

M. McNally
DEPARTMENT OF LAW

ORD - 16 - 84

AN ORDINANCE

MOVED TO 2nd RD.	
MOVED TO 3rd RD.	5-4-16
COMMITTEE	Planning 4-6-16
SUSPEND	Amended 5-16-16

**ADOPTING THE GENERAL NEIGHBORHOOD RENEWAL FOR
THE NEAR EASTSIDE OF YOUNGSTOWN AS AN URBAN
RENEWAL PLAN.**

* * *

- WHEREAS,** within the development district, more than seventy percent (70%) of the properties have conditions that substantially impair the sound development of the district; and
- WHEREAS,** said substandard conditions make it suitable for urban renewal activities; and
- WHEREAS,** the plan for the project area will afford maximum opportunity consistent with the sound needs of the area, as a whole, for the rehabilitation or redevelopment of the project area by private enterprise; and
- WHEREAS,** the Youngstown Planning Commission has reviewed the amended plan and determined the plan is feasible and conforms to the guidelines of the Youngstown 2010 comprehensive land use plan and recommends the plan be adopted; and
- WHEREAS,** the acquisition of certain parcels of land are necessary because of deterioration, economic disuse, and outmoded street patterns, and is needed for light industrial uses as an integral part of the plan for the City; and
- WHEREAS,** in addition to the elimination of blight from the area, said plan will further promote the public welfare and proper development of the community by making land in such area available for disposition for light industrial uses; and
- WHEREAS,** the approval of Council shall constitute authority to spend monies of the City appropriated for such purposes and the proceeds of bonds or notes issued for such purpose and to accept advances, gifts or donations from the federal or state government, or any other entity or person.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF YOUNGSTOWN, STATE OF OHIO:

SECTION 1

That this Council hereby **adopts The General Neighborhood Renewal Plan for the Near Eastside of Youngstown as an Urban Renewal Plan.**

SECTION 2

That this ordinance is hereby declared to be a measure necessary to authorize the Council of the City of Youngstown to **adopt The General Neighborhood Renewal Plan for the Near Eastside of Youngstown as an Urban Renewal Plan**, as above-described; and provided it receives the affirmative vote of six of the members elected to the legislative authority, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

SECTION 3

That the Clerk of Council is hereby instructed to forward a copy of this ordinance to individuals as designated by Council.

PASSED IN COUNCIL THIS 18th DAY OF May, 2016.



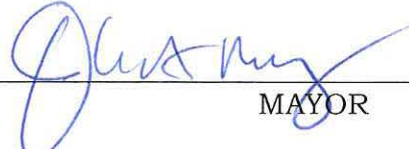
PRESIDENT OF COUNCIL

ATTEST:



CITY CLERK

APPROVED: THIS 19th DAY OF May, 2016.



MAYOR



General Neighborhood Renewal Plan

Near Eastside Neighborhood Renewal Area (NENRA)

Prepared by:

Department of Community Planning and Economic Development

February 2016

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PURPOSE

City Ordinance 71981 passed by council January 29, 1964 found it necessary and in the public interest to carry out programs and projects for renewal, including redevelopment, rehabilitation and conservation to eliminate and prevent the occurrence or recurrence of slums and blight in furtherance of public peace, property, health, safety, morals and general welfare. The purpose of this general neighborhood renewal area plan is to examine the near eastside area to determine the extent of blight and develop a strategy to eliminate blight, prevent it from reoccurring and promote sound redevelopment.

Methodology

The City of Youngstown retained CT Consultants for preparation of a slum and blight analysis. The analysis consisted of a review of all parcels of land located in the plan area for conditions set forth by the Ohio Revised Code Section 1.08(b)(2) to meet the criteria of “blight”. The CT Consultants report is incorporated in to this plan as Appendix A. The development of this plan consisted of a review of the Youngstown 2010 comprehensive plan (adopted 2005), the City of Youngstown Redevelopment Code (adopted 2013), a survey of the area, city and county records and local and regional development trends.

This plan is required to contain certain information as delineated in Section 6 of the city’s urban renewal ordinance as follows:

1. A description of the boundaries of the project area
2. A delineation of areas of land acquisition, demolition and removal of structures, or of rehabilitation, conservation or reconditioning of existing structures, if any
3. A land-use plan showing the location, character and extent of public and private land ownership, utilities, use and occupancy proposed within the area and showing proposed changes, if any in the buildings, housing or zoning and street layout
4. Standards for densities, land coverage and building intensities
5. Plan Objectives
6. Land Use Controls
7. Financial Plan
8. Relocation

LOCATION AND DESCRIPTION

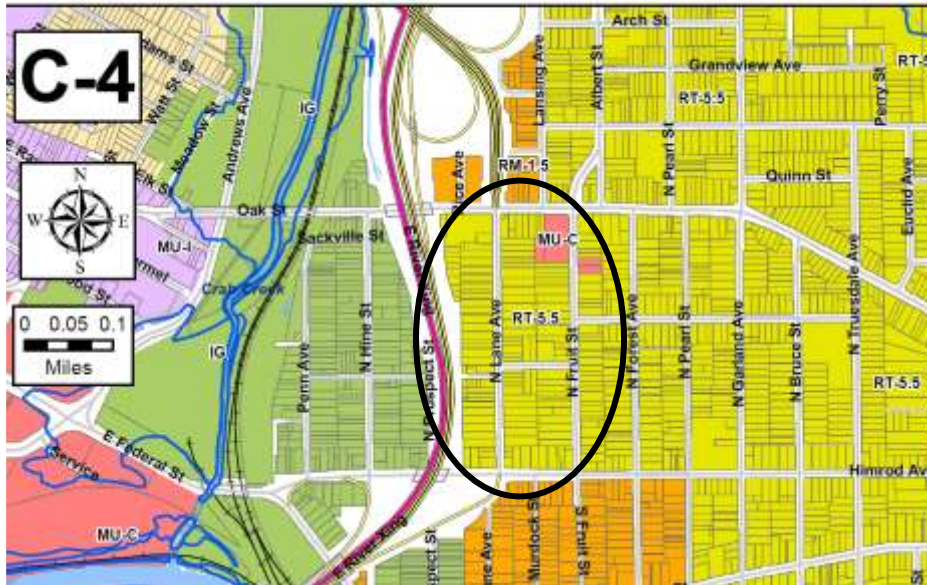
The Near Eastside Neighborhood Renewal Area (NENRA) plan includes approximately 21 acres located between Himrod Ave on the south, Oak Street on the north, Madison Avenue on the west and Fruit Street on the east. The area has 152 parcels and 39 separate owners. A total of 129 parcels or 84% of all the parcels are vacant unimproved lots. The area is located approximately ½ mile from the central business district to the east. The area is accessible via the exit ramp to the east river crossing of the Madison Avenue Expressway on the south and an entrance ramp to the north. State Route 422 is to the north and State Route 289 is located to the south making the area easily accessible to the interstate highway.

HISTORY

The near eastside neighborhood was originally purchased by Daniel Shehy and was settled predominantly by Irish immigrants that were fleeing famine and British tyranny. In the early 1900's the demand for a larger industrial labor pool attracted Italian immigrants and they soon become the dominant group in this neighborhood. After World War II, suburbanization started and the neighborhood began a transition from European to African-American and Hispanic. Today the neighborhood is largely abandoned and many of the homes have been demolished. A total of 21 homes have been demolished since 2006. The few remaining homes were constructed between 1892 and 1924.

EXISTING ZONING

The Residential 1- and 2-Family 5.5 (RT-5.5), district is created for the purpose of maintaining and protecting medium-density single-family and two-family residential areas with a minimum lot size of 7,200 sq. ft.



LOT REQUIREMENTS FOR RT-5.5 ZONING DISTRICT

Dimension	Requirement
Min. Lot Area	7,200 sq. ft.
Min. Lot Area per Family	5,500 sq. ft.
Min. Lot Width	60 ft.
Min. Front Yard Setback from Right of Way Line	35 ft.
Min. Side Yard [1]	10 ft. or 10% of lot width, whichever is less
Min. Rear Yard [2]	25 ft.
Max. Height	35 ft.
[1] If lot is 50 ft. wide or less, reduced to 5 ft.	
[2] Rear yard requirement for detached accessory structures is the same as side yard requirement.	
See Sec. 1104.01 for more dimensional requirements	

Permitted uses allowed within the existing zoning are listed in the following table. Specific standards can be found in section 1103 of the Youngstown Redevelopment Code.

TABLE OF USES

Zone District	RT-5.5	Specific Standards
SCHEDULE OF USES		
Dwelling, detached single-family	P	
Dwelling, two-family	P	
Group home, small	P	1103.02(a)(6)
Group home, medium or large	P	1103.02(a)(6)
Rooming or board house	P	
Business, art, or vocational school	CR	1103.02(a)(7)
Cemetery or mausoleum	P	1103.02(a)(8)

<i>College or university</i>	CR	1103.02(a)(9)
<i>Government service</i>	CR	1103.02(a)(10)
<i>Museum, library, or art gallery</i>	CR	1103.02(a)(12)
<i>Park or playground</i>	P	
<i>Public safety facility</i>	C	
<i>Religious assembly</i>	P	1103.02(a)(13)
<i>School, elementary, middle, high</i>	P	1103.02(a)(14)
<i>Agriculture, urban</i>	P	1103.02(a)(17)
<i>Aquaculture or hydroponics</i>	P	1103.02(a)(18)
<i>Farmers market</i>	C	1103.02(a)(19)
<i>Forestry</i>	P	1103.02(a)(20)
<i>Bed and breakfast</i>	CR	1103.02(a)(29)
<i>Offices</i>	CR	1103.02(a)(30)
<i>Golf courses</i>	P	
<i>Swimming pools</i>	P	1103.02(a)(32)
<i>Day care facility</i>	P	1103.02(a)(34)
<i>Funeral homes</i>	CR	1103.02(a)(35)
<i>Personal service and repair (small)</i>	CR	1103.02(a)(37), (23)
<i>Retail store not listed, small</i>	CR	1103.02(a)(40), (23)
<i>Utility structure or service not listed</i>	P	1103.02(a)(51)
<i>Utility towers and structures (primary use)</i>	P	1103.02(a)(52)
<i>Accessory agriculture</i>	A	1103.02(b)(3)
<i>Accessory aquaculture or hydroponics</i>	A	1103.02(a)(18)
<i>Accessory automobile parking</i>	A	1103.02(b)(4)
<i>Accessory day care</i>	A	1103.02(b)(6)
<i>Accessory domestic animals or fish</i>	A	1103.02(b)(7)
<i>Accessory dwelling unit</i>	A	1103.02(b)(8)
<i>Accessory forestry</i>	A	1103.02(a)(20)
<i>Accessory home occupation</i>	A	1103.02(b)(9)
<i>Accessory kennel</i>	A	1103.02(b)(10)
<i>Accessory solar, geothermal power equipment</i>	A	
<i>Accessory swimming pools</i>	A	1103.02(b)(13)
<i>Accessory uses not listed elsewhere</i>	A	1103.02(b)(14)
<i>Accessory utilities and antennas attached</i>	A	1103.02(b)(15)
<i>Accessory wild animals</i>	C	1103.02(b)(16)
<i>Accessory wind power equipment</i>	A	1103.02(b)(16)C
Temporary Uses		
<i>Temporary construction office or yard</i>	T	1103.02(b)(18)
<i>Temporary event, or sales</i>	T	1103.02(b)(19)

Temporary real estate office	T	1103.02(b)(20)
Temporary use not listed	T	1103.02(b)(21)

SUMMARY OF BLIGHT DETERMINATION

A “blighted parcel” is defined per O.R.C. Section 1.08 (B) (2) “as a parcel that has two or more of the following conditions that, collectively considered, adversely affect surrounding or community property values or entail land use relationships that cannot reasonably be corrected through existing zoning codes or other land use regulations.”

1. Dilapidation and deterioration;
2. Age and obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation, or open spaces;
4. Unsafe and unsanitary conditions;
5. Hazards that endanger lives or properties by fire or other causes;
6. Noncompliance with building, housing, or other codes;
7. Nonworking or disconnected utilities;
8. Is vacant or contains an abandoned structure;
9. Excessive dwelling unit density;
10. Is located in an area of defective or inadequate street layout;
11. Overcrowding of buildings on the land;
12. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
13. Vermin infestation;
14. Extensive damage or destruction caused by a major disaster when the damage has not been remediated within a reasonable time;
15. Identified hazards to health and safety that are conducive to ill health, transmission of disease, juvenile delinquency, or crime;
16. Ownership or multiple ownership of a single parcel when the owner, or a majority of the owners of a parcel in the case of multiple ownership, cannot be located.

Appendix A provides a detailed parcel by parcel review of the existing conditions related to the blight criteria. The findings are that over 70% of the parcels located in the NENRA meet 2 or more of the criteria and therefore the area is determined to be blighted and eligible as a neighborhood renewal area.

OBJECTIVES

The overall objective of the NENRA is to eliminate the blighting influences and prevent them from returning. In order to accomplish that objective the following steps will need to be implemented:

- Acquire blighted tax delinquent properties
- Acquire remaining vacant property
- Acquire occupied dwellings and relocate existing owners or tenants
- Demolish vacant structures
- Rezone area from RT-5.5 Residential One & Two Family to IG-Industrial Green
- Vacate Vernon Street between N. Lane Avenue and N. Fruit Street
- Vacate Lane Avenue between Himrod Avenue and Oak Street
- Vacate Augusta St from N. Lane to the Madison Ave Expressway
- Market property for Industrial Green uses such as light manufacturing or distribution centers
-

LAND ACQUISITION

The map below shows the area where land will be acquired and assembled. The area consists of a total of 19 lots with residential structures (shown in grey) and 129 vacant parcels of land (shown in green).

Acquisition Area Map



A land acquisition strategy consists of identifying the status of all property located in the in the NENRA. Property will be acquired through a number of ways based on the status of the property. All land bank eligible property, property that is vacant and tax delinquent will be foreclosed on by the Mahoning County Land Bank or the City of Youngstown Land Bank and held in the land bank to be assembled and transferred for future development. The estimated cost of each foreclosure is \$1,000 for title work and court costs. The process can take time to conclude in clear title to the land bank and started prior to the development of this plan. The Mahoning County Land Bank has been acquiring delinquent properties in the area and to date has assembled 81 parcels. The below map shows properties that are currently owned by public entities which includes the State of Ohio, City of Youngstown, and the Mahoning County Land Bank.



Upon adoption of this neighborhood redevelopment plan the City will be authorized to acquire property from the owner. The city will offer an appraised value to all owners and reasonable relocation costs if necessary. When owners are unwilling to sell, the City may initiate action to appropriate the property through the courts. The following tables list the vacant lots and properties that have structures that will be acquired.

Vacant Lot Acquisition

	PARCEL ID	Owner	Lot Dimension	Street #	Street	Acres	Tax Value	Zoning
1	53-022-0-134.00-0	EDDY RUTH @ (5)	50 X 39	901	OAK	0.045	\$ 430	RT-5.5
2	53-025-0-067.00-0	JOHNSON ANDRE ORAN	40 X 205		FRUIT	0.188	\$ 290	RT-5.5
3	53-025-0-068.00-0	JOHNSON ANDRE ORAN	46 X 205	22	FRUIT	0.221	\$ 340	RT-5.5
4	53-025-0-076.00-0	ATWOOD HILDA J	25 X 205		FRUIT	0.118	\$ 180	RT-5.5
5	53-022-0-154.00-0	BERGER SCOTT	15 X 193		LANE	0.066	\$ 360	RT-5.5
6	53-022-0-155.00-0	BERGER SCOTT	35 X 193		LANE	0.155	\$ 250	RT-5.5
7	53-026-0-707.00-0	BOWERS ADA L	30 X 205	216	FRUIT	0.141	\$ 220	RT-5.5
8	53-025-0-089.00-0	BROWN E B & R A	8 X 205		FRUIT	0.038	\$ 100	RT-5.5
9	53-025-0-091.00-0	BROWN ROSE ANN	50 X 205		FRUIT	0.235	\$ 100	RT-5.5
10	53-025-0-015.00-0	D & M REALTY	30 X 165		LANE	0.114	\$ 210	RT-5.5
11	53-025-0-081.00-0	ELLERBE WALTER GLENN	70 X 120		FRUIT	0.193	\$ 410	RT-5.5
12	53-025-0-033.00-0	ESPOSITO ANTONIO & C A	25 X 125		LANE	0.072	\$ 150	RT-5.5
13	53-022-0-146.00-0	GLEANERS LAND COMPANY AN OHIO CORPORATION	50 X 205		LANE	0.235	\$ 370	RT-5.5
14	53-025-0-064.00-0	HANCOCK MINNIE @ (5)	26 X 113.83 IRR		HIMROD	0.068	\$ 150	RT-5.5
15	53-025-0-082.00-0	HIGGS BRADIE G	37.5 X 100	124	FRUIT	0.085	\$ 200	RT-5.5
16	53-022-0-140.00-0	MUHAMMAD BADIA ADERO	17 X 205	209	LANE	0.08	\$ 410	RT-5.5
17	53-022-0-158.00-0	NORMAN ROSE MARIE ETAL	15 X 193		LANE	0.066	\$ 360	RT-5.5
18	53-022-0-159.00-0	NUBY WALTER T & MILLIE A	40 X 192	214	LANE	0.177	\$ 290	RT-5.5
19	53-025-0-053.00-0	PENN ELIZABETH I TRUSTEE	50 X 205	23	LANE	0.235	\$ 370	RT-5.5
20	53-025-0-052.00-0	POWELL JOYCE C	35 X 205		LANE	0.165	\$ 260	RT-5.5
21	53-025-0-063.00-0	RICHARDS DAVID & JANET	24 X 132.38 IRR		HIMROD	0.074	\$ 150	RT-5.5
22	53-022-0-163.00-0	SALINAS LILLIAN & JUAN	20 X 50		LANE	0.023	\$ 100	RT-5.5
23	53-022-0-152.00-0	SOLERO ANGEL M	20 X 197		LANE	0.089	\$ 480	RT-5.5
24	53-022-0-144.00-0	YFJ LIMITED LIABILITY COMPANY	50 X 205	139	LANE	0.235	\$ 370	RT-5.5
25	53-022-0-129.00-0	EDDY RUTH @ (5)	40 X 150	921	OAK	0.134	\$ 660	RT-5.5
26	53-022-0-130.00-0	EDDY RUTH @ (5)	40 X 147		OAK	0.135	\$ 660	RT-5.5
27	53-022-0-131.00-0	EDDY RUTH @ (5)	40 X 147	907	OAK	0.135	\$ 660	RT-5.5
28	53-022-0-126.00-0	SUMMERS CHITLEA A	25 X 125		OAK	0.069	\$ 380	RT-5.5
29	53-022-0-127.00-0	SUMMERS CHITLEA A	25 X 125		OAK	0.069	\$ 380	RT-5.5

Structure Acquisition

	PARCEL ID	Owner	Lot Dimension	Street #	Street	Acres	Tax Value	Zoning
1	53-022-0-160.00-0	GILLAM NATARASHA	47 X 193	220	LANE	0.208	5360	RT-5.5
2	53-025-0-069.00-0	MADERITZ KRISTY	50 X 205	28	FRUIT	0.235	9480	RT-5.5
3	53-025-0-029.00-0	MOJICA DANIEL ETAL	50 X 205	127	LANE	0.235	6630	RT-5.5
4	53-022-0-139.00-0	MUHAMMAD BADIA ADERO	17 X 205	209	LANE	0.08	3830	RT-5.5
5	53-022-0-164.00-0	PEDRO CARMONA & DIOCESE OF YOUNGSTOWN	63.36 X 93 IRR	230	LANE	0.128	4960	RT-5.5
6	53-025-0-031.00-0	POOLE PHYLLIS	50 X 205	113	LANE	0.235	6740	RT-5.5
7	53-022-0-161.00-0	SALINAS LILLIAN & JUAN	40 X 173 IRR	228	LANE	0.177	4260	RT-5.5
8	53-025-0-022.00-0	SCHMITZ CATHERINE	50 X 156.94 IRR	66	LANE	0.179	7350	RT-5.5
9	53-022-0-138.00-0	SUAREZ NOEL & NOEL JOEL	33 X 205	213	LANE	0.155	5260	RT-5.5
10	53-022-0-137.00-0	TILLIS BERTHA M	50 X 205	223	LANE	0.235	6330	RT-5.5
11	53-025-0-037.00-0	WHITE VALARIE	40 X 150	914	VERNON	0.138	4880	RT-5.5
12	53-025-0-090.00-0	BROWN ROSE ANN	30 X 205	138	FRUIT	0.141	6860	RT-5.5

DEMOLITION

There are 19 residential structures in the NENRA, 11 are privately owned and 8 are either owned by the MCLB or are in the process of being land banked. All 19 residential structures located in the acquisition area will be demolished at an estimated cost of \$7,500 each.

Structures will be tested for asbestos and abated if necessary prior to demolition. All foundations will be removed and backfilled. Most of the prior demolitions that have taken place did not require the removal of foundations and may therefore involve some challenges and additional costs to future redevelopment.

REHABILITATION

The city will seek opportunities to provide façade improvements to surrounding properties to enhance the potential marketability of the NENRA for redevelopment. The façade

improvement program can provide 40% (up to \$20,000) reimbursement for signage, landscaping, fencing and other exterior improvements. Assistance may also be provided to nearby owner-occupied homeowners to make exterior improvements through the owner-occupied rehab program administered by YNDC.

RELOCATION

Any residents displaced as a result of the acquisition of their place of residence or business will receive a relocation allowance based on their ownership or rental status and their length of occupancy. Those allowances include:

Moving expenses: All reasonable moving expenses to cover the cost of moving from the home or business that has been acquired to a new location.

Rental Relocation Assistance: Tenants that have occupancy of more than 180 days that may be displaced will receive assistance payments based on the difference, if any, between the cost of monthly rent and utilities of the displacement dwelling and a comparable decent, safe and sanitary replacement dwelling. The maximum amount of assistance will be \$4,800 for up to a 24 month period.

The City will assist displaced residents in obtaining housing of a similar or better quality than the residents enjoyed in the NENRA. Relocation placement options exist with housing options near the NENRA or other areas of the City. The City will work closely with the Mahoning County Land Bank and the Youngstown Neighborhood Development Corporation (YNDC) to find similar suitable housing options.

LAND-USE PLAN

The NENRA viability as a residential neighborhood is clearly document. There are only 11 occupied dwellings remaining in the 21 acres. The current zoning and street pattern is intended to accommodate as much as 1 dwelling per 5,500 sq. ft. which would allow for a density of 166 dwelling units. The density of one dwelling per acre is not sustainable with the existing street layout. The *Youngstown 2010* plan calls for the property to be repurposed for Green Industrial (IG) uses. The City has had success in transforming former steel mill properties into light industrial business parks such as Salt Springs, Ohio Works and Performance Place so much so that because the area is accessible to the freeway system it is likely that this project would be successful in meeting a demand for new industrial development.

Industrial Green Uses – Potential Site Plan



This site plan depicts light industrial, warehouse and office uses occupying the NENRA with adequate parking load and landscaping as required in the Industrial Green zoning. This site plan shows three light manufacturing and distribution facilities, one large 130,000 Sq. Ft. and two smaller 37,000 Sq. Ft. and 20,000 Sq. Ft. Also shown is a 9,500 Sq. Ft. office/R&D facility located near Oak St, and a 25,000 sq. ft. warehouse facility. This area will generate new property taxes from the significant development investment and new jobs will generate additional income taxes for the City. This new development could generate an estimated \$220,000 in new property tax revenue and create nearly 200 jobs that could generate an additional \$140,000 in new city income tax.

LAND-USE CONTROLS

The property will be rezoned consistent with the Youngstown 2010 future land use plan. The plan calls for the property to be rezoned Industrial Green (IG). The IG zoning was created in the Youngstown Redevelopment Code for the purpose of encouraging investment in a wide variety

of green/clean commercial and industrial technologies that have positive or minimal negative impacts on surrounding residential areas. The IG zoning district establishes building setbacks and development standards as shown below:

Lot Requirements

Dimension	Requirement
Min. Lot Area	N/A
Min. Lot Area per Family	N/A
Min. Lot Width	120 ft.
Min. Front Yard Setback from Right of Way Line	20 ft.
Min. Side Yard	10 ft.
Min. Rear Yard	20 ft.
Max. Height	N/A
See Sec. 1104.01 for more dimensional requirements	

Example



DEVELOPMENT STANDARDS FOR INDUSTRIAL GREEN (IG) ZONING DISTRICTS

A. General

- i. All activities shall be conducted inside a closed structure.
- ii. All outdoor storage shall be screened from view from all public streets and from adjacent properties pursuant to the standards in Section 1104.04 (Landscaping, Buffering, and Fencing).
- iii. All standards in Section 1104.05 (Landscaping, Buffering, and Fencing) applicable to the MU-C district shall also apply in the GI district.
- iv. All standards in Section 1104.07 (Exterior Lighting) applicable to the MU-C district shall also apply in the GI district.

B. Incentives

Development or redevelopment in the Green Industrial district shall be eligible to receive the following incentives as long as the City retains its Impacted Cities designation from the State of Ohio and that designation permits the City to grant these incentives, and shall be subject to all conditions and restrictions imposed on those incentives by the State of Ohio.

- i. New development or redevelopment that achieves a LEED certification of Silver shall be eligible for a 50% reduction in annual property taxes.
- ii. New development or redevelopment that achieves a LEED certification of Gold shall be eligible for a 75% reduction in annual property taxes.
- iii. New development or redevelopment that achieves a LEED certification of Platinum shall be eligible for a 100% reduction in annual property taxes.

FINANCIAL PLAN

In order to implement the neighborhood area redevelopment plan, key initial phases of the plan will require public, private or other financing. The estimated costs are as follows:

1. Land Bank Property Acquisition (foreclosure costs)	\$200,000
2. Purchase Property	
a. Vacant Property	\$ 42,825
b. Property with Structures	\$330,000
3. Property Appraisal	\$ 4,200
4. Relocation	\$ 60,000
5. Demolition	\$157,500
TOTAL ESTIMATED BUDGET	\$794,525

Potential sources of funding for the implementation include:

Mahoning County is currently administering Hardest Hit Funding for demolition and is expecting to receive additional program funding that may be utilized for demolition of blighted structures.

The City could establish a Tax Increment Financing (TIF) district for the study area. This would allow the City to finance a portion of the cost of improvements from the extra tax revenues expected as a result of the improvements.

The City may choose to allocate a portion of its Community Development Block Grant (CDBG) to implementing this plan. Urban Renewal slum and blight removal is an eligible activity under the federal grant program.

The City may seek an urban renewal bond to finance all or a portion of the costs to carry out this plan as authorized under Section 725 of the Ohio Revised Code.

APPENDIX A – BLIGHT DETERMINATION

“Blighted Area” Determination Study Near Eastside Neighborhood Renewal Area (NENRA)

Prepared for the

City of Youngstown

March 8, 2016



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I. Introduction

The City of Youngstown retained CT Consultants in February 2016 to perform an evaluation of areas of the city that, according to the Youngstown 2010 Plan, could be redeveloped for “industrial green” businesses. This report pertains to properties at the western edge of the East Side Neighborhood, referred to in this report as the Near Eastside Neighborhood Renewal Area (NENRA). This study area contains approximately 22 acres, including approximately 2.3 acres of public street right-of-way, and is bounded by Oak Street to the north, N. Fruit Street to the east, Himrod Avenue to the south and the Madison Avenue Expressway (US 62/SR 7) to the west, see Map 1.

Purpose

In 2005, after an extensive, nearly three-year long envisioning process, the City adopted the Youngstown 2010 Plan – a bold new vision for its future that acknowledged and embraced the shrinking city reality. In 2013, the City adopted the Youngstown Redevelopment Code, which was a complete overhaul of the zoning code. As the City continues to pursue strategies that will right-size development patterns, reestablish viable neighborhoods, and improve the overall quality of life, it is imperative that the City have the right tools in place help facilitate redevelopment. The Ohio Revised Code (ORC), in recognition of the need for cities to be proactive, authorizes communities to undertake analyses to identify blighted areas that “substantially impair the sound growth” of the city, and to take actions that eliminate the blight and facilitate the future redevelopment of the area.

Therefore, the purpose of this analysis is to identify parcels in the Near Eastside Neighborhood Renewal Area that meet the state criteria of a “blighted parcel” and to determine the extent to which the area meets the required threshold to be considered a “blighted area.”

Provision of ORC Section 1.08

In 2007, the Ohio General Assembly revised and updated the state’s definition of a blighted area as one in which at least 70 percent of the parcels are blighted parcels. Ohio Revised Code Section 1.08 (A) through (C) reads as follows:

1.08 Blighted area defined.

As used in the Revised Code:

(A) "Blighted area" and "slum" mean an area in which at least seventy percent of the parcels are blighted parcels and those blighted parcels substantially impair or arrest the sound growth of the state or a political subdivision of the state, retard the provision of housing accommodations, constitute an economic or social liability, or are a menace to the public health, safety, morals, or welfare in their present condition and use.

(B) "Blighted parcel" means either of the following:

(1) A parcel that has one or more of the following conditions:

(a) A structure that is dilapidated, unsanitary, unsafe, or vermin infested and that because of its condition has been designated by an agency that is responsible for the enforcement of housing, building, or fire codes as unfit for human habitation or use;

(b) The property poses a direct threat to public health or safety in its present condition by reason of environmentally hazardous conditions, solid waste pollution, or contamination;

(c) Tax or special assessment delinquencies exceeding the fair value of the land that remain unpaid thirty-five days after notice to pay has been mailed.

(2) A parcel that has two or more of the following conditions that, collectively considered, adversely affect surrounding or community property values or entail land use relationships that cannot reasonably be corrected through existing zoning codes or other land use regulations:

(a) Dilapidation and deterioration;

(b) Age and obsolescence;

(c) Inadequate provision for ventilation, light, air, sanitation, or open spaces;

(d) Unsafe and unsanitary conditions;

(e) Hazards that endanger lives or properties by fire or other causes;

(f) Noncompliance with building, housing, or other codes;

(g) Nonworking or disconnected utilities;

(h) Is vacant or contains an abandoned structure;

(i) Excessive dwelling unit density;

(j) Is located in an area of defective or inadequate street layout;

(k) Overcrowding of buildings on the land;

(l) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

(m) Vermin infestation;

(n) Extensive damage or destruction caused by a major disaster when the damage has not been remediated within a reasonable time;

(o) Identified hazards to health and safety that are conducive to ill health, transmission of disease, juvenile delinquency, or crime;

(p) Ownership or multiple ownership of a single parcel when the owner, or a majority of the owners of a parcel in the case of multiple ownership, cannot be located.

(C) When determining whether a property is a blighted parcel or whether an area is a blighted area or slum for the purposes of this section, no person shall consider whether there is a comparatively better use for any premises, property, structure, area, or portion of an area, or whether the property could generate more tax revenues if put to another use.

Methodology

As part of this analysis, CT Consultants has undertaken the following activities:

1. Conducted a field reconnaissance;
2. Reviewed and analyzed property characteristics and tax assessment data including ownership, value, parcel dimensions, etc.;
3. Reviewed current and historic aerial photos and parcel maps of the study area;
4. Reviewed previously prepared plans and documents identifying the existing conditions, demographics, and housing market of the larger neighborhood in which the study area is located, and for the City of Youngstown;
5. Examined the current land uses and parcel data, and reviewed the zoning code to determine compliance with current zoning regulations applicable to the study area; and
6. Relied on the services of Youngstown State University Regional Economic Development Initiative for the preparation of maps showing parcel-level data from the Mahoning County Auditor's records.

Parcel Groups. The purpose of this research was to document the condition of existing structures and properties in order to determine the extent of blight in the area. In order to more easily facilitate the analysis, parcels in the study area were divided into “parcel groups” comprised of:

1. A combination of contiguous permanent parcels that have the same ownership and where there exists at least one building and/or parking lot used by a single entity;
2. A single permanent parcel which is in separate ownership from all other contiguous parcels; or
3. A single permanent vacant parcel regardless of whether it is contiguous to another parcel under the same ownership, when there is no discernible use shared between the contiguous parcels. In this case, despite the common ownership, each parcel is evaluated separately.

Evaluation Benchmarks. There are a total of 146 individual parcels, which comprise 139 parcel groups based on the criteria above, see Map 1 and Table 1. In order to declare an area blighted, a minimum of 70% of the parcels must be determined to be blighted due to the factors listed on pages 3 and 4. However, the Ohio Revised Code does not provide guidance as to what constitutes a “deficiency” with respect to each of the factors to be considered. Therefore, it was important to establish benchmarks against which the existing conditions were to be measured. The benchmarks established were based on the following considerations:

1. Comparing the differences between similar development that is expected or desired in the marketplace today to the existing conditions;
2. Comparing the existing conditions with current community standards, in general, and Youngstown's standards, specifically. It is reasonable to conclude that these standards represent the City's current and valid health safety and welfare objectives.
3. Considering code deficiencies that are severe or pervasive in nature.

The consultants firmly believe that a “conservative” view has been taken in establishing these benchmarks so that the judgments in determining the benchmarks and deficiencies have understated – not overstated- the actual conditions.

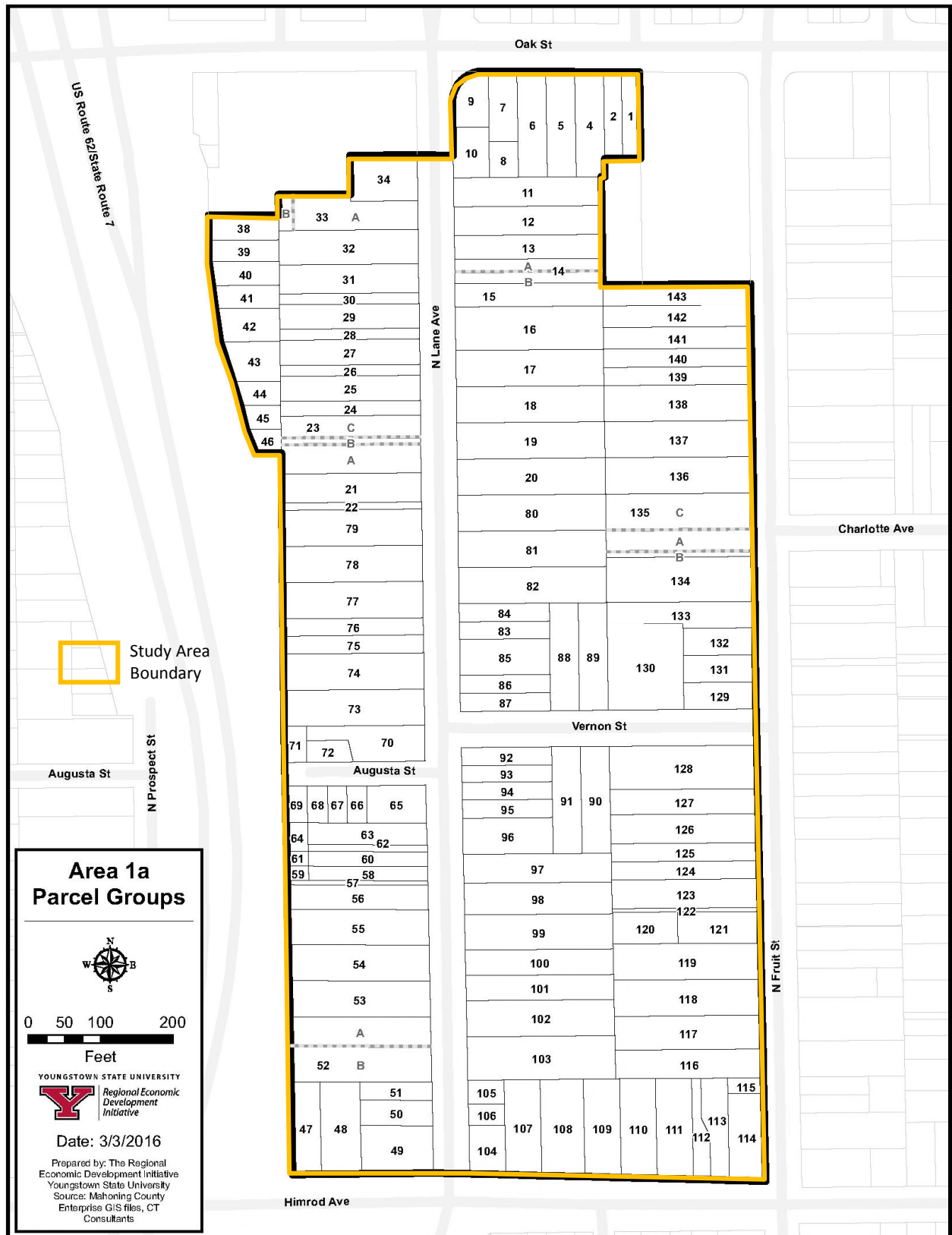


Table 1. Near Eastside Neighborhood Renewal Area (NENRA) Parcel Groups

Parcel Group ID	Permanent Parcel ID	Address	Owner
1	53-022-0-126.00-0	OAK ST	Chitlea A Summers
2	53-022-0-127.00-0	OAK ST	Chitlea A Summers
4	53-022-0-129.00-0	921 OAK ST	Ruth Eddy @ (5)
5	53-022-0-130.00-0	OAK ST	Ruth Eddy @ (5)
6	53-022-0-131.00-0	907 OAK ST	Ruth Eddy @ (5)
7	53-022-0-132.00-0	OAK ST	Mahoning County Land Reutilization Corporation
8	53-022-0-133.00-0	N LANE AVE	Mahoning County Land Reutilization Corporation
9	53-022-0-134.00-0	901 OAK ST	Ruth Eddy @ (5)
10	53-022-0-135.00-0	231 N LANE AVE	Mahoning County Land Reutilization Corporation
11	53-022-0-136.00-0	N LANE AVE	Mahoning County Land Reutilization Corporation
12	53-022-0-137.00-0	223 N LANE AVE	Bertha M Tillis
13	53-022-0-138.00-0	213 N LANE AVE	Noel & Noel Joel Suarez
14 A	53-022-0-139.00-0	209 N LANE AVE	Badia Adero Muhammad
B	53-022-0-140.00-0	209 N LANE AVE	Badia Adero Muhammad
15	53-022-0-141.00-0	205 N LANE AVE	Mahoning County Land Reutilization Corporation
16	53-022-0-142.00-0	145 N LANE AVE	Mahoning County Land Reutilization Corporation
17	53-022-0-143.00-0	143 N LANE AVE	Mahoning County Land Reutilization Corporation
18	53-022-0-144.00-0	139 N LANE AVE	YFJ Limited Liability Company
19	53-022-0-145.00-0	137 N LANE AVE	Mahoning County Land Reutilization Corporation
20	53-022-0-146.00-0	N LANE AVE	Gleaners Land Company
21	53-022-0-147.00-0	134 N LANE AVE	Mahoning County Land Reutilization Corporation
22	53-022-0-148.00-0	134 N LANE AVE	Mahoning County Land Reutilization Corporation
23 A	53-022-0-149.00-0	136 N LANE AVE	Mahoning County Land Reutilization Corporation (2016 - Williams Ruby)
B	53-022-0-150.00-0	N LANE AVE	Mahoning County Land Reutilization Corporation (2016 - Williams Ruby)
C	53-022-0-151.00-0	N LANE AVE	Mahoning County Land Reutilization Corporation (2016 - Williams Ruby)
24	53-022-0-152.00-0	N LANE AVE	Angel M Solero
25	53-022-0-153.00-0	142 N LANE AVE	Mahoning County Land Reutilization Corporation
26	53-022-0-154.00-0	N LANE AVE	Scott Berger
27	53-022-0-155.00-0	N LANE AVE	Scott Berger
28	53-022-0-156.00-0	N LANE AVE	Mahoning County Land Reutilization Corporation
29	53-022-0-157.00-0	N LANE AVE	Mahoning County Land Reutilization Corporation
30	53-022-0-158.00-0	N LANE AVE	Rose Marie Norman Etal
31	53-022-0-159.00-0	214 N LANE AVE	Walter T & Millie A Nuby
32	53-022-0-160.00-0	220 N LANE AVE	Natarasha Gillam
33 A	53-022-0-161.00-0	228 N LANE AVE	Lillian & Juan Salinas
B	53-022-0-163.00-0	N LANE AVE	Lillian & Juan Salinas
34	53-022-0-164.00-0	230 N LANE AVE	Carmona Pedro & Tobin Thomas J Bishop Diocese Of Youngstown
38	53-022-0-180.00-0	N PROSPECT ST	Mahoning County Land Reutilization Corporation
39	53-022-0-181.00-0	25 N PROSPECT ST	State Of Ohio
40	53-022-0-182.00-0	N PROSPECT ST	State Of Ohio
41	53-022-0-183.00-0	N PROSPECT ST	State Of Ohio
42	53-022-0-184.00-0	N PROSPECT ST	State Of Ohio
43	53-022-0-185.00-0	207 N PROSPECT ST	State Of Ohio
44	53-022-0-186.00-0	205 N PROSPECT ST	State Of Ohio
45	53-022-0-187.00-0	145 N PROSPECT ST	State Of Ohio
46	53-022-0-188.00-0	201 N PROSPECT ST	State Of Ohio
47	53-025-0-001.00-0	HIMROD AVE	State Of Ohio
48	53-025-0-002.00-0	HIMROD AVE	City Of Youngstown Ohio Land Reutilization Program
49	53-025-0-003.00-0	HIMROD AVE	City Of Youngstown Ohio Land Reutilization Program
50	53-025-0-003.01-0	N LANE AVE	Catalina Pagan Rivera & Jose A Rivera
51	53-025-0-004.00-0	14 N LANE AVE	Catalina Pagan Rivera & Jose A Rivera
52 A	53-025-0-006.00-0	24 N LANE AVE	Catalina Pagan Rivera & Jose A Rivera
B	53-025-0-005.00-0	N LANE AVE	Catalina Pagan Rivera & Jose A Rivera
53	53-025-0-007.00-0	28 N LANE AVE	Jose A Rivera

Parcel Group ID	Permanent Parcel ID	Address	Owner
54	53-025-0-008.00-0	32 N LANE AVE	Mahoning County Land Reutilization Corporation
55	53-025-0-009.00-0	38 N LANE AVE	Mahoning County Land Reutilization Corporation
56	53-025-0-010.00-0	42 N LANE AVE	Mahoning County Land Reutilization Corporation
57	53-025-0-010.01-0	N LANE AVE	Mahoning County Land Reutilization Corporation
58	53-025-0-011.00-0	N LANE AVE	Mahoning County Land Reutilization Corporation
59	53-025-0-011.01-0	N LANE AVE	State Of Ohio
60	53-025-0-012.00-0	46 N LANE AVE	Mahoning County Land Reutilization Corporation
61	53-025-0-013.00-0	AUGUSTA ST	State Of Ohio
62	53-025-0-014.00-0	N LANE AVE	Mahoning County Land Reutilization Corporation
63	53-025-0-015.00-0	N LANE AVE	D & M Realty
64	53-025-0-015.01-0	AUGUSTA ST	State Of Ohio
65	53-025-0-016.00-0	N LANE AVE	Mahoning County Land Reutilization Corporation
66	53-025-0-017.00-0	AUGUSTA ST	Mahoning County Land Reutilization Corporation
67	53-025-0-018.00-0	825 AUGUSTA ST	Mahoning County Land Reutilization Corporation
68	53-025-0-019.00-0	AUGUSTA ST	Mahoning County Land Reutilization Corporation
69	53-025-0-020.00-0	AUGUSTA ST	State Of Ohio
70	53-025-0-021.00-0	64 N LANE AVE	Mahoning County Land Reutilization Corporation
71	53-025-0-021.01-0	N LANE AVE	State Of Ohio
72	53-025-0-021.02-0	N LANE AVE	State Of Ohio
73	53-025-0-022.00-0	66 N LANE AVE	Catherine Schmitz
74	53-025-0-023.00-0	N LANE AVE	Mahoning County Land Reutilization Corporation
75	53-025-0-024.00-0	N LANE AVE	Mahoning County Land Reutilization Corporation
76	53-025-0-025.00-0	N LANE AVE	Mahoning County Land Reutilization Corporation
77	53-025-0-026.00-0	118 N LANE AVE	Mahoning County Land Reutilization Corporation
78	53-025-0-027.00-0	124 N LANE AVE	Mahoning County Land Reutilization Corporation
79	53-025-0-028.00-0	124 N LANE AVE	Mahoning County Land Reutilization Corporation
80	53-025-0-029.00-0	127 N LANE AVE	Daniel Mojica Etal
81	53-025-0-030.00-0	N LANE AVE	Mahoning County Land Reutilization Corporation
82	53-025-0-031.00-0	113 N LANE AVE	Phyllis Poole
83	53-025-0-032.00-0	N LANE AVE	Mahoning County Land Reutilization Corporation
84	53-025-0-033.00-0	N LANE AVE	Antonio & C A Esposito
85	53-025-0-034.00-0	N LANE AVE	Mahoning County Land Reutilization Corporation
86	53-025-0-035.00-0	103 N LANE AVE	Mahoning County Land Reutilization Corporation
87	53-025-0-036.00-0	101 N LANE AVE	Mahoning County Land Reutilization Corporation
88	53-025-0-037.00-0	914 VERNON ST	Valarie White
89	53-025-0-038.00-0	916 VERNON ST	Mahoning County Land Reutilization Corporation
90	53-025-0-041.00-0	917 VERNON ST	Mahoning County Land Reutilization Corporation
91	53-025-0-042.00-0	VERNON ST	Mahoning County Land Reutilization Corporation
92	53-025-0-043.00-0	N LANE AVE	Mahoning County Land Reutilization Corporation
93	53-025-0-044.00-0	N LANE AVE	Mahoning County Land Reutilization Corporation
94	53-025-0-045.00-0	N LANE AVE	Mahoning County Land Reutilization Corporation
95	53-025-0-046.00-0	N LANE AVE	Mahoning County Land Reutilization Corporation
96	53-025-0-047.00-0	49 N LANE AVE	Mahoning County Land Reutilization Corporation
97	53-025-0-048.00-0	43 N LANE AVE	Mahoning County Land Reutilization Corporation
98	53-025-0-049.00-0	41 N LANE AVE	Mahoning County Land Reutilization Corporation
99	53-025-0-050.00-0	N LANE AVE	Mahoning County Land Reutilization Corporation
100	53-025-0-051.00-0	31 N LANE AVE	Mahoning County Land Reutilization Corporation
101	53-025-0-052.00-0	N LANE AVE	Joyce C Powell
102	53-025-0-053.00-0	23 N LANE AVE	Elizabeth Penn Trustee
103	53-025-0-054.00-0	17 N LANE AVE	Mahoning County Land Reutilization Corporation
104	53-025-0-055.00-0	HIMROD AVE	City Of Youngstown Ohio Land Reutilization Program
105	53-025-0-056.00-0	N LANE AVE	Mahoning County Land Reutilization Corporation
106	53-025-0-057.00-0	N LANE AVE	Mahoning County Land Reutilization Corporation
107	53-025-0-058.00-0	HIMROD AVE	Mahoning County Land Reutilization Corporation
108	53-025-0-059.00-0	HIMROD AVE	Mahoning County Land Reutilization Corporation

Parcel Group ID	Permanent Parcel ID	Address	Owner
109	53-025-0-060.00-0	HIMROD AVE	Mahoning County Land Reutilization Corporation
110	53-025-0-061.00-0	924 HIMROD AVE	Mahoning County Land Reutilization Corporation
111	53-025-0-062.00-0	HIMROD AVE	Mahoning County Land Reutilization Corporation
112	53-025-0-063.00-0	HIMROD AVE	David & Janet Richards
113	53-025-0-064.00-0	HIMROD AVE	Minnie Hancock @ (5)
114	53-025-0-065.00-0	HIMROD AVE	Mahoning County Land Reutilization Corporation
115	53-025-0-066.00-0	N FRUIT ST	Mahoning County Land Reutilization Corporation
116	53-025-0-067.00-0	N FRUIT ST	Andre Oran Johnson
117	53-025-0-068.00-0	22 N FRUIT ST	Andre Oran Johnson
118	53-025-0-069.00-0	28 N FRUIT ST	Mahoning County Land Reutilization Corporation (2016 - Kristy Maderitz)
119	53-025-0-070.00-0	N FRUIT ST	Mahoning County Land Reutilization Corporation
120	53-025-0-071.00-0	36 N FRUIT ST	Mahoning County Land Reutilization Corporation
121	53-025-0-072.00-0	N FRUIT ST	Mahoning County Land Reutilization Corporation
122	53-025-0-073.00-0	N FRUIT ST	Mahoning County Land Reutilization Corporation
123	53-025-0-074.00-0	42 N FRUIT ST	Mahoning County Land Reutilization Corporation
124	53-025-0-075.00-0	46 N FRUIT ST	Mahoning County Land Reutilization Corporation
125	53-025-0-076.00-0	N FRUIT ST	Hilda J Atwood
126	53-025-0-077.00-0	98 N FRUIT ST	Mahoning County Land Reutilization Corporation
127	53-025-0-078.00-0	106 N FRUIT ST	Mahoning County Land Reutilization Corporation
128	53-025-0-079.00-0	N FRUIT ST	Mahoning County Land Reutilization Corporation
129	53-025-0-080.00-0	N FRUIT ST	Mahoning County Land Reutilization Corporation
130	53-025-0-081.00-0	N FRUIT ST	Walter Glenn Ellerbe
131	53-025-0-082.00-0	124 N FRUIT ST	Bradie G Higgs
132	53-025-0-084.00-0	128 N FRUIT ST	Mahoning County Land Reutilization Corporation
133	53-025-0-086.00-0	N FRUIT ST	City Of Youngstown Ohio Land Reutilization Program
134	53-025-0-088.00-0	134 N FRUIT ST	Mahoning County Land Reutilization Corporation
135 A	53-025-0-090.00-0	138 N FRUIT ST	Rose Ann Brown
B	53-025-0-089.00-0	N FRUIT ST	Rose Ann Brown
C	53-025-0-091.00-0	N FRUIT ST	Rose Ann Brown
136	53-026-0-701.00-0	146 N FRUIT ST	Mahoning County Land Reutilization Corporation
137	53-026-0-702.00-0	152 N FRUIT ST	Mahoning County Land Reutilization Corporation
138	53-026-0-703.00-0	202 N FRUIT ST	Mahoning County Land Reutilization Corporation
139	53-026-0-704.00-0	204 N FRUIT ST	Mahoning County Land Reutilization Corporation
140	53-026-0-705.00-0	206 N FRUIT ST	Mahoning County Land Reutilization Corporation
141	53-026-0-706.00-0	212 N FRUIT ST	Mahoning County Land Reutilization Corporation
142	53-026-0-707.00-0	216 N FRUIT ST	Ada L Bowers
143	53-026-0-708.00-0	220 N FRUIT ST	Mahoning County Land Reutilization Corporation

II. Study Area Description

The study area is situated about one mile east of downtown Youngstown, at the western edge of the East Side neighborhood. The study area encompasses approximately 22 acres, including approximately 2.3 acres of public street right-of-way, and is bounded by Oak Street to the north, N. Fruit Street to the east, Himrod Avenue to the south and the Madison Avenue Expressway (US 62/SR 7) to the west.

According to the Mahoning County Auditor's records, there are 146 discrete parcels. When grouped together by use and ownership, there are 139 parcel groups, which include 118 vacant parcels, 20 parcel groups that are occupied by a residential structure, and one lot where the house has been demolished but the garage remains.

The study area and its proximity to downtown Youngstown are depicted on Map 2.



Map 2. Location of NENRA in Context.

History of Study Area

The study area is located at the western edge of the East Side neighborhood, which is the historic core of the East Side district. Irish immigrants settled in the area between 1880 and 1910, clustering along the east side of Crab Creek. Modest single-family houses for mill workers were constructed on streets laid out on a traditional grid pattern. Housing construction then spread eastward as industries developed along the Mahoning River. By 2016, all but 21 of the homes that once populated the study area have been demolished.

The area's decline began in the 1960s as residents moved to outlying suburbs and a number of houses were demolished to make way for the Madison Avenue Expressway (US 62/SR 7, adjacent to the study area), which was built in the late 1960s.¹ Construction of the expressway split the original neighborhood in half and severed Augusta Street, leaving landlocked parcels after the street was demolished on the east side of the expressway, see Maps 1 and 3.

The study area has expressway ramps at both the south and north boundaries, with N. Lane Avenue serving as a one-way north-bound street, essentially making the street an extension of the exit ramp.

The one-block N. Lane Avenue was designated as W SR 289 in 1971, connecting the Wilson Avenue segment to the south with the Oak Street/E Rayen Avenue segment to the north. According to ODOT's 2014 Traffic Survey Report, the average daily traffic along N Lane Avenue between Himrod and Oak was 2,900 vehicles, which includes 160 commercial vehicles.



Map 3. 2014 Aerial Photo. Source: Google Maps.

¹ <http://www.wickneighbors.org/history/oralhistories.htm>

Existing Zoning, Land Use and Ownership

The study area was platted and housing construction completed before local zoning existed. When Youngstown adopted its first zoning ordinance in 1929, the entire study area was zoned for single-family and two-family housing. The original R-5.5 One- and Two-Family Residential District (as well as its replacement, the RT 5.5 Residential District) was created for the purpose of maintaining and protecting medium-density single-family and two-family residential areas with a minimum lot size of 7,200 square feet, a minimum lot width of 60 feet and a minimum front setback of 35 feet. Though the existing land uses (both then and now) comply with the zoning, a majority of the lots are smaller and narrower than required and all the houses were generally built closer to the street than the code permits. However, the current code does allow for the construction of a single-family house on a pre-existing lot if the lot area is at least 3,000 square feet, and the lot is in separate ownership than the adjacent lots.

While the neighborhood was once a solid residential neighborhood, much of the study area has been cleared in the past few decades. Of the 139 parcel groups, 118 (85%) are vacant. The majority of the vacant lots (61%) are owned by the Mahoning County Land Reutilization Corporation (County Land Bank), all of which were acquired in the last year.² An additional 15 vacant parcels were acquired by the state of Ohio in 1990, and are all located at the western edge of the study area, adjacent to the Madison Avenue Expressway. The Youngstown City Land Bank owns four vacant parcels, acquired in 2004 and 2005.

There are 21 residential structures located on 20 parcel groups and one detached garage left standing on a lot after the house was demolished in 2015. One of the residential structures has a retail storefront attached to the front of the house. The County Land Bank owns eight of the houses (seven parcel groups), while nine of the houses are owner-occupied (43%). Map 4 shows the vacant parcel groups (lots with no improvements), and Map 5 indicates those that are owned by the Mahoning County Land Bank.

Local Housing Market Conditions

Since 2007, housing market conditions in the City of Youngstown have weakened considerably. According to the 2014 Neighborhood Conditions Report for Youngstown, average home sales prices have declined by nearly a third—from \$30,358 to \$20,954 between 2000 and 2010, and property transfers and new home mortgages have decreased considerably.³ Much of this is a result of the more than 20% decline in population and 18% reduction in the number of households since 2000, which left a large oversupply of housing units. However, it is important to note that the average sale price of homes may be low for 2010 because of the reduced number of sales and mix of housing sold during that period as a result of the lingering effects of the recession.

Another measure of the housing market condition is the value of owner-occupied housing that is self-reported by homeowners as part of the American Community Survey (ACS). Based on the ACS 2014

² Properties that are two-or-more years delinquent on their property taxes are eligible for acquisition by the Mahoning County Land Bank through the tax foreclosure process.

³ Neighborhood Conditions Report, Chapter 3 Housing Characteristics, Youngstown Neighborhood Development Corporation, (2014).

data, housing prices nationally have increased annually since 2011, yet in Youngstown, the median value of owner-occupied housing has continued to decline, from \$48,200 in 2010 to \$44,600 in 2014.

Still another metric, the Zillow Home Value Index, indicates that the current (January 2016) median home value of \$31,100 in the city of Youngstown is significantly lower than the median home value of \$81,700 for the Youngstown Metro area.⁴

The Neighborhood Conditions Report included a detailed housing market assessment for each census tract in the city. Census Tract 8137 (in which the study area is located) was rated to have an extremely weak housing market. Extremely weak market tracts are those in which “all or nearly all variables indicate that little or no market exists for the housing in the tract. They are generally characterized by minimal sales activity, extremely low prices for those houses that do sell, extremely high vacancy rates and tax foreclosure, and low levels of homeownership and housing quality.”⁵ Based on research conducted by Alan Mallach, once an area has reached this low point, public efforts to resurrect the area as a viable housing market may not be appropriate.⁶

⁴ <http://www.zillow.com/youngstown-oh/home-values/>

⁵ Neighborhood Conditions Report, Chapter 3 Housing Characteristics, Youngstown Neighborhood Development Corporation, (2014), page 86.

⁶ Ibid.



Map 4. NENRA Vacant Parcel Groups (No Improvements Recorded)



Map 5. NENRA Parcels Owned by Land Bank

III. Assessment

This section of the report analyzes the existing conditions as they relate to the definitions of a blighted parcel. After an initial review of the existing conditions of the study area, CT conducted a more detailed assessment of the parcel group characteristics focusing only on the most relevant of the factors identified in Section I.

This section includes a description of each of the factors considered as part of this study in accordance with ORC Section 1.08 and a summary of the existing conditions that relate to the factor, or show evidence of the factor, and a summary of the number of parcel groups that were found to have the deficiency.

Tax or Special Assessment Delinquencies (ORC §1.08 (B)(1)(c))

The Mahoning County Land Reutilization Corp., otherwise known as Mahoning County Land Bank, is a nonprofit community improvement corporation that was established in 2011. Its mission is to acquire vacant, abandoned, tax-delinquent properties and make them productive again. Only vacant properties (with or without a vacant building) that are two-or-more years delinquent on their property taxes are eligible for acquisition by the Mahoning County Land Bank through the tax foreclosure process. Therefore, properties that are acquired by the land bank are in essence considered blighted properties because of their tax delinquency status.

Since 2015, the Mahoning County Land Bank has acquired or is in the process of acquiring 80 parcels in the study area. **Based on this criterion alone, 58% of the parcel groups in the study area have already been determined to be blighted parcels.**

Age and Obsolescence (ORC §1.08 (B)(2)(b))

The age and marketability of the housing stock is an important metric when considering the overall condition of an area. Among the supporting qualifications for blighted and deteriorated areas includes the evidence of obsolescence. This may be displayed as either functional or economic obsolescence. Functional obsolescence relates to factors within the property that decrease the property's value while economic obsolescence relates to factors outside of property that negate its value⁷. For the purposes of this study, existing structures were evaluated based on economic obsolescence but not functional obsolescence.

Economic (or external) obsolescence means the impairment of desirability or the loss in value or usefulness of buildings or property arising from factors external to the property, such as economic forces, land uses, environmental changes, zoning, changes in other regulations such as building codes, changes in technology, etc. which affect supply-demand relationships in the market. Loss in the use and value of a property arising from the factors of economic obsolescence is to be distinguished from loss in value from physical deterioration and functional obsolescence, both of which are inherent in the property.

⁷ National Real Estate Investor, February 1, 2002.

Economists define housing obsolescence as properties that are no longer desirable because their characteristics do not match what buyers are looking for in a home.⁸ These characteristics include houses that are in locations that are no longer popular or in neighborhoods that lack the amenities people want. As the desirability of a neighborhood declines, the value of the houses also decline. Once this starts to occur, homeowners are less likely to invest in maintenance, repairs or upgrades to their property because of the unlikelihood of recouping these costs when it comes time to sell. Depopulation, loss of housing stock, reduced property values, and lower levels of home ownership of single-family units are signs of housing obsolescence.

The study area exhibits the following signs of building age and obsolescence:

1. Based on the number of houses present in a 1994 aerial photo of the study area, approximately 40 houses (about 2/3 of the 1994 housing stock) have been demolished in the last 20 years. This far exceeds the roughly 20% reduction in housing units in Youngstown between 1990 and 2010.
2. Each of the 21 housing structures is more than 90 years old, which is 30% older than the median age of 69 years for dwelling units in Youngstown (based on 1947 being the median year built as reported by the 2014 American Community Survey).
3. Each of the 20 parcel groups occupied by a house have a 2015 total market value reported by the Mahoning County Auditor's office of \$11,120 or less, which is 64% below the median value for the city (\$31,000) reported by the Zillow Home Value Index, and 17 (85%) are valued less than \$7,500, which is 76% below the city's median value.
4. Similarly, the median value per square foot at \$3.97 is 84% below the \$25 median per square foot reported by Zillow for the city of Youngstown. Even the dwelling unit with the highest value per square foot (\$7.35) is 71% below the city's median.
5. 10 (48%) of the residential units are owner-occupied, compared to 58% for the city, indicating a lower level of homeownership.

Noncompliance with Platting and Zoning Codes (ORC §1.08 (B)(2)(f))

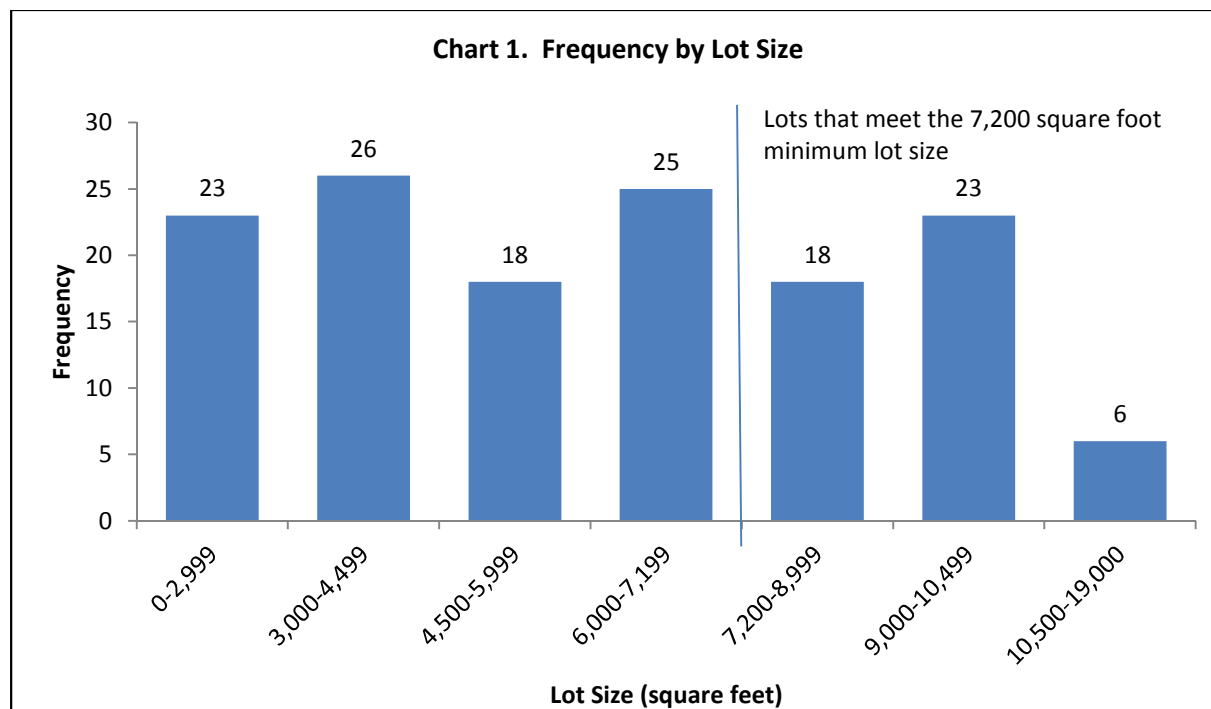
The zoning requirements for the study area reflect the City's standards for achieving the public health, safety and welfare for the area. As such, they promulgate the accepted level of dwelling unit density and relationship to the street. The area was developed over 100 years ago, prior to zoning. For the purposes of this study an evaluation of deficiencies related to the 2013 Redevelopment Code was conducted.

The following zoning noncompliance issues were identified:

1. 92 lots (66%) are less than the minimum lot size of 7,200 square feet; 23 (17%) are less than 3,000 square feet and are considered unbuildable.
2. There are 128 lots (92%) that have less than 60 feet of lot frontage required by the zoning code.
3. All of the existing houses (21 houses on 20 parcel groups) are located less than the required 35 feet from the street right-of-way, and some are as close as 10 feet to the right-of-way.

⁸ Badkar, Mamta. A Growing Number Of American Homes Are Now 'Obsolete.' Business Insider. May 23, 2014. Retrieved 2,22,16. <http://www.businessinsider.com/the-rise-of-us-housing-obsolescence-2014-5>

4. One of the residential structures has a boarded up retail storefront indicating that at one time this parcel included a nonconforming retail/commercial use.
5. The small size of parcels make new housing development difficult.



Vacant Land (ORC §1.08 (B)(2)(h))

As noted earlier, approximately 40 housing units have been demolished since the early 1990s. In addition, there is evidence from the 1994 historic aerial photo that approximately 11 houses were demolished before 1994, based on remaining driveway aprons. Vacant parcels can be expensive to maintain and when left unattended become unsightly and a blighting influence on a neighborhood. In addition, vacant lots tend to attract or be subjected to illegal dumping of litter and other solid wastes, disrupt a neighborhood's sense of community and lower property values. Numerous vacant lots held in separate ownership can be detrimental to the sound growth of the community because of the difficulty in promoting large-scale redevelopment.

Characteristics of vacant parcels in the study area include:

1. There are 118 vacant parcels, 85% of parcel groups in the study area.
2. There are remnants of parking lot pavement on three lots along Himrod Avenue where a commercial enterprise previously existed.

Defective or Inadequate Street Layout (ORC §1.08 (B)(2)(j))

Several real estate studies reveal that neighborhood character and conditions play a significant role in the ability of an area to attract home buyers. The top preferences for purchasing a home combine low traffic volume, slow street speeds (15-25 mph) and minimal noise.⁹ Well-maintained sidewalks are also a key factor in providing a pleasant, walkable residential environment. Traditional older residential areas were designed with short blocks, sidewalks and houses close to the street; characteristics that fostered walking, biking and healthy interaction. In contrast, streets that are overly wide tend to encourage higher speeds which make the area less safe for pedestrians and bicyclist, and people living in these neighborhoods have little or no desire to walk along these streets.¹⁰

Based on the 1994 aerial photo, houses along N. Lane Avenue were typically located within 10 -25 feet from the sidewalk and the sidewalk was adjacent to a 3-foot wide tree lawn; characteristics that are appropriate for very low-volume residential streets. Then, in the 1990s, N. Lane Avenue was designated a state route, and transformed from a local residential street to an urban collector. The 30-foot wide roadway was made into a one-way street to facilitate vehicular travel, which now accommodates an average of 2,900 vehicles per day, including an average of 160 trucks. In contrast, typical average daily traffic for N. Lane Avenue as a local residential street would be about 500 -600 cars per day, based on 50 dwelling units (the number of dwelling units that are estimated to have been on street based on the number of remaining driveways).

Existence of inadequate street layout includes:

1. There are 71 parcel groups (51%) with frontage along N Lane Avenue, which as a urban collector street with 2,900 average daily traffic can impede future development as a single-family residential neighborhood.
2. There are 15 houses on parcel groups with frontage on N. lane Avenue and all are setback less than 25 feet from the street right-of-way, which is 75% of houses and 11% of the parcel groups.
3. Sidewalks and curbing are in poor shape throughout the study area. Much of the sidewalk is broken and weedy. Curbing has also been neglected in this area, with large expanses that are cracked, broken, or missing.

Faulty Lot Layout (ORC §1.08 (B)(2)(l))

This factor analyzes the overall lot layout of the study area to identify parcels that are determined to have a faulty lot layout in relation to size, adequacy, accessibility, or usefulness. In order to be marketable and readily developable, parcels need to have direct frontage on a public or private street to allow unimpeded access. Parcels without direct frontage are considered to have a faulty lot layout in terms of accessibility and usefulness. There are 21 parcel groups (15%) that have no frontage on a public street.

⁹ *Street Design Guidelines for Healthy Neighborhoods*. Local Government Commission's Center for Livable Communities. 1999.

¹⁰ Ibid.

IV. Summary of Findings

As summarized in Table 2, 80 of the 139 parcel groups (58%) in the study area are owned or in the process of being acquired by the Mahoning County Land Bank and can be considered blighted based on the sole criterion set forth in ORC Section 1.08(B)(1)(c). In addition, when evaluated based on the five categories from ORC Section 1.08(B)(2) that are discussed in Section III, 135 (97%) of the 139 parcel groups have two or more deficiencies that can, when collectively considered, adversely affect surrounding or community property values. See Tables A-1 and A-2 for a more detailed summary of deficiencies for each parcel group.

Taken together, 137 (99%) of the 139 parcel groups are blighted parcels that as a whole substantially impair or arrest the sound growth of the city and constitute an economic or social liability.

Table 2. Summary of Deficiencies

ORC Ref		Parcel Groups		
		Subtotal by Category	Parcel Groups Exhibiting Factor	
			#	%
1.08(B)(1)	Requires a parcel to have at least <u>one</u> of three conditions:			
	Criteria (c): Tax Delinquent/ Owned by Mahoning County Land Bank		80	58%
1.08(B)(2)	Requires a parcel to have at least <u>two</u> of 16 conditions. Parcel Groups were assessed based on the following five conditions:			
	Criteria (b): Age and Obsolescence		20	
	• Built Before 1925	20		
	• Value/Sq Ft <70% of Median	20		
	• Not Owner Occupied	11		
	Criteria (f): Noncompliance with Zoning Code		132	
	• Lot Size - < 7,200 square feet	92		
	• Frontage - <60 feet	128		
	• Setback - Less than 35-foot Setback	20		
	Criteria (h): Vacant Lot		118	
	Criteria (j): Faulty Street Layout - Lot On St Rt 289		71	
	Criteria (l): Faulty Lot Layout		21	
	Total # of Parcel Groups Exhibiting 2 or More Criteria listed in 1.08 (B)(2)		135	97%
Grand Total – Number of Parcel Groups that Meet the Criteria of a Blighted Parcel according to 1.08(B)(1) OR (B)(2).			137	99%

Furthermore, it is the opinion of the Consultants that the findings in this report are understating the actual level of deficiencies in the study area based on the fact that only the categories with significant evidence to investigate further were used in the evaluation. It is likely that additional research, including investigation of building code violations and functional obsolescence of the residential structures, would contribute to the findings.

Conversely, there is no indication that the findings herein have been overstated in any category.

Appendices

Table A-1. 1.08(B)(1)Evaluation - Tax Delinquent - Owned by MCLRC*

Parcel Group ID	Address	Owner	Owned By MCLRC
1	OAK ST	Chitlea A Summers	
2	OAK ST	Chitlea A Summers	
4	921 OAK ST	Ruth Eddy @ (5)	
5	OAK ST	Ruth Eddy @ (5)	
6	907 OAK ST	Ruth Eddy @ (5)	
7	OAK ST	Mahoning County Land Reutilization Corporation	1
8	N LANE AVE	Mahoning County Land Reutilization Corporation	1
9	901 OAK ST	Ruth Eddy @ (5)	
10	231 N LANE AVE	Mahoning County Land Reutilization Corporation	1
11	N LANE AVE	Mahoning County Land Reutilization Corporation	1
12	223 N LANE AVE	Bertha M Tillis	
13	213 N LANE AVE	Noel & Noel Joel Suarez	
14	209 N LANE AVE	Badia Adero Muhammad	
15	205 N LANE AVE	Mahoning County Land Reutilization Corporation	1
16	145 N LANE AVE	Mahoning County Land Reutilization Corporation	1
17	143 N LANE AVE	Mahoning County Land Reutilization Corporation	1
18	139 N LANE AVE	YFJ Limited Liability Company	
19	137 N LANE AVE	Mahoning County Land Reutilization Corporation	1
20	N LANE AVE	Gleaners Land Company	
21	134 N LANE AVE	Mahoning County Land Reutilization Corporation	1
22	134 N LANE AVE	Mahoning County Land Reutilization Corporation	1
23	136 N LANE AVE	Mahoning County Land Reutilization Corporation (2016 - Williams Ruby)	1
24	N LANE AVE	Angel M Solero	
25	142 N LANE AVE	Mahoning County Land Reutilization Corporation	1
26	N LANE AVE	Scott Berger	
27	N LANE AVE	Scott Berger	
28	N LANE AVE	Mahoning County Land Reutilization Corporation	1
29	N LANE AVE	Mahoning County Land Reutilization Corporation	1
30	N LANE AVE	Rose Marie Norman Etal	
31	214 N LANE AVE	Walter T & Millie A Nuby	
32	220 N LANE AVE	Natarasha Gillam	
33	228 N LANE AVE	Lillian & Juan Salinas	
34	230 N LANE AVE	Carmona Pedro & Tobin Thomas J Bishop Diocese Of Youngstown	
38	N PROSPECT ST	Mahoning County Land Reutilization Corporation	1
39	25 N PROSPECT ST	State Of Ohio	
40	N PROSPECT ST	State Of Ohio	
41	N PROSPECT ST	State Of Ohio	
42	N PROSPECT ST	State Of Ohio	
43	207 N PROSPECT ST	State Of Ohio	
44	205 N PROSPECT ST	State Of Ohio	
45	145 N PROSPECT ST	State Of Ohio	
46	201 N PROSPECT ST	State Of Ohio	
47	HIMROD AVE	State Of Ohio	
48	HIMROD AVE	City Of Youngstown Ohio Land Reutilization Program	
49	HIMROD AVE	City Of Youngstown Ohio Land Reutilization Program	
50	N LANE AVE	Catalina Pagan Rivera & Jose A Rivera	
51	14 N LANE AVE	Catalina Pagan Rivera & Jose A Rivera	
52	24 N LANE AVE	Catalina Pagan Rivera & Jose A Rivera	
53	28 N LANE AVE	Jose A Rivera	
54	32 N LANE AVE	Mahoning County Land Reutilization Corporation	1
55	38 N LANE AVE	Mahoning County Land Reutilization Corporation	1

Parcel Group ID	Address	Owner	Owned By MCLRC
56	42 N LANE AVE	Mahoning County Land Reutilization Corporation	1
57	N LANE AVE	Mahoning County Land Reutilization Corporation	1
58	N LANE AVE	Mahoning County Land Reutilization Corporation	1
59	N LANE AVE	State Of Ohio	
60	46 N LANE AVE	Mahoning County Land Reutilization Corporation	1
61	AUGUSTA ST	State Of Ohio	
62	N LANE AVE	Mahoning County Land Reutilization Corporation	1
63	N LANE AVE	D & M Realty	
64	AUGUSTA ST	State Of Ohio	
65	N LANE AVE	Mahoning County Land Reutilization Corporation	1
66	AUGUSTA ST	Mahoning County Land Reutilization Corporation	1
67	825 AUGUSTA ST	Mahoning County Land Reutilization Corporation	1
68	AUGUSTA ST	Mahoning County Land Reutilization Corporation	1
69	AUGUSTA ST	State Of Ohio	
70	64 N LANE AVE	Mahoning County Land Reutilization Corporation	1
71	N LANE AVE	State Of Ohio	
72	N LANE AVE	State Of Ohio	
73	66 N LANE AVE	Catherine Schmitz	
74	N LANE AVE	Mahoning County Land Reutilization Corporation	1
75	N LANE AVE	Mahoning County Land Reutilization Corporation	1
76	N LANE AVE	Mahoning County Land Reutilization Corporation	1
77	118 N LANE AVE	Mahoning County Land Reutilization Corporation	1
78	124 N LANE AVE	Mahoning County Land Reutilization Corporation	1
79	124 N LANE AVE	Mahoning County Land Reutilization Corporation	1
80	127 N LANE AVE	Daniel Mojica Etal	
81	N LANE AVE	Mahoning County Land Reutilization Corporation	1
82	113 N LANE AVE	Phyllis Poole	
83	N LANE AVE	Mahoning County Land Reutilization Corporation	1
84	N LANE AVE	Antonio & C A Esposito	
85	N LANE AVE	Mahoning County Land Reutilization Corporation	1
86	103 N LANE AVE	Mahoning County Land Reutilization Corporation	1
87	101 N LANE AVE	Mahoning County Land Reutilization Corporation	1
88	914 VERNON ST	Valarie White	
89	916 VERNON ST	Mahoning County Land Reutilization Corporation	1
90	917 VERNON ST	Mahoning County Land Reutilization Corporation	1
91	VERNON ST	Mahoning County Land Reutilization Corporation	1
92	N LANE AVE	Mahoning County Land Reutilization Corporation	1
93	N LANE AVE	Mahoning County Land Reutilization Corporation	1
94	N LANE AVE	Mahoning County Land Reutilization Corporation	1
95	N LANE AVE	Mahoning County Land Reutilization Corporation	1
96	49 N LANE AVE	Mahoning County Land Reutilization Corporation	1
97	43 N LANE AVE	Mahoning County Land Reutilization Corporation	1
98	41 N LANE AVE	Mahoning County Land Reutilization Corporation	1
99	N LANE AVE	Mahoning County Land Reutilization Corporation	1
100	31 N LANE AVE	Mahoning County Land Reutilization Corporation	1
101	N LANE AVE	Joyce C Powell	
102	23 N LANE AVE	Elizabeth Penn Trustee	
103	17 N LANE AVE	Mahoning County Land Reutilization Corporation	1
104	HIMROD AVE	City Of Youngstown Ohio Land Reutilization Program	
105	N LANE AVE	Mahoning County Land Reutilization Corporation	1
106	N LANE AVE	Mahoning County Land Reutilization Corporation	1
107	HIMROD AVE	Mahoning County Land Reutilization Corporation	1
108	HIMROD AVE	Mahoning County Land Reutilization Corporation	1
109	HIMROD AVE	Mahoning County Land Reutilization Corporation	1
110	924 HIMROD AVE	Mahoning County Land Reutilization Corporation	1

Parcel Group ID	Address	Owner	Owned By MCLRC
111	HIMROD AVE	Mahoning County Land Reutilization Corporation	1
112	HIMROD AVE	David & Janet Richards	
113	HIMROD AVE	Minnie Hancock @ (5)	
114	HIMROD AVE	Mahoning County Land Reutilization Corporation	1
115	N FRUIT ST	Mahoning County Land Reutilization Corporation	1
116	N FRUIT ST	Andre Oran Johnson	
117	22 N FRUIT ST	Andre Oran Johnson	
118	28 N FRUIT ST	Mahoning County Land Reutilization Corporation (2016 - Kristy Maderitz)	1
119	N FRUIT ST	Mahoning County Land Reutilization Corporation	1
120	36 N FRUIT ST	Mahoning County Land Reutilization Corporation	1
121	N FRUIT ST	Mahoning County Land Reutilization Corporation	1
122	N FRUIT ST	Mahoning County Land Reutilization Corporation	1
123	42 N FRUIT ST	Mahoning County Land Reutilization Corporation	1
124	46 N FRUIT ST	Mahoning County Land Reutilization Corporation	1
125	N FRUIT ST	Hilda J Atwood	
126	98 N FRUIT ST	Mahoning County Land Reutilization Corporation	1
127	106 N FRUIT ST	Mahoning County Land Reutilization Corporation	1
128	N FRUIT ST	Mahoning County Land Reutilization Corporation	1
129	N FRUIT ST	Mahoning County Land Reutilization Corporation	1
130	N FRUIT ST	Walter Glenn Ellerbe	
131	124 N FRUIT ST	Bradie G Higgs	
132	128 N FRUIT ST	Mahoning County Land Reutilization Corporation	1
133	N FRUIT ST	City Of Youngstown Ohio Land Reutilization Program	
134	134 N FRUIT ST	Mahoning County Land Reutilization Corporation	1
135	138 N FRUIT ST	Rose Ann Brown	
136	146 N FRUIT ST	Mahoning County Land Reutilization Corporation	1
137	152 N FRUIT ST	Mahoning County Land Reutilization Corporation	1
138	202 N FRUIT ST	Mahoning County Land Reutilization Corporation	1
139	204 N FRUIT ST	Mahoning County Land Reutilization Corporation	1
140	206 N FRUIT ST	Mahoning County Land Reutilization Corporation	1
141	212 N FRUIT ST	Mahoning County Land Reutilization Corporation	1
142	216 N FRUIT ST	Ada L Bowers	
143	220 N FRUIT ST	Mahoning County Land Reutilization Corporation	1
Total			80
			58%

* This factor alone renders a parcel blighted according to ORC 1.08(B)(2)(c)..

Table A-2. 1.08(B)(2) Evaluation – Summary of Deficiencies

Parcel Group ID	Acres	Age and Obsolescence			Noncompliance with Zoning					Vacant Lot	Faulty Street Layout - Lot On St Rt 289	Faulty Lot Layout	Total 1.08 (B)(2)
		Built Before 1925	Value/Sq Ft <70% of Median	Not Owner Occupied	Lot Size		Frontage		Setback				
					Lots < 3,000 sf	Lots 3,000 - < 7,200 sf	0 - <25 feet	25 - <60 feet	Less than 35 ft Setback				
1	0.07					1		1		1			2
2	0.07					1		1		1			2
4	0.13					1		1		1			2
5	0.14					1		1		1			2
6	0.14					1		1		1			2
7	0.09					1		1		1			2
8	0.05				1		1			1		1	3
9	0.05				1			1		1			2
10	0.08					1				1	1		3
11	0.19							1		1	1		3
12	0.24	1	1					1	1		1		3
13	0.16	1	1	1		1		1	1		1		3
14	0.16	1	1	1		1		1	1		1		3
15	0.16					1		1		1	1		3
16	0.24							1		1	1		3
17	0.24							1		1	1		3
18	0.24							1		1	1		3
19	0.24	1	1	1				1	1		1		3
20	0.24							1		1	1		3
21	0.04				1		1			1	1		3
22	0.18							1		1	1		3
23	0.35	1	1	1					1		1		3
24	0.09					1	1			1	1		3
25	0.16	1	1	1		1		1	1		1		3
26	0.07				1		1			1	1		3
27	0.16					1		1		1	1		3
28	0.07				1		1			1	1		3
29	0.16					1		1		1	1		3
30	0.07				1		1			1	1		3
31	0.18							1		1	1		3
32	0.21	1	1					1	1		1		3
33	0.20	1	1					1	1		1		3
34	0.13	1	1			1			1		1		3
38	0.08					1	1			1		1	3
39	0.11					1	1			1		1	3
40	0.13					1	1			1		1	3
41	0.13					1	1			1		1	3
42	0.17						1			1		1	2
43	0.21						1			1		1	2
44	0.13					1	1			1		1	3
45	0.13					1	1			1		1	3
46	0.13					1	1			1		1	3
47	0.14					1		1		1			2
48	0.16					1		1		1			2
49	0.14					1				1			2
50	0.08					1		1		1	1		3
51	0.06				1			1		1	1		3
52	0.38	1	1						1		1		3

Parcel Group ID	Acres	Age and Obsolescence			Noncompliance with Zoning					Vacant Lot	Faulty Street Layout - Lot On St Rt 289	Faulty Lot Layout	Total 1.08 (B)(2)
					Lot Size		Frontage		Setback				
		Built Before 1925	Value/Sq Ft <70% of Median	Not Owner Occupied	Lots < 3,000 sf	Lots 3,000 - < 7,200 sf	0 - <25 feet	25 - <60 feet	Less than 35 ft Setback				
53	0.18	1	1					1	1		1		3
54	0.18							1		1	1		3
55	0.18							1		1	1		3
56	0.13					1		1		1	1		3
57	0.02				1		1			1	1	1	4
58	0.08					1	1			1	1		3
59	0.01				1		1			1	1		3
60	0.08					1	1			1	1		3
61	0.01				1		1			1		1	3
62	0.04				1		1			1	1		3
63	0.11					1		1		1	1		3
64	0.03				1		1			1		1	3
65	0.10					1		1		1	1		3
66	0.03				1		1			1		1	3
67	0.03				1		1			1		1	3
68	0.03				1		1			1		1	3
69	0.04				1		1			1		1	3
70	0.19							1		1	1		3
71	0.04				1		1			1	1	1	4
72	0.04				1		1			1	1	1	4
73	0.18	1	1					1	1		1		3
74	0.18							1		1	1		3
75	0.09					1		1		1	1		3
76	0.09					1		1		1	1		3
77	0.22							1		1	1		3
78	0.22							1		1	1		3
79	0.22							1		1	1		3
80	0.24	1	1	1				1	1		1		3
81	0.24							1		1	1		3
82	0.24	1	1					1	1		1		3
83	0.07					1		1		1	1		3
84	0.07					1		1		1	1		3
85	0.14					1		1		1	1		3
86	0.07					1		1		1	1		3
87	0.07					1		1		1	1		3
88	0.14	1	1			1		1	1				2
89	0.14					1		1		1			2
90	0.14					1		1		1			2
91	0.14					1		1		1			2
92	0.07					1		1		1	1		3
93	0.07					1		1		1	1		3
94	0.07					1		1		1	1		3
95	0.07					1		1		1	1		3
96	0.14					1		1		1	1		3
97	0.19	1	1	1				1	1		1		3
98	0.21							1			1		2
99	0.24							1		1	1		3
100	0.17					1		1		1	1		3
101	0.17					1		1		1	1		3

Parcel Group ID	Acres	Age and Obsolescence			Noncompliance with Zoning					Vacant Lot	Faulty Street Layout - Lot On St Rt 289	Faulty Lot Layout	Total 1.08 (B)(2)
					Lot Size		Frontage		Setback				
		Built Before 1925	Value/Sq Ft <70% of Median	Not Owner Occupied	Lots < 3,000 sf	Lots 3,000 - < 7,200 sf	0 - <25 feet	25 - <60 feet	Less than 35 ft Setback				
102	0.24							1		1	1		3
103	0.28	1	1	1					1		1		3
104	0.07					1		1		1			2
105	0.04				1			1		1	1		3
106	0.03				1		1			1	1	1	4
107	0.14					1		1		1			2
108	0.18									1			1
109	0.15					1		1		1			2
110	0.15					1		1		1			2
111	0.15					1		1		1			2
112	0.07					1	1			1			2
113	0.07				1			1		1			2
114	0.13					1		1		1			2
115	0.03				1		1			1			2
116	0.19							1		1			2
117	0.22							1		1			2
118	0.24	1	1	1				1	1				2
119	0.24							1		1			2
120	0.09					1		1		1			2
121	0.12					1	1			1		1	3
122	0.02				1		1			1			2
123	0.19	1	1	1				1	1				2
124	0.12					1		1		1			2
125	0.12					1		1		1			2
126	0.18							1		1			2
127	0.18							1		1			2
128	0.28									1			1
129	0.09					1		1		1			2
130	0.19									1			1
131	0.09					1		1		1			2
132	0.09					1		1		1			2
133	0.16					1		1		1			2
134	0.29									1			1
135	0.41	1	1	1					1				2
136	0.24							1		1			2
137	0.24							1		1			2
138	0.24							1		1			2
139	0.12					1		1		1			2
140	0.12					1		1		1			2
141	0.14					1		1		1			2
142	0.14					1		1		1			2
143	0.14					1		1		1			2
No. of Parcel Groups		20	20	11	23	69	33	95	20	118	71	21	
Total Parcel Groups Meeting 2 Or More Of The Criteria													135 97%

Table A-3. Parcel Group Property Data and Values

Parcel Group ID	Land Use	Lot Area (sq ft)	Lot Frontage (ft)	Total DU Floor Area (sq ft)	Year Built	Land Value	Structure Value	Total Value	Value/Sq Ft
1	Vacant	3,006	25			\$380	\$0	\$380	
2	Vacant	3,006	25			\$380	\$0	\$380	
4	Vacant	5,837	40			\$660	\$0	\$660	
5	Vacant	5,881	40			\$660	\$0	\$660	
6	Vacant	5,881	40			\$660	\$0	\$660	
7	Vacant	3,877	40			\$540	\$0	\$540	
8	Vacant	2,004	0			\$150	\$0	\$150	
9	Vacant	1,960	47.8			\$430	\$0	\$430	
10	Vacant	3,485	70			\$270	\$0	\$270	
11	Vacant	8,189	40			\$290	\$0	\$290	
12	Residential 1 & 2 Fam	10,237	50	1,322	1907	\$1,220	\$5,110	\$6,330	\$4.79
13	Residential 1 & 2 Fam	6,752	33	1,344	1892	\$810	\$4,450	\$5,260	\$3.91
14	Residential 1 & 2 Fam	6,970	34	1,054	1912	\$820	\$3,420	\$4,240	\$4.02
15	Vacant	6,752	33			\$240	\$0	\$240	
16	Vacant	10,237	50			\$370	\$0	\$370	
17	Vacant	10,237	50			\$370	\$0	\$370	
18	Vacant	10,237	50			\$370	\$0	\$370	
19	Residential 1 & 2 Fam	10,237	50	1,510	1882	\$1,220	\$9,700	\$10,920	\$7.23
20	Vacant	10,237	50			\$370	\$0	\$370	
21	Vacant	1,917	10			\$70	\$0	\$70	
22	Vacant	7,710	40			\$290	\$0	\$290	
23	Residential 1 & 2 Fam	15,420	80	1,592	1892	\$1,420	\$5,410	\$6,830	\$4.29
24	Vacant	3,877	20			\$480	\$0	\$480	
25	Residential 1 & 2 Fam	6,752	35	1,344	1902	\$840	\$2,840	\$3,680	\$2.74
26	Vacant	2,875	15			\$360	\$0	\$360	
27	Vacant	6,752	35			\$250	\$0	\$250	
28	Vacant	2,875	15			\$360	\$0	\$360	
29	Vacant	6,752	35			\$250	\$0	\$250	
30	Vacant	2,875	15			\$360	\$0	\$360	
31	Vacant	7,710	40			\$290	\$0	\$290	
32	Residential 1 & 2 Fam	9,060	47.7	1,556	1912	\$1,130	\$4,230	\$5,360	\$3.44
33	Residential 1 & 2 Fam	8,712	40	1,206	1907	\$1,070	\$3,290	\$4,360	\$3.62
34	Residential 1 & 2 Fam	5,576	63	1,002	1912	\$1,100	\$3,860	\$4,960	\$4.95
38	Vacant	3,311	0			\$100	\$0	\$100	
39	Vacant	4,792	0			\$70	\$0	\$70	
40	Vacant	5,445	0			\$80	\$0	\$80	
41	Vacant	5,445	0			\$80	\$0	\$80	
42	Vacant	7,275	0			\$110	\$0	\$110	
43	Vacant	9,060	0			\$140	\$0	\$140	
44	Vacant	5,445	0			\$80	\$0	\$80	
45	Vacant	5,445	0			\$80	\$0	\$80	
46	Vacant	5,445	0			\$80	\$0	\$80	
47	Vacant	6,011	40			\$530	\$0	\$530	
48	Vacant	7,013	55.5			\$670	\$0	\$670	
49	Vacant	6,011	100			\$1,200	\$0	\$1,200	
50	Vacant	3,485	35			\$190	\$0	\$190	
51	Vacant	2,483	25			\$140	\$0	\$140	
52	Residential 1 & 2 Fam	16,596	90	1,272	1882	\$1,290	\$4,720	\$6,010	\$4.72
53	Residential 1 & 2 Fam	7,884	50	2,194	1907	\$1,130	\$5,660	\$6,790	\$3.09
54	Vacant	7,710	50			\$340	\$0	\$340	
55	Vacant	7,667	50			\$340	\$0	\$340	
56	Vacant	5,489	34			\$230	\$0	\$230	
57	Vacant	958	0			\$100	\$0	\$100	
58	Vacant	3,311	20			\$140	\$0	\$140	

Parcel Group ID	Land Use	Lot Area (sq ft)	Lot Frontage (ft)	Total DU Floor Area (sq ft)	Year Built	Land Value	Structure Value	Total Value	Value/Sq Ft
59	Vacant	610	20			\$100	\$0	\$100	
60	Vacant	3,311	20			\$140	\$0	\$140	
61	Vacant	610	20			\$100	\$0	\$100	
62	Vacant	1,655	10			\$70	\$0	\$70	
63	Vacant	4,966	30			\$210	\$0	\$210	
64	Vacant	1,220	40			\$120	\$0	\$120	
65	Vacant	4,356	53.5			\$260	\$0	\$260	
66	Vacant	1,437	0			\$100	\$0	\$100	
67	Vacant	1,437	0			\$100	\$0	\$100	
68	Vacant	1,437	0			\$100	\$0	\$100	
69	Vacant	1,525	0			\$120	\$0	\$120	
70	Vacant	8,146	50			\$350	\$0	\$350	
71	Vacant	1,612	0			\$160	\$0	\$160	
72	Vacant	1,832	0			\$200	\$0	\$200	
73	Residential 1 & 2 Fam	7,797	50	1,901	1912	\$1,130	\$6,220	\$7,350	\$3.87
74	Vacant	7,754	50			\$340	\$0	\$340	
75	Vacant	4,095	25			\$170	\$0	\$170	
76	Vacant	4,051	25			\$170	\$0	\$170	
77	Vacant	9,714	50			\$360	\$0	\$360	
78	Vacant	9,453	50			\$360	\$0	\$360	
79	Vacant	9,453	50			\$360	\$0	\$360	
80	Residential 1 & 2 Fam	10,237	50	1,458	1905	\$1,220	\$5,410	\$6,630	\$4.55
81	Vacant	10,237	50			\$370	\$0	\$370	
82	Residential 1 & 2 Fam	10,237	50	1,600	1900	\$1,220	\$5,520	\$6,740	\$4.21
83	Vacant	3,136	25			\$150	\$0	\$150	
84	Vacant	3,136	25			\$150	\$0	\$150	
85	Vacant	6,229	50			\$310	\$0	\$310	
86	Vacant	3,136	25			\$150	\$0	\$150	
87	Vacant	3,136	25			\$150	\$0	\$150	
88	Residential 1 & 2 Fam	6,011	40	1,262	1900	\$890	\$3,990	\$4,880	\$3.87
89	Vacant	6,011	40			\$270	\$0	\$270	
90	Vacant	6,011	40			\$270	\$0	\$270	
91	Vacant	6,011	40			\$270	\$0	\$270	
92	Vacant	3,136	25			\$150	\$0	\$150	
93	Vacant	3,136	25			\$150	\$0	\$150	
94	Vacant	3,136	25			\$150	\$0	\$150	
95	Vacant	3,136	25			\$150	\$0	\$150	
96	Vacant	6,229	50			\$310	\$0	\$310	
97	Residential 1 & 2 Fam	8,189	40	1,344	1907	\$980	\$4,510	\$5,490	\$4.08
98	Garage	9,017	43.7			\$320	\$1,000	\$1,320	
99	Vacant	10,237	50			\$370	\$0	\$370	
100	Vacant	7,187	35			\$260	\$0	\$260	
101	Vacant	7,187	35			\$260	\$0	\$260	
102	Vacant	10,237	50			\$370	\$0	\$370	
103	Residential 1 & 2 Fam*	12,284	60	3,245	1907	\$1,460	\$9,660	\$11,120	\$3.43
104	Vacant	3,049	50			\$600	\$0	\$600	
105	Vacant	1,655	33			\$130	\$0	\$130	
106	Vacant	1,481	0			\$100	\$0	\$100	
107	Vacant	6,229	50			\$310	\$0	\$310	
108	Vacant	7,623	60			\$370	\$0	\$370	
109	Vacant	6,447	50			\$620	\$0	\$620	
110	Vacant	6,534	50			\$630	\$0	\$630	
111	Vacant	6,621	50			\$630	\$0	\$630	
112	Vacant	3,223	24			\$150	\$0	\$150	
113	Vacant	2,962	26			\$150	\$0	\$150	
114	Vacant	5,663	50			\$290	\$0	\$290	

Parcel Group ID	Land Use	Lot Area (sq ft)	Lot Frontage (ft)	Total DU Floor Area (sq ft)	Year Built	Land Value	Structure Value	Total Value	Value/Sq Ft
115	Vacant	1,089	22			\$80	\$0	\$80	
116	Vacant	8,189	40			\$290	\$0	\$290	
117	Vacant	9,627	46.6			\$340	\$0	\$340	
118	Residential 1 & 2 Fam	10,237	50	1,290	1917	\$1,220	\$8,260	\$9,480	\$7.35
119	Vacant	10,237	50			\$370	\$0	\$370	
120	Vacant	4,051	45			\$230	\$0	\$230	
121	Vacant	5,184	0			\$220	\$0	\$220	
122	Vacant	1,045	5			\$120	\$0	\$120	
123	Residential 1 & 2 Fam	8,189	40	1,344	1907	\$290	\$3,830	\$4,120	\$3.07
124	Vacant	5,140	25			\$180	\$0	\$180	
125	Vacant	5,140	25			\$180	\$0	\$180	
126	Vacant	7,797	37.5			\$280	\$0	\$280	
127	Vacant	7,797	37.5			\$280	\$0	\$280	
128	Vacant	12,284	60			\$440	\$0	\$440	
129	Vacant	3,790	37.5			\$210	\$0	\$210	
130	Vacant	8,407	70			\$410	\$0	\$410	
131	Vacant	3,703	37.5			\$200	\$0	\$200	
132	Vacant	3,790	37.5			\$210	\$0	\$210	
133	Vacant	6,970	30			\$260	\$0	\$260	
134	Vacant	12,720	62			\$450	\$0	\$450	
135	Comm/Residential	18,034	88	3,804	1924	\$2,030	\$5,030	\$7,060	\$1.86
136	Vacant	10,237	50			\$370	\$0	\$370	
137	Vacant	10,237	50			\$370	\$0	\$370	
138	Vacant	10,237	50			\$370	\$0	\$370	
139	Vacant	5,140	25			\$180	\$0	\$180	
140	Vacant	5,140	25			\$180	\$0	\$180	
141	Vacant	6,142	30			\$220	\$0	\$220	
142	Vacant	6,142	30			\$220	\$0	\$220	
143	Vacant	6,142	30			220	0	220	

*Includes two houses on one lot.