

# KENSINGTON

## NEIGHBORHOOD ACTION PLAN



YOUNGSTOWN  
**NEIGHBORHOOD**  
DEVELOPMENT CORPORATION

# **“The past cannot be changed. The future is yet in your power.”**

Mary Pickford

## **ACTION PLAN PRODUCED OCTOBER 2014**

by the YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION  
and the CITY OF YOUNGSTOWN

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# SECTION I. INTRODUCTION

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

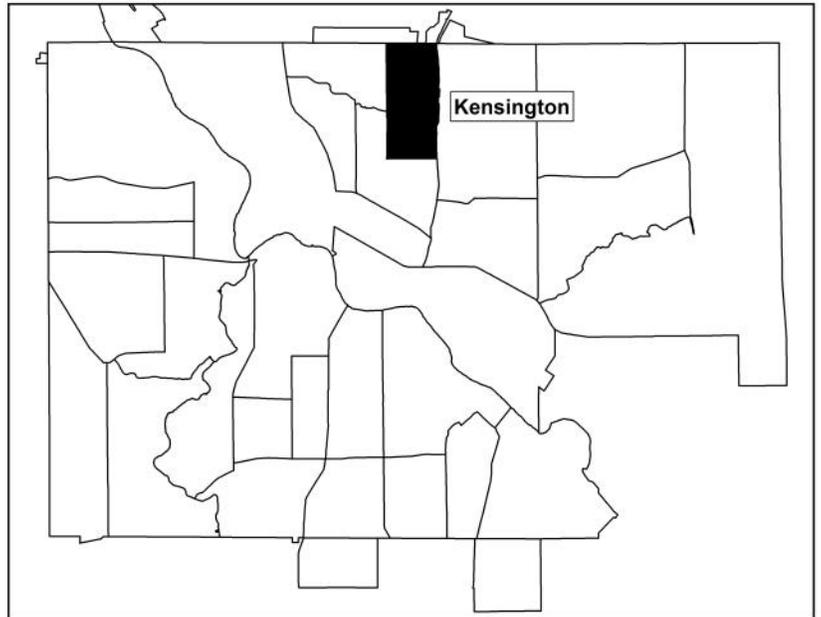
In 2005 the City of Youngstown gathered community members and other stakeholders to craft *Youngstown 2010*, a long-term planning document. Out of that effort arose a host of neighborhood associations as well as the non-profit Youngstown Neighborhood Development Corporation (YNDC). In 2013, YNDC began providing neighborhood planning services for the City of Youngstown. In that capacity, YNDC crafted the *Neighborhood Conditions Report* to provide a detailed look at 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 Kensington neighborhood groups and stakeholders, as well as the City of Youngstown, 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 Kensington 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 Kensington Neighborhood Action Plan.

# HISTORY AND DEMOGRAPHICS

The North Heights neighborhood (which Kensington is a part of) grew as demand for housing for all classes expanded with Youngstown’s industrial base. The bulk of the neighborhood came into the City as part of the 1929 annexation with the rest of Youngstown Township.

Wealthy residents took advantage of the prestige of Fifth Avenue and frontages along Crandall Park and the Henry Stambaugh Golf Course. The working class resided along the hillside that rose from the Crab Creek industrial district up to Ohio Avenue while middle class residents filled in between.



**Kensington 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)
<b>KENSINGTON</b>	1,803	-59%	\$15,756	54%	35%	66%
<b>YOUNGSTOWN</b>	66,982	-30%	\$23,944	58%	19%	61%

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

# PUBLIC CONSULTATION

On March 17th, 2014 at the Unitarian Church, YNDC and the City conducted a citywide planning meeting for residents of the Northside, 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.

*“im 8 years old and it's no stuff to do where I live. Like bowling or skating”*

*“as a young person, we need programs to incentivize people to buy and fix up homes”*

*“either there is major drug dealing on the northside or there is a perception that there is. What can we do to address it?”*

*“progressive neighborhoods vs environmentally irresponsible, profit-over-people, and fracking”*

*“a clean safe neighborhood with available employment for those living there will help. We need better public transportation”*

*“open jobs to citizens of Youngstown”*

*“we need a creative way to capture property taxes and help to renovate/buy houses - make it easier to buy houses”*

*“you have some great people who do with limited resources and give the residents value”*



In March 2014, Northside Residents were invited to share their concerns and recommendations for the community

# NEIGHBORHOOD PRIORITIES

Each resident who attended the citywide public meetings held in early 2014, including the one hosted on the Northside, 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**

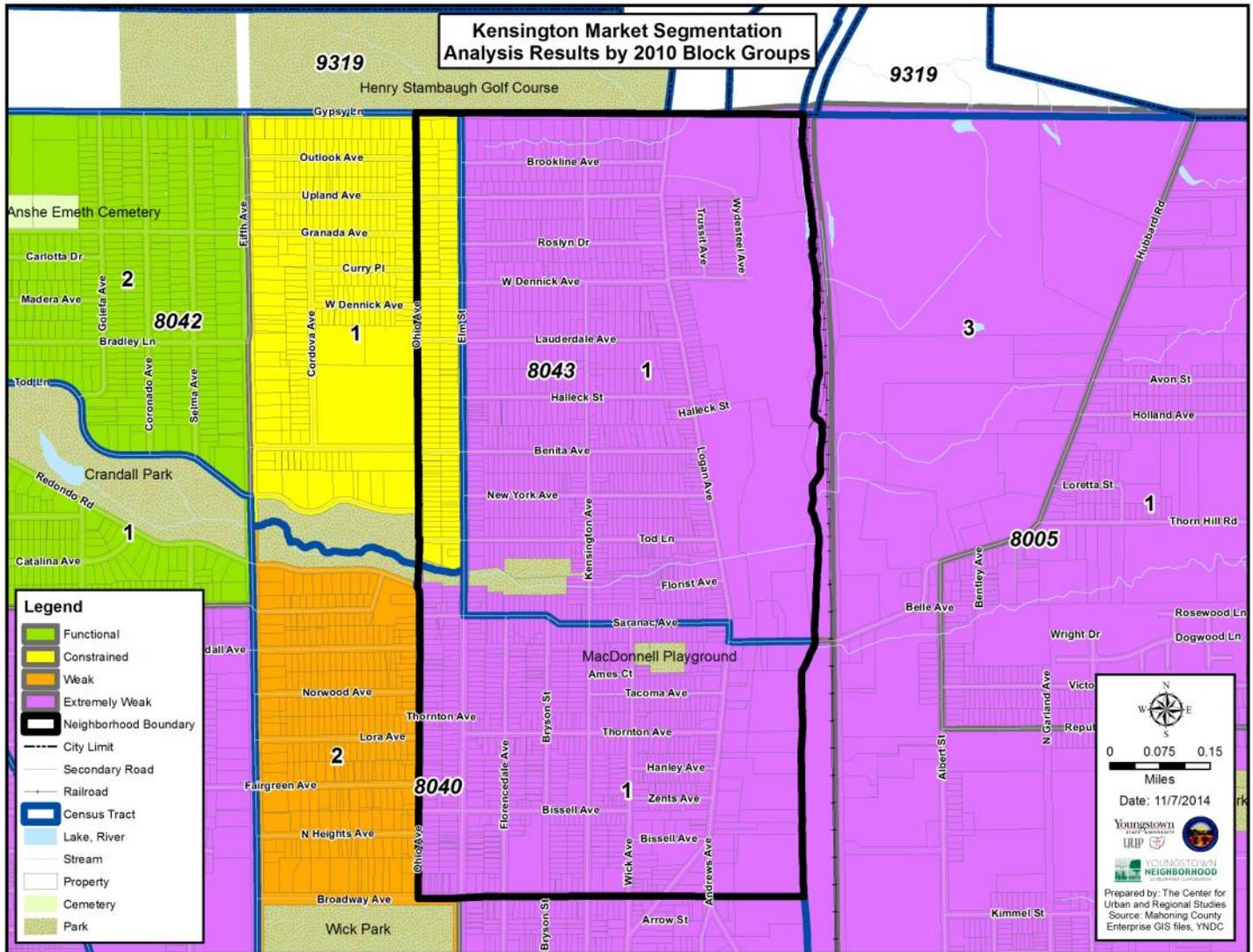
Issues identified residents pertain to repairing and maintaining existing infrastructure, including streets, sidewalks, and street lights.

## **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.

# HOUSING MARKET SEGMENTATION ASSESSMENT

The Kensington neighborhood has extremely weak housing market conditions. A detailed market segmentation analysis of all neighborhoods in the city was conducted by YNDC and the City of Youngstown in 2014 using U.S. Census and other relevant housing data. A detailed account of the market conditions throughout the city and the process for completing the analysis is included in the citywide *Neighborhood Conditions Report*.



The map above identifies the market conditions of the Kensington neighborhood by U.S. Census block groups, which is the smallest area for which housing market data could be collected and analyzed. Generally speaking, the entire area of Kensington has an extremely weak housing market, whereas neighborhoods to the west have a constrained housing market.

Neighborhoods were categorized based on varying conditions because a different strategy is required to address areas with varying market conditions. For example, in “extremely weak” areas of the city, the priority is to board up properties exposed to elements to protect the properties and people in the neighborhood, and to aggressively demolish homes that are beyond salvage on otherwise stable streets.

## 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.

**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)

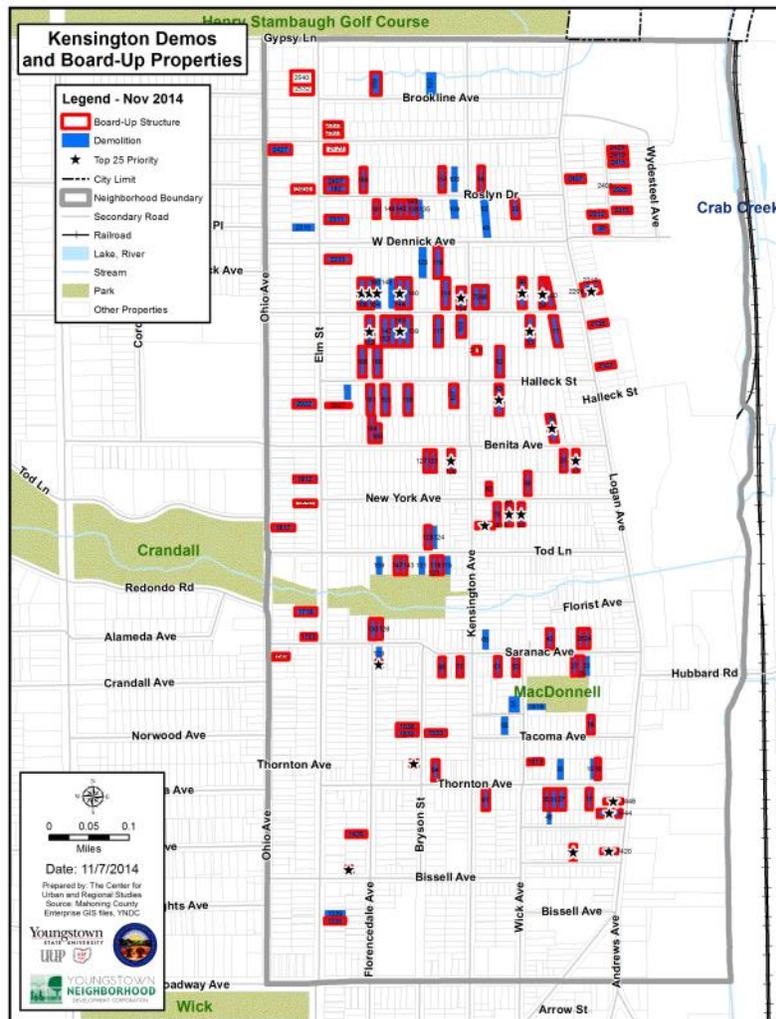
**Constrained market block groups** are those in which market activity continues to take place, and houses generally sell fairly readily as they come on the market. However, one or more variables suggest that significant deterioration in market conditions is taking place, including extremely low sales 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) **The Kensington neighborhood is considered a “extremely weak market” area.**

# SECTION II. HOUSING STRATEGIES

A detailed survey of the conditions of all properties in the Kensington Neighborhood was conducted by YNDC in order to assess housing issues that are negatively impacting quality of life and hindering housing reinvestment in the neighborhood. The following map outlines houses that require demolition and/or board up.



This data was collected from a series of detailed field surveys conducted during 2014 by YNDC tracking property vacancy and security every property in the neighborhood. Vacancy was determined by a number of factors, including whether or not the windows/doors were broken and whether or not the electric meter was operating. Priority properties were selected based upon their condition and their proximity to occupied houses and if they were along a major corridor, such as Logan Ave.

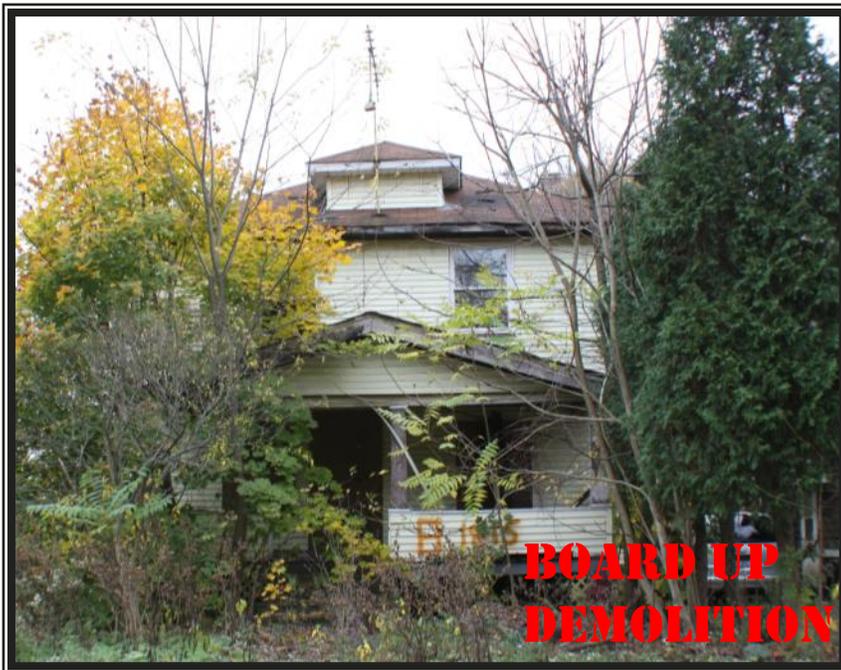
## Strategies

**Demolish via City of Youngstown:** Properties that are vacant and severely deteriorated are recommended in the plan for demolition by the City of Youngstown. These also include properties that must be urgently demolished because they are an immediate health and safety hazard and require urgent action to stabilize neighborhood conditions.

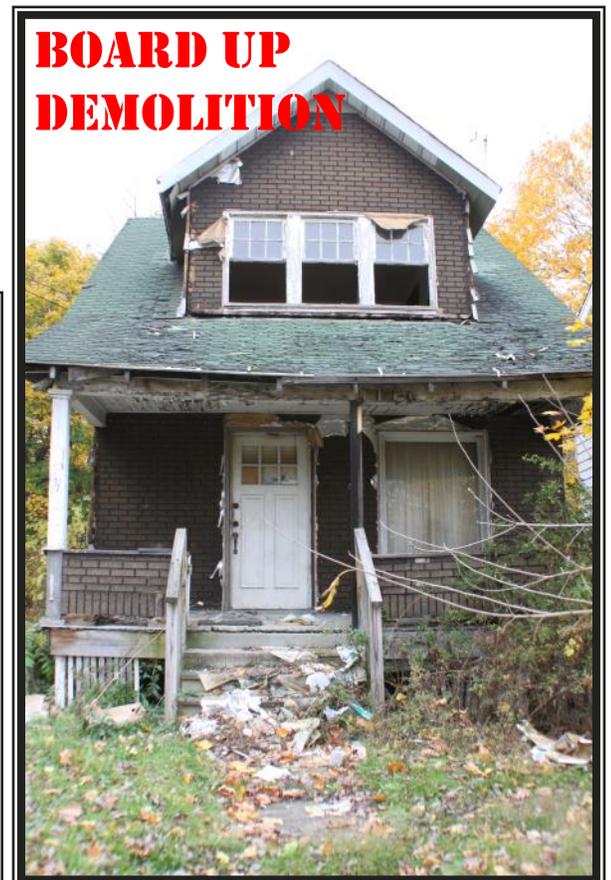
**Board Up:** Vacant properties with broken or missing doors or windows or are otherwise vulnerable to break-ins and vandalism are recommended to be boarded up in order to secure the property and to prevent criminal activity. Properties can be boarded and secured in partnership with the City of Youngstown,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

# TOP 25 PRIORITY PROPERTIES: KENSINGTON NEIGHBORHOOD

Through field research, 25 residential structures were identified as priority properties. These houses were selected based on proximity to one another; 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. Photos on this page demonstrate examples of some of the Top 25 Priority Properties.



1815 Kensington Ave.



1448 Logan Ave.



24 Lauderdale Ave.



164 Lauderdale Ave.

# PRIORITY PROPERTIES: DEMOLITION AND BOARD UP

The following 25 properties have been identified as priority properties for demolition and/or board up. These properties were evaluated via data collected in the detailed property survey conducted by YNDC for the neighborhood and deemed priorities based on their poor condition on relatively stable streets.

ADDRESS	BOARD UP	DEMOLITION
1512 BRYSON ST	X	X
1577 FLORENCEDALE AVE	X	X
57 NEW YORK AVE	X	X
67 NEW YORK AVE	X	X
17 BENITA AVE	X	X
109 BENITA AVE	X	X
32 BENITA AVE	X	X
63 HALLECK ST	X	X
33 LAUDERDALE AVE	X	X
143 LAUDERDALE AVE	X	X
163 LAUDERDALE AVE	X	X
168 LAUDERDALE AVE	X	X
164 LAUDERDALE AVE	X	X
160 LAUDERDALE AVE		X
144 LAUDERDALE AVE	X	X
104 LAUDERDALE AVE	X	X
38 LAUDERDALE AVE	X	X
24 LAUDERDALE AVE	X	X
34 ZENTS	X	X
146 BISSELL AVE	X	X
1815 KENSINGTON	X	X
2209 LOGAN AVE	X	X
1444 LOGAN AVE	X	X
1420 LOGAN AVE	X	X
1448 LOGAN AVE	X	X

# HOUSING BENCHMARKS

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

## Housing and Property Five-Year Benchmarks

- 25 severely blighted structures are demolished by the City of Youngstown.
- 15 vacant and formerly blighted housing units are boarded and cleaned up by the City of Youngstown, YNDC and community volunteers in order to improve neighborhood safety.

## 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
<b>Housing Benchmarks</b>										
Severely blighted structures are demolished by the City of Youngstown										25
Vacant and formerly blighted housing units are boarded and cleaned up in order to improve neighborhood safety										15

# APPENDIX 1. HOUSING STRATEGY DATABASE

Yellow properties represent the Top 25 Priority Properties.

Address	Board Up	Demolition
1702 ELM ST	Y	Y
1718 ELM ST	Y	Y
1426 FLORENCEDALE AVE	Y	Y
1512 BRYSON ST	Y	Y
1536 BRYSON ST	Y	Y
1533 BRYSON ST	Y	Y
84 THORNTON AVE	Y	Y
58 TACOMA AVE		Y
18 TACOMA AVE	Y	Y
1513 WICK AVE	Y	Y
30 THORNTON AVE		Y
18 THORNTON AVE		Y
16 THORNTON AVE	Y	Y
17 THORNTON AVE	Y	Y
27 THORNTON AVE	Y	Y
31 THORNTON AVE	Y	Y
35 THORNTON AVE	Y	Y
61 THORNTON AVE	Y	Y
46 HANLEY AVE		Y
27 SARANAC AVE	Y	Y
1619 WICK AVE		Y
54 AMES CT		Y
53 SARANAC AVE	Y	Y
61 SARANAC AVE	Y	Y
77 SARANAC AVE	Y	Y
85 SARANAC AVE	Y	Y
129 SARANAC AVE		Y
1577 FLORENCEDALE AVE	Y	Y
130 SARANAC AVE	Y	Y
128 SARANAC AVE	Y	Y
66 SARANAC AVE		Y
40 SARANAC AVE	Y	Y
26 SARANAC AVE	Y	Y
24 SARANAC AVE	Y	Y
115 TOD LN		Y
119 TOD LN	Y	Y
123 TOD LN	Y	Y
131 TOD LN		Y
143 TOD LN	Y	Y
147 TOD LN	Y	Y

Address	Board Up	Demolition
159 TOD LN		Y
128 TOD LN	Y	Y
124 TOD LN		Y
57 NEW YORK AVE	Y	Y
67 NEW YORK AVE	Y	Y
75 NEW YORK AVE	Y	Y
82 NEW YORK AVE	Y	Y
58 NEW YORK AVE	Y	Y
17 BENITA AVE	Y	Y
25 BENITA AVE	Y	Y
109 BENITA AVE	Y	Y
127 BENITA AVE	Y	Y
123 BENITA AVE	Y	Y
164 BENITA AVE	Y	Y
160 BENITA AVE	Y	Y
32 BENITA AVE	Y	Y
20 W DENNICK AVE	Y	Y
2312 TRUSSIT AVE	Y	Y
2425 TRUSSIT AVE	Y	Y
2419 TRUSSIT AVE	Y	Y
2415 TRUSSIT AVE	Y	Y
2403 TRUSSITT AVE	Y	Y
2325 TRUSSITT AVE	Y	Y
2315 TRUSSIT AVE	Y	Y
63 HALLECK ST	Y	Y
107 HALLECK ST	Y	Y
135 HALLECK ST	Y	Y
153 HALLECK ST	Y	Y
161 HALLECK ST	Y	Y
175 HALLECK ST		Y
168 HALLECK ST	Y	Y
160 HALLECK ST	Y	Y
62 HALLECK ST	Y	Y
17 LAUDERDALE AVE	Y	Y
33 LAUDERDALE AVE	Y	Y
103 LAUDERDALE AVE	Y	Y
117 LAUDERDALE AVE	Y	Y
139 LAUDERDALE AVE	Y	Y
143 LAUDERDALE AVE	Y	Y
147 LAUDERDALE AVE	Y	Y
153 LAUDERDALE AVE	Y	Y

Address	Board Up	Demolition
163 LAUDERDALE AVE	Y	Y
168 LAUDERDALE AVE	Y	Y
164 LAUDERDALE AVE	Y	Y
160 LAUDERDALE AVE		Y
148 LAUDERDALE AVE		Y
144 LAUDERDALE AVE	Y	Y
140 LAUDERDALE AVE	Y	Y
114 LAUDERDALE AVE	Y	Y
104 LAUDERDALE AVE	Y	Y
72 LAUDERDALE AVE	Y	Y
66 LAUDERDALE AVE	Y	Y
38 LAUDERDALE AVE	Y	Y
24 LAUDERDALE AVE	Y	Y
20 LAUDERDALE AVE	Y	Y
119 W DENNICK AVE	Y	Y
125 W DENNICK AVE		Y
52 W DENNICK AVE		Y
49 ROSLYN DR		Y
33 ROSLYN DR	Y	Y
109 ROSLYN DR		Y
135 ROSLYN DR		Y
139 ROSLYN DR	Y	Y
143 ROSLYN DR	Y	Y
145 ROSLYN DR	Y	Y
149 ROSLYN DR	Y	Y
161 ROSLYN DR	Y	Y
168 ROSLYN DR	Y	Y
114 ROSLYN DR	Y	Y
106 ROSLYN DR		Y
54 ROSLYN DR	Y	Y
182 ROSLYN DR	Y	Y
2311 ELM ST	Y	Y
2233 ELM ST	Y	Y
2027 ELM ST	Y	Y
158 BROOKLINE AVE	Y	Y
120 BROOKLINE AVE		Y
2310 ELM ST		Y
1830 ELM ST	Y	
1912 ELM ST	Y	Y
2022 ELM ST	Y	Y
1335 ELM ST	Y	Y
1339 ELM ST		Y
34 ZENTS	Y	Y
23 SARANAC AVE		Y
25 SARANAC AVE	Y	Y
146 BISSELL AVE	Y	Y

Address	Board Up	Demolition
1532 BRYSON ST	Y	Y
2402 & 2404 ELM ST	Y	
2407 ELM ST	Y	Y
2429 & 2431 ELM ST	Y	
2503 ELM ST	Y	
2505 ELM ST	Y	
2517 ELM ST		
2532 ELM ST	Y	
2540 ELM ST	Y	
2111 KENSINGTON	Y	
1815 KENSINGTON	Y	Y
1608 OHIO	Y	
1651 OHIO	Y	
1817 OHIO	Y	Y
2427 OHIO	Y	Y
2407 LOGAN AVE	Y	Y
2215 LOGAN AVE	Y	Y
2209 LOGAN AVE	Y	Y
2135 LOGAN AVE	Y	Y
2107 LOGAN AVE	Y	Y
1444 LOGAN AVE	Y	Y
1420 LOGAN AVE	Y	Y
1448 LOGAN AVE	Y	Y

# APPENDIX 2. PUBLIC INPUT

The following input was obtained from residents at a neighborhood meeting on March 17th, 2014 at the Unitarian Church. Attendees were asked to list what they believed to be their neighborhood's top three assets and top three priorities.

Neighborhood Assets		
basketball	wick park & crandall park	people interested in rehabbing and roughing it
crandall & wick parks	wick park & surrounding square	residents commitment & involvement
crandall park	cultural centers	rob piloli
crandall park	JCC	great architectural styles
crandall park	kitchen incubator - JOBS + food - building community since 2003	historic
crandall park	turning blight into greenspace / neighborhood gardening	historic architecture
crandall parks	urban farms	historic area & architecture
northside pool	urban farms	historic homes
park	butler mcdonough	historic homes
parks	institutions	historic homes
parks	museums	historic homes
parks	butler mcdonough	historic homes
parks	stambaugh aud.	historic homes
parks	stambaugh auditorium	historic homes
parks	stambaugh auditorium	historic homes
parks - crandall & wick	stambaugh auditorium	historic homes
parks (all of them)	stambaugh auditorium	historic homes
pool, wick park, crandall park	stambaugh auditorium	historic homes - 5th ave blvd
sidewalks - parks - crandall/wick	stambaugh auditorium	historic homes and beautiful mansions
wick park	stambaugh auditorium	historic homes that are unique
wick park	diversity	historical homes
wick park	diversity of income, age, color, education ,etc	many well-built homes that cost (buying cost) less than comparable homes elsewhere
wick park	cultural/academic diversity	national register districts
wick park	farmers market (other community bldgs)	the gracious, older homes that are still in tact
wick park	farmers market / kitchen incubator	access to hospitals
wick park	farmers market/ community gardens	hospitals
wick park	northside farmers market/commonwealth	hospitals
wick park	northside farmers market/kitchen incubator	hospitals
wick park	stambaugh golf course	hospitals
wick park	all the people and projects of first unitarian universalist church including this meeting	hospitals
wick park	close knit neighborhoods	hospitals
wick park	good people	hospitals (st e's and northside)
wick park	great neighbors	humility of mary hospital
wick park	joe & rachel parent	north side hospital
wick park	neighborhood activism	north side hospital
wick park	neighbors and jubilee gardens	northside hospital
wick park	norwood ave	northside hospital
wick park - make more open, cut down trees to make event space - it's real shady at night	people	st elizabeth

## Neighborhood Assets Cont.

st elizabeth	roadways - ease of getting from place to place	ysu
st elizabeths	ysu/downtown proximately	ysu
housing stock - get some incentives for young people/YSU groups to fix up houses	close to university	ysu
housing style and variety	close to ysu	ysu
vacant lots	employees at YSU as potential market/buyers for houses	ysu
arlington hts	harding elementary	ysu
the newer homes (choice, jubilee)	harding elementary	ysu
churches	schools	ysu
churches	university	ysu/butler
places of worship	university	ysu/butler
st anthony and antioch church	ysu	YSU/museums
711 connector	YSU	proximity to downtown
close to downtown	ysu	proximity to downtown
close to downtown	YSU	proximity to downtown
near hospital, golf ,bus stop, elementary school	ysu	proximity to downtown
proximity to cultural events	YSU	proximity to downtown
ysu	ysu	

## Neighborhood Priorities

need beautification of crandall park	street improvement	landlord responsibility to area
park improvement	poor street condition	lack of rental registrations
thin trees in wick park, add lights and new playground equipment	infrastructure	rental properties
crandall park upgrade	provide help in saving large houses along main streets before it is too late	general clean up - litter and dumping
more programming in wick park	save major historic structures	crime
brighter street lights (Ford Ave from YSU to Crandall Park)	architectural integrity	police
missing street lights	vandalism of vacant properties (theft of architectural details)	fast speed on streets
missing light	crime	safety/crime - community groups organizing for assets
missing street lights	crime	reforest vacant lots
street lights	crime	neighborhood security
street tree maintenance and planting	reduce crime	decrease in crime/increase in safety
infrastructure repairs (street lights, sidewalks, paving)	crime	crime and perception of crime
roads - ohio/elm st - signage	crime	street
poor street condition	street	

# Neighborhood Priorities Cont.

do not allow fracking	have more kid programs (bowling?)	vacant lots granted to nearby residents/not speculators
frack-free living	mentoring and character building programs	vacancy / population loss
beautification	young people need something to do	rehabilitation of homes
city landscaping of fifth avenue	keep up the mowing	vacant commercial/industrial
community gardens	too many group homes	empty lots
bailey's 818 elm	attitude of city department toward homeowners and investors seeking to improve	tower on park st - get new owner
more business (grocery stores, laundrymates, etc)	repurpose larger vacant commercial properties	wick 6 - all of them remodel or demolish
grocery stores	lack of gov't assistance programs for all neighborhoods thru HUD	vacant lot resotration
banks not available	out-of-state investors w/ vacant properties	why is it that people who own these boarded up homes won't sell
lack of economic development	land bank get properties to local owners	what can we build on all vacant properties
lack of economic development	invest heavily in wick park	assist new and potential homeowners to buy and maintain
lack of economic development	home ownership	marketing to YSU/St E employees
lack of economic development	empty lots	empty lots
lack of economic development	empty lot	faster turn around on land bank property
jobs in the neighborhood - walkable communities	empty lots	empty lots
more activities for children - update Wick Park	increase property ownership	housing incentive programs
more mentoring and character building programs (kid friendly)	lack of economic development (Belmont & Wick)	empty lot reuse functional land banks
Condition of main corridors	lack of economic development on wick, logan, belmont, 422	getting YSU to be more involved
youngstown city schools	economic development on wick	vacant land in poor shape
education/jobs	wick 5 corridor improvements specially city-owned buildings	home maintenance issues (no curb appeal)
harding elementary	wick six lots - little to no change - strategic entry point	blight
a plan that includes factors of race and education	poor cooperation between city departments (code enforcement and demolition, building and zoning)	empty houses (vacancy - housing code violations)
no economic development on wick	vacant/blighted commercial properties	poor housing conditions
poor housing	vacant and poorly maintained houses and buildings	what are we doing with boarded up homes (more code enforcement)
conditions of the houses and/or the lots upon which they sit	poor housing conditions	code enforcement
housing	poor housing conditions	just enforce codes and laws
housing code violations	code enforcement	complete code enforcement 1/4 mile around wick park
improve property conditions	poor housing condition	poor housing
poor housing conditions	out of state investors to lose dilapidated properties	investor owned properties
consistent code enforcement and funding for households in needs	investor-owned properties	ban/strict enforcement on out-of-state owners
absent landowners accountable - financially tax	vacancy reduction	vacancies
demolish houses/ buildings that are beyond saving	vacant housing	home vacancy
vacancy	vacancy	vacancy
vacancies	vacancies	remove blight/demolition
vacancy	poor housing condition / need demolition	demolition
vacant houses	demolish vacant structures	vacancy
vacancy	demo - commercial and residential	demolition and funding sources
demo contractors accountable for damages to infrastructure	vacancy	low selling prices of homes/poverty
vacancy	vacant houses	encouraging local people to invest/repair businesses
vacant houses	abandoned houses	conditions of parks

## “One thing we need to know”

brier hill cultural center is open for neighborhood meetings, dinners, receptions, performances	somehow housing stock needs out of the hands of out-of-town investors, and back locally owned. I have lived on wick park for 23 years and the big problem has been out-of-town investors not freeing the properties for use	Youngstown city schools - people who work in the city should live in the city
either there is major drug dealing on the northside or there is a perception that there is. What can we do to address it?	would like more restrictions on out-of-town/out-of-state absentee landowners	do a 2-3 year plan for north side in whole and carry it out in 3-5 years
open jobs to citizens of youngstown	board up the houses in brier hill	city needs to do strategic shut down and move out people from homeless neighborhoods. Use incentives.
a clean safe neighborhood with available employment for those living there will help. We need better public transportation	large number of vacant homes on Norwood between Ohio Ave and 5th Ave	the plan should focus on the whole city. Then prioritize areas most important first. Must have a plan for less populated areas.
people need living wage jobs and good transportation to improve and stay in the city	why hasn't zoning been enforced throughout the city?	this is the last/best neighborhood you left, show concern!
jobs	the northside is a great neighborhood	there are people who still LOVE youngstown!! Make sure everyone has a voice!!
tax incentives for economic growth because w/o jobs, tearing down homes is just a bandaid to a deep wound	the historic significance of so many parts of the city are being buried in blight or just plain disregard	a major factor in improved operation of city functions is demanding accountability
business reinvestment in Youngstown continues to be thwarted by counter interests in surrounding areas such as Boardman, Niles, Howland, and Poland	Fifth Ave can be the best residential corridor in Ohio if we take care of it	why is funding being used on south side of Yo when the north side has the most assets?
I am concerned about the mayors intention to allow oil & gas production in the city. It will ruin real estate values and our health	preservation is important in the wick park neighborhood (et al)	the northside and other neighborhoods need focused on more now than downtown
progressive neighborhoods vs environmentally irresponsible, profit-over-people, and fracking	keep north side south and north beautiful - no group homes - our north side is historical and beautiful and we love it and want to keep it that way - no more ugly businesses taking over	the northside has the history and amenities needed for a renewed city. Pay attention to this area.
if Youngstown allows fracking in the city or watershed, there will be a bigger exodus. I would love to buy a house here but won't if our mayor allows fracking.	we need better transportation	need for city administration to adhere to listen to each side of city
youngstown needs to vote YES on the community bill of rights to ban fracking and injection wells and protect Meander and Mill Creek Park	when is baseball coming to youngstown? When is the pot-holes going to get fixed? Fix street lights.	why is upper north heights always neglected and left out of improvement programs? Even when there was a north side coalition
we need to build more communities like arlington hts. Give people a place to live that they can take pride in	youngstown is a great place to live. More community involvement will help grow our city	you have some great people who do with limited resources and give the residents value
there are good landlords that care about the north side and if it was not for their effort there would be many more vacant homes	we want our community to be an expression of pride	prioritize and try to stick to it - the squeaky wheel gets greased and it is not serving the bigger picture. Plus - thanks for your effort. We do see improvements.
city treats all investors like trash, harass you to point you wish to leave	we make the neighborhood. Be responsible. Take pride and be good stewards of what god has given us.	stop demonstrating BIAS - YNDC and CITY
we need a creative way to capture property taxes and help to renovate/buy houses - make it easier to buy houses	wick park - usuline high school has a 25% increase in students, and has students and alumni looking to engage neighborhood	How do you do anything w/o money? \$\$
as a young person, we need programs to incentivize people to buy and fix up homes	I understand very deeply the constraints on resources (financial and otherwise) you are dealing with and the demands put on you. I think given what you have to work with, you're doing the best you can. Don't be afraid to reach out for collaborative help.	population down to 60,000 - why do we need 7 councilpeople since the population dropped more than half?
city should help local owners acquire vacant lots/properties to invest in them. Financing through banks is not available in wick park. Out of state investors are not fixing these properties	we love our neighborhood and will help to preserve the beautiful, safe, green peace!	this step toward planning is exciting. But it's important to keep factors of how we got here in mind as we move forward, i.e. harmful laws and policies that keep people from living whole or healthy lives like the war on drugs or collateral sanctions (in 8040)
with how much I pay in city taxes, I would think it would be easier to obtain vacant, forgotten, salvagable houses in my neighborhood so I can maintain them	ask people what they are good at and want to share skills, gifts, passions and let them do it! (teach, mentor, work, etc)	if the city can find creative ways to use money to attract corporate investment, why can it not find money to attract residential investment?
what have you done for me lately? Find ways to increase home ownership. I live in the city and work. How about a tax break? You give them to big business or small... you know what I mean	close down Bailey's at 818 Elm St	properties are being permitted to fall apart due to slowness of land bank, and inability to contact owners, due to outdated contact info on auditors website

## “One thing we need to know” Cont.

im 8 years old and it's no stuff to do where I live.  
Like bowling or skating

need something for young people to do besides the streets.  
TROUBLE.

we all don't have money to go to the YMCA or JCC.  
There should be a place young people can play  
basketball for free

need to work on improving the future generation  
by introducing them to bigger, brighter ideas of  
neighborhood improvement, character, job securi-  
ty, education, other things to do besides criminal  
activities

# **KENSINGTON NEIGHBORHOOD ACTION PLAN**



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