

CRANDALL PARK

NEIGHBORHOOD ACTION PLAN



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

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

~Thomas Carlyle

ACTION PLAN PRODUCED JULY 2014

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
Karen Schubert, AmeriCorps VISTA
Chris Spielman, Intern
Jack Daugherty, Neighborhood Stabilization Director
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 Economic Development
Jason T. Whitehead, Comptroller, Community Development Agency
Karen Perkins, Zoning Analyst



Residents and volunteers clean up, board and secured 10 vacant homes in the Crandall Park neighborhood in September 2013.

TABLE OF CONTENTS

SECTION I: INTRODUCTION.....	4
SECTION II: FIVE-YEAR PERFORMANCE BENCHMARKS.....	13
SECTION III: HOUSING AND PROPERTY ISSUES.....	15
SECTION IV: INFRASTRUCTURE REPAIR AND MAINTENANCE.....	27
SECTION V: NEIGHBORHOOD CRIME AND SAFETY.....	31
SECTION VI: NEIGHBORHOOD ACTION TEAM.....	33
APPENDIX : PUBLIC MEETING INPUT.....	36

SECTION I. INTRODUCTION

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

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

YNDC is forging collaboration between Crandall Park neighborhood groups and stakeholders, as well as the City of Youngstown, the United Way, and the Mahoning County Land Bank to complete strategic neighborhood stabilization activities in this area. The following document is an action-driven plan that proposes a clear a property-specific strategy for the stabilization of the Crandall Park neighborhood, which would allow more flexibility in neighborhood stabilization and revitalization. YNDC and the City of Youngstown Community Development Agency will take the lead in preparing, administering, reporting and monitoring the Crandall Park Neighborhood Action Plan. This plan proposes the Crandall Park neighborhood be designated as a Neighborhood Revitalization Strategy Area (NRSA) for a term of five years to implement planned revitalization efforts identified in this plan.



Residents participating in the Crandall Park Cleanup event on May 10, 2014

BOUNDARIES AND HISTORY

Platted by pre-20th century economic elites, the Crandall Park neighborhood includes a diversity of architectural styles, from the Victorian mansions along Fifth Avenue and Crandall Creek to mid-sized Arts and Crafts, Tudor, and Dutch Colonials, to cozy brick worker-owned bungalows and post-war Cape Cods. The steel mills emptied out abruptly in the late 1970s, taking with them thousands of families and locally owned businesses, but there had already been a steady exodus to the suburbs. The recent mortgage crisis exacerbated housing market problems.

The Crandall Park neighborhood includes all of Census Tract 8042, most of 8041, and part of 8040. The northernmost tract, 8042, includes a cluster of homes owned by Youngstown State University faculty, an area with greater than average educational attainment as well as rates of racial integration and income equality.



The neighborhood is bounded by two well-trafficked corridors with empty as well as filled commercial structures. Gypsy Lane, a connector to Hwy 711/680/I-80 brings in people from the north, west and south; and Belmont Avenue is a primary north-south corridor leading to St. Elizabeth's Hospital and the downtown. Fifth Avenue is a residential arterial with a landscaped boulevard to the north and Youngstown State University and the downtown to the south. Ohio Avenue, the eastern boundary of the designated region, is a smaller north-south corridor between the leafy residences of Gypsy Lane and the struggling mansions surrounding Wick Park. Ohio Avenue itself has significant vacancies and empty lots, owner-occupied houses with various code violations, and rental properties.

The most blighted streets, Fairgreen, Lora, Norwood and Crandall Avenues on the southern edge of the neighborhood, are a complicated mix of vacant and abandoned homes; inadequately maintained rentals; and historic residences under renovation. Crandall Park includes the Crandall Park-Fifth Avenue historic district, a cross-shaped area that runs north-south along Fifth Avenue and east-west along Crandall Park.



The outdoor pavilion at Crandall Park is used frequently for picnics and community events.



The Crandall Park neighborhood has a unique and attractive housing stock.

DEMOGRAPHICS AND AMENITIES

Today, the Crandall Park neighborhood has a varied housing market. Different portions of the neighborhood were identified as *functional*, *constrained*, *weak*, and *extremely weak* in the market segmentation analysis of Youngstown's neighborhoods completed by YNDC and the City of Youngstown in 2014. There are pockets of distress that threaten the health of the neighborhood and the quality of life of residents. Tract 8042 will serve as an anchoring area, even as it has also seen an increase in vacancy and poverty, a sluggish housing market, numerous foreclosures and an aging population. The tracts to the south of 8042 have significant vacancy, blight, unemployment and poverty, yet also a neighborhood identity, with groups and individuals working to improve conditions. Residents of tracts 8041 and 8040 have a median incomes of \$31,218 and \$21,894 respectively. The number of tax delinquent structures in these tracts is high. Population loss was roughly 25 since 1990. Markers of adversity include high rates of poverty (especially childhood poverty), unemployment, and the percentage of households without a vehicle. Until the generation of today's grandparents, high paying jobs were available without a high school degree.



Residents planting trees in Crandall Park

The area is integrated to varying degrees among black and white residents, with a few Hispanic and foreign born. The housing stock is primarily pre-1940, with some 1970s-era single family dwellings toward Belmont Avenue, and also apartments on Gypsy Lane. The presence of lead paint hazards is a concern for nearly all Northside residents. This neighborhood continues to transition as more than half the population has moved in since 1999. Section 8 vouchers are being used throughout the neighborhood. The combined median income of the three census tracts is \$33,246, which is somewhat higher than the citywide average.

Crandall Park Neighborhood Demographic Summary						
	POPULATION (2010)	POPULATION LOSS (1990-2010)	AVERAGE HOME SALE PRICE (2007-2012)	PERCENT OWNER OCCUPIED (2010)	VACANCY RATE (2010)	PERCENT LOW- TO MODERATE- INCOME RESIDENTS (2010)
CRANDALL PARK	3,655	-25%	\$33,165	53%	15%	56%
YOUNGSTOWN	66,982	-30%	\$23,944	58%	19%	61%

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

The Crandall Park neighborhood has numerous amenities, including a publicly owned golf course and swimming pool, as well as Crandall Park which features large trees, a playground, duck pond and picnic shelter. Two cemeteries provide more green space. One of the two Youngstown hospitals is on the north side of Gypsy Lane, and the V.A. Outpatient Clinic and several other medical offices are on Belmont Avenue. The Beatitude House, transitional housing for homeless women and children, occupies a former estate on Fifth Avenue. The Jewish Community Center has a full fitness center and programming such as tennis and swimming lessons and a summer camp for children. A business plaza includes a Save-a-Lot grocery store. Other store fronts that share the plaza with Save-A-Lot are an Ohio Department of Motor Vehicles office, Family Dollar and dry cleaner. Restaurants have come and gone in this plaza, and a branch of PNC Bank recently closed. Some store fronts are currently vacant. There is also a post office in the area, several churches, an elementary school and a vacant three-story brick junior high school. Youngstown State University is a few blocks south of this area and is a significant asset, providing not only education but also jobs on many skill levels, and public programming including the arts. Crandall Park is a neighborhood in need but also a community with a strong social infrastructure and great potential for stabilization.

6 • CRANDALL PARK NEIGHBORHOOD ACTION PLAN

CRANDALL PARK NEIGHBORHOOD DEMOGRAPHIC COMPARISONS	CRANDALL PARK	YOUNGSTOWN	MAHONING COUNTY
TOTAL POPULATION (2010)	3,655	66,982	238,823
RACIAL/ETHNIC DEMOGRAPHICS (2011)			
AFRICAN AMERICAN	55%	44%	15%
WHITE	41%	43%	78%
HISPANIC	3%	9%	5%
TOTAL PERSONS BELOW POVERTY (2011)	19%	34%	16%
MEDIAN HOUSEHOLD INCOME (2011)	\$33,246	\$24,880	\$40,570
UNEMPLOYMENT (2011)	16%	20%	11%
HOUSING VACANCY RATE (2010)	15%	19%	12%
HOUSING UNITS BUILT BEFORE 1940	47%	40%	22%
OWNER OCCUPIED HOUSING UNITS (2010)	53%	58%	71%
RESIDENTS WITHOUT A HIGH SCHOOL DIPLOMA (2011)	18%	20%	12%
RESIDENTS WITH AN ASSOCIATE'S AND/OR BACHELOR'S DEGREE (2011)	15%	12%	19%
RESIDENTS WITH A GRADUATE OR PROFESSIONAL DEGREE (2011)	11%	4%	7%
SOURCE: United States Census and American Community Survey Data			

PUBLIC CONSULTATION

In January, February and April 2014, YNDC invited neighborhood association and other stakeholder representatives to workshops that assessed the interest of the residents in collaborating with YNDC on revitalization efforts. There were 20-30 in attendance at each meeting, and the consensus was to use the individual neighborhood associations as a vehicle for communication, while moving forward on the neighborhood plan with the representative group. Group membership and attendance at all meetings are open to anyone.

At the first two meetings, residents named the assets of the Crandall Park neighborhood to assess the strengths of the area and the valued entities to build on. Next, the challenges were listed and then prioritized. The group selected these priorities in order of urgency: Enforcing housing codes; improving street conditions including the planting of street trees; filling vacant properties with occupants; creating bike lanes; sprucing up Crandall Park; and demolishing unsalvageable structures.



Public Meeting held April 1, 2014

On April 1, YNDC and the City conducted a citywide planning meeting for residents of the Crandall Park neighborhood, where both assets and priorities in the neighborhoods were established, discussed in detail, and recorded on comment cards. In general, residents considered housing and property issues, infrastructure concerns, and neighborhood safety to be primary issues. Residents were also asked to tell the YNDC planning team “one thing we need to know” about the neighborhood. Responses were recorded on comment cards and this activity was purposely left open-ended to gain a rich variety of feedback. Some of the responses are shown below. All public input from each meeting described above is found in the appendix.

“Educating citizens about what they can do to be more proactive about vacant properties or properties not maintained.”

“We are proud to live in the Crandall Park area, but need the city to provide services like street paving and enforcing existing housing codes.”

“We have some vacant homes that don't need to be torn down - you should have a list of buyers.”

“People may be good but need to clean up their area.”

“Fifth Avenue could be one of the classiest streets in the state if we take care of it.”

“Could CDBG funding go straight into rehab needs for city for once, rather than willy-nilly grants for feel-good projects and groups. More impact will be made citywide.”

“We need to all come together to build our old neighborhood one-by-one, think positive.”

“The north side is a great place to live. We need to promote our proximity to YSU, hospitals, parks, churches, golf course, freeways. Its diversity, safety, historic properties and low cost of living.”

“I know we can not do all things at once. But we need a plan for all areas of the northside. Build upon medication, educational, and recreational opportunities.”

NEIGHBORHOOD PRIORITIES

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

1. Housing and Property Issues

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

2. Infrastructure Repair and Maintenance

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

3. Crime and Safety Concerns

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



268 Lora Avenue is an abandoned property that threatens the health and safety of the neighborhood

Market Segmentation Categories:

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

Stable market block groups have the strongest indicators of any neighborhoods in the city, though they may or may not be considered strong by national standards. In general, they are represented by relatively few vacancies and high median sales prices. Homeownership rates are significantly higher than the citywide average and poverty rates, crime rates, and population loss are low. Home transfers involve traditional mortgages in nearly 50% of cases, compared to only 1 out of 10 in Youngstown as a whole. **There are no “Stable market” block groups in the Crandall Park neighborhood.**

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)

Constrained market block groups are those in which market activity continues to take place, and houses generally sell fairly readily as they come on the market. However, one or more variables suggest that significant deterioration in market conditions is taking place, including extremely low sales prices—which is likely to reflect a market dominated by speculative investors—significantly more rapid erosion of home ownership than in the functioning market tracts, and significantly higher vacancy rates. Given their still relatively high housing quality, some or all of these areas may be appropriate targets for stabilization efforts. (Mallach, 2013)

Weak market block groups are those in which most variables suggest market weakness, particularly significantly slower turnover rates than in the two preceding clusters, yet at least one and in some cases more variables point to the continued presence of some level of market activity or neighborhood stability; for example, a tract may have sluggish sales and very low house prices, but may also have relatively low vacancy or foreclosure rates, or a high and relatively stable homeownership rate. Depending on the particular features of the individual census tracts in this cluster, some may be appropriate targets in whole or part for stabilization efforts. (Mallach, 2013)

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

ECONOMIC CONDITIONS ASSESSMENT

While portions of the Crandall Park neighborhood have a functional housing market, the area lacks a critical mass of businesses and retail establishments. Shuttered storefronts line Belmont Avenue, mixed with a drive-thru corner store selling liquor, unsightly automotive repair shops, and a few restaurants. The neighborhood lacks the following business types: family restaurants, bookstore, movie theater, clothing/shoe store, coffee shop, garden supply/hardware store, print/copy business, roller rink, donut/sandwich shop, bank, art/photography store, veterinarian/pet supplies, and music/video store, among others. Vacant lots and unused parking lots are scattered along Belmont, deterring economic development. In particular, residents have expressed concern for a large demolition site at Francisca Avenue that was left unfinished. Many of the vacant buildings have deteriorated to a state where demolition is the only option. However, a relatively strong node of businesses exists at the intersection of Gypsy Lane. This intersection is a suitable area for concerted economic development efforts.

In 2011, nearly one-in-five neighborhood residents lived in poverty and 16% were unemployed. A higher percentage of residents had no high school diploma than the county average—18% compared to 12%.

ECONOMIC DEVELOPMENT OPPORTUNITIES

The node of retail activity at the intersection of Gypsy Lane, which includes a grocery store and a restaurant at Union Square Plaza, can be used to leverage additional development through the targeted use of city incentives and funding. While Belmont Avenue itself has few businesses, the surrounding Crandall Park neighborhood has a median income that is higher than the City of Youngstown's average, indicating a leakage of dollars spent on goods and services to surrounding areas. Vacant and abandoned structures along Belmont Avenue stifle reinvestment as it presents a blighted perception of the neighborhood, but the vacant buildings also present opportunities for economic development. These structures could possibly become small stores, restaurants, or offices, creating jobs and providing services for local residents. At the April 2014 neighborhood planning meeting, Crandall Park residents expressed a desire for additional businesses and services in the neighborhood, with one in particular bemoaning the *"lousy shopping options...on Belmont Avenue!"*

To fill this need, entrepreneurs will be provided skills, training, and funding necessary to start businesses through the Youngstown Neighborhood Development Corporation's micro-enterprise loan program. In addition, façade improvements and loans for new and existing businesses will be targeted along Belmont Avenue, particularly at the retail node at the intersection of Gypsy Lane. The City's Economic Development Department and YNDC will perform outreach and convene a meeting of neighborhood business owners to inform them of opportunities and address their concerns.



The Union Square Plaza is located at the intersection of Gypsy Lane and Belmont Avenue and provides a grocery store, a beauty store, a restaurant, and other small shops.

SECTION II. FIVE-YEAR PERFORMANCE MEASUREMENTS

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

Housing and Property Five-Year Benchmarks

- 60 housing units are brought into compliance.
- 5 vacant housing units are rehabilitated and re-occupied as affordable housing through collaborative efforts.
- 40 severely blighted structures are demolished.
- 35 vacant and formerly blighted housing units are boarded and cleaned up in order to improve neighborhood safety.
- All unmaintained vacant lots are mowed with a higher frequency using a strategic method. Outreach is conducted where viable to identify adjacent homeowners to take over lots.
- All vacant properties with illegal dumping are cleaned up.

Infrastructure Five-Year Benchmarks

- All existing street lights are operational and an annual survey is conducted to report any further outages.
- All sidewalks adjacent to key amenities and institutions in the three infrastructure cluster areas are either cleaned up or replaced where needed.
- All streets equipped with new uniform neighborhood street signs.
- All dead trees removed and at least 25 new street trees and park trees planted.
- Crandall Park indoor pavilion rehabilitated and park pond cleaned up and opened up to the public.
- At least one new bike facility installed.
- At least one new minimalist green infrastructure street improvement installed.

Crime and Safety Five-Year Benchmarks

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

Community Building Benchmarks

- Increase membership of Crandall Neighbors to 50 active residents.
- Complete five resident-driven neighborhood improvement projects.
- Conduct a meeting of neighborhood businesses.
- Engage neighborhood institutions such as the Jewish Community Center and Valley Care Hospital.
- Install one “Welcome to Youngstown” sign.

Economic Development Benchmarks

- Target city incentive programs to neighborhood retail node at Gypsy Lane and Belmont Avenue.
- Improve at least three existing business facades or loans from the City of Youngstown.
- Provide two micro-enterprise loans to neighborhood entrepreneurs from the Youngstown Neighborhood Development Corporation.
- Create or retain 25 jobs.

Neighborhood Revitalization Outcomes

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

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

- Baselines: 252 blighted residential properties (achieving a 40% reduction would be reducing the number of blighted properties by 100); \$33,165—average home sale price (achieving a 10% increase would be increasing average home sale price to \$36,482)

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

- Baselines: 72 unmaintained vacant lots; 37 nonfunctional street lights; 3.4 miles of road in fair or poor condition; 27 sidewalks need replaced

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

- Baseline: 1,560 reported crimes between 2011-2013

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

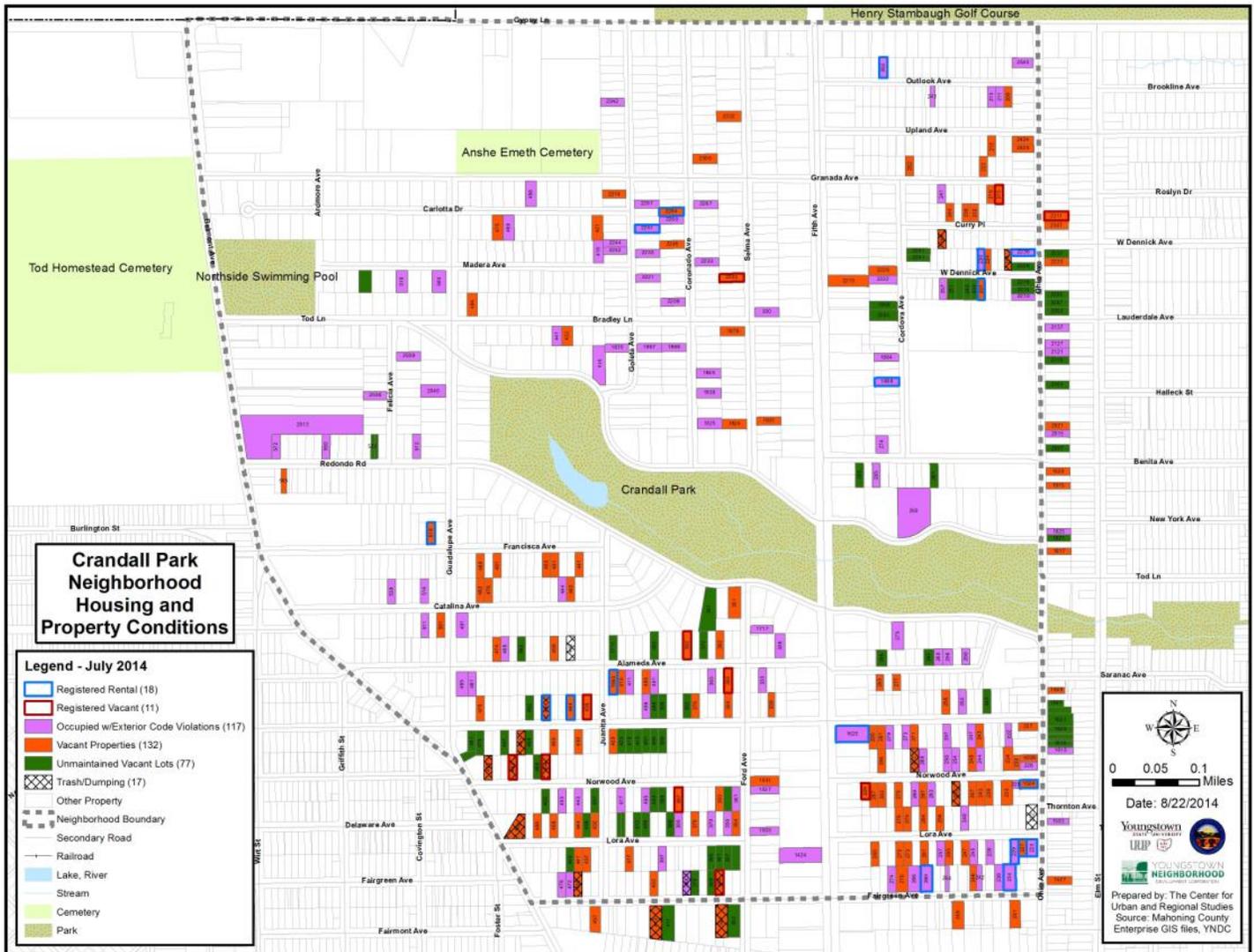
- Baseline: Number of large-scale collaborative, neighborhood improvement projects (currently there are none)

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

- Baseline: Number of Belmont Avenue/Gypsy Lane businesses and/or neighborhood entrepreneurs receiving assistance (currently there are none)

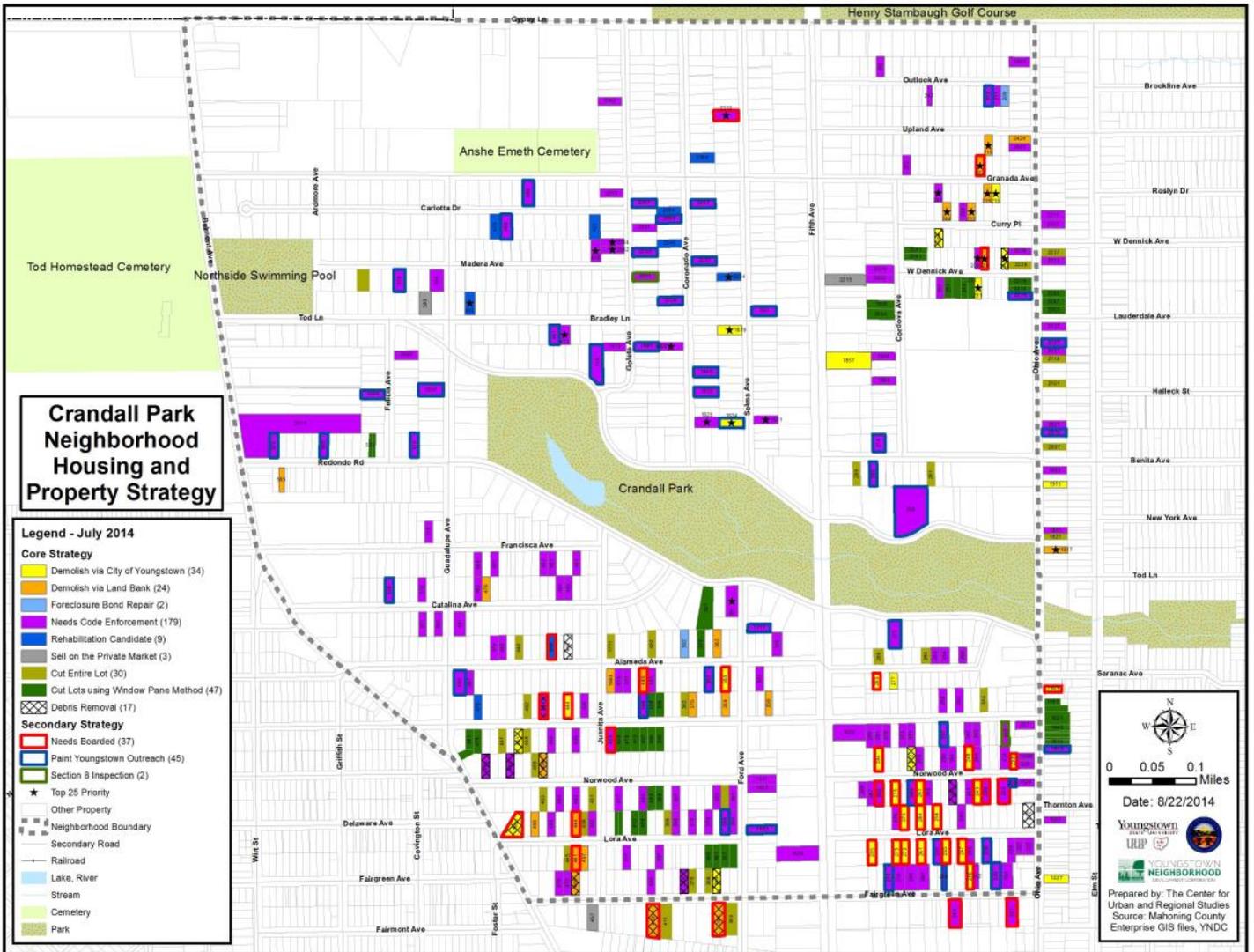
SECTION III. HOUSING AND PROPERTY ISSUES

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



This data was collected from a series of detailed field surveys conducted during 2014 by YNDC tracking all exterior code violations, property vacancy, and vacant lot maintenance for every property in the neighborhood. Vacancy was determined by a number of factors, whether or not the windows/doors were broken and whether or not the electric meter was operating. There are 119 occupied properties with exterior code violations, 132 properties that are vacant, and 71 vacant lots that are not being mowed and maintained on a sufficient basis.

HOUSING AND PROPERTY STRATEGY



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

Core Strategies

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

1) Code Enforcement: This strategy seeks to have the home repaired through aggressive code enforcement by the City of Youngstown. Inspectors can issue warnings, administrative penalties, and can send the owner of homes in violation of the City's property code to either a Housing Appeals Board or to a prosecutor hearing, depending upon the severity of the violations and the financial circumstances of the owner. This is especially critical for occupied structures with violations and key vacant structures that are of significance to the fabric of the neighborhood and should be salvaged rather than demolished.

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

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

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

5) Foreclosure Bond Repair: This strategy utilizes the \$10,000 bond required by the city of Youngstown for properties entering the foreclosure process. The bond can be used to abate nuisances on the property. At the end of the foreclosure process, the bond is returned to the bank, minus an administration fee and any funds expended for nuisance abatement.

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

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

8) Cut Lots using "Window Pane" Method: For groups of two or more vacant lots, the City should only cut areas immediately around the sidewalks and alongside occupied houses to give the lot an orderly appearance, improve the quality of life for adjacent residents, and ensure high grass does not impede pedestrian traffic. Mowing lots using this method will reduce costs and time when compared to mowing the lots in entirety.

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

Secondary Strategies

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

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

2. Paint Youngstown Outreach: Owner-occupied properties with exterior code violations may qualify for YNDC's Paint Youngstown Limited Repair or Owner-Occupied Rehabilitation programs. These programs assist qualified owner-occupants living in target areas to make critical repairs to their homes at no cost. All occupied properties with exterior code violations where the owner's address is the same as the address of the property (and not a business name), have been identified as potential addresses to conduct outreach for this program over the next 5 years. The target area within the Crandall Park neighborhood for 2014 is all streets north of the park itself, however this target area will change as eligible properties in the current area become compliant.



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

518 Alameda before Paint Youngstown



518 Alameda after Paint Youngstown

Neighborhood-wide Strategies

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

- 1. Market-building Activity:** Gateway signage, historic lampposts, uniform street signage, Historic District designation, a neighborhood website, and events such as a *Tour of Homes* can all help to build a strong neighborhood identity and market the neighborhood to potential residents. In addition, major employers, such as Youngstown State University or Humility of Mary Health Partners, could be approached to provide incentives to employees to purchase homes and relocate to Crandall Park.
- 2. Encouraging Homeownership:** As properties are rehabilitated through YNDC or the Mahoning County Land Bank, these should be marketed exclusively to owner-occupants in order to strengthen the housing market of the Crandall Park neighborhood. YNDC operates the Community Loan Fund, which has limited funding for homebuyer mortgages on rehabilitated properties in strategic neighborhoods, of which Crandall Park is one. The Community Loan Fund provides mortgages to individuals who do not qualify for traditional lending.
- 3. Community Building:** Throughout 2014, various block watches and smaller neighborhood associations operating within the larger boundaries of the Crandall Park neighborhood have been meeting bi-monthly to discuss increased collaboration on projects such as the spring cleanup of Crandall Park, neighborhood picnics, and the United Way Day of Caring, scheduled for fall of 2014. This collaboration will continue throughout the upcoming years as YNDC, the City, and the neighborhood groups work to implement this action plan.
- 4. Engaging Anchor Institutions:** The Crandall Park neighborhood contains several anchor institutions, including the North Side Medical Center, part of the ValleyCare Health System of Ohio, and the Jewish Community Center. These institutions may be able to provide meeting locations, as well as funding for community projects.
- 5. Engaging the Business Community:** The Belmont Avenue corridor 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 Belmont Avenue, especially at the retail node at Gypsy Lane. In particular, building facades should be improved and loans provided to new and existing businesses. The Youngstown Neighborhood Development Corporation provides micro-enterprise loans to neighborhood entrepreneurs and potential candidates should be identified throughout the neighborhood.



The Crandall Park Historic District includes residences along Fifth Avenue, Redondo Rd, and Tod Lane.

TOP 25 PRIORITY PROPERTIES: CRANDALL PARK NEIGHBORHOOD

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

The list is broken down into 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 25 Priority Properties.



244 Curry Place: DEMOLITION



1824 Selma Avenue: DEMOLITION



241 Granada Avenue: CODE ENFORCEMENT



433 Bradley Lane: CODE ENFORCEMENT

PRIORITY PROPERTIES: DEMOLITION

The following 12 properties have been identified as priority properties for demolition. These properties were evaluated via data collected in the detailed property survey conducted by YNDC for the neighborhood and deemed priorities based on their poor condition on relatively stable streets. Eleven of these properties have been reviewed by the Mahoning County Land Bank and the City of Youngstown for consideration for demolition in advance of the creation of this plan. Those with an “X” under the “Land Bank” column are two years’ certified tax delinquent and being considered as priority properties for the Mahoning County Land Bank to acquire for demolition. Those with an X under the “City” column have been identified as priority properties for demolition by the City of Youngstown in 2014. There are a number of properties that both the City and the Land Bank have prioritized for demolition. Preference is for the Land Bank to demolish as many of the eligible properties as possible, as these projects will include landscaping and maintenance for the resulting lots. 1878 Selma is not tax delinquent and not presently on the City’s demolition list, but should be considered for demolition in the future by the City of Youngstown.

Address	Description of Condition	CITY	LAND BANK
232 Curry Place	Unregistered vacant. Land Bank eligible. Roof in disrepair. Previous code violations. Previously identified as a priority property.		X
244 Curry Place	Unregistered vacant. Land Bank eligible. Peeling paint; garage damaged by fallen tree. Previous code violations. Previously identified as a priority property.		X
214 Dennick Ave.	Unregistered vacant. Trash/debris; overgrown weeds/plants; garage in disrepair; street number not visible. Site of one serious crime. Previously identified as a priority property.	X	
224 Dennick Ave.	Unregistered vacant. Land Bank eligible. Unsecure upstairs windows; porch ceiling and garage in disrepair. Previously identified as a priority property.	X	X
231 Dennick Ave.	Vacant. Registered rental. On City Of Youngstown demolition list. Peeling paint on siding and pillars. Previously identified as priority property.	X	
215 Granada Ave.	Registered vacant. Roof, porch, gutters and downspout in disrepair; siding needs to be cleaned; peeling paint; street number not visible.	X	
219 Granada Ave.	Gutters in disrepair; peeling paint; street number not visible.	X	X
222 Granada Ave.	Unregistered vacant. Land Bank eligible. Unsecure upstairs windows and garage.	X	X
1817 Ohio Ave.	Unregistered vacant. Land Bank eligible. Missing siding; roof, porch, gutters and outdoor stairs in disrepair. Site of one serious crime. Previously identified as a priority property.	X	X
1824 Selma Ave.	Unregistered vacant. Overgrown weeds/plants; roof in disrepair; peeling paint. Previous code violations.	X	
215 Upland Ave.	Unregistered vacant. Land Bank eligible. Roof in disrepair; peeling paint on siding and trim; broken antenna on roof.	X	
1878 Selma Ave.	Unregistered vacant with significant interior issues.		

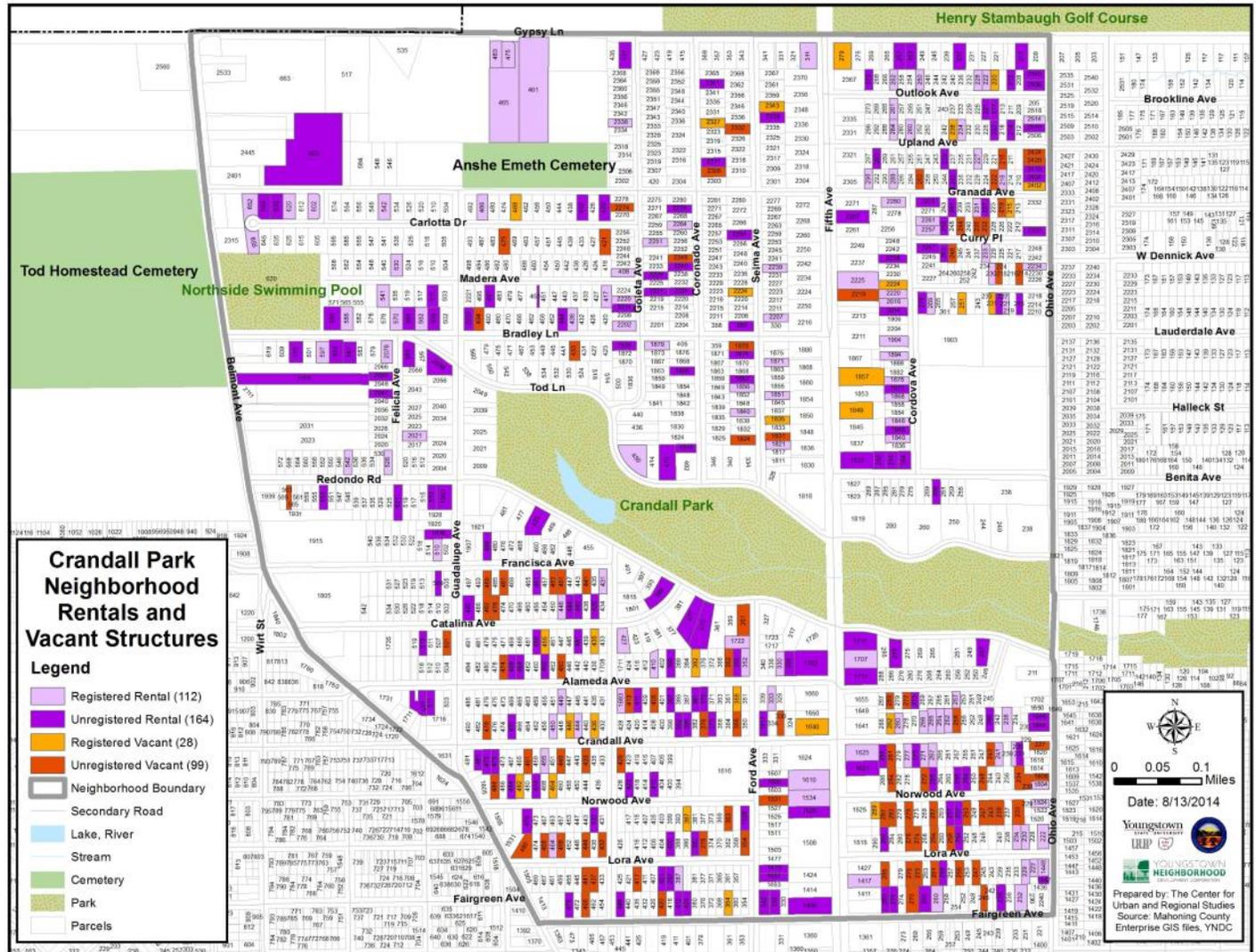
PRIORITY PROPERTIES: CODE ENFORCEMENT

The following 13 properties have been identified as priority properties for code enforcement. The condition of these properties was evaluated using the detailed property survey of the neighborhood. Some of these properties are occupied properties that are in the poorest condition on an otherwise stable street. Properties that are vacant with issues but can likely be salvaged and rehabilitated are also included on this list, as basic enforcement is the initial step required to ensure these properties are kept in a good state of repair until the point that they can be acquired and re-occupied.

Address	Description of Condition
433 Bradley Lane	Unregistered vacant. Overgrown weeds/plants; missing siding; roof in disrepair. Site of a serious crime.
494 Bradley Lane	Unregistered vacant. Overgrown weeds/plants. Possible rehabilitation candidate.
1825 Coronado Ave.	Occupied. Overgrown weeds/plants; gutters in disrepair; peeling paint.
1868 Coronado Ave.	Occupied. Peeling paint; gutters in disrepair. Previous code violations.
230 Dennick Ave.	Registered rental. Trash/debris; roof in disrepair; peeling paint.
2242 Goleta Ave.	Unregistered rental. Land Bank eligible. Peeling paint; porch pillars in disrepair.
2244 Goleta Ave.	Unregistered rental. Land Bank eligible. Peeling paint; porch pillar brick loose; gutters in disrepair.
241 Granada Ave.	Unregistered rental. Roof in disrepair; peeling paint.
418 Madera Ave.	Owner-occupied. Land Bank eligible. Peeling paint; outdoor stairs cracked. Site of one serious crime.
351 Redondo Rd.	Unregistered vacant. Missing/damaged siding; porch roof collapsing; tarp on roof; peeling paint on siding, stucco, trim and outdoor stairs.
1831 Selma Ave.	Unregistered vacant. Land Bank eligible. Roof damage. Previously identified as a priority property.
2224 Selma Ave.	Registered vacant. Peeling paint. Site of three serious crimes. Previously identified as a priority property. Possible rehabilitation candidate.
2332 Selma Ave.	Unregistered vacant. Unsecure attic window; garage in disrepair; street number not visible. Previous code violations. Board up property.

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 112 registered rental properties within the neighborhood and an additional 164 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 28 registered vacant properties within the neighborhood, with an additional 99 “Unregistered Vacant” properties. These are properties that identified as vacant in the property survey conducted for the Neighborhood Action Plan where the owner has not registered the property with the City of Youngstown.

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

CRITICAL PROPERTIES FOR BOARDUP AND CLEANUP

The following 23 properties have been identified as priority properties for cleanup and board-up. Many of these properties are among the worst in the neighborhood, are wide open and exposed to the elements, and are an immediate threat to the health and safety of the surrounding residents. While many are not likely to be demolished within the next two to three years due to their size and the cost of asbestos abatement and removal, boarding, cleaning up trash and debris, and removing overgrowth will bring these properties into a manageable condition for residents.

Boarding and securing properties helps to prevent vandalism, theft, and drug-related activity from occurring inside the properties. Cutting down overgrowth and removing trash eliminates health hazards and improves visibility. Boards should be painted to resemble doors and windows to make these structures blend in better with the neighborhood, rather than stand out as eyesores. YNDC, the City of Youngstown, and United Way Day of Caring have established a partnership to board up and clean up all of the houses on this list at the United Way Day of Caring event on September 5th, 2014.

Address	Description of Condition	Strategy
231 Fairgreen	Missing siding; unsecure window(s); porch, gutters/downspout and outdoor stairs in disrepair; street # not visible.	Board doors and windows.
246 Fairgreen	Unsecure door(s) and window(s); overgrown weeds/plants; roof, porch, garage, gutters/downspout and outdoor stairs in disrepair.	Clean up landscaping, board doors and windows.
249 Fairgreen	Defacement/vandalism; overgrown weeds/plants; unsecure window(s).	Clean up landscaping, board windows.
247 Lora Ave.	Unsecure door(s) and window(s); overgrown weeds/plants; infestation (animal tracks going into house); porch in disrepair; street # not visible.	Clean up landscaping, board doors and windows.
255 Lora Ave.	Overgrown weeds/plants; unsecure window(s); roof, porch, gutters/downspout and outdoor stairs in disrepair.	Clean up landscaping, board windows.
256 Lora Ave.	Trash/debris; unsecure door(s) and window(s); roof, porch, gutters/downspout and outdoor stairs in disrepair.	Clean up trash, board doors and windows.
261 Lora Ave.	Trash/debris; unsecure door(s) and window(s); roof, porch, garage, gutters/downspout and outdoor stairs in disrepair.	Clean up trash, board doors and windows.
264 Lora Ave.	Unsecure door(s) and window(s); missing siding; roof, porch, gutters/downspout and outdoor stairs in disrepair; street # not visible.	Board doors and windows.

Address	Description of Condition	Strategy
273 Lora Ave.	Unsecure door(s) and window(s); porch, garage, and outdoor stairs in disrepair.	Board doors and windows.
274 Lora Ave.	Trash/debris; overgrown weeds/plants; missing siding; roof, porch (caving in), gutters/downspout and outdoor stairs in disrepair; street # not visible.	Remove collapsing section of porch, clean up trash and landscaping. Ensure all boards are secure.
275 Lora Ave.	Unsecure window(s); gutters/downspout in disrepair; peeling paint.	Board doors and windows.
285 Lora Ave.	Roof, porch, gutters/downspout and outdoor stairs in disrepair.	Board windows.
230 Norwood	Trash/debris; unsecure door(s) and window(s); infestation (cats); porch and garage in disrepair.	Clean up trash, board doors and windows.
233 Norwood	Overgrown weeds/plants; unsecure window(s); roof, porch, garage, gutters/downspout and outdoor	Clean up landscaping, board windows.
239 Norwood	Overgrown weeds/plants; unsecure window(s); roof, porch, gutters/downspouts and outdoor stairs in	Clean up landscaping, board windows.
243 Norwood	Unsecure door(s) and window(s); overgrown weeds/plants; roof, gutters/downspout and outdoor stairs in disrepair; street # not visible.	Clean up landscaping, board doors and windows.
248 Norwood	Unsecure door(s) and window(s); gutters/downspout in disrepair; street # not visible.	Board doors and windows.
267 Norwood	Unsecure door(s) and window(s); overgrown weeds/plants; roof, porch, garage (collapsed) and gutters/downspout in disrepair; street # not visible; bullet holes in siding.	Clean up landscaping, board doors and windows, demolish garage.
275 Norwood	Trash/debris; unsecure door(s) and window(s); outdoor stairs in disrepair.	Clean up trash and landscaping.
283 Norwood	Trash/debris; overgrown weeds/plants; garage in disrepair.	Clean up trash and landscaping. Board windows.
284 Norwood	Overgrown weeds/plants; unsecure window(s); roof and gutters/downspout in disrepair.	Clean up landscaping, board windows.
287 Norwood	Trash/debris; overgrown weeds/plants; porch brick needs repointing; street # not visible.	Clean up trash and landscaping.
1608 Ohio	Overgrown weeds/plants; porch, gutters/downspout and outdoor stairs in disrepair.	Clean up landscaping.

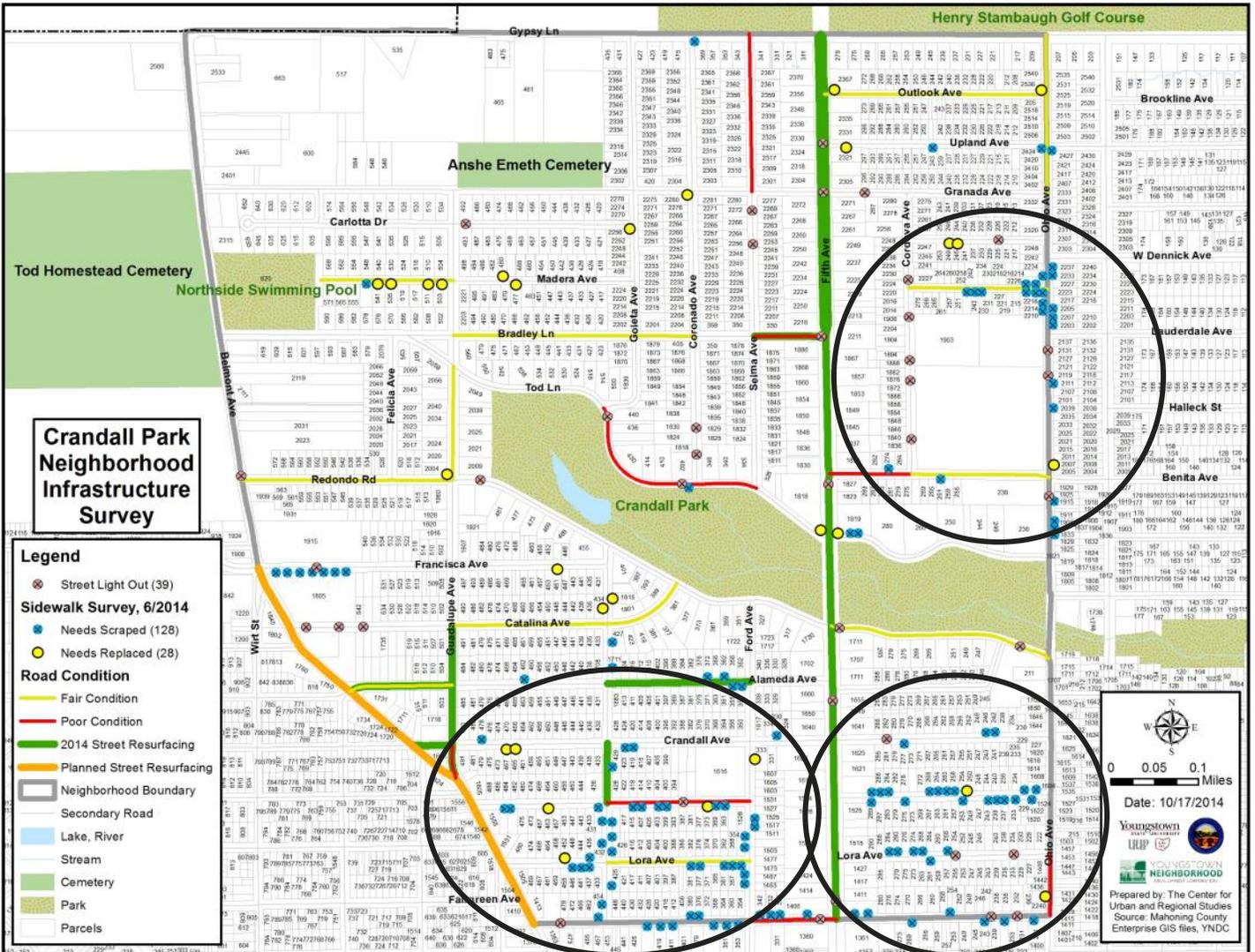
ADDITIONAL PROPERTIES THAT NEED BOARDED

Once the Critical Properties for Boardup and Cleanup are completed, the following properties should be prioritized for boardup and cleanup. These properties were identified via the detailed property survey conducted by YNDC of the entire neighborhood. These properties were identified as needing boarded and secured because they are either vacant and wide open (broken doors or windows) or because they are otherwise in a severe state of disrepair that warrants boarding the property to improve neighborhood safety and quality of life.

Street #	Street Name	Description of Condition
283	Alameda	unsecure window(s); roof, porch, garage and gutters/downspout in disrepair.
355	Alameda	broken window(s); roof, porch railing, gutters/downspout and outdoor stairs in disrepair; peeling paint on wood siding.
405	Alameda	stucco needs repair and paint; unsecure attic windows; porch, gutters/downspout and outdoor stairs in disrepair.
450	Alameda	unsecure door(s); gutters/downspout in disrepair; street number not visible; peeling paint on wood shakes and trim.
429	Crandall	overgrown weeds/plants; unsecure window(s); roof and gutters/downspout in disrepair, porch missing.
444	Crandall	trash/debris; unsecure door(s) and window(s); overgrown weeds/plants; roof in disrepair; street number not visible.
450	Crandall	trash in garage; porch and garage in disrepair.
224	Dennick	unsecure upstairs windows; porch ceiling and garage in disrepair.
361	Fairgreen	trash/debris/dumping; overgrown weeds/plants; unsecure window(s); roof and porch in disrepair.
419	Fairgreen	unsecure door(s) and window(s); roof, garage and gutters/downspout in disrepair; street number not visible.
222	Granada	unsecure upstairs windows and garage.
441	Lora	unsecure door(s) and window(s); missing siding; garage and gutters/downspout in disrepair.
444	Lora	unsecure window(s); porch and outdoor stairs in disrepair; peeling paint.
480	Lora	trash/debris; unsecure door(s) and window(s); overgrown weeds/plants.
1649	Ohio	unsecure door(s) and window(s); overgrown weeds/plants; porch in disrepair.
2332	Selma	unsecure attic window; garage in disrepair; street number not visible.

SECTION IV. INFRASTRUCTURE REPAIR AND MAINTENANCE

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



There are **37 street lights out** within the neighborhood. Pink circles indicate the location where a street light is out. There are a number of sidewalk issues throughout the neighborhood. Yellow circles identify sections of sidewalk that are either severely lifted up or severely cracked and need replaced. Blue circles indicate areas where sidewalks are covered in significant debris and overgrowth, but may be reclaimed and brought back into use if scraped and cleaned. Some of these sidewalks may ultimately need replacement, but this must be determined after they are uncovered.

Street conditions are also identified. Sections 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 that are highlighted in green are largely in poor condition, but the City presently plans to resurface these roads in 2014. Sections in orange are planned for resurfacing in the near future. Sections of road that are not highlighted are generally in "good" condition. Three clusters where infrastructure issues are concentrated conditions were identified in the survey and are circled on the map. All three of these clusters are also areas with higher levels of vacancy and exterior code violations within the neighborhood.

Infrastructure Strategy Recommendations:

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

2) Sidewalk replacement should be focused north of Crandall Park. A cluster of sidewalks that need replaced exists in the area of the neighborhood north of Crandall Park, which is also the most densely populated area of the neighborhood.

3) A concerted effort should be made to uncover and clean up overgrown sidewalks around Harding Elementary, south of the park, and around the Priority Properties for Cleanup and Boardup. Clusters of overgrown sidewalks exist around the new Harding Elementary adjacent to recent demolition sites which have become unmaintained vacant lots. These sidewalks should be scraped and cleaned of debris and overgrowth in order to enable youth walking to school to safely use them. This should be done in conjunction with neighborhood groups, the City of Youngstown's RUBY tool trailer, and Street Department staff. Additionally, there are many overgrown sidewalks on the 200 blocks of Fairgreen, Lora, and Norwood both at or around the Priority Properties for Boardup and Cleanup to be completed at the Day of Caring. These sidewalks should be addressed at the Day of Caring as well in order to complement existing cleanup efforts. Finally, the section of the neighborhood south of Crandall Park and west of Fifth represents the third cluster of overgrown sidewalks. These are also clustered around former demolition sites. These sidewalks should be cleared in conjunction with other community workday projects tackled by neighborhood groups in this area.

4) All street lights which are out should be reported and tracked until addressed by Ohio Edison. All 37 street lights should be replaced in a timely manner and must be reported to Ohio Edison in order to be addressed. This can be done through the First Energy website in a short time period First Energy provides a work order number through this system that can be used to follow up and track progress on light replacements. The URL for the online Report Lighting Problem system is as follows: https://www.firstenergycorp.com/service_requests/report-lighting-problem.html. In July of 2014, YNDC reported all of these lights to First Energy using this system and developed a database for monitoring and tracking street light work orders. For the benefit of city officials and neighborhood groups, the spreadsheet with work orders for all lights is included in Appendix 3 document for tracking and follow up.



Infrastructure improvements should be targeted near neighborhood assets, such as Harding Elementary and Crandall Park. On streets leading to these assets, all sidewalks and street lights should be fully functional and streets in poor condition should be prioritized for resurfacing.

Infrastructure Strategy Recommendations Cont'd:

5) **Replace all street signs with uniform neighborhood street signage.** The neighborhood has street signs of varying styles and conditions that do not foster a sense of place. New uniform neighborhood street signage should be installed that identifies the Crandall Park Neighborhood.

6) **Install a new bike facility in the neighborhood—a dedicated bike lane that connects Gypsy Lane, Crandall Park, Downtown and Youngstown State University.** Desire for a new bike facility connecting the neighborhood to downtown and Youngstown State University was a priority for residents. Ford Avenue, which has less traffic than Fifth Avenue but connects well with the center city, may be considered as a potential route, eventually connecting to Gypsy Lane via Redondo, Guadeloupe, Granada, and Belmont. The bike facility should be a dedicated and fully painted bike lane, which will increase safety for cyclists.

7) **All dead street trees should be removed and new trees should be planted in the priority areas identified using the City of Youngstown Street Tree Planting Guide regulations.**

8) **New Welcome to Youngstown signage should be installed at critical gateways,** including the southeast corner of Gypsy and Belmont and at the boulevard at Gypsy and Fifth Avenue. Signage may be funded through solicitation of private funds and sponsorship. The sign at Gypsy and Belmont could be sponsored by the Cafaro Company or other private sources.

9) **Rehabilitate the Crandall Park Indoor Pavilion and restore the pond.** Both of these amenities are in need of rehabilitation and are a priority that was expressed by residents in the neighborhood. The City of Youngstown Parks Department should take the lead on applying for private grant funding for these projects. Residents have also requested additional within the park itself, with ideas ranging from a dog park to disc golf.

10) **Install green infrastructure treatments in the public right-of-way.** Plants and trees in swales, planters, and infiltration basins can clean and manage stormwater runoff onsite, reducing pollution and combined sewer overflow. Breaks in the curb can allow stormwater to enter a bioretention area in the planting strip between the street and sidewalk. Here water is cleaned and managed through appropriate slope design and mix of trees and native plants.



Green infrastructure treatments in the public right of way in Portland, OR clean and manage stormwater on site using native plantings and appropriate slope design.

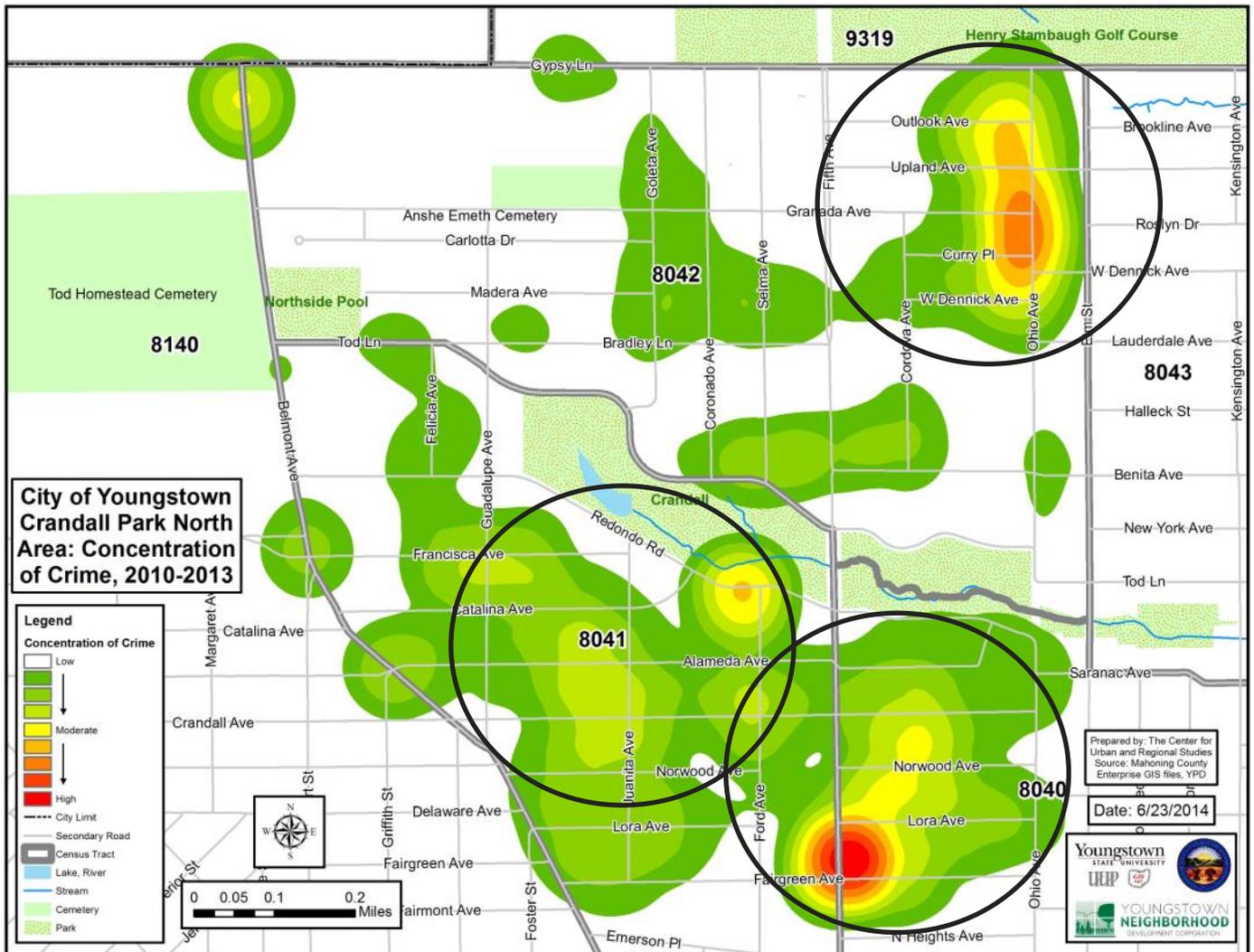


Welcome to the neighborhood signage contributes to the character of the Crandall Park neighborhood. Updated, uniform street signs would add to the neighborhood identity.

Source: <http://sf.streetsblog.org/2009/11/13/portlands-greenstreets-program-a-sterling-best-practice-model/>

SECTION V. NEIGHBORHOOD CRIME AND SAFETY

This heat map below illustrates “hot spots” or areas where there has been the most contact with the Youngstown Police Department. These are the locations of incidents to which the Youngstown Police Department has been called. Data collected includes all calls for service to residential properties in the neighborhood between 2011 and 2013 that are violent, drug-related, and otherwise factors of distress. This also includes domestic incidences such as custody interference and runaway persons, which may not make the neighborhood less safe as a whole but may demonstrate patterns of neighborhood distress or disruption.



Properties included in this analysis include residences such as single-family, two-family, multiple-family and group home structures; and exclude commercial and recreational sites such as North Side Swimming Pool, Tod Homestead Cemetery and Stambaugh Golf Course. Houses are a mix of rental, owner-occupied and vacant properties. One of the most valuable components of this data is that crime hotspots appear to be generally clustered in alignment with clusters of vacant and distressed properties and poor infrastructure conditions.

Crime and Safety Strategy Recommendation: The Neighborhood Action Team tasked to implement the plan should work with the newly-designated community police officer, code enforcement officials, and neighborhood residents to monitor these properties and to enforce all applicable codes to attrite criminal activity occurring at hotspot properties in the neighborhood. Targeted and systematic code enforcement sweeps and strict enforcement of rental and vacant registration, combined with door-to-door community policing efforts, should be utilized jointly to restore order to hot spot zones and prevent spillover effects of crime into adjacent areas.

TOP 20 HOTSPOT PROPERTIES

The following addresses represent residential properties which have the highest numbers of calls for service to the Youngstown Police Department in the neighborhood. The total number of calls for service was tallied for the period between January 1, 2011 and December 31st, 2013.

Recurring crimes for which the police were called to these properties include Assault, Aggravated Assault, Runaway/Missing Persons, Menacing, Aggravated Menacing, Domestic Violence, Criminal Damaging, Towed Vehicles, and other related offenses.

Rank	Address	Number of Calls for Service, 2010 - 2013
1	A property in the 300 block of Redondo Rd.	46
2	A property in the 1400 block of Fifth Ave.	34
3	A property in the 400 block of Francisca Ave.	20
4	A property in the 1400 block of Fifth Ave.	19
5	A property in the 1600 block of Ford Ave.	16
6	A property in the 200 block of Fairgreen Ave.	15
7	A property in the 2300 block of Ohio Ave.	15
8	A property in the 1400 block of Fifth Ave.	15
9	A property in the 1800 block of Fifth Ave.	15
10	A property in the 400 block of Crandall Ave.	14
11	A property in the 200 block of Outlook Ave.	14
12	A property in the 1500 block of Fifth Ave.	13
13	A property in the 400 block of Gypsy Ln.	12
14	A property in the 1600 block of Fifth Ave.	11
15	A property in the 2200 block of Ohio Ave.	10
16	A property in the 200 block of Granada Ave.	10
17	A property in the 200 block of Norwood Ave.	9
18	A property in the 200 block of Redondo Rd.	9
19	A property in the 2500 block of Ohio Ave.	8
20	A property in the 400 block of Fairgreen	8

SECTION VI. NEIGHBORHOOD ACTION TEAM

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

- City of Youngstown Community Development Agency
- City of Youngstown Department of Planning and Zoning
- City of Youngstown Property Code Enforcement
- City of Youngstown Department of Public Works
- City of Youngstown Department of Parks and Recreation
- City of Youngstown Economic Development
- City of Youngstown Green Youngstown
- City of Youngstown Police Department Community Police Officer
- Green Youngstown
- 3rd Ward Councilman Nate Pinkard
- Mahoning County Land Bank
- Crandall Neighbors (collaborative of neighborhood groups)
- Youngstown Neighborhood Development Corporation
- United Way of Youngstown and the Mahoning Valley

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

residents, neighborhood groups, city departments, or YNDC surveys. The team will review the list of potential additions to the "Top 25" list and make a determination as to which should be included. As additional properties are added, updated priority lists will be distributed to team members.



Rocky Ridge Neighborhood Action Team

Neighborhood Action Plan Progress Tracking Form

5-Year Performance Benchmark	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	2015- 2016 Total	2015- 2020 Goal
Housing and Property Benchmarks										
Housing units brought into compliance										60
Vacant housing units are rehabilitated and re-occupied as affordable housing through collaborative efforts										5
Severely blighted structures are demolished										40
Vacant and formerly blighted housing units are boarded and cleaned up in order to improve neighborhood safety										35
Unmaintained vacant lots are mowed with a higher frequency using a strategic method.										ALL
Vacant properties with illegal dumping are cleaned up										ALL
Infrastructure Benchmarks										
Non-functioning street lights repaired by First Energy										ALL
Sidewalks cleaned up or replaced where needed										ALL
Streets equipped with new uniform neighborhood street signs										ALL
Dead street trees removed										ALL
New street trees and park trees planted										25
Crandall Park indoor pavilion rehabilitated and park pond cleaned up and opened up to the public										YES
One new bike facility is installed										1
One new minimalist green infrastructure street improvement installed										1
Crime and Safety Benchmarks										
Crime hotspots are addressed through community policing and systematic code enforcement										15

Neighborhood Action Plan Progress Tracking Form

5-Year Performance Benchmark	Q1 2015	Q2 2015	Q3 2015	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016	2015- 2016 Total	2015- 2020 Goal
Community Building Benchmarks										
Increase membership of Crandall Neighbors to 50 active residents										50
Complete five resident-driven neighborhood improvement projects										5
Conduct a meeting of neighborhood businesses										1
Engage neighborhood institutions such as the Jewish Community Center and Valley Care Hospital										2
Install one "Welcome to Youngstown" sign										1
Economic Development Benchmarks										
Target city incentive programs to neighborhood retail node at Gypsy and Belmont										
Improve at least three existing business facades or loans from the City of Youngstown										3
Provide two micro-enterprise loans to neighborhood entrepreneurs from YNDC										2
Create or retain 25 jobs										25

APPENDIX. PUBLIC INPUT

The following input was obtained from residents at the April 1st neighborhood planning meeting at the Jewish Community 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		
crandall park	neighbors	pride in appearance/upkeep
crandall park	neighbors - engaged	attentive ears of mayor
crandall park	neighbors (helpful, friendly)	mill creek park
crandall park	people	close to hospitals
crandall park	grocery stores	near highway
crandall park	5th ave blvd	proximity to downtown & ysu
crandall park	5th ave blvd / historic homes	proximity to downtown, rt 80, 711 connector
crandall park	5th ave blvd and historic homes	proximity to ysu & downtown
crandall park	fifth ave blvd	proximity to ysu/hospitals
north side pool	fifth ave blvd	able to place furniture on porch - even a TV
parks	fifth ave historic district	able to walk dog at night without fear
parks for walking (etc) wick & crandall	historic homes	good police response
recreational facilities	historic homes	quick response to police
the park	historic homes	harding elementary
walk through wick park	historic homes	harding school
wick park	historic homes on 5th ave	harding school
jewish community center	historic homes on fifth ave	school
neighborhood is integrated	historic homes/crandall park	university
golf course	historical homes	close to bus line (fifth & elm)
stambaugh golf course	hospital	public transportation
stambaugh golf course	hospital	wrta
stambaugh golf course	hospital	youngstown state university
5th ave neighborhood assn	hospital	ysu
attraction	north side hospital	ysu
cohesiveness of neighbors	north side hospital	crandall & the walkability of the whole area
great caring neighbors	north side hospital	sidewalks
mostly homeowners	st elizabeth	sidewalks
sidewalks	st elizabeth & north side hospital	

Neighborhood Priorities		
creating green spcae	strong code enforcement	sidewalks
stronger/larger neighborhood associations	continued demolition	sidewalks
coordinate red lights on 5th ave	maintenance of property	every road needs trees cut - removed replaced
economic development	out of town investors	streets need paved
grocery stroes - lack of them!	absentee landlords	street & sidewalk repairs
lack of good full grocery store	cars on lawn	poor street conditions
no shopping - groceries	zoning not enforced (parking on lawns, trash not picked up)	pot holes
store closed for years - corner of dennick & logan	code enforcement	street conditions
employment	appearances of some homes & yards	bad streets
everywhere I look - I see wood cut etc	code enforcement	bad streets
housing - too many vacant properties and rentals	homes boarded up	bad streets

Neighborhood Priorities cont'd

college students in homes	homes kept up better!	streets need repair
help for low income people to repair & improve their properties	rundown homes on logan ave	poor street conditions
lots	blight between Elm & Logan	poor street conditions
rehabbing homes before demo / giving folks a chance to purchase homes at good prices	demolition	street conditions
rehab vacant homes	vacancy	every road needs repaired
fill houses that are vacant	vacancy	drug houses
occupancy/vacancy/foreclosures	vacancy	used tires
maintain vacant lots (maybe community garden)	vacancy	dumping trash
incentives to buy homes in city	tear down abandoned houses	litter and overgrown grass on sidewalks
lack of economic development on belmont	demolition	litter
lack of economic development on belmont	vacant buildings	litter in vacant lots
belmont ave - lousy shopping options	vacant houses	empty lots/litter & dumping
reinvesting in infrastructure	vacant buildings	litter - more trash containers/pickup
street signs	vacancy	trash thrown out on streets
street signs are missing	vacancy	noisy cars going by (loud)
housing - absent and out-of-state owners / blight	demolitions of sites	rental property
poor housing conditions / need to spruce up properties	empty vacant houses	maintenance of rental property
code enforcement	slowing down traffic - more street lights	cruelty/neglect of dogs/cats
lack of code enforcement, especially regarding rental properties	additional bus/transit schedules	

“One thing we need to know”

gang infestation - trucks use restricted area	educating citizens about that they can do to be more proactive about vacant properties or properties not maintained	we need to all come together to build our old neighborhood one-by-one, think positive
the police comes around, but need to come more often	have people clear away snow on sidewalks during winter months	you need to know that the majority of my NS neighbors are willing to improve conditions with help that is available to us
we need to do anything possible to help youngstown grow economically	fifth ave could be one of the classiest streets in the state if we take care of it	neighbors protect and care for each other and want neighborhood to thrive
if fracking is allowed within the city, all efforts are for naught	we are proud to live in the crandall park area, but need the city to provide services like street paving and enforcing existing housing codes	that we want to create community
don't frack in the park or meander reservoir	people may be good but need to clean up their area	a directory that would give information about resources available to the neighborhoods and residents
obnoxious loud music from cars & ear splittingly loud motorcycles HURT perception of neighborhood	homes rundown in the vicinity	I know we can not do all things at once. But we need a plan for all areas of the northside. Build upon medication, educational, and recreational opportunities
we need to green & upgrade Ytown toward a sustainable future - a healthy community for families	many of renters are unaware of regulations/ordinances the city has about dogs, trash, parking, etc. It's easy to inform people through newspapers, flyers, etc	do 1 thing at a time
we have some vacant homes that don't need to be torn down - you should have a list of buyers	keep neighborhood clean - enforce trash laws	the numbers (census tracts) on the map need to be bigger or use a pointer to show which areas are being discussed
enforce keeping neighborhood clean, trash out on correct day and empty trash cans off curb	could CDBG funding go straight into rehab needs for city for once, rather than willy-nilly grants for feel-good projects and groups. More impact will be made citywide.	I am VERY excited about YNDC, MVOC, Treezplease, grow youngstown, action, etc... I am deeply dissatisfied with city council, mayors office, other governing depts - apathy, corrupt, lazy, non-responsive
promote the north side - great quality homes with close access to everything	the northside is a great place to live. We need to promote our proximity to YSU, hospitals, parks, churches, golf course, freeways. Its diversity, safety, historic properties and low cost of living	youngstown needs all the help - available from any source
housing - too many vacant properties and rentals	homes boarded up	bad streets

The following input was obtained from residents at the January 21st Northside Neighborhood Leadership Meeting at the Stambaugh Gold Course Clubhouse. Attendees were asked to list what they believed to be their neighborhood's assets, the advantages of collaborating as a larger group, and opportunities for improvement in the neighborhood.

Neighborhood Assets		
walkability	golf course	Crandall Park
duck pond	creek	people's energy
character of homes	vacant land opportunities	fewer abandoned houses than in other neighborhoods
swimming pool	gardens	JCC
trees	street lighting	5th Ave lighting
safe feeling	Harding school	Rayen stadium
northside hospital	historic district	neighborhood involvement
post office	churches, sacred landmarks	Gypsy Ln plaza
one of the most integrated sections of the city	student housing	bus line access
VA Center and Catholic Charities on Belmont	DQ	cemeteries
senior housing	affordability-most economical place in the US to purchase National Register property	high owner occupancy
city programs and tax breaks	Councilman Pinkard	mayoral connection
access to highway system	area in the city with the highest educational attainment and high income equality	neighborhood of choice
friendly neighbors	concern for others	YSU-YPD mutual aid
Boulevard on Fifth	park director	Two groups with 501C(3)
Advantages of Collaborating		
power in numbers	efficiency	fresh ideas
work smarter (not harder)	more people power	less duplication
leverages resources/ grants	power with City Council	more visibility
attracts others to neighborhood (particularly younger residents)	builds camaraderie and confidence	better communication about problems
efficiency in communication	keeps people in the city	keeps people engaged
increases the value of Youngstown	drives people in (not out)	
Opportunities for Improvement		
Crandall Park	paving 5th Ave	paving Gypsy Ln
bike lanes	development of Francisca/Belmont area	returning vacancy to occupancy
raising property values	letting people know about low-interest loans and other YNDC programs	equipment to help people clear walks
street trees and maintenance	leaf removal program	traffic synchronization/utilization/night timing
better usage of Land Bank	demolition as needed (Benita)	updated database of conditions and communication to residents
better electronic communication within neighborhoods (Next Door system)?	Hayes redevelopment/utilization	code enforcement
curfew enforcement		

At the February 26th Northside Neighborhood Leadership Meeting attendees were given a list of opportunities for neighborhood improvement, compiled at the previous Leadership Meeting, and were asked to rank in order of importance. The top five priorities chosen are listed below:

- 1) Code enforcement
- 2) Street trees and street maintenance
- 3) Vacancy to occupancy
- 4) Bike lanes
- 5) Tie: Crandall Park and Demolition as needed

CRANDALL PARK NEIGHBORHOOD ACTION PLAN



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



**YOUNGSTOWN
NEIGHBORHOOD**
DEVELOPMENT CORPORATION