

CORNBURG

NEIGHBORHOOD ACTION PLAN



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

“A city cannot be a successful city without a strong economy, without strong neighborhoods, and without a diverse, productive population with opportunities to improve their lives. The last, after all, was—and should still be—the traditional promise of the city.”

—Alan Mallach

ACTION PLAN PRODUCED MARCH 2017

by the YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION
and the CITY OF YOUNGSTOWN

YNDC PROJECT TEAM

Ian Beniston, Executive Director
John Bralich, Senior GIS Manager, YSU Center for Urban and Regional Studies
Gia Cappabianca, AmeriCorps VISTA
Heather Bielik, Safe Routes to School Coordinator
Tom Hetrick, Neighborhood Planner

CITY OF YOUNGSTOWN PROJECT TEAM

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



St. Christine's Church on Canfield Rd. in Cornersburg

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A home rehabilitated by YNDC on S. Wendover Circle through a partnership with the Mahoning County Land Bank.

SECTION I. INTRODUCTION

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

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



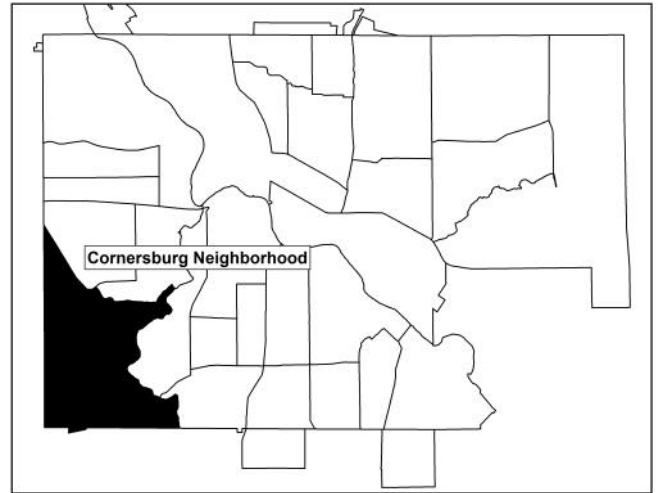
Post-war homes in the Cornersburg Neighborhood

YNDC is forging collaboration between the City of Youngstown, the Mahoning County Land Bank, residents, and other West Side stakeholders to complete strategic neighborhood stabilization activities in this area. The following document is an action-driven plan that proposes a clear, property-specific strategy for the Cornersburg neighborhood. YNDC and the City of Youngstown's Community Planning and Economic Development Department will take the lead in preparing, administering, reporting and monitoring the Neighborhood Action Plan.

BOUNDARIES AND HISTORY

The Cornersburg neighborhood was largely developed following World War II to fill the need for veterans housing. Named after the major arterials that border it, Kirk Rd. and Meridian Rd., and with local streets named after WW II military engagements, this middle class neighborhood remains one of Youngstown's strongest. Initially settled along Bears Den Rd. because of the proximity to Mill Creek and the park, residential development hesitated to take hold in the area until after the coal mines ceased operations.

The coal mining past still occasionally causes problems with shaft cave-ins, but this neighborhood has become among the most desirable in the City. The City's only market rate housing development in recent memory, Castle Court, was constructed off of Canfield Rd. in the late 1990s. The subdivision sold out, a testament to the vibrancy of the Cornersburg area.



Cornersburg is comprised of diverse areas, including the Old Furnace District bordered on three sides by Mill Creek MetroParks, and the neighborhood just west of Lake Newport with architecturally unique homes built from the 1920s-1940s and a streetscape with ornamental lamps. Many neighborhoods in Cornersburg have excellent access to Mill Creek MetroParks. Cornersburg also contains one of the city's few retail clusters offering a variety of neighborhood services.



Zion Lutheran Church, located on Canfield Rd.

DEMOGRAPHICS AND AMENITIES

Cornersburg has a stable housing market, in comparison with the City of Youngstown as a whole. Housing market conditions are strongest near Mill Creek Park and still functional on blocks off of Canfield Rd.

Between 1990 and 2015 owner occupancy decreased slightly **from 77% to 69%**, yet remains higher than the city's rate of 58%. Homeownership rates of single-family homes are among the highest in the city, but rates for the entire neighborhood appear lower because of the presence of the Brandywine apartment complex, which contains 556 one- and two-bedroom rental units.

The average home sale price is \$58,789—significantly higher than the city average. This area of the city has a higher percentage of White residents (90%) than the city as a whole. The poverty rate is 4%, significantly less than the city rate.



A post-war Cape Cod in the Cornersburg neighborhood.

Many Cornersburg streets are curvilinear and adjacent to or near Mill Creek Park. Neighborhood amenities include Scholl Recreation Area and Kirkmere playground, access to kayaking and trails at Lake Newport, and multiple strong churches, such as St. Christine's and Zion Lutheran.

Cornersburg Neighborhood Demographic Summary

	POPULATION (2015)	POPULATION LOSS (1990- 2015)	AVERAGE HOME SALE PRICE (2010- 2012)	PERCENT OWNER OCCUPIED (2015)	VACANCY RATE (1990)	VACANCY RATE (2015)
CORNERSBURG	5,889	-18%	\$53,777	69%	2%	9%
YOUNGSTOWN	65,573	-31%	\$22,055	56%	9%	20%

SOURCE: United States Census and American Community Survey Data

CORNERBURG NEIGHBORHOOD DEMOGRAPHIC COMPARISONS	CORNERBURG	YOUNGSTOWN	MAHONING COUNTY
TOTAL POPULATION (2015)	5,889	65,573	234,550
RACIAL/ETHNIC DEMOGRAPHICS (2015)			
AFRICAN AMERICAN	7%	45%	15%
WHITE	90%	49%	80%
HISPANIC	4%	10%	5%
TOTAL PERSONS BELOW POVERTY (2015)	10%	38%	18%
MEDIAN HOUSEHOLD INCOME (2015)	\$41,178	\$24,133	\$41,375
UNEMPLOYMENT (2015)	6%	18%	10%
HOUSING VACANCY RATE (2015)	9%	20%	12%
HOUSING UNITS BUILT BEFORE 1939	3%	40%	22%
OWNER OCCUPIED HOUSING UNITS (2015)	69%	56%	68%
RESIDENTS WITHOUT A HIGH SCHOOL DIPLOMA (2015)	9%	18%	11%
RESIDENTS WITH AN ASSOCIATE'S AND/OR BACHELOR'S DEGREE (2015)	19%	14%	21%
RESIDENTS WITH A GRADUATE OR PROFESSIONAL DEGREE (2015)	14%	4%	8%
SOURCE: United States Census and American Community Survey Data			



Cornersburg has the newest housing stock in the City.

CORNERBURG NEIGHBORHOOD PUBLIC ENGAGEMENT



A Public Meeting held at New Covenant Worship Center on March 6, 2014, for Cornersburg residents to express their thoughts on priorities for the neighborhood

On March 6, 2014, the New Covenant Worship Center hosted YNDC and officials from the City for a citywide planning meeting for residents of the Cornersburg neighborhood.

Assets and priorities in the neighborhoods were established, discussed, and recorded on comment cards. In general, residents considered housing and property issues, infrastructure concerns, and neighborhood safety to be primary issues. Residents were also asked to tell the YNDC planning team “one thing we need to know” about the neighborhood. Responses were recorded on comment cards and this activity was purposely left open-ended to gain a rich variety of feedback. Some of the responses are shown below.

“we need to improve police presence.”

“enforce laws already on books - correct dysfunctional council”

“attention to crime is a priority & demolition of vacant homes”

“why homes are falling apart on north side of Mahoning?”

“houses with high grass - houses need fixed - empty houses and trash around”

“leaf removal - remove trees - cut grass”

“code enforcement to improve quality of landlords and homes decent for renters”

“we have a very nice neighborhood with a few houses that are unhealthy and have been condemned. Please tear them down. These few houses are an eyesore, unhealthy, and lower property values”

“large truck street parking”

“home & lawn maintenance - trim trees”

“please fix sewer pipes in neighborhood :) instead of adding cement to fill holes”

*“water & sewer rates are outrageous *some of the highest in the country*”*

“more meetings to help neighborhood”

“we need to market to young people”

“just a great neighborhood”

“use “ad council” advertising to education citizens of laws communicate w/ block watch so you can trouble shoot areas”

“the stable neighborhoods are older residents and there needs to be a plan to transition the neighborhoods to remain stable”

“a way to make mill creek park a unifier instead of a divider?”

“community programs needed in ALL areas of the city”

“neighbor's should check on elderly - please help - no one knows what the beacon light is for - asked mailman - more repair man fire and policemen”

NEIGHBORHOOD PRIORITIES

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

1. Housing and Property Issues

Litter, illegal dumping, code violations, vacant homes, unmaintained vacant lots, and abandonment.

2. Infrastructure Repair and Maintenance

Repairing and maintaining existing infrastructure, including streets, sidewalks, and street lights.

3. Crime and Safety Concerns

Addressing crime hot spots, including vacant and occupied homes within the neighborhoods where criminal activity is threatening the health and safety of neighborhoods.

4. Encouraging Economic Development

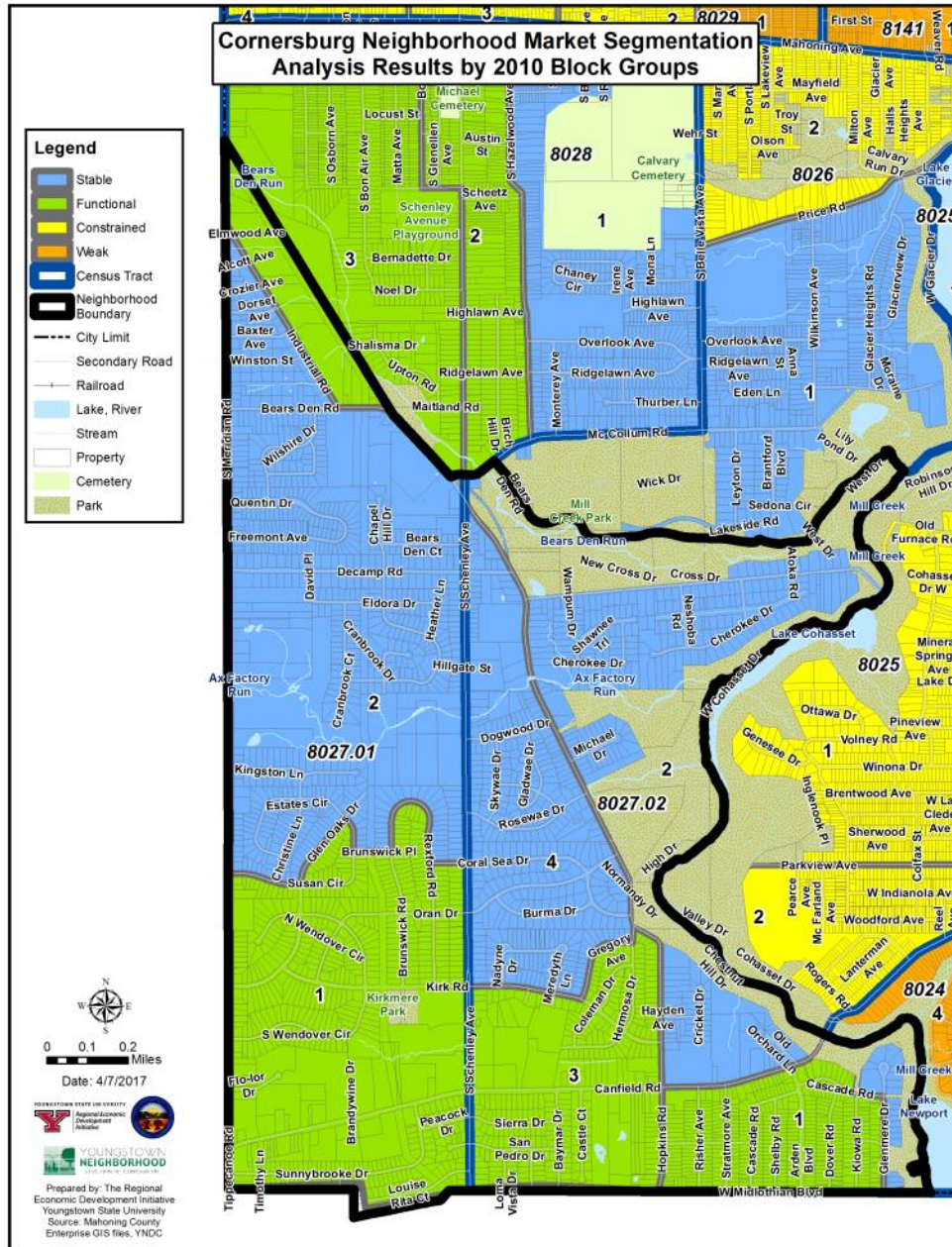
Encouraging more businesses to locate to the Canfield Rd. corridor and making the corridor more walkable and attractive for customers.



A blighted, vacant structure on Arden Blvd. has a detrimental effect on surrounding properties

HOUSING MARKET SEGMENTATION ANALYSIS

The Cornersburg neighborhood housing market shows two levels of health. Streets adjacent to or near Mill Creek Park have the most stable housing markets in the city. Blocks along Canfield Rd. have a functional housing market. A market segmentation analysis of all neighborhoods in the city was conducted by YNDC and the City of Youngstown in 2014 using U.S. Census and other relevant housing data. A detailed account of the market conditions throughout the city and the process for completing the analysis is included in the citywide *Neighborhood Conditions Report*.



The map above identifies the varying market conditions in the Cornersburg neighborhood of Youngstown by U.S. Census block groups, which is the smallest area for which housing market data is collected and analyzed. A detailed description of the varying market categories is provided on the following page.

Neighborhoods were categorized based on varying conditions because a different strategy is required to address areas with varying market conditions. For example, in *constrained* neighborhoods, the priority is to pursue an aggressive demolition strategy to remove blighted, abandoned homes on otherwise stable blocks; and apply code-enforcement on properties in disrepair. More information on the current conditions and strategies is provided in the plan on the following page.

Market Segmentation Categories:

An explanation of the varying categories of market conditions from the market segmentation analysis of the City of Youngstown are as follows:

Stable market block groups have the strongest indicators of any neighborhoods in the city, though they may or may not be considered strong by national standards. In general, they are represented by relatively few vacancies and high median sales prices. Homeownership rates are significantly higher than the citywide average and poverty rates, crime rates, and population loss are low. Home transfers involve traditional mortgages in nearly 50% of cases, compared to only 1 out of 10 in Youngstown as a whole. **There are “stable market” block groups in the Cornersburg neighborhood, adjacent to and near Mill Creek Park.**

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

Constrained market block groups are those in which market activity continues to take place, and houses generally sell fairly readily as they come on the market. However, one or more variables suggest that significant deterioration in market conditions is taking place, including extremely low sales prices—which is likely to reflect a market dominated by speculative investors—significantly more rapid erosion of home ownership than in the functioning market tracts, and significantly higher vacancy rates. Given their still relatively high housing quality, some or all of these areas may be appropriate targets for stabilization efforts. (Mallach, 2013) **There are no “constrained market” block groups in the Cornersburg neighborhood.**

Weak market block groups are those in which most variables suggest market weakness, particularly significantly slower turnover rates than in the two preceding clusters, yet at least one and in some cases more variables point to the continued presence of some level of market activity or neighborhood stability; for example, a tract may have sluggish sales and very low house prices, but may also have relatively low vacancy or foreclosure rates, or a high and relatively stable homeownership rate. Depending on the particular features of the individual census tracts in this cluster, some may be appropriate targets in whole or part for stabilization efforts. (Mallach, 2013) **There are no “weak market” block groups in the Cornersburg neighborhood.**

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

SECTION II. FIVE-YEAR PERFORMANCE BENCHMARKS

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

Proposed Property Five-Year Benchmarks

- 40 properties are brought into compliance.
- 3 severely blighted structures are demolished.
- 5 vacant and formerly blighted properties are boarded and cleaned up.
- All unmaintained vacant lots are mowed with a higher frequency using a strategic method. Outreach is conducted where viable to identify adjacent homeowners to take over lots.
- 20 housing units are rehabilitated through collaborative methods.

Proposed Infrastructure Five-Year Benchmarks

- Distressed sidewalks are cleaned up, replaced, or edges ground.

Proposed Crime and Safety Five-Year Benchmarks

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

Community Building Benchmarks

- Work to establish a Cornersburg Neighborhood Association to build capacity in the area.
- Complete 3 resident and/or business-driven neighborhood improvement projects.
- Conduct a collaborative meeting of neighborhood businesses along Canfield Rd.
- Engage neighborhood anchors such as churches.

Economic Development Benchmarks

- Target city incentive programs to retail on Canfield Rd., including marketing resources and training for small business owners.
- Improve at least two existing business façades with a grant or loan from the City of Youngstown; target plaza at corner of Canfield Rd. and Bears Den Rd.
- Create or retain 5 jobs.
- Create an online database of available commercial space to market opportunity sites.
- Install one streetscape improvement project, such as banners, landscaping planters, or wayfinding signage.
- Conduct a detailed market analysis of the Cornersburg business district focusing on retail, dining, and entertainment in order to develop an attraction strategy for new businesses to fill existing gaps
- Work with property owners to identify entrepreneurs to fill vacant retail spaces

Neighborhood Revitalization Outcomes

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

Outcome 1: Improve housing market conditions by decreasing the number of blighted properties in the neighborhood by 30% and increasing home sales prices by 10%. Blighted properties are vacant or occupied homes with significant exterior code violations.

- Baselines: 39 blighted residential properties (achieving a 30% reduction would be reducing the number of blighted properties by 12; \$53,777—average home sale price (achieving a 10% increase would be increasing average home sale price to \$59,155).

Outcome 2: Improve basic public infrastructure by reporting all unlit street lights on a regular basis, resurfacing the most critical streets in the neighborhood, and cleaning up and replacing sidewalks through a collaborative partnership between residents and the city

- Baselines: 4 missing street lights; 5.8 miles of road in fair and 0.23 miles of poor condition road

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

- Baseline: 403 reported crimes between 2014-2016 (achieving a 30% reduction would be 282 reported crimes)

Outcome 4: Improve capacity of neighborhood groups and institutions to collaborate with the City and YNDC on 3 neighborhood improvement projects.

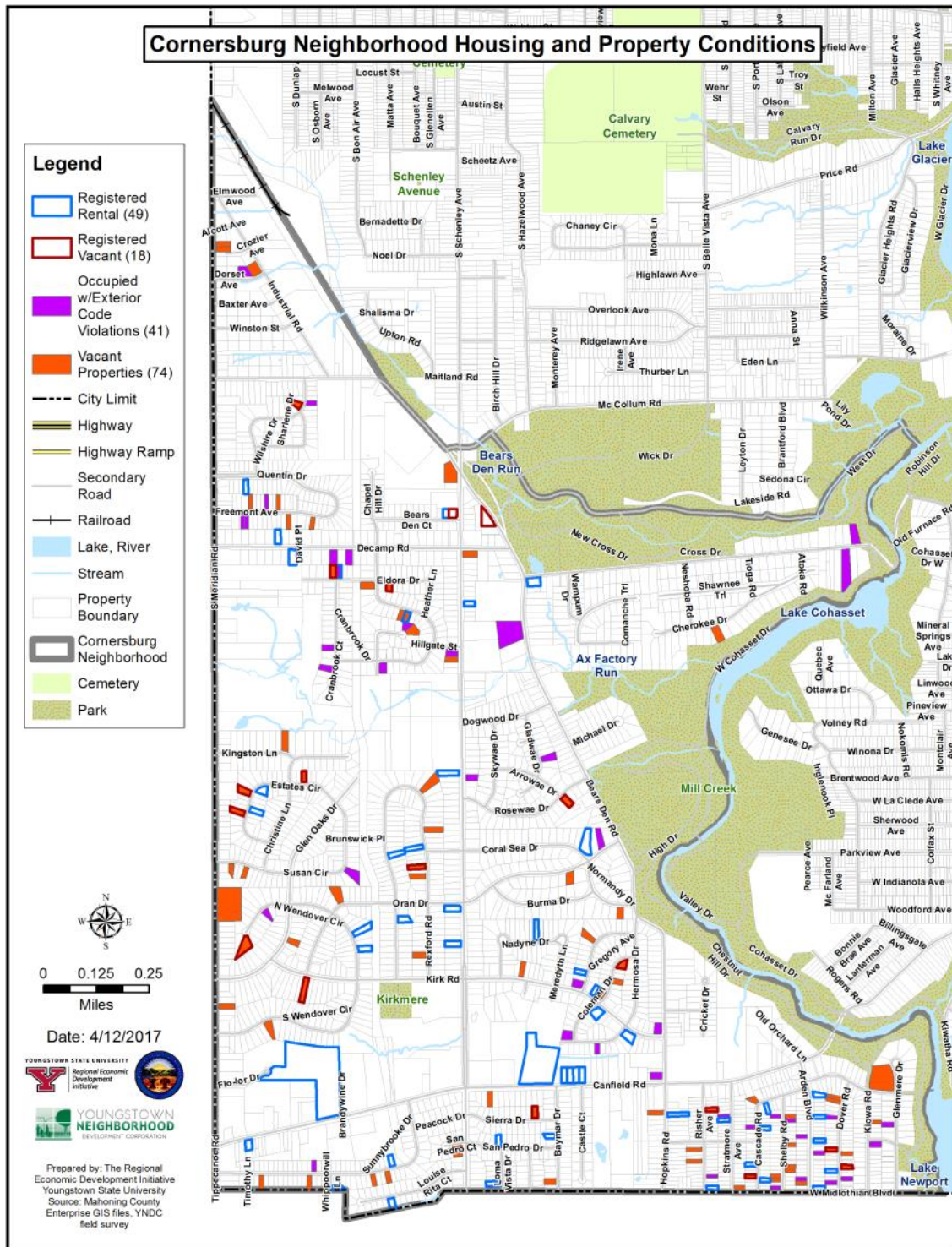
- Baseline: Number of large-scale collaborative, neighborhood improvement projects (currently there are none)

Outcome 5: Improve economic development by providing assistance to 2 businesses and/or entrepreneurs.

- Baseline: Number of Canfield Rd. and Meridian Rd. businesses and/or neighborhood entrepreneurs receiving assistance (currently there are none).

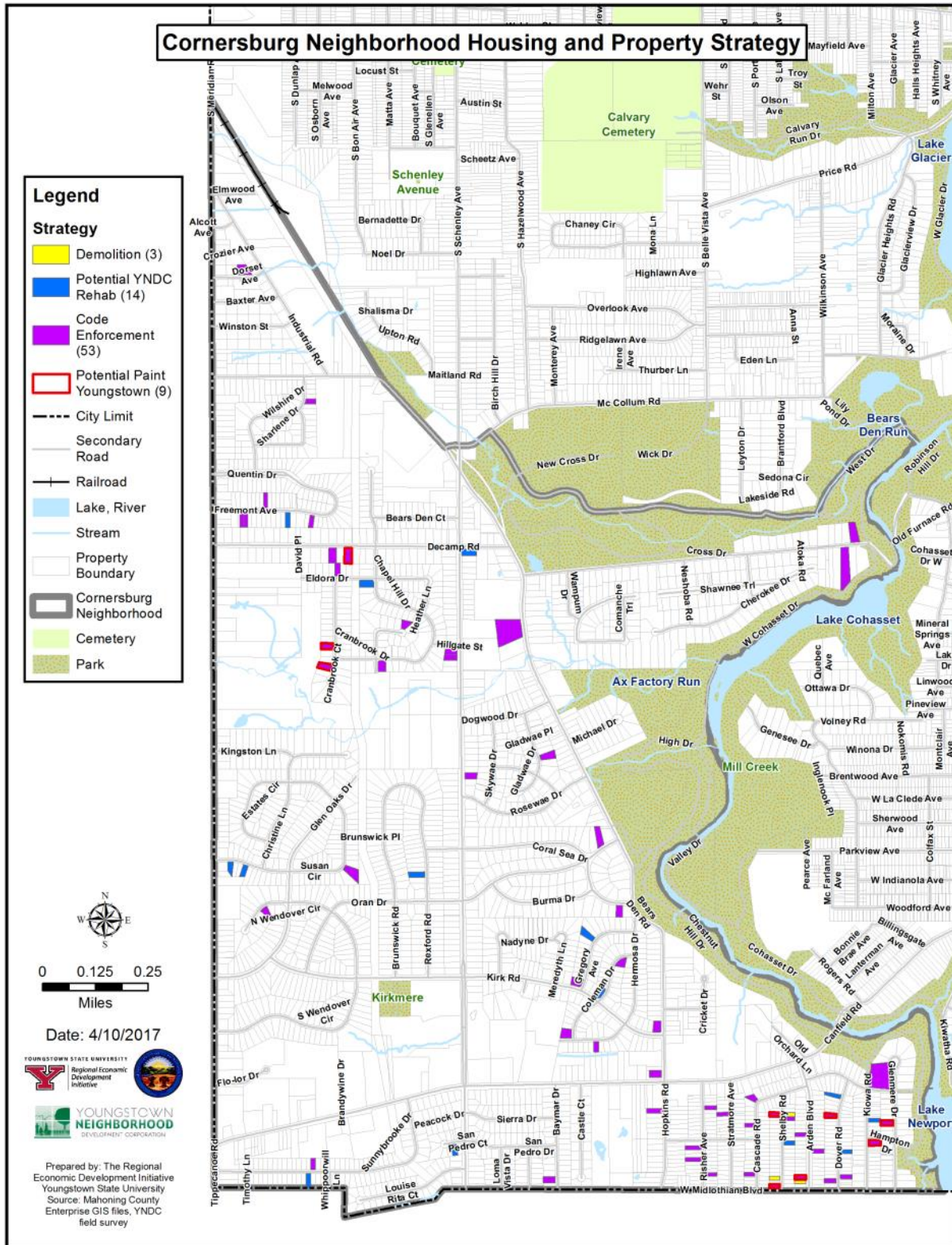
SECTION III. HOUSING AND PROPERTY ISSUES

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



This data was collected from field surveys conducted during 2017 by YNDC, tracking exterior code violations, property vacancy, and vacant lot maintenance. Vacancy was determined by a number of factors, such as broken windows/doors or a non-active electric meter. There are 40 occupied properties with exterior code violations, and 74 properties that are vacant.

HOUSING AND PROPERTY STRATEGY



The map above identifies a strategy for every vacant home and occupied structure with exterior code violations in order to stabilize the neighborhood's housing market and improve quality of life for residents. The strategy of each property is determined by a field survey conducted by YNDC and property research examining ownership, tax status, and other related issues. This information was evaluated carefully to determine appropriate use of the strategies as described on the following two pages.

Core Strategies

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

1) Demolition: Properties that are vacant and severely deteriorated are recommended in the plan for demolition by the Mahoning County Land Bank using Neighborhood Improvement Program (NIP) funds. The Land Bank typically acquires these properties, if they are certified tax delinquent, through a tax foreclosure process. This strategy is assigned to severely deteriorated, tax delinquent, abandoned properties that have already been identified and prioritized by the Mahoning County Land Bank for demolition. The advantage to this method of demolition is that the Land Bank will take ownership of the land and will landscape the properties after demolition, marking them easily accessible for adjacent property owners to acquire and maintain.

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

3) Code Enforcement: This strategy seeks to have the home repaired through aggressive code enforcement by the City of Youngstown. Inspectors can issue warnings, administrative penalties, and can send the owner of homes in violation of the City's property code to either a Housing Appeals Board or to a prosecutor hearing, depending upon the severity of the violations and the financial circumstances of the owner. This is especially critical for occupied structures with violations, and key vacant structures of significance to the fabric of the neighborhood that should be salvaged rather than demolished. If an owner is unresponsive to the City's code enforcement efforts, several tools may be used to achieve compliance. These include Spot Blight eminent domain, tax foreclosure, and receivership.

4) Potential Paint Youngstown Candidate: Owner-occupied properties with exterior code violations may qualify for YNDC's Paint Youngstown Limited Repair or Owner-Occupied Rehabilitation programs. These programs assist qualified owner-occupants living in target areas to make critical repairs to their homes at no cost. All occupied properties with exterior code violations where the owner's address is the same as the address of the property (and not a business name), have been identified as potential addresses to conduct outreach for this program over the next 5 years.



2136 GREGORY: BEFORE REHABILITATION



2136 GREGORY: AFTER REHABILITATION

Neighborhood-wide Strategies

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

- 1. Market-building Activity:** Improving street and sidewalk conditions, enhancing existing commercial facades, and cleaning up blighted property will help build neighborhood identity and market the neighborhood to potential residents. The Live Youngstown program, a partnership between the City of Youngstown and YNDC, will catalyze the renovation and purchase of a larger volume of vacant homes, thereby returning vacant homes to productive and taxpaying use as market-rate, market-ready products.
- 2. Encouraging Homeownership:** As properties become available, they should be marketed to owner-occupants in order to strengthen the housing market of the Cornersburg neighborhood. The Live Youngstown program will increase homeownership through returning vacant homes to productive and taxpaying use as market-rate, market-ready products, increasing homeownership, population, and tax base in the city.
- 3. Engaging Neighborhood Anchors:** The Cornersburg neighborhood includes such community anchors as Zion Lutheran Church, St. Christine's, New Covenant Worship Center, Christ Church Presbyterian, St. Georges Byzantine Catholic Church, Mill Creek MetroParks, and Brandywine Apartments, Normandy Apartments, and the Maronite Center. These anchors may provide strong partnership or funding opportunities for community projects.
- 4. Community Buildings:** The Cornersburg neighborhood groups may take on such projects as a street clean up or vacant property board-up/clean up. These activities strengthen ties within the community and leverage the collective neighborhood resources.
- 5. Engaging the Business Community:** The Cornersburg neighborhood contains a number of locally-owned and national chain stores. The City of Youngstown's Economic Development Department should hold a meeting of business owners to discuss needs and concerns. These businesses should be targeted for economic development.
- 6. Economic Development:** The City's incentive programs should be targeted to owners along Canfield Rd. In particular, facades should be improved and loans provided to new and existing businesses.



1543 CANFIELD: BEFORE REHABILITATION



1543 CANFIELD: AFTER REHABILITATION



3636 GLENMERE: BEFORE REHABILITATION



3636 GLENMERE: AFTER REHABILITATION

TOP 27 PRIORITY PROPERTIES: CORNERSBURG NEIGHBORHOOD

Through field research, 27 houses with code violations were identified as priority properties. Some vacant and some occupied, these houses were selected based on severity of deterioration; concern for health and safety of occupants or neighboring residents; stabilization in an area where one blighted or at-risk house is threatening an otherwise stable area; or further stabilizing an area where existing reinvestment has been taking place.

The list is broken down into two sections: Priority Properties for Demolition, and Priority Properties for Code Enforcement. Both lists are in alphabetical order and not prioritized by rank. Photos on this page demonstrate examples of some of the Top 27 Priority Properties.



2100 S SCHELNEY: CODE ENFORCEMENT



3465 SHELBY: REHABILITATION



3424 CASCADE: CODE ENFORCEMENT



3235 SUNNYBROOKE: REHABILITATION



2117 COLEMAN: CODE ENFORCEMENT

PRIORITY PROPERTIES: CODE ENFORCEMENT

The following 9 properties have been identified as priorities for code enforcement. The condition of these properties was evaluated using the neighborhood property survey. Some are occupied homeowner or rental properties in poor condition, some are vacant with issues but can likely be salvaged and rehabilitated.

Address	Description of Condition
3209 QUENTIN	Exterior wall damage; trash and debris
2117 COLEMAN	Roof damage; exterior wall damage
3429 RISHER	Exterior wall damage; trash and debris; overgrown vegetation
3424 CASCADE	Exterior wall damage
3608 RISHER	Exterior wall damage; porch damage; trash and debris
3326 DORSET	Trash and debris; multiple vehicles
592 INDUSTRIAL	Exterior wall damage; trash and debris; overgrown vegetation
3356 FREEMONT	Exterior wall damage; porch damage; trash and debris
2100 S SCHENLEY	Exterior wall damage; overgrown vegetation

PRIORITY PROPERTIES: DEMOLITION

The following 3 houses have been identified as priorities for demolition, based on data collected through a YNDC property survey. These properties have been evaluated by the Mahoning County Land Bank for foreclosure, acquisition and demolition.

Address	Description of Condition
3642 ARDEN	Roof and gutter damage; trash and debris
3634 SHELBY	Roof and gutter damage; hoarded; feces in house
3437 SHELBY	Roof and gutter damage; overgrown vegetation

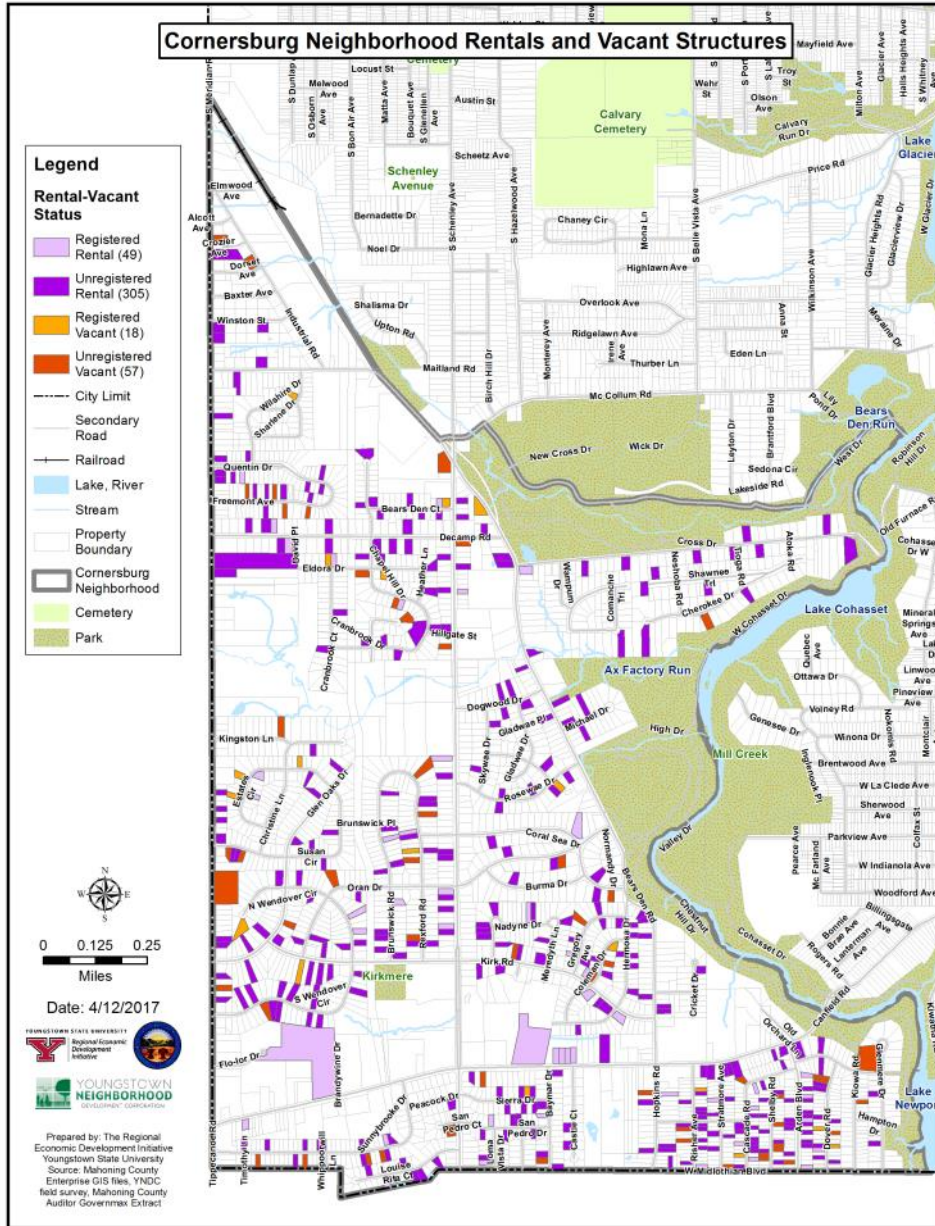
PRIORITY PROPERTIES: REHABILITATION

The following 14 houses have been identified as priorities for rehabilitation, based on data collected through a YNDC property survey.

Address	Description of Condition
3311 FREEMONT	Garage in disrepair
1902 CHAPEL HILL	Roof damage
3557 SUSAN	No violations
3475 SUSAN	Trash and debris; roof damage; peeling paint; broken windows
2760 REXFORD	No violations
2821 SAN PEDRO	No violations
3235 SUNNYBROOKE	Trash and debris; garage; roof
3465 SHELBY	Exterior wall damage; overgrown vegetation
3539 KIOWA	Porch damage
3619 DOVER	Garage in disrepair
3514 DOVER	No violations
1803 S SCHENLEY	No violations
2144 GREGORY	Trash and debris; roof; peeling paint
2202 KIRK	Overgrown vegetation

RENTAL AND VACANT REGISTRATION

The following map identifies all registered rental and vacant properties within the neighborhood, with all the properties which are NOT registered but likely need to be registered identified as “Unregistered Vacant” or “Unregistered Rental.” Current registration data was obtained from the City of Youngstown Department of Property Registration and current ownership information was retrieved from the Mahoning County Auditor. Vacancy data was determined from a detailed property survey conducted by YNDC for the entire neighborhood.



All residential properties that are occupied and being rented must be registered with City of Youngstown. In total, there are 49 registered rental property within the neighborhood and an additional 305 occupied houses that are likely rental properties which are unregistered. **“Unregistered Rental”** properties are properties that were either registered in the past two years but their registration is lapsed, or properties where the owner’s address is different from the address of the property, indicating that it is unlikely that the owner resides at the home. All properties that are not presently occupied and not actively being rented must be registered with the City of Youngstown as vacant. There are 18 registered vacant properties within the neighborhood, with an additional 57 **“Unregistered Vacant”** properties. These are properties that identified as vacant in the property survey conducted for the Neighborhood Action Plan where the owner has not registered the property with the City of Youngstown.

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

SECTION IV. INFRASTRUCTURE REPAIR AND MAINTENANCE

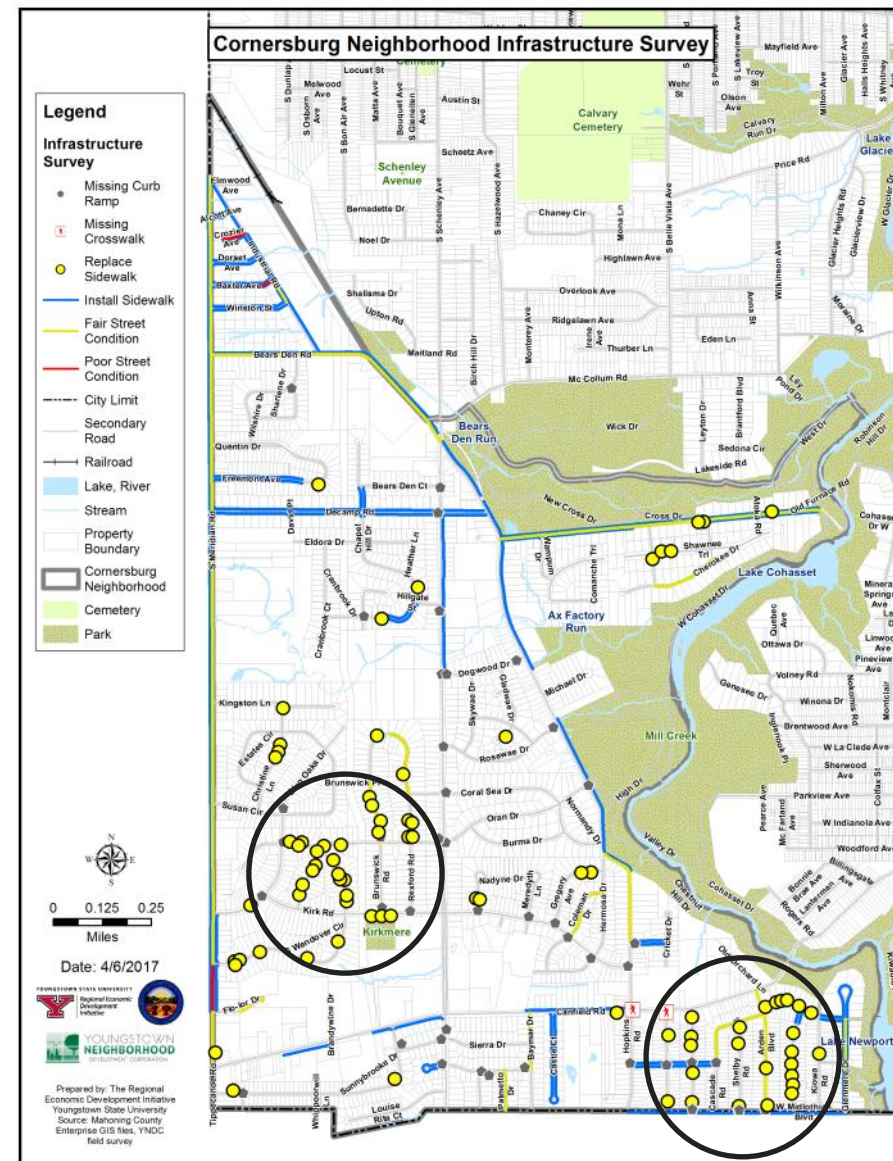
A detailed survey was conducted by YNDC to identify all roads, sidewalks, and other basic infrastructure and facilities issues that require attention throughout the neighborhood. The following map identifies the basic infrastructure issues that need to be addressed.

There are a number of sidewalk issues throughout the neighborhood. Yellow circles identify sections of sidewalk that are either severely lifted up or severely cracked and need to be replaced. Grey pentagons show locations where curb ramps need to be installed. A pedestrian sign marks locations where a crosswalk needs to be installed.

Street conditions are also identified. Sections of street in red are in “poor” condition, with many potholes and uneven patches. Sections in yellow are in “fair” condition and have some patching and minor potholes. Sections of road that are not highlighted are generally in “good” condition. Two clusters where infrastructure issues are concentrated are identified in the survey and are circled on the map.

Infrastructure Strategy Recommendations:

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



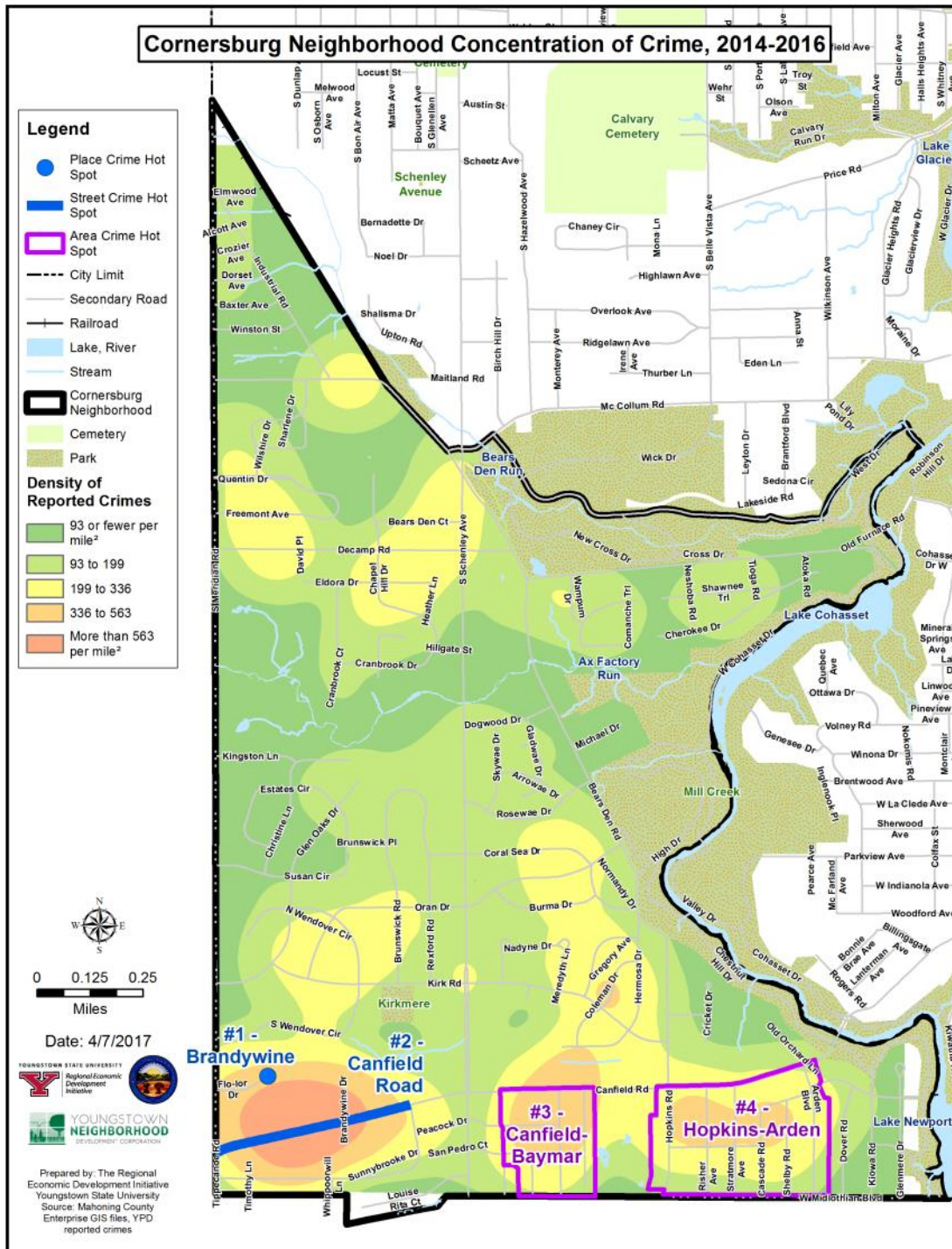
2) Sidewalk replacement should be focused in the areas that connect residences to neighborhood assets and transit stops. Sections of deteriorated sidewalk should be replaced as funding is available to connect residents to Canfield Rd. and Mill Creek Park.

3) An annual survey of all street lights which are out should be conducted and the results reported and tracked until addressed by Ohio Edison. Outages can be reported easily to Ohio Edison through the First Energy website. First Energy provides a work order number for tracking progress on light replacements. The URL for the online Report Lighting Problem system is:
https://www.firstenergycorp.com/service_requests/report-lighting-problem.html.

4) Sidewalk slabs that are intact but have raised two inches or less should have the edges ground down. Sidewalk slabs are often raised by tree roots, causing tripping hazards for pedestrians. Edges can be ground down using a grinder, which is significantly cheaper than replacing sidewalks.

SECTION V. NEIGHBORHOOD CRIME AND SAFETY

This heat map below illustrates “hot spots” or areas where there has been the most crime reported to the Youngstown Police Department. These are the locations of incidents at which YPD officers have filed reports. Data collected includes all reported Part 1 crimes at properties in the neighborhood between 2014 and 2016. Part 1 crimes include four violent crimes—murder, rape, robbery, and aggravated assault—and four property crimes—burglary, theft, motor vehicle theft, and arson. In this analysis, crimes are weighted by severity. For example, a murder is weighted four times higher than a theft. Concentrations of crime are called “hot spots.” Three hot spots were identified in the Cornersburg neighborhood, as shown in the map below. The table on the following page identifies the types of crime occurring in each hot spot, as well as strategies for addressing issues at each. Concentrations of crime on the map below are relative to overall crime rates within the neighborhood. The map on the following page shows levels of crime in Cornersburg in relation to the rest of the city of Youngstown.

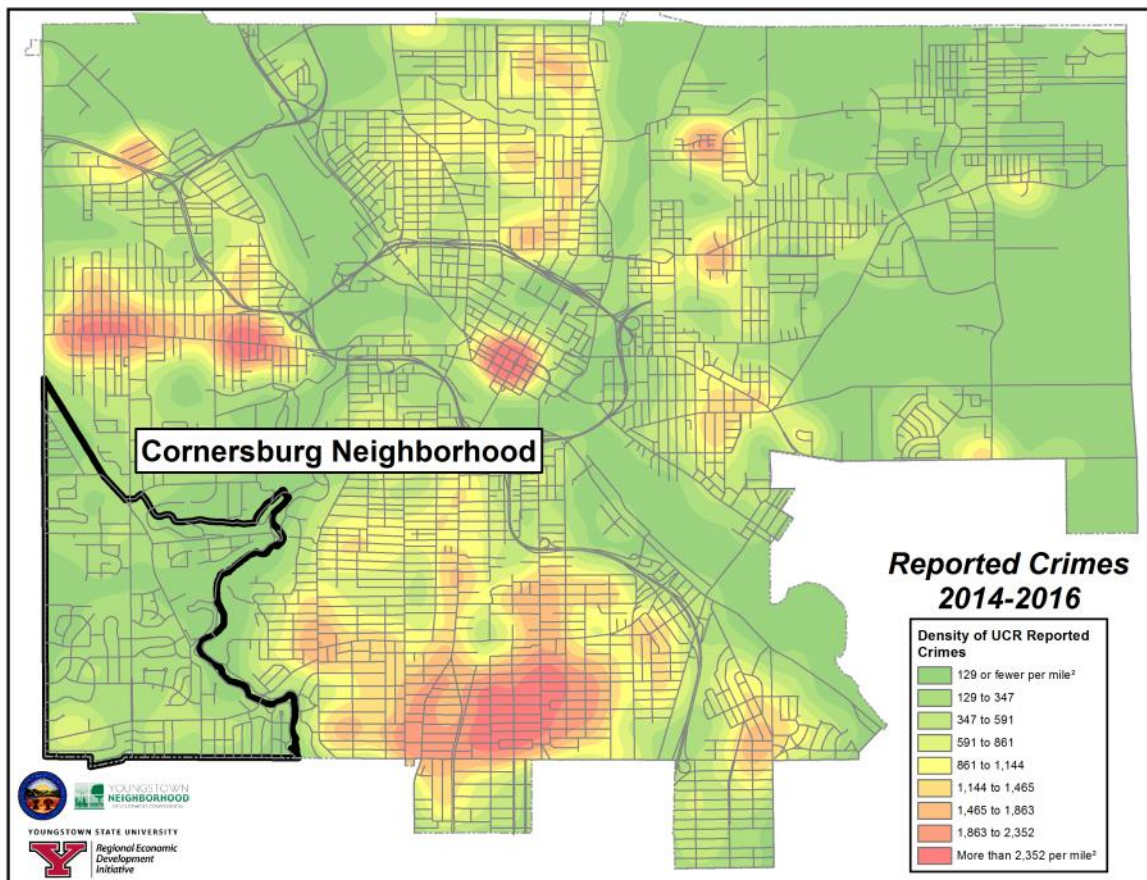


CORNERBURG CRIME HOTSPOTS

The following table identifies the three primary hotspots in the Cornersburg neighborhood and recommends strategies for addressing issues at each.

Hotspot	Location	Types of Crimes	Strategy
1	Brandywine Apartments	Thefts	Increase contact between YPD and apartment managers, offer professional training regarding place management, improve screening of perspective tenants, analyze crime reports to identify patterns or repeat offenders
2	Canfield Rd. - Cornersburg	Thefts	Increased police presence and patrol during peak times for criminal activity, increase contact between YPD and business owners, identify repeat offenders
3	Canfield Rd - Baymar Dr.	Thefts	Create block watch to maintain eyes on the street and discuss how to prevent theft and burglary
4	Hopkins Rd. - Arden Blvd.	Burglaries, thefts	Neighborhood organizing, creation of block watch to maintain eyes on the street and discuss how to prevent theft and burglary, monitoring of ex-offenders in neighborhood, improve lighting, aggressively enforce rental property registration, regularly monitor vacant properties

The map below shows the level of crime in the Cornersburg neighborhood compared to the city of Youngstown as a whole. Cornersburg has the lowest crime rates in the city.



SECTION VI. ECONOMIC DEVELOPMENT

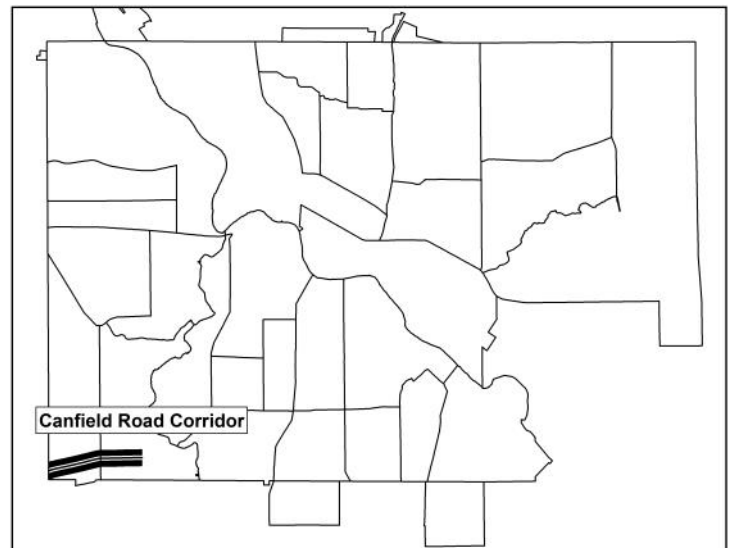
Canfield Rd. is the primary commercial area for the Cornersburg neighborhood. This area includes a grocery store, restaurants, a post office, gas stations, banks, pharmacies, and other small shops, serving the Cornersburg neighborhood as well as portions of Boardman, Canfield, and Austintown Townships.

The Cornersburg area, including portions of adjacent townships, had a population of 24,541 in 2015, with a median household income of \$48,728 per year, which is more than double that of the City of Youngstown.

Cornersburg Demographic Summary					
CENSUS TRACT	LOCATION	POPULATION (2015)	MEDIAN HOUSE-HOLD INCOME (2015)	NUMBER OF HOUSEHOLDS (2015)	TOTAL HOUSEHOLD INCOME (2015)
8027.01	Youngstown	3,059	\$35,250	1,654	\$58,303,500
8027.02	Youngstown	2,830	\$47,105	1,305	\$61,472,025
8115	Boardman	5,561	\$59,871	2,485	\$148,779,435
8123.02	Austintown	6,125	\$45,712	2,762	\$126,256,544
8126.02	Austintown	5,142	\$46,250	2,227	\$102,998,750
8121 (Block Group 2)	Canfield	1,824	\$61,016	860	\$52,473,760
CORNERSBURG		24,541	\$48,728	11,293	\$550,284,014

SOURCE: American Community Survey Data (2015)

Cornersburg Traffic Counts		
ROAD SEGMENT	LOCATION	DAILY TRAFFIC COUNT
Canfield Rd. (US 62)	Intersection of S. Schenley Ave.	8,770
S. Meridian Rd.	Intersection of Kirk Rd.	13,247



The Cornersburg business district includes a variety of small businesses, both national chains and locally-owned.

CORNBURG EXPENDITURES

Households in Cornersburg expend an estimated \$38,698,320 per year on food purchases, not including dine-in, carry-out, or fast food restaurants, \$25,388,387 per year on dining out, \$14,247,874 per year on apparel and related services, \$24,491,285 per year on entertainment, and \$4,147,056 per year on alcohol. These estimates, based on American Community Survey and Consumer Expenditure Survey data from 2015, show that considerable market demand exists for increased restaurant, bar, and entertainment options in Cornersburg. The table below includes demographic and consumer spending data for six census tracts within a mile of the Cornersburg Plaza. In order to calculate total annual food expenditures, the number of households in each census tract was multiplied by the average food expenditures per household, based on the median household income in the census tract. As household income increases, food, apparel, entertainment, and alcohol expenditures increase as well.

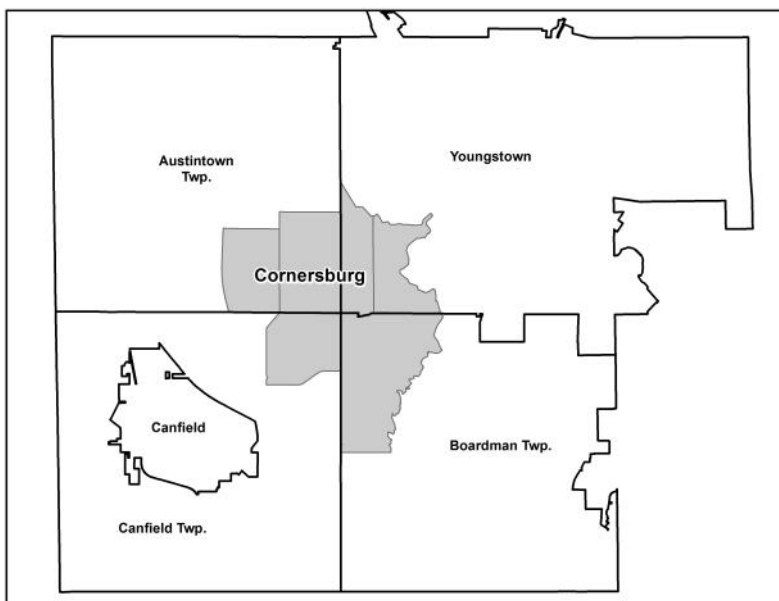
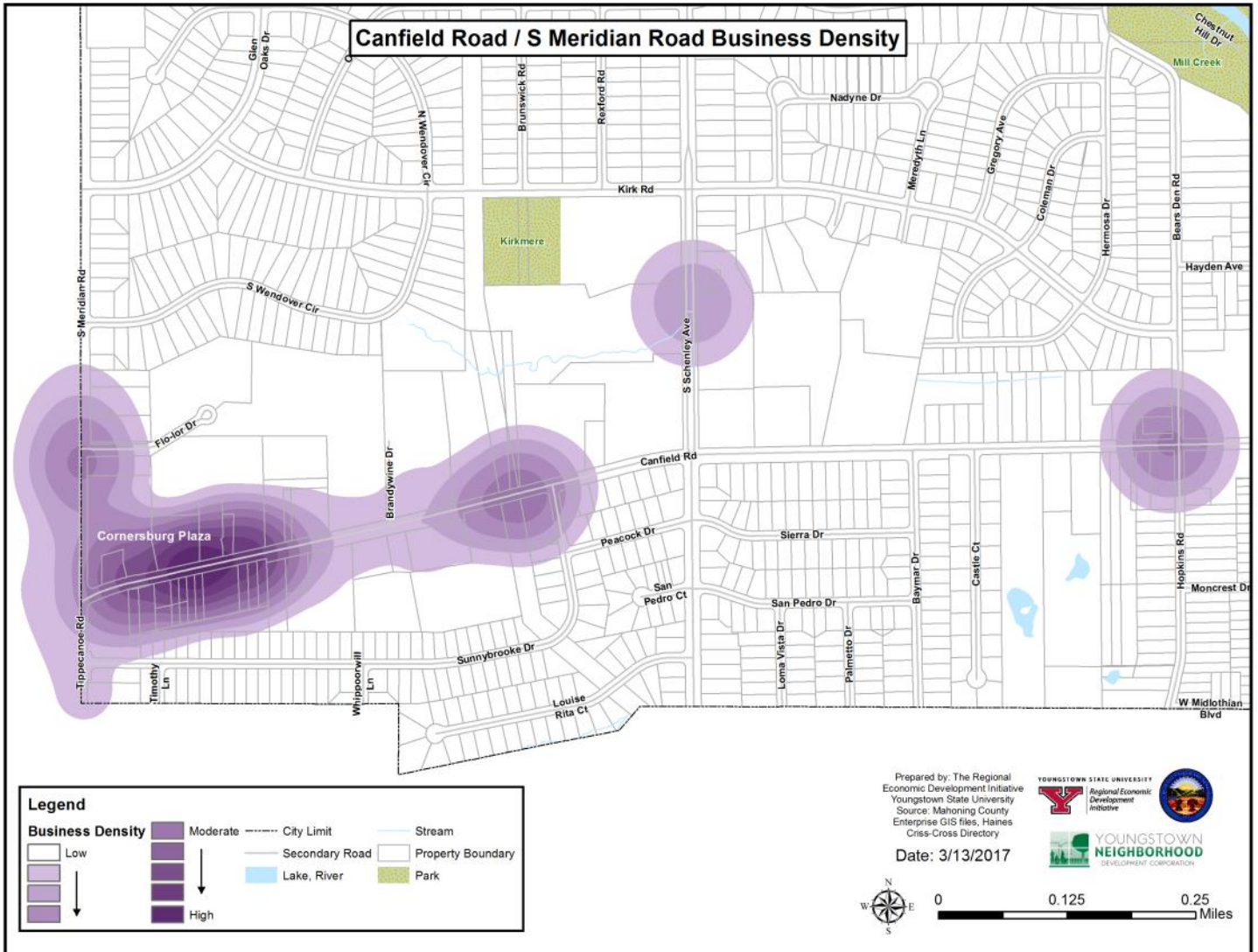
Cornersburg Demographic and Expenditure Summary					
CENSUS TRACT	TOTAL FOOD EXPENDITURES CONSUMED AT HOME (2015)	TOTAL FOOD EXPENDITURES CONSUMED OUTSIDE OF HOME (2015)	TOTAL APPAREL AND SERVICES EXPENDITURES (2015)	TOTAL ENTERTAINMENT EXPENDITURES	TOTAL ALCOHOL EXPENDITURES
8027.01	\$5,934,552	\$3,243,494	\$2,115,466	\$3,198,836	\$463,120
8027.02	\$4,113,360	\$2,697,435	\$1,509,885	\$2,728,755	\$481,545
8115	\$9,602,040	\$6,786,535	\$3,603,250	\$6,041,035	\$1,018,850
8123.02	\$8,705,824	\$5,709,054	\$3,195,634	\$5,775,342	\$1,019,178
8126.02	\$7,019,504	\$4,603,209	\$2,576,639	\$4,656,657	\$821,763
8121 (Block Group 2 Only)	\$3,323,040	\$2,348,660	\$1,247,000	\$2,090,660	\$352,600
CORNBURG	\$38,698,320	\$25,388,387	\$14,247,874	\$24,491,285	\$4,157,056
SOURCE: Consumer Expenditure Survey (2015)					



A full-service grocery store in Cornersburg, one of the only ones in the City of Youngstown.

CORNBURG BUSINESSES


Cornersburg businesses are clustered along Canfield Rd., centered around the Cornersburg Plaza, between S. Meridian Rd. and the Brandywine apartments.






For purposes of calculating the Cornersburg market potential, six census tracts were used for the analysis—two in Youngstown, two in Austintown Township, one in Boardman Township, and one in Canfield Township.

OPPORTUNITY SITES

The following two properties are recommended as opportunity sites. These sites are key vacant or underutilized buildings that should be marketed for new businesses. An online database with property information should be created that is easy-to-use in order to give potential new tenants information regarding these sites. The database should contain relevant details, such as square footage, layout, location, and price, as well as a list of suggested uses. Signage should be displayed prominently along the corridor to showcase these opportunity sites.

Address	Photo	Owner/Agent Contact
569 S MERIDIAN RD		VANESSA FUCHS SENSATIONS LLC 330-799-3660
592 INDUSTRIAL RD (FOR SALE)		MCHENRY INDUSTRIES 330-799-8930
CANFIELD RD - Parcel 53-151-0-037.04-0 (LOT FOR SALE)		GIANT EAGLE REGIONAL OFFICE 412-963-6200
3265 CANFIELD RD (STOREFRONT FOR LEASE)		COCCA DEVELOPMENT LLC 330-729-1010
3373 CANFIELD RD (STOREFRONT FOR LEASE)		CRAIG TARESHAWTY CORNERSBURG LLC 330-718-5585
3507 CANFIELD RD (STOREFRONT FOR LEASE)		STEPHEN PLATZ 330-757-4889

OPPORTUNITY SITES CONT'D

Address	Photo	Owner/Agent Contact
CANFIELD RD - Parcel 53-150-0-220.00-0 (LOT FOR SALE)		EDM MANAGEMENT INC 330-259-4634
S MERIDIAN RD - Parcels 53-151-0-001 and 53-151-0-001.01-0 (LOT FOR SALE)		MARK ANSEVIN & SHELBY BALIONIS 9626 CYPRESS HAMMOCK CIR - BONITA SPRINGS, FL 34135
BEARS DEN RD - Parcel 53-146-0-009.00-0 (LOT FOR SALE)		KATHLEEN & GARY HURD 1008 TURESDALE RD YOUNGSTOWN, OH 44511 PO BOX 9 BROOKFIELD, OH 44403

Neighborhood Action Plan Progress Tracking Form

5-Year Performance Benchmark	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	2017- 2018 Total	2017- 2022 Goal
Housing Benchmarks										
Housing units brought into compliance										40
Severely blighted structures are demolished										3
Vacant and formerly blighted housing units are boarded and cleaned up in order to improve neighborhood safety										5
Houses are rehabilitated using collaborative methods										20
Infrastructure Benchmarks										
Sidewalks cleaned up, replaced, or edges ground where needed										ALL
Crime and Safety Benchmarks										
Crime hotspots are addressed through community policing and systematic code enforcement										3
Community Building Benchmarks										
Complete five resident-driven neighborhood improvement projects										5
Conduct a meeting of neighborhood businesses										1
Economic Development Benchmarks										
Target city incentive programs to neighborhood retail along Canfield Rd.										1
Improve at least two existing business facades or loans from the City of Youngstown										2
Create or retain 5 jobs										5
Create an online database of available commercial space to market opportunity sites										1
Install one streetscape improvement project, such as banners, landscaping planters, or wayfinding signage										1
Complete a market analysis of Cornersburg business district										1
Identify entrepreneurs for vacant storefronts in Cornersburg										3

APPENDIX: PUBLIC INPUT

The following input was obtained from residents at the March 6, 2014 neighborhood planning meeting at the New Covenant Worship Center. Attendees were asked to list what they believed to be their neighborhood's top three assets, top three priorities, and one thing the planning team needed to know.

Neighborhood Assets		
affordable	mostly well kept homes	the park's proximity
cornersburg business district	nice upkeep of homes	combination of schools - church - stores
cornersburg retail	some neighbors take pride in the home & yard	churches
kirkmere playground	stability	churches
can walk to stores	still are nice "pockets" to get renters to move into	close to shopping stores
councilman	type of homes	at times it's nice and quiet and peaceful
friendly neighborhood	well kept homes and property	neighborhood is quiet and peaceful
good neighbors (a couple do not maintain their property)	will be buying more city property	not too busy
we look out for each other	access to mill creek park	quiet
landlords	close to park and undeveloped land	quiet
my neighborhood - hardly any turnover	mill creek park	access to shopping/post office/etc
we are our own crime watch	mill creek park	businesses closeby
grocery store	mill creek park	convenience to shopping, entertainment
grocery store (sparkle)	mill creek park	cornersburg area for grocery stores and restaurants
stature architect wonderful well built homes	mill creek park	cornersburg shopping
available housing	mill creek park	drugstore, grocery store, restaurants
stable neighborhoods	mill creek park	pizza joes
as investor great return on investment	mill creek park is easily accessible	proximity of businesses that I frequent
character	near mill creek park	feeling of safety
good value	near mill creek park	it's safe
high % of home ownership - people take care of their homes	next to mill creek park - wonderful facilities	low crime rate
homeowners maintain their homes & property	park	police presence
homes	park	safety
houses are occupied and well kept	park (mill creek)	schools - very friendly neighbor
mostly well kept	park access - playgrounds	close to bus route

Neighborhood Priorities		
get people involved in block watch	high grass	sidewalks on both sides of street
neighbors to get involved w neighborhood	code enforcement	sidewalks - not very available for walking
neighborhood meetings	improvements property	sidewalks
more community meetings	see better care of homes and property	sidewalks needed
neighbors don't know/or don't talk to each other	code enforcement	street lights
code enforcement would help more	why homes are going for low prices in good neighborhoods?	no neighborhood organization
older community that may need neighbor support	out of town ownership landlords	roads
mosquito control	messy property on meridian rd	potholes
activities for kids	homeowners should remove leaves and mow grass	home ownership - attract young people
cracks in asphalt - streets are not filled with liquid tar - cracks turn into potholes	force people to maintain property - remove leaves, cut grass, remove debris	street condition - very deep pot holes always in front of kirkmere school
empty houses	don't put trash out on curb, only on pickup date not all week	pot holes
empty homes	vacant homes - keep property maintained	roads
sidewalk repair	clean up / maintenance of property	let people know what the beacon light is for
let realtors know where we are	tear down vacant properties	police presence
local home ownership	demolition of vacant property	vandalism
vacant homes and commercial property	it's really white	security
fix my yard - 30 years same problem	more integration needed	keep crime down
fix neighborhood yards	public transportation	control speeding
knowledge of city laws	basketball courts (need fixed)	disorderly renters
pride of ownership - keep property clean from trash	tree trimming along park roads (overhead branches)	rental properties are often the only problems in a neighborhood
code enforcement	sidewalks in repair	

CORNBURG

NEIGHBORHOOD ACTION PLAN



820 CANFIELD ROAD
YOUNGSTOWN, OHIO 44511
PHONE: 330.480.0423 | FAX: 330.259.7575
INFO@YNDP.ORG | www.yndc.org



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION