 8012, 30% of the population moved in before 1970.** Other tracts with a high percentage of life-long residents include 8014, 8021, and 8023 on the south side, 8003, and 8004 on the east side, and all west side tracts south of Mahoning Avenue: 8026, 8027.01, 8027.02, and 8028.

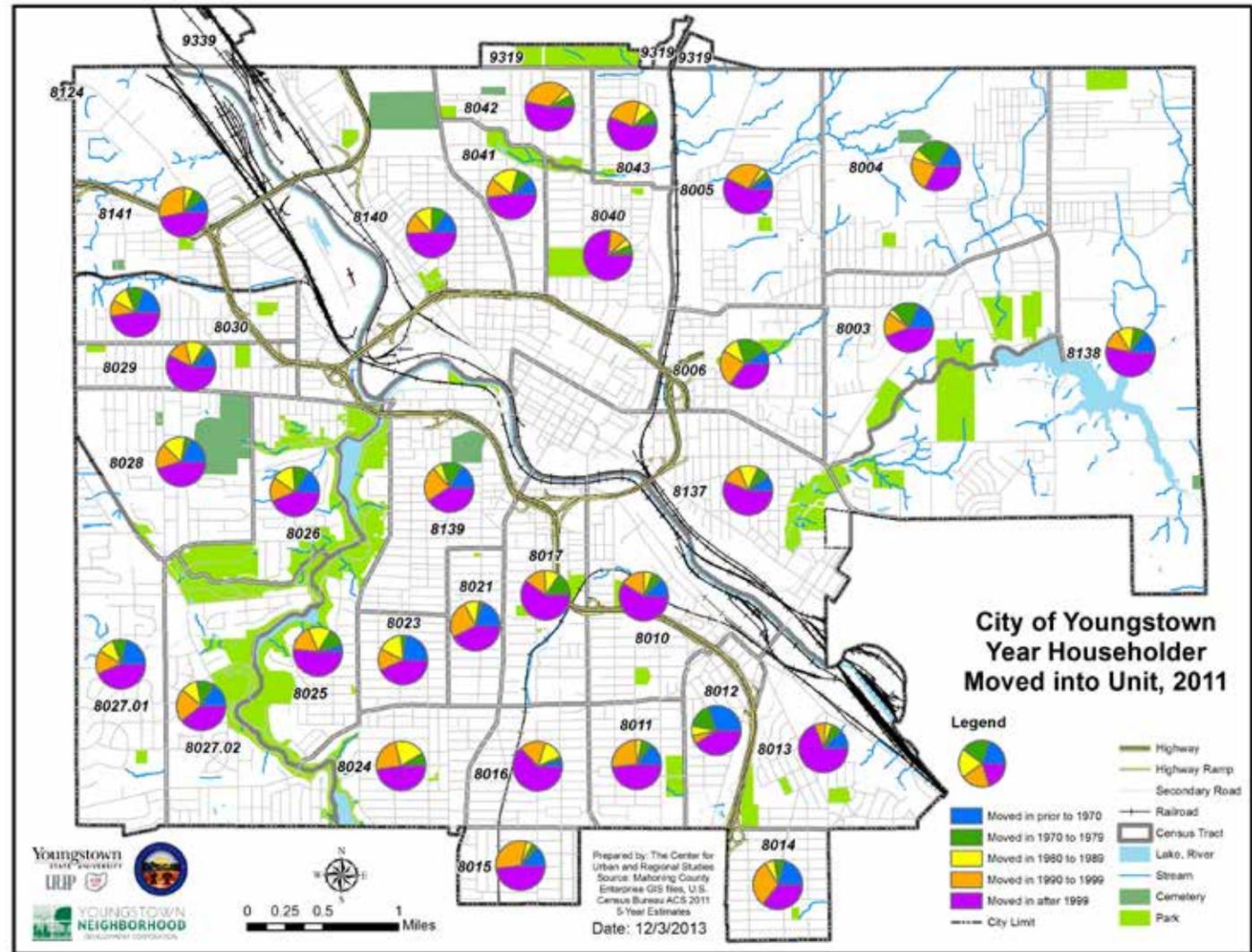


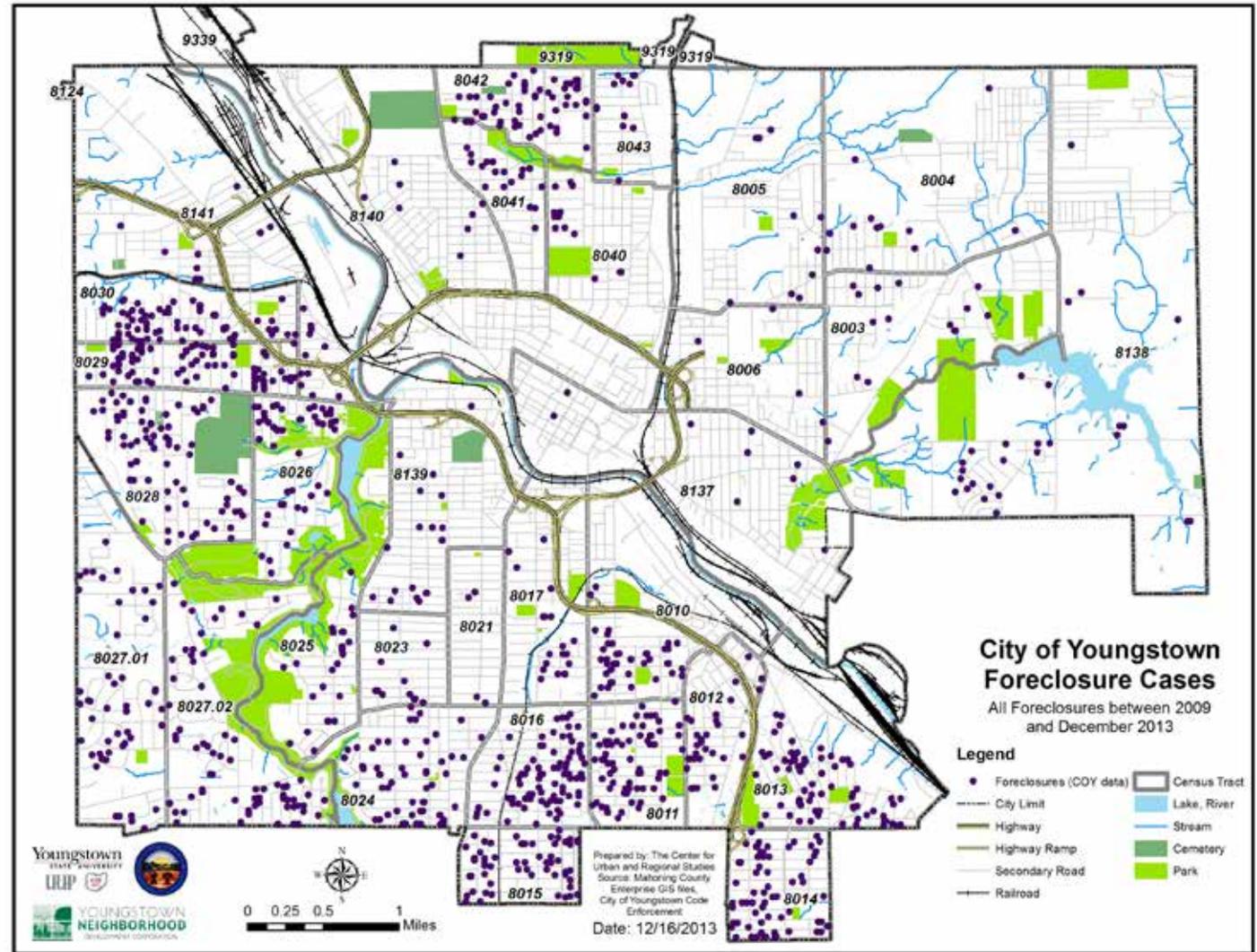
Figure 3.15 - Fosterville has a relatively high percentage of life-long residents.



Foreclosures

Since 2009, 1,200 properties in Youngstown have been in foreclosure. **Of the 8 tracts with the highest number of foreclosures, all were located on either the south or west sides, and 6 had poverty rates that had doubled since 1990: 8011, 8013, and 8016 on the south side; and 8028, 8029, and 8030 on the west side.**

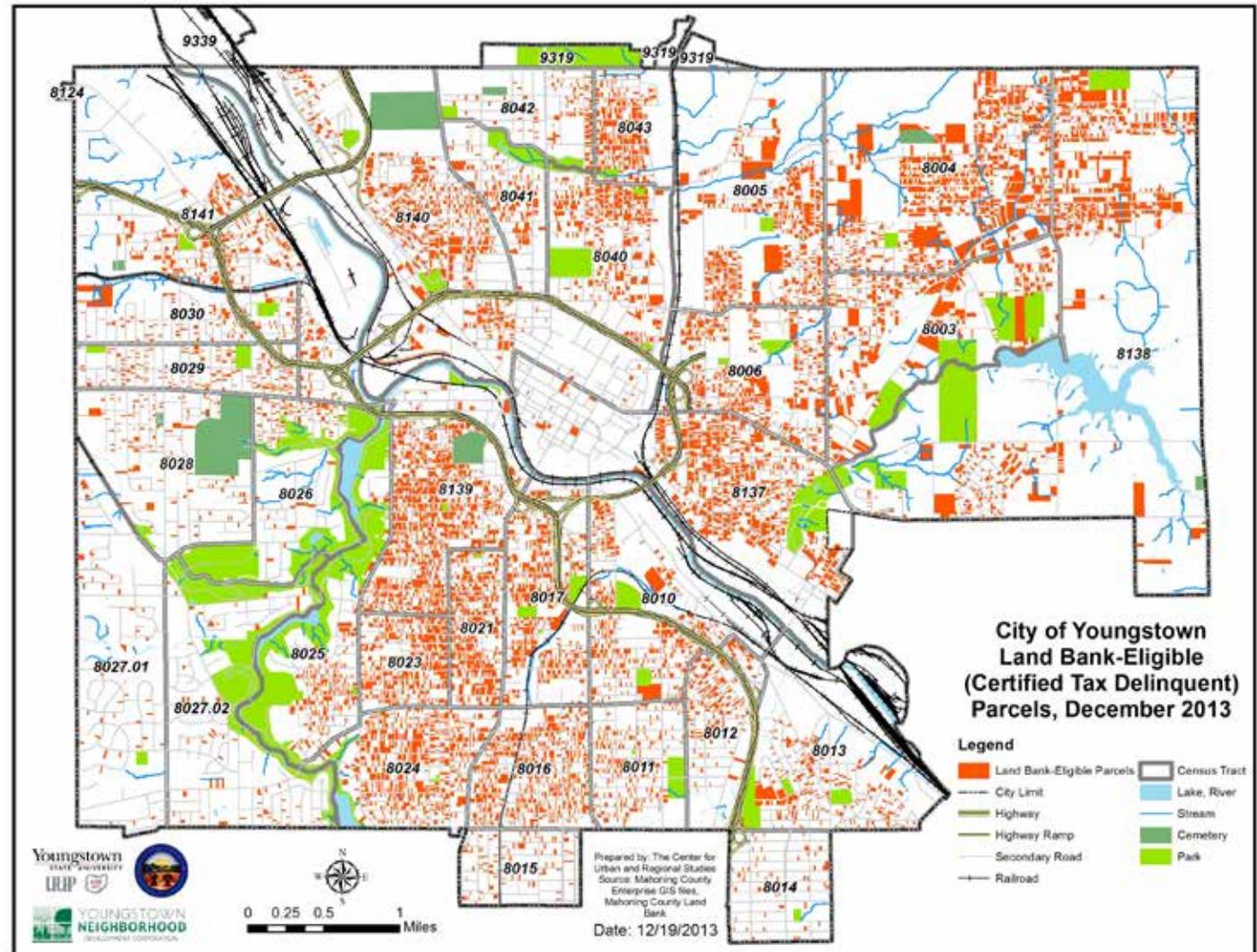
Tracts where HMDA data reports few mortgage originations also had few foreclosures: all east side tracts, with the exception of 8138; south side tracts 8021 and 8023; and north side tracts 8040, 8043, and 8140.



Figures 3.16-17 - Responses to the Foreclosure Crisis in Powerstown.

Tax Delinquency

Properties that are two-or-more years delinquent are eligible for acquisition by the Mahoning County Land Bank through the tax foreclosure process. **In the City of Youngstown, 19,600 parcels are land bank-eligible.** Parcels in just 5 census tracts make up nearly half of the total number of land bank-eligible parcels in the city: 8004, 8137, and 8138 on the east side; 8139 on the south side; and 8140 on the north side. Each of these tracts contains more than 1,000 land bank-eligible parcels. Four tracts had fewer than 100 land-bank eligible parcels: 8027.01 and 8027.02 on the west side; and 8014 and 8015 on the south side.



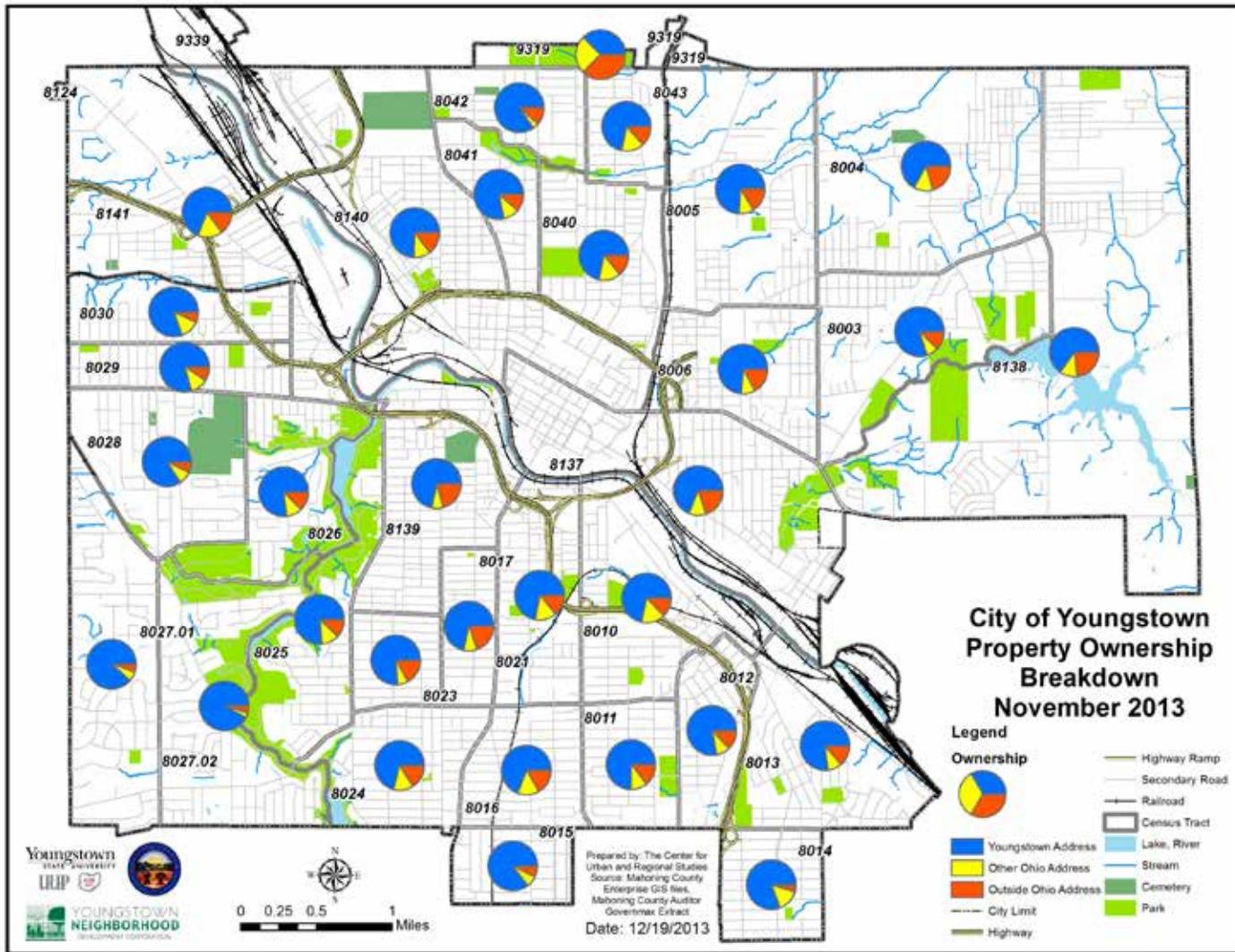


Figure 3.18 - An out-of-state owned home in the Idora neighborhood.



During the Foreclosure Crisis many properties throughout the city were purchased by out-of-state investors who often bought in bulk expecting to make quick returns. Often those returns did not materialize and communities were left to deal with the blight that resulted from neglect and vandalism. **In the City of Youngstown, 15% of properties are owned by out-of-state residents or companies.** Ten census tracts have higher percentages of out-of-state ownership than the city as a whole and all are located on the south and east sides, in neighborhoods with already high rates of vacancy and abandonment: 8004, 8005, 8006, 8137, and 8138 on the east side; and 8016, 8021, 8023, 8024, and 8139 on the south side.

Ten tracts had rates of out-of-state ownership of less than 10%. All are located on the west side, or on the south side, south of Midlothian Boulevard: 8027.01, 8027.02, 8028, 8029, and 8030 on the west side; and 8014 and 8015 on the south side.

Housing Age

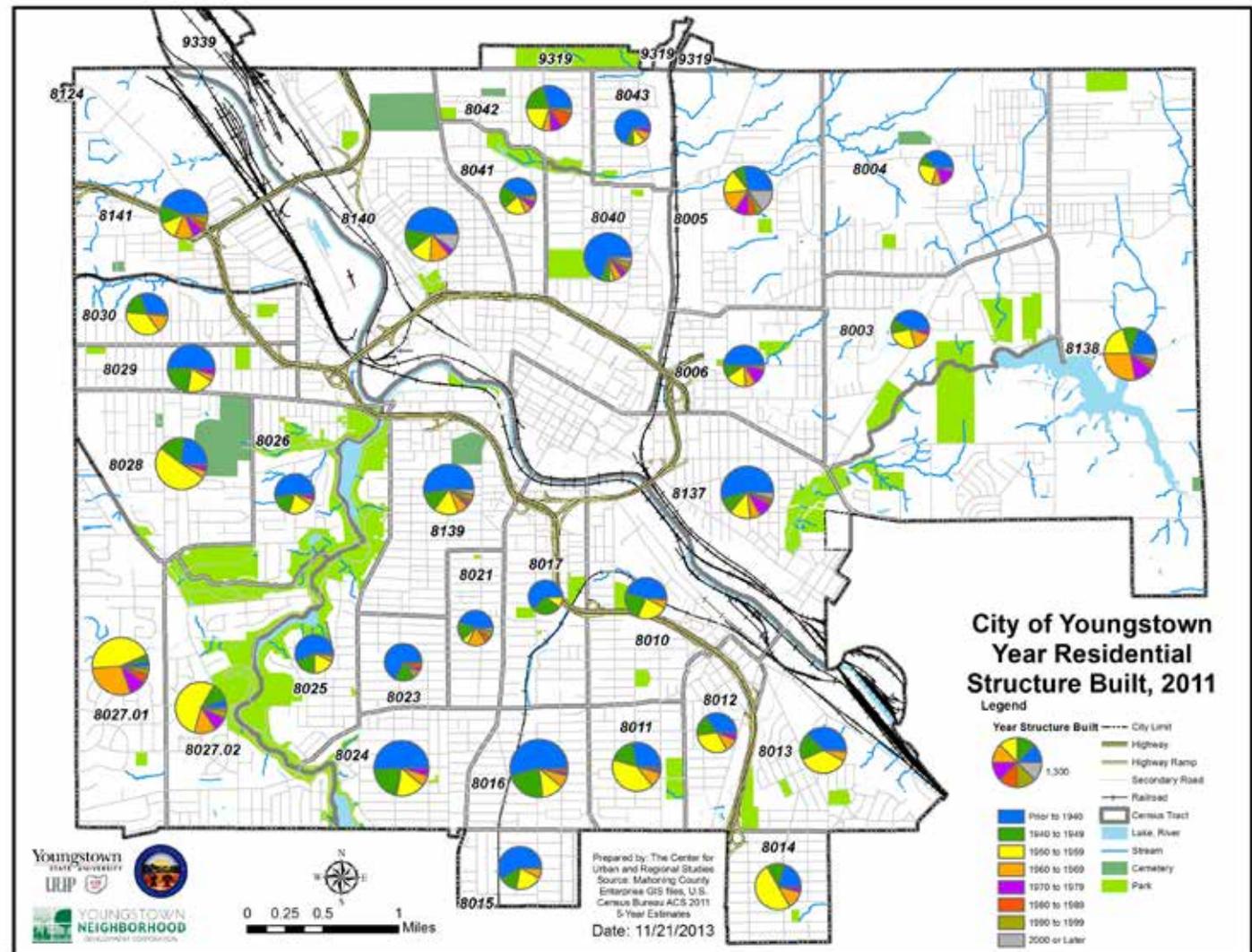
Half of Youngstown's housing stock was constructed before 1950. Census tracts 8040 and 8043 on the north side, as well as 8015, 8017, 8023, and 8025 on the south side have the highest percentage of housing units constructed before 1950. Other tracts have a significant quantity of houses dating to the 1950s: 8027.01, 8027.02, 8028, and 8030 on the west side; and 8011, 8013, and 8014 on the south side. Nearly a third of all housing units in west side tract 8027.01 and east side tract 8138 were constructed during the 1960s. East side tracts 8004, 8006, and 8138 had the highest percentage of units constructed in the 1970s. In tract 8042, 1 out of 8 residential structures was built in the 1980s. Few tracts experienced any large scale residential development in the 1990s, but in tracts 8005 and 8140, more than 10% of units were constructed after 2000.



Figure 3.19 - Newly-constructed homes in Arlington Heights.



Figure 3.20 - Older homes in nearby Brier Hill.



The percentage of housing in Youngstown built before 1950 (54.9) is significantly higher than averages for Mahoning County (31.2%), Ohio (28.4%), and the US (19.6%). The percentage is comparable to the cities of Canton (56.7), Dayton (50.2), and Erie (54.2), but significantly higher than Chattanooga (23.5), Gary (37.2), and Flint (38.8). Additionally, Youngstown has the smallest percentage of housing built after 2005 among benchmark cities—0.7—compared to 3.0% in Ohio and 5.1% nationally.



29 oldest homes constructed before 1880

Youngstown contains 29 residential structures that were built before 1880. Nearly half of the houses are located on the west side. One is downtown, 8 are on the east side, 5 on the south side, and 2 on the north side. Each home, with the exception of one, was surveyed and photographed. Results showed that 4 were vacant and 24 were occupied. Half of the homes were in good condition, but 3 were in poor condition, and 6 were in fair condition.





921 Stiles Ave

1874

1336 Liberty Rd

1852



2116 Atkinson Ave

1807





208 W Wood St

1872



99 N Fruit St

1877

3538 McGuffey Rd

1802



370 Jacobs Rd

1879



**750 Coitsville-
Hubbard Rd**

1854



**Coitsville-
Hubbard Rd**

1852

NO
PHOTO



1458 McCollum Rd

1813



2515 McCollum Rd

1852



1659 Price Rd

1870





517 S Belle Vista Ave

1870



60 Glacier Ave

1851

2775 S Meridian Rd

1817





1320 Bears Den Rd

1872



1640 Canfield Rd

1852

**1615 Butler Ave
1619 Butler Ave**

1860





2458 Vestal Rd

1864



2919 Vestal Rd

1872



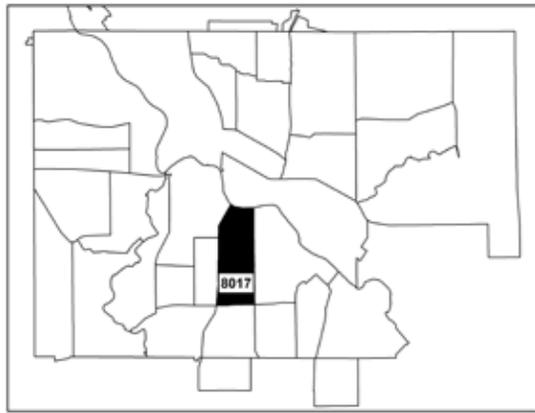
351 Broadview Ave

1877



3335 Loveland Rd

1877



109 Williamson Ave

1878

2237 Glenwood Ave

1876





1114 Parkview Ave

1850



886 Mahoning Ave

1877

177 Poplar Ave

1852



2430 Logan Ave

1875



HOUSING MARKET conditions assessment

An analysis of Youngstown's housing market reveals varying conditions throughout the city. This assessment can be used as a tool for policy and planning decisions, as neighborhoods with different market conditions may require different stabilization and revitalization strategies. The analysis is based on a similar model developed by Alan Mallach.



Housing Market Condition Measures – Youngstown, Ohio

	2007	2008	2009	2010	2011	2012
Median Sales Price	\$30,538	\$24,447	\$21,783	\$21,856	\$19,949	\$20,954
House Transfers	1,671	1,441	1,206	1,028	938	1,086
Home Purchase Mortgages	456	277	203	141	106	115
Demolitions	517	260	376	491	306	423
Arsons	331	292	247	182	247	251
YPD Calls for Service	5,136	4,957	5,333	4,502	3,975	3,887
Foreclosure Filings	650	436	459	411	289	287

Table 3.1 - Housing Market Condition Measures

Since 2007, housing market conditions in the City of Youngstown have weakened considerably. Average home sales prices have declined by a nearly third—from \$30,358 to \$20,954. Property transfers, as well as home purchase mortgages, have decreased considerably. These declines have occurred despite 2,373 residential demolitions throughout the city over the same time period, signaling very weak demand for houses in Youngstown.

However, some data points to a modest improvement in the housing market. Foreclosure filings have fallen steadily since 2007, dropping by more than half by 2012. Calls for service to the Youngstown Police Department—an important indicator of crime in the city—have fallen by a quarter, though it must be noted that the city’s population also fell during that time period, but at a rate far less than the drop in calls for service. Furthermore, increases from 2011 to 2013 were seen in both average home sales price and total residential property transfers. It appears that the housing market in Youngstown may have bottomed out in 2011 and could be seeing a modest recovery. However, even a return to pre-recession activity levels would not negate the fact that the housing market in Youngstown is very weak in comparison to most communities throughout the nation.

Various factors contribute to low housing demand in Youngstown, and many of these have been examined in detail throughout the first three chapters of this report. For example, the city has a high vacancy rate, and studies have shown that a vacant home depresses the values of those around it. Another factor is population loss. High rates of out-migration leave fewer buyers for existing homes. From 1990 to 2010, the population of Youngstown dropped by 30%—from 95,732 to 66,982. City and regional population loss contributes to weak demand throughout the region. Additionally, decreasing homeownership rates indicate weakening housing markets. Rates have fallen across the city and in 2010, little more than half of all housing units were owner-occupied.

As the preceding analysis of population, socioeconomic, and housing characteristics has shown, individual census tracts vary widely on most metrics. The same is true of the housing market. Areas of relative stability exist, sometimes immediately adjacent to neighborhoods with very weak market conditions. In addition, sub-markets exist within individual neighborhoods. The following pages detail an analysis of market indicators for each census tract in the city.

Market Segmentation Variables – Youngstown, Ohio

VARIABLE	SOURCE	DESCRIPTION	RELEVANCE TO MARKET CONDITIONS
Vacancy Rate	2010 US Census	Vacant housing units divided by total housing units	A lower level of housing vacancy is indicative of stronger market conditions.
Mortgage Ratio	HMDA and Mahoning County Auditor	Number of home purchase mortgages relative to total sales (2010-2012)	A higher ratio of purchase mortgages to sales is indicative of a larger homebuyer (as distinct from investor) market share, and is thus indicative of stronger market conditions.
Sales Ratio	Mahoning County Auditor	Annual number of single family sales divided by total single family inventory (2012)	Annual turnover between 4 to 5% of the single family stock reflects the strongest market conditions. Higher turnover may reflect speculation, flipping or panic sales, while lower turnover reflects low demand.
Median Sales Price	Mahoning County Auditor	Median sales prices of single family homes (2010 - 2012; transfers > \$1)	Higher sales prices are indicative of stronger market conditions.
Homeownership Rate	2010 US Census	The number of owner-occupied units divided by total housing units	A higher homeownership rate is indicative of stronger market conditions.
Change in Homeownership Rate	1990 US Census and 2010 US Census	The change in homeownership rates between 1990 and 2010	Stability or growth in the homeownership rate is indicative of stronger market conditions.
Calls for Service per 1,000	Youngstown Police Department	Calls for service for violent crimes divided by population (2012)	Lower calls per capita are associated with more stable market conditions.
Poverty	American Community Survey (2007-2011)	Percentage of population living below the poverty level	Lower rates of poverty are associated with stronger market conditions.
Population Loss	1990 US Census 2010 US Census	Change in population between 1990 and 2010	Dramatic population loss is indicative of weak market conditions.
Land Bank Eligibility	Mahoning County Auditor	Parcels that are two-years certified tax delinquent (2014)	Higher rates of land bank eligibility are indicative of property abandonment and weak market conditions.

Table 3.2 - Market Segmentation Variables

Each of Youngstown’s census tracts were included in the housing market analysis, with the exception of tracts 8124, 9139, and 9339, which have little or no population. The housing analysis took various factors into consideration, which are shown in table 3.2, including vacancy rate; mortgage ratio (the ratio of home purchase mortgages to total home sales); sales ratio (the ratio of annual single family sales to the total sin-

gle family inventory); median sales price; homeownership rate; change in homeownership rate; calls for service to the police department; poverty; population loss; and land bank eligibility (the property is at least 2 years tax delinquent). These variables are directly related to housing market conditions.

Ranges for Housing Market Conditions Variables – Youngstown, Ohio

VARIABLE	SCORE	RANGES	VARIABLE	SCORE	RANGES
2010 Vacancy Rate	1	6.1-10.2%	1990-2010 Change in Homeownership Rate	1	0.9%+
	2	10.3-15.9%		2	0.8 to -6.3%
	3	16.0-19.0%		3	-6.4 to -12.2%
	4	19.1-25.7%		4	-12.3 to -19.9%
	5	25.8%+		5	-20% or Greater
2010-2012 Mortgage Ratio	1	22.2%+	2012 Per Capita YPD Calls for Service (Violent Crimes)	1	Less than 4.2
	2	10.1%-22.1%		2	4.3-7.4
	3	3.6-10.0%		3	7.5-12.5
	4	1.7-3.5%		4	12.6-17.3
	5	0-1.6%		5	17.4+
2012 Sales Ratio	1	4.0-5.0%	2011 Poverty Rate	1	Less than 11.3%
	2	3.5-3.9% OR 5.1-5.5%		2	11.3-20.0%
	3	3.0-3.4% OR 5.6-6.0%		3	20.1-32.0%
	4	2.5-2.9% OR 6.1-7.0%		4	32.1-40.0%
	5	Below 2.5% OR Above 7.1%		5	40%+
2010-2012 Median Sales Price	1	\$35,000+	1990-2010 Population Loss	1	-13.8% to -18.7%
	2	\$22,000-\$34,999		2	-18.7% to -20.6%
	3	\$15,000-\$23,999		3	-20.7% to -29.9%
	4	\$10,000-\$14,999		4	-30.0% to -39.9%
	5	Below \$10,000		5	-40%+
2010 Homeownership Rate	1	70%+	2013 Land Bank Eligibility	1	Less than 10.0%
	2	60-69.9%		2	10.0-18.0%
	3	50-59.9%		3	18.1-34.9%
	4	45-49.9%		4	35.0-44%
	5	Below 45%		5	44%+

Table 3.3 - Ranges for Housing Market Conditions Variables.

For each variable, census tracts were assigned a score from 1 to 5, based on where they fell in the range of data points. For most variables, the natural breaks method of categorizing data was used. This method seeks to group similar figures together by identifying clusters of data points. A score of 1 was indicative of a stronger housing market and conversely,

a score of 5 signaled a weak market. Score ranges for each variable are shown in table 3.3. Scores for each variable were totaled, resulting in an aggregate score for each census tract. These totals were then sorted from least to greatest and grouped into 5 categories based on housing market strength in each tract: 1) stable; 2) functional; 3) constrained; 4)

Market Clusters – Youngstown, Ohio

CLUSTER	SCORE	TRACTS
Stable market	0 to 12	8027.01, 8027.02
Functioning market	13 to 22	8014, 8015, 8026, 8028, 8030, 8042
Constrained market	23 to 32	8003, 8012, 8013, 8025, 8029, 8041, 8141
Weak market	33 to 40	8004, 8005, 8010, 8011, 8017, 8023, 8024, 8040, 8043, 8138, 8140
Extremely weak market	41 to 48	8006, 8016, 8021, 8137, 8139

Table 3.4 - Market Clusters

Variables by Cluster and for City – Youngstown, Ohio

VARIABLE	STABLE	FUNCTIONING	CONSTRAINED	WEAK	EXTREMELY WEAK	CITY
Vacancy	7%	12%	17%	26%	24%	19%
Mortgage Ratio	46%	17%	6%	4%	1%	11%
Sales Ratio	4.4%	5.4%	5.3%	4.3%	4.0%	4.9%
Median Sales Price	\$52,308	\$28,744	\$16,751	\$13,186	\$6,408	\$20,958
Homeowner %	73%	74%	61%	51%	48%	58%
Change in homeownership	-6%	-8%	-11%	-6%	-9%	-6%
YPD Calls for Service	1.8	4.4	7.8	12.1	17.6	9.6
Poverty rate	4%	15%	35%	44%	51%	34%
Population Loss	-16%	-19%	-27%	-40%	-46%	-30%
Land Bank Eligibility	4%	12%	25%	40%	44%	33%

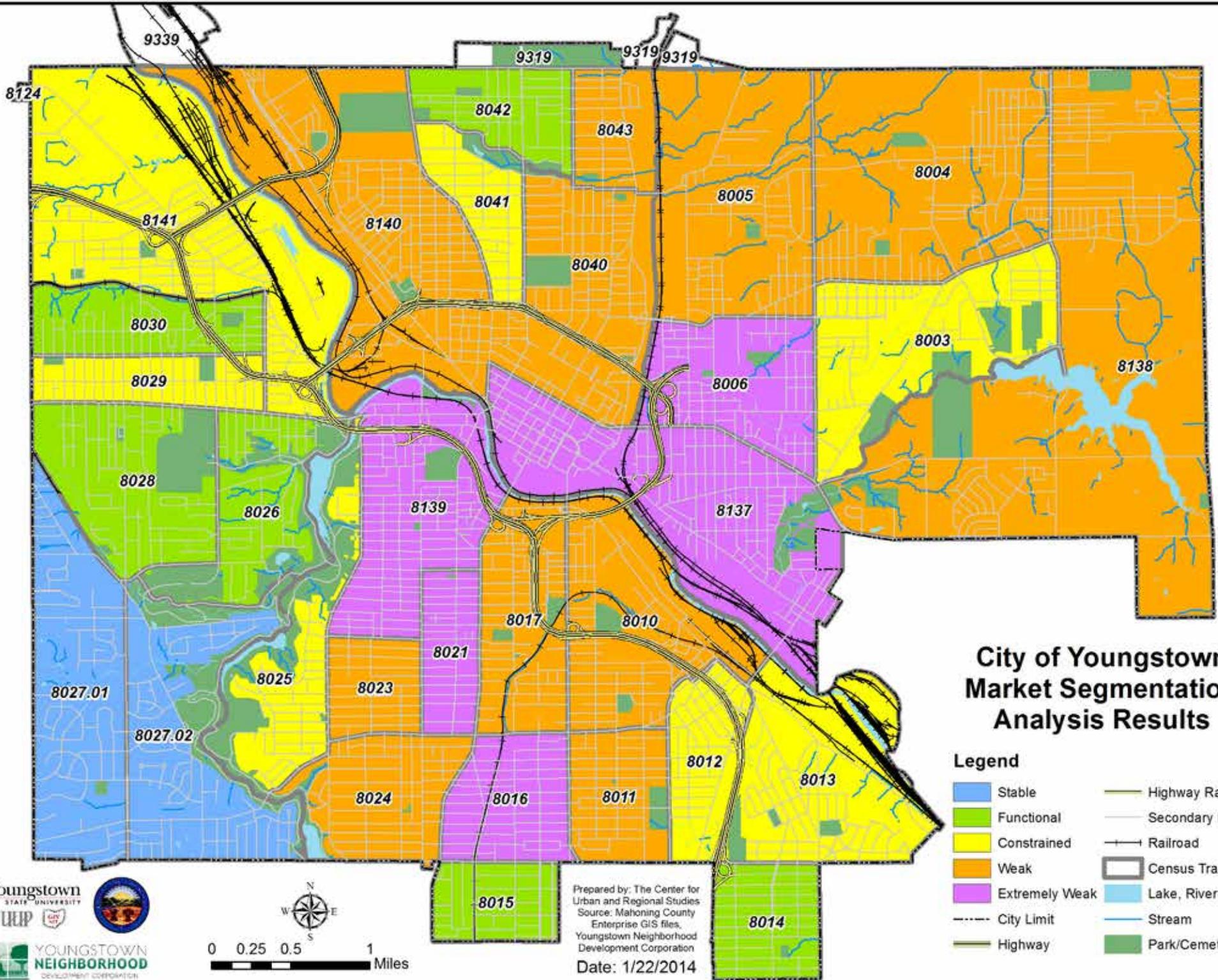
Table 3.5 - Variables by Cluster and for City

weak; and 5) extremely weak. Table 3.4 shows the breakdown of census tracts into the 5 categories and table 3.5 presents the average scores for each variable by market category. The following descriptions of each market category have been provided by Alan Mallach (with the exception of the stable market description):

Stable market tracts have the strongest indicators of any neighborhoods in the city, though they may or may not be considered strong by national standards. In Youngstown, just two census tracts—8027.01 and

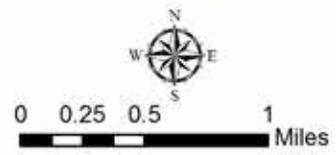
8027.02—are classified as stable. In general, they are represented by relatively few vacancies and high median sales prices. Homeownership rates are significantly higher than the citywide average, and poverty rates, crime rates, and population loss are low. Home transfers involve traditional mortgages in nearly 50% of cases, compared to only 1 out of 10 in Youngstown as a whole.

Functioning market tracts are those in which all or nearly all indicators fall within ranges consistent with an adequately functioning housing



City of Youngstown Market Segmentation Analysis Results

- Legend**
- Stable
 - Functional
 - Constrained
 - Weak
 - Extremely Weak
 - City Limit
 - Highway
 - Highway Ramp
 - Secondary Road
 - Railroad
 - Census Tract
 - Lake, River
 - Stream
 - Park/Cemetery

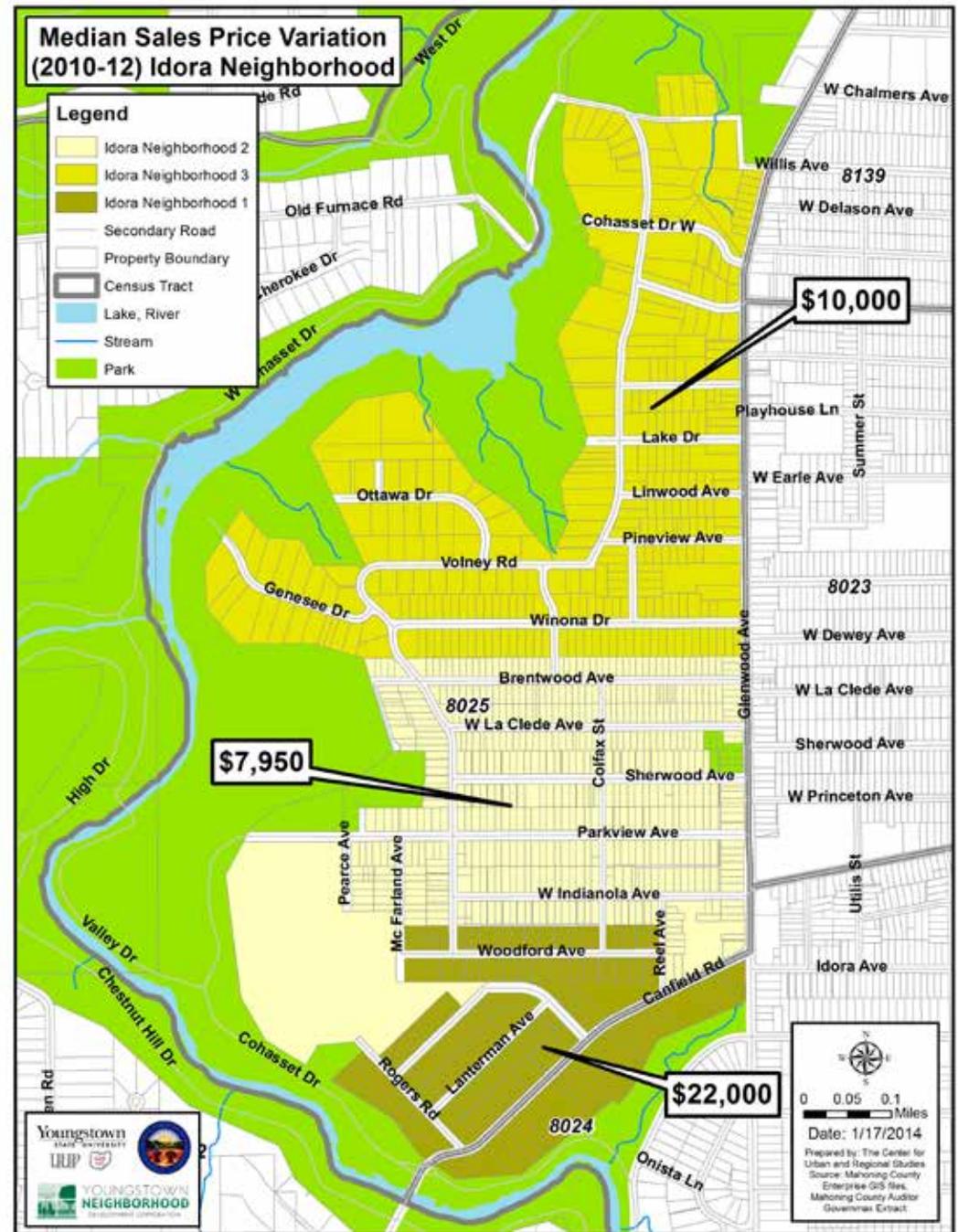


Prepared by: The Center for
Urban and Regional Studies
Source: Mahoning County
Enterprise GIS files,
Youngstown Neighborhood
Development Corporation
Date: 1/22/2014

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.

Constrained market tracts 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.

Weak market tracts 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.



Extremely weak market tracts 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)

Variation in housing market conditions does exist within census tracts. A tract may be classified as weak, but still contain small areas that have a functioning housing market. Two census tracts, 8025 and 8026, illustrate this point. Census tract 8025 contains three distinct sections: 1) a parkside area along Volney Road with well-maintained, stately homes; 2) a grid of streets with smaller houses on city lots and high vacancy rates; and 3) a southern portion of modest houses along Canfield Road. Tract 8026 is categorized as constrained, but section 1 by itself would likely be functional, whereas section 2 would likely be weak, if not extremely weak. (see map on previous page)



Census tract 8026 contains two distinct sections: 1) a southern area below Calvary Run Drive nestled within Mill Creek Park with well-maintained homes; and 2) a grid of streets above Calvary Run Drive with small lots and higher vacancy rates. While tract 8026 is categorized as functional, the housing market in the southern section likely would be classified as functional, but the northern section would be considered weak.

Market Segmentation Variable Data – Youngstown, Ohio

Census Tract	2010 Census Vacancy Rate	2010-2012 Mortgage Ratio	2012 Sales Ratio	2010-2012 Median Sales Price	2010 % Owner Occupied	1990-2010 Change in % Owner Occupied	2012 YPD Calls / 1,000	2011 Poverty	1990-2010 Population Loss	2014 Land Bank Eligible
Tract 8003	15.9%	8%	3.3%	\$ 10,630	73.0%	-8.6%	9.5	21.3%	-33.9%	35.0%
Tract 8004	18.6%	13%	2.0%	\$ 13,387	76.0%	-4.0%	6.3	46.6%	-46.6%	51.3%
Tract 8005	25.3%	2%	3.3%	\$ 9,309	33.4%	-6.5%	7.5	57.9%	-39.3%	42.0%
Tract 8006	21.9%	0%	3.5%	\$ 5,750	49.4%	-7.2%	19.2	42.6%	-44.7%	37.4%
Tract 8010	23.4%	7%	7.0%	\$ 12,028	56.3%	-20.0%	6.8	42.8%	-34.2%	31.6%
Tract 8011	19.0%	3%	7.5%	\$ 15,364	56.4%	-20.5%	15.0	37.4%	-15.1%	22.7%
Tract 8012	15.6%	8%	6.5%	\$ 18,251	72.9%	-8.8%	6.8	39.6%	-24.6%	25.1%
Tract 8013	15.4%	6%	6.7%	\$ 18,600	66.2%	-14.3%	4.3	39.4%	-22.3%	17.3%
Tract 8014	9.9%	18%	5.0%	\$ 31,131	85.8%	-4.4%	6.2	5.0%	-20.7%	5.6%
Tract 8015	14.4%	16%	6.8%	\$ 26,120	71.6%	-6.8%	3.2	11.3%	-19.7%	12.3%
Tract 8016	32.1%	0%	9.0%	\$ 9,327	41.2%	-24.9%	23.8	45.8%	-34.0%	43.7%
Tract 8017	25.7%	0%	4.1%	\$ 6,027	59.1%	9.3%	17.5	53.6%	-59.4%	44.8%
Tract 8021	23.8%	0%	2.0%	\$ 4,666	54.4%	4.4%	14.9	56.0%	-49.2%	50.2%
Tract 8023	30.5%	3%	3.2%	\$ 8,202	63.3%	-1.8%	9.7	44.0%	-55.5%	51.7%
Tract 8024	28.4%	2%	5.4%	\$ 11,261	45.4%	-9.9%	15.9	32.1%	-40.8%	42.5%
Tract 8025	18.7%	6%	5.3%	\$ 19,048	65.6%	-2.9%	8.6	38.6%	-36.8%	26.0%
Tract 8026	14.6%	22%	5.6%	\$ 30,097	73.8%	-9.6%	2.8	20.1%	-21.4%	13.0%
Tract 8027.01	6.1%	48%	4.1%	\$ 52,657	61.1%	-4.6%	2.2	5.5%	-17.2%	3.8%
Tract 8027.02	7.0%	44%	4.7%	\$ 51,958	84.9%	-6.4%	1.4	1.6%	-15.4%	4.5%
Tract 8028	10.2%	19%	5.4%	\$ 27,078	78.9%	-9.5%	6.6	18.6%	-16.5%	9.4%
Tract 8029	17.1%	4%	5.9%	\$ 17,043	61.2%	-13.6%	8.8	35.7%	-19.0%	18.0%
Tract 8030	12.0%	10%	5.5%	\$ 22,019	74.1%	-12.3%	3.0	23.3%	-18.8%	13.6%
Tract 8040	33.8%	3%	3.9%	\$ 22,623	29.7%	0.8%	14.6	53.2%	-39.8%	36.4%
Tract 8041	18.5%	11%	4.8%	\$ 17,944	49.0%	-15.2%	13.1	28.0%	-34.2%	29.3%
Tract 8042	12.2%	19%	4.2%	\$ 36,020	57.6%	-3.3%	4.5	14.0%	-15.9%	17.3%
Tract 8043	34.9%	0%	4.6%	\$ 9,570	53.8%	3.2%	20.7	38.0%	-58.6%	47.6%
Tract 8137	17.1%	4%	3.1%	\$ 6,067	40.5%	-7.3%	17.4	59.5%	-49.5%	39.2%
Tract 8138	18.7%	3%	2.7%	\$ 23,341	48.7%	-13.8%	9.1	41.4%	-13.8%	41.6%
Tract 8139	23.8%	0%	2.4%	\$ 6,231	55.3%	-8.1%	12.6	50.9%	-50.8%	47.3%
Tract 8140	23.3%	12%	2.9%	\$ 13,939	40.0%	-7.5%	10.2	40.2%	-41.7%	26.8%
Tract 8141	14.4%	1%	4.8%	\$ 15,739	40.6%	-13.2%	3.1	41.1%	-20.8%	26.8%
Youngstown	19.0%	11%	4.9%	\$ 20,958	58.2%	-6.4%	9.6	33.8%	-30.0%	33.0%

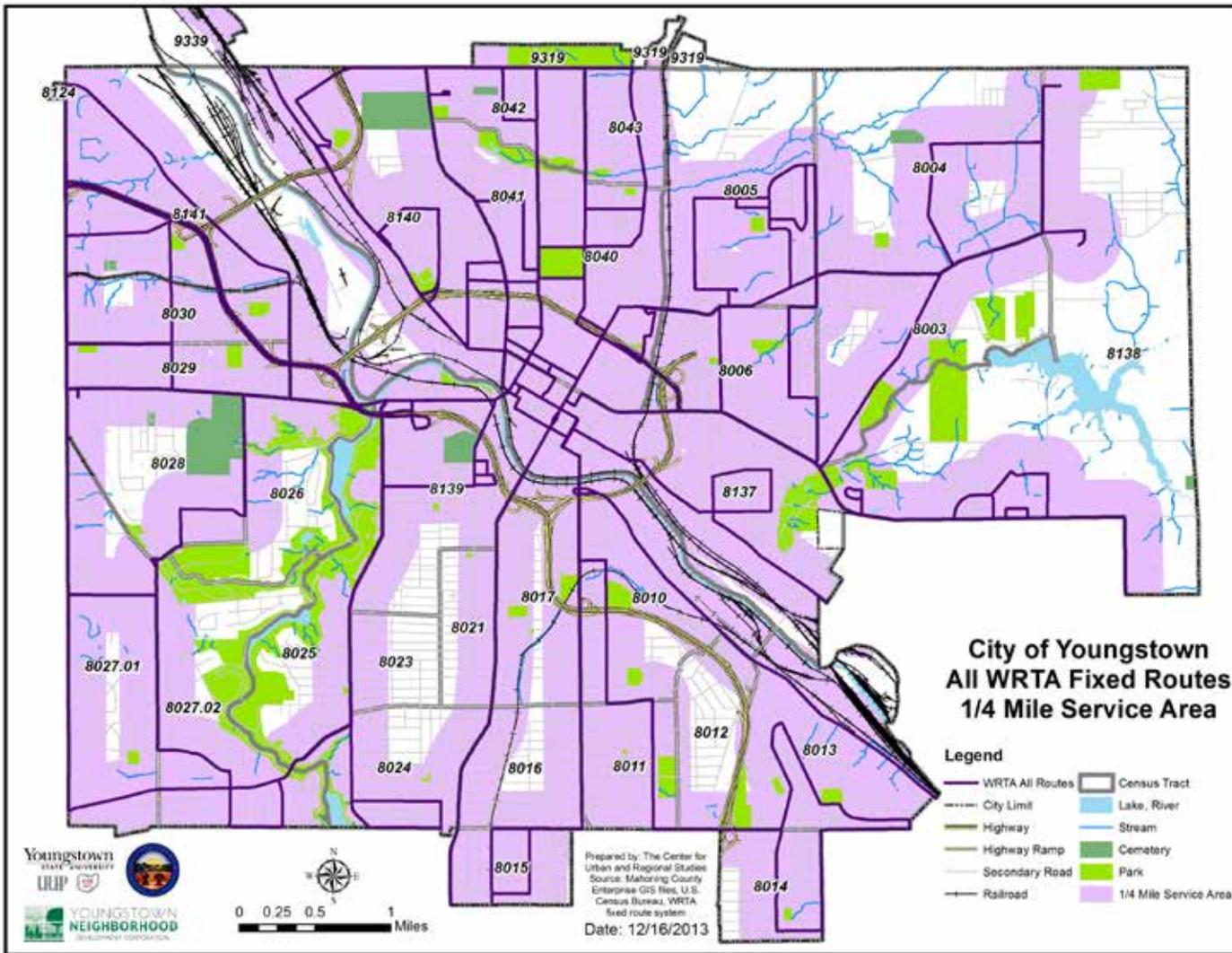
Table 3.6 - Market segmentation variable data by census tract

CHAPTER 4: transportation



Public Transportation

The Western Reserve Transit Authority operates a bus system linking Youngstown with neighboring communities, such as Boardman, Niles, and Warren. As shown in table 4.1, there are 15 fixed routes, as well as 3 suburban loops to Austintown, Boardman, and Canfield, and 6 nightline services, which operate weekdays during the hours of 7pm to midnight. Frequencies range from twice an hour on the #38 - Market route to once every two hours on the #39 - Warren Express. The WRTA also offers direct origin-to-destination Special Service Transit for residents who are certified Americans with Disabilities Act (ADA)-eligible and for seniors 65 years and older. **Most Youngstown residents live within a half mile of a fixed transit line, with the exception of those living in remote areas in the city's northeast corner.** However, fewer residents live



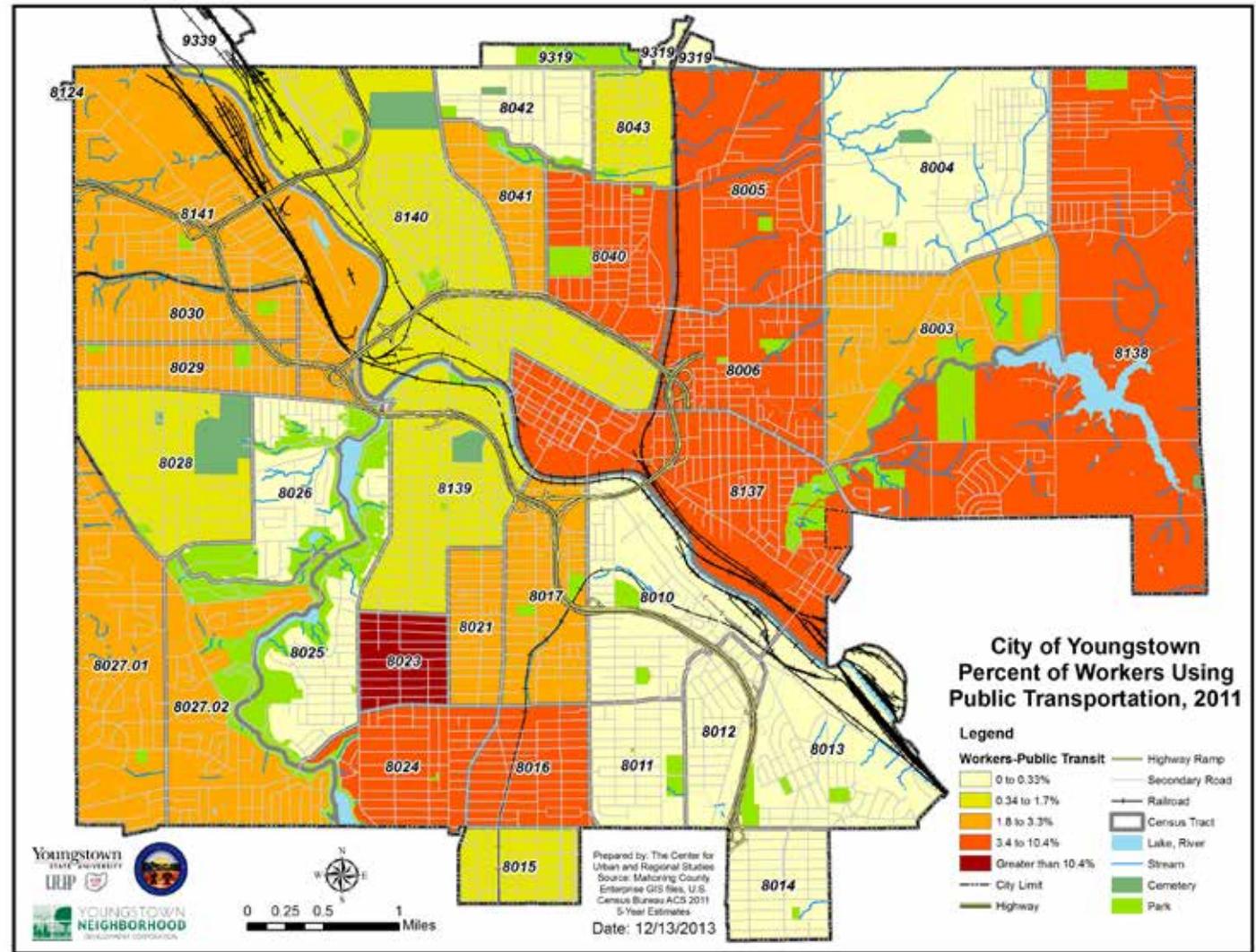
WRTA Fixed Transit Routes

FIXED ROUTES - DAYTIME					SUBURBAN LOOPS	FIXED ROUTES - NIGHTLINES	
#31 Elm	#32 Mosier	#34 Steel	#36 Glenwood	#38 Belmont	#51 & #52 Canfield	#42 Eastside	#45 Market via South
#31 Oak	#33 Fifth	#35 Cornersburg	#36 McGuffey	#39 Warren	#54 Boardman East	#43 Northside	#48 Steel
#32 Wilson	#33 Buckeye Struthers	#35 South	#37 Albert	#40 Austintown	#55 Austintown	#44 South via Market	#49 Cornersburg/Glenwood

Table 4.1 - WRTA fixed transit routes.

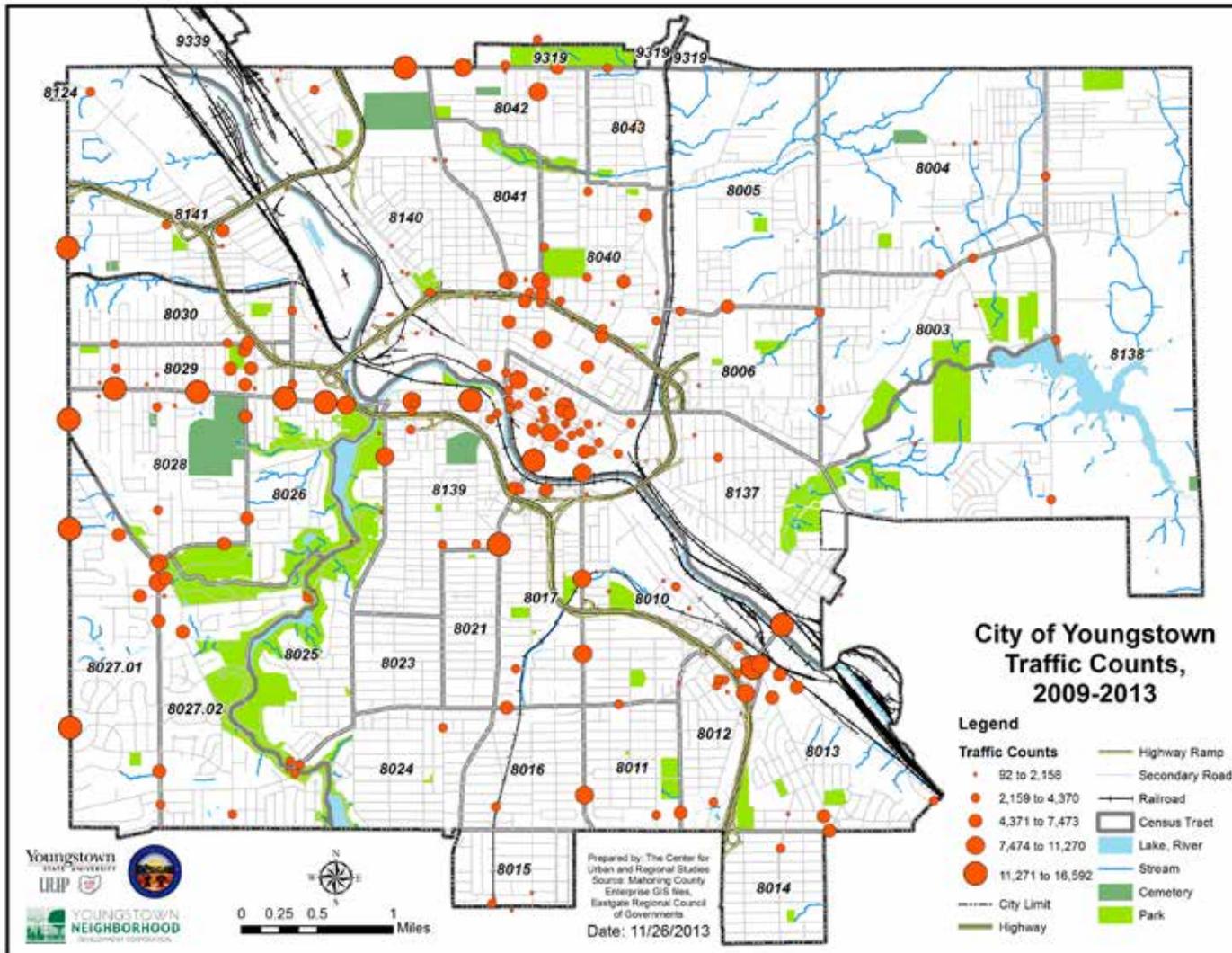
within a quarter mile walk of a transit line. Accessibility is highest on the north side and in neighborhoods just east of Downtown, but lowest near Mill Creek Park and in tract 8138 on the east side. Other tracts with low accessibility include 8012 and 8023 on the south side and 8028 on the west side.

The use of public transportation is highest on the east side in census tracts 8005, 8006, 8137, and 8138, as well as the south side, in tracts 8016, 8023, and 8024 and in 8040 on the north side. Usage rates are lowest in the southeast portion of the city, in census tracts 8010, 8011, 8012, 8013, and 8014, in tract 8042 on the north side, and in tract 8026 on the west side.



Traffic Counts

Traffic counts are highest along main arterials, such as Market Street, South Avenue, Poland Avenue, and Glenwood Avenue on the south side; Wilson Avenue on the east side; Belmont Avenue, Fifth Avenue, and Gypsy Lane on the north side; and Mahoning Avenue, Meridian Road, and Schenley Drive on the west side.



Signalized Intersections

There are 218 signalized intersections in the City of Youngstown. Fifth Avenue has the most traffic lights (13) followed by Market Street, South Avenue, and Midlothian Boulevard, each of which have 11.



Figure 4.1 - A traffic light on Wick Avenue, one of 218 signalized intersections in the city.

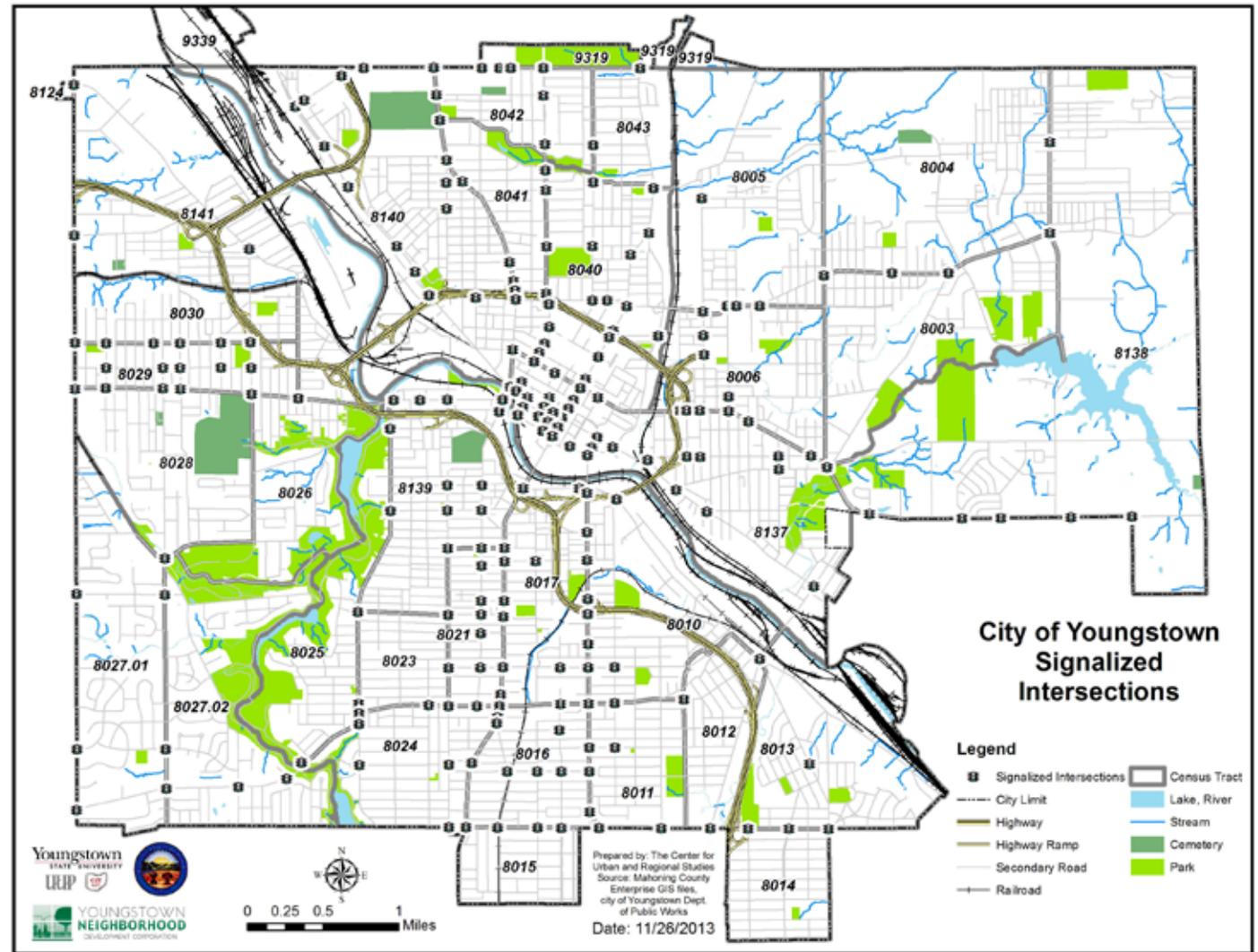




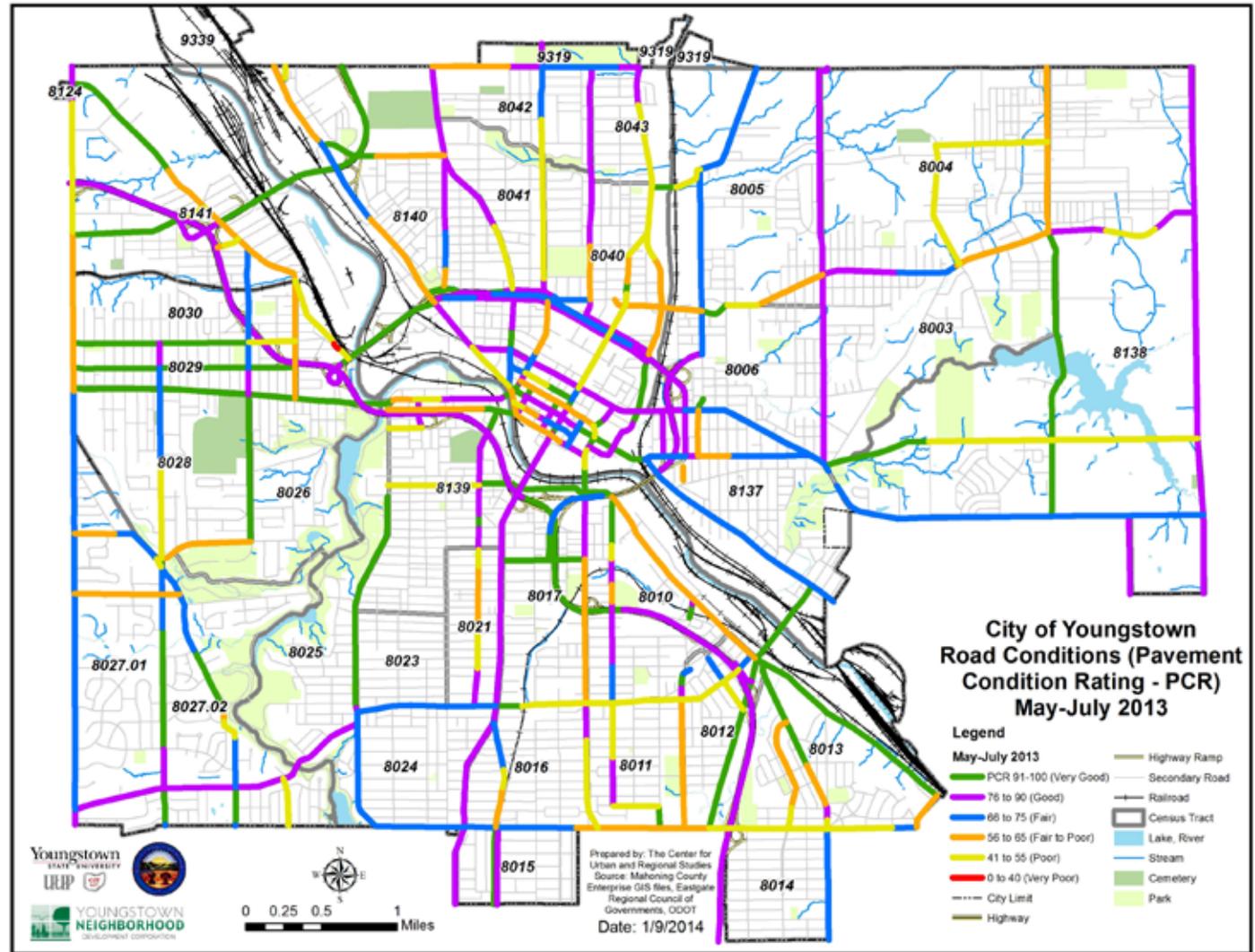
Figure 4.2 - Road conditions on Volney Road.



Figure 4.3 - Road conditions on Billingsgate Avenue.

Road Conditions

The Ohio Department of Transportation maintains a pavement conditions rating system which allows the ranking of roads and highways for maintenance and rehabilitation activities.



CHAPTER 5: **health and** **environmental concerns**



Parks and Recreation

The vast majority of city residents live within a half mile of a park or playground. However, two east side census tracts and two south side tracts have limited access to recreational facilities. Neighborhoods in

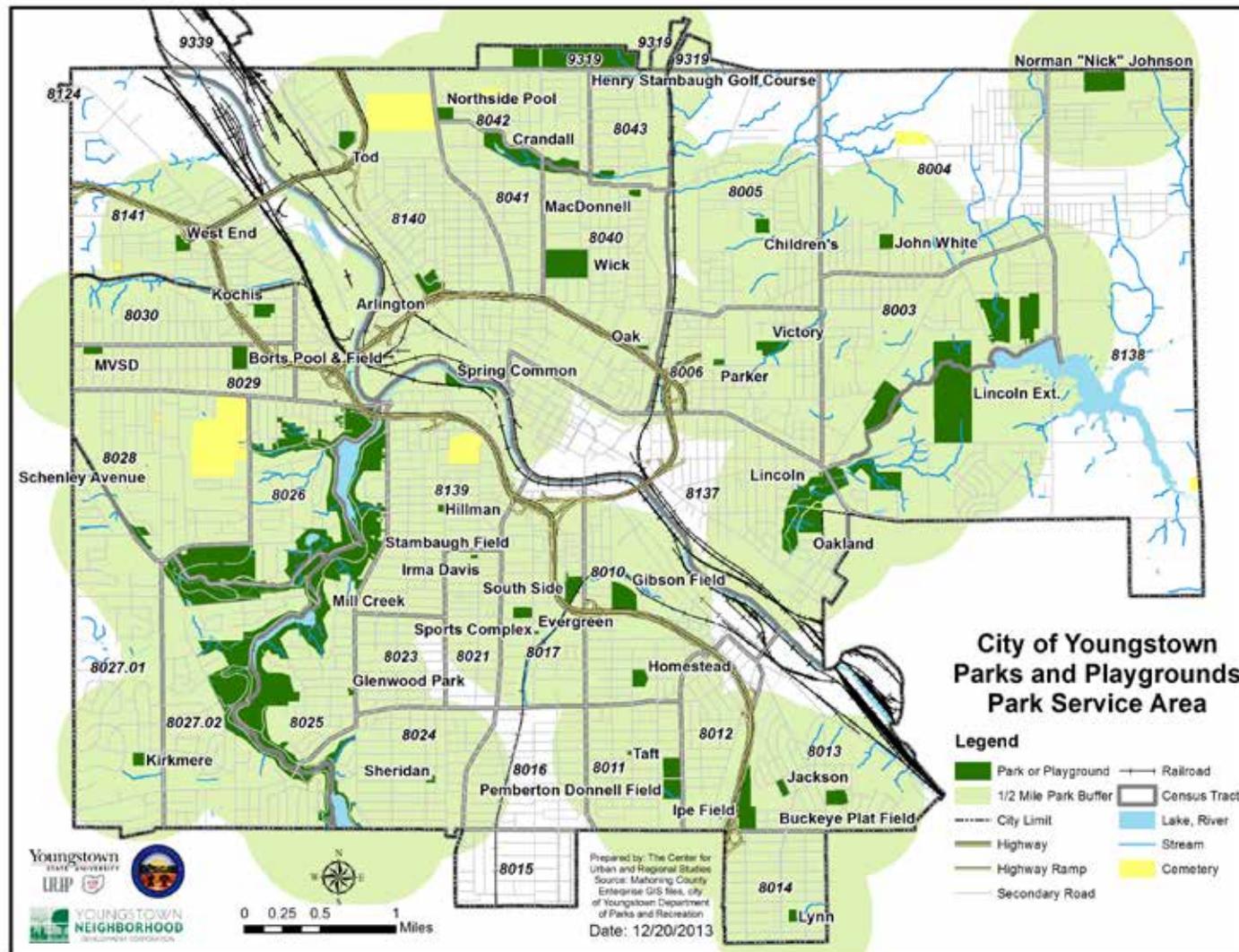
the northern and eastern portions of census tract 8004, as well as the eastern half of tract 8138 are not within walking distance of a park or playground. **South side census tract 8015 is completely lacking nearby recreational facilities and in tract 8016, access is limited.**



Figure 5.1 - The east side's Lincoln Park is connected to McKelvey Lake by Dry Run.



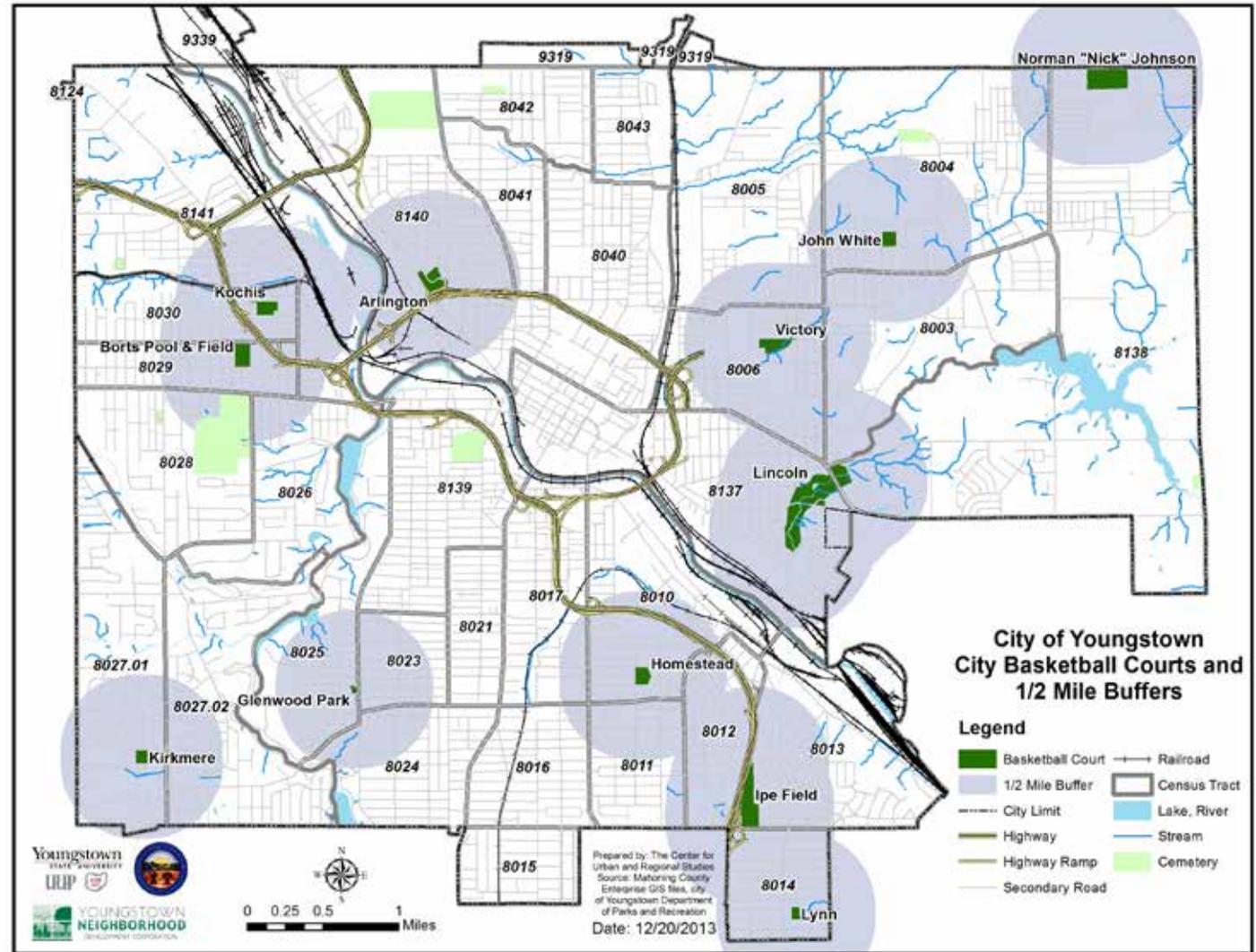
Figure 5.2 - Pemberton Donnell Field is located along Shady Road on the south side.



Twelve basketball courts serve neighborhoods in the City of Youngstown. However, several areas of the city are well outside walking distance of a court: virtually the entire north side; south side tracts along Oak Hill Avenue, Market Street, and Southern Boulevard; most of census tract 8138 on the east side; and west side tracts along Bears Den Road.



Figure 5.3 - Basketball courts at the Glenwood Community Park.



Conditions at Basketball Courts

A survey of basketball courts revealed varying conditions throughout the city. Photographs of each court are displayed on the following pages.



Figure 5.4 - Basketball courts at Arlington.



Figures 5.4-5.5 - Basketball courts at Borts Field.



Figure 5.6 - Basketball courts at Homestead Park.



Figures 5.7-5.8 - Basketball courts at Ipe Field.



Figure 5.9 - Basketball courts at John White Park.



Figures 5.10-11 - Basketball courts at Kirkmere Playground.



Figures 5.12-13 - Basketball courts at Kochis Park.



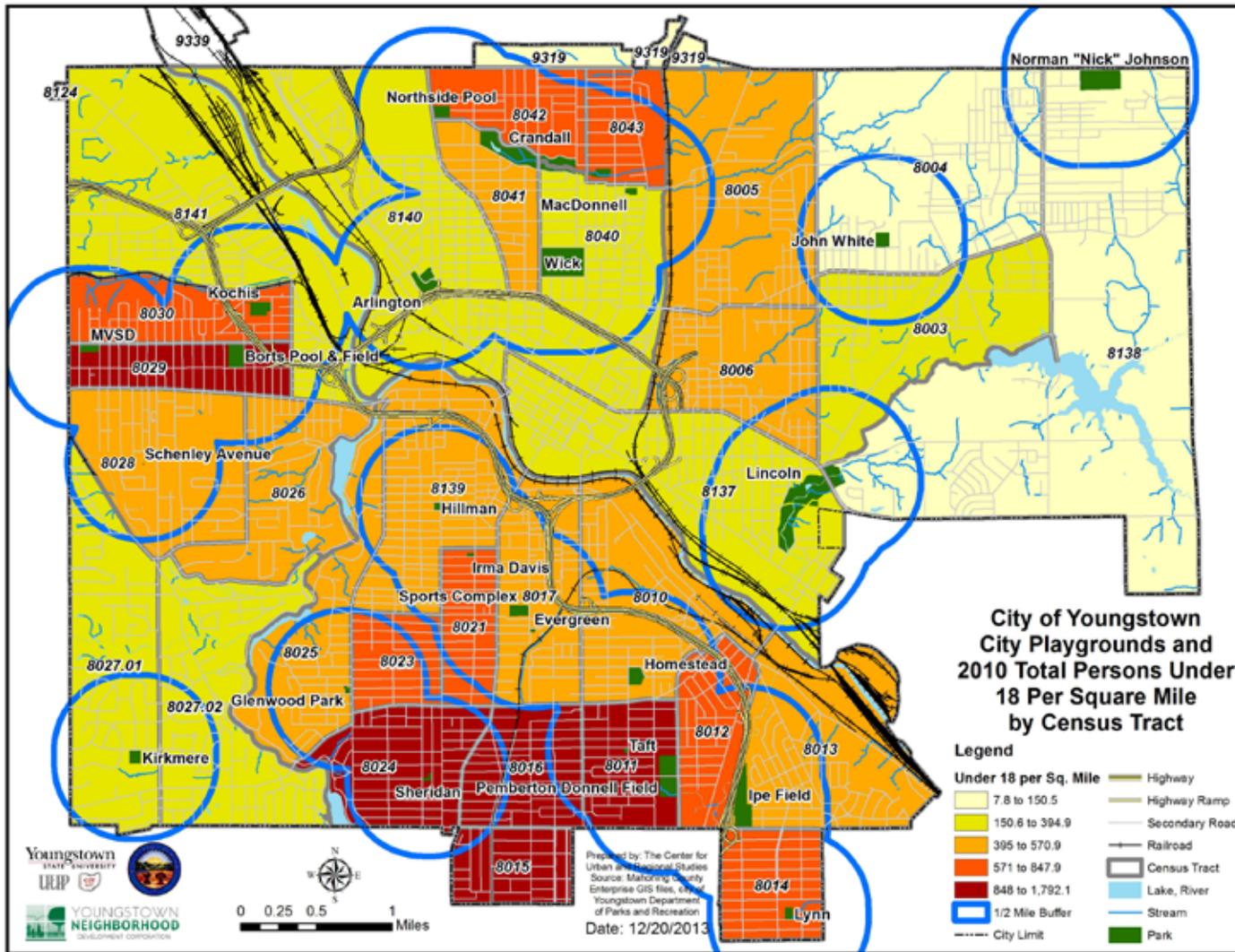
Figure 5.14 - Basketball courts at Lynn Park.



Figure 5.15 - Basketball courts at Lincoln Park.



Figure 5.16 - Basketball courts at Nick Johnson Park.



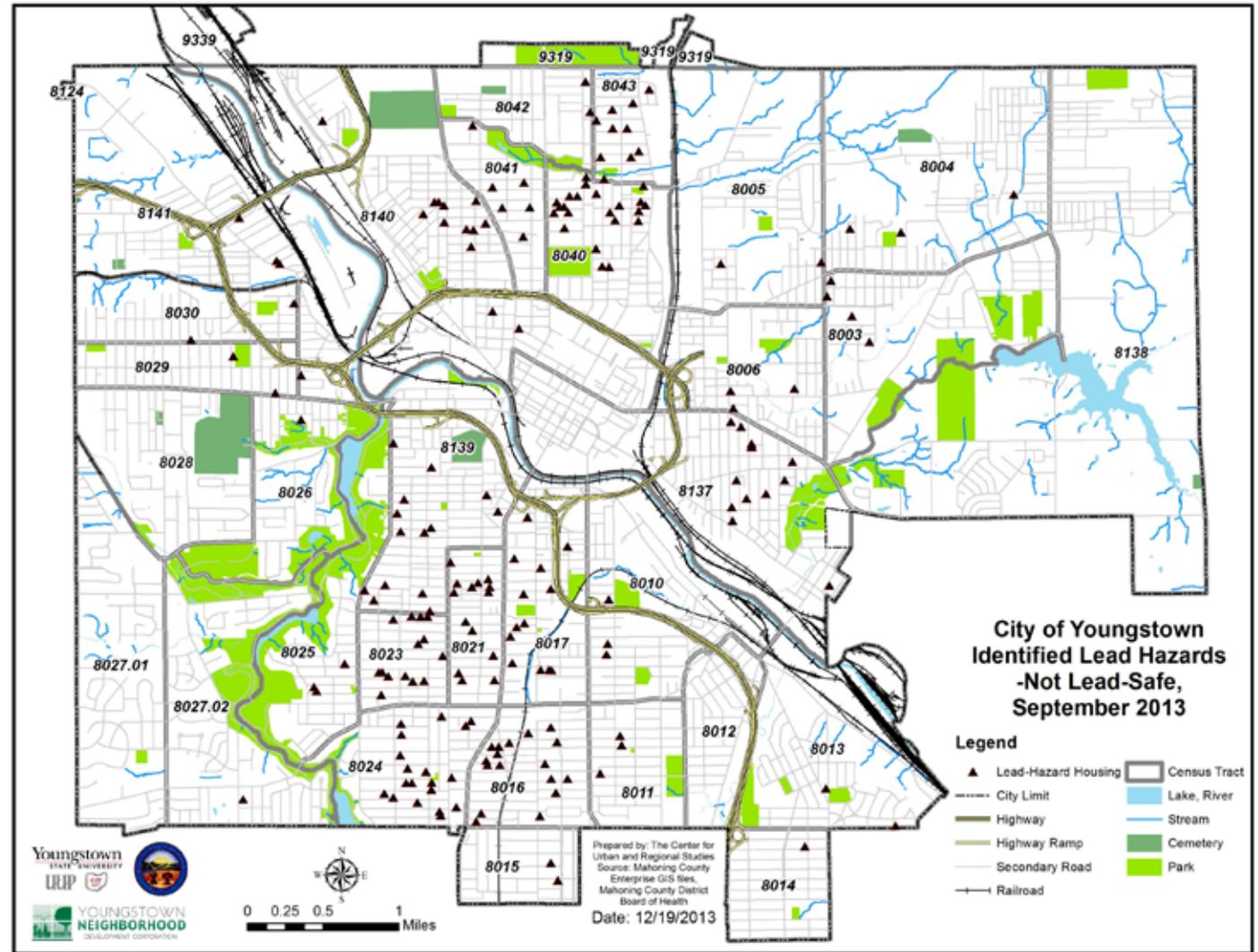
Several census tracts with high concentrations of youths but limited access to playgrounds are located throughout the city. In particular, most youth in south side census tracts 8015 and 8016 are not within walking distance of a playground. Other census tracts with a high density of youths, but limited access include 8005 and 8006 on the east side, 8026 on the west side, and 8010 and 8013 on the south side.

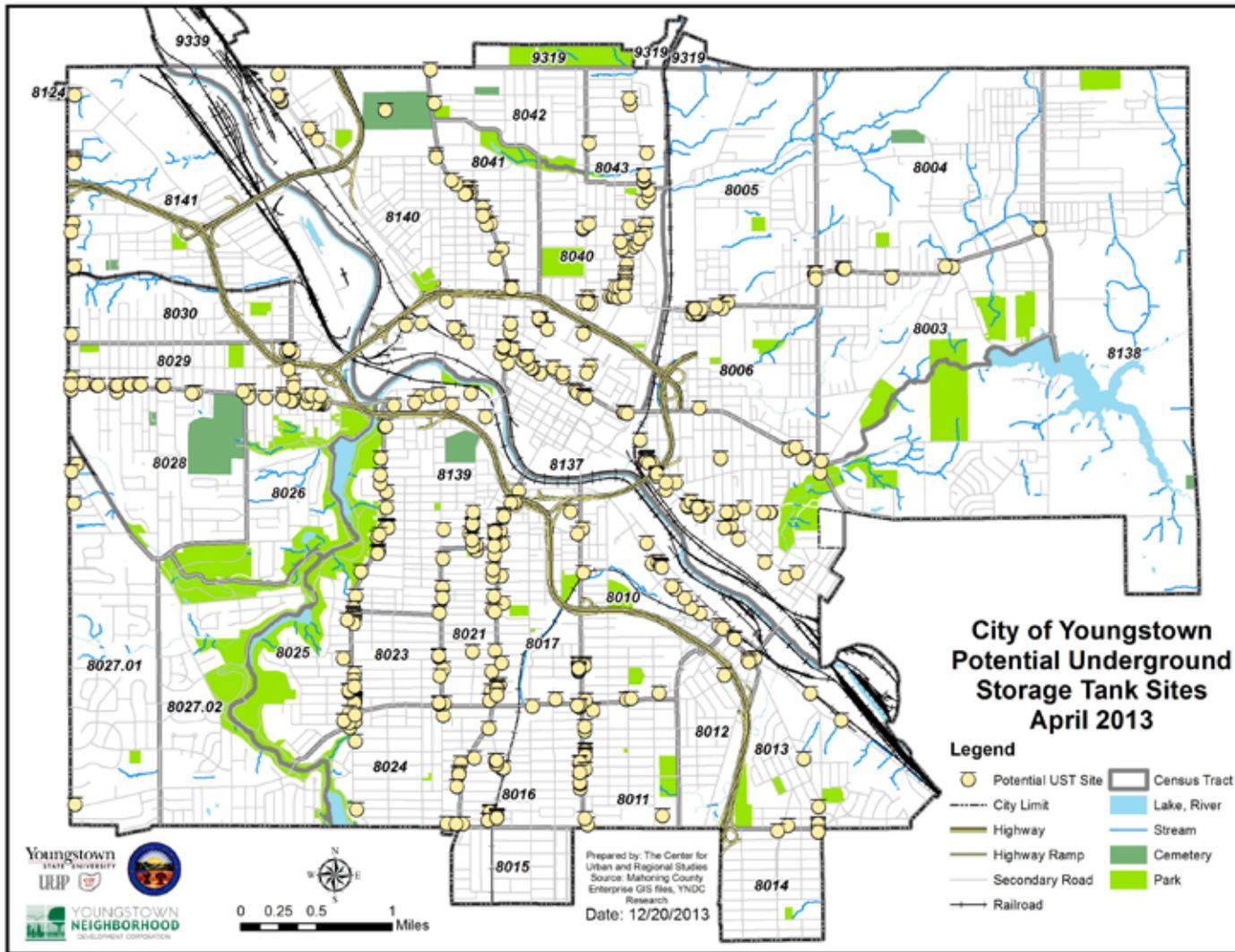
Environmental Contamination

Lead hazards resulting from exposure to lead-based paint are concentrated in two main areas of the city: south side tracts 8016, 8017, 8021, 8023, 8024, and 8139; and north side tracts 8040, 8043, 8140. These census tracts are also areas with high rates of poverty and unemployment, as well as higher percentages of older housing stock. Points on the map represent documented lead hazards. There are hundreds, if not thousands, more units with lead levels that would not be considered safe.



Figure 5.17 - A house in the Idora neighborhood, built in 1850, with severely peeling paint, which is a lead hazard for neighborhood youth.





To identify underground storage tanks, a study was conducted by the Youngstown Neighborhood Development Corporation in 2013. Historical records were analyzed along with data from Ohio's Bureau of Underground Storage Tank Regulations to find sites with potential contamination. **In total 331 possible sites were located along the city's main corridors.**



Figures 5.18-19 - Underground Storage Tank removal in 2012 along Glenwood Avenue.

Disease Rates

The Youngstown Office on Minority Health issued a report in 2011 that revealed wide disparities in risk factors for disease and health diagnoses. For example, obesity, lack of physical activity, and cigarette smoking are more prevalent among Black residents than Whites. High blood pressure is higher among Black residents, but reported incidences of coronary heart disease and heart attacks are lower. Mortality rates for White residents are lower for heart disease, stroke, lung cancer, and diabetes, but higher for colon and rectum cancer.

Chronic Disease Risk Factors, Prior Diagnosis, and Diseases

CHRONIC DISEASE RISK FACTORS	WHITE MALES	BLACK MALES	WHITE FEMALES	BLACK FEMALES
Current Cigarette Smoking	23%	42%	19%	23%
Lack of Physical Activity	20%	44%	26%	35%
Obese	27%	36%	20%	48%

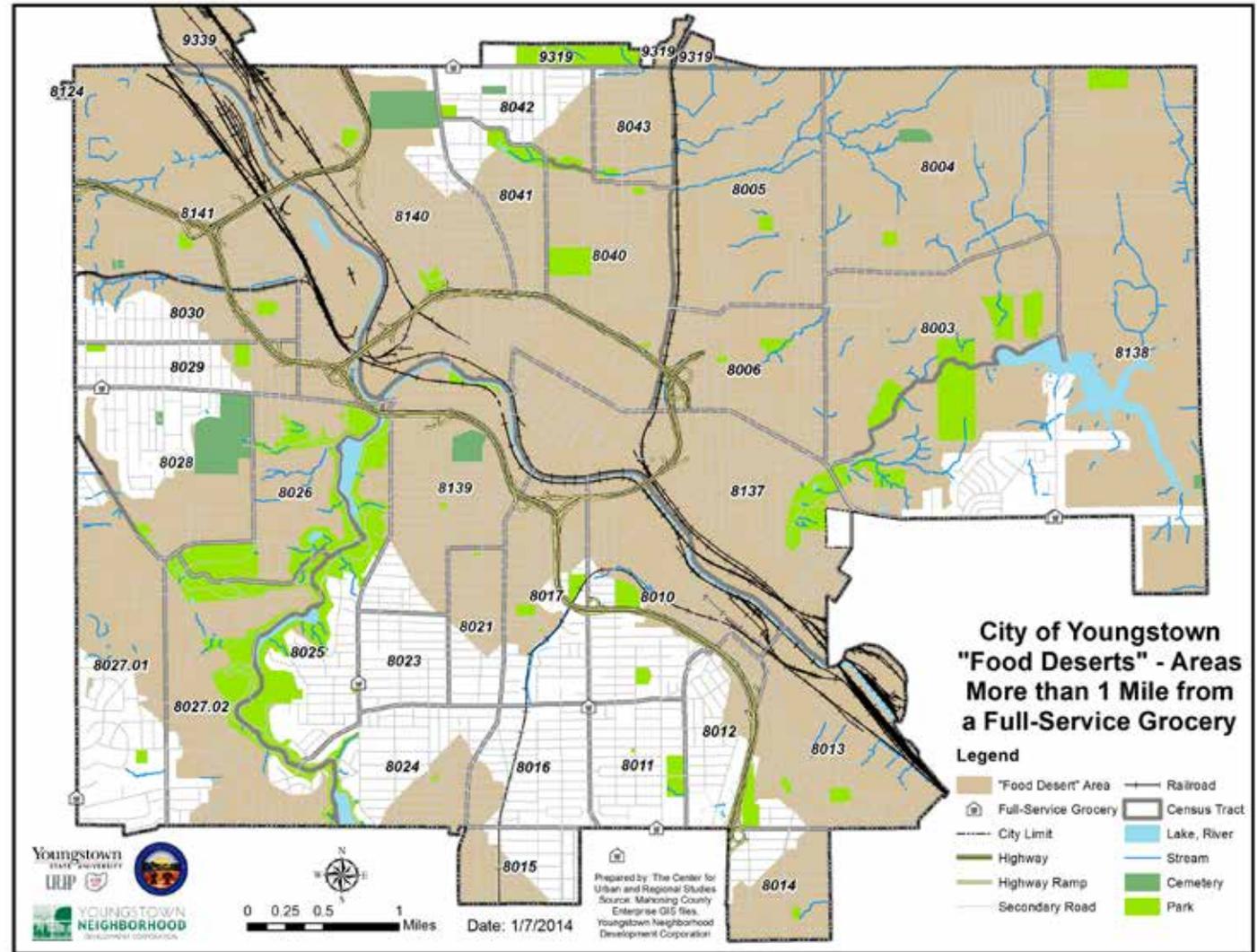
DIAGNOSIS	WHITE RESIDENTS	BLACK RESIDENTS
Been told had high blood pressure	28%	5%
Been told had coronary heart disease	12%	5%
Been told had a heart attack	10%	6%

DISEASE	MORTALITY RATE – WHITE RESIDENTS	MORTALITY RATE – BLACK RESIDENTS
Heart Disease	278	347
Stroke	47	68
Colon and Rectum Cancer	36	25
Lung Cancer	75	111
Diabetes	33	65

Tables 5.1-5.3 - Chronic disease risk factors, prior diagnosis, and diseases.

Food Deserts

The United States Department of Agriculture defines a “food desert” as an urban area more than a mile from a full-service grocery store. In general, the south and west sides have the greatest access to grocery stores while most of the east and north sides, as well as downtown, are considered food deserts.

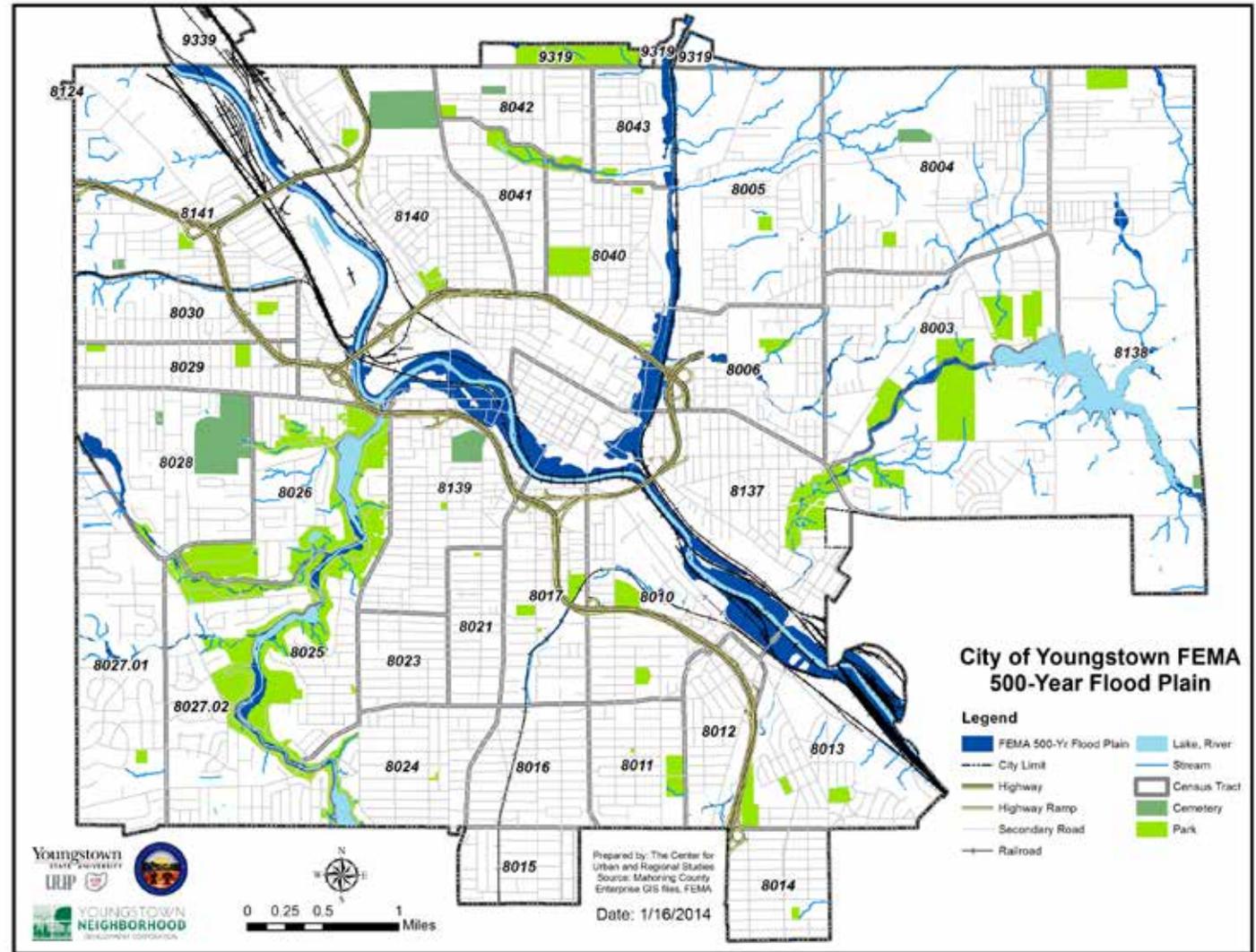


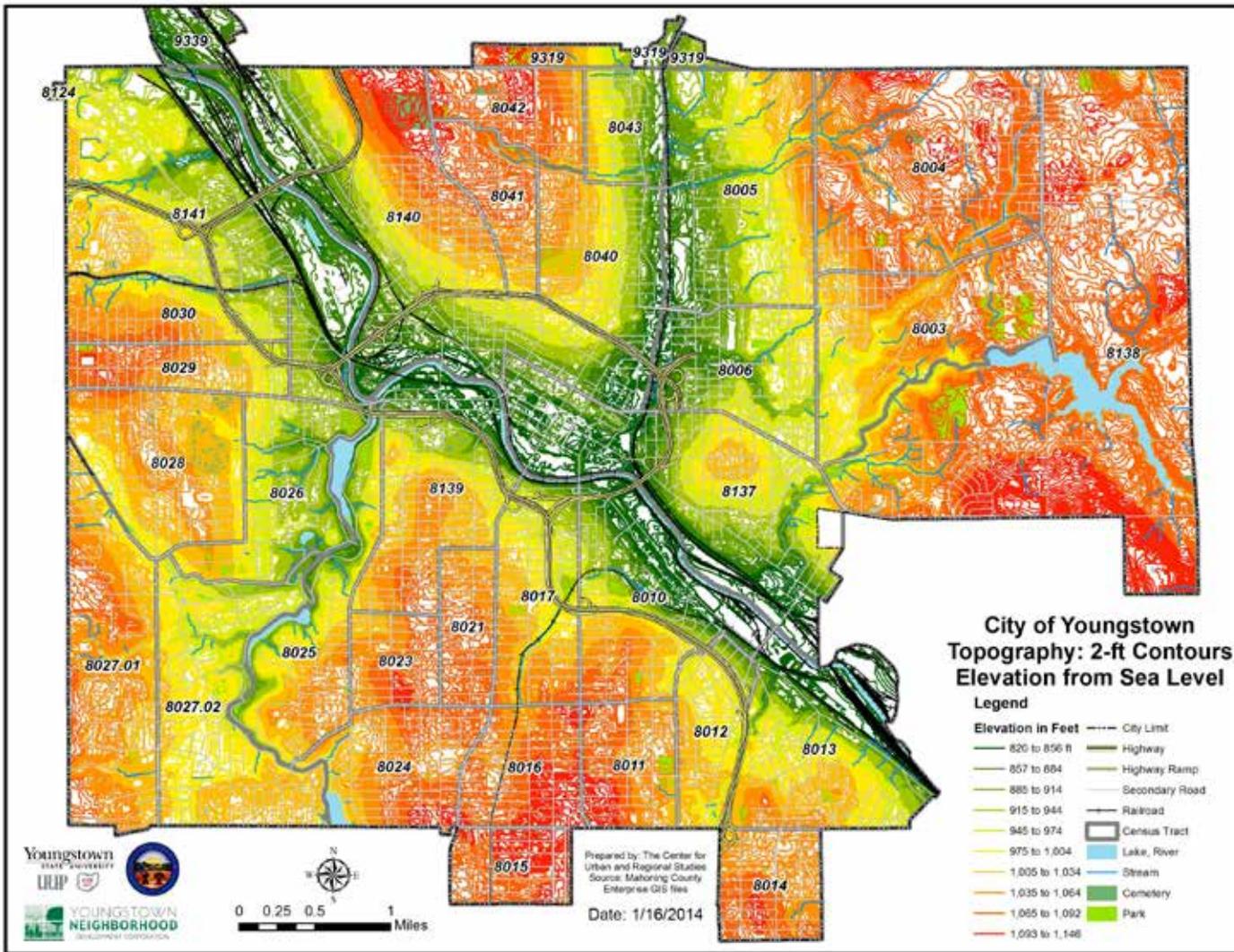
Flood Plains

The most significant flood plains are located along the Mahoning River and Crab Creek. Minor flood plains exist along Bears Den Run, Mill Creek, and Dry Run. Very few residential streets are located in flood plains. However, several industrial corridors are partially located in flood plains, such as Andrews Avenue, Wilson Avenue, Poland Avenue, and Mahoning Avenue near the intersection with Oak Hill Avenue.



Figures 5.20-21 - Land adjacent to Mill Creek is located within the 500-year flood plain.





Topography

Land elevation in Youngstown ranges from 820 to 1,146 feet above sea level. Elevation is lowest along the Mahoning River and Crab Creek. Residential neighborhoods in low-lying areas were given names reflecting their topography, such as Smoky Hollow and Lower Gibson. From there, the land rises sharply in some areas, reflected in neighborhood names such as Brier Hill and Oak Hill. Elevations are highest on the south side, along Midlothian Boulevard, on the north side near Tod Cemetery, and on the east side, south of McKelvey Lake.

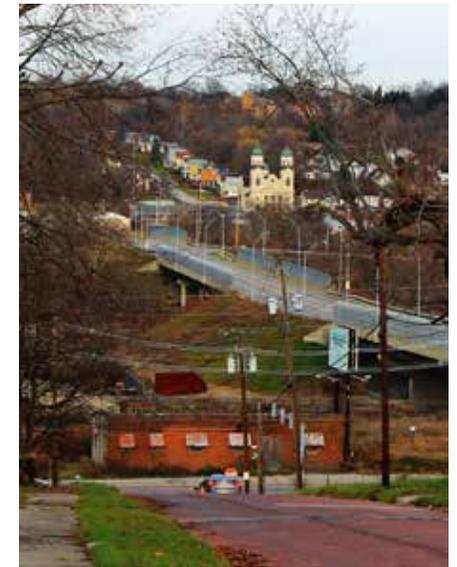
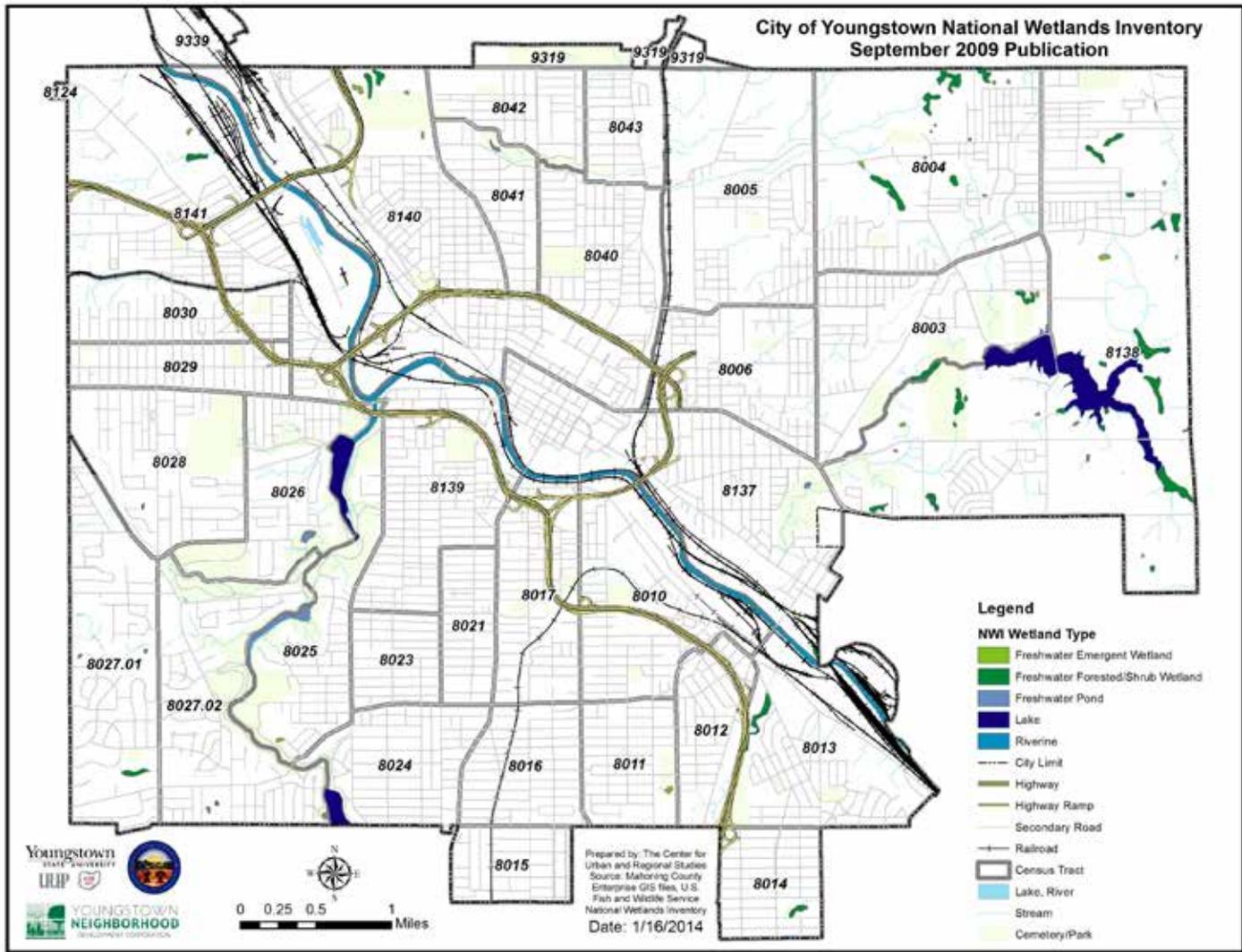


Figure 5.22 - Steep hills line the Mahoning River near the Center Street Bridge.



Wetlands

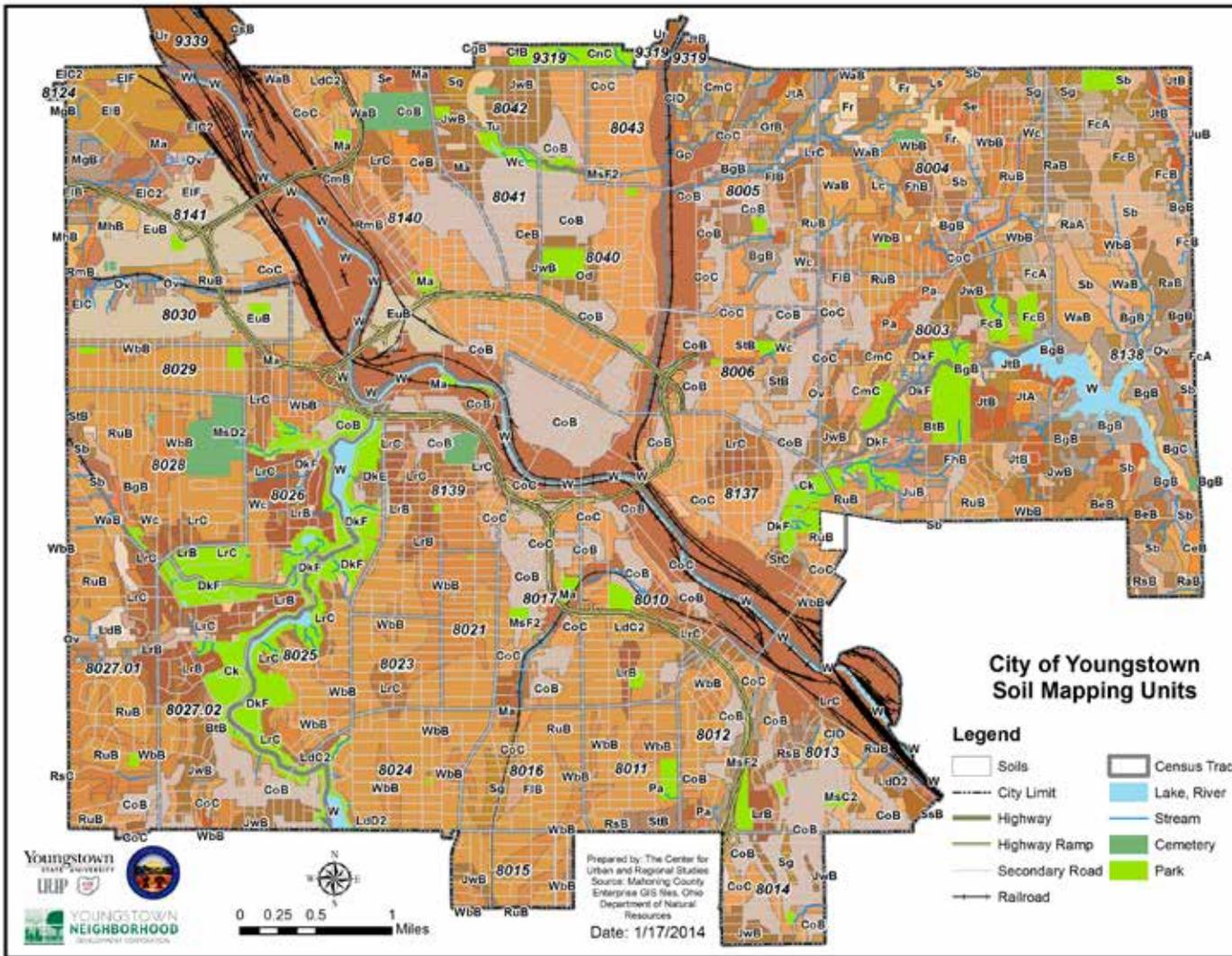
The National Wetlands Inventory is produced using high-altitude imagery. Wetlands are identified based on vegetation, presence of water, and geography. In Youngstown, wetlands are located on each side of town, but the majority are found on the east side.



Figure 5.23 - Many wetlands are found on the edges of McKelvey Lake and in the Sharon Line neighborhood.

Soil Types

The Ohio Department of Natural Resources has documented 93 soil types in the City of Youngstown. However, of these 93, approximately half of city area is comprised of just four soil types: chili urban land; rittman urban land; wadsworth urban land; and made land. The chili series is light-colored and well drained, the rittman series is light-colored and moderately well drained, and the wadsworth series is light-colored and somewhat poorly drained. The urban land designation in each series refers to soil that has been disturbed by construction, development, grading, and digging. The final soil type, made land, consists of areas of fill soil developed for heavy industrial uses, which may consist of materials such as brick, masonry, cinders, industrial refuse, slag piles, coal pies, city dumps, and areas of sewage effluent.

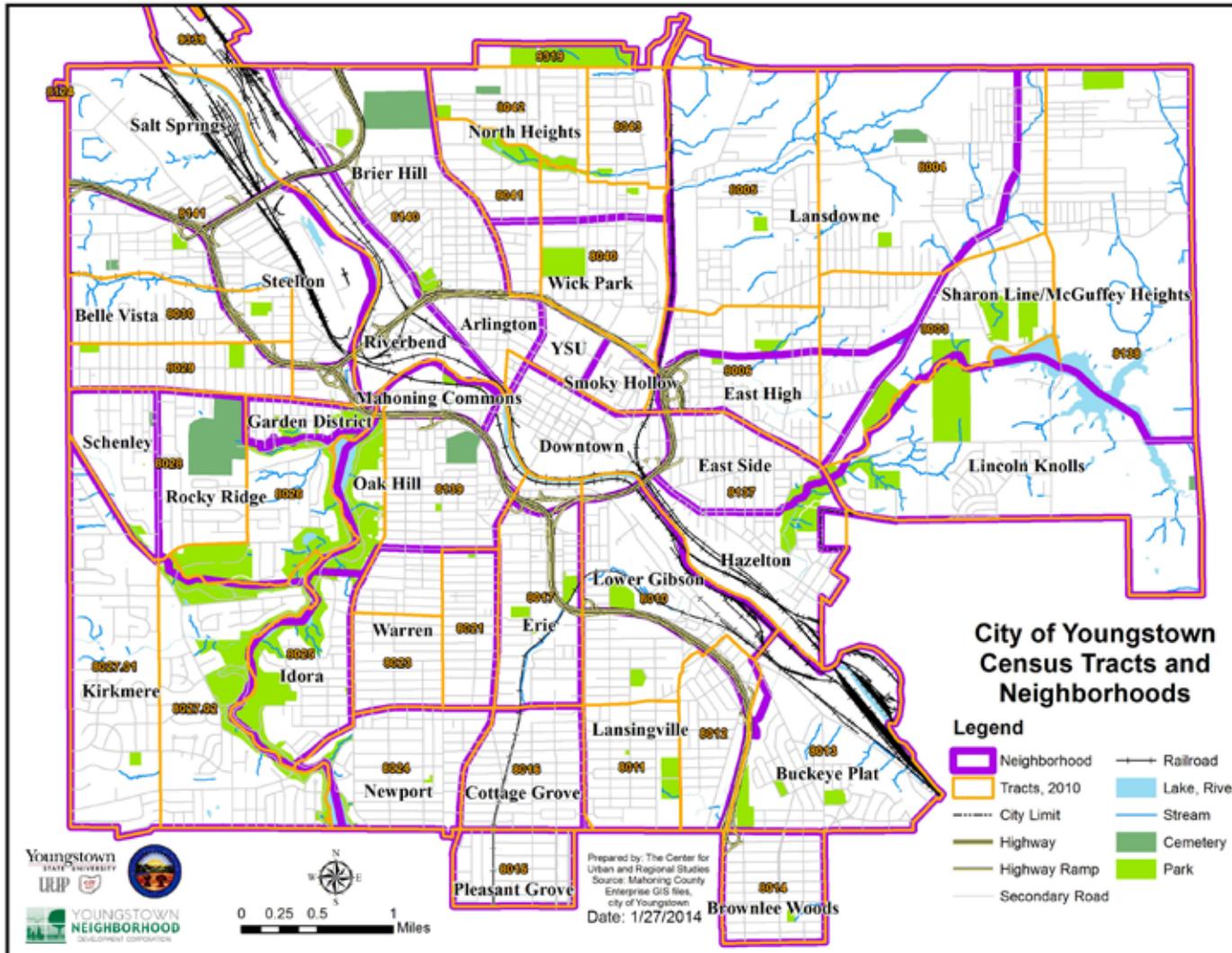


Soil Series

SOIL SERIES	MAP CODE	PERCENTAGE OF YOUNGSTOWN AREA
Chili-Urban land complex, undulating and rolling	CoB and CoC	21.5%
Rittman-Urban land complex	RuB	15.5%
Wadsworth-Urban land complex	WbB	7.0%
Made Land	Ma	11.4%

Table 5.4 - Soil series.

PART II: neighborhood analysis

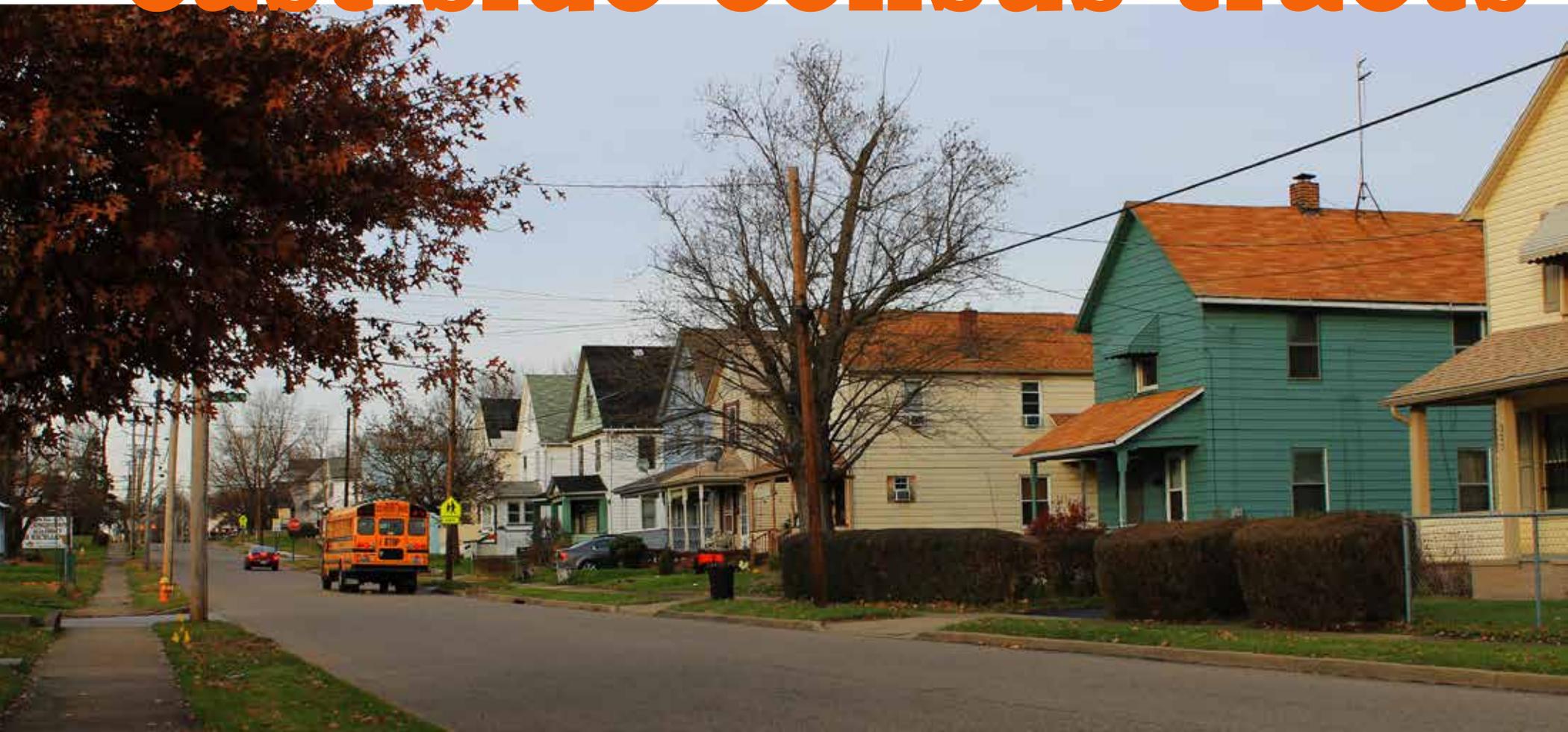


CHAPTERS:

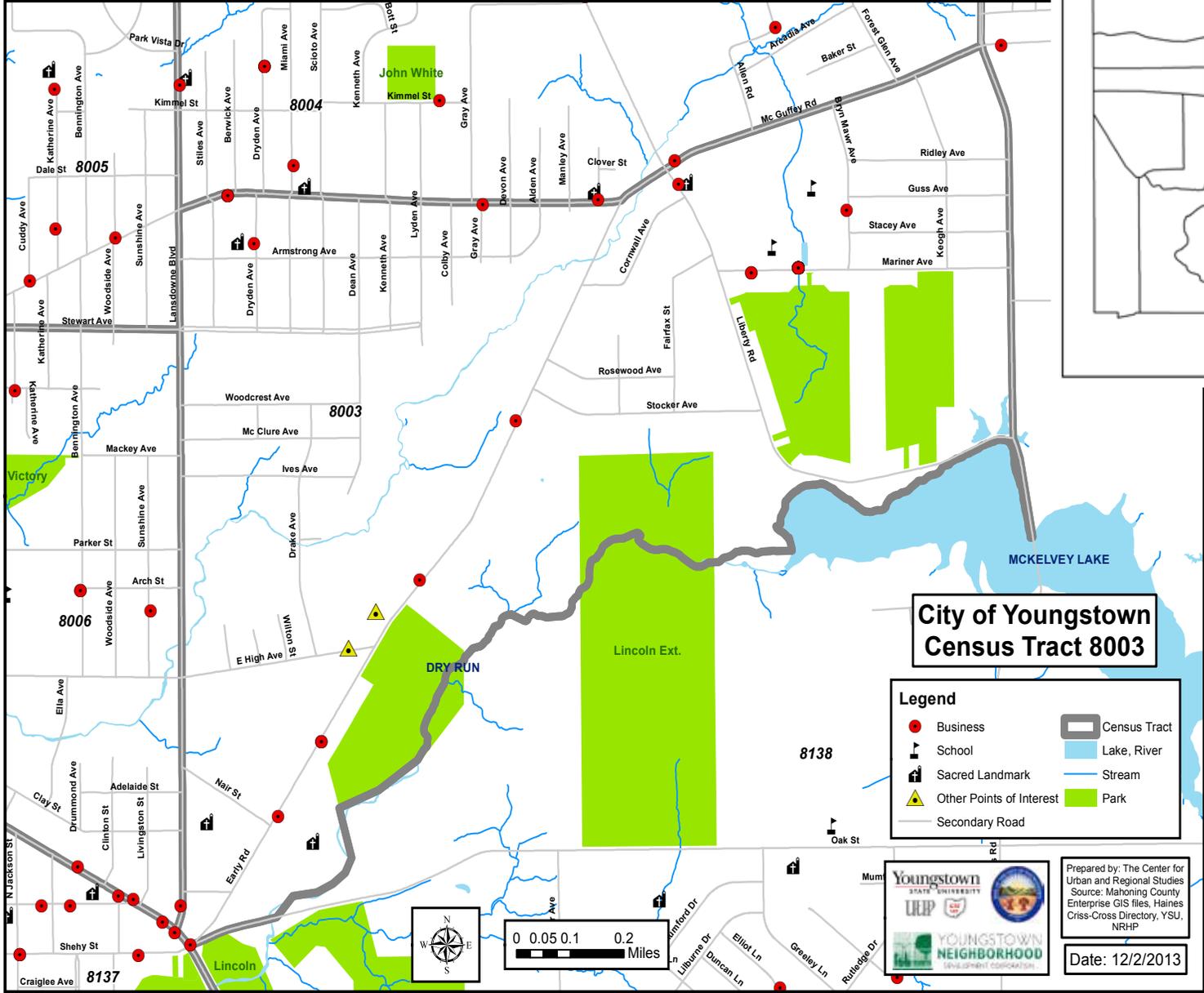
- 6) east side census tracts.....110
- 7) south side census tracts.....144
- 8) west side census tracts.....215
- 9) north side census tracts.....253

Each chapter includes a brief description of the census tract, maps of amenities, land use, and zoning, photographs, demographic and housing data, and quotes from residents obtained during the field work process.

CHAPTER 6: east side census tracts



CENSUS TRACT 8003



Census tract 8003 encompasses portions of the Lansdowne, Mc-Guffey Heights and East High neighborhoods. Boundaries are McGuffey Road to the north, natural amenities such as Lincoln Park / Lincoln Park Extension and McKelvey Lake are to the south, Jacobs Road to the east, and Lansdowne Boulevard to the west.

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8003	1,914	1,266	-34%	1.28	988
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 6.1 - Black, Phillips, and Holden funeral home on McGuffey Road.

Consistent with most of the east side census tracts, **8003 is characterized by low population density and significant population loss.** Unemployment is more than 50% higher than the city average; there are few of businesses; and only 1 mortgage loan was originated in 2012. However, at \$32,663, the median income is higher than the \$24,880 citywide median.

While the percentage of the city's population below the poverty line increased between 1990 and 2011, this figure dropped in census tract 8003, from 28% to 21%. Also, the percentage of children living in households that fell below the poverty line was slightly lower in this tract at 49%, versus the city's rate of 54%.

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8003	28%	21%	49%	33%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8003	25%	17%	71%	73%	4%	7%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%



Figure 6.2 - Approximately 350 students attend Martin Luther King Jr Elementary.

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8003	\$ 32,663	\$ 49,625	\$ 32,250	\$ -
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 6.3 - Only 1 mortgage was originated in census tract 8003 in 2012.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8003	11%	3%	74%	95%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8003	775	640	82%	73%	11%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8003	6%	16%	7%	35%	62
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

In general, the educational attainment of the tract improved from 1990 to 2011: adults with a bachelor's degree increased from 6% to 10%. Also, the tract's vacancy rate is three percentage points below that of the city, when compared with the 2013 US Postal Service's vacancy rate. And though home ownership rates have fallen in tract 8003 along with the city, home ownership in this tract has remained markedly higher at 73% in 2010, versus 58% in the city. Census Tract 8003 is the only area of the city's entire east side where no new homes have been built since 1980. The average sales price for homes between 2007 and 2012 was \$13,070—far lower than the city average of \$23,944. Very few mortgages have been originated since 2007.



Figure 6.4 - 42% of houses were built before 1940.

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8003	42%	13	\$ 13,070	3%	11	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

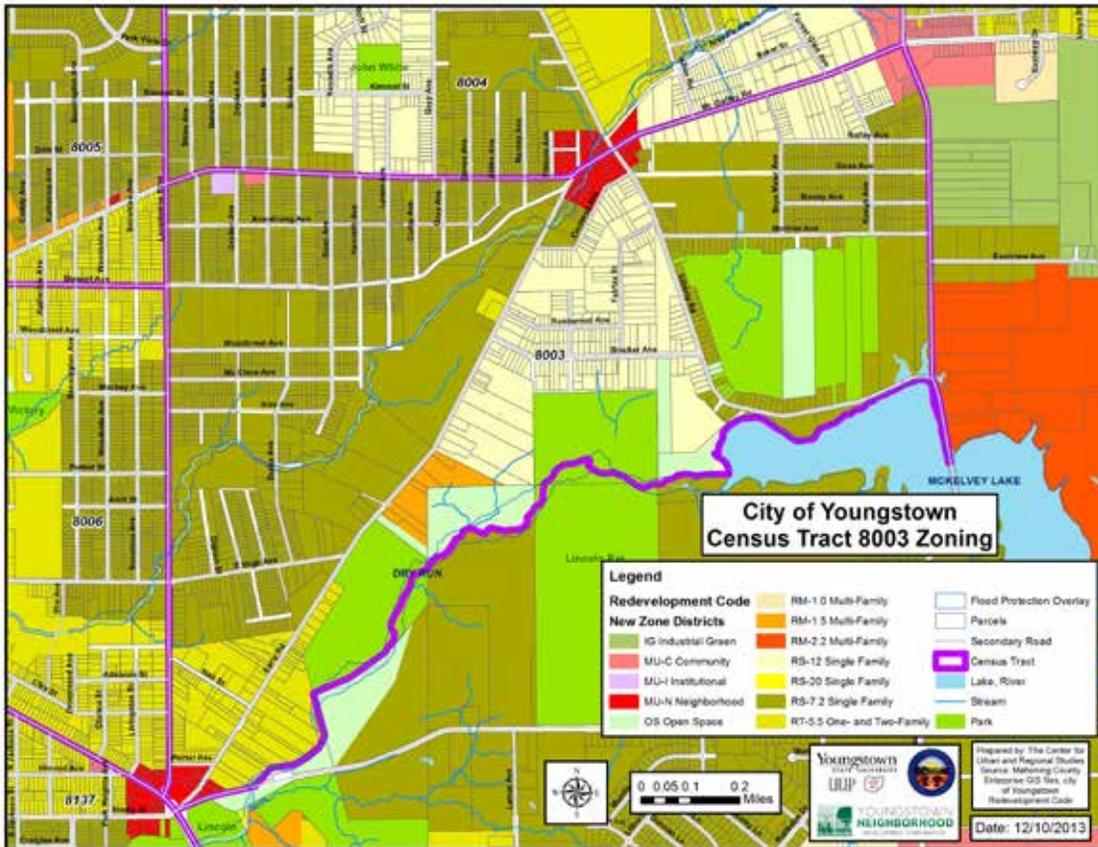
*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8003	14%	72%	10%	4%
YOUNGSTOWN CITY	20%	64%	12%	4%

Census Tract 8003 is a mix of open space and residential housing, with the area's amenities interspersed throughout. A majority of the activity is situated along or in close proximity to Early Road, including the East Side Public Library, as well as a few businesses and places of worship. Additional businesses and churches are along the McGuffey Road boundary between census tracts 8003 and 8004, and Martin Luther King Elementary school is on Mariner Avenue.



Figures 6.5-6 - Typical housing in census tract 8003.



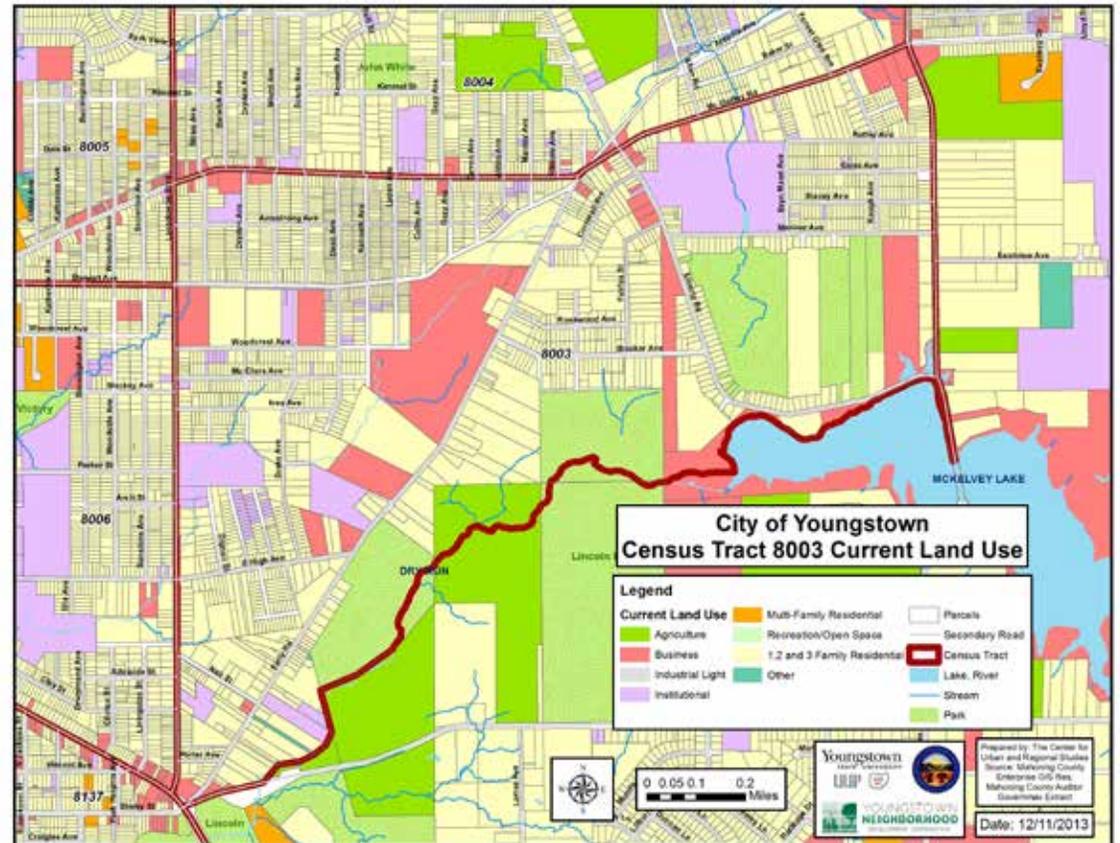
Figure 6.7 - P. Ross Berry Middle School.

“ I have no problems in my neighborhood. I love it. The only thing is that there’s an empty lot next to my house and I would like to have it cleared. I’ve been here over 50 years.”

-Marilyn, McGuffey Heights

“ We need a community center. Something for the kids. If you catch them young, they won’t turn into knuckleheads.”

-Billy, East High



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ.M)
TRACT 8004	1,782	951	-47%	1.93	493
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 6.8 - Census tract 8004 is the least-dense tract in the city.

In addition to extremely low population density, tract 8004 depopulated at a much higher rate than the rest of the city, losing 47% of its residents between 1990 and 2010, compared to a 30% loss in Youngstown overall. **The 2011 unemployment rate for census tract 8004 is more than twice that of the city at 51%**, which is a 110% spike in unemployment from 1990. Also, while census tract 8004 was a mere 1% higher than the city in 1990 poverty rates, by 2011 the gap had widened to 34% versus 47% for the tract. However, it is worth mentioning that the percentage of households receiving supplemental assistance dropped by 20% between 1990 and 2011. While the 2011 percentage of those without a high school diploma is relatively high at 31%, this rate has dropped 19% from that in 1990.

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8004	30%	47%	58%	51%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8004	16%	14%	82%	76%	1%	5%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8004	\$ 17,373	\$ 22,167	\$ 18,083	\$ -
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 6.9 - Housing values are lower than the city's average.



Figure 6.10 - Three quarters of housing units are owner-occupied.

Despite census tract 8004's high loss of residents, **the number of those who obtained a post-secondary degree rose significantly between 1990 and 2011.**

To some extent, housing data in census tract 8004 is representative of citywide characteristics. For instance, 38% of the tract's housing stock was built prior to 1940, compared to 40% of the city's housing. The 2007-2012 average home sale price of \$13,869 is significantly less than that of the city while the tract's residential vacancy rates of 9% and 19% in 1990 and 2010, respectively, were identical to those for the city over the same time period. However, census tract 8004 experienced a relatively high loss of its total housing units at 24%. Additionally, **51% of the tract's parcels are land bank eligible, which is the city's high-**

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8004	11%	0%	67%	96%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8004	745	564	80%	76%	9%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8004	9%	19%	14%	51%	84
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8004	38%	11	\$ 13,869	2%	9	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND



Figure 6.11 - The vacancy rate doubled from 1990 to 2010.

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATES OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8004	31%	48%	13%	9%
YOUNGSTOWN CITY	20%	64%	12%	4%

est. Census tract 8004 also has one of the city's highest rates of out-of-state ownership at 21%. Very few mortgages have been originated since 2007.

Though census tract 8004 is sparsely populated and has continued losing residents over time, **home ownership rates remain markedly higher here than the citywide average.**

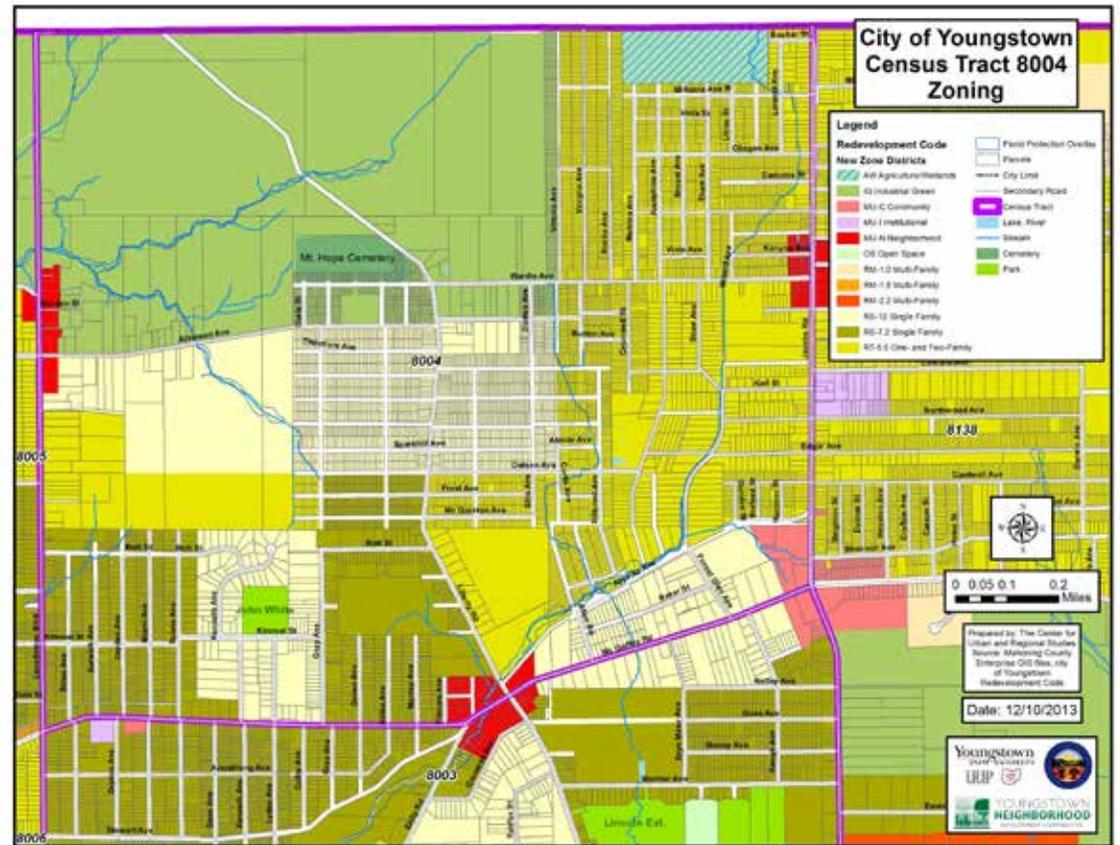


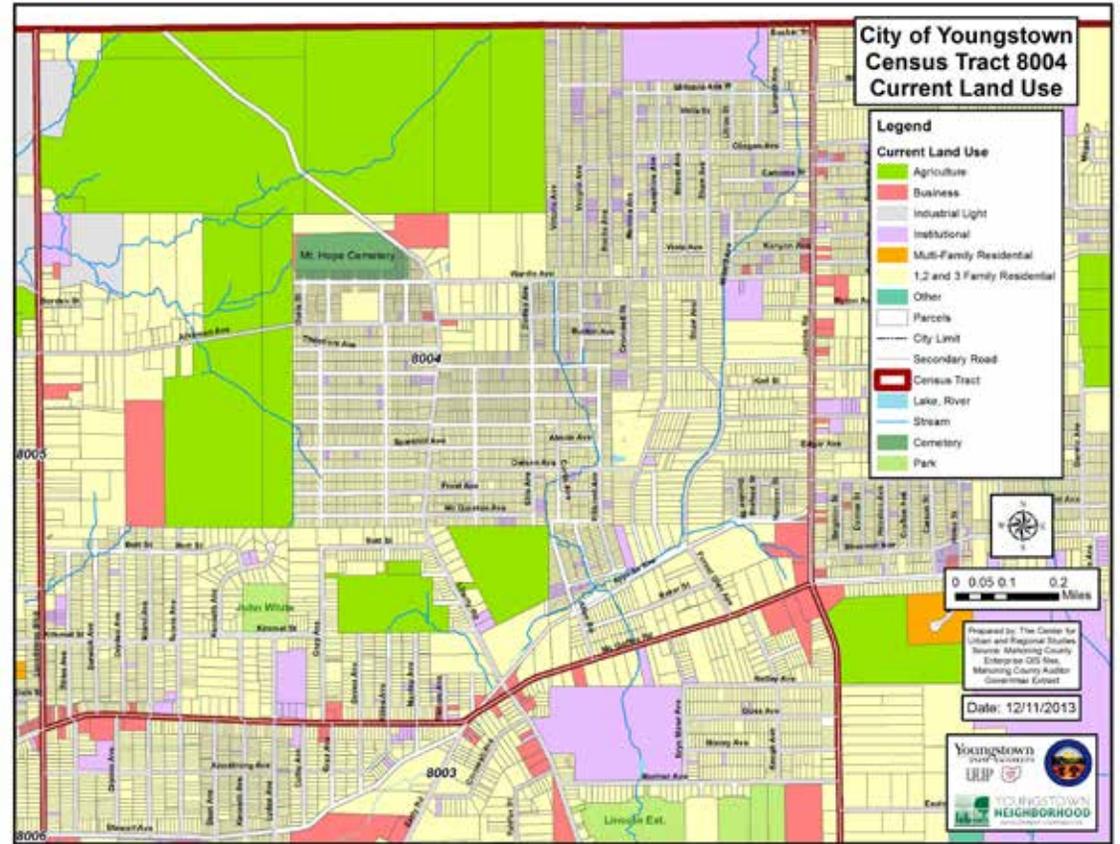
Figure 6.12 - Rising Star Baptist Church, off Jacobs Road.

“A lot of problems would not be occurring had it not been for traditional racist redlining. There’s a deeper problem that is deeply entrenched in the issues of America.”

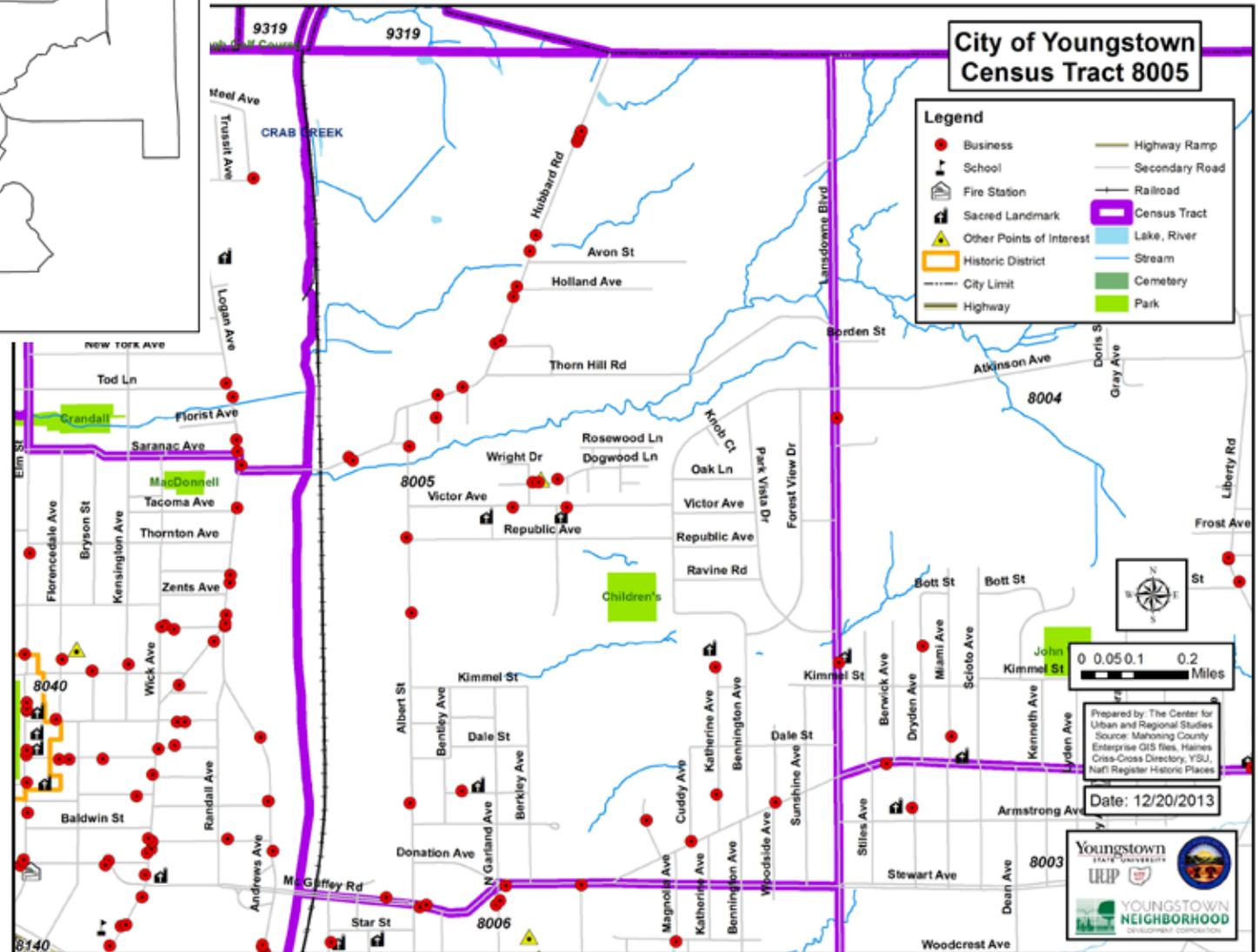
-Resident, Lansdowne



Figure 6.13 - Mount Hope Memorial Park, at the terminus of Liberty Road.



CENSUS TRACT 8005



Tract 8005 represents the western half of the Lansdowne neighborhood, stretching from Hubbard Township to McGuffey Road, and from Crab Creek to Lansdowne Boulevard. Hubbard and McGuffey Roads are the tract's main business corridors.

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8005	3,797	4,375	15%	1.54	2,846
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 6.14 - Rockford Village, the former Kimmelbrook Homes development.

The Rockford Village public housing development is at the tract's core, where there are also several churches, and the Center for Community Empowerment. Of all tracts on the city's east side, census tract 8005 is the sole tract characterized by high population density. Also, while there was a decrease in the tract's Black and White population between 1990 and 2010, the Hispanic population increased dramatically from 2% in 1990 to 33% in 2010. **Census tract 8005's higher than average density and influx of Hispanic residents is undoubtedly connected to the presence of the Corrections Corporation of America (CCA)-owned Northeast Ohio Correctional Center located on Hubbard Road.** Opened in 1997, the low-security, all male inmate facility has a capacity of 2,016, and as of 2012, housed about

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8005	54%	58%	94%	34%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8005	23%	13%	74%	49%	2%	33%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8005	\$ 14,250	\$ 13,419	\$ 14,595	\$ 5,598
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 6.15 - A gas station at the intersection of Albert Street and McGuffey Road.



Figure 6.16 - 15% of units were built since 2000—the highest percentage in the city.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8005	41%	6%	69%	90%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8005	1,668	1,254	40%	33%	21%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8005	11%	25%	7%	42%	122
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062



Figure 6.17 - Vacancy rates have more than doubled since 1990.

1,500 undocumented immigrants convicted of felonies through a contract CCA holds with the U.S. Bureau of Prisons (Skolnick, 2012).

Consistent with other east side tracts, 2011 unemployment in census tract 8005 was significantly higher than the rest of the city at 34% versus 20%, and the median household income for census tract 8005 was particularly low—about 43% lower than the city’s average. While there is little disparity in average income between the tract’s Black and White residents, the 2011 average income for Hispanic residents was \$5,598.

Public transportation is a quarter mile from 69% of census tract 8005’s land area, and 6% of workers who

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8005	28%	12	\$ 8,868	3%	9	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

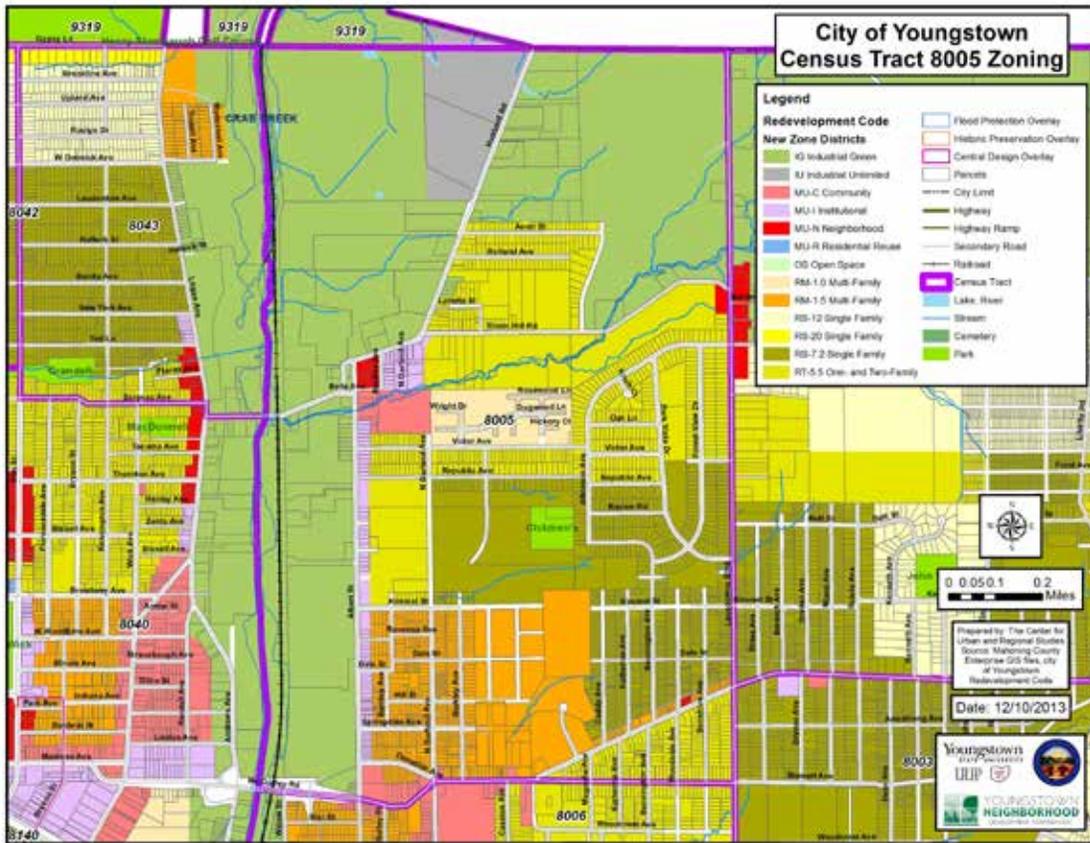
**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATES OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8005	32%	58%	8%	2%
YOUNGSTOWN CITY	20%	64%	12%	4%

reside in the tract utilized public transit for getting to work in 2011. However, **41% of the area's households had no access to a car—the second-highest rate in the city.**

Average home sale prices were among the lowest in the city, at \$8,868 between 2007 and 2013. Very few mortgages have been originated since 2007.



“The landscape is excellent and the house maintenance is great.”

-Lawrence, Lansdowne



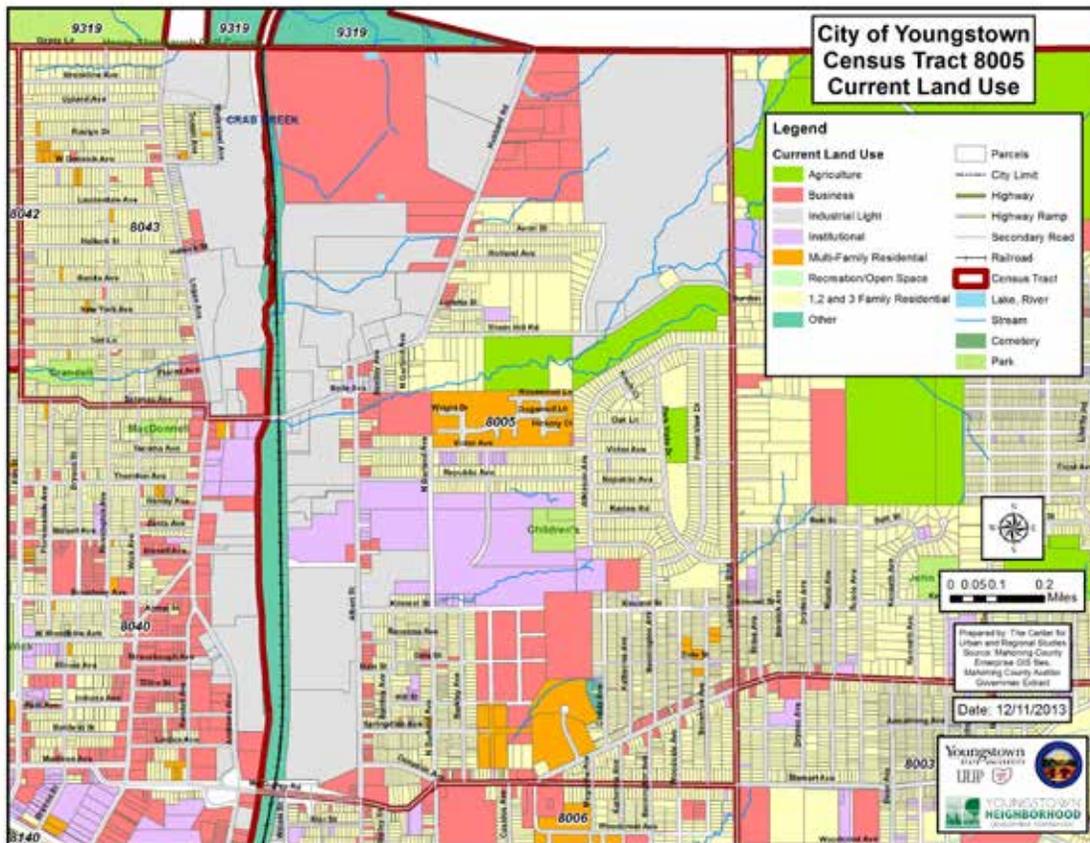
Figure 6.18 - Nearly half of housing units were constructed between 1940 and 1979.



Figure 6.19 - Empty industrial buildings line Crab Creek, facing Albert Street.



Figure 6.20 - Phillips Memorial Baptist Church, located on Victor Avenue, just off Albert Street.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ.M)
TRACT 8006	2,535	1,403	-45%	0.83	1,691
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 6.21 - The former McGuffey Plaza in 2013.

Census tract 8006 lost 45% of its population between 1990 and 2010, far greater than the city's rate of decrease. The ethnic makeup of census tract 8006 is primarily Black and Hispanic, though the tract had 850 fewer Black residents in 2010 than 1990. The percentage of Hispanic residents doubled during that time. Like neighboring tracts, 2011 unemployment was high: 34%, versus 20% for Youngstown. While the percentage of the tract's residents living in poverty decreased between 1990 and 2011, 71% of the tract's households with children fell below the poverty line in 2011, versus 54% for the city overall. Unemployment and poverty rates are high in census tract 8006 and median household income is somewhat lower than the city's average. Educational attainment has increased between 1990 and 2011.

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8006	50%	43%	71%	34%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8006	21%	12%	70%	65%	9%	20%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8006	\$ 21,250	\$ 19,297	\$ 22,219	\$ 14,410
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 6.22 - The McGuffey Road commercial corridor.



Figure 6.23 - According to the US Census, 1 in 5 houses is vacant.

While 49% of the tract's residents over age 25 did not have a high school diploma in 1990, that number dropped to 29% by 2011, one of the largest decreases of any tract in the city. The rate of those with a diploma increased from 46% to 61%, and those with an Associate's or Bachelor's degree rose from 3% to 8%.

With an average sales price of \$7,134, homes in census tract 8006 are valued among the lowest in the city. Just 5 homes in tract 8006 went through foreclosure since 2009, and only 2 mortgage loan originations were reported since 2007. The USPS has marked 4% of the tract's homes vacant versus 11% for the city; however, 36% of the tract's parcels are land bank eligible. The US Census reported a vacancy rate of 22%



Figure 6.24 - A small percentage of housing units were constructed after 1990.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8006	20%	8%	100%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8006	1,024	787	57%	49%	12%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8006	9%	22%	4%	37%	108
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8006	49%	5	\$ 7,134	4%	3	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

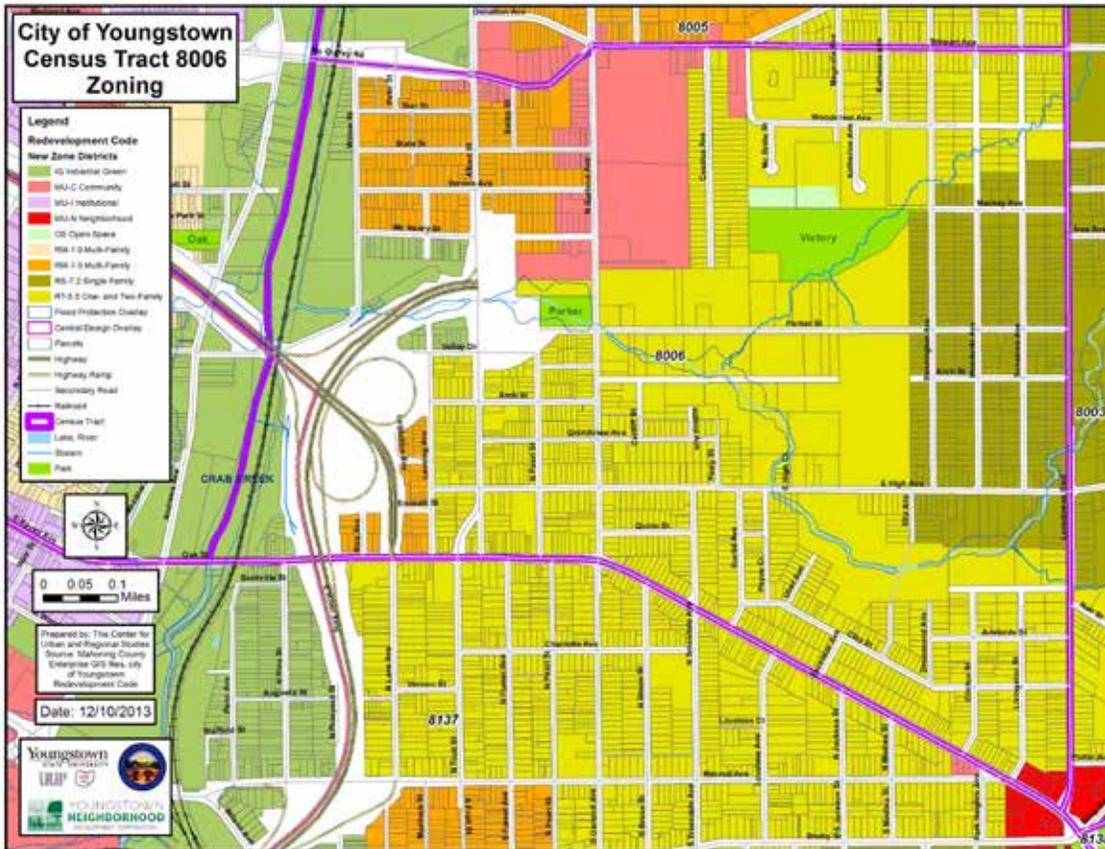
**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATES OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8006	29%	61%	8%	1%
YOUNGSTOWN CITY	20%	64%	12%	4%

in 2010. While 1 in 5 households in tract 8006 had no access to a vehicle in 2011, only 8% relied on public transit to get to work. Census tract 8006 is also 1 of 6 Youngstown tracts whose residents all live within a quarter mile of public transportation.

The McGuffey Plaza shopping complex, located on North Garland Avenue, was a longtime notable economic destination. It was listed for sale, then sold in 2013, and only one business is still in operation. Most other business activity is situated along Oak Street, including Walt's Update Salon and Royal Oaks Bar and Grill. The Purple Cat/United Methodist Center is located on North Pearl Street. East High School's current campus, reconstructed in 2007, sits between East High Avenue and Parker Street, near where the school's former building once stood.



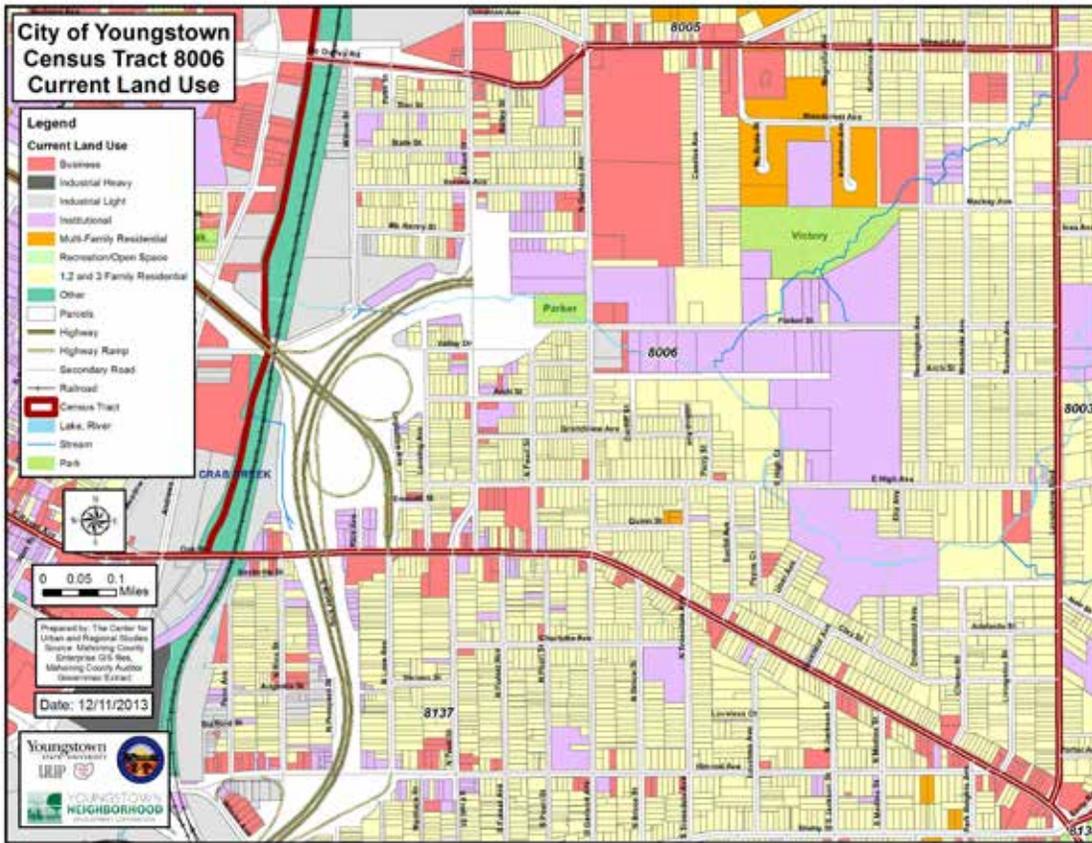
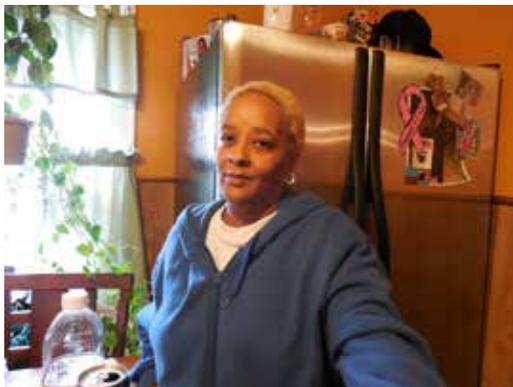


Figure 6.25 - Approximately half of housing units were built before 1940.



Figure 6.26 - Plaza View Apartments, near McGuffey Road.



“I just moved in, and so far it’s ok.”

-Janet, Lansdowne



Figure 6.27 - A corner store on North Garland Avenue.

“Lately it’s been really good. I’ve had my house broken into twice in the 13 years that I’ve lived here. I hear a few gunshots every now and then around the corner, but by the end of my neighborhood it’s good.”

-Charlene, East High



Figure 6.28 - Members of the Reign Supreme motorcycle club prepare chicken dinners for families in need.

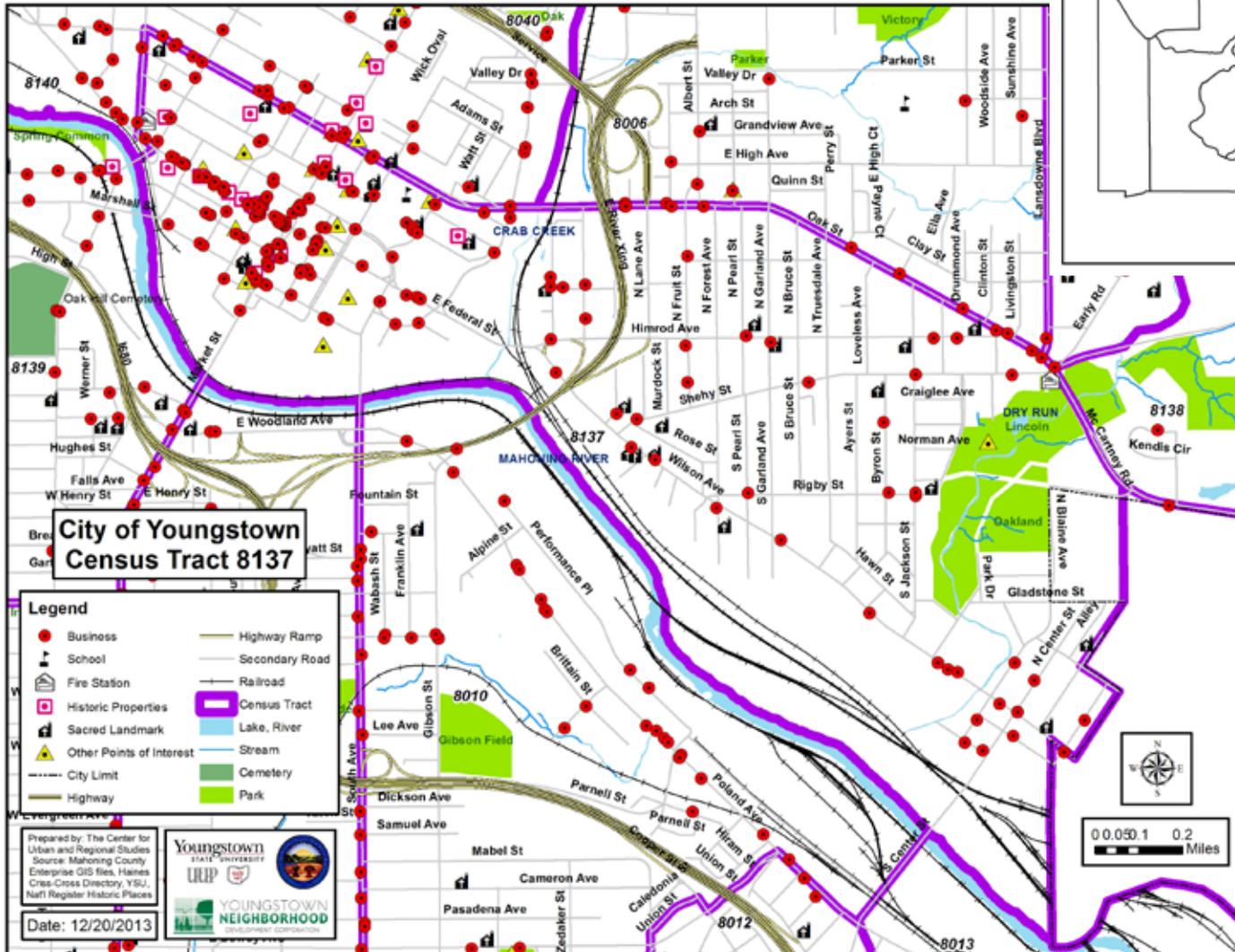
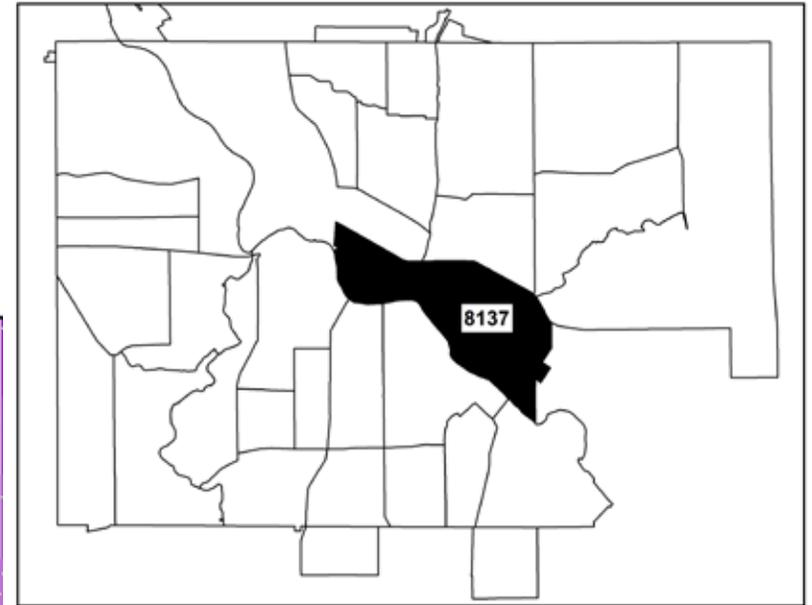


Figure 6.29 - Population density is slightly lower than the city as a whole.



Figure 6.30 - Heavenly Place Church of God in Christ located on Katherine Avenue in the Lansdowne neighborhood.

CENSUS TRACT 8137



Census Tract 8137 is an amoeba-shaped tract that includes portions of the Downtown, East Side, Lincoln Park and Hazelton Neighborhoods. There is a wide mix of institutional, single, and multiple family residential, and heavy and light industrial property. Lincoln Park offers a lush green space.

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ.M)
TRACT 8137	5,108	3,051	-40%	1.91	1,601
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

Boundaries are YSU and the East High district to the north, Campbell to the east and the Mahoning River to the south. Major thoroughfares include Federal Street and Wick Avenue downtown, and Wilson and Himrod Avenues on the east side. Census data indicates this is an area of high poverty and unemployment. Overall, the educational attainment is lower and the median income of \$12,270 is half the city average and significantly lower than that of neighboring census tracts 8006 and 8138. **Low wages combined with an unemployment rate of 28% leave 80% of households with children in poverty.** More than 43% are receiving food stamps. This area has witnessed a 40% loss of population since 1990. The population of this region includes a higher percentage of Black and Hispanic residents than the city as a whole, the latter community growing faster. Some churches and institutions offer services in Spanish.

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8137	\$ 12,270	\$ 12,694	\$ 11,808	\$ 11,977
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 6.31 - Neighborhood youth. 80% of households with children are in poverty.

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8137	49%	59%	80%	28%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8137	27%	24%	52%	47%	20%	28%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%



Figure 6.32 - A charter school in the Lincoln Park neighborhood.



Figures 6.33-34 - Vacant houses are scattered throughout the neighborhood.

About half of the housing is owner-occupied and half pre-1940, with an average home sale price of \$7,023. There were 260 demolitions from 2002-2013. The current rate of vacancy is 17%. There is a high number of tax delinquent parcels, very few foreclosures, and few home mortgage loan originations since 2007. This area, along with tract 8140 to its northwest, recorded the highest number of building permits in 2013.



Figure 6.35 - South Jackson Street in the Lincoln Park neighborhood.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8137	43%	10%	96%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8137	2,254	1,476	48%	40%	32%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8137	12%	17%	10%	39%	260
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8137	54%	4	\$ 7,023	3%	7	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATES OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8137	31%	57%	11%	2%
YOUNGSTOWN CITY	20%	64%	12%	4%



Figure 6.36 - Areas of density exist, but overall density is lower than the city's average.



Figure 6.37 - A church with services in Spanish.

Although 43% of households are without a car, most residents live within a quarter mile of WRTA, and all live within a half mile. The number of public transportation commuters has increased and is now over 10%. This area is largely flat, with dramatic ridges and valleys near the river and creek. Lincoln Park is wooded, with walkways and open green spaces.



Figure 6.38 - St. Angela Merici on the hill above Wilson Avenue.

“There aren't a lot of problems with the people in the neighborhood. It's pretty good. There's no problem with it being a mixed neighborhood; we're all here and we're not going anywhere.”

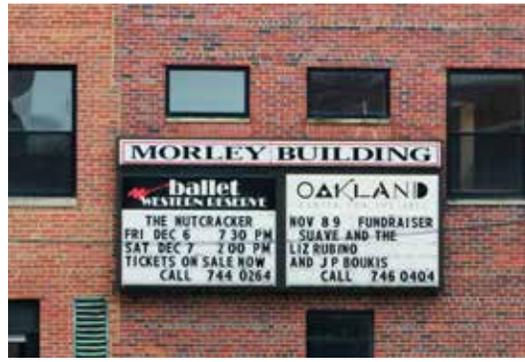
-Veronica, Lincoln Park



Figure 6.39 - Vacant land where houses and businesses once stood.



Figure 6.40 - The industrial corridor along Wilson Avenue.



Figures 6.41-42 - Entertainment opportunities include bars, restaurants, and the performing arts.

“ Erie Terminal Place is where I currently reside. Erie Terminal was a former train station... I walk to school everyday because it is located so close to Youngstown State... All year round my neighborhood is being utilized for parades and gatherings. From my window I can watch bike races, Panerathon, and Peace Race. During festival time I can smell food and hear music from my window, quite inviting. Every time I walk outside I experience fascinating architecture and craftsmanship. Living in Erie gives a big city sense. The other people living down here are friendly and I feel safe at all times.”

-Nicole, Downtown

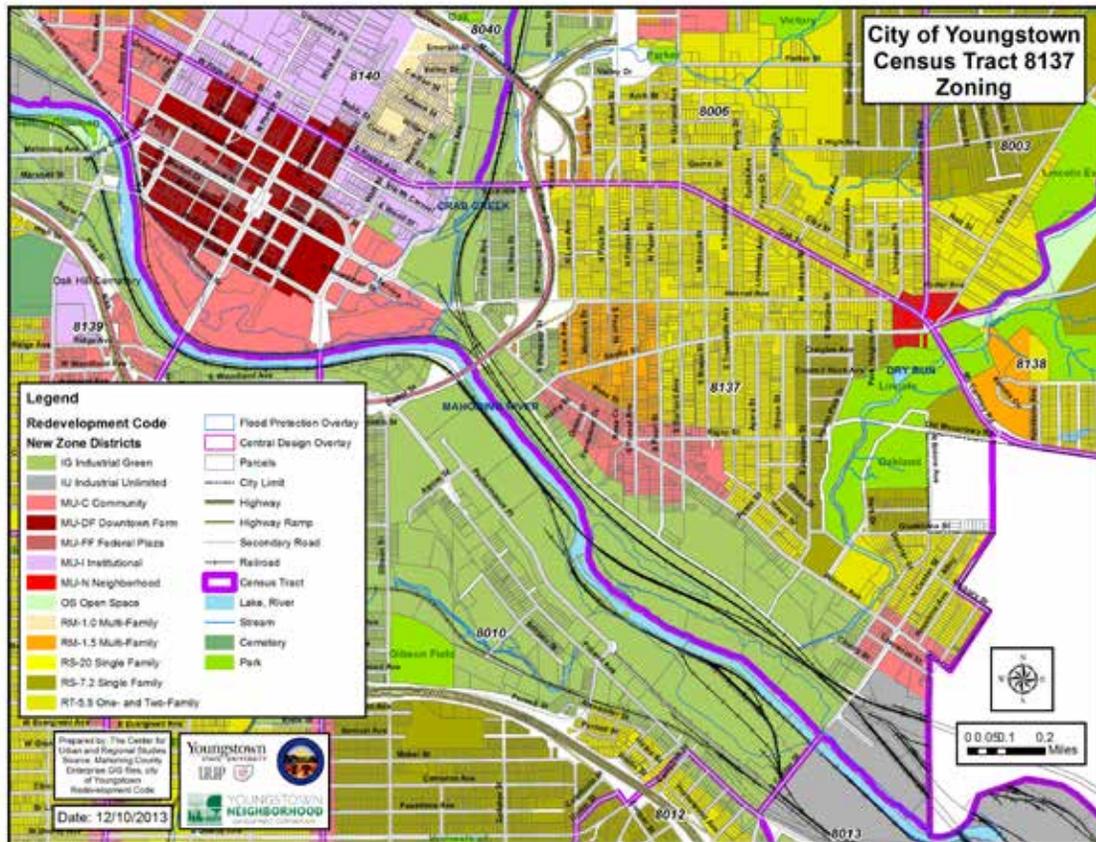
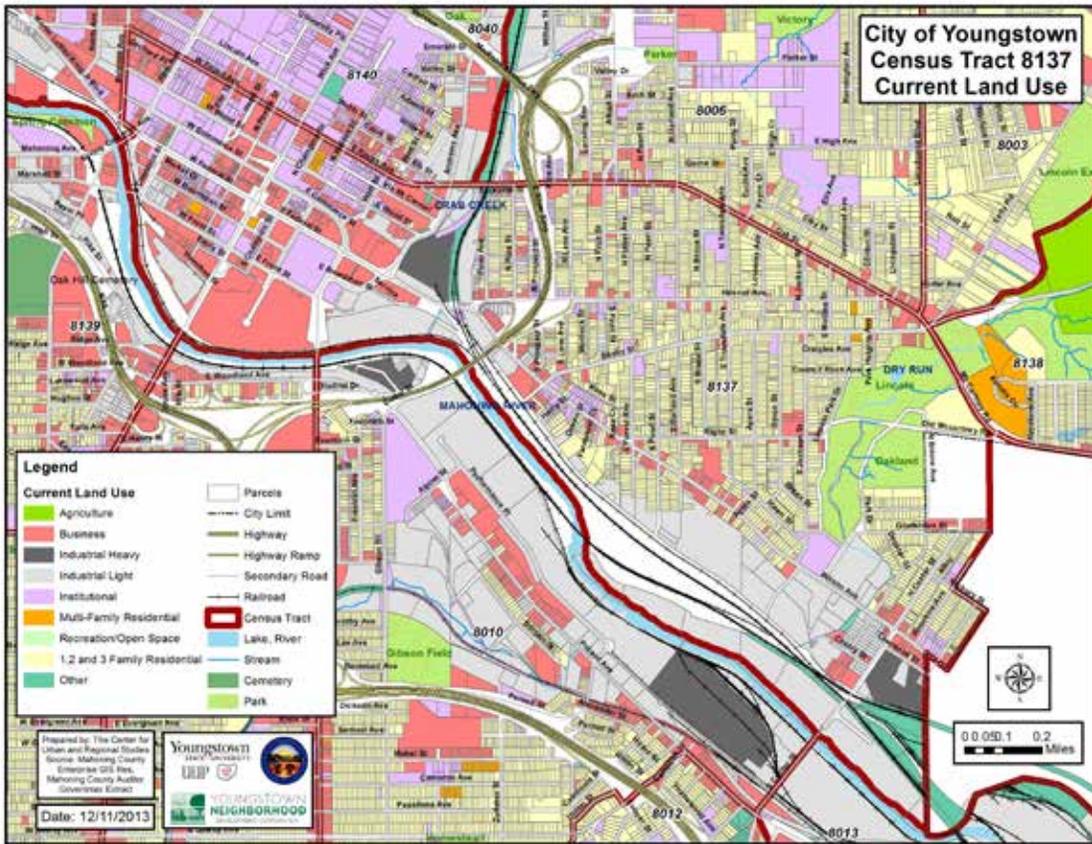
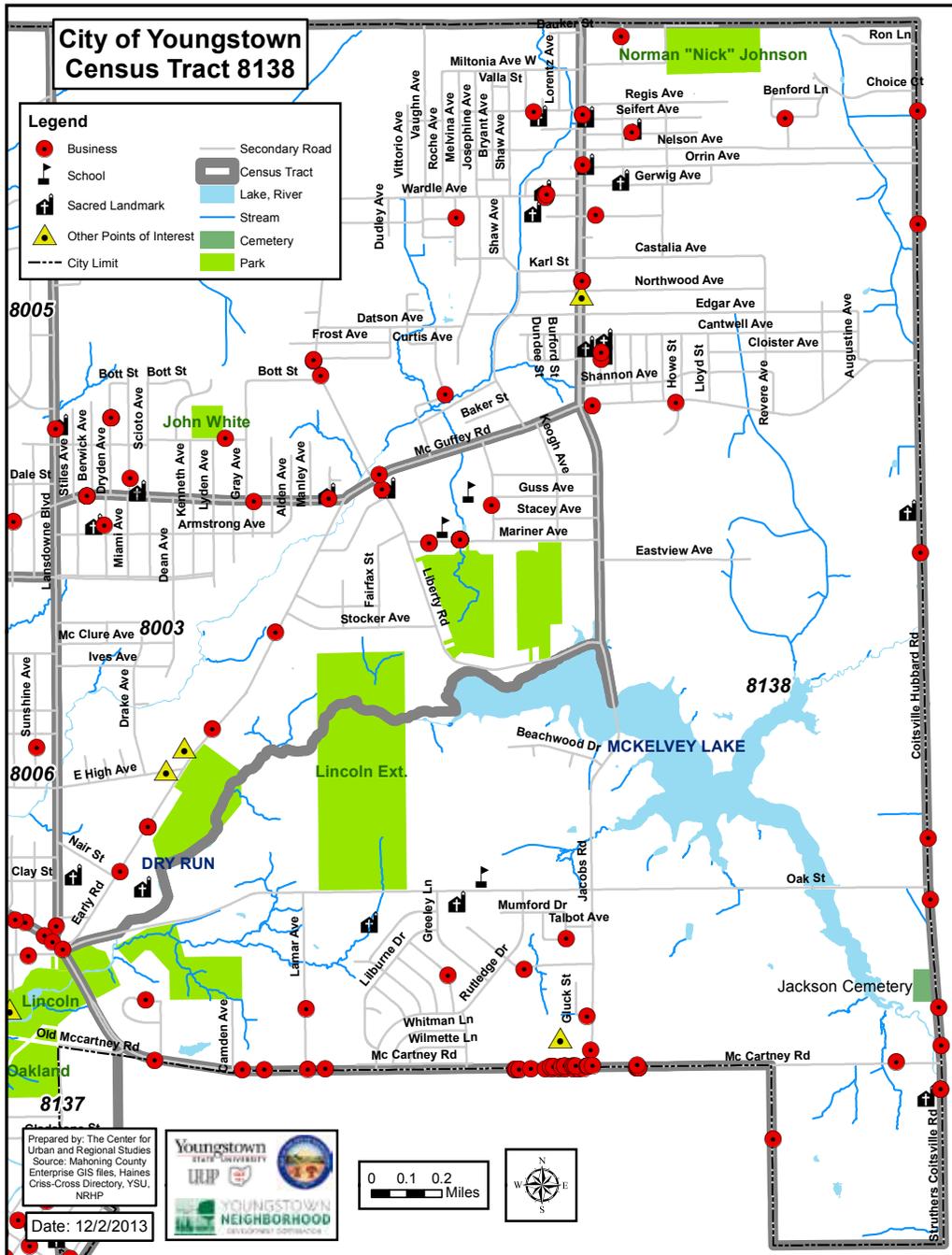


Figure 6.43 - Federal Street, Downtown's main street.



Figures 6.44-46 - Downtown includes a variety of land uses and redevelopment opportunities.

CENSUS TRACT 8138



One of the more vast census tracts, 8138 is shaped like a sideways T, edged by Hubbard Township to the north, route 616 and Coitsville Township to the east, route 422 and to the south, and Lincoln Knolls neighborhood and Lincoln Knolls Plaza, as well as portions of the Sharon Line and McGuffey Heights neighborhoods. Much of the land is undeveloped, and includes McKelvey Lake and Lincoln Park Extension.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ.MI)
TRACT 8138	2,929	3,067	5%	4.07	753
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 6.47 - McKelvey Lake is located in the center of tract 8138.

This area is primarily flat with interruptions of the terrain by McKelvey Lake and Lincoln Park, and McGuffey Wildlife Preserve to the east. In addition to Routes 616 and 422, Jacobs Road is a major thoroughfare. Although there are housing developments and apartment complexes, **this area has less population density than tracts closer to the city center.**

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8138	31%	41%	76%	30%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8138	21%	19%	72%	70%	6%	9%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

Population is up by 5% in the last twenty years, due to the Ohio State Penitentiary on Coitsville-Hubbard Road, which opened in 1998, employs 350, and houses 450. Overall, 41% of 3,067 residents live in poverty, including three-quarters of households with children. There is a 30% unemployment rate and 43% of inhabitants receive food stamps. Slightly more adults

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8138	\$ 21,836	\$ 27,162	\$ 20,972	\$ 8,553
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 6.48 - A community center in the Sharon Line neighborhood.



Figure 6.49 - Parts of Lincoln Knolls suffer from blight and abandonment.

have no high school diploma, but the area is close to Youngstown averages in high school and college degrees. This census tract is 70% Black, and Hispanic residents make up 9% of the population. Hispanics earn only \$8,553 compared to \$27,162 for Whites and \$20,972 for Black residents. YPD has received a marginally higher number of calls in this region since 2003.

The housing stock is diverse; 80% has been built since 1940. **The average sales price for homes is slightly lower than the Youngstown city median, at \$22,353, but it is the highest average on the east side.** At 19%, the vacancy rate is average, up by 2% since 1990. Owner-occupied homes account for 49% of total, down 14% in the last decade. There were 69



Figure 6.50 - A suburban-style community near McKelvey Lake.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8138	21%	6%	35%	67%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8138	1,375	1,367	63%	49%	20%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8138	17%	19%	5%	42%	69
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8138	20%	28	\$ 22,353	3%	19	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8138	25%	62%	11%	1%
YOUNGSTOWN CITY	20%	64%	12%	4%

demolitions between 2006-2013 and 28 houses in foreclosure since 2009. **Since 2007, 19 mortgages were originated which is the highest number on the east side, but still low by citywide standards.**

While 21% of households have no vehicle, only 6% commute to work on public transit. A third of the tract area lies more than a half mile from WRTA routes and only a third is within a quarter mile walk of a transit line.



Figure 6.51 - 60% of housing units were constructed between 1940 and 1970.



Figure 6.52 - Dumping is a significant issue in remote areas of the tract.



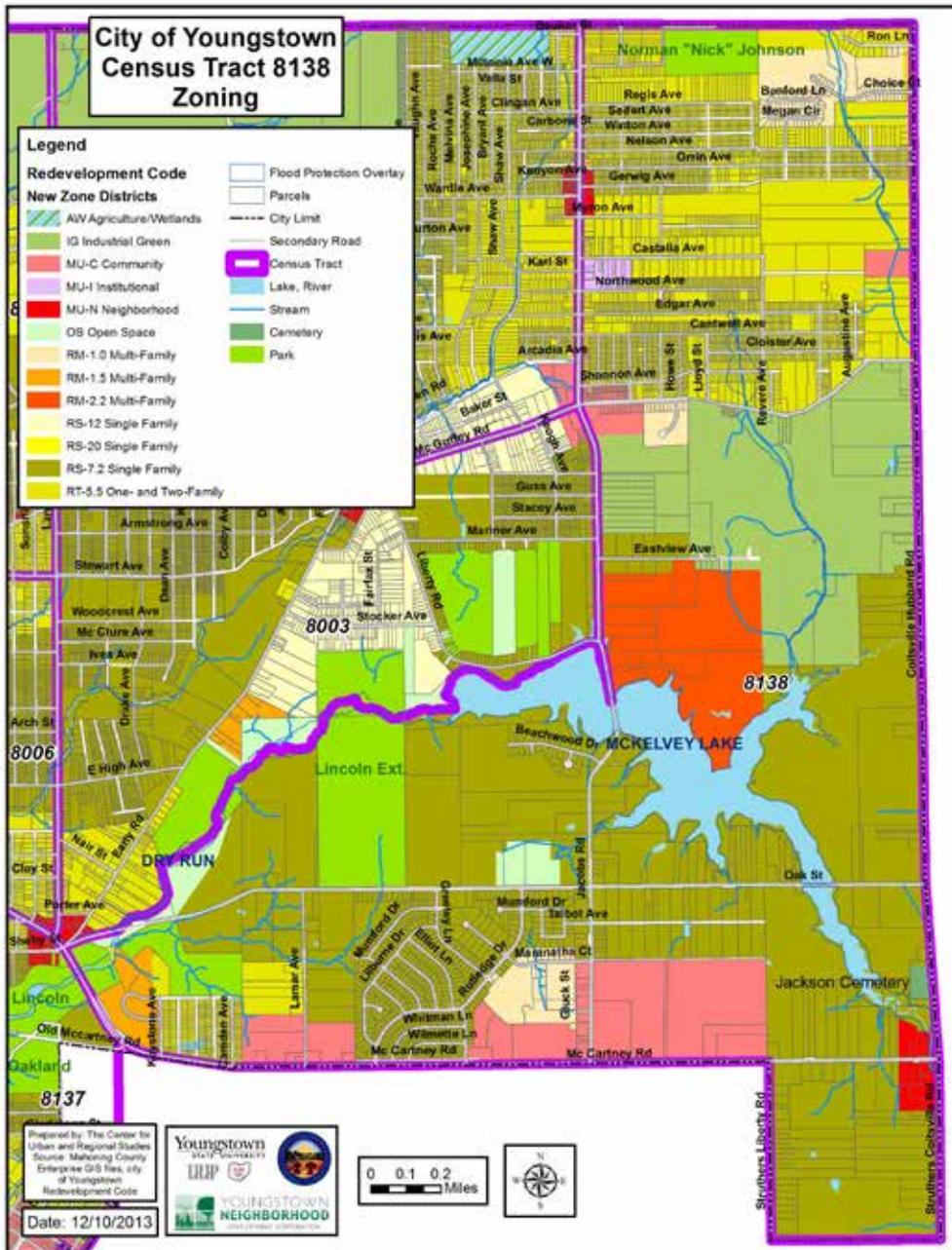
Figure 6.53 - Affordable public housing located near McCartney Road.



Figure 6.54 - Approximately 1 in 5 housing units are vacant according to the US Census.



Figure 6.55 - Lincoln Knolls plaza is an important commercial center.



“ I like where I live. I know it’s not a good neighborhood, but I like it. We’ve seen the changes. My children went to school over here (the old Mary Haddow Elementary), and in fact, that’s one of the reasons we had our house built here.

I heard they were once going to build apartments across the street, but it didn’t come to pass and I was so glad. There’s no trouble in our little area right here, but I know there is around us.”

-Elois, Lincoln Knolls



Figure 6.56 - The Lincoln Knolls neighborhood stretches from McCartney Road to Oak Street Extension.

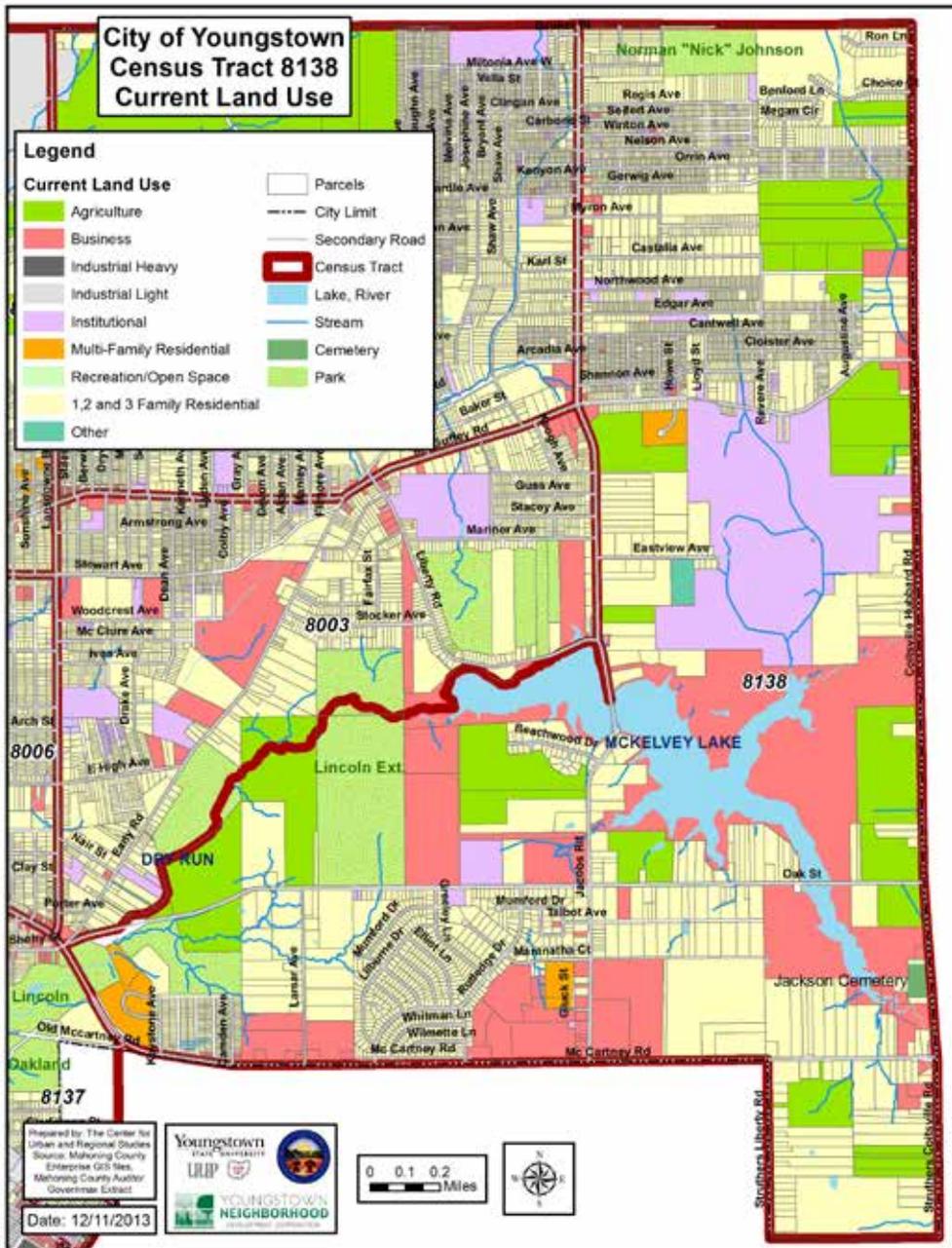


Figure 6.57 - Vacant commercial land along McCartney Road.

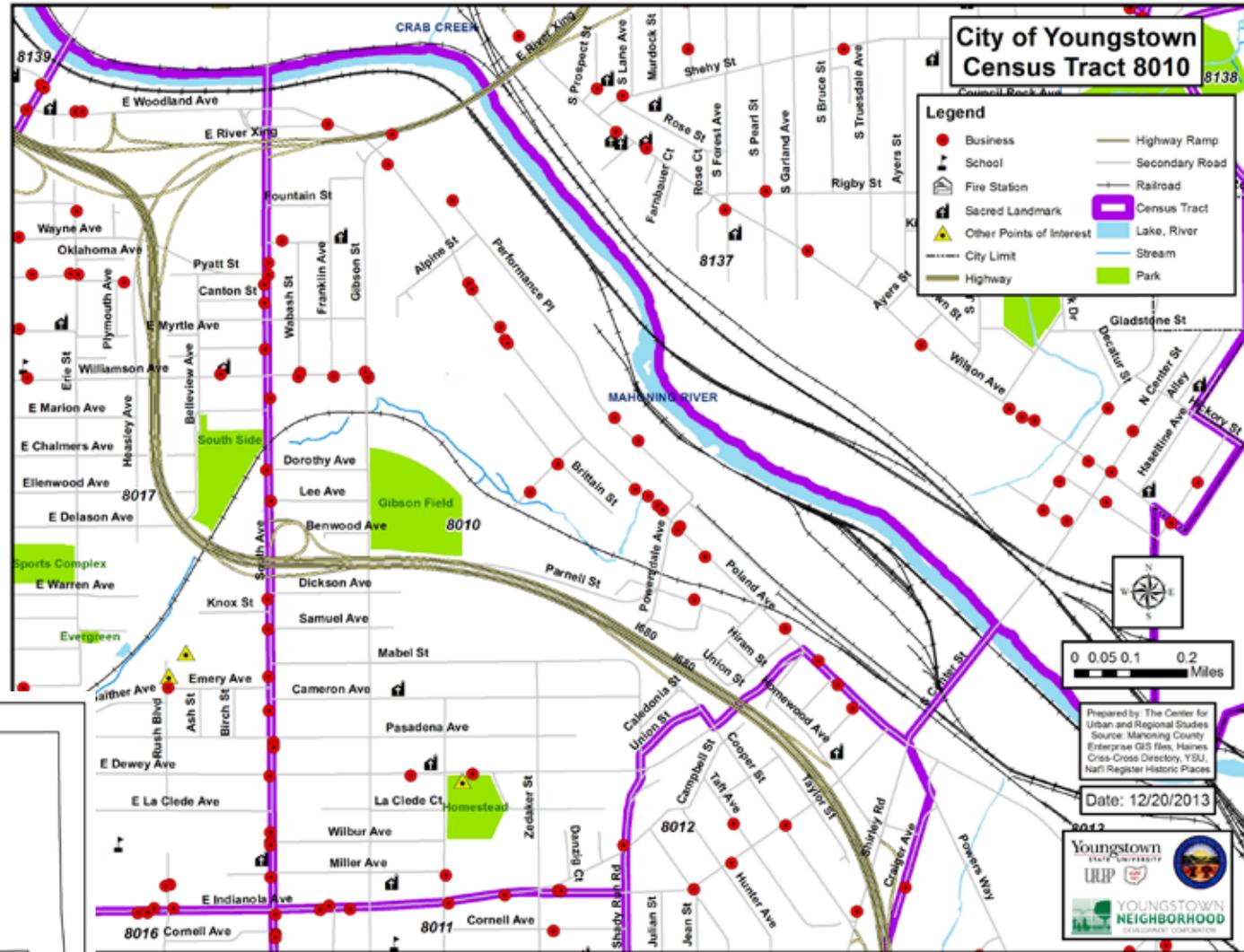


Figure 6.58 - A small median divides lanes of traffic on Jacobs Road.

CHAPTER 7: south side census tracts



Situated just east of Downtown, census tract 8010 is triangular shaped and bounded by the Mahoning River, South Avenue, and Indianola Avenue. Interstate 680 cuts through the middle of the tract, separating Lower Gibson from Lansingville. Topography is varied, with flat expanses along the River giving way to a steep hill, permitting a true street grid only in the southern reaches of the tract.



CENSUS TRACT 8010



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8010	2,475	1,628	-34%	1.11	1,472
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 7.1 - A steel mill in the industrial corridor along Poland Avenue.

An industrial corridor lines the Mahoning River with residential areas located to the south. Tract 8010 is considerably less dense than the city as a whole, due to challenging topography, population loss, and the location of I-680 cutting through its center. Poverty has increased sharply in the last two decades but unemployment is significantly lower than the city's average. **White out-migration is quite pronounced in tract 8010: in 1990 the population was 78% White, but in 2010 Whites accounted for slightly more than a third of the remaining residents.** The percentage of households with children has increased and the percentage with seniors has decreased. House values are considerably lower than other tracts, though comparable to other nearby south sides tracts. Since 2007, 29 mortgages have

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8010	31%	43%	58%	13%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8010	78%	37%	14%	47%	7%	13%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8010	\$ 27,672	\$ 26,250	\$ 22,472	\$ 30,170
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 7.2 - A greenspace project along South Avenue.



Figure 7.3 - Slightly more than half of all housing units were built after 1940.

been originated—more than neighboring census tract 8017 but fewer than tracts 8011 and 8012 to the south. Vacancy rates, which are somewhat higher than the city’s rate, are rising rapidly. Between 2006 and 2013, 99 houses were demolished. Home values are significantly lower than the city average, at just \$14,017. Nearly a quarter of households have no vehicle, but the vast majority of residents are within walking distance of a transit line. Gibson Field is just off South Avenue and Homestead Park is farther south, in Lansingville. Tract 8010 also contains the Youngstown Wastewater Treatment Plant and a large television antenna visible from I-680.



Figure 7.4 - Vacancy rates have tripled since 1990.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8010	24%	0%	94%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8010	1,028	855	76%	56%	17%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8010	7%	23%	14%	32%	99
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8010	46%	39	\$ 14,017	7%	29	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)
 **CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

EDUCATION

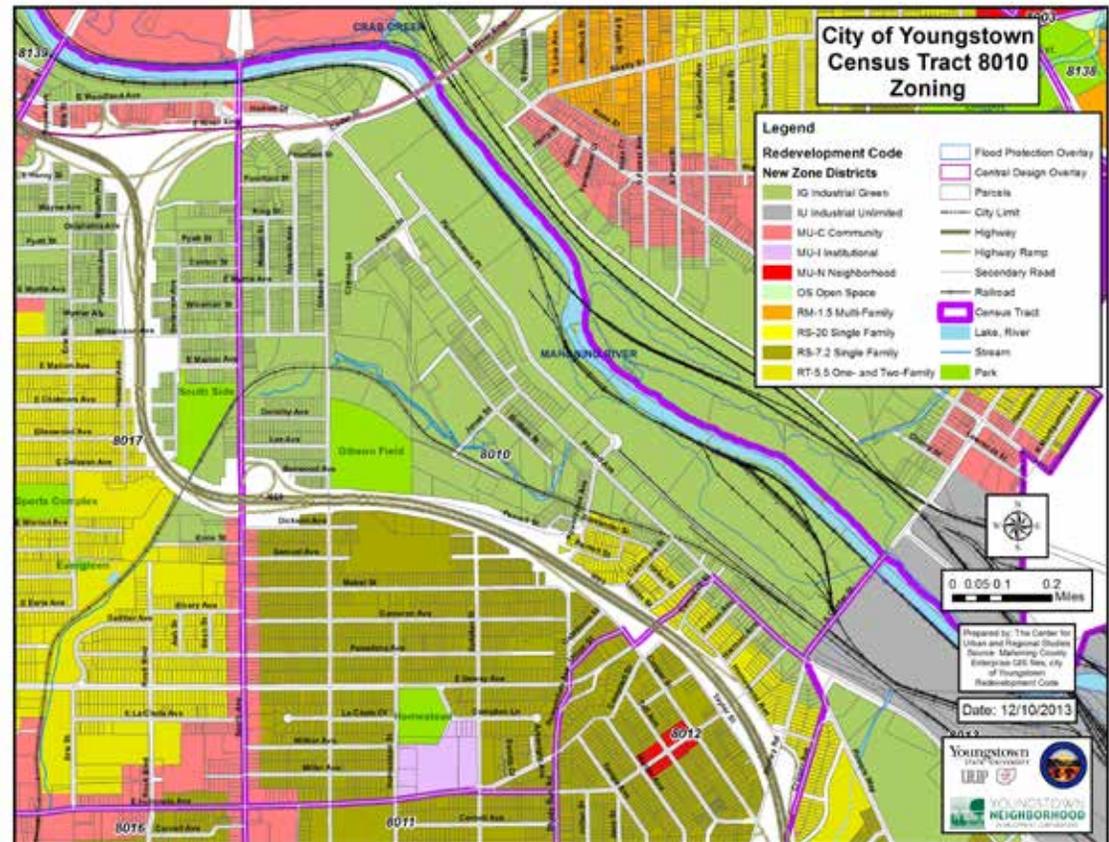
CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8010	18%	73%	9%	1%
YOUNGSTOWN CITY	20%	64%	12%	4%



Figure 7.5 - Tokyo House Japanese restaurant on South Avenue.



Figures 7.6-7 - Commercial vacancies dot South Avenue.



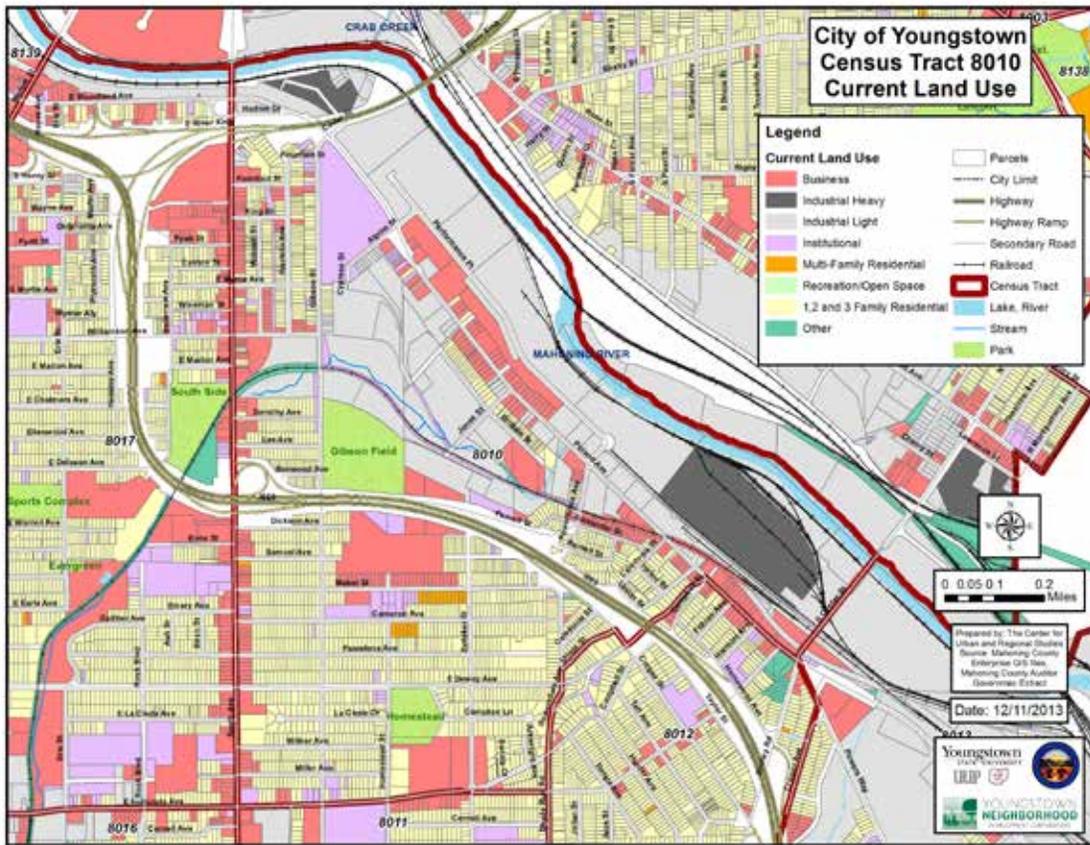
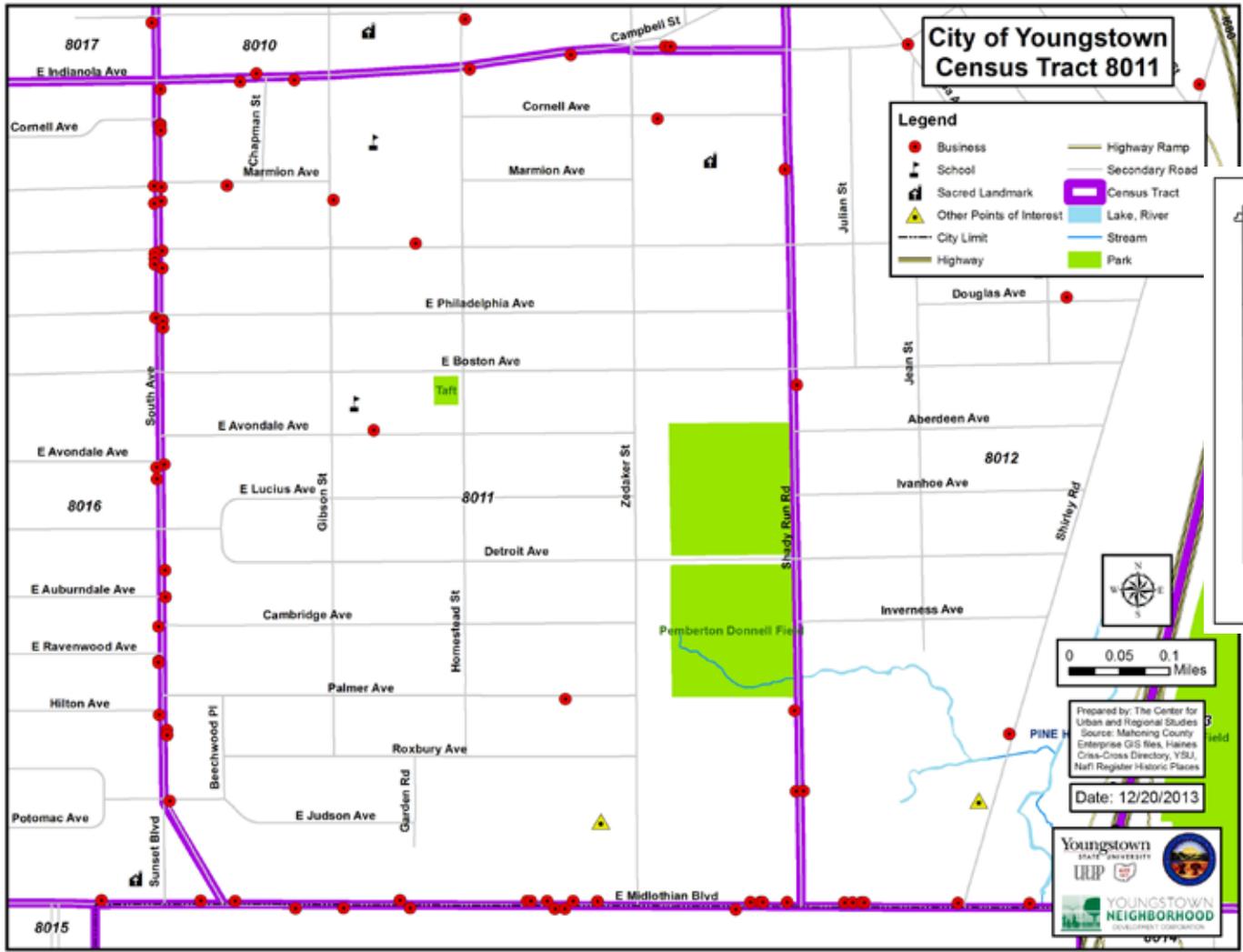


Figure 7.8 - A playground in Homestead Park.

“This is a nice neighborhood. We are all veterans that live here (3 units on one side of house, 3 on the other). No problems with housing.”

-Resident, Gibson Heights





Rectangular in shape, census tract 8011 is a densely populated grid of streets lined with post-war era homes. Its northern section forms part of Lansingville and the southern edge borders Boardman Township along Midlothian Boulevard.

CENSUS TRACT 8011

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8011	2,753	2,338	-15%	0.53	4,437
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 7.9 - Lansingville spans three tracts: 8010, 8011, and 8012.

Stretching from South Avenue to Shady Run Road, 8011 is one of the most dense tracts in the city. Population loss has been less extreme than most areas of the city, though significant demographic shifts have occurred. **In 1990, only 1% of the population was Black, but by 2010, Blacks accounted for nearly half of the 2,338 residents.** Education attainment, median incomes, and unemployment are comparable to the city as a whole. Poverty has increased considerably—the rate nearly tripled between 1990 and 2010. As in nearby tract 8010, there has been a decrease in households with persons over 65 and an increase in families with children. Residents of 8011 are relocate realitvely often; in 2011 nearly a quarter of the population had moved within the last year. The childhood poverty rate has increased substantially.

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8011	13%	37%	64%	21%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8011	96%	43%	1%	44%	3%	9%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8011	\$ 22,174	\$ 23,889	\$ 19,762	\$ 21,833
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901

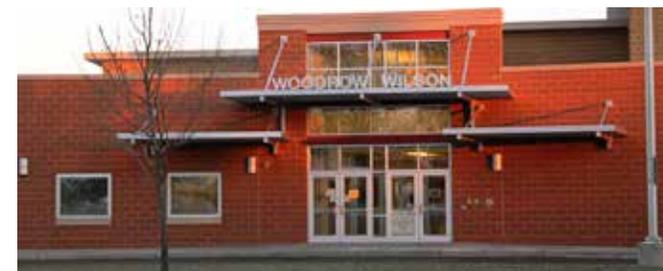


Figure 7.10 - Approximately 375 students attend Woodrow Wilson Middle School.

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8011	1,255	1,197	77%	56%	22%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%



VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8011	4%	19%	13%	23%	51
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062



Figures 7.11-12 - Vacancy rates increased nearly 5-fold since 1990.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8011	10%	0%	100%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8011	28%	71	\$ 19,956	8%	36	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

Vacancy is a significant issue; 1 in 5 housing units are vacant according to the US Census. Median home values are lower than the city's average. Since 2007, 36 mortgages have been originated—fewer than all nearby census tracts. All residents are within walking distance of transit lines—a benefit to the roughly 250 residents without a vehicle.

Pemberton Donnell Field breaks up the street grid between Zedaker Street and Shady Run Road, providing outdoor recreation for this densely populated neighborhood. Nearby is Taft Elementary School and farther north is Wilson Middle School.

With some of the highest rates in the city, foreclosures and crime are pressing issues in tract 8011.

EDUCATION

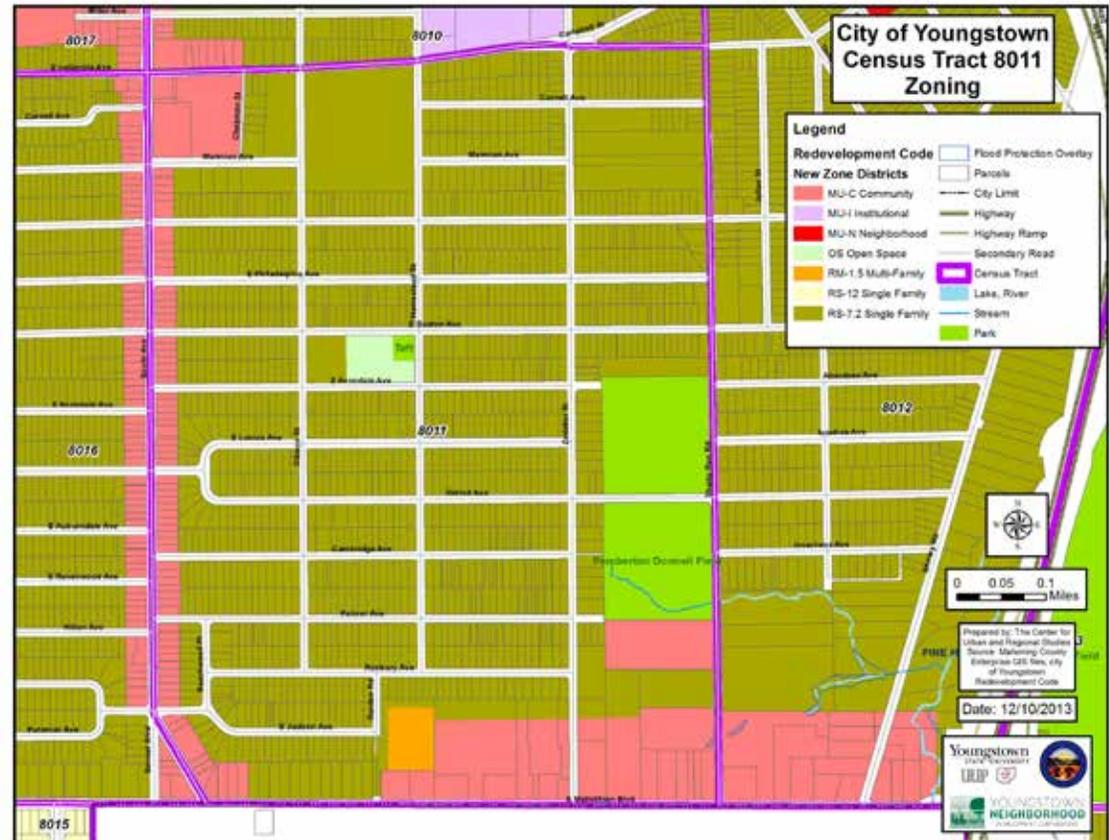
CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8011	19%	68%	10%	3%
YOUNGSTOWN CITY	20%	64%	12%	4%



Figure 7.13 - Midlothian Boulevard and South Avenue are the tract's commercial corridors.

“Parts of [the neighborhood] are okay, other parts are ‘forget it.’ We all mostly keep to ourselves. We did have a family [down the street] that was trouble, but they were evicted. House next door has been empty for [about 3 years] and we want it to be demolished. It’s not a bad neighborhood, still pretty good right now.”

-Resident, Lansingville



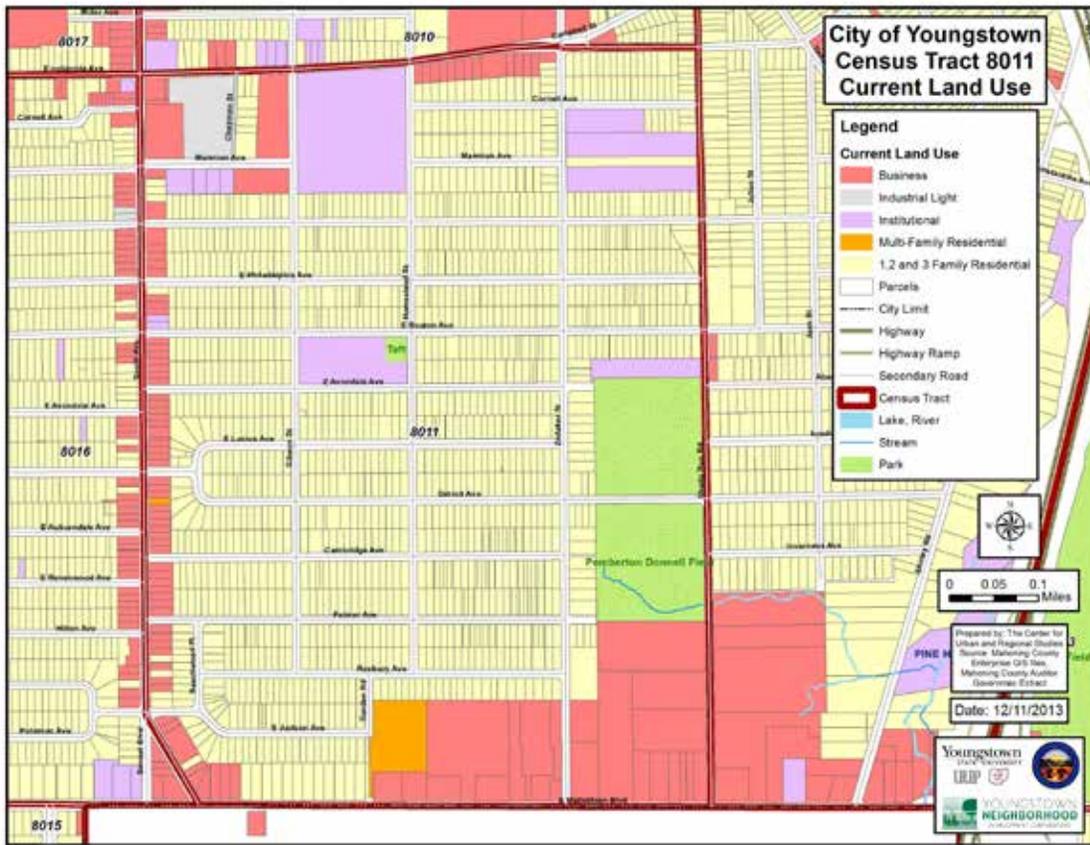
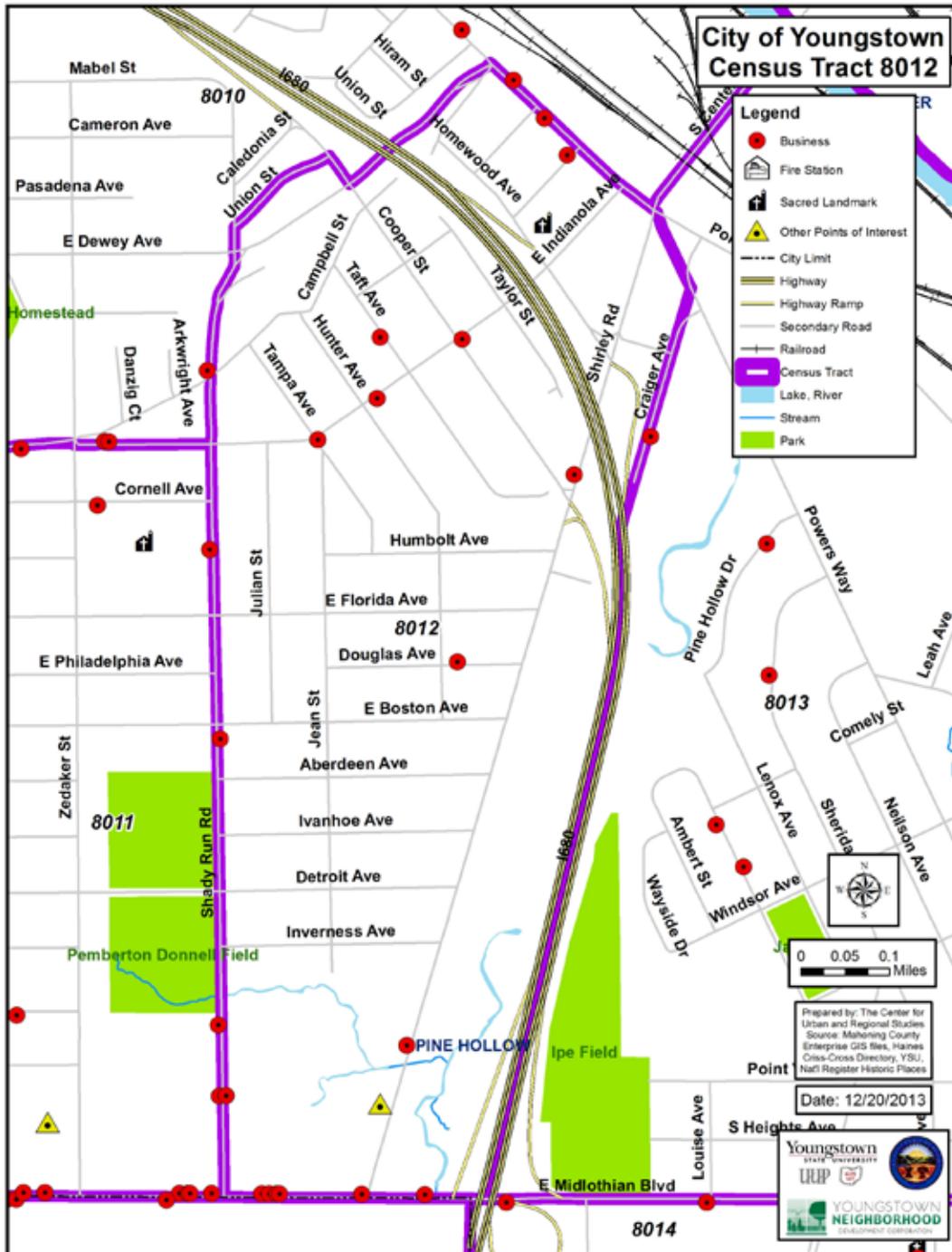


Figure 7.14 - Approximately 370 students attend Taft Elementary.



Figure 7.15 - Pemberton Park serves residents in both tracts 8011 and 8012.

CENSUS TRACT 8012



Tract 8012 is cylindrical in shape, consisting of a narrow band of residential streets between Shady Run Road and Interstate 680. Heading south from Poland Avenue, the land rises sharply up to the freeway, just past which is Lansingville where many Czechoslovakians once settled. The tract then stretches south past Pine Hollow to the business district along Midlothian Boulevard.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8012	2,145	1,618	-25%	0.54	2,992
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 7.16 - Tract 8012 is considerably more dense than the city as a whole.

This densely populated tract is experiencing a demographic shift, similar to other tracts on the city's southeast side. While it was overwhelmingly White in 1990, the Hispanic population has grown to include 10% of all residents and the Black population has increased to 28%. **While unemployment is significantly lower than the city's rate, the poverty rate is higher—and increasing rapidly.** The overall poverty rate tripled in the past two decades, and 70% of households with children now live in poverty. Median incomes are roughly equivalent for Blacks and Whites, though the US Census reports an extraordinarily high median income for Hispanics. More residents have high school diplomas than the city average, but tract 8012 lags in post-secondary education attainment. One in 10 households are

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8012	13%	40%	70%	8%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8012	97%	56%	1%	28%	2%	10%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8012	\$ 23,186	\$ 25,385	\$ 23,005	\$ 120,833
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 7.17 - Tract 8012 is home to the Organizacion Civica y Cultural Hispana Americana

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8012	4%	16%	13%	25%	59
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8012	917	832	82%	73%	11%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

without a vehicle but only half of the tract is within a quarter mile walk of a transit line.

A relatively high percentage of housing units are owner-occupied when compared to the rest of the city, though that number is decreasing. In 2011 fewer residents had moved in the past year than in the city as a whole, or in comparison to neighboring tract 8011 to the west. **This tract has one of the city's highest number of residents who have lived in their homes since 1970.** Not surprisingly then, the percentage of households with persons over 65 is also relatively high. Vacancy is increasing rapidly; according to the US Census, the rate has quadrupled in the past 20 years. More than a third of housing units were built before 1940 and the median value



Figure 7.18 - A majority of houses were constructed after 1940.



Figure 7.19 - Vacancy has increased 4-fold since 1990.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8012	10%	0%	53%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8012	35%	34	\$ 20,895	6%	49	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8012	13%	79%	6%	2%
YOUNGSTOWN CITY	20%	64%	12%	4%

is lower than the city as a whole. Foreclosures are relatively high and comparable to neighboring tracts. Since 2007, 49 mortgages have been originated—comparable to neighboring census tract 8013 and higher than tracts 8010 and 8011.

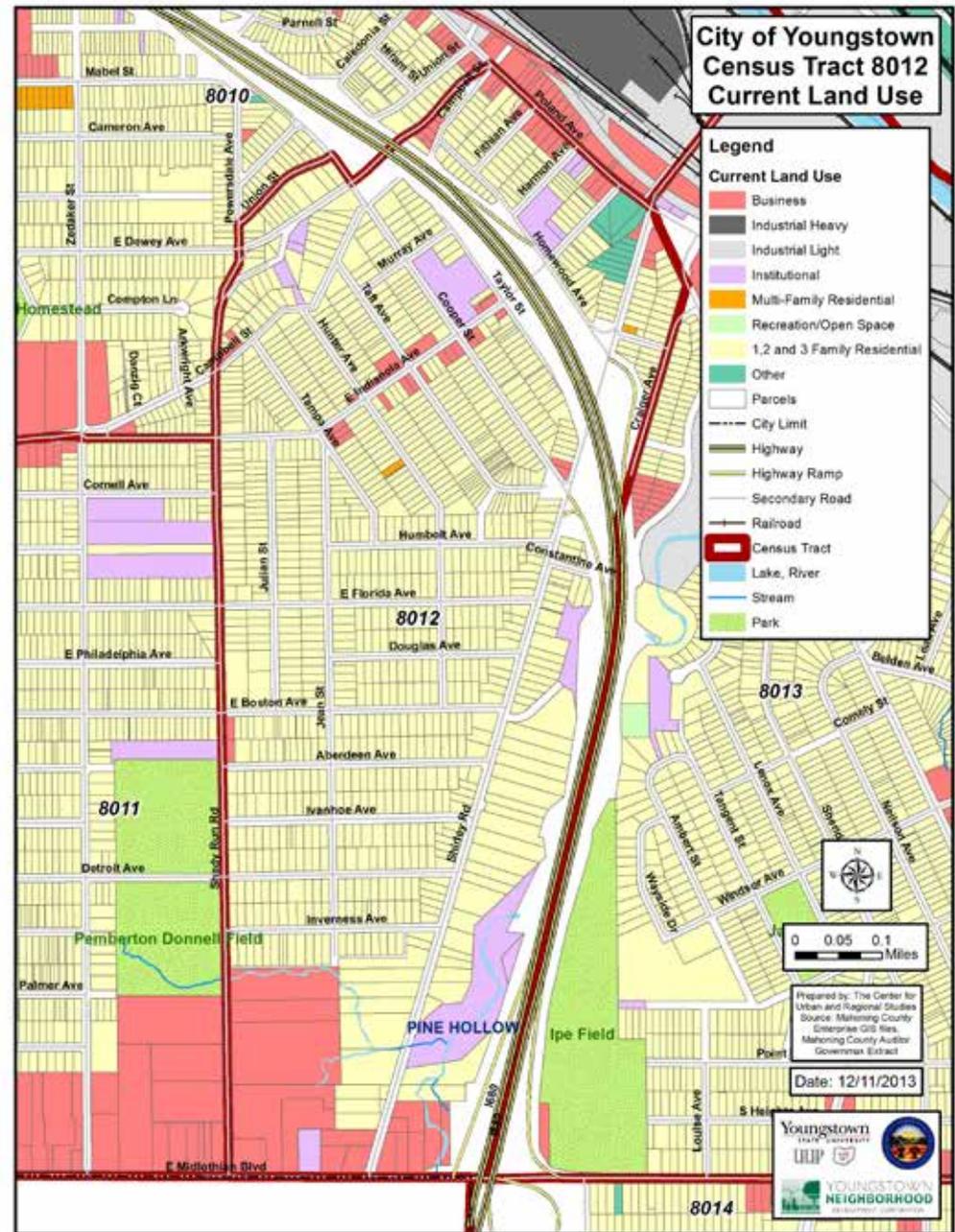


“My neighborhood is so-so. There are four vacant houses on my street and that makes the neighborhood look awful. Grass is high in the summer. My husband cut the grass a few times. He saw kids playing as if they were going to go inside [a vacant house], he told them he'd call the cops!”

-Ileana, Lansingville



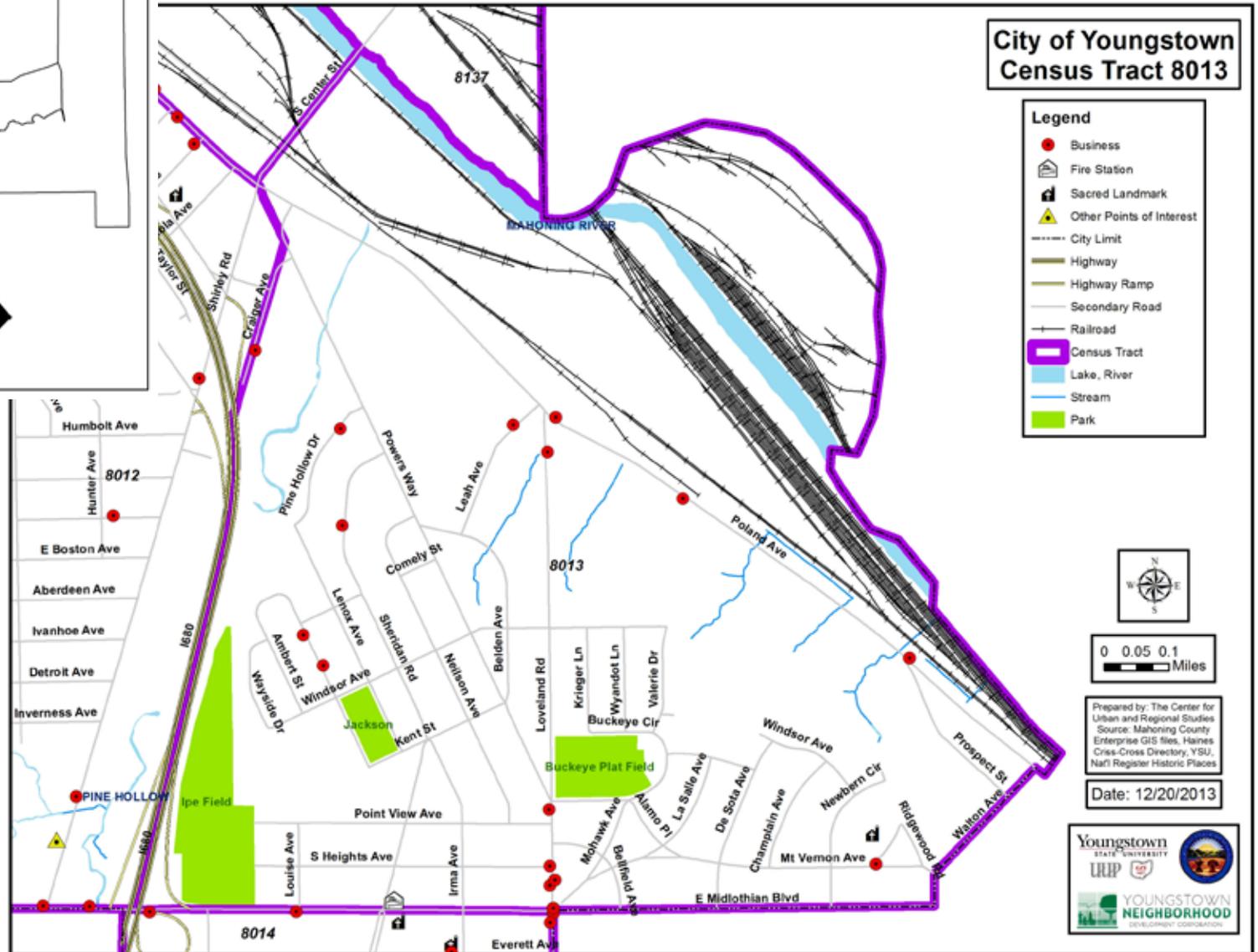
Figures 7.20-21 - The Islamic Society of Greater Youngstown is located in Lansingville, just off I-680.



CENSUS TRACT 8013



Census tract 8013 is triangular, except for a node that juts across the Mahoning River toward Campbell. Part of its southern boundary along Midlothian Boulevard is shared with Struthers. The tract consists of flat industrial land along the river, separated by steep slopes from the neighborhoods of Powerstown and Buckeye Plat.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8013	2,998	2,330	-22%	1.20	1,945
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 7.22 - Buckeye Field, serving Powerstown and Buckeye Plat neighborhoods.

The density of tract 8013 closely resembles the city as a whole. Population has been decreasing, though not quite as quickly as most other tracts. **Median income is slightly higher and unemployment is slightly lower than the city's rates, but tract 8013 has seen a tremendous increase in poverty since 1990.** The percentage of Black and Hispanic residents is rising as the White population decreased from 95% in 1990 to 68% in 2010. Education levels largely reflect the city as a whole, with the exception of graduate and professional degree holders, of which there are very few in tract 8013. One in 10 households are without a vehicle, but more than 90% of the tract is within walking distance of transit.

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8013	15%	39%	64%	18%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8013	95%	68%	2%	21%	3%	7%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE		2011 WHITE		2011 BLACK		2011 HISPANIC	
TRACT 8013	\$	25,849	\$	29,394	\$	15,887	\$	9,083
YOUNGSTOWN CITY	\$	24,880	\$	30,578	\$	19,052	\$	15,901



Figure 7.23 - Buckeye School, which is now closed.

A higher-than-average number of mortgages have been originated here since 2007. A higher percentage of housing units are owner-occupied than in the city as a whole, but that number is decreasing. In 2011 roughly 1 in 8 residents had moved during the past year, which is less than the city's rate. Median home values lag the city's median and vacancy has increased five-fold according to the US Census. **Foreclosure is a significant issue; census tract 8013 had the third highest number of foreclosures in the city.**

Census tract 8013 is home to two parks: Buckeye Field, situated at the intersection of Loveland Road and Powers Way; and Ipe field, located on Midlothian Boulevard, near the entrance to I-680.



Figure 7.25 - More than half of tract 8013's housing stock was built in the post-war era.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8013	10%	0%	91%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8013	1,117	1,068	80%	66%	12%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8013	3%	15%	10%	17%	44
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8013	38%	71	\$ 21,122	7%	54	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)
 **CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND



Figure 7.24 - Vacancy rates increased five-fold between 1990 and 2010, though they are still lower than the city as a whole.

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8013	25%	65%	10%	0%
YOUNGSTOWN CITY	20%	64%	12%	4%

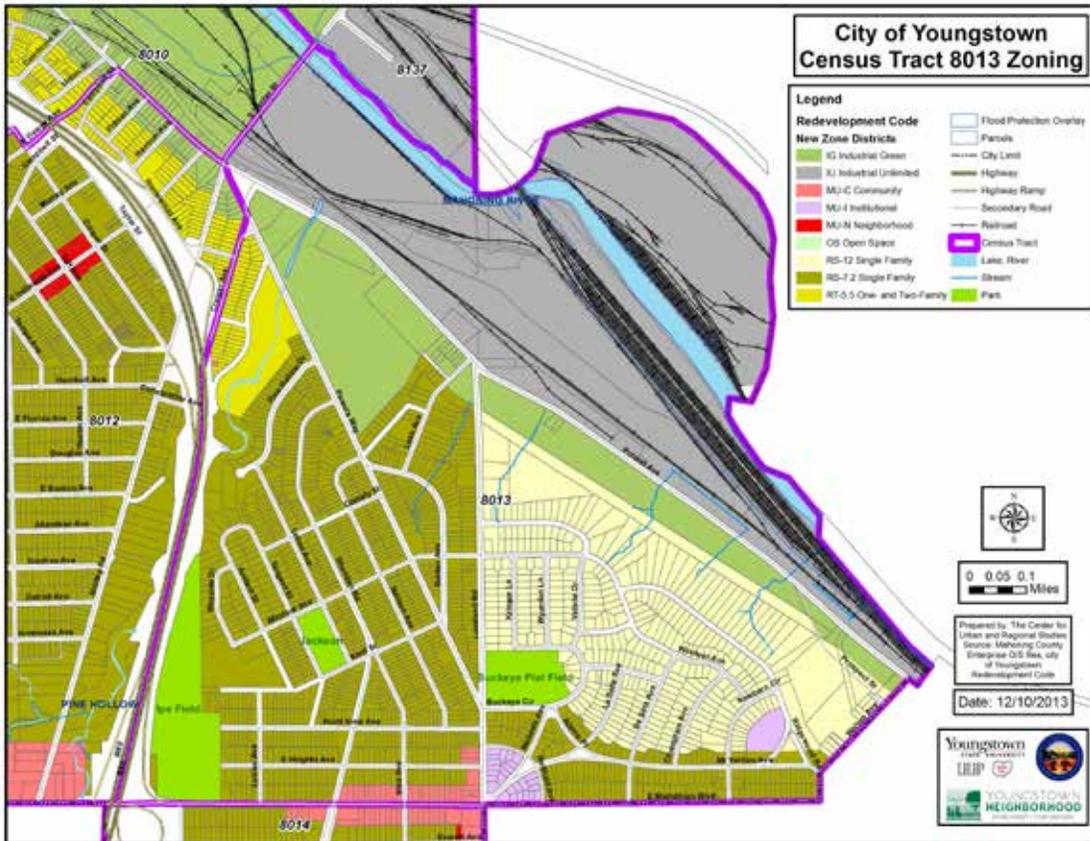
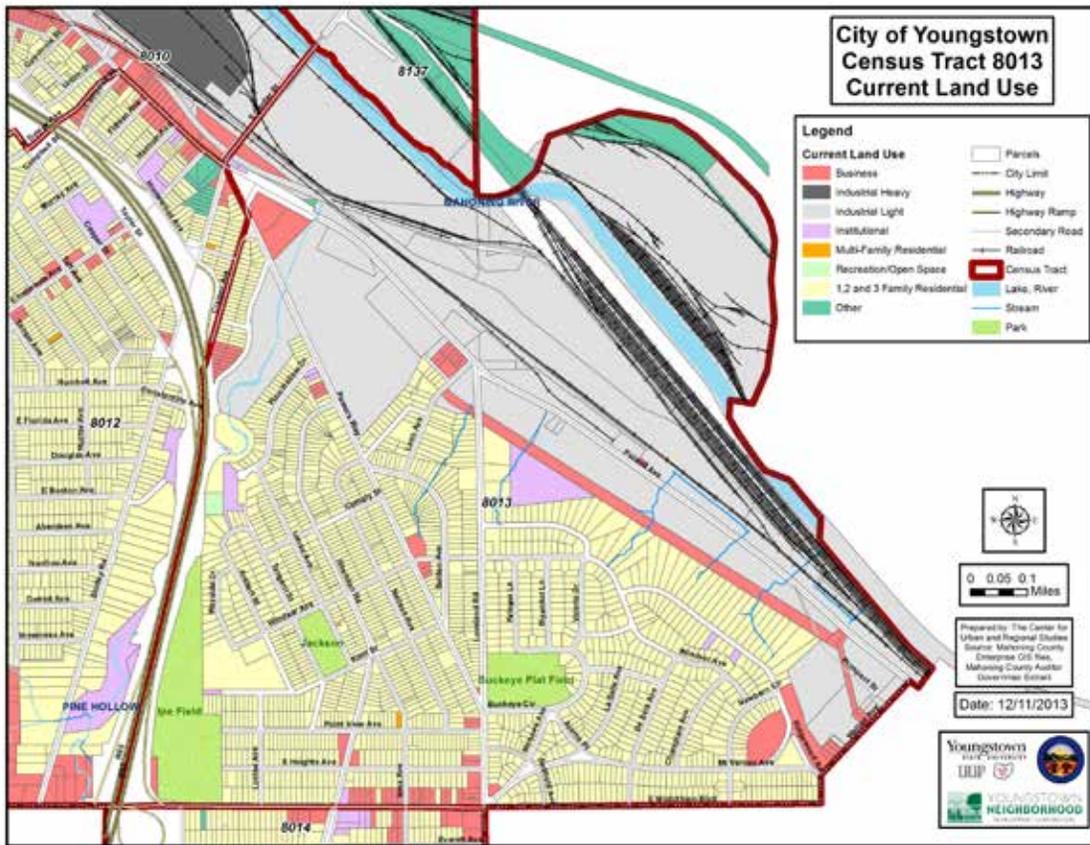


Figure 7.26 - Commercial structures are located along Midlothian Boulevard and Powers Way.



Figure 7.27 - Population density mirrors the city's average, as census tract 8013 is made up of dense residential streets and large expanses of industrial land.

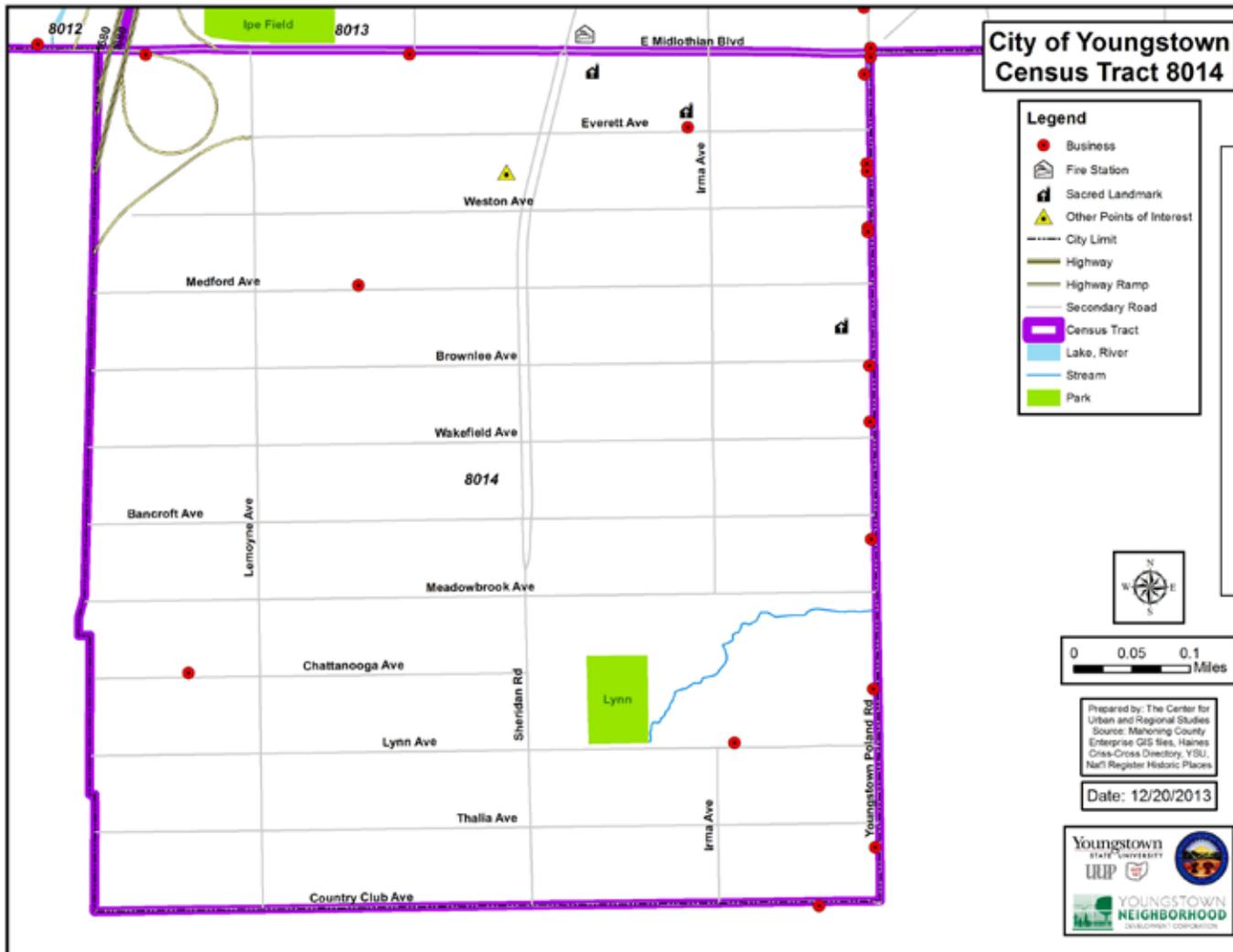


Figures 7.28-30 - Land uses range from commercial along Midlothian Boulevard to industrial along Poland Avenue.

“I love it now. My house has been in the family for many years. There were problems when we first moved in. Councilman Swierz encouraged us to form a block watch - he said ‘you’ve got to be organized, you’ve got to do this!’

Once we did get organized it did help; we got rid of the people that shouldn’t have been here; kids ran the place, all the noise, they used to fight, but that’s all gone now. That was many years ago and it’s a nice place now.”

-Nora, Powerstown



Jutting south of Midlothian toward Boardman Township is square-shaped tract 8014. It stretches from Interstate 680 to Youngstown-Poland Road and from Midlothian Boulevard to Country Club Avenue. Known as Brownlee Woods, this area was largely built up in the post-war years.

CENSUS TRACT 8014

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ.MI)
TRACT 8014	2,651	2,101	-21%	0.50	4,227
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 7.31 - Businesses are located along Midlothian Boulevard and Youngstown-Poland Road.

Census tract 8014 is twice as dense as the city average and though the population has decreased, the rate of loss has not been as high as the city's. The last two decades have brought increasing diversity, but the tract is still 90% White. **Poverty and unemployment are significantly lower and median income is a third higher than the citywide average.** Post-secondary educational attainment is on par with the city average and the percentage of residents with a high school diploma is somewhat higher. One in 8 households have no vehicle, but the majority of residents are within a quarter mile walk of a transit line. Amenities include Lynn Park, Brownlee Woods Library, and several churches.

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8014	8%	5%	0%	8%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8014	98%	90%	0%	5%	1%	4%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8014	\$ 33,611	\$ 34,884	\$ -	\$ -
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 7.32 - Approximately 75% of houses were built between 1940 and 1970.



Figure 7.33 - The number of mortgages originated is high compared with the rest of the city.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 804	14%	0%	87%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 804	1,105	1,091	90%	86%	6%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 804	2%	10%	5%	6%	11
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 804	20%	59	\$ 34,471	5%	105	3
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

Rates of homeownership are high—86%—and a low percentage of residents moved within the past year, especially when compared to the city. Since 2007, 105 mortgages have been originated—the highest number on the south side and one of the city's highest overall. Additionally, 3 mortgages were originated through the Youngstown Neighborhood Development Corporation's Community Loan Fund in 2012 and 2013. Average sales prices between 2007 and 2012 were the highest on the south side and among the highest in the city, at \$34,471. **However, the number of foreclosures was among the highest in the city and vacancy rates have increased significantly since 1990.** Between 2006 and 2013, 11 houses were demolished.



Figure 7.34 - Foreclosures are high and vacancy rates have increased significantly.

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATES OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8014	12%	70%	12%	5%
YOUNGSTOWN CITY	20%	64%	12%	4%



Figure 7.35 - Rates of home-ownership are substantially higher in tract 8014 than the citywide average.

“My husband has been there over 50 years, and we’ve been married for 31. I don’t think he paid a lot of attention to what was going on or knew the neighbors until I came along. We found ourselves complaining on the porch one day and decided to go to a neighborhood meeting. We figured you can sit on the porch and complain or do something about it. Dog issues, traffic, you deal with a lot of different departments downtown. We take our complaints to them and then follow up. It’s very sustainable, a lot of home ownership, a lot of lifelong members. You don’t find that too often. We have a lot of rentals but we try to stay on top of it through knowing the landlords. We appreciate our councilman a lot. We have churches, a library, a school, a nice park.”

-Nancy, Brownlee Woods

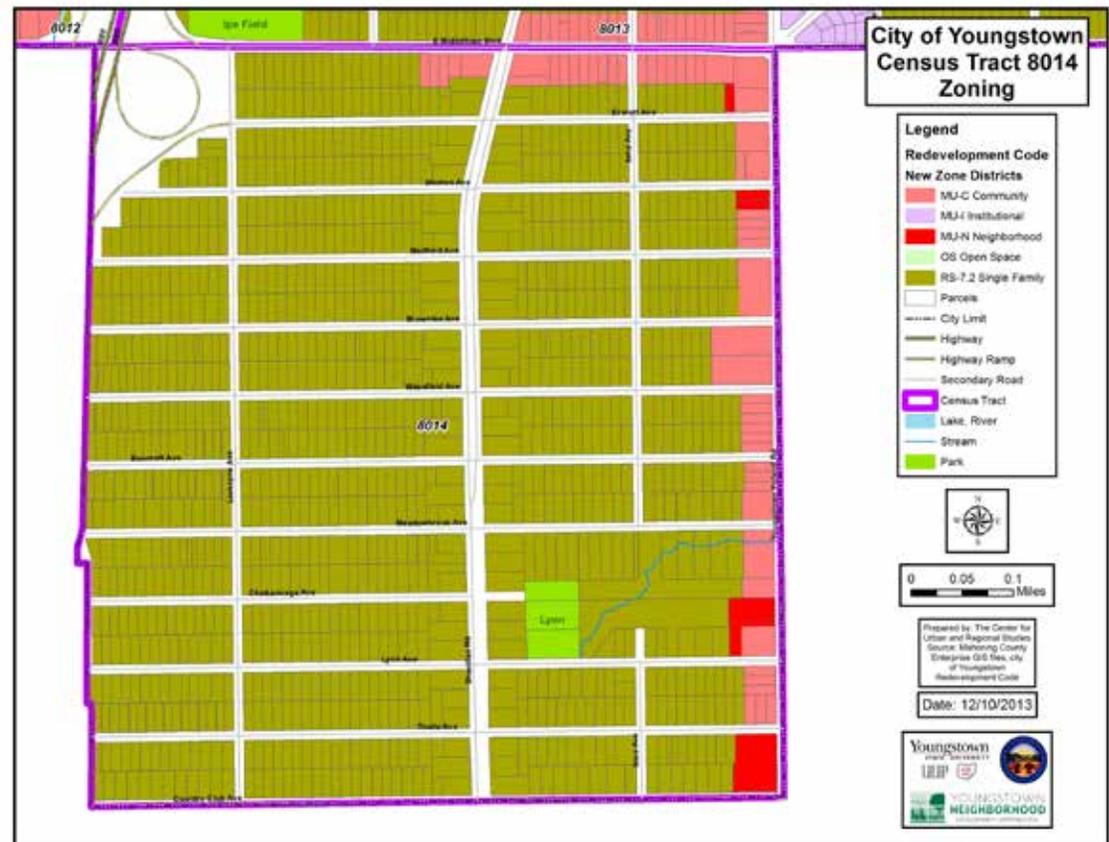
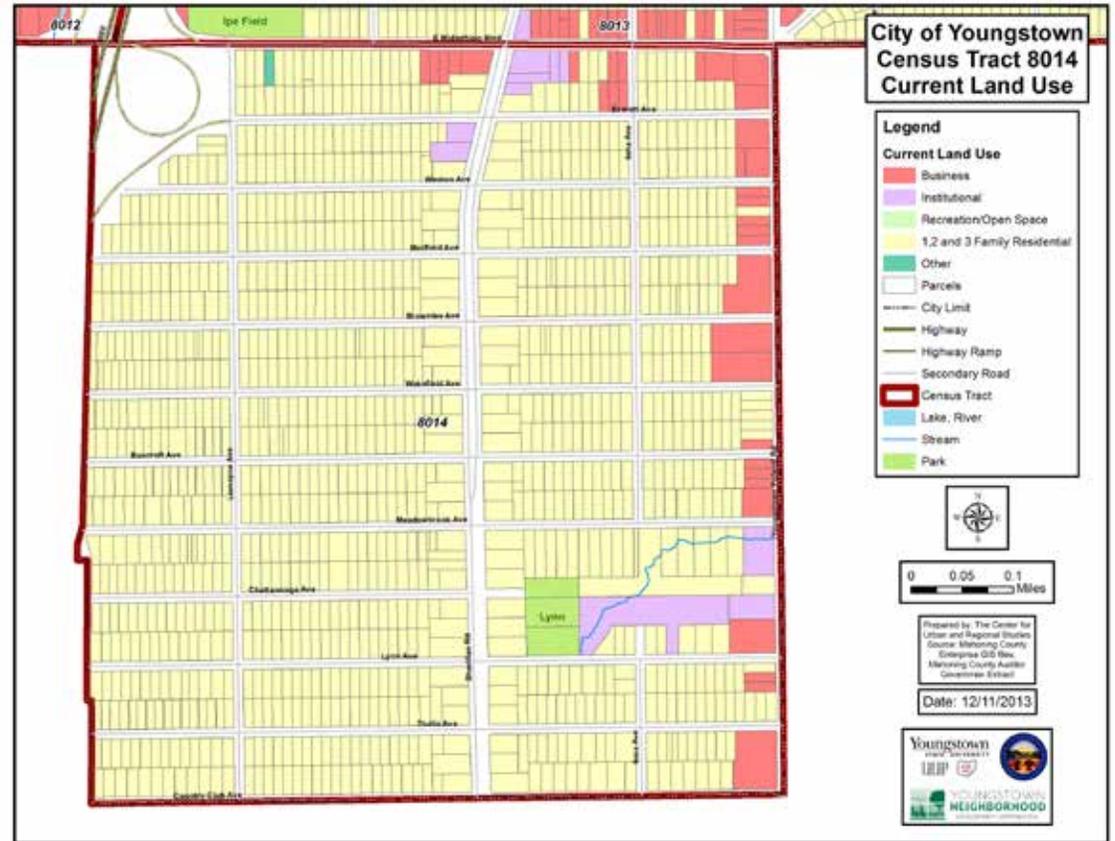




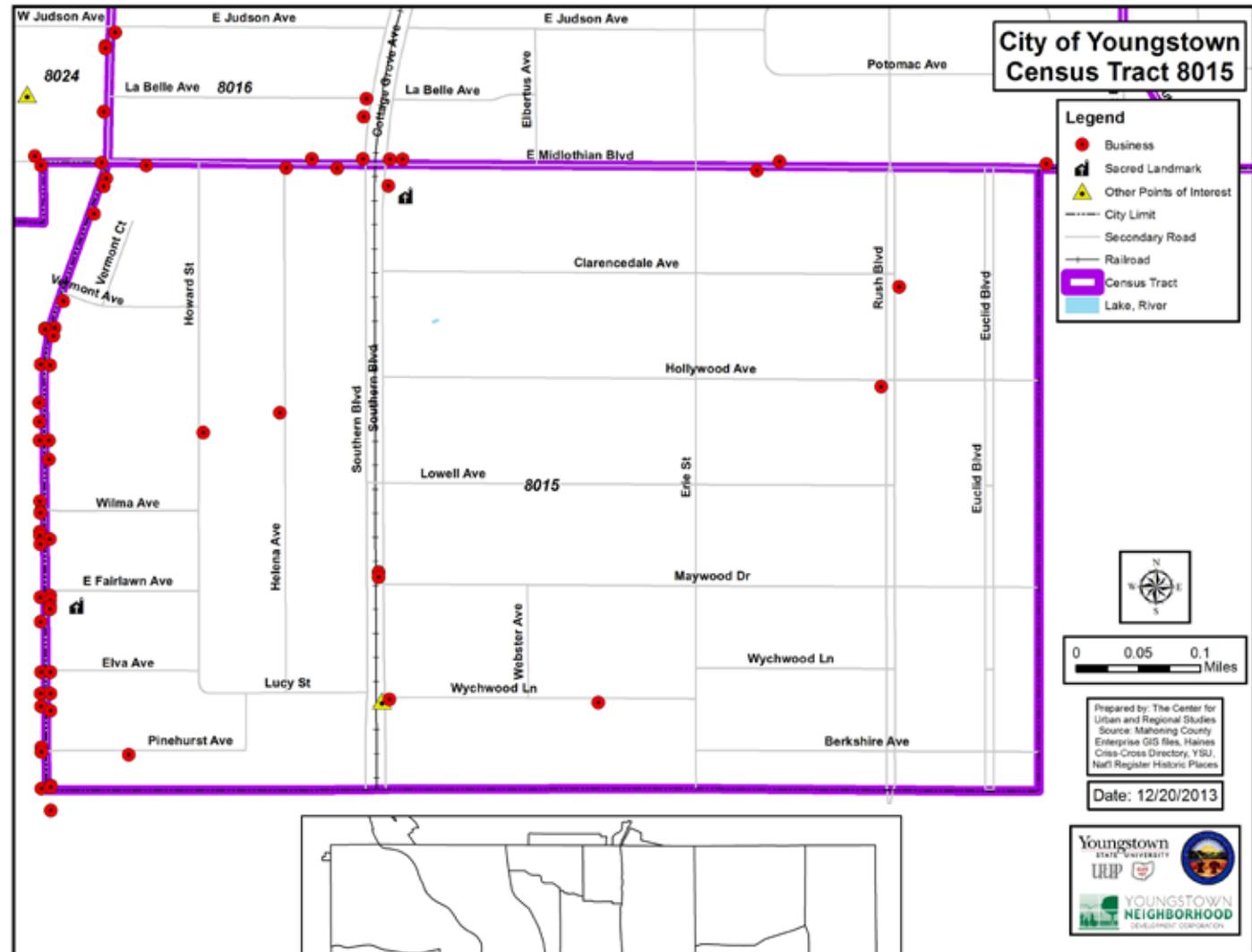
Figure 7.36 - The average age of homes in Brownlee Woods gives the neighborhood a suburban feel.



Figure 7.37 - New Vision, New Day Ministry located on Everett Avenue.



While Midlothian Boulevard is the southern boundary of much of the city, census tract 8015, also known as Pleasant Grove, is one of two tracts that extends farther south at least one and a half miles. East Midlothian Boulevard is actually the northern boundary of tract 8015, Boardman Township is to the south, while Euclid Boulevard is to the east and Market Street is the western border. The Youngstown and Southern Railroad bisects the tract at Southern Boulevard. The Handel's neighborhood stretches from the railroad tracks to Market Street and the Boulevard Park neighborhood is centered around Rush and Euclid Boulevards.



CENSUS TRACT 8015



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER SQ.MI)
TRACT 8015	2,364	1,898	-20%	0.41	4,587
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8015	7%	11%	19%	7%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8015	94%	59%	4%	32%	2%	6%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%



Figure 7.39 - Youngstown Christian School, located on Southern Boulevard.

The population density for tract 8015 in 2010 was high in relation to the city, and at 4,587 residents per square mile, it was the 3rd highest among all tracts. Census tract 8015 lost 20% of its population between 1990 and 2010, a slower rate of loss than the city. While 94% of the tract's residents were White in 1990, by 2010 the distribution was 59% White, 32% Black, and 6% Hispanic.

Census tract 8015 is 1 of 8 in Youngstown not designated as a low-to-moderate income tract, which is defined as 50% or more of the tract's population falling below the poverty line. Median incomes are roughly 40% higher than the city's average. The median household income for White residents was 33% higher than the city's average for White residents,



Figure 7.38 - The original Handel's ice cream shop, located near the intersection of Midlothian Boulevard and Market Street.

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8015	\$ 41,969	\$ 45,579	\$ 38,750	\$ 14,231
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8015	10%	61%	26%	3%
YOUNGSTOWN CITY	20%	64%	12%	4%

Figure 7.40 - Census Tract 8015 includes the Boulevard Park and Hande's neighborhoods.

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8015	996	961	78%	72%	10%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8015	5%	14%	8%	12%	18
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

while Black residents made about 50% more than the city's average. The median income for Hispanic households was about 11% less than the city's average. Poverty and unemployment in census tract 8015 are significantly lower than in the city. Though the percentage of residents falling below the poverty line increased from 7% in 1990 to 11% in 2011, tract 8015's poverty rate is considerably less than the city's rate of 34%. 2011 unemployment in tract 8015 was also significantly lower at 7%, versus 20% for the city as a whole. A comparatively high percentage of adults—26%—have Associate's or Bachelor's degrees, which is among the highest rates of any tract.

The housing stock in tract 8015 is more mature than



HOUSING MARKET

CENSUS TRACT	PER CENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8015	58%	49	\$ 32,470	7%	84	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

Figure 7.41 - Home values are considerably higher than citywide averages.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8015	6%	1%	98%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%



Figure 7.42 - Vacancy rates have increased from 5% in 1990 to 14% in 2010.

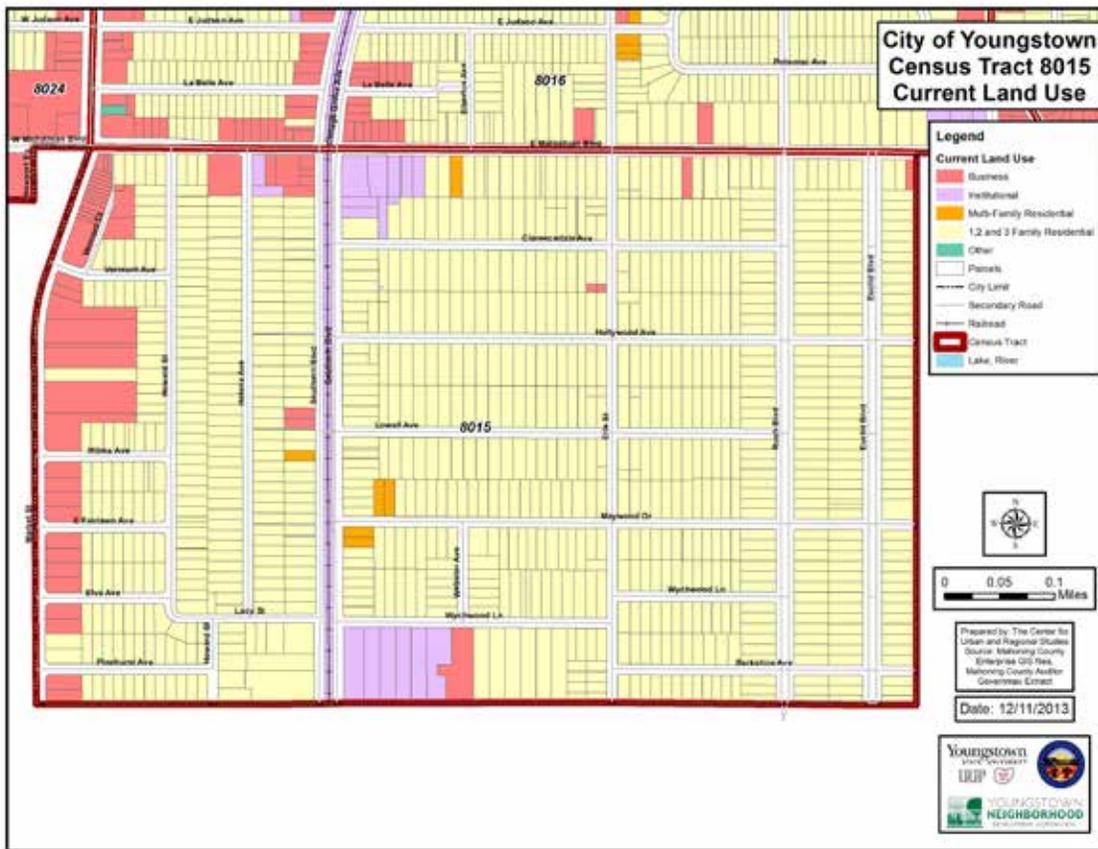
“ A lot of things have changed. It used to be a family neighborhood. But I think our neighborhood is holding on. I’m surrounded by abandoned houses but it seems like things are starting to change. When we have problems, it’s always with renters. The homeowners want stability. ”

-Dan, Handel’s

“ Our neighborhood is quiet with a range of residents across the race and work spectrum. People take care of their yards and are friendly. Youngstown Christian School is practically in our back yard, and it’s great to see the children come and go from school. We’ve lived here 14 years and have invested in our property and are glad we help stabilize the neighborhood. On our block there are least two empty, stripped houses that have needed to be razed for years now. They make the area look shabby and unsafe. If those were gone, I’d feel prouder of our block. ”

-Kelly, Boulevard Park





the city’s average, as 58% of its homes were built prior to 1940; but home values are higher than the city average and among the highest on the south side. While home ownership remains high at 72%, and relatively few homes were demolished between 2006 and 2013, vacancy has increased in tract 8015 along with a greater number of foreclosures. The USPS reported 8% of homes in census tract 8015 were vacant, compared to 11% citywide. There were also 57 homes that went into foreclosure between 2009 and 2013—a relatively high number for the city, but lower than nearby census tracts 8011, 8014, 8016, and 8024. Since 2007, 84 mortgages have been originated. This number is the fifth-highest in the city and second highest on the south side, next to census tract 8014.

Census tract 8015 is primarily a residential neighborhood, with the exception of Market Street as one of the city’s major commercial corridors. Other points of interest include Youngstown Christian School located on Southern Boulevard.



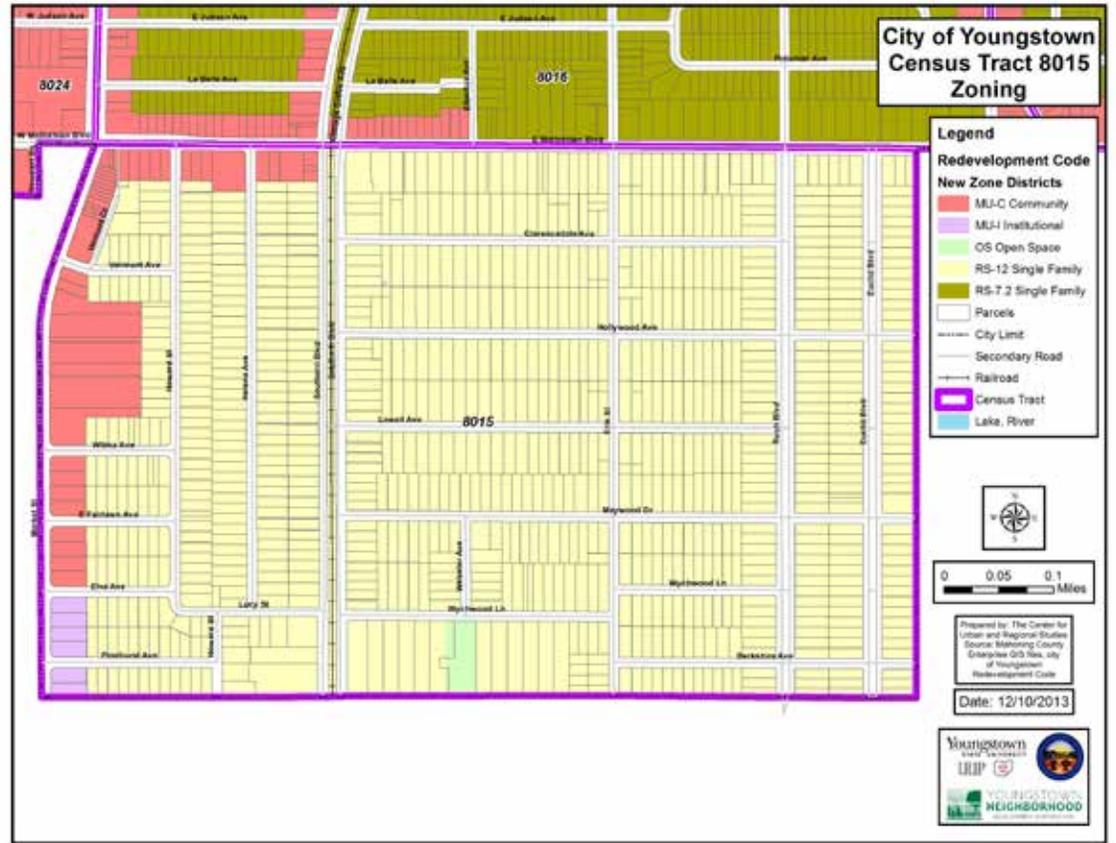
Figure 7.43 - The Youngstown and Southern railroad tracks cut through the center of census tract 8015.



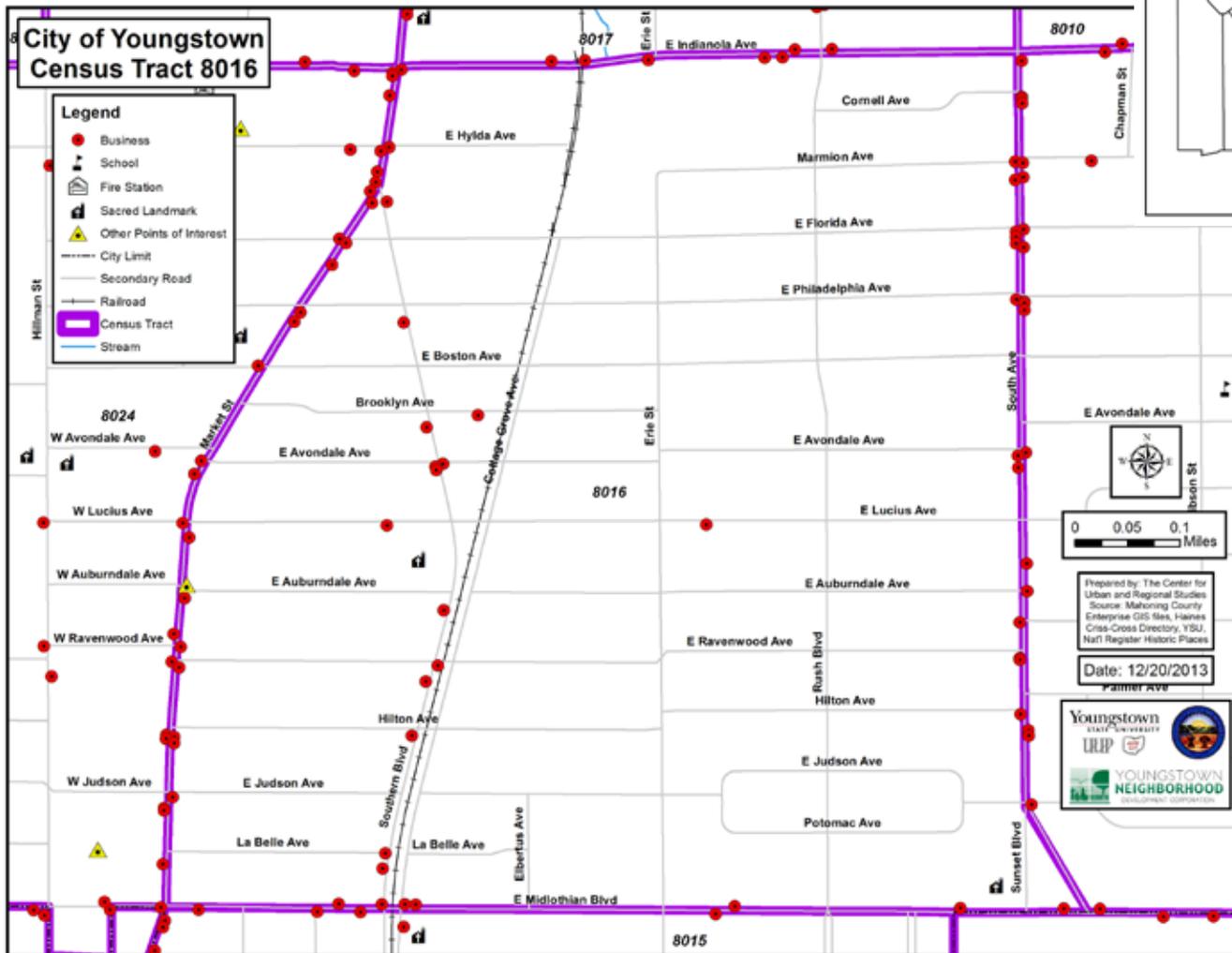
Figure 7.44 - A business along Midlothian Boulevard.



Figure 7.45 - A residential street in the Boulevard Park neighborhood.



CENSUS TRACT 8016



Directly north of census tract 8015 is tract 8016, also known as the Cottage Grove neighborhood. The perimeter of the tract includes East Indianola Avenue to the north, East Midlothian Boulevard to the south, South Avenue to the east, and Market Street to the west. The Youngstown and Southern railroad tracks cut through the center of this tract.

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8016	4,578	3,021	-34%	0.60	5,008
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8016	22%	46%	59%	31%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8016	85%	21%	10%	67%	4%	7%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8016	\$ 19,098	\$ 14,148	\$ 21,379	\$ 9,271
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901

Census tract 8016 has the second highest population density in the city, with 5,008 residents per square mile, though it lost 34% of its population between 1990 and 2010. The demographics of tract 8016 have changed drastically over time. In 1990, 85% of the tract's residents were White and 10% were Black. By 2010, these figures were reversed to 21% White and 67% Black. The Hispanic population increased subtly, growing from 4% in 1990 to 7% by 2010. As the population dropped between 1990 and 2010, the number of those falling below the poverty line continued to rise considerably. In fact, while 22% of tract 8016's population was in poverty in 1990, by 2011, that rate had ballooned to 46% versus 34% for the city. While 7% unemployment in 1990 was among one of the lowest in the city, 2011 unemployment in tract 8016 was 32% and represents one of the city's highest rates. There was a 68% increase



Figure 7.46 - Census tract 8016 includes many residential streets.



Figure 7.47 - A business and industrial corridor along Indianola Avenue.



Figure 7.48 - Nearly 60% of housing units were constructed prior to 1940.

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATES OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8016	18%	70%	12%	1%
YOUNGSTOWN CITY	20%	64%	12%	4%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8016	1,970	1,584	66%	41%	16%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

in the rate of children living in poverty between 1990 and 2011, as well as a significant increase in the number of households receiving supplemental assistance, which grew from 12% in 1990 to 51% in 2011. The median household income of \$19,098 in census tract 8016 was 23% less than the city's 2011 median income. Incomes were higher for Black residents than for other racial and ethnic groups.

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8016	7%	32%	25%	44%	283
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

Though crime, as measured by Youngstown Police Department calls for service, has begun to decline in census tract 8016 to the lowest levels in the past decade, crime in this tract is still significantly high—**in fact, the tract consistently reported the highest number of calls to YPD between 2005 and 2012.**



Figure 7.49 - Population density is among the highest in the city.

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORECLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8016	54%	79	\$ 13,267	9%	45	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)
 **CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8016	23%	8%	83%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

“My part of the street is OK. However, down the other way it’s a bad area. Kids are always fighting and a woman’s house was broken into twice last year. I live in a bad neighborhood. There have been gun shots fired around the corner and houses that have been set ablaze. It’s a toxic environment.”

-Justacia, Cottage Grove

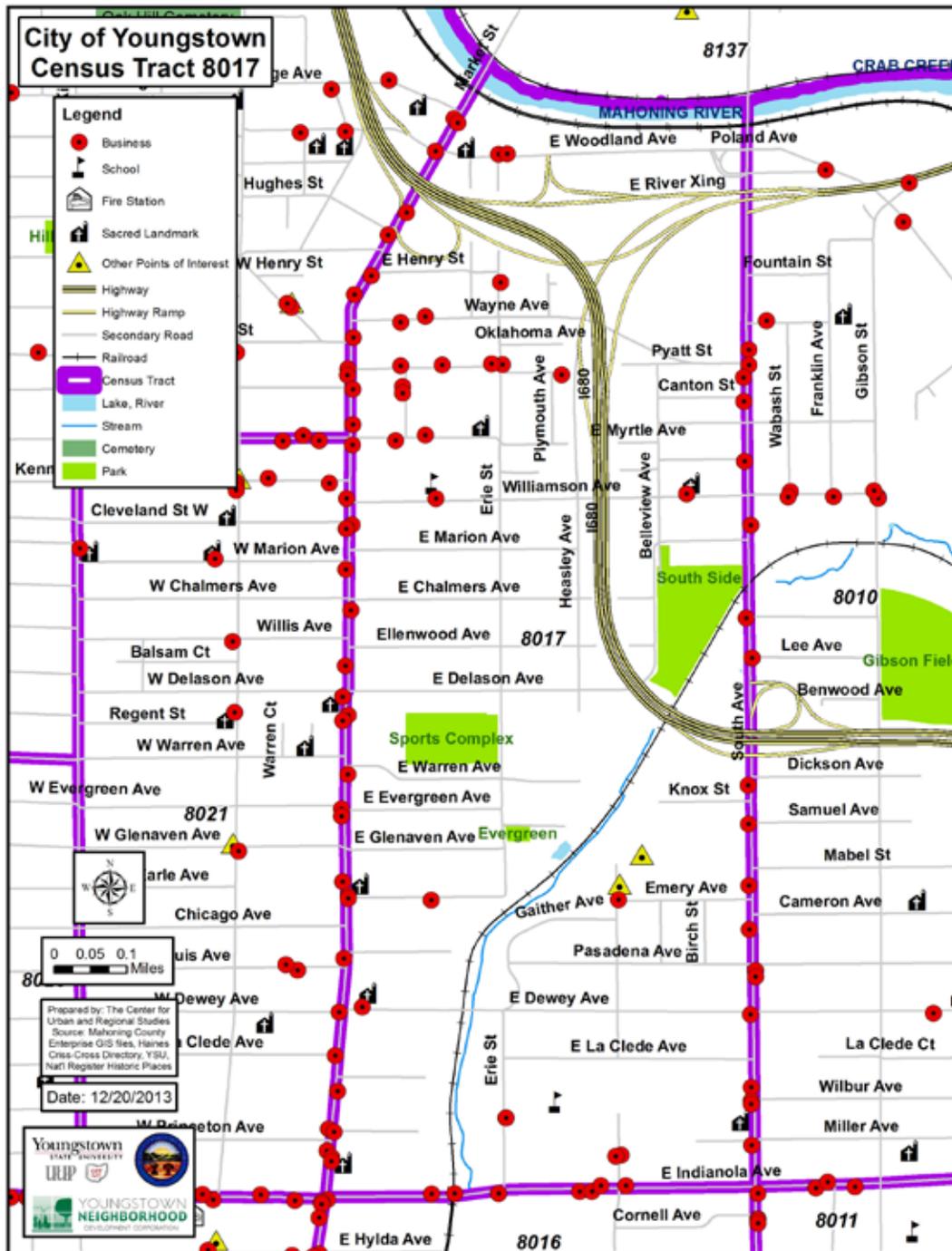


Figure 7.50 - The housing stock in census tract 8016 has deteriorated significantly.

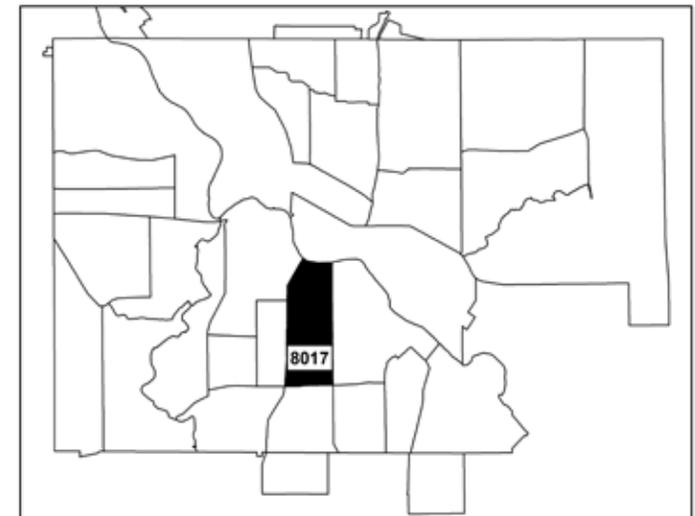
The average home sales price between 2007 and 2012 was \$13,267, which is among the lowest in the city. Home ownership has declined in census tract 8016, falling from 66% in 1990 to 41% in 2010. Vacancy rates have more than quadrupled—from 7% in 1990 to 32% in 2010. Nearly half of all parcels are tax delinquent. A total of 283 homes were demolished between 2006 and 2013, which was the highest number of homes demolished in any tract over this period. Census tract 8016 also had the highest number of foreclosures—85—between 2009 and 2013.



CENSUS TRACT 8017



Stretching from the Mahoning River to Indianola Avenue, census tract 8017 is tall and narrow and includes many residential streets between Market Street and South Avenue. Interstate 680 slices through the tract and the Youngstown and Southern Railroad divides the Erie and Flint Hill neighborhoods. A number of businesses and churches are located along the tract's perimeter.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ.M)
TRACT 8017	3,095	1,257	-59%	0.80	1,568
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

The population density in census tract 8017 is lower than the city's average and it lost 59% of its population between 1990 and 2010, a rate shared with north side census tract 8043 as the highest population losses in the city. In 1990, census tract 8017 was one of the more racially-integrated tracts in the city, but by 2010, the number of White residents declined by more than 1,000. Black and Hispanic residents also left at high, but slightly lower rates, increasing the overall percentage of Black and Hispanic residents to 49% and 16%, respectively, in 2010. By 2011, the poverty rate for tract 8017 had increased from 46% to about 54%—consistently higher than the city's rate. Census tract 8017 has the highest concentration of children falling below the poverty line at 94.2%.

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATES OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8017	40%	52%	6%	2%
YOUNGSTOWN CITY	20%	64%	12%	4%



Figure 7.55 - A streetscape improvement by Community Corrections Association (CCA)—one of many along Market Street.

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8017	46%	54%	94%	26%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8017	46%	30%	42%	49%	12%	16%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%



Figure 7.56 - The Southside Academy is located on Market Street.

Though about 12% of the tract's households were receiving supplemental assistance in 1990, this number had increased to over 50% in 2011. 2011 unemployment was 20% for the city, and it was 26% for census tract 8017. While there was a subtle increase in unemployment between 1990 and 2011, there was a 56% drop in the tract's actual labor force from 1008 to 440 residents—one of the city's highest losses, mirroring the loss in overall population. **Census tract 8017 has the highest percentage rate of residents without a diploma and considerably lags the city in post-secondary education attainment.** The tract also has one of the highest number of per capita calls to the Youngstown Police Department.

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8017	\$ 19,625	\$ 23,508	\$ 12,424	\$ 24,271
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8017	1,309	654	50%	59%	25%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8017	12%	26%	36%	45%	173
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8017	61%	18	\$ 8,152	4%	4	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)
 **CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND



Figure 7.57 - Two highways pass through census tract 8017.



Figure 7.58 - Vacancy rates have doubled in the past 20 years. According to the USPS, more than 1 in 3 units is vacant.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8017	28%	3%	92%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

In 2011, 1 in 4 residents had moved during the past year—one of the highest rates in the city. The number of housing units has decreased by half since 1990 and the vacancy rate has doubled. Very few mortgages were originated here between 2007 and 2012 and the number of foreclosures is low. Demolitions totaled 173 properties between 2006 and 2013. Nearly half of parcels are tax delinquent. **Average home sale prices are among the lowest in the city, at \$8,152 between 2007 and 2012.**

Census tract 8017 has a diverse range of businesses, places of worship, a few parks, and schools, including Williamson Elementary and Cardinal Mooney High School. It was also home to the former South High School, which is now the Southside Academy.

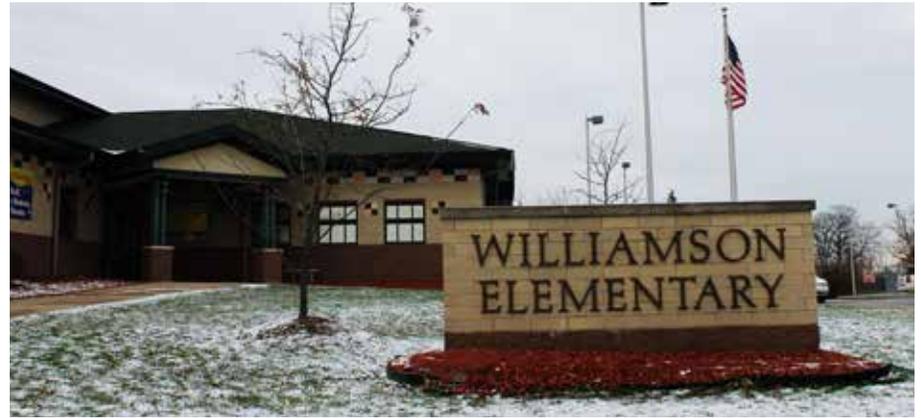


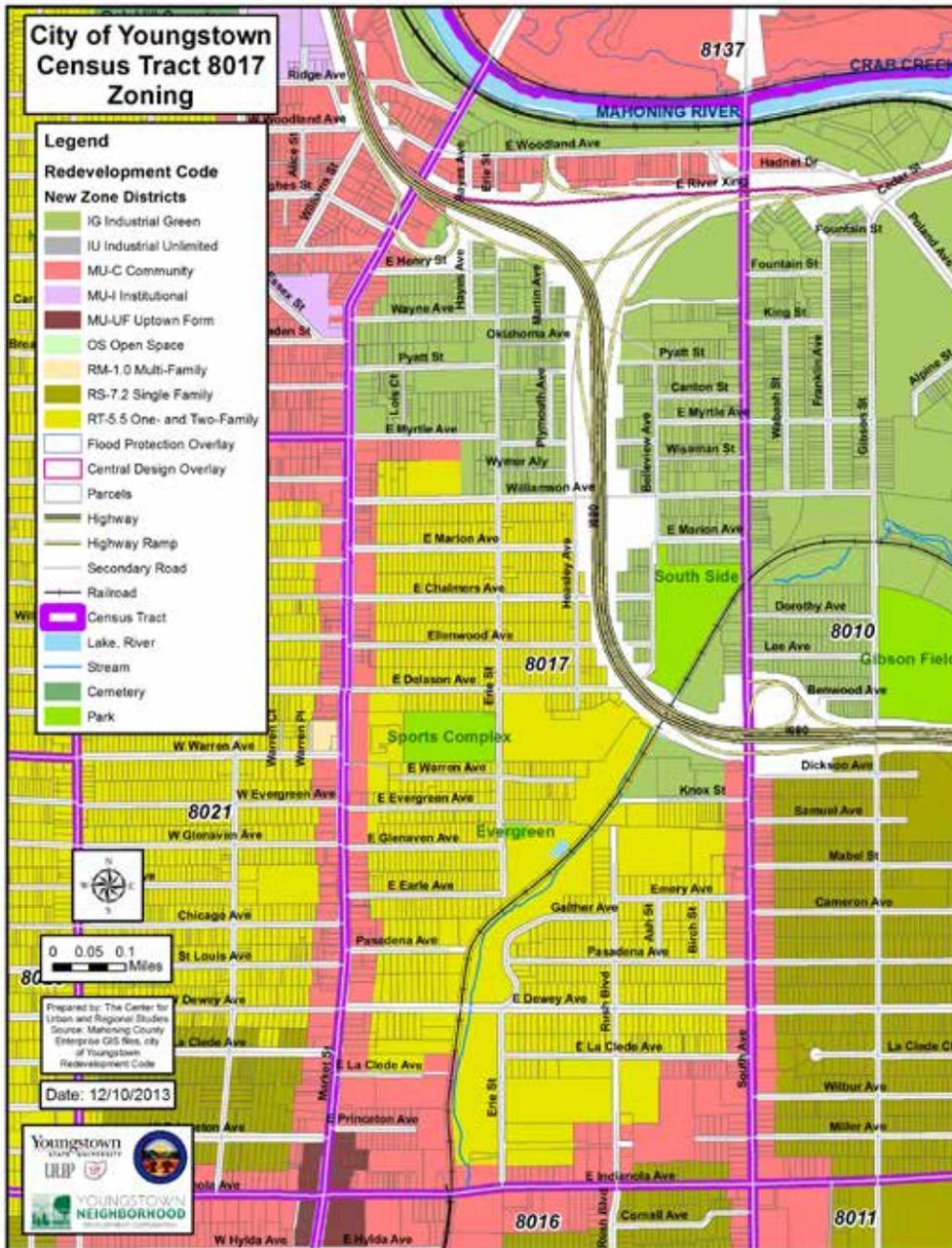
Figure 7.59 - Approximately 325 students attend Williamson Elementary School.



Figure 7.60 - Population density is lower than the city's average.



Figure 7.61 - Census tract 8017 is directly across the Mahoning River from Downtown.

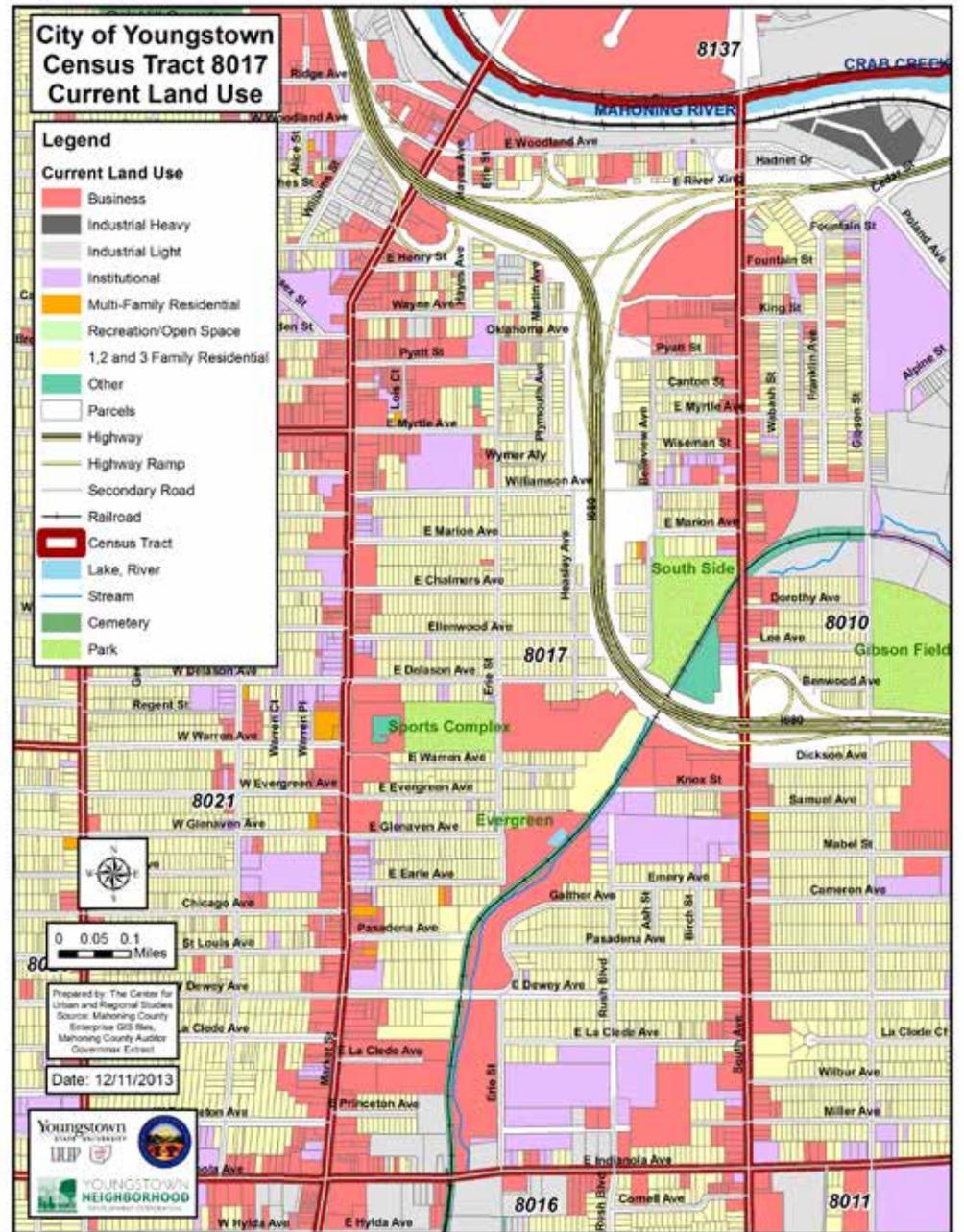
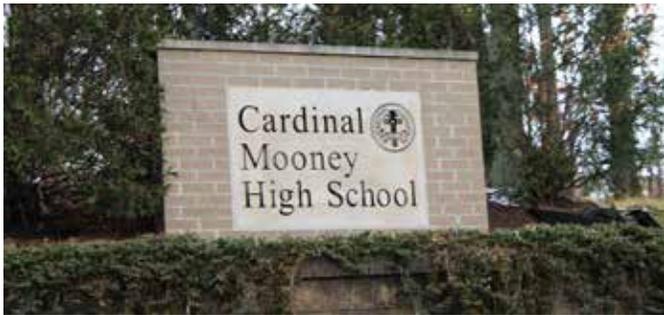


“ There’s not much going on in my neighborhood. Sometimes there are sketchy figures that walk up and down the street. Occasionally there is loud music blaring from vehicles that ride past and there are about 50 abandoned homes. The houses are in decent condition.”

-Paris, Erie

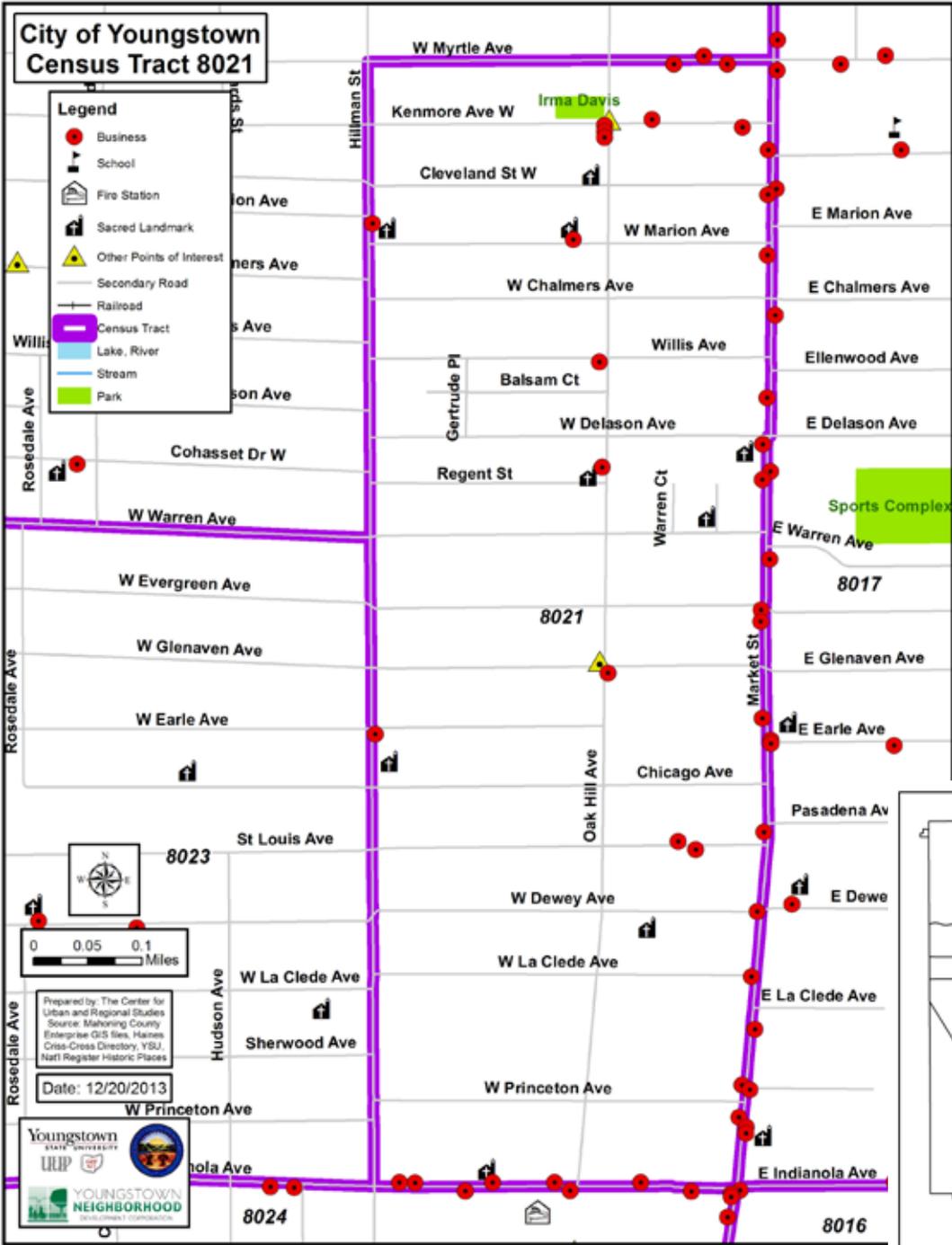


Figure 7.62 - Nearly 90% of structures were built before 1950.



Figures 7.63-65 - Land uses vary considerably, including educational, commercial, residential, and institutional.

CENSUS TRACT 8021



Just two blocks wide, census tract 8021 is a rectangular shaped residential area that runs straight up between Hillman and Market Streets, bounded by Indianola Avenue on the south and Myrtle Avenue on the north. This is a section of the Oak Hill neighborhood that grew with transportation improvements between Market and the Idora neighborhood at the turn of the 20th century.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8021	2,243	1,139	-49%	0.38	3,001
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 7.66 - According to the US Census, 1 in 4 housing units is vacant.

Census tract 8021 has lost half its population in the last 20 years, but density remains higher than the city average. Roughly three quarters of residents are Black. All residents live within a half mile of a bus route, and fewer than 5% of workers commute via bus. Slightly more than half of residents have a high school diploma; most of the remainder did not com-

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8021	45%	56%	76%	38%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8021	12%	14%	84%	77%	4%	5%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

plete high school, though the percentage of residents with advanced degrees is on par with the city's average. The number of households with children exceeds 40% and poverty rates are significantly higher than the city as a whole. Food stamp recipients number in the 30-40% range, which is an increase from 1990. Over 25% of working-age residents are unem-



Figure 7.67 - The Boys and Girls Club, located on Oak Hill Avenue.

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8021	\$ 12,018	\$ 11,875	\$ 11,737	\$ -
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8021	33%	2%	69%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

Figure 7.68 - 60% of housing units were built before 1950.

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8021	962	555	50%	54%	18%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8021	19%	24%	15%	50%	93
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8021	45%	6	\$ 7,699	2%	-	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)
 **CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

ployed, and there are relatively few residents over 65. The overall poverty rate has increased to over 50%, as the median income is less than \$14,000. The number of calls to YPD has dropped, but per capita calls remain high. Home values are among the lowest in the city. The average sales price between 2007 and 2012 was \$7,699. **No mortgages have been originated here in the past six years.**

Community Corrections Association or CCA has purchased and re-purposed several buildings in this tract, as well as greened many lots along Market Street. Calvary Towers, a low-income residence for residents who are elderly or disabled, houses the city's Meals on Wheels program.



Figure 7.69 - 9% of units were constructed since 1990.

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATES OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8021	37%	54%	6%	4%
YOUNGSTOWN CITY	20%	64%	12%	4%

Amenities include the Boys & Girls Club on the former Kyle Park, and one of two dozen Summit Academy campuses across Ohio (K-12 charter schools for students with learning disorders). Two of the churches in this neighborhood are John Knox Presbyterian, recently purchased by Community Corrections Association, and Mount Calvary Pentecostal.



Figure 7.72 - Despite population loss, density remains higher than the city average.



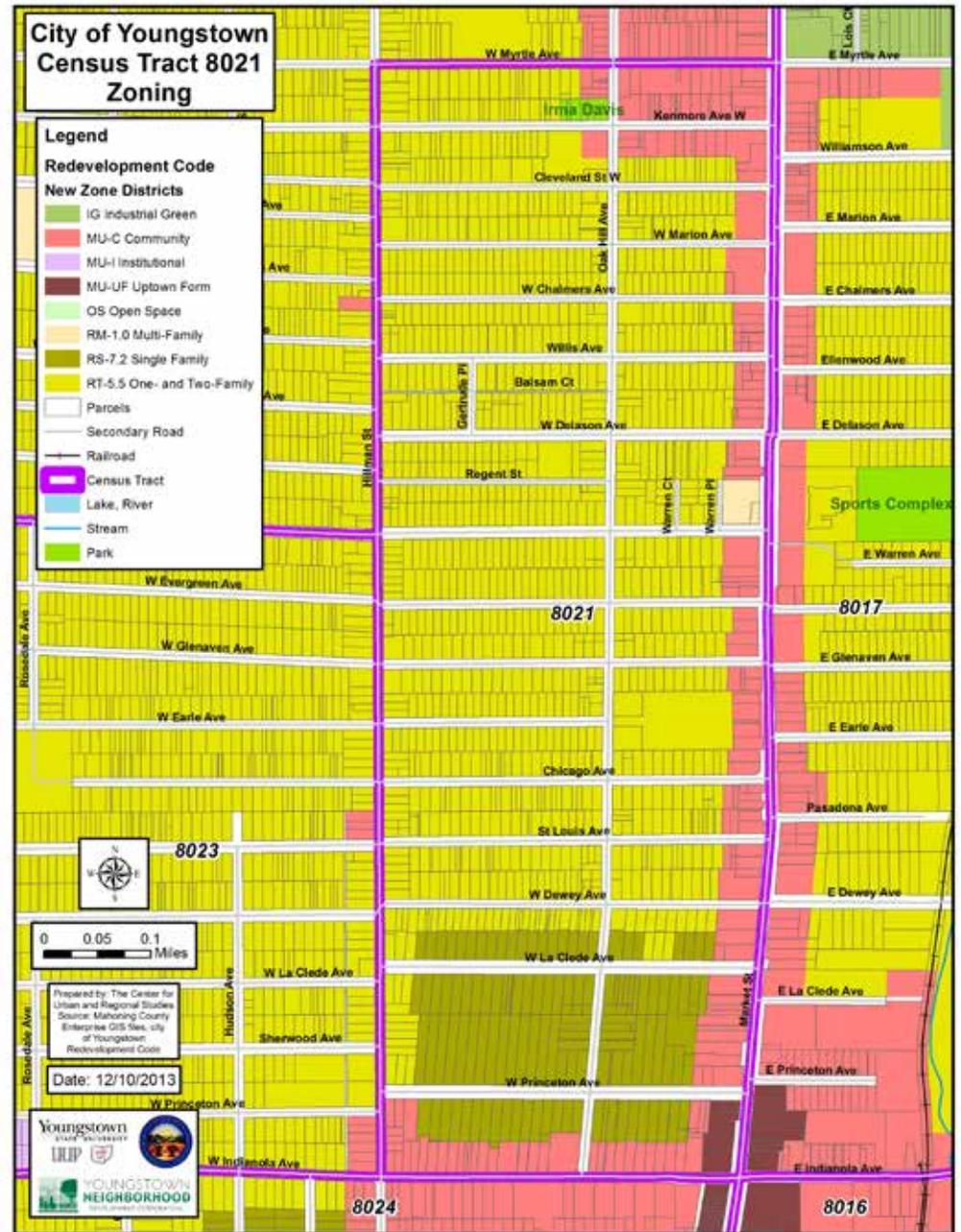
Figures 7.70-71 - Land reuse projects along Market Street and Oak Hill Avenue.

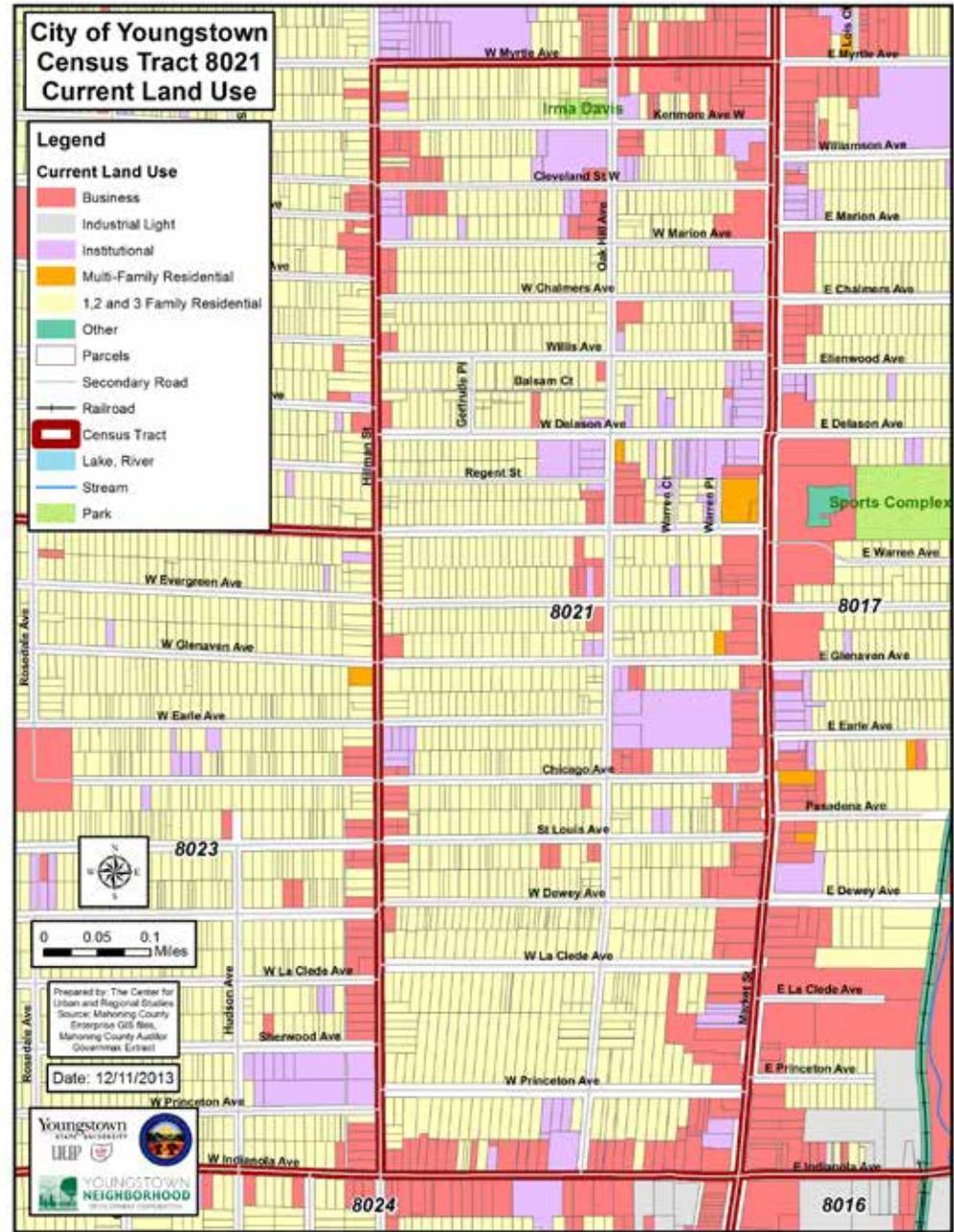
“I grew up here. There’s lots of old people. I don’t see any crime here, but the only problem is that there are gangs of police riding up and down the streets in the summer. It takes your whole summer away.”

-Resident, Oak Hill



Figure 7.73 - Population loss has left many empty lots.





Figures 7.74-76 - A variety of churches are located in census tract 8021.

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER SQ MI)
TRACT 8023	2,319	1,033	-55%	0.37	2,805
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8023	35%	44%	91%	17%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8023	9%	9%	90%	83%	1%	3%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%



Figure 7.77 - Vacant commercial structures on Hillman Street.

The population has decreased by more than half since 1990, almost twice as fast as the city's overall decline. Median income in tract 8023, at \$17,500, lags the citywide average. Poverty rates are high and have steadily increased from 35% in 1990 to 44% in 2010 respectively, leaving more than 90% of children living in poverty compared to the city's average of 54%. However, unemployment is slightly lower than the city as a whole. More than a third of households have no vehicle, but 1 in 5 workers use public transit for their commute. **Despite the high percentage of transit commuters, less than half of the tract area is within a quarter mile walk of a bus route.** Educational attainment is roughly similar to city-wide rates. The tract has seen an increase in the percentage of households with seniors but a decrease in the percentage with children.



Figure 7.78 - A new grocery store constructed in 2012.

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8023	\$ 17,484	\$ 19,330	\$ 16,747	\$ 17,857
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 7.79 - The US Census reports nearly a third of houses are vacant.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8023	36%	21%	43%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8023	1,010	639	65%	63%	18%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%



Figure 7.80 - A vacant multi-family structure on Hillman Street.

Vacancy rates are high across tract 8023 and the number of housing units has decreased by more than a third since 1990. Demolitions have totaled 113 since 2006 and vacancy rates have doubled since 1990. Half of all parcels are tax-delinquent. Property values are among the lowest in the city. **However, owner-occupancy rates are slightly higher than the city's rate and nearly a quarter of residents have lived in their homes since 1970—the second highest percentage in the city.** Just two mortgages were originated here since 2007.

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8023	14%	31%	16%	52%	113
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8023	69%	8	\$ 6,917	3%	2	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER, MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER, REFLECTS LOW DEMAND. (MALLACH 2013)
 **CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8023	21%	62%	15%	2%
YOUNGSTOWN CITY	20%	64%	12%	4%



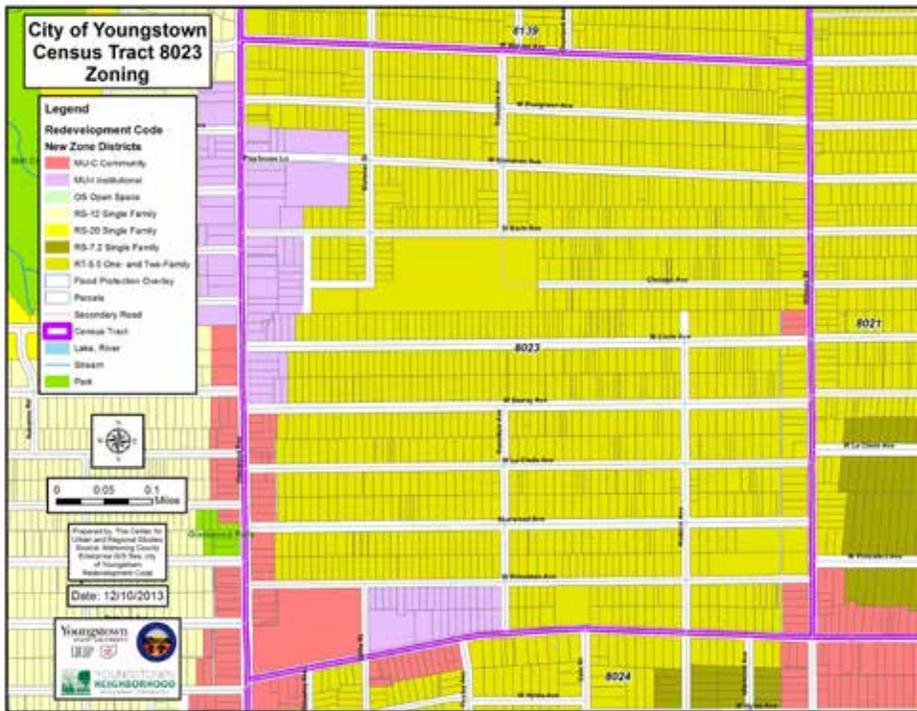
Figure 7.81 - Despite population loss, density remains higher than the city average.



Figures 7.83-84 - Population loss has left many empty lots.



Figure 7.82 - Neighborhood amenities include the Youngstown Playhouse on Glenwood Avenue.



“I’ve lived here for 32 years and my street has yet to be blacktopped and that’s my main concern. I think the city can do more. There are abandoned properties that need to be cleaned up. Overall, as far as living here, I don’t have any problems. I would just like to see my street paved.”

-Resident, Fosterville

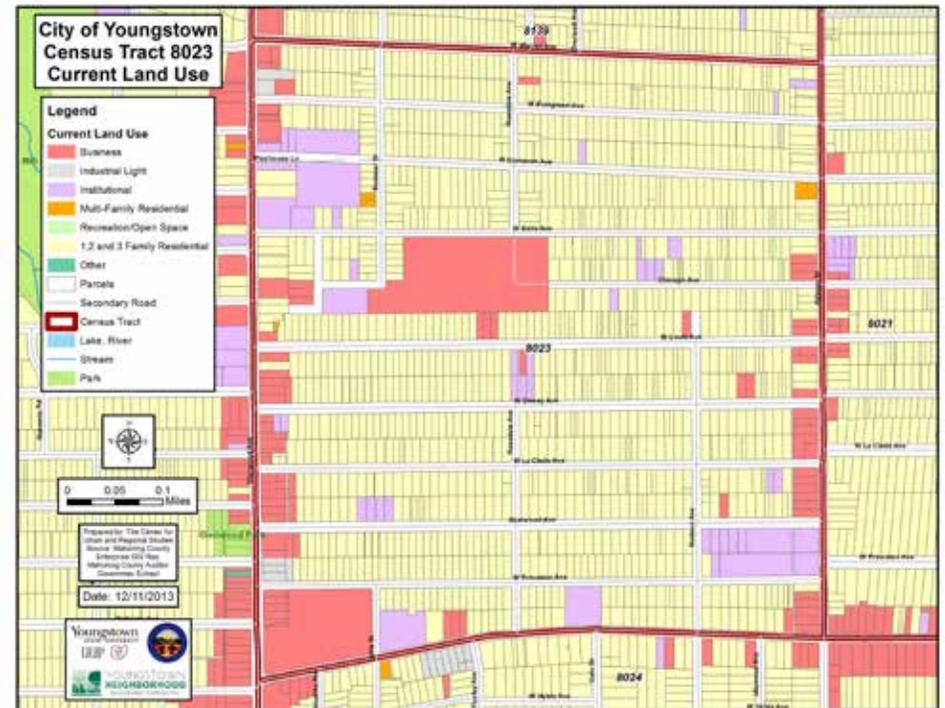


Figure 7.85 - More than 80% of homes were built before 1950.

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8024	4,879	2,890	-41%	0.72	4,036
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8024	28%	32%	42%	23%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8024	40%	15%	56%	76%	4%	6%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%



Figure 7.87 - A vacant 4-unit apartment building just east of Glenwood Avenue.

Since 1990, tract 8024 has 1,500 fewer White residents and 500 fewer Black residents. Unemployment and poverty rates do not differ significantly from the city's averages, nor does median income, but relatively fewer households with children are in poverty. A quarter of households have no vehicle. Post-secondary educational attainment is only slightly lower than the city's average. **Crime is a significant issue: 8024 had the third most calls for service of all tracts in 2012.**

The housing stock in 8024 is somewhat older than the city's average—half of all units were constructed prior to 1940. Median home value is lower than the typical city home. Vacancy rates are 2.5 times higher today than in 1990. The number of housing units



Figure 7.86 - The Newport Library at the site of a former grocery store.

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8024	\$ 25,533	\$ 27,357	\$ 21,563	\$ 16,346
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901

has decreased by 500; 250 were demolished from 2006 to 2013. A lower percentage of homes are owner-occupied and 42% of parcels are tax-delinquent. There are more foreclosures than neighboring 8021, 8023, and 8025, but fewer than 8016. A relatively low number of mortgages were originated here between 2007 and 2012 and one household received a loan through the Youngstown Neighborhood Development Corporation's Community Loan Fund.

Neighborhood amenities include Mill Creek Park, Lanterman's Mill, Lake Newport, Sheridan Park, the Newport Library, and nearly a dozen churches.



Figure 7.89 - Homes along Midlothian Boulevard, the tract's southern boundary.

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8024	2,142	1,624	55%	45%	12%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PER.CENT VACANT	2010 PER.CENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PAR.CELS	2006-2013 DEMOLITIONS
TRACT 8024	11%	28%	12%	42%	256
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8024	24%	6%	84%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8024	51%	56	\$ 13,133	5%	21	1
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)
 **CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND



Figure 7.88 -Blight and vacancy are significant issues in tract 8024.

EDUCATION

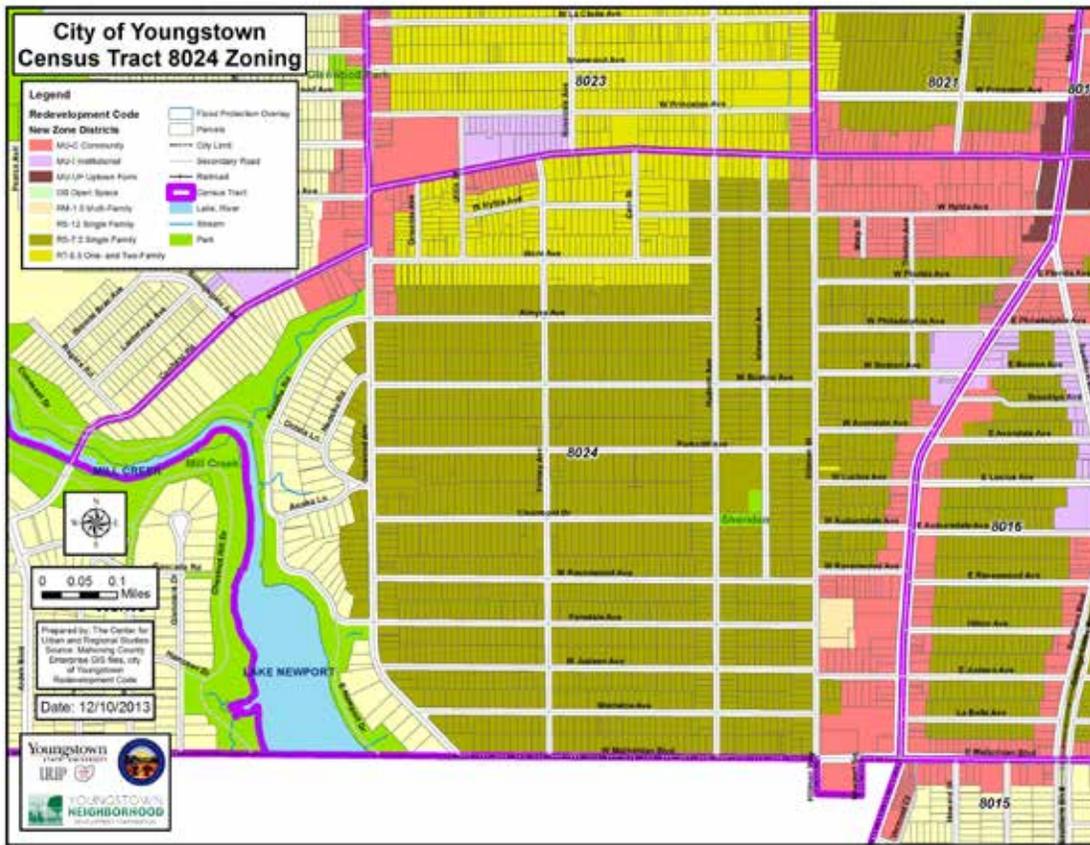
CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8024	24%	64%	9%	3%
YOUNGSTOWN CITY	20%	64%	12%	4%



Figure 7.90 - Mill Creek Park forms census tract 8024's western boundary.



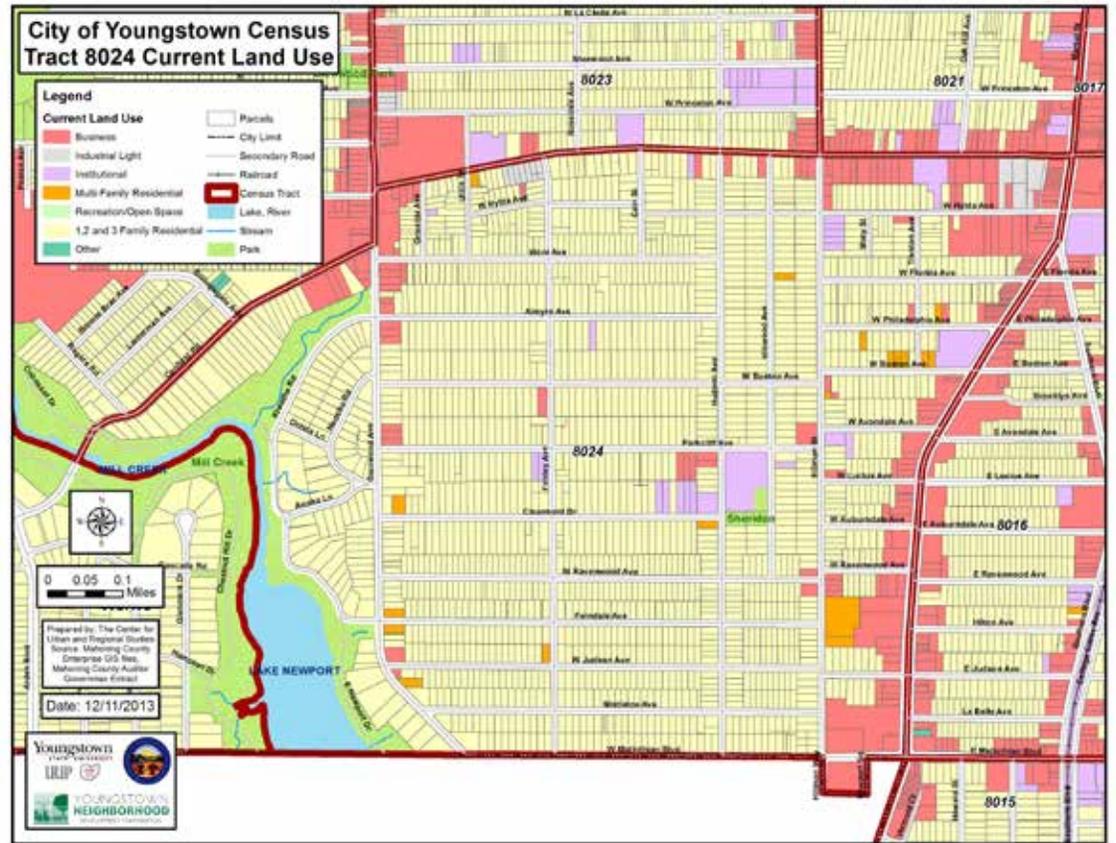
Figures 7.91-93 - Population loss has resulted in many vacant lots, but population density remains higher than the city's average.



Figures 7.94-95 - Vacancy rates have doubled in the past 20 years.

“My neighborhood is filled with blight and neglected. I have worn out so much equipment maintaining vacant properties, the only thing that helped save the neighborhood was the Garden and Orchard - pushed the crime out. It keeps my hope up. I guess it's so many people that I have helped who cared. We helped around 150 people last year with free fresh produce, we want to double that every year.”

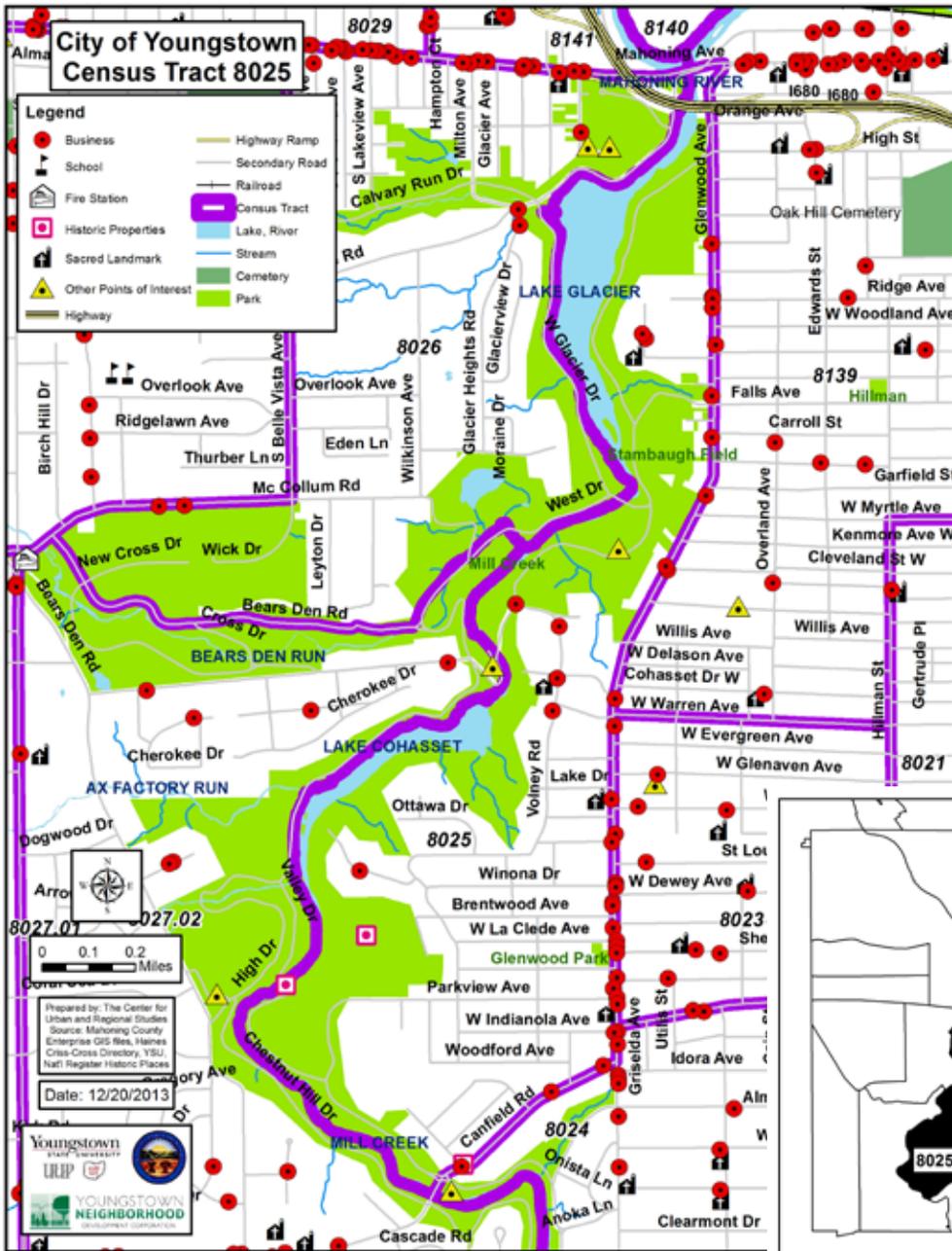
-Mason, Newport



Figures 7.96-100 - Census tract 8024 includes a variety of uses: commercial along Market Street and Glenwood Avenue; a high-density residential structure on Hillman Avenue, Mill Creek Park; and various institutional uses, such as churches.

CENSUS TRACT 8025

Census Tract 8025 is irregularly shaped, as Mill Creek Park forms its eastern boundary. Two lakes, a creek, steep ravines, short residential streets, and a long commercial corridor make up tract 8025, also known as the Idora neighborhood. The name is derived from Idora Park, an amusement park that operated for decades before closing in the 1980s.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8025	2,378	1,504	-37%	0.84	1,794
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8025	24%	39%	60%	23%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8025	28%	18%	70%	75%	2%	4%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%



Figure 7.101 - Solar installations at the Iron Roots Urban Farm.

The population is predominantly Black; White residents represent roughly 1 in 5. The population has decreased at a somewhat faster rate than the city since 1990, though not as quickly as tract 8023 directly across Glenwood Avenue. Poverty increased dramatically between 1990 and 2010, surpassing the city's rates of childhood poverty and unemployment. Overall median income is lower than the city's average, but Whites in tract 8025 make significantly more than their citywide counterparts. Median income for Black residents is a third that of White residents—the widest disparity in the city. Roughly 1 in 5 households are without a vehicle. **Educational attainment is higher in tract 8025 than many other tracts;** the number of residents with a graduate or professional degree doubled from 1990 to 2010,



Figures 7.102-103 - A boy tending plants at a community garden and a renovated home on Lanterman Avenue.

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8025	\$ 21,066	\$ 50,648	\$ 17,384	\$ 12,422
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901

though the number with an Associate's or Bachelor's declined significantly.

Home values in census tract 8025 are slightly lower, the housing stock is significantly older than the city's average, and vacancy rates mirror those across the city. Also, 121 demolitions have occurred since 2006. Census tract 8025 had more foreclosures than neighboring tracts 8023 and 8139, but only half as many as 8024. Between 2007 and 2012, 20 traditional mortgages were originated, and since 2011, 11 mortgages have gone through the Youngstown Neighborhood Development Corporation's Community Loan Fund. Home values are roughly equal to the city's average. Amenities include Mill Creek Park, Glenwood Community Park, and the Iron Roots Urban Farm.

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8025	959	763	69%	66%	14%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE*	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8025	9%	19%	14%	26%	121
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

*A DETAILED FIELD SURVEY USING USPS VACANCY DATA REVEALED A 9% VACANCY RATE IN CENSUS TRACT 8025.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8025	18%	0%	62%	93%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORECLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8025	56%	27	\$ 21,629	5%	20	11
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND



Figure 7.104 - Stately homes line Volney Road, adjacent to Mill Creek Park.



Figure 7.105 - A renovated home on Lake Drive.

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8025	22%	55%	17%	6%
YOUNGSTOWN CITY	20%	64%	12%	4%

“My neighborhood is pretty nice and quiet. There are a lot of children and a new playground. It’s a nice place to live.”

-Destiny, Idora



Figure 7.106 - A steep ravine below the East Cohasset Trail.



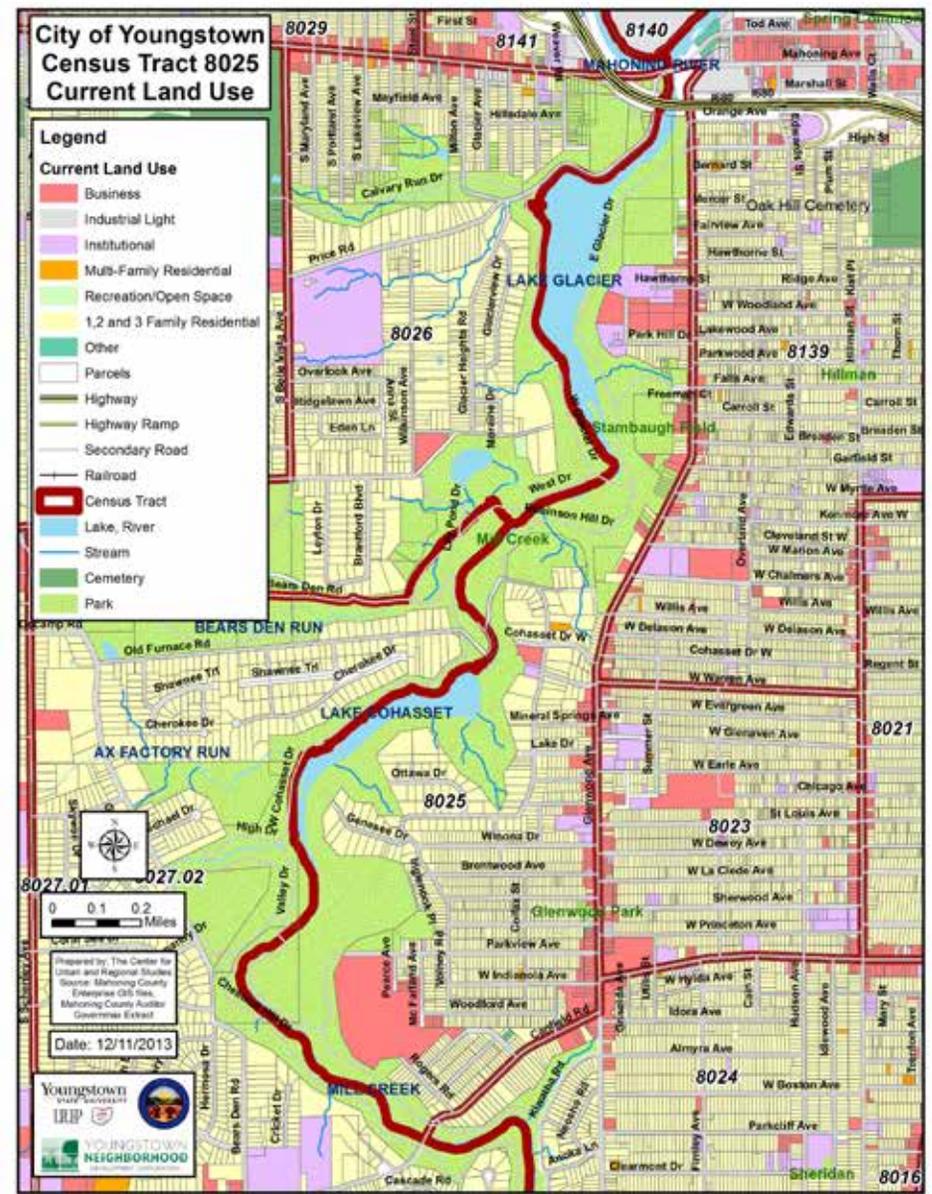
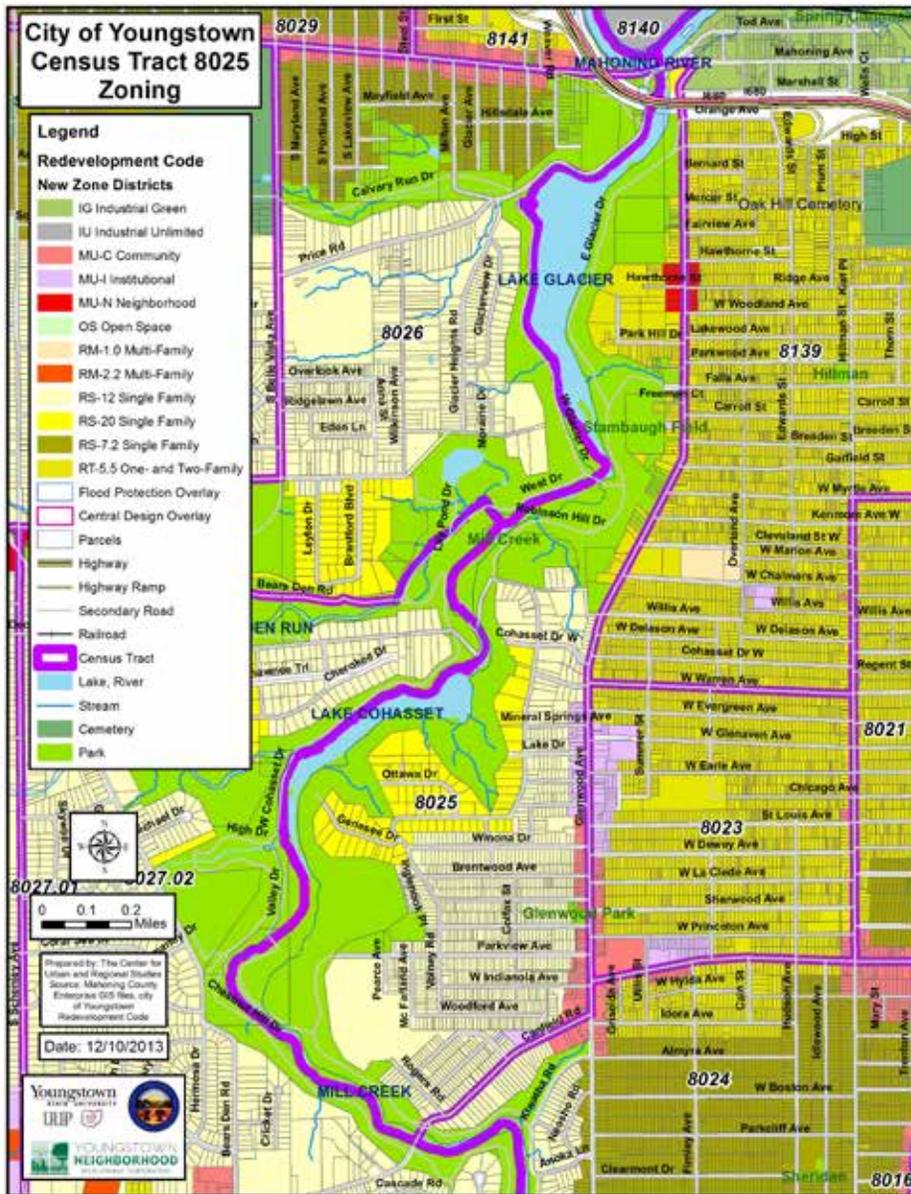
Figure 7.107 - The Mill Creek Park Suspension Bridge is on the National Register of Historic Places.

“I drive down Glenwood every day. I’m thrilled with the progress. I see the farm. It’s amazing. It’s fabulous. Ten years ago there were almost no businesses there. There’s a difference in the attitudes of people now.”

-Terry, Lake Newport

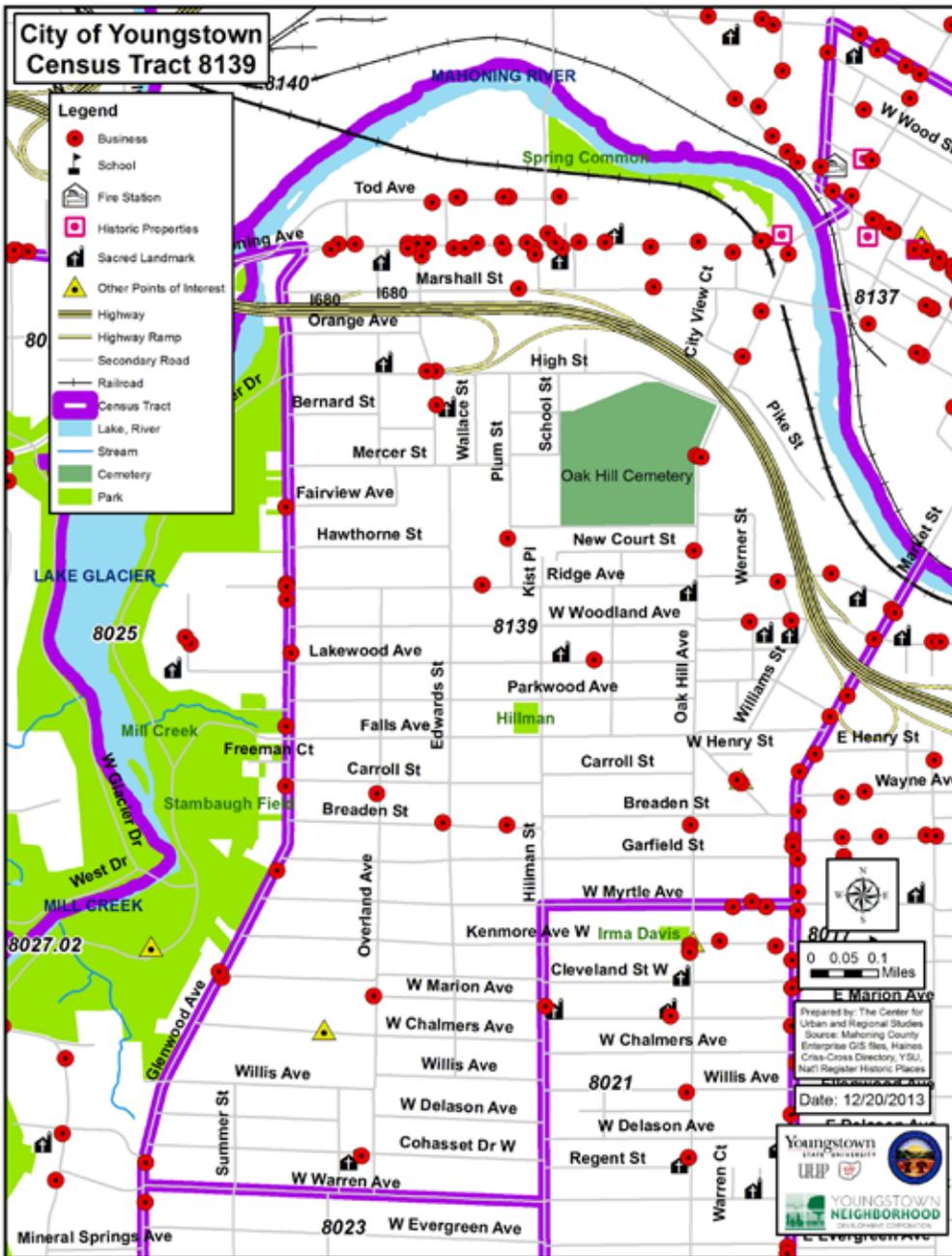


Figure 7.108 - A mural along Glenwood Avenue.



CENSUS TRACT 8139

Located immediately southwest of Downtown, tract 8139 stretches from the Mahoning River and Mill Creek Park to Market Street and includes the Warren and Oak Hill neighborhoods, as well as the Mahoning Commons. It is home to a dozen churches, Oak Hill Cemetery, Hillman Park, and the Mill Creek Children's Center.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8139	4,368	2,150	-51%	1.13	1,900
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 7.109 - The B&O Station is on the National Register of Historic Places.

While density is approximately equal to the city's density, population loss in tract 8139 has been dramatic: it has 2,200 fewer residents than in 1990, a loss of 51%. Poverty and unemployment rates are at least 50% higher than the citywide rate. 85% of residents are Black and 9% are White, which is roughly unchanged from 1990. Median household income is substantially lower than citywide average. The percentage of residents with high school diplomas is equal to city rates, but far fewer adults have advanced degrees. 1 in 5 households has no vehicle, but most residents live within a quarter mile walk from a transit line. The number of calls to the YPD is relatively high.

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8139	49%	51%	67%	33%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8139	11%	9%	87%	85%	2%	3%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8139	\$ 14,065	\$ 12,708	\$ 13,880	\$ -
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 7.110 - Mahoning County Jobs and Family Services on Oak Hill Avenue.



Figure 7.111 - Nearly 1 in 4 houses in Oak Hill are vacant according to the US Census.



Figure 7.112 - 47% of parcels are tax-delinquent.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8139	20%	1%	87%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8139	1,864	1,261	63%	55%	9%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8139	13%	24%	21%	47%	255
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8139	53%	17	\$ 6,455	2%	1	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

The percentage of owner-occupied units is roughly equal to citywide averages, but vacancy rates have increased from 13% in 1990 to 24% in 2010. **The number of foreclosures is low and just one mortgage was originated in the past 6 years.** Nearly half of all parcels are tax delinquent and 255 demolitions occurred between 2006 and 2013. Property values are the lowest in the city; the average home sale price between 2007 and 2012 was \$6,455.

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8139	27%	64%	10%	0%
YOUNGSTOWN CITY	20%	64%	12%	4%

“The Mahoning Commons is most conducive to art and artists. My neighbors have let me put my sculpture in their yard, and Richard Rosenthal of Star Supply is a big supporter of the arts.”

-Tony A., Mahoning Commons

“On my wish list for making this a true arts district: a gallery and an art supply store.”

-Tony N., Mahoning Commons



Figures 7.113-116 - The Mahoning Commons is just west of Downtown along Mahoning Avenue.





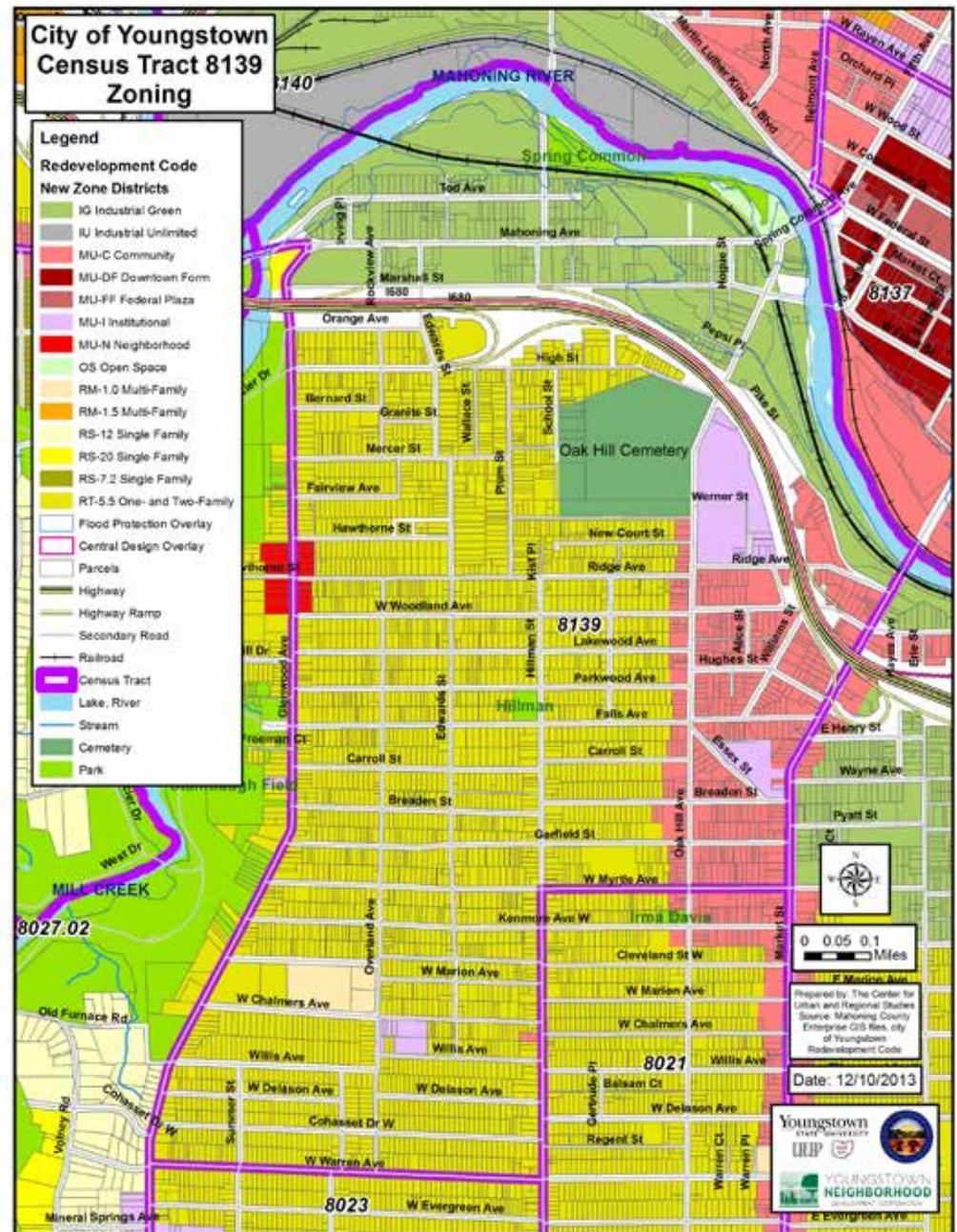
Figure 7.117 - More than half of housing units were built before 1940.

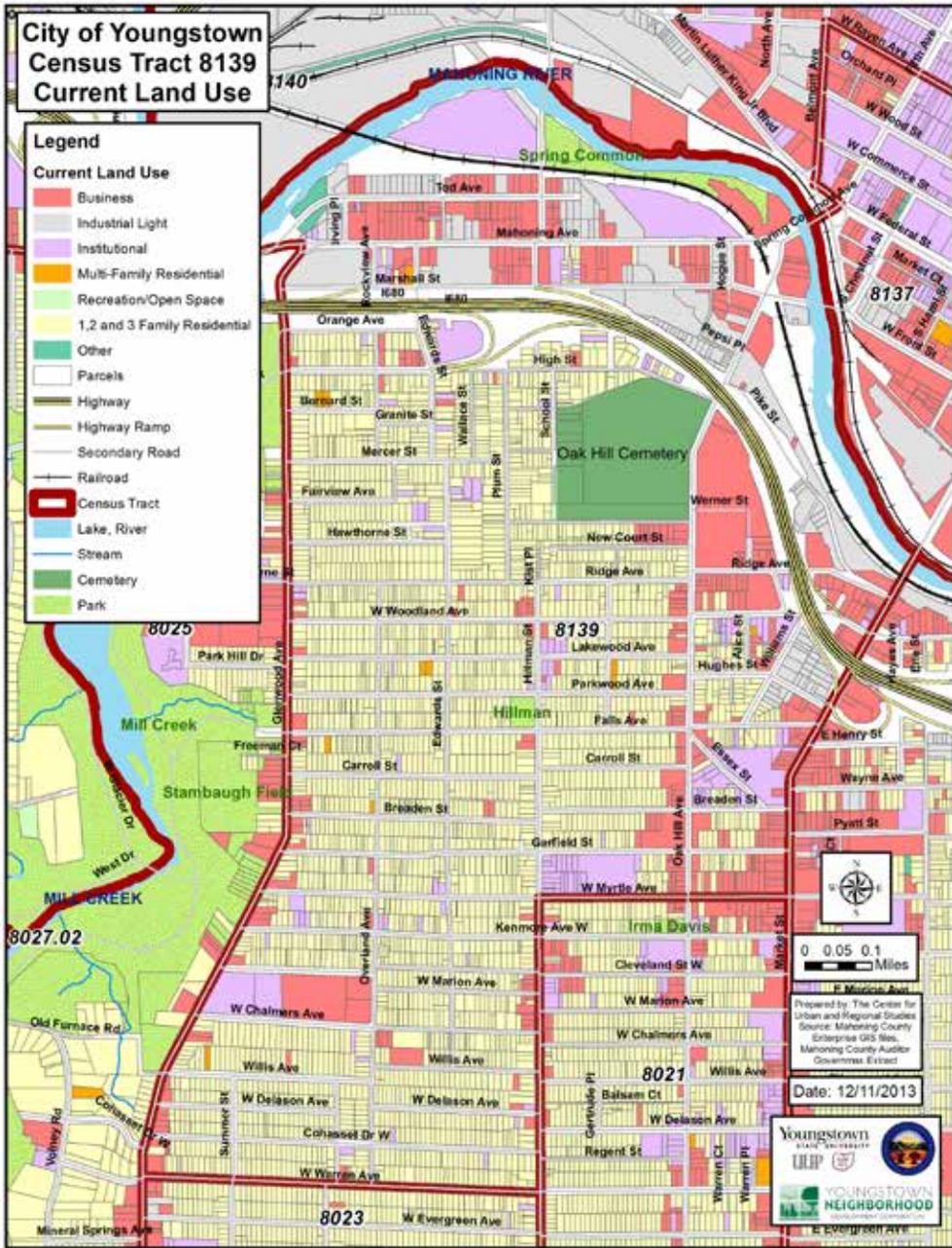


Figure 7.118 - Vacancy rates have nearly doubled since 1990.

“Our neighborhood has a lot of elderly people. We can’t garden; we’re too creaky! We don’t have a lot of young folks to garden, either. But we do beautification.”

-Elnora, Oak Hill



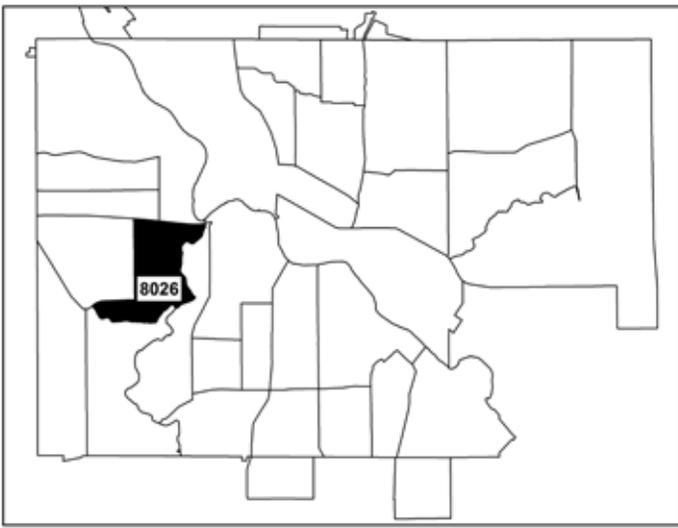
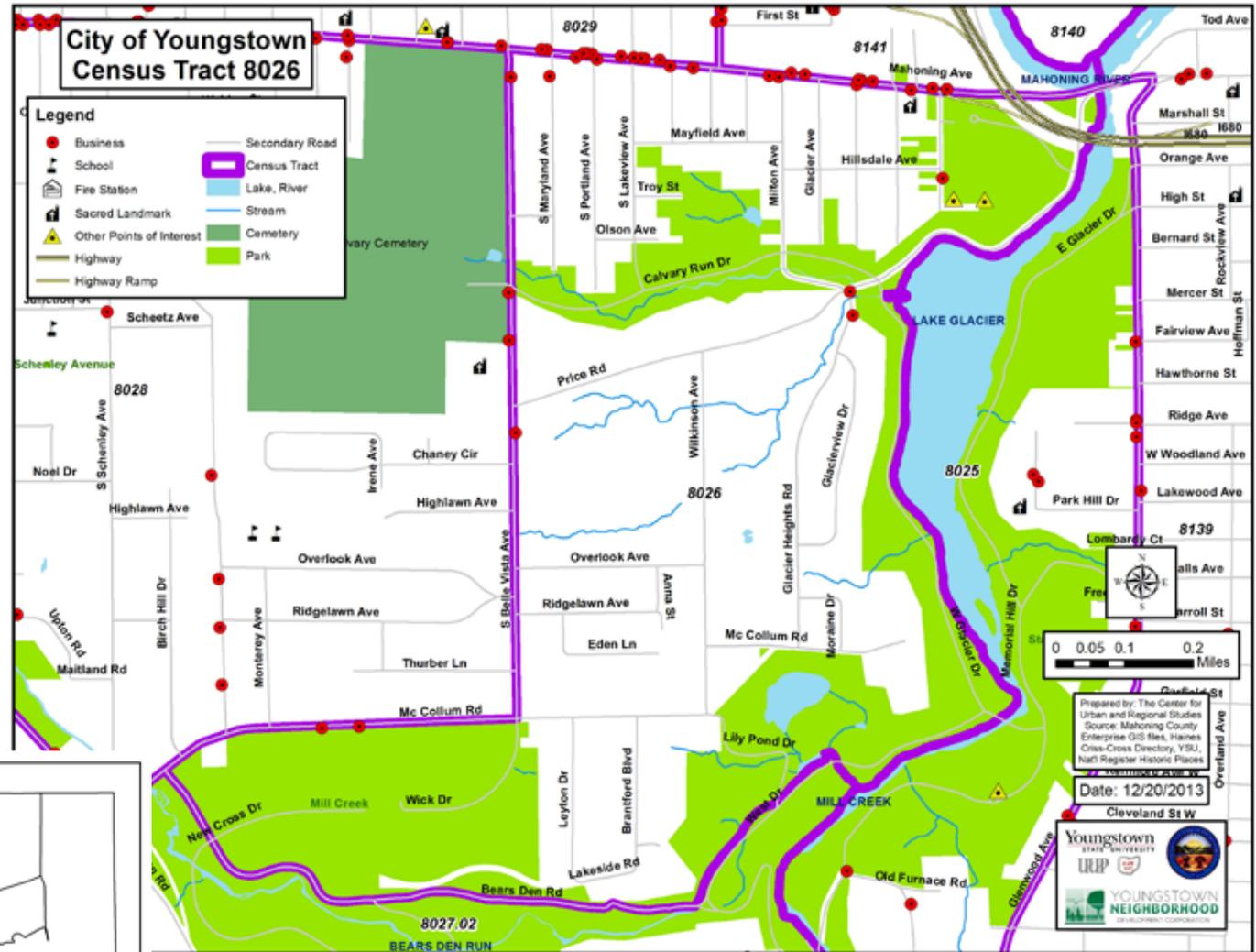


Figures 7.119-121 - Census tract 8139 includes a variety of institutional and industrial uses.

CHAPTER 8: west side census tracts



Mill Creek MetroParks dominates this tract in both terrain and development, forming borders to the south and east and offering a community gathering place at Fellows Riverside Garden. Canoes and Kayaks can be rented at Lake Glacier, and around the bend are the Lily Pond and Birch Hill Cabin.



CENSUS TRACT 8026

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8026	2,298	1,806	-21%	0.85	2,135
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 8.1 - Homes south of Calvary Drive.

Like census tract 8141, its neighbor to the north, tract 8026 lost 21% of its population between 1990 and 2010. **Poverty rose from 12% to 20% in the last 20 years, and includes a third of households with children.** The unemployment rate has increased to 10%, but is still half the city rate. Twenty percent of residents did not finish high school, 53% are high school graduates, 19% have Associate's or Bachelor's degrees and at 9%, the rate of graduate degrees is double the city average. Only 4% of residents have no vehicle, and the number of transit riders is negligible. All live within a half mile of a WRTA route. Overall, crime rates are low. Racially, the area dropped from 98% to 73% White, and rose from 0% to 15% Black and 1% to 8% Hispanic (with a corresponding increase in the number of house-

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8026	12%	20%	29%	10%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8026	98%	73%	0%	15%	1%	8%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8026	\$ 32,091	\$ 35,857	\$ 23,750	\$ 53,500
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 8.2 - Mill Creek Park forms tract 8026's eastern and southern boundary.



Figures 8.4-5 - A home near the entrance to Fellows Riverside Garden and Mill Creek MetroParks.

holds who speak Spanish at home). Between 1990 and 2010, the percentage of owner-occupied housing dropped from 83% to 74%, still a relatively high number compared to the city as a whole. **Mortgage originations totaled 66 between 2007 and 2012—more than most city tracts, but fewer than other west side census tracts.** There were many foreclosures yet somewhat fewer vacancies than the citywide rate. Overall, 53% of the existing homes were built before 1940. Home sale prices are higher than the city, at an average of \$33,402 between 2007 and 2012.

It is worth noting that Cavalry Road divides this tract into sections, a tight grid of streets to the north and curvy lanes of housing with higher median values to the south. The section to the north measures signifi-

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8026	4%	0%	54%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8026	921	864	83%	74%	16%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8026	5%	15%	7%	13%	32
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORECLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8026	53%	50	\$ 33,402	6%	66	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND



Figure 8.3 - Vacancy rates have tripled since 1990.

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8026	20%	53%	19%	9%
YOUNGSTOWN CITY	20%	64%	12%	4%



Figure 8.6 - A typical street north of Calvary Drive.



Figure 8.7 - A home south of Calvary Drive.

cantly higher in pre-1940 housing, registered rental properties, Section 8 vouchers, vacancies, tax delinquencies, and foreclosures.

Mahoning and Belle Vista Avenues form the other boundaries. St. John Lutheran Church commands the corner of Mahoning and South Whitney Avenues. This section of Mahoning has few businesses, but it is close to a main commercial district to the west, featuring a grocery store and many locally owned bars, restaurants and shops. The area is primarily residential, including the Garden District, Glacier Heights and Rocky Ridge neighborhoods.



Figure 8.8 - Mill Creek Golf Course at the southern edge of census tract 8026.

“ Our neighborhood is comprised of the older generation who have lived here over 20 years. Some have left, and have been replaced with Section 8 rental homes. We came into problems with people who don’t take care of their properties. We are stuck there, but we are very close, like family. We meet all the time to try to work on the renters, to coax them to take pride in the neighborhood. We provide programs for the children. Fellows Riverside Garden has helped us develop programs for the children who can’t garden at home because they live in rentals. We’d like to start a community garden but we don’t feel safe since there are still a few gangs in the area.”

-Karen, Garden District

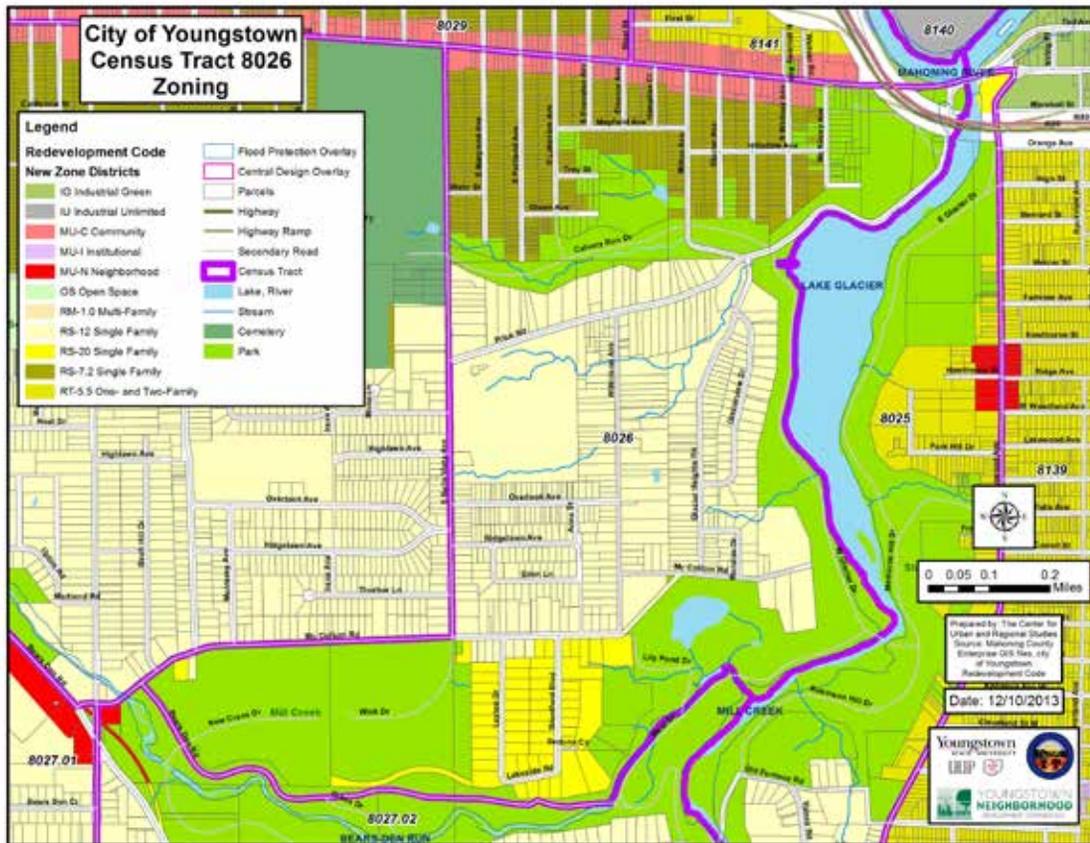
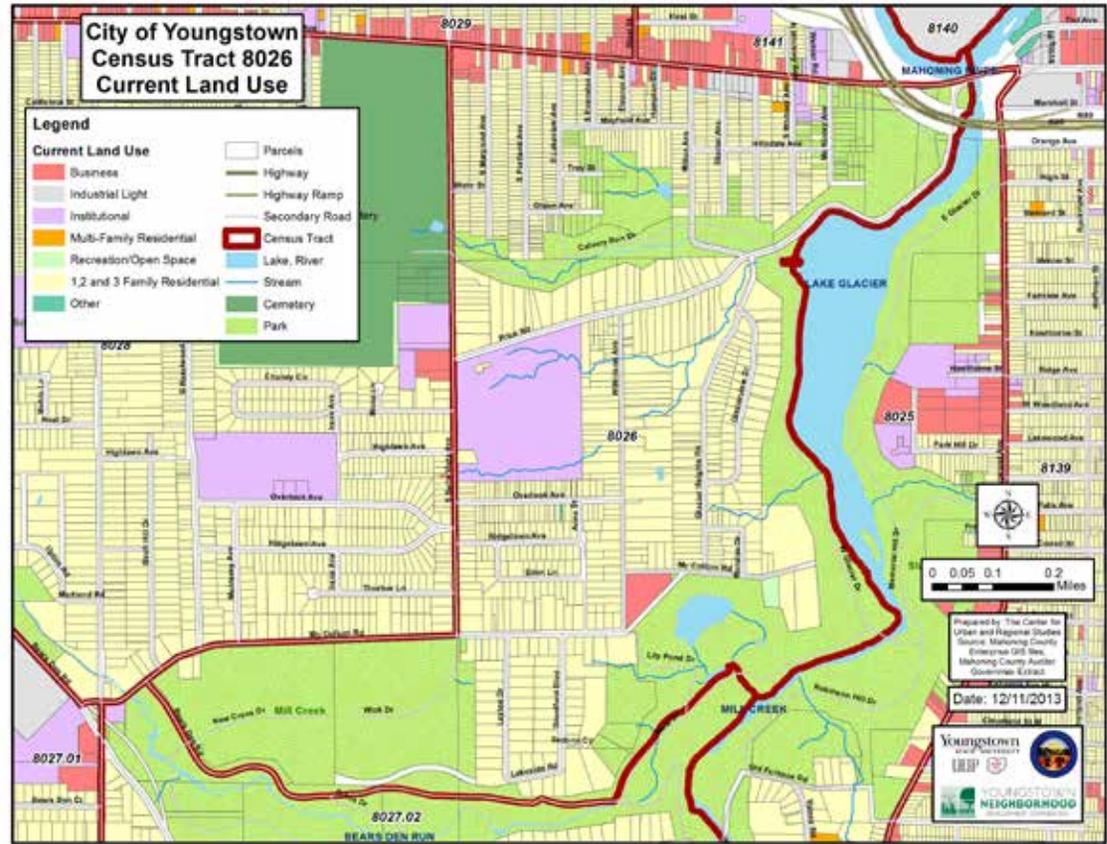


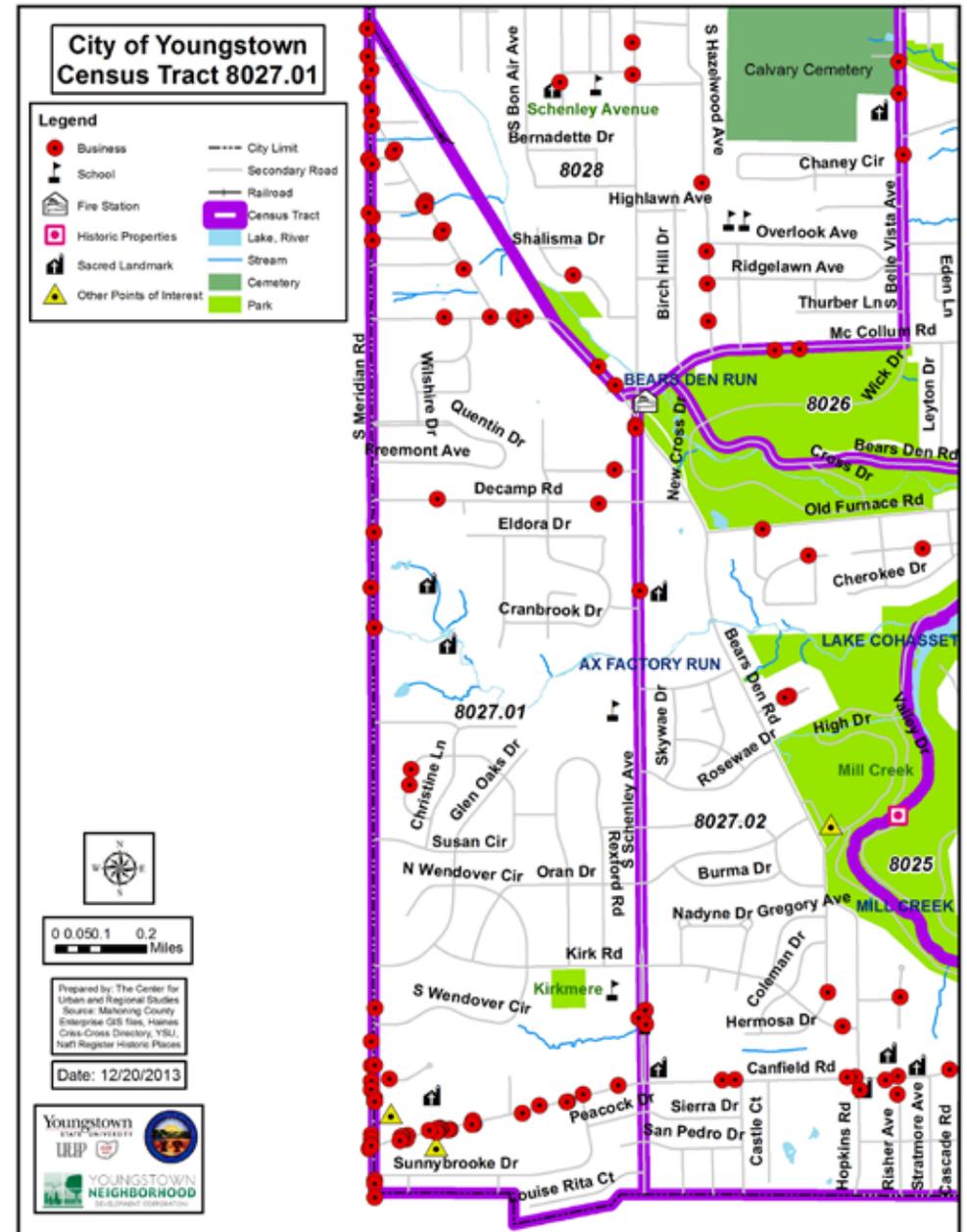
Figure 8.9 - Fellows Riverside Gardens.



Figures 8.10-11 - Mill Creek forms the eastern boundary of census tract 8026.

CENSUS TRACT 8027.01

With older suburbs of curved streets and cul-de-sacs, quiet greenery, and ranch and split levels, this tract includes Kirkmere and Cornersburg. This area features proximity to locally-owned and chain businesses on the main thoroughfares of Meridian-Tippecanoe, Midlothian, and Schenley, as well as First Church of Christ Scientist, St. Maron Church, and Zion Lutheran Church, and Kirkmere Elementary and Volney Rogers Middle.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ.M)
TRACT 8027.01	3,810	3,153	-17%	1.18	2,673
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 8.12 - The Zion Lutheran Church, one of three churches in census tract 8027.01.

Population density in census tract 8027.01 is higher than the city's average. The rate of population loss has been slower than the city average in this predominately White, high income area. Unemployment rates are low, as is the percent of households with children and households with children in poverty, although there has been an increase in the latter. Few residents receive food stamps. There is a high number of households with seniors. YPD receives few calls from this area. The vast majority of residents have high school degrees. All within this tract live close to a WRTA route, although less than 2% of workers are riders.

Home values are more than twice that of the city average and the highest in the city. Few property

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8027.01	5%	6%	9%	9%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8027.01	97%	87%	1%	8%	1%	4%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8027.01	\$ 34,988	\$ 35,023	\$ -	\$ 25,781
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 8.13 - A significant cluster of business exist in Cornersburg.

owners live out of state. **This census tract had the second highest number of mortgage loan originations, next to neighboring tract 8027.02.** It also had a high number of denied loans. Census tract 8027.01 had fewer foreclosures than any other west side tract, with the exception of 8141. There are many registered rentals, but long housing tenure and low vacancy.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8027.01	10%	3%	92%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8027.01	1,728	1,762	66%	61%	6%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8027.01	2%	6%	3%	4%	5
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8027.01	3%	42	\$ 60,152	4%	157	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND



Figure 8.14 - Nearly 75% of homes were built in the 1950s and 1960s.



Figure 8.15 - Home values in census tract 8027.01 are among the highest in the city.

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8027.01	7%	75%	14%	3%
YOUNGSTOWN CITY	20%	64%	12%	4%

“Someone dumped 2 tires between my property and the gas station. Overall, Meridian Road is pretty well-maintained.”

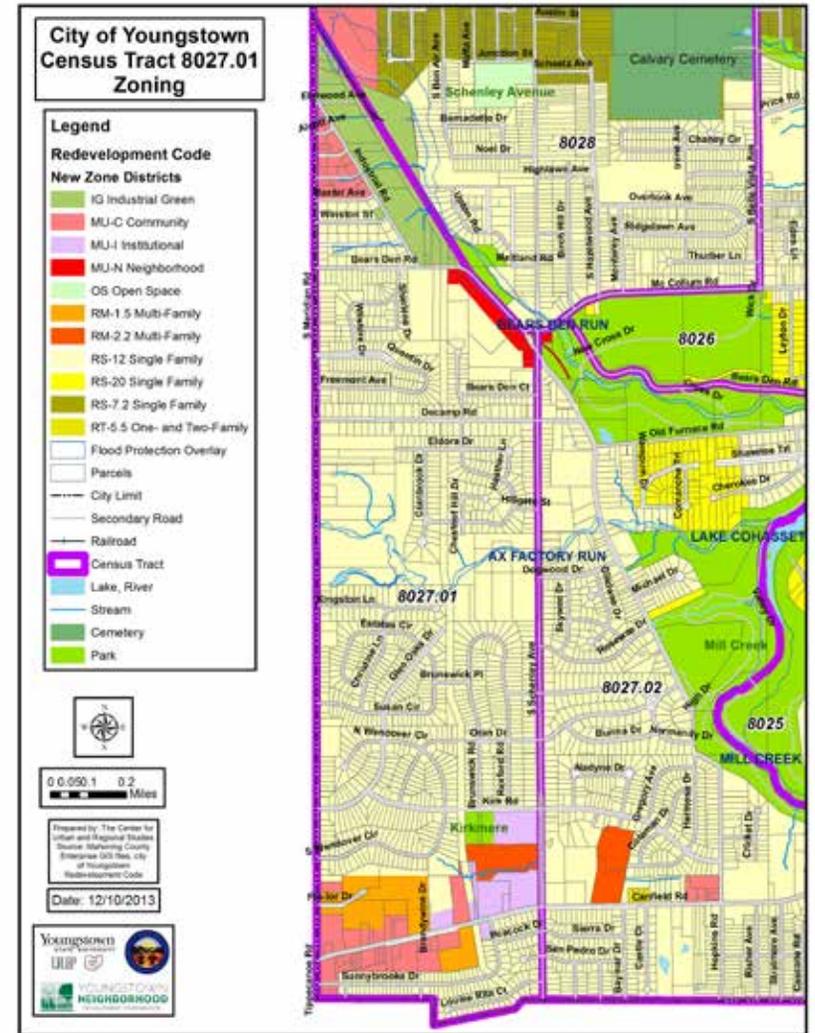
-Jim, Kirkmere



Figure 8.16 - Vacancy is low and there have been few demolitions.



Figure 8.17 - Volney Rogers Middle School, now closed.



**City of Youngstown
Census Tract 8027.01
Current Land Use**

Legend

Current Land Use

- Business
- Industrial Light
- Institutional
- Multi-Family Residential
- Recreation/Open Space
- 1,2 and 3 Family Residential
- Other
- Parcels
- City Limit
- Secondary Road
- Railroad
- Census Tract
- Lake, River
- Stream
- Cemetery
- Park

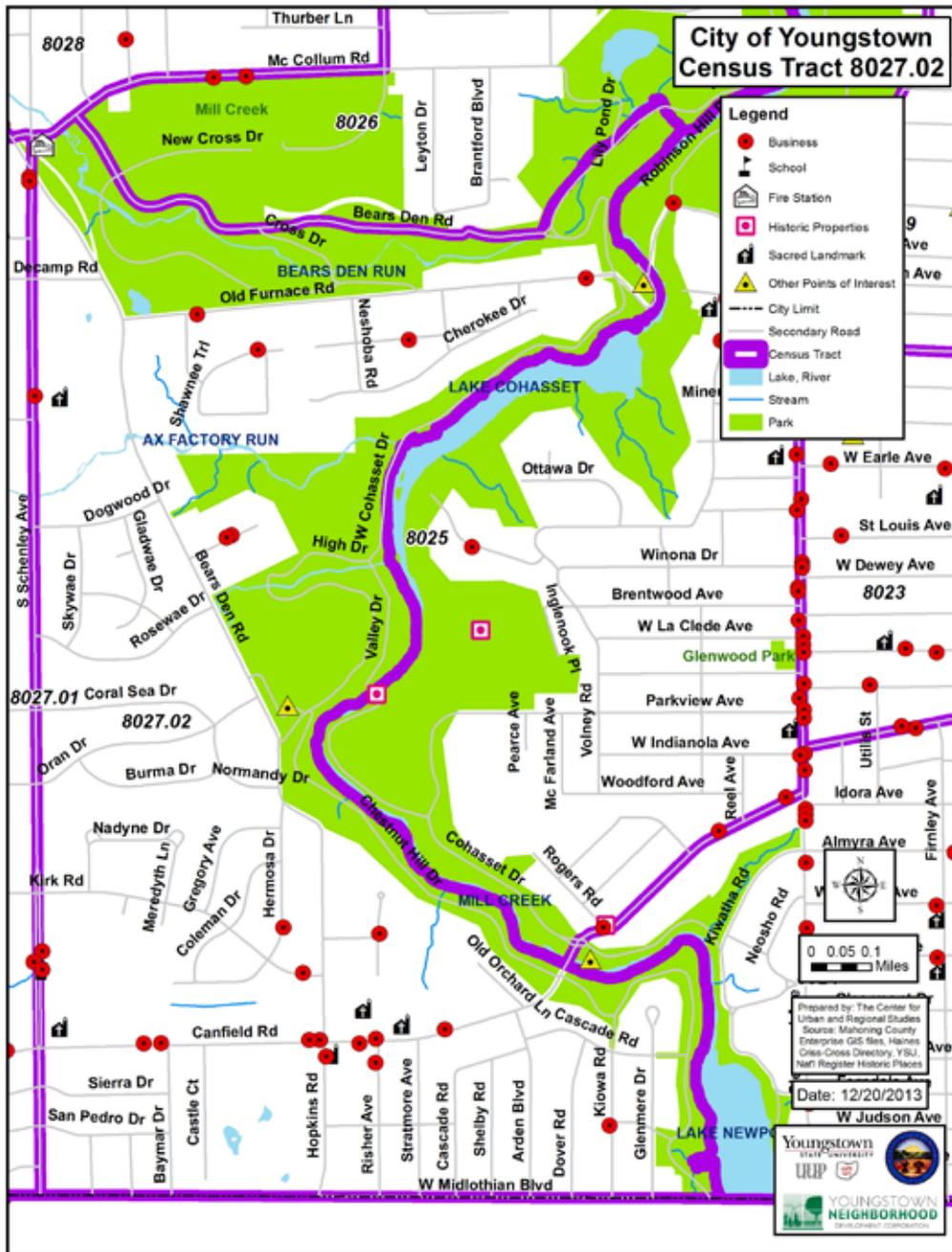


Prepared by: The Center for
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CENSUS TRACT 8027.02



Mill Creek Park dominates the northern and eastern edges of Census Tract 8027.02, which also contains a variety of churches and St. Christine's Elementary School. Stretching along Schenley Avenue to Midlothian Boulevard are curved streets of postwar homes, which retain some of the city's highest values.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8027.02	3,374	2,854	-15%	1.31	2,171
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8027.02	5%	2%	0%	8%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8027.02	97%	86%	1%	9%	1%	4%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

While density is roughly on par with the city's average, population has decreased at a rate only half that of the city as a whole. Poverty is low and unemployment is less than half the city's rate. Census tract 8027.02 is largely White, though the percentage of Black residents has increased from 1% to 9% between 1990 and 2010. Median incomes are comparatively high, both for White and Black residents.



Figure 8.18 - Only 5% of houses were constructed prior to 1940, compared to 40% citywide.



Figure 8.19 - St. Christine Church, on Schenley Avenue.

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8027.02	\$ 51,730	\$ 52,295	\$ 46,161	\$ -
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8027.02	2%	3%	67%	91%
YOUNGSTOWN CITY	18%	3%	76%	94%

Figure 8.20 - Median incomes are among the city's highest.

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8027.02	1,347	1,403	91%	85%	3%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8027.02	1%	7%	5%	4%	4
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8027.02	5%	71	\$ 57,707	5%	193	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

Educational attainment is high—rates of post-secondary degrees are twice that of the city's average and only 5% of residents have no high school diploma. Very few households are without a vehicle. Home ownership rates are also high—at 85%—and few residents have moved in the past year. Counter to the citywide trend, the number of housing units increased slightly since 1990. **Vacancy has risen from 1% in 1990 to 7% in 2010, but only 4% of parcels are tax delinquent and only 4 houses were demolished between 2006 and 2013.**

Census tract 8027.02 had the highest number of mortgage originations in the city. Home values are more than twice that of the city average, and at \$57,707, average sale prices between 2007 and 2012 are the second highest in the city.



Figure 8.21 - The vacancy rate has grown considerably since 1990.

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATES OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8027.02	5%	62%	25%	8%
YOUNGSTOWN CITY	20%	64%	12%	4%



“ My street has been very stable, a wonderful neighborhood, for as long as I’ve lived there, 20 years. My street has always been owner-occupied homes. I’m on Lake Newport so I have the park road. It’s obvious that as you get a couple streets away there are more and more rentals. The houses are not always well kept, and there’s much greater turnover. ”

-Terry, Lake Newport

“ I love my neighborhood. I’ve been here for 20 years. It’s a quiet, elderly neighborhood, not too many young families. It’s a shame not more young families are moving in. I think this neighborhood is the gem of the city. We want to keep the neighborhood up. I work right downtown, so it’s convenient. ”

-Resident, Kirkmere



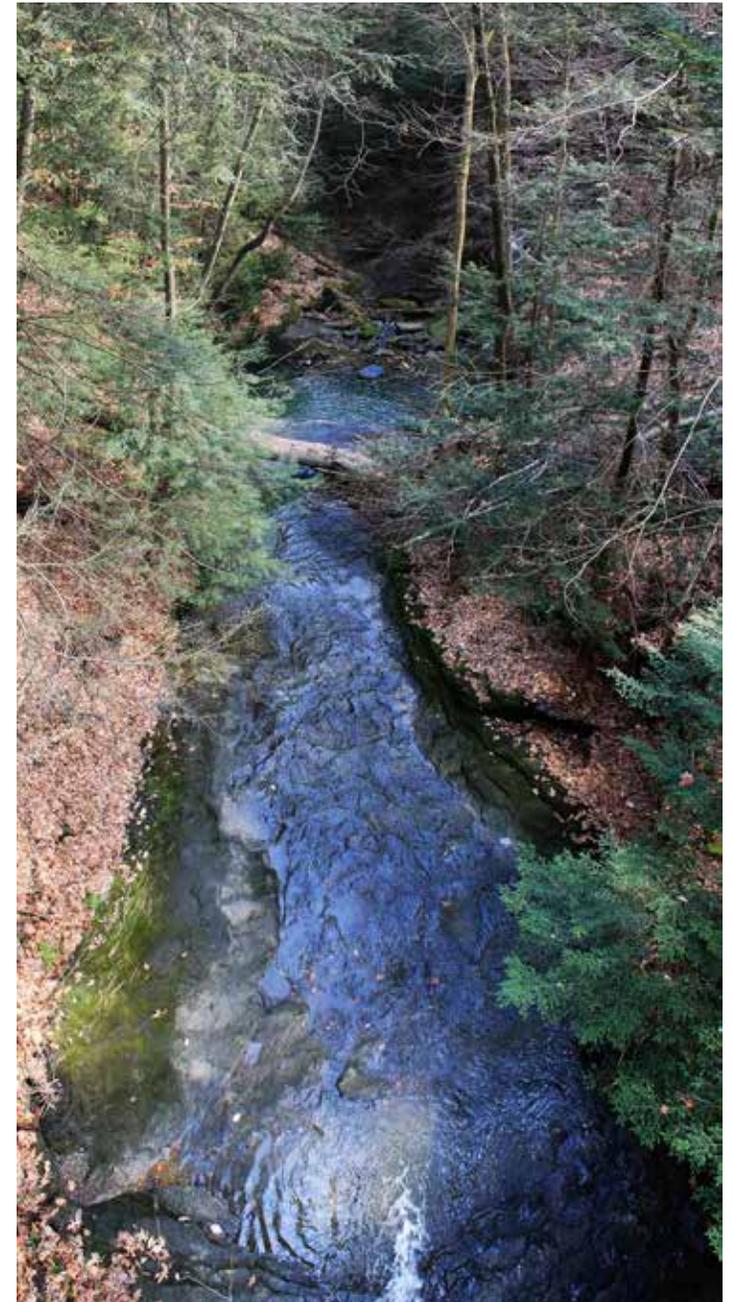
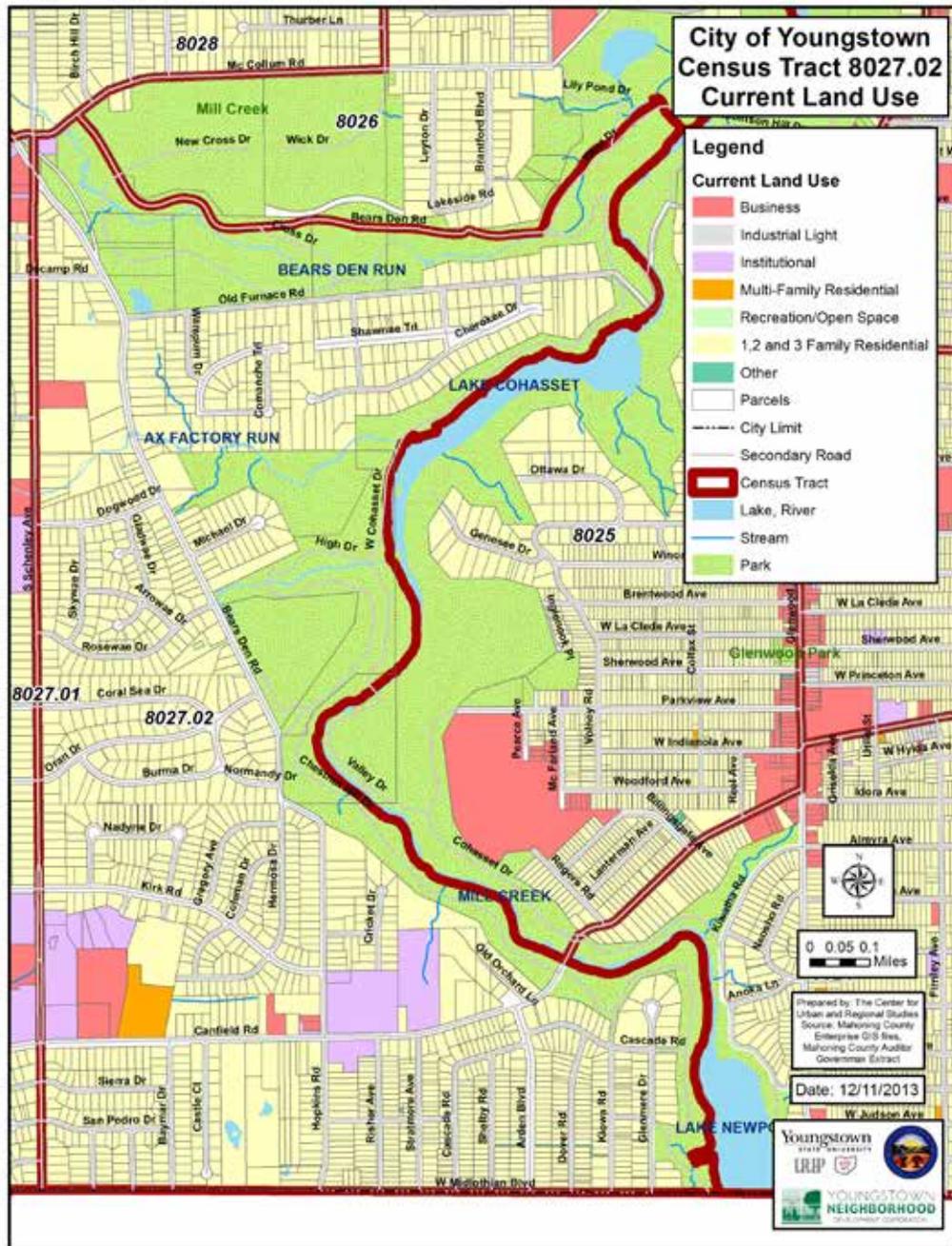
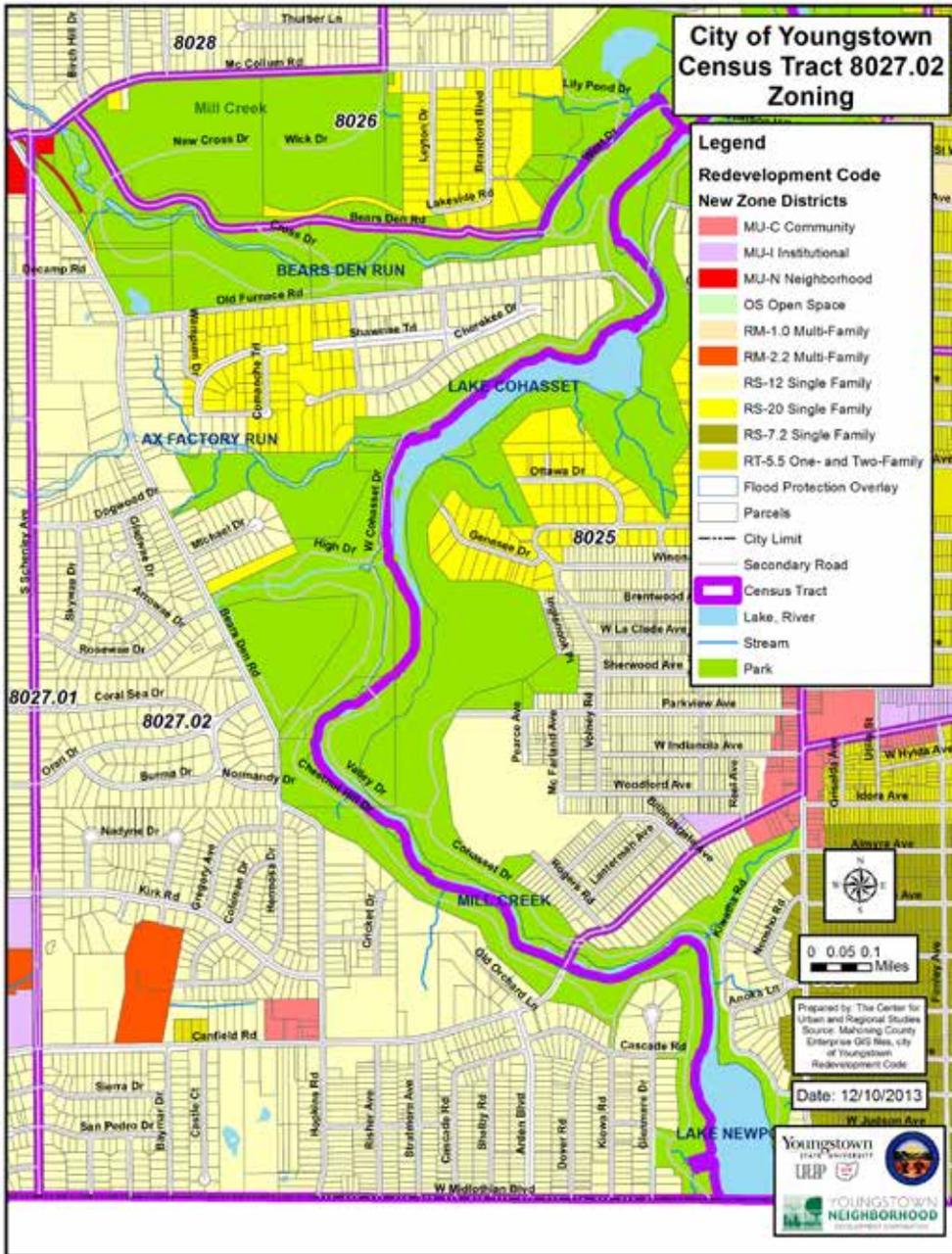


Figure 8.22 - Mill Creek Park forms the northern and eastern boundaries of census tract 8027.02.



Figures 8.23-25 - Mill Creek Park is a key amenity in census tract 8027.02.

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8028	3,254	2,716	-17%	1.11	2,441
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8028	9%	19%	45%	19%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8028	98%	81%	0%	11%	1%	5%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%



Figure 8.26 - Approximately 400 students attend Chaney High School.

Since 1990, the population has decreased by 17%—a significant loss, but less than the city’s 30% loss during the same period. Population density remains higher than the city’s average. **Poverty has doubled since 1990 and unemployment mirrors the city’s rate.** While nearly 100% White in 1990, in 2010 4 in 5 residents were White. Black residents make up 11% of the population and 5% are Hispanic, up from 0% and 1% in 1990. The percentage of residents without a high school diploma is lower than the city’s average; likewise the percentage with a diploma is higher. Relatively fewer residents have an Associate’s or Bachelor’s degree, but an equal proportion have an advanced degree. Median income is significantly higher for all racial and ethnic groups.



Figure 8.27 - A residential street near Calvary Cemetery.

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8028	\$ 35,238	\$ 36,250	\$ 32,321	\$ 43,719
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 8.28 - Census tract 8028's housing stock is considerably newer than the rest of the city.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8028	7%	1%	73%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8028	1,399	1,379	88%	79%	23%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8028	3%	10%	6%	9%	20
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8028	23%	68	\$ 33,689	5%	118	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

Approximately 4 in 5 houses are owner-occupied—a slight decrease from 1990—but a high percentage of residents have moved within the past year. Half of housing units were built during the 1950s and values are significantly higher than city averages. The vacancy rate is roughly half that of the city, but it has tripled since 1990. Since 2009, 68 houses have gone into foreclosure, and 118 mortgages were originated between 2007 and 2012—the third highest number in the city. 20 houses were demolished between 2006 and 2013—lower than neighboring census tracts 8026 and 8029, but higher than 8027.01 and 8027.02.



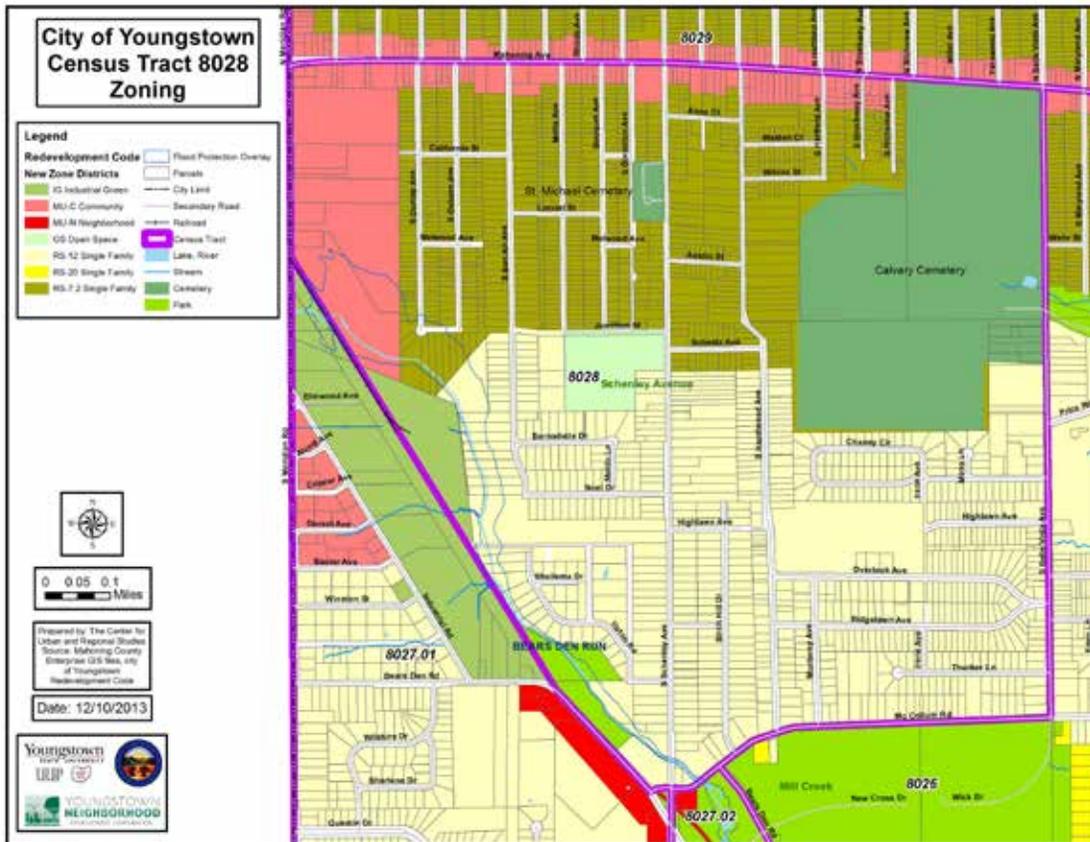
Figure 8.28 - Vacancy rates have tripled since 1990.

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8028	13%	74%	9%	4%
YOUNGSTOWN CITY	20%	64%	12%	4%



Figure 8.30 - Calvary Cemetery, located at the intersection of Belle Vista Avenue and Mahoning Avenue.



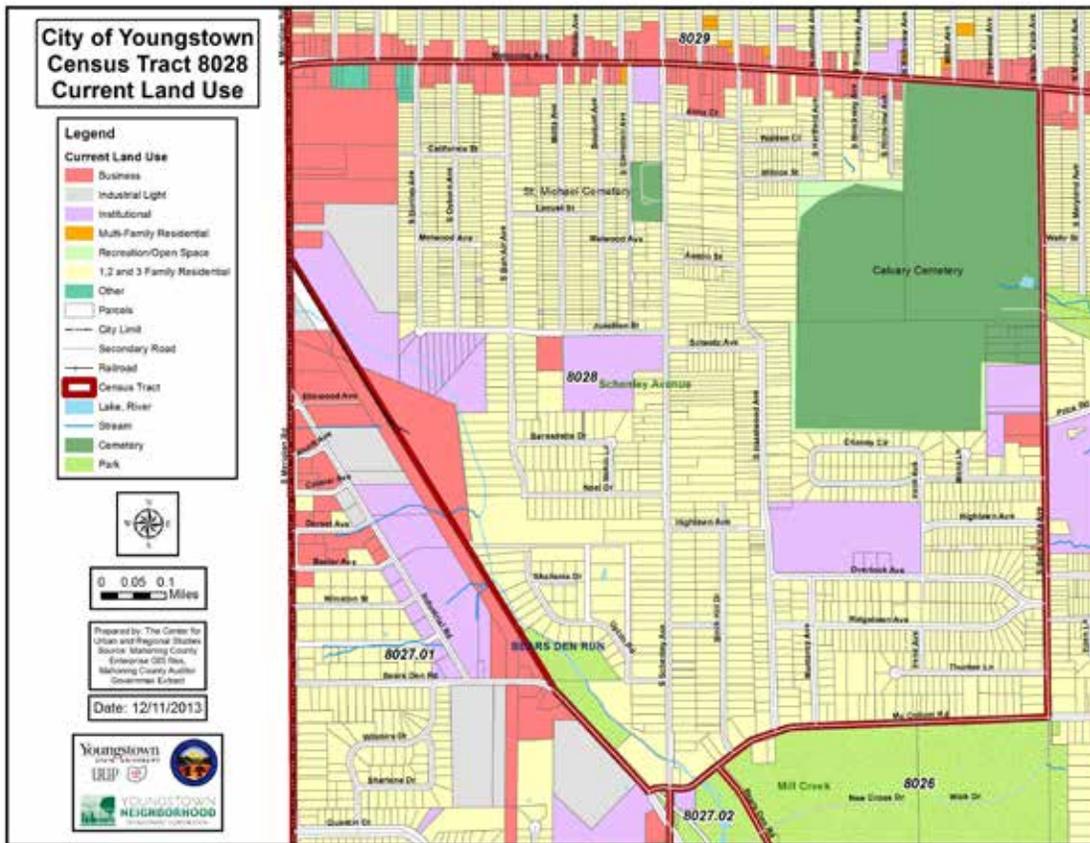
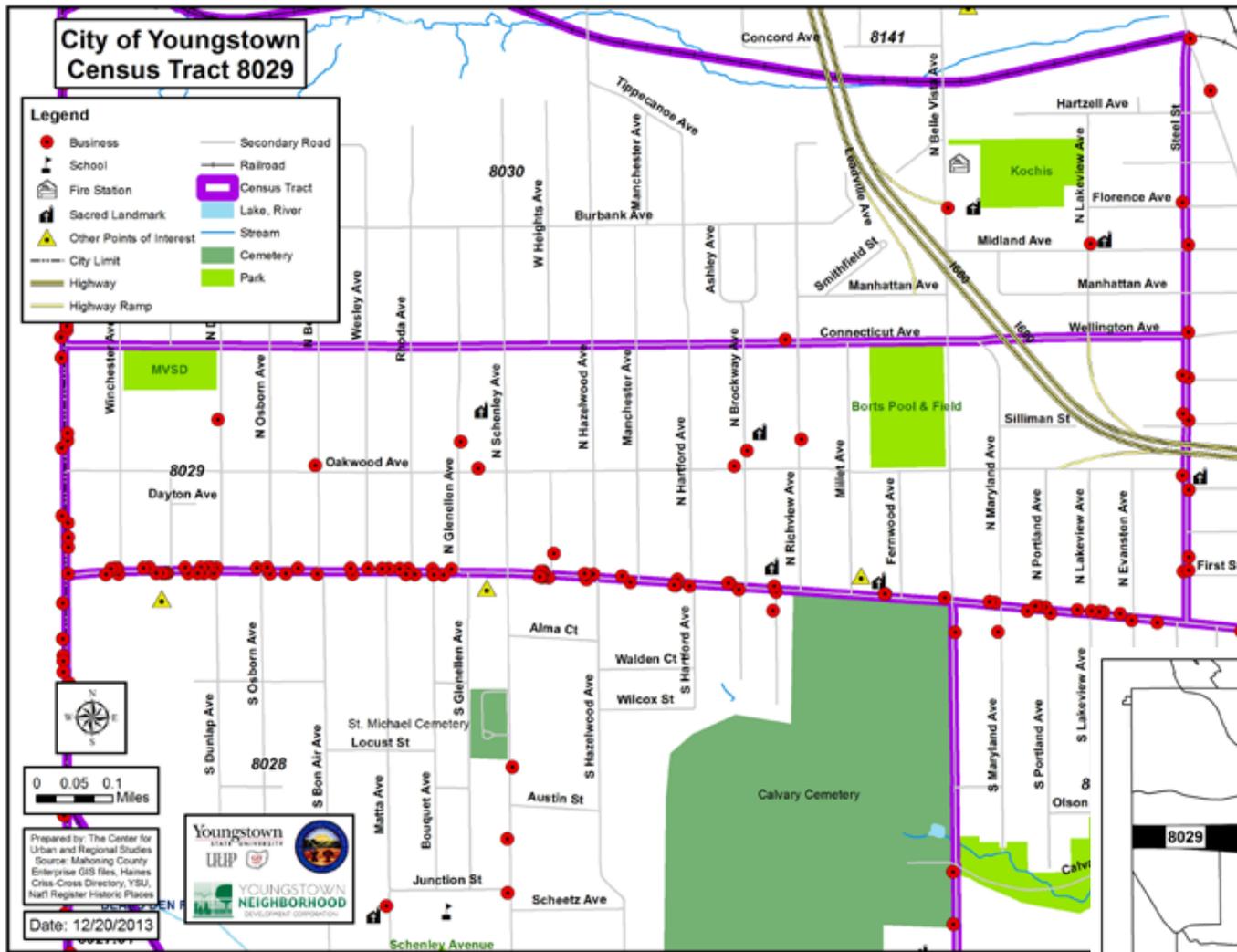


Figure 8.31 - Half of housing units were constructed in the 1950s.

“ I don’t have any issues. There are no vacancies and I’ve had no problems.”

-Resident, Rocky Ridge

CENSUS TRACT 8029



Census Tract 8029 has a long, rectangular shape that parallels tract 8030 to the north. It includes a variety of churches and businesses. With approximately 2,500 people in less than half a square mile, 8029 is the most densely-populated census tract in the city.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ.M)
TRACT 8029	3,071	2,486	-19%	0.47	5,286
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

Despite a loss of 19% of its population since 1990, this census tract remains the city's most dense. **Unemployment and poverty mirrors the city's rates, but poverty has increased 3-fold since 1990.** Half of households with children are in poverty. While 97% of residents were White in 1990, Whites made up 69% of the population in 2010. Likewise, census



Figure 8.32 - Businesses, churches, and residences line Mahoning Avenue from Steel Street to Meridian Road.

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8029	12%	36%	50%	19%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8029	97%	69%	1%	21%	3%	7%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8029	\$ 26,588	\$ 32,443	\$ 20,391	\$ 24,306
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 8.33 - 8029 is the most densely-populated census tract in the city.



Figure 8.34 - Half of housing units were constructed prior to 1940.

tract 8029 has seen one of the largest increases in Black residents between 1990 and 2010—from 1% to 21%. One in 10 households have no vehicle, but all residents are within a quarter mile walk of a transit line. The percentage of residents without a high school diploma is lower than the city’s average, but fewer residents have post-secondary degrees.

Rates of owner-occupancy have decreased significantly—from 75% in 1990 to 61% in 2010—and vacancy rates have tripled. Since 2009, 83 homes have entered foreclosure, the second highest number in the city, and 59 structures have been demolished since 2006. Like census tract 8030 to the north, 54 mortgages were originated between 2007 and 2012, which is less than half the number in west side tracts

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8029	10%	2%	100%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8029	1,270	1,193	75%	61%	15%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8029	5%	17%	13%	18%	59
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PER.CENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8029	50%	76	\$ 23,310	6%	54	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)
 **CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND



Figure 8.35 - Vacancy has increased from 5% to 17%.

EDUCATION

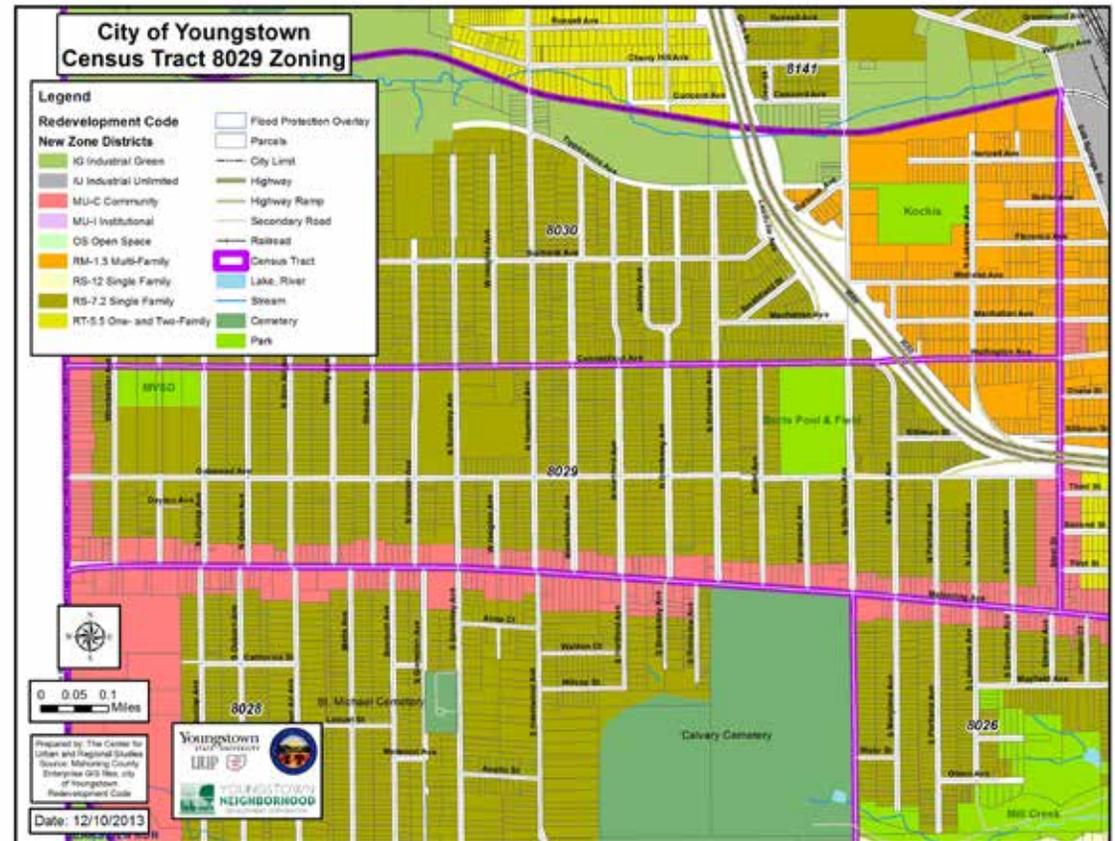
CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8029	14%	76%	7%	3%
YOUNGSTOWN CITY	20%	64%	12%	4%

located south of Mahoning Avenue. Median home sale prices roughly mirror the citywide average.

Neighborhood amenities include several churches, Borts Field, the Mahoning Valley Sanitary District playground, and the business corridor along Mahoning Avenue.

“It’s a pretty decent neighborhood. This side of town has the least amount of crime. I used to live on the south side and I moved here because I felt safer.”

-Alicia, Bottom Dollar Employee



“ I live in a townhouse and on the rest of the street there are houses, but they aren't in bad condition at all. It's a very diverse community. It's quiet in the winter but the summer it can get a little rowdy. There's a lot of traffic on my street. I've had a neighboring house get raided for drugs and a guy got arrested. The police even surrounded our house. I have a good landlord who fixes things and takes care of the lawn in the summer. ”

-Jaslyn, Belle Vista

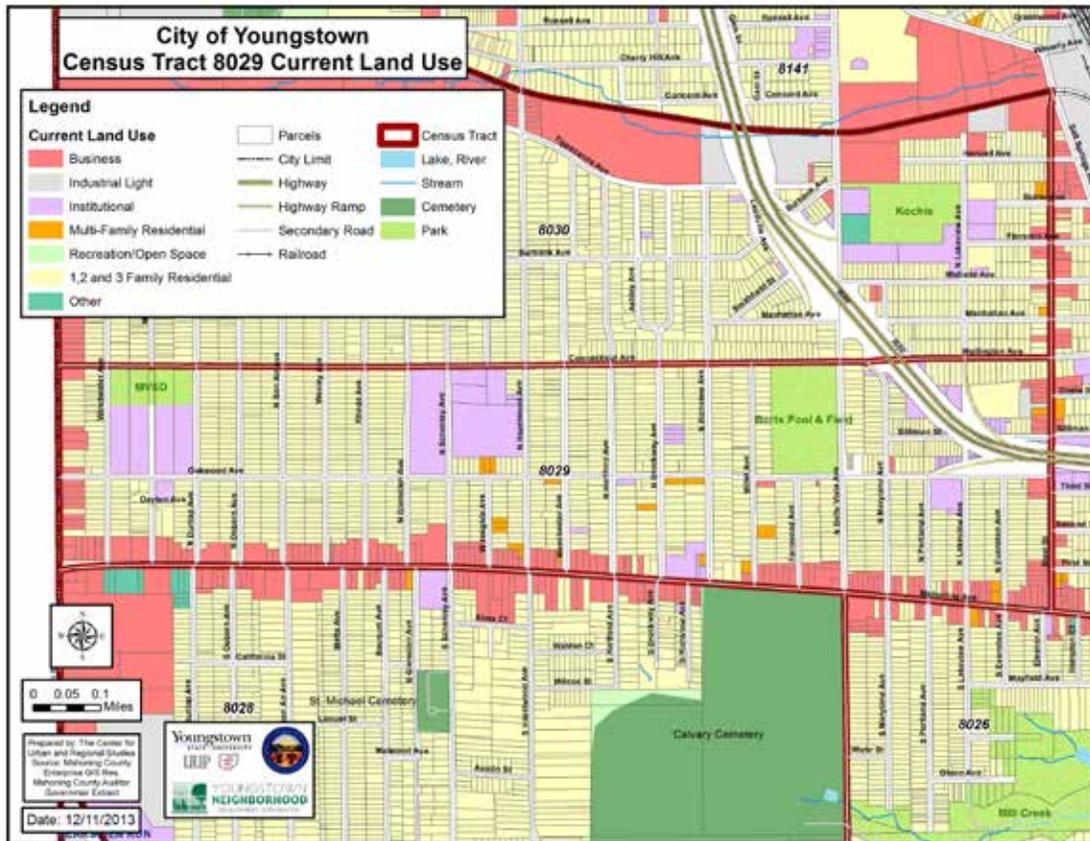
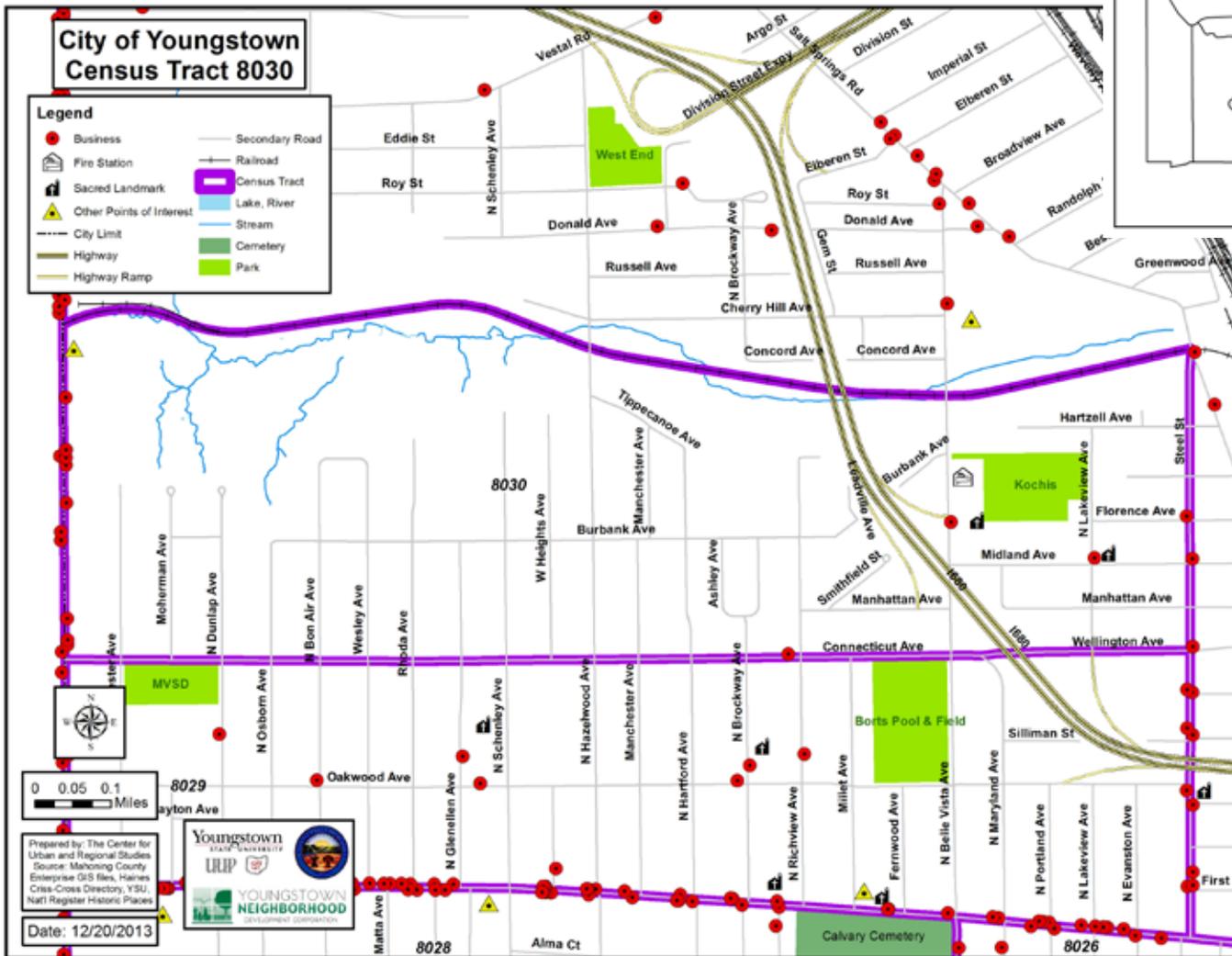


Figure 8.36 - A playground at St. Brendan's church on North Glenellen Avenue.

CENSUS TRACT 8030



Census Tract 8030 has a similar shape as its southern neighbor, 8029. Stretching from Meridian Road to Steel Street, this long, narrow tract includes short residential blocks north of Connecticut Avenue. Interstate 680 slices through the eastern half of the tract, which is also home to Kochis Park and businesses along Steel Street.

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ.M)
TRACT 8030	2,425	1,970	-19%	0.60	3,272
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8030	11%	23%	32%	9%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8030	96%	75%	1%	12%	2%	9%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

Population density in census tract 8030 is significantly higher than the city's average and population loss has been less severe. Since 1990, when 96% of residents were White, the percentage of Black and Hispanic residents has increased significantly to make up 21% of the population in 2010. Median income mirrors the city's average, though it is low-



Figure 8.37 - Holy Name Church on North Lakeview Avenue.



Figure 8.38 - Population density is higher than the city's average.

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8030	\$ 24,886	\$ 24,088	\$ 28,646	\$ 31,591
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901

er for Whites and higher for Blacks and Hispanics. **Unemployment is half the city's rate and while the poverty rate has doubled since 1990, it remains well below the city average.** The percentage of residents with an Associate's or Bachelor's degree is higher than the city average, but the percentage with an advanced degree is lower.

Census tract 8030's neighborhoods include newer housing stock with approximately 30% being built before 1940. The percentage of owner-occupied houses is significantly higher than the city average, though this rate has fallen since 1990. **Vacancy rates have risen considerably—from 3% to 12% in the past 20 years.** Since 2009, 63 properties have gone into foreclosure, which is lower than nearby census

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8030	15%	2%	94%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8030	1,011	965	86%	74%	11%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8030	3%	12%	12%	14%	30
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062



Figure 8.39 - Vacancy rates increased from 3% to 12% between 1990 and 2010.

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORECLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8030	30%	58	\$ 24,727	5%	54	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND



Figure 8.40 - Nearly all houses were built before 1979.

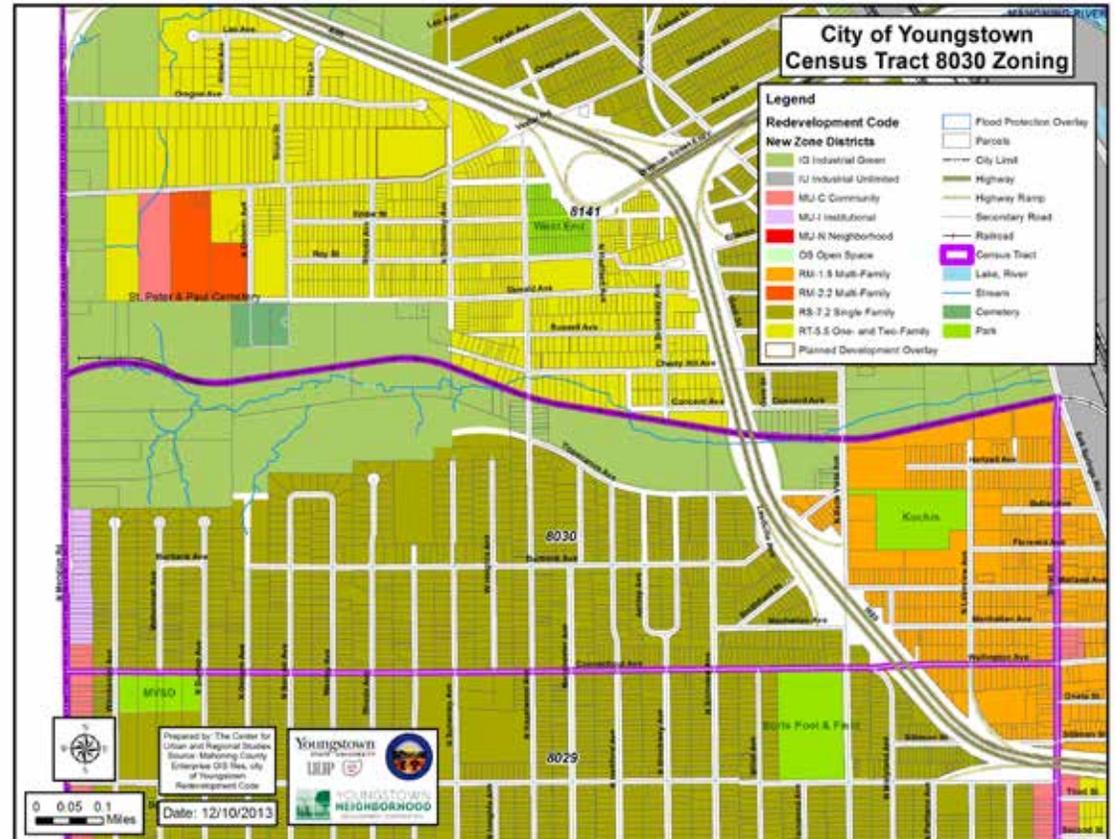
EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATES OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8030	21%	62%	16%	1%
YOUNGSTOWN CITY	20%	64%	12%	4%

tracts 8028 and 8029, but still relatively high compared to tracts across the city. Since 2006, 30 houses have been demolished. Like census tract 8029 to the south, average home sale prices are roughly equivalent to the citywide average. Between 2007 and 2012, 54 mortgages were originated, which is less than half the number in west side tracts located south of Mahoning Avenue, but equivalent to the number in census tract 8029.

“I like it here. We’re a tight-knit community. There’s a few empty homes, but nothing too major as far as crime. We look out for each other. This neighborhood is a mix, so we have older couples who were around during the Great Depression era to young families just starting out. Our neighborhood is in transition.”

-George, Belle Vista



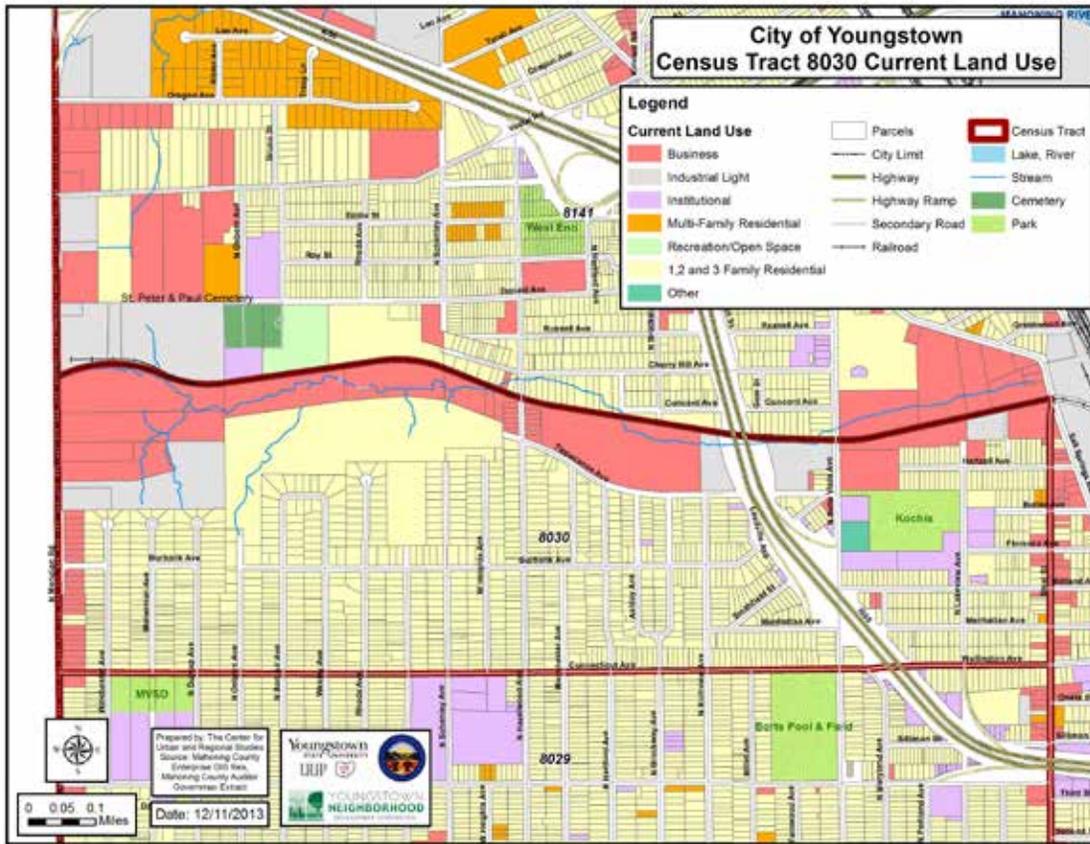
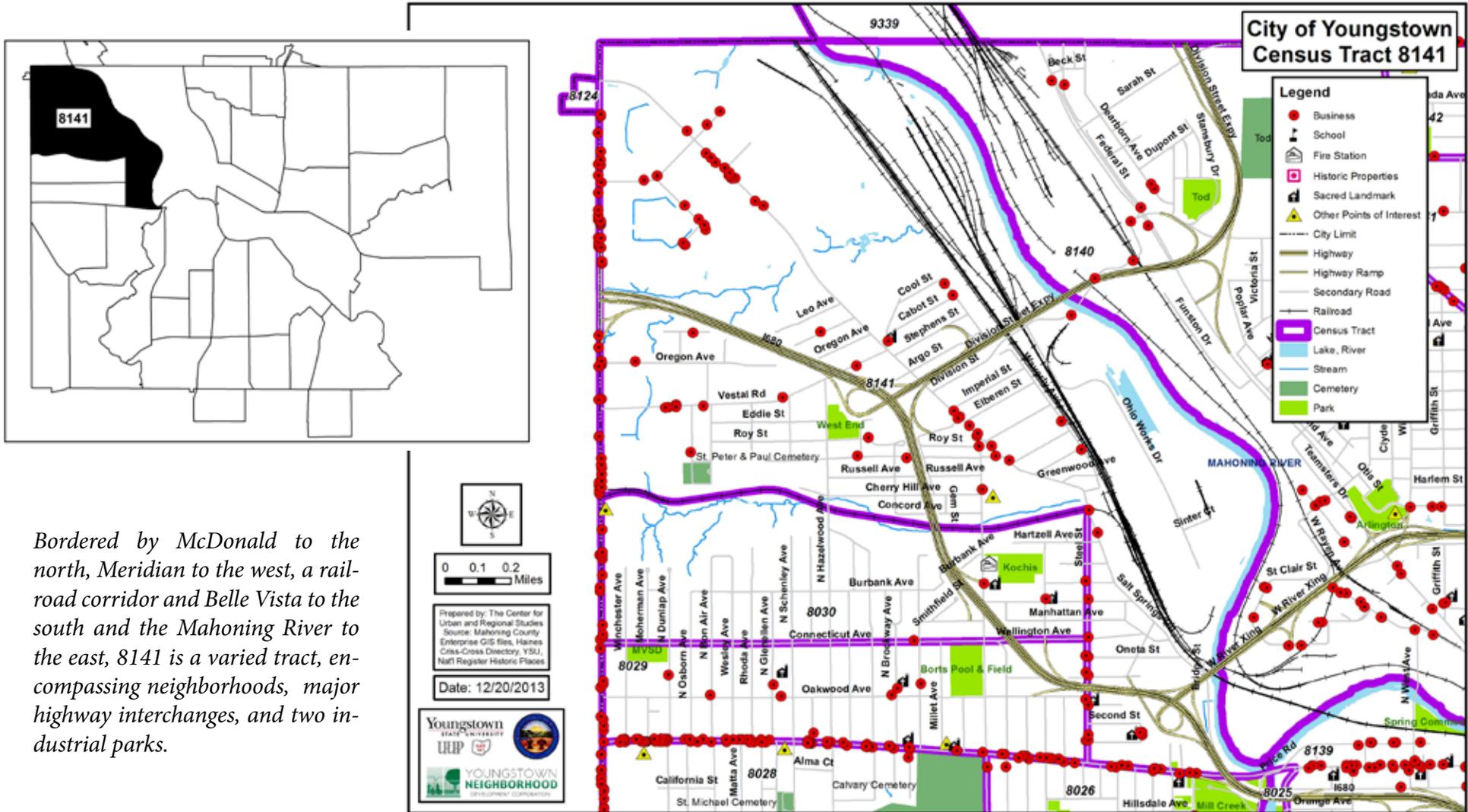


Figure 8.41 - A resident of the Belle Vista neighborhood.



Bordered by McDonald to the north, Meridian to the west, a railroad corridor and Belle Vista to the south and the Mahoning River to the east, 8141 is a varied tract, encompassing neighborhoods, major highway interchanges, and two industrial parks.

CENSUS TRACT 8141

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ.M)
TRACT 8141	3,291	2,608	-21%	2.33	1,121
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PER.CENT IN POVERTY	2011 PER.CENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8141	35%	41%	56%	13%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8141	84%	59%	11%	29%	4%	8%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8141	\$ 20,299	\$ 23,950	\$ 11,580	\$ -
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 8.42 - Businesses are located along Steel Street and Salt Springs Road.

This area experienced a 21% loss of inhabitants between 1990 and 2010. In 1990, 35% of residents lived in poverty, and by 2011 that number climbed to 41%, which is higher than the 34% city average. The number of households with children has increased to 56%. The unemployment rate has dropped measurably to 13%, a low average for the city. There has been a slight increase in the number of residents on food stamps and it now stands at a third. The percentage of White residents fell nearly a third to 59%, and the percentage of Black residents has more than doubled to 29%. The Hispanic percentage also doubled to 8%. All education attainment levels are up, although in-



Figure 8.43 - Toys 'R Us shipping facility is located in the Salt Springs Industrial Park.



Figure 8.44 - More than half of housing units were built prior to 1950.



Figure 8.45 - Vacancy rates have doubled since 1990.

come levels remain low. Two-thirds of residents have a high school diploma, and 9% a college degree.

The percentage of owner occupied homes has dropped to 41%—one of the city’s lowest rates. One-fifth of residents moved during the last year, explained in part by one of the highest numbers of reg-

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 814I	19%	2%	75%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 814I	1,292	1,262	54%	41%	18%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 814I	7%	14%	13%	27%	83
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 814I	44%	24	\$ 16,879	5%	24	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

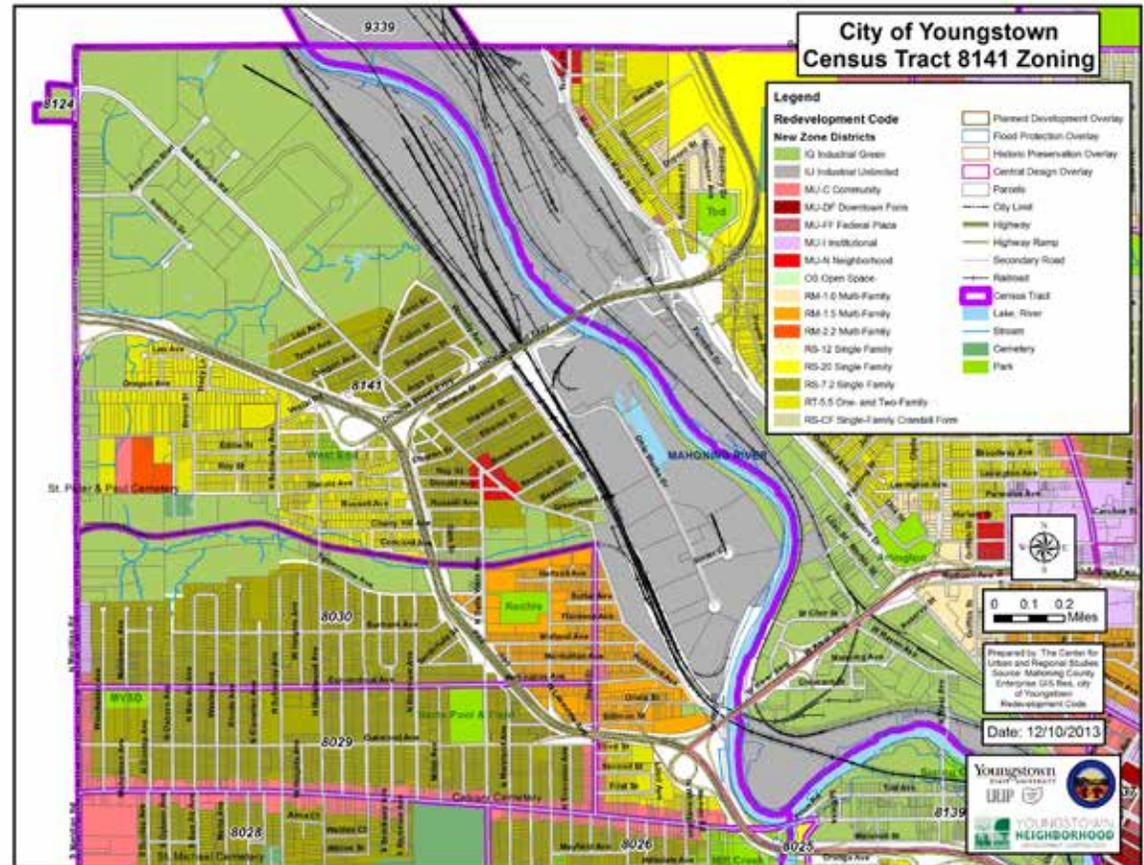
*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 814I	29%	60%	9%	2%
YOUNGSTOWN CITY	20%	64%	12%	4%

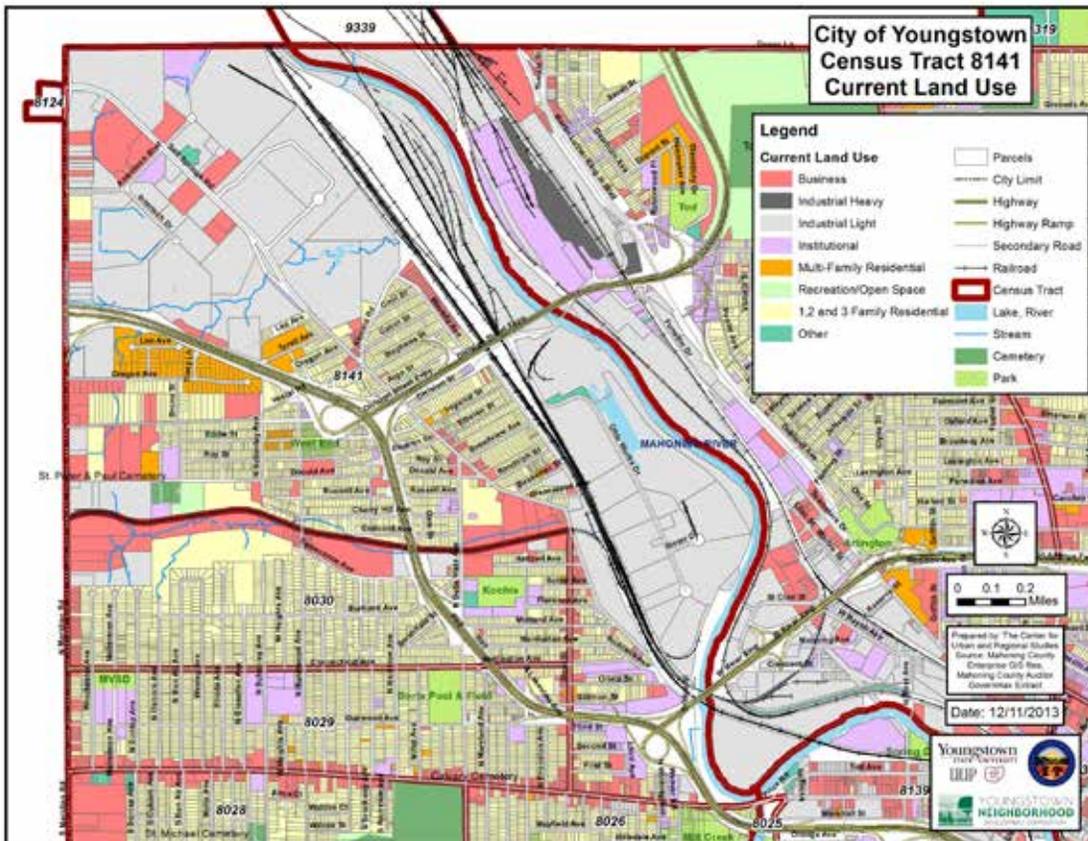
istered rentals. Slightly fewer than half of the existing houses were built before 1940. The average home sale price between 2007 and 2012 was \$16,879, which is lower than the Youngstown median. Vacancy was 7% in 1990 and has doubled since then. Between 2006-2013, 83 houses were demolished. The 27% of tax delinquencies are clustered toward the southeast and 24 properties have entered into in foreclosure since 2009. Few mortgage loans were originated between 2007 and 2012, and 20 building permits were issued



Figures 8.46-47 - Businesses in census tract 814I's industrial parks.

“ I have a rental property and I can't get insurance because of the vacancy next door. Drug activity is also a problem and if homes are vacant the city should get on it to clean them up and inspect them. There was a drug house across the street but traffic to the house has slowed down since the police picked up one of the drug dealers.... There is a vacant house near mine that has been vacant for 8-10 years. If the city could do something about vacancies, I think it would bring people back to the neighborhood. Other than that, I think the neighborhood is pretty good overall. ”

-Ronald, Steelton

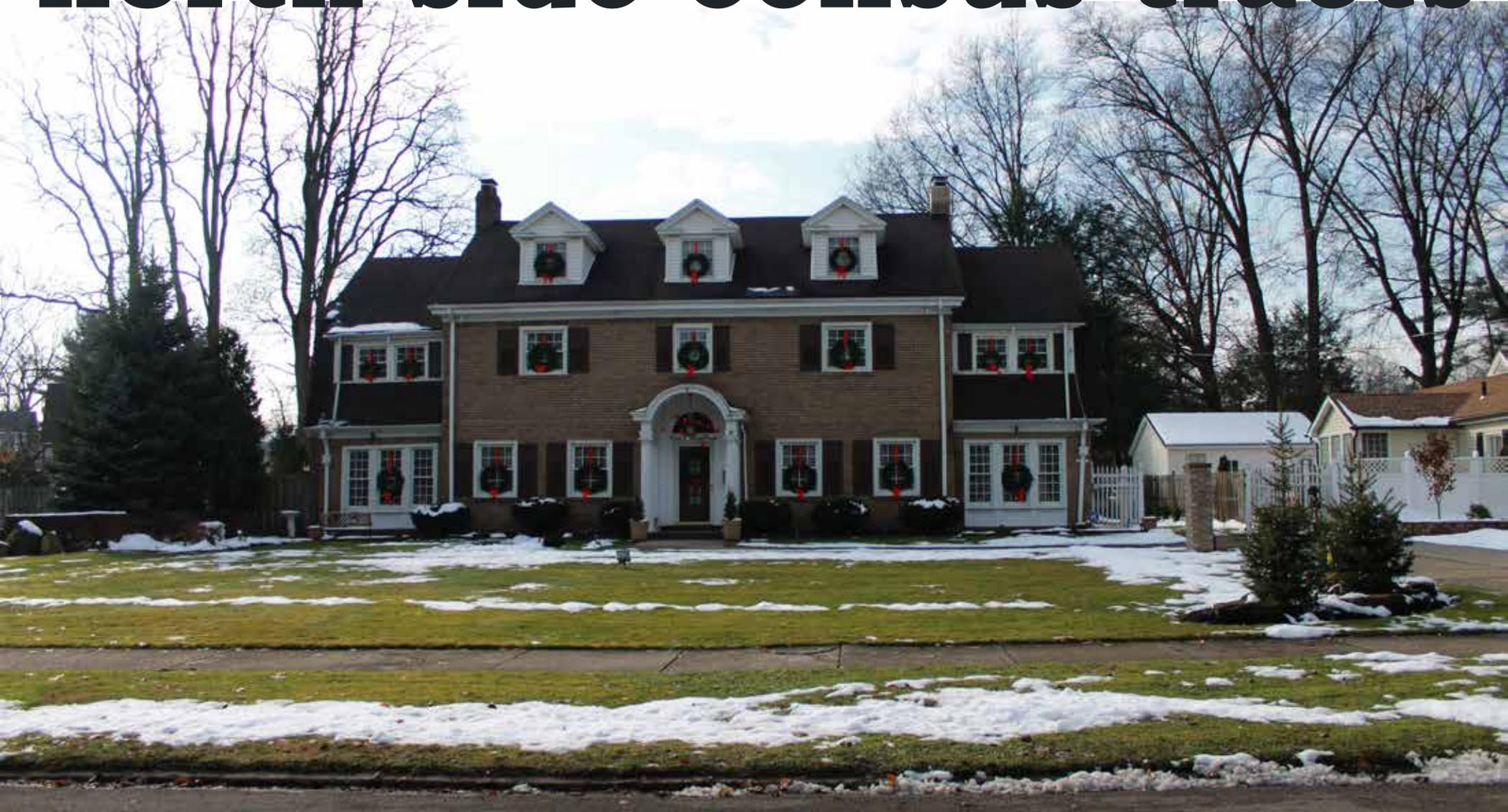


in 2013. 19% of households have no vehicle, and 2% of workers commute by public transit. All residents live within a half mile of bus routes.

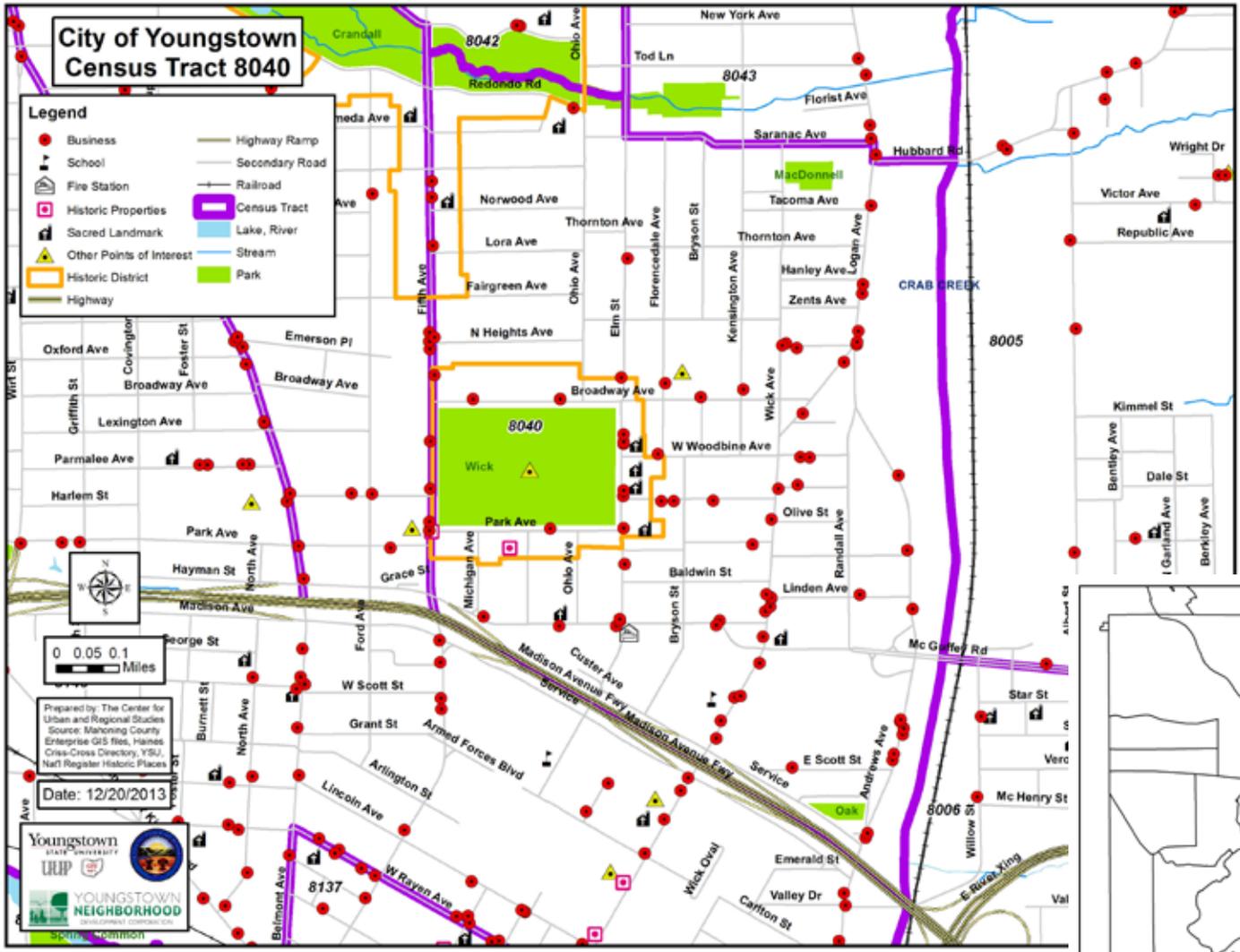
This tract includes numerous businesses, from the bars, restaurants, and services along the Steel Street and Meridian corridors to the industrial parks. The Salt Springs Industrial Park includes distribution and light industry such as Second Harvest Food Bank, Ohio Foam Corporation, Parker-Hannifin Gear Pump Division and Toys R Us. The Slavic churches, Saints Peter and Paul Ukrainian, Holy Trinity Serbian Orthodox and St. Michael's Carpatho-Russian, are of historical and architectural importance.

The older housing developments were originally built for Eastern European immigrants. According to the Slovak League of America, the 1922 Census includes 350 different Slavic surnames in its Steelton section.

CHAPTER 9: north side census tracts



CENSUS TRACT 8040



Census tract 8040 lies between YSU and Crandall Park, Fifth Avenue and Crab Creek. It is home to Wick Park and its adjacent Historic District, as well as a portion of the Crandall Park Historic District. The Madison Avenue Expressway forms the tract's southern boundary.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8040	3,981	2,395	-40%	0.88	2,734
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 9.1 - A business along Elm Street, near Youngstown State University.

The population loss between 1990-2010 was higher than the city's average, yet there is still comparatively high density. **A majority of current residents are recent arrivals to the neighborhood; three quarters have moved in since 2000—the highest rate in the city.** The area is half White, with the remaining half mostly Black and a higher than typical percent checking "Other." The number of YPD calls is average and has dropped by a third; arson has fallen by 80% since 2005. All residents in this tract are within a quarter mile of WRTA, and the commuter ridership is high at more than 10%.

Housing values are somewhat higher than the city's average. After a loss of more than a third of housing units between 1990 and 2010, including many dem-

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8040	51%	53%	42%	18%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8040	54%	52%	42%	38%	2%	4%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8040	\$ 21,894	\$ 21,012	\$ 23,399	\$ 35,776
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 9.2 - Wick Park is part of a National Historic District.



Figure 9.3 - Fraternity houses are located near the University.

olitions, roughly one quarter of the buildings—233—are still vacant. The percentage of parcels that are tax delinquent and/or land bank eligible is high, as are the number of building permits. There have been few foreclosures, and few mortgages were originated between 2007 and 2012. A relatively small number of properties are owner-occupied. The comparatively high number of rentals is 371.

Among the numerous businesses within this tract are Dorian Books, the Elm Street Red & White Market, locally-owned restaurants Belleria Pizza and Golden Dawn, and other light industrial businesses along Andrews and Logan. Farther north on Logan



Figure 9.4 - Vacancy rates have nearly doubled in the past 20 years.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8040	18%	5%	100%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8040	1,867	1,188	29%	30%	37%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8040	18%	34%	9%	36%	124
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8040	70%	12	\$ 29,676	4%	9	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

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EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8040	21%	62%	13%	4%
YOUNGSTOWN CITY	20%	64%	12%	4%

Avenue, empty car dealerships parallel the vacant houses and lots on the residential streets that empty into Logan. Many support services have facilities near Wick Park, including the Burdman Group, Inc., the Beatitude House, and MYCAP. Institutions include the First Unitarian Universalist Church of Youngstown, Ursuline High School, and Congregation Rodef Shalom.



“My neighborhood is filled with diverse people, beautiful architecture, larger multi-use homes, a community garden and urban farm. There are a lot of students nearby. I’m sandwiched between two parks and I’m close to downtown so I can walk home.”

-Adam, Wick Park



“Wick Park is the melting pot of Youngstown. Our strength is our diversity. The constituents range from professors to blue collar.”

-Amber, Wick Park



“My grandmother has lived in her house for 28 years. I’ve seen people come, I’ve seen people go.”

-Timeaka, North Heights



Figure 9.5 - Public art at the entrance to Wick Park.



Figure 9.6 - The first Unitarian Church on Elm Street, opposite Wick Park.



Figure 9.7 - Painted rain barrels for a nearby community garden.

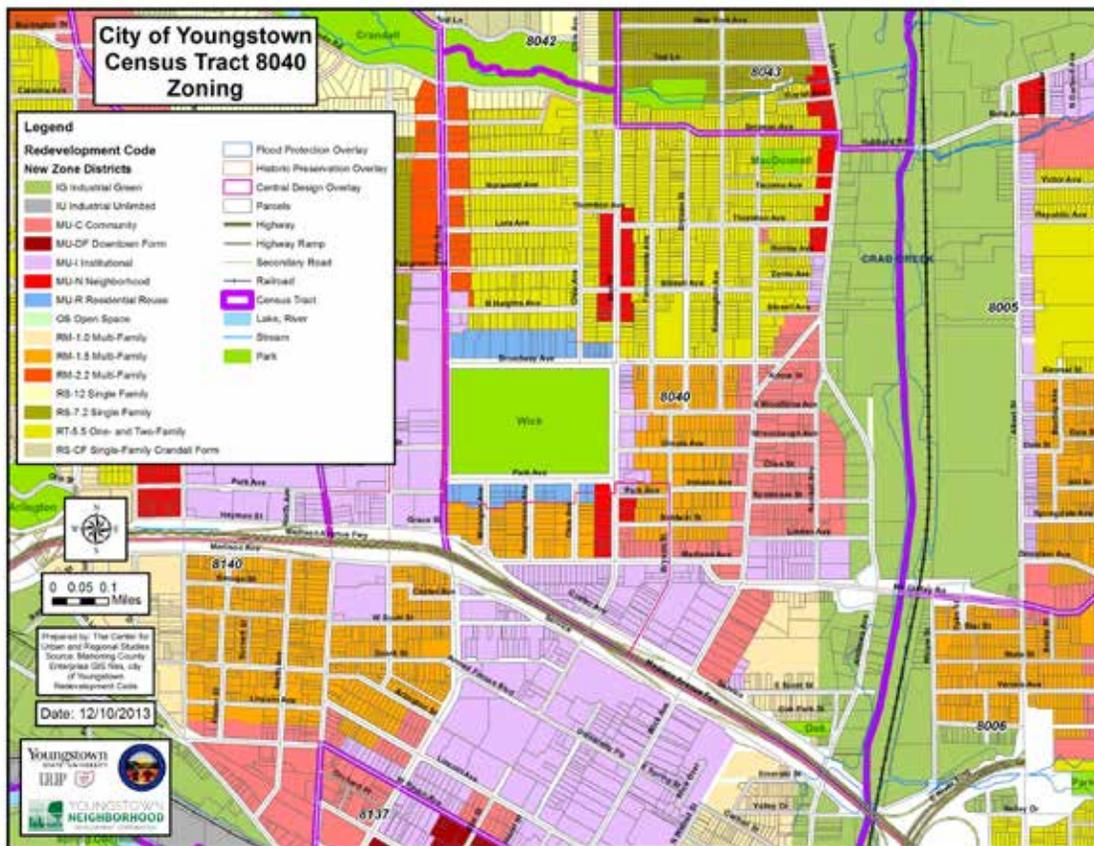
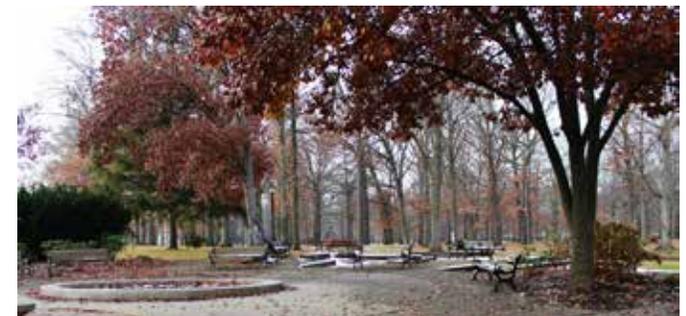
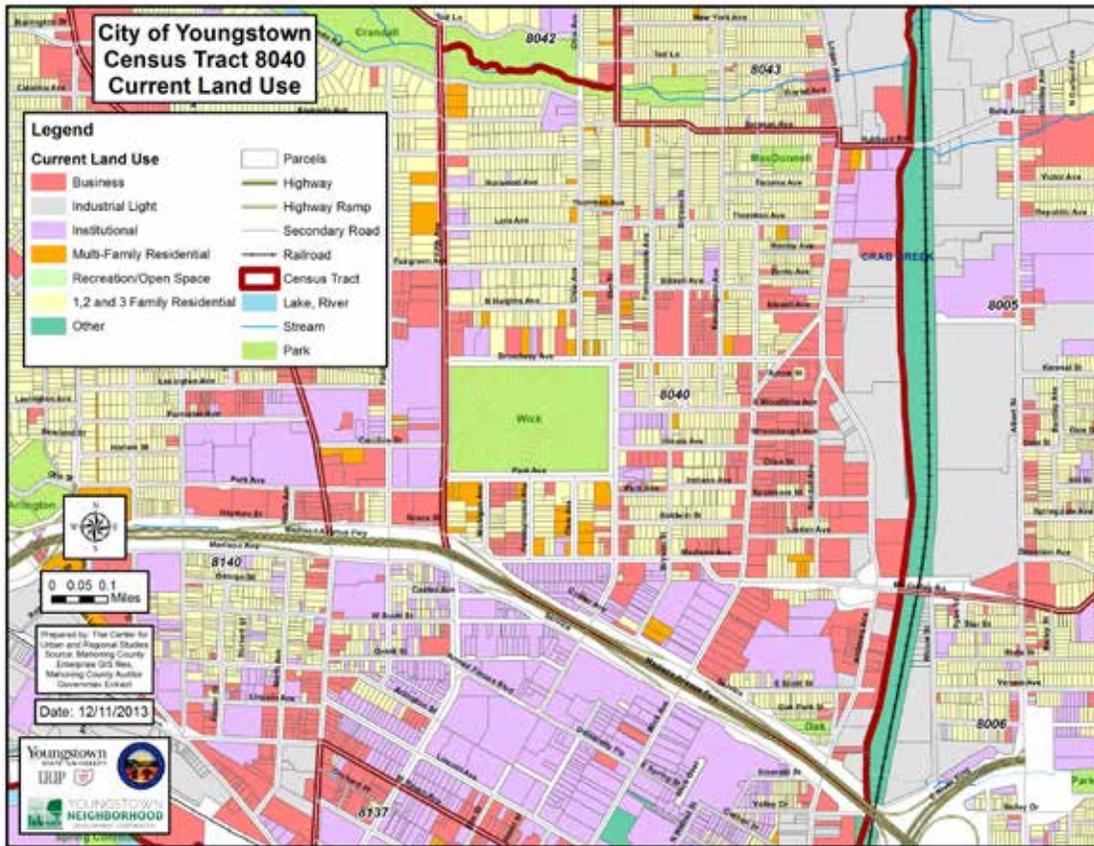


Figure 9.8 - Youngstown Metro Church and Belleria Pizzeria, at the corner of McGuffey Road and Wick Avenue.



Figure 9.9 - 70% of housing units were constructed prior to 1940—the highest percentage in the city.

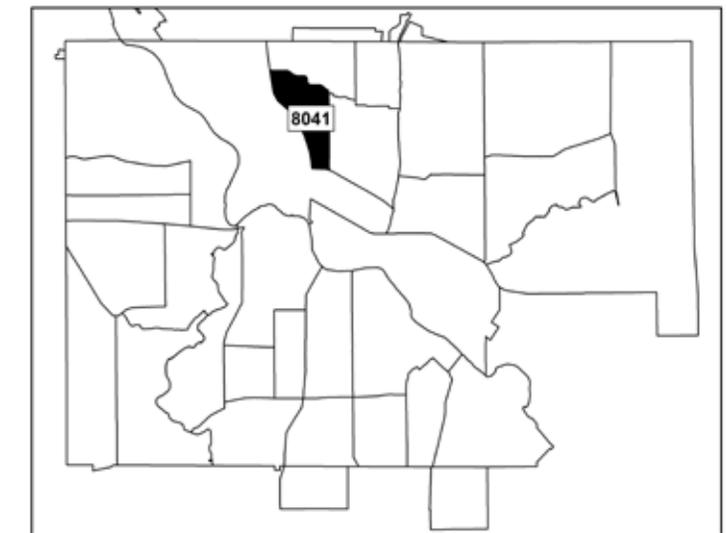
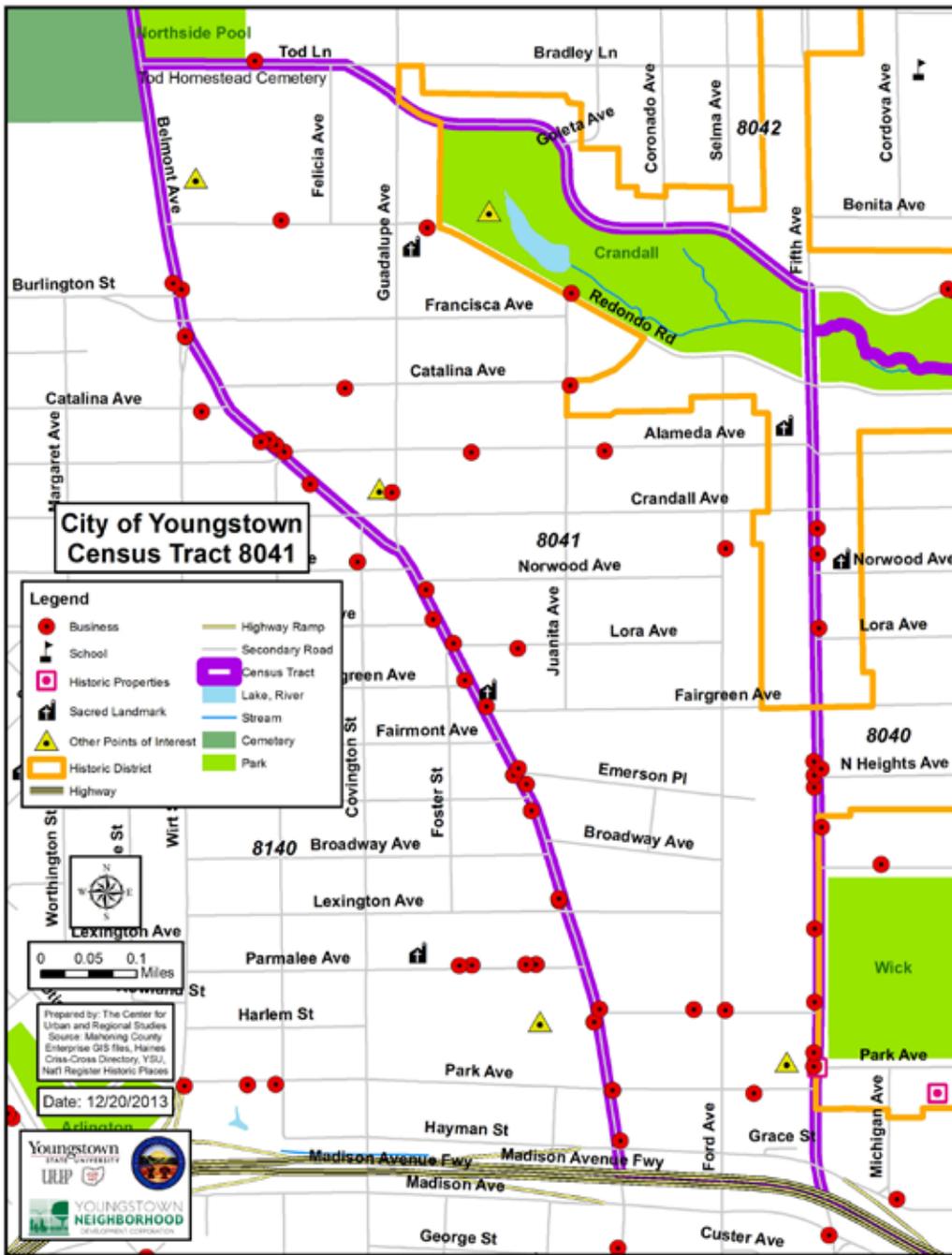


“My husband and I bought this home in 1996. We wanted to be closer to downtown and YSU, and we also were drawn to the cultural and economic diversity of the entire north side. Our immediate neighborhood is comprised of folks who have owned their homes for 30+ years, as well as “newbies,” and renters... A man simply let [several] houses stand vacant with no upkeep, and they eventually rotted and the city...ultimately demolished them. I think there are about 4 houses gone from that block, and maybe one or two that are empty. However, there is a sense of new and increasing stability, and there are now more children than when I moved here in ‘96.”

Figures 9.9-11- Tract 8040 has a wide variety of land uses.

-Susan, North Heights

CENSUS TRACT 8041



This section of Crandall Park South is a small, vase-like tract framed by Crandall Park, Belmont Avenue, Fifth Avenue, and a small width of the Madison Avenue Expressway to the south. There is a wide mix of residential, commercial and institutional properties including portions of the Crandall Park Historic District, the commercial district along Belmont Avenue, and Park Vista, with senior housing.

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 804I	2,210	1,455	-34%	0.44	3,270
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988



Figure 9.12 - Crandall Park forms the northern boundary of census tract 804I.

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 804I	27%	28%	42%	19%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 804I	44%	34%	54%	61%	1%	2%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 804I	\$ 31,218	\$ 35,568	\$ 24,500	\$ -
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901

Population density remains high despite a loss of a third of its residents from 1990 to 2010. Whites make up 34% of the population and Blacks make up 61%. Poverty rates have remained stable and unemployment is comparable to the city's rate. About a third of households have children and 42% of households with children are in poverty. There has been an increase in the percentage of residents 65 and older. Median income is considerably higher than the city's average though rates of educational attainment mirror the city's rates. All residents live within a quarter mile walk of a transit line.



Figure 9.13 - Stambaugh Auditorium is on National Register of Historic Places.



Figure 9.14 - Vacancy rates have increased since 1990.

Vacancy rates have increased somewhat between 1990 and 2010 and the percentage of owner-occupied houses has decreased. Roughly 1 in 5 of the housing units in this tract are vacant, as is Rutherford B. Hayes Middle School on Ford Avenue. A relatively low percentage of residents have moved within the past year. **Few mortgages are originated and the number of foreclosures is low, especially compared to neighboring census tract 8042.** Home sale prices are slightly lower than the city average, as well as lower than adjacent census tracts 8040 and 8042. In 2011, relatively few residents had moved within the past year compared to the rate for the city as a whole.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 804I	19%	2%	99%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 804I	803	766	64%	49%	9%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 804I	13%	19%	10%	29%	63
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 804I	41%	22	\$ 20,420	5%	22	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND



Figure 9.15 - Housing values are slightly less than the city as a whole.

EDUCATION

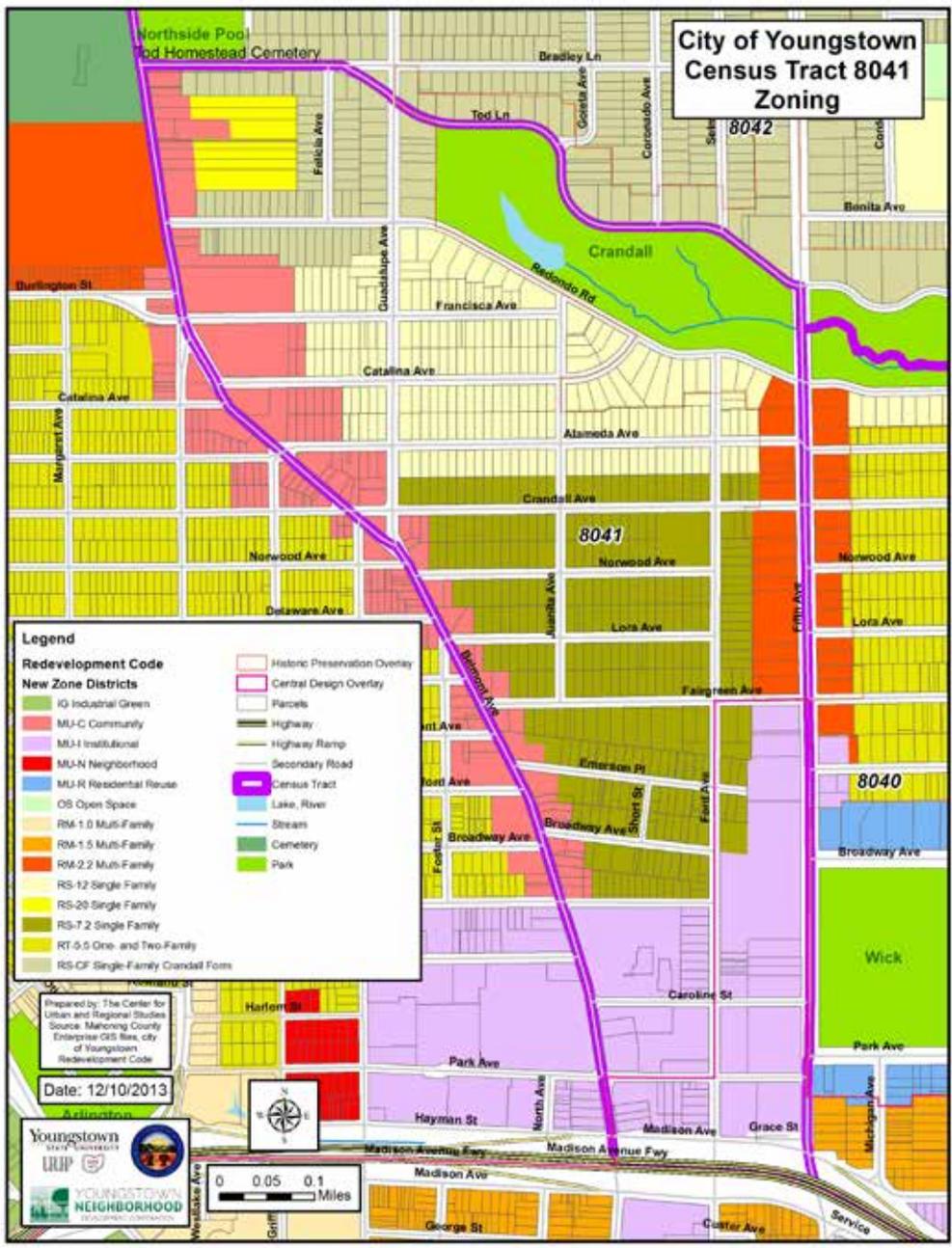
CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 804I	18%	67%	10%	5%
YOUNGSTOWN CITY	20%	64%	12%	4%

“ Lots of nice homes but the neighborhood is a little rough.... in the summer there is lots of drug traffic, groups of kids looking to get into trouble, homeless and vagrants cutting thru the vacant lot next to ours...someone stole a shovel and a car battery I had on my porch... but with all that being said I love the northside in general and we have a community that comes together when people are in need...and I am proud to call Youngstown home. ”

-Ryan, Crandall Park South



Figure 9.16 - 60% of housing units were constructed before 1950.



Figures 9.17-19 - Census tract 8041 includes a wide variety of land uses.

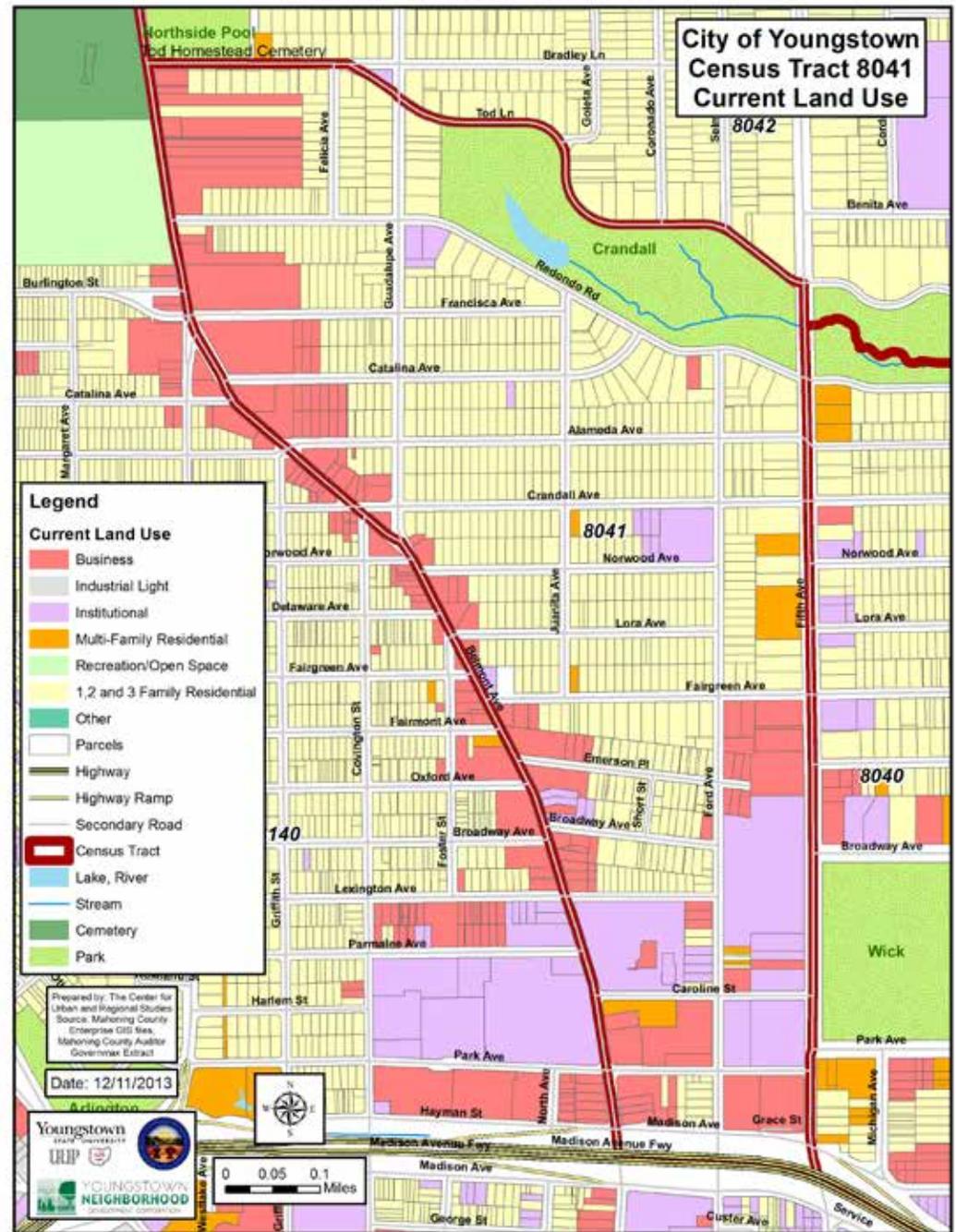
“ I love our neighborhood, the big beautiful houses, the trees etc. I do, however, wish it was safer and not as run down looking. On our block we have had a few homes demoed this year but there are still big eyesores--as many homes have been put on the demo list, this saddens me because these homes are beautiful. As to safety I think this may be a lost cause. We can't stop crime.

There are too many gangs and drug dealers around nowadays. Sorry for the bluntness but these things do concern me, and if I may say so I would not have a child in my neighborhood.”

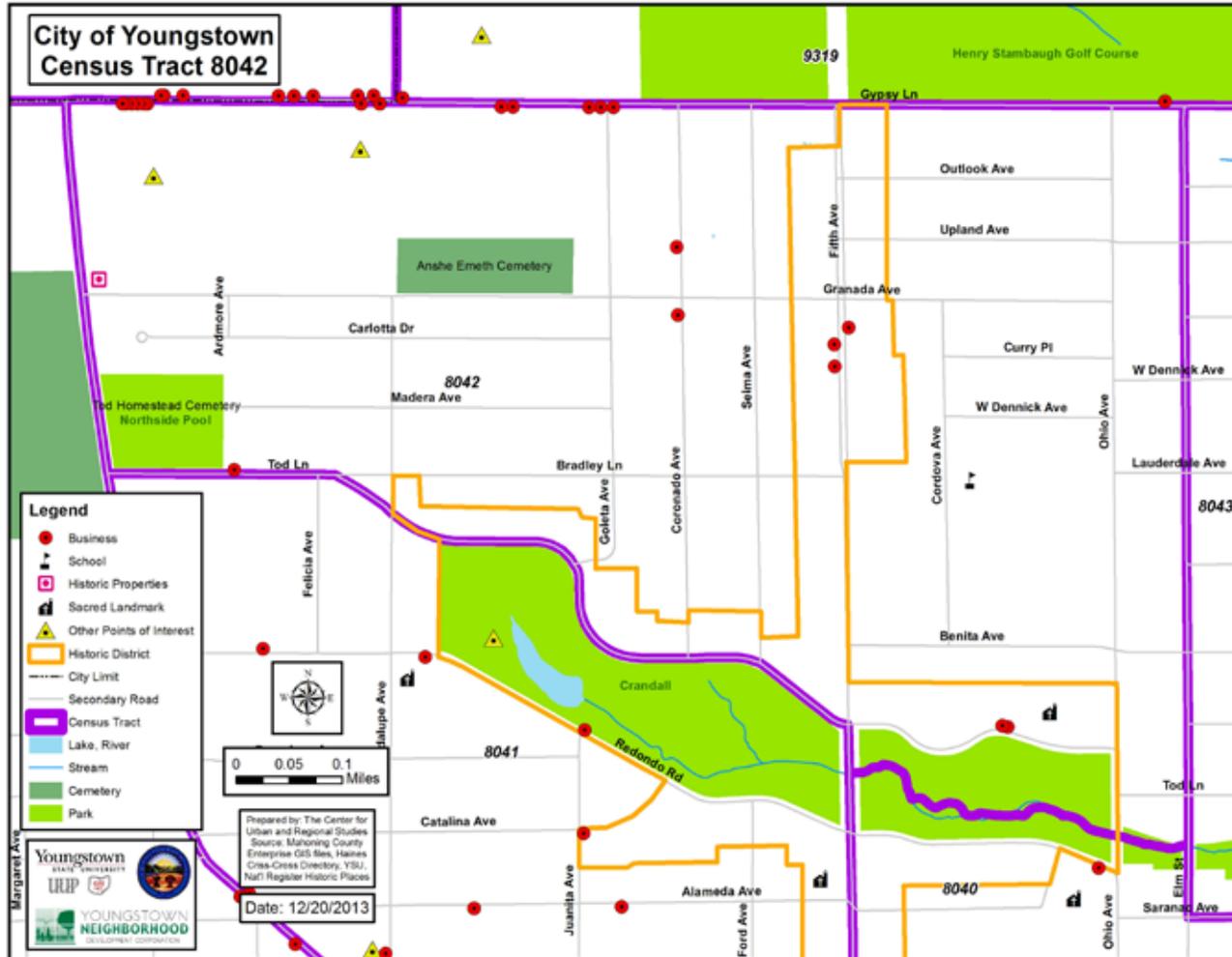
-Brittany, Crandall Park South



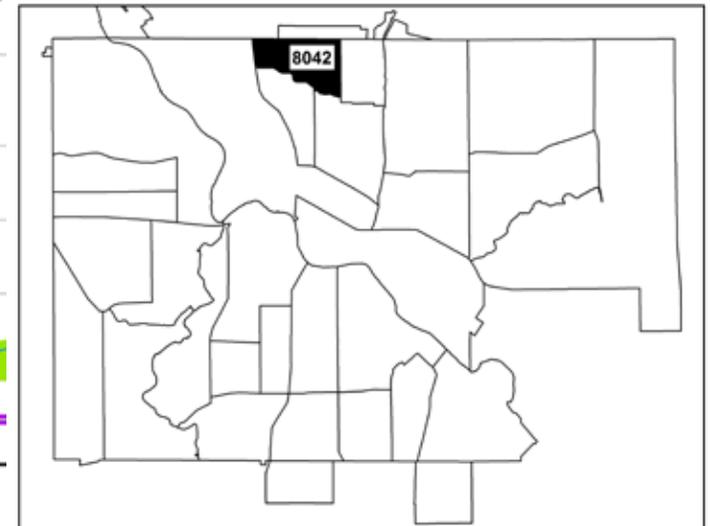
Figure 9.20 - Empty lots are scattered throughout census tract 8041.



CENSUS TRACT 8042



A little more than a mile north of YSU, census tract 8042 includes much of the Crandall Park Historic District and the North Side Pool. The tract stretches from Belmont Avenue to Elm Street, and from Tod Lane to Gypsy Lane, at the border with Liberty Township. It is also home to the Jewish Community Center, Harding Elementary, and the Union Square Shopping Center.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ. MI)
TRACT 8042	2,615	2,200	-16%	0.51	4,288
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8042	20%	14%	24%	11%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8042	66%	37%	31%	53%	2%	3%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8042	\$ 46,625	\$ 36,298	\$ 48,750	-
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 9.21 - A median creates a boulevard along Fifth Avenue.

Census tract 8042 is twice as dense as the city as a whole and the population has decreased only half as fast as the city. Poverty and unemployment are considerably lower than neighboring tracts and the city's average. Residents earn nearly twice as much as the average city resident. In particular, median income for Black residents in census tract 8042 is significantly higher than citywide incomes. Slightly more than a third of residents are White and half are Black—up from 30% in 1990. Residential turnover is comparatively low and all residents are within walking distance of transit lines. **The number of residents with post-secondary degrees is high and increasing—24% hold a graduate or professional degree, compared to 4% citywide.**



Figure 9.22 - Rayen Stadium.



Figure 9.23 - The Crandall Park Historic District is on the National Register of Historic Places.

Owner-occupancy rates mirror the city's but home values are significantly higher. Vacancy has increased and the tract has the highest number of foreclosures on the north side. Three homes were purchased through the Youngstown Neighborhood Development Corporation's Community Loan Fund between 2011 and 2013, and 53 traditional mortgages were originated between 2007 and 2012. Average home sale prices are among the highest in the city, at \$45,911 during the same period.

Figure 9.24 - While it is one of the more stable census tracts in the city, 8042 does have a 7% vacancy rate according to the US Postal Service.



TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8042	14%	0%	100%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8042	1,177	1,103	61%	58%	9%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8042	7%	12%	6%	17%	28
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8042	30%	45	\$ 45,911	4%	53	3
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)
 **CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATES OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8042	16%	39%	21%	24%
YOUNGSTOWN CITY	20%	64%	12%	4%

“The neighbors are supportive and care. A nice person found my purse and returned it to me.”

-Alice, Crandall Park North



Figure 9.25 - A playground at the North Side Swimming Pool.



Figure 9.26 - Approximately 475 students attend Harding Elementary.

“My family, my wife and four boys, live exactly where we want to live. We sought out the North Side and Outlook Avenue in particular for a home to purchase. We are surrounded on all sides by not only neighbors, but good friends and good people. We have a neighborhood group led by a fantastic person that helps us all stay connected. It’s close to where my wife and I work. There are parks nearby and it’s also a nice area to take a walk or a bike ride. In short, for us at least, it’s perfect.”

-Mike, Crandall Park North





Figure 9.27 - The Union Square Shopping Center at Gypsy Lane and Belmont Avenue.



Figure 9.28 - A crossing guard near Harding Elementary School.

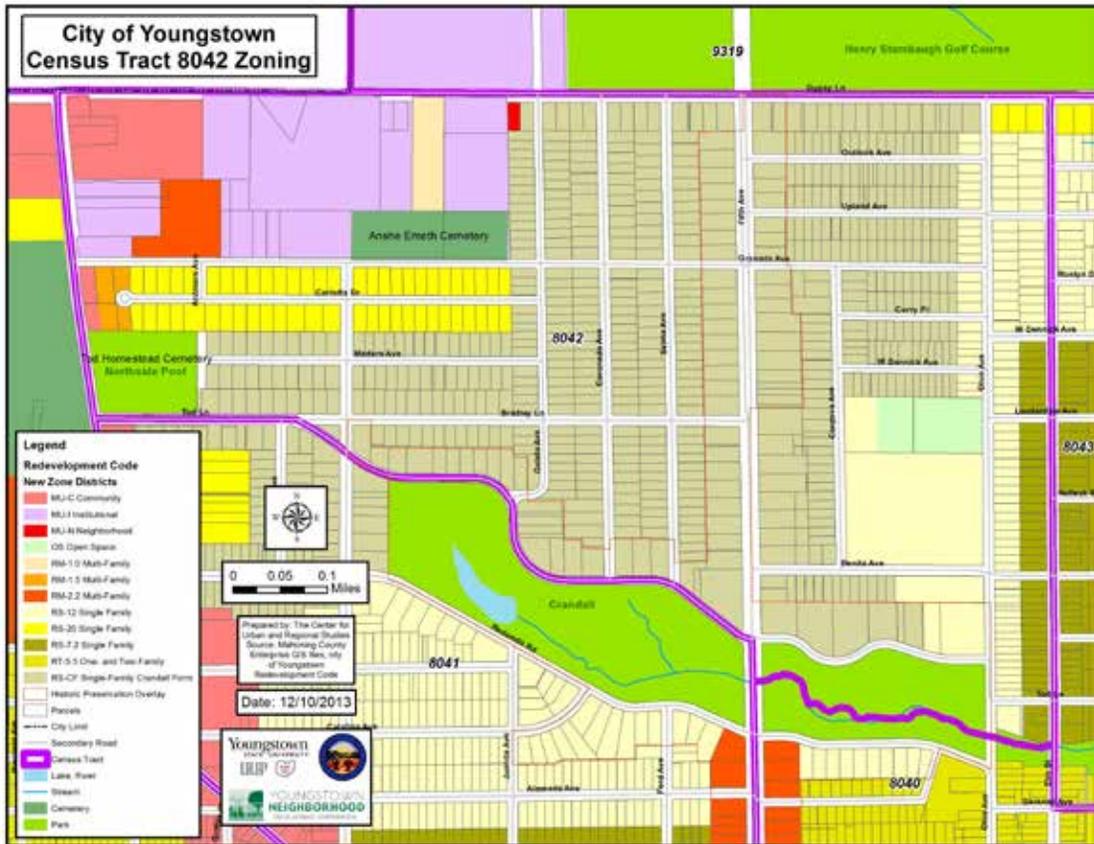


Figure 9.29 - Northside Medical Center is located across Gypsy Lane in census tract 9319.

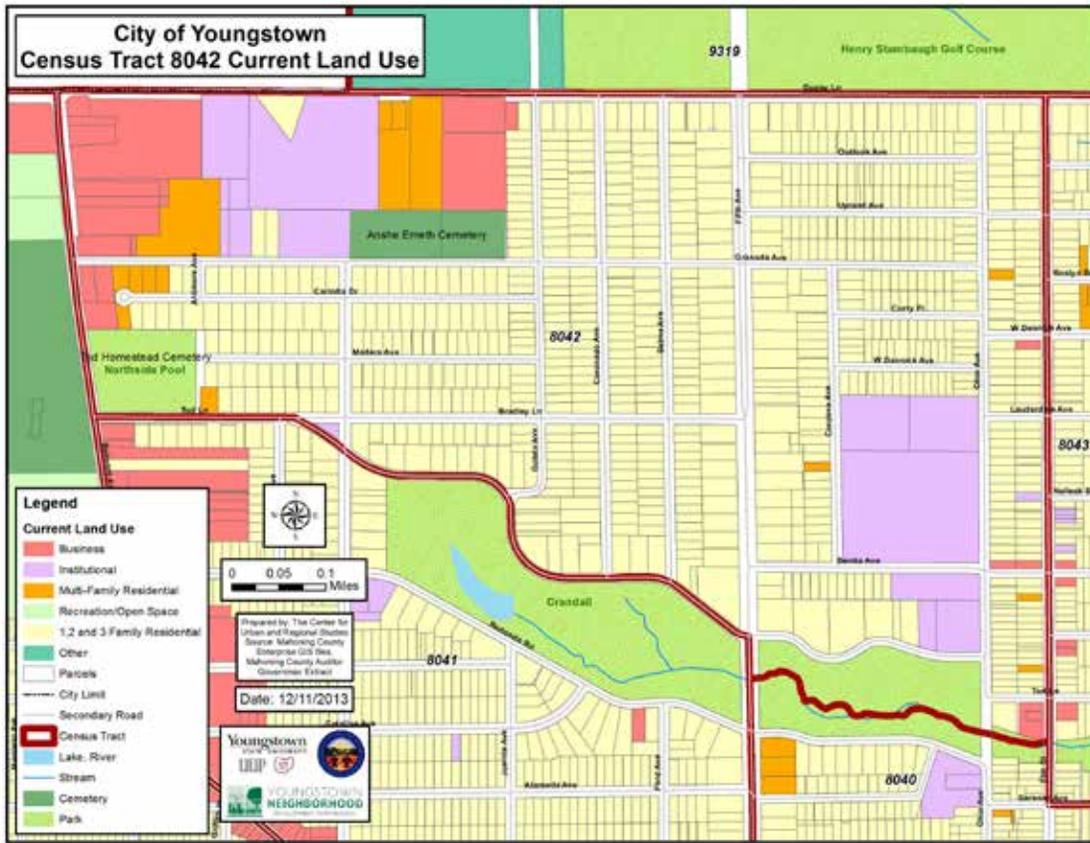


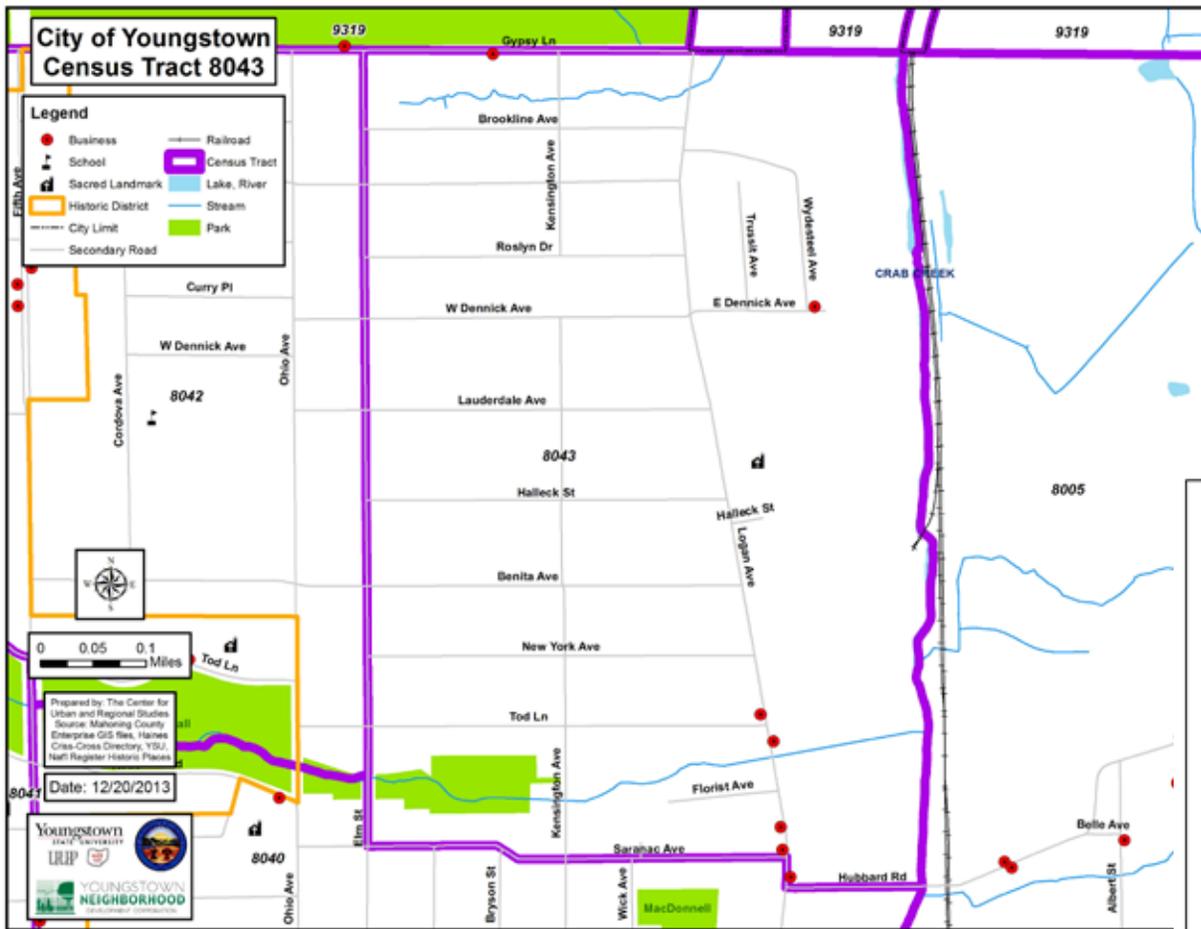
Figure 9.30 - St Edward Catholic Church, on the edge of Crandall Park.



Figure 9.31 - Site of the former Rayen High School.

CENSUS TRACT 8043

This largely residential, rectangular neighborhood is bordered on the north by Gypsy Lane, on the east by Logan Avenue and the ruins of GF Business Equipment, by Saranac Avenue on the south and Elm Street to the west. There are few businesses or institutions within the tract, although it is in proximity to Harding Elementary and Rayen Stadium.



POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER. SQ.M)
TRACT 8043	2,340	968	-59%	0.42	2,318
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8043	34%	38%	75%	15%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8043	51%	32%	46%	56%	3%	6%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8043	\$ 36,000	\$ 31,635	\$ 38,953	\$ 17,063
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 9.32 - Census tract 8043 suffers from considerable vacancy and abandonment.



Figure 9.33 - An abandoned factory on Crab Creek.

Housing developments on the hillside rise up from Crab Creek to Crandall Park and Elm Street. **Population loss has been severe in the past 20 years; the rate of loss is twice that of the city.** However, density remains slightly higher than the city as a whole. Whites make up a third of the population and Blacks make up more than half. Median income is significantly higher than the city's, and median income for Black residents is higher than that of Whites'. Black residents in census tract 8043 earn twice as much as the city average for Black residents. Unemployment is lower than the city's rate, but poverty is higher and 75% of households with children live in poverty. 10% of households have no vehicle but all residents are within a quarter mile walk of a transit line.



Figure 9.34 - Stately homes are situated near Crandall Park.

There have been few foreclosures, but the area lost a third of its housing stock between 1990 to 2010. The number of units is 608, approximately half of which are owner-occupied. Vacancy has increased three-fold according to US Census data. Very few mortgages are originated. Home sale prices are significantly lower than citywide average.



Figure 9.35 - Vacancy rates increased from 13% in 1990 to 35% in 2010.



Figure 9.36 - Rows of small brick bungalows line Roslyn Street in census tract 8043.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8043	10%	2%	100%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8043	967	608	51%	54%	19%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8043	13%	35%	5%	48%	73
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8043	68%	12	\$ 15,756	5%	10	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION'S COMMUNITY LOAN FUND

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8043	26%	63%	8%	3%
YOUNGSTOWN CITY	20%	64%	12%	4%



Figure 9.37 - Slightly less than half of all housing units are renter-occupied.



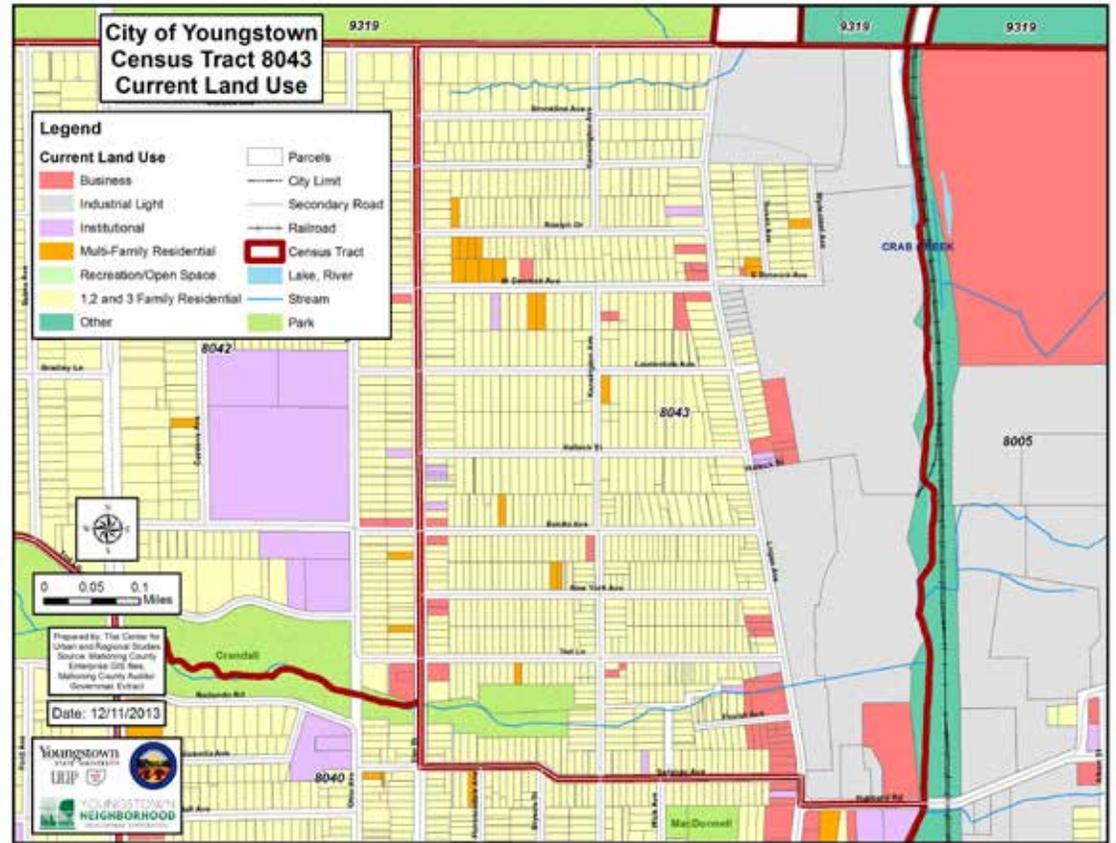
Figure 9.38 - Nearly 70% of housing units were constructed prior to 1940.



Figure 9.39 - Vacant structures line Logan Avenue.

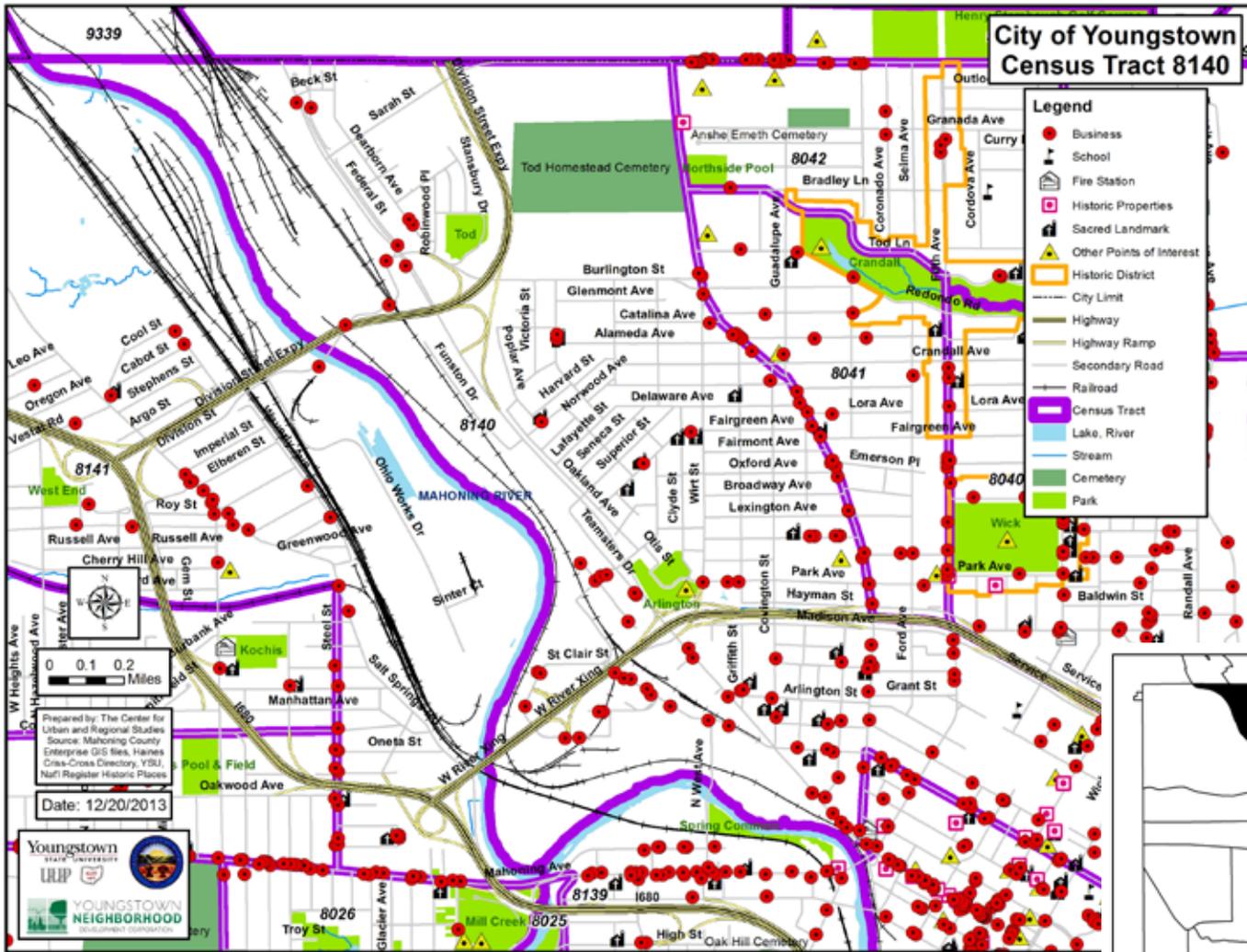


Figure 9.40 - 1 in 3 housing units is vacant.



“ My neighborhood has been stable. The homeowners are great. I’ve had problems with the rental house across the street. The only time I call the city is on the rented houses. The renters don’t know city code, parking or lawn maintenance. That doesn’t cost a thing to make a neighborhood look good. There are two foreclosures and they’ve been a problem.”

-Carol, North Heights



Tract 8140 is oddly shaped due to its western border along the Mahoning River and the consolidation of depopulated tracts over time. It includes flat industrial land, with industries such as Vallourec, older ethnic neighborhoods like Brier Hill and Smoky Hollow, the Youngstown State University campus, and the newly-constructed Village at Arlington.



CENSUS TRACT 8140

POPULATION

CENSUS TRACT	1990 POPULATION	2010 POPULATION	1990-2010 POPULATION CHANGE	AREA IN SQUARE MILES	2010 POPULATION DENSITY (PER SQ MI)
TRACT 8140	5,726	3,340	-42%	2.66	1,256
YOUNGSTOWN CITY	95,732	66,982	-30%	33.69	1,988

POVERTY AND UNEMPLOYMENT

CENSUS TRACT	1990 PERCENT IN POVERTY	2011 PERCENT IN POVERTY	2011 PERCENT OF HOUSEHOLDS WITH CHILDREN IN POVERTY	2011 UNEMPLOYMENT
TRACT 8140	52%	40%	53%	24%
YOUNGSTOWN CITY	29%	34%	54%	20%

RACE AND ETHNICITY

CENSUS TRACT	1990 PERCENT WHITE	2010 PERCENT WHITE	1990 PERCENT BLACK	2010 PERCENT BLACK	1990 PERCENT HISPANIC	2010 PERCENT HISPANIC
TRACT 8140	23%	26%	73%	64%	3%	6%
YOUNGSTOWN CITY	58%	43%	38%	44%	4%	9%

MEDIAN HOUSEHOLD INCOME

CENSUS TRACT	2011 TRACT AVERAGE	2011 WHITE	2011 BLACK	2011 HISPANIC
TRACT 8140	\$ 16,597	\$ 34,167	\$ 14,956	\$ -
YOUNGSTOWN CITY	\$ 24,880	\$ 30,578	\$ 19,052	\$ 15,901



Figure 9.41 - Approximately 20 churches are located in this tract—one of the highest numbers in the city.

Census tract 8140 is considerably less dense than the city as a whole and its population is decreasing at a rapid rate. **In the last 20 years, the number of residents dropped by nearly 2,500.** While the tract was approximately three quarters Black in 1990, slightly more than 3 in 5 residents are Black today, running counter to the city-wide trend. Poverty rates have declined significantly since 1990, but unemployment is still higher than the city's average and median income is lower. Median income for Whites is more than double that of Blacks. Education attainment lags the city as a whole; few residents have a post-secondary degree. A third of households have no car, but most areas of the tract are within walking distance of a transit line.



Figure 9.42 - Youngstown State University is a major anchor in tract 8140.

TRANSPORTATION

CENSUS TRACT	2011 HOUSEHOLDS WITH NO VEHICLE	2011 WORKERS COMMUTING BY PUBLIC TRANSIT	TRACT AREA WITHIN 1/4 MILE OF TRANSIT	TRACT AREA WITHIN 1/2 MILE OF TRANSIT
TRACT 8140	32%	2%	89%	100%
YOUNGSTOWN CITY	18%	3%	76%	94%



Figure 9.43 - 10% of the housing units in census tract 8140 were built after 2000, one of the few tracts in the city with significant new construction.

HOUSING

CENSUS TRACTS	1990 TOTAL UNITS	2010 TOTAL UNITS	1990 PERCENT OWNER OCCUPIED	2010 PERCENT OWNER OCCUPIED	PERCENT THAT MOVED DURING PAST YEAR
TRACT 8140	2,531	1,469	47%	40%	18%
YOUNGSTOWN CITY	40,788	33,138	65%	58%	16%



Figure 9.44 - A cluster of vacant homes in Brier Hill.

VACANCY

CENSUS TRACT	1990 PERCENT VACANT	2010 PERCENT VACANT	2013 US POSTAL SERVICE VACANCY RATE	PERCENT OF TAX DELINQUENT PARCELS	2006-2013 DEMOLITIONS
TRACT 8140	17%	23%	14%	27%	259
YOUNGSTOWN CITY	9%	19%	11%	33%	3,062

Vacancy remains a significant issue in tract 8140. The US Census estimates nearly 1 in 4 units is vacant. Between 2005 and 2013, more than 350 units were lost to demolition or arson and since 1990, the number of units has decreased by more than 1,000. Rates of owner-occupancy are low and declining further. Homes are worth considerably less than the city's average. Just 24 mortgages were originated between 2007 and 2012.

HOUSING MARKET

CENSUS TRACT	PERCENT OF UNITS BUILT BEFORE 1940	2009-2013 FORE-CLOSURES	2007-2012 AVERAGE SALES PRICE	SALES RATIO*	2007-2012 TRADITIONAL MORTGAGES	2012-2013 CLF** LOANS
TRACT 8140	47%	9	\$ 12,612	3%	24	0
YOUNGSTOWN CITY	40%	1,096	\$ 23,944	5%	1,292	18

*SALES RATIO = ANNUAL NUMBER OF SINGLE FAMILY SALES RELATIVE TO TOTAL SINGLE FAMILY INVENTORY. HIGHER TURNOVER MAY REFLECT SPECULATION, FLIPPING, OR PANIC SALES, WHILE LOWER TURNOVER REFLECTS LOW DEMAND. (MALLACH 2013)

**CLF LOANS = YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATIONS COMMUNITY LOAN FUND

Tract 8140 is home to the second highest concentration of businesses in the city—292. Its numerous amenities include Tod Field, the Arlington Heights Recreation Center and Park, the Arms Museum, Butler Arts Institute, the Youngstown Public Library Main Branch, St. Elizabeth's Health Center, the YWCA, St. Joseph Elementary School, Youngstown Early College, and 5 buildings on the National Register of Historic Places.

EDUCATION

CENSUS TRACT	2011 NO HIGH SCHOOL DIPLOMA	2011 HIGH SCHOOL DIPLOMA	2011 ASSOCIATE'S OR BACHELOR'S DEGREE	2011 GRADUATE OR PROFESSIONAL DEGREE
TRACT 8140	24%	68%	7%	1%
YOUNGSTOWN CITY	20%	64%	12%	4%

“The neighborhood is good now. We have 30 houses and 29 are filled. There used to be crime, but it has died down to none. I drive up and down, letting homeowners know they have to cut the grass.” -Adrienne, Arlington Heights

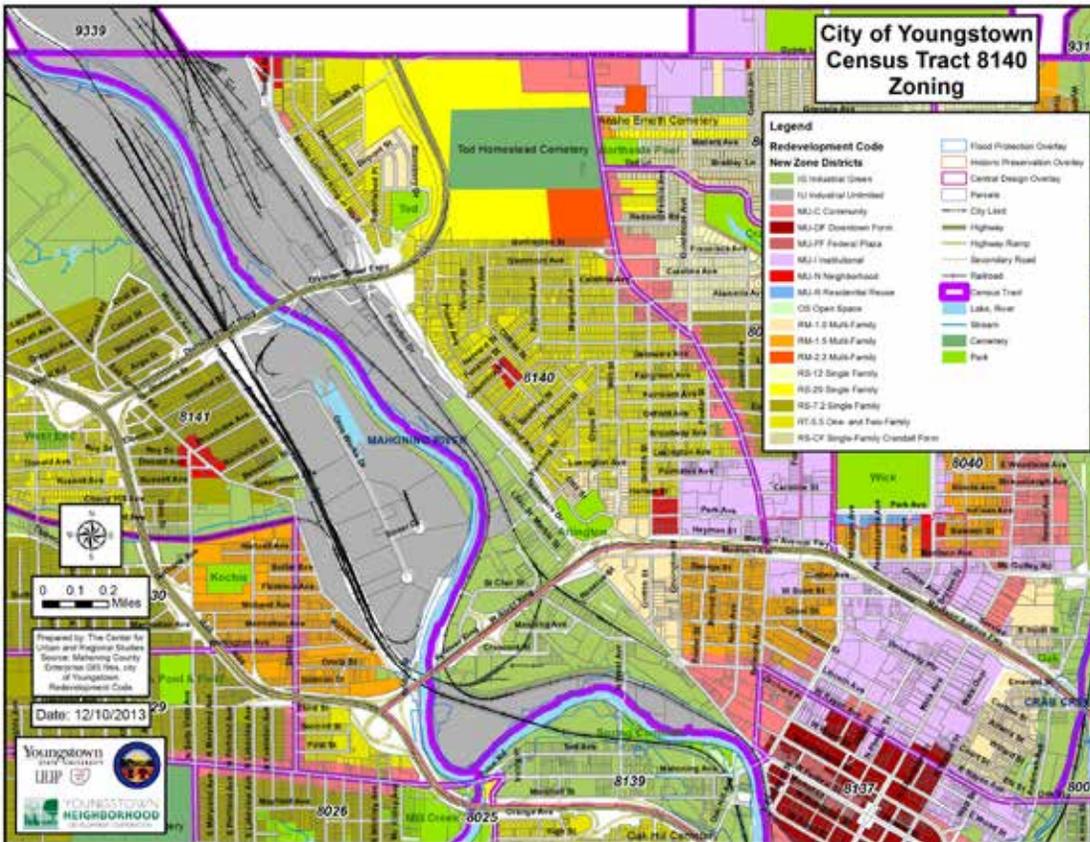


Figure 9.45 - The Mahoning Valley Restaurant, near Youngstown State University.



Figure 9.46 - The Village at Arlington, on the site of the former Westlake Terrace.



Figure 9.47 - Charlie Staples Restaurant on Rayen Avenue.

“ I’m from Youngstown so I don’t feel unsafe. There have been a few robberies on campus and for a student that can be a negative distraction so sometimes the environment for myself and others isn’t always safe. ”

-Jayaira, YSU student

“ I feel safe on campus during the day but not really at night, because it’s not really well lit and Youngstown is a bad area. I heard Ohio Street is the worst street in Youngstown. ”

-Marcus, YSU student



Figure 9.48 - Newly-constructed apartments near Youngstown State University.

“ I can also see the way the walkways are set up it would make sense to see policemen on bikes patrolling, but unfortunately due to the unpredictable NE Ohio weather that’s not always possible. Whenever I see them patrolling it’s always on the main streets, on Lincoln, Wick, One University Plaza, etc. What I would like to see is them patrolling on the actual walkways, in between the buildings and in the parking decks. That’s where most of the students are. That’s where something would most likely happen. That’s where students are most vulnerable to violence, when they least expect it. ”

-Bianca, YSU student

“ I think YSU campus is a beautiful part of Youngstown surprisingly. Always well kept up & safe. Now the neighborhoods around it, not so much. ”

-Courtney, YSU student



Figure 9.49 - Public Art near the McDonough Museum.

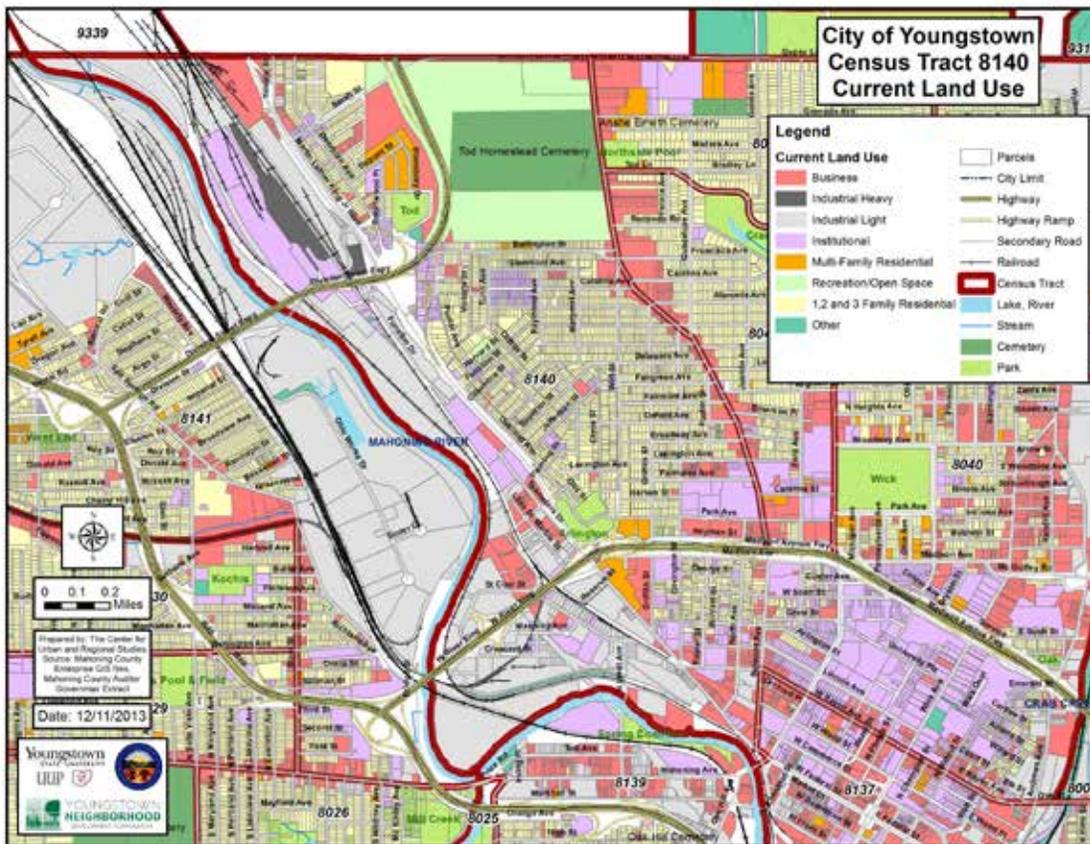


Figure 9.50 - The Black Knights Police Association along Martin Luther King Jr Boulevard.



Figure 9.51 - Commercial structures along Belmont Avenue.

“We have a diverse neighborhood. Our block watch covers a large area. There are quite a few vacant homes. The ones on the west side of Belmont are not repairable, but the ones on the east side of Belmont, at the top of the hill, are beautiful brick homes that should be saved.

Our neighbors are pretty good. We have a couple of drug houses, but those are everywhere. Most of our problems come in from the outside, and we’re still trying to figure out how to deal with them. The worst problems we have are in the 700 blocks of Crandall and Delaware. We’d like to see the businesses come back on Belmont, and we’d like a gas station closer to us, as well as a fire station.”

-Valerie, Brier Hill

Appendix

Data Sources

1990 US Census
2010 US Census
2011 5-year American Community Survey
2012 5-year American Community Survey
City of Youngstown
Mahoning County
United States Postal Service
Federal Financial Institutions Examinations Council

Web sources

Low-to-Moderate Income census tract definitions: <http://www.hud.gov/offices/cpd/systems/census/lowmod/index.cfm>

Home Mortgage Disclosure Act data description: www.ffiec.gov/hmda/history.htm

Youngstown Office on Minority Health Report: <http://www.mih.ohio.gov/Portals/0/Local%20Conversations/Youngstown%20booklet%20Final%20Art%20Lo%20res.pdf>

Mahoning County soil profiles: http://www.dnr.state.oh.us/Portals/12/soils/pdf/survey_pdfs/mahoning.pdf

Section 8 Housing Choice Voucher Program description: http://portal.hud.gov/hudportal/HUD?src=/topics/housing_choice_voucher_program_section_8

Western Reserve Transit Authority routes and services: http://wrtaonline.com/services_fixed_route_schedules.html

Ohio Department of Transportation pavement rating conditions: <http://www.dot.state.oh.us/Divisions/Planning/TechServ/TIM/Pages/PavementConditionRatings.aspx>

US Department of Agriculture food desert definition: <http://americannutritionassociation.org/newsletter/usda-defines-food-deserts>

USPS vacancy data methodology

The following is a description of the methodology used to obtain the USPS vacancy map: All Youngstown property (parcel) records that had 1) a street address number and 2) a street name, were extracted from the Mahoning County Auditor's Governmax Extract. This particular table of property data AND the USPS (ZP4) data were both from October 2013. The following input fields were created and populated: 1) Parcel ID; 2) Location Street Address (Number + Prefix + Name + Suffix); and 3) Location City. Then the following output fields were created: Street Address, City, State, Zip+4, and Vacant. The ZP4 software by Semaphore Corp. was then used to "scrub" the address list. The list, in .dbf format, was selected and the input and output fields designated. All records were then corrected using ZP4. After the operation was completed, the output fields were populated with correct address data for those records that contained a valid address. Any valid and vacant address records were denoted with a "Y" in the "vacant" field. Any valid and occupied address records were denoted with a "N" in the "vacant" field. Any addresses from the original Auditor's file that were not valid addresses were denoted with a blank record in the "vacant" field. Invalid addresses are primarily properties where structures have been demolished, but a location street number and name remain in the Auditor's records. Normally, vacant parcel (no structure) records do not contain a location street number. Next, the revised table was linked back to the Youngstown cadastral layer using the "Parcel ID" field as the link. A map was then generated.

"Natural breaks" or "Jenks" description

Natural breaks classes are based on natural groupings inherent in the data. Class breaks are identified that best group similar values and that maximize the differences between classes. The features are divided into classes whose boundaries are set where there are relatively big differences in the data values. The natural breaks classification system is based on something called the Jenks' Natural Breaks algorithm. (www.arcgis.com)

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