YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION

neighborhood CONDITIONS report

acknowledgements

YNDC Project Team

Tom Hetrick, Neighborhood Planner, Primary Author
Ian Beniston, Deputy Director
John Bralich, Senior GIS Manager
YSU Center for Urban and Regional Studies
Jack Daugherty, Program Coordinator
Karen Schubert, AmeriCorps VISTA
Eartha Terrell, AmeriCorps VISTA

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City of Youngstown
Project Management Team

William D'Avignon, CDA Director, Project Manager
T. Sharon Woodberry, Economic Development Director
Jason Whitehead, CDA Comptroller
Karen Perkins, Zoning Analyst

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REVITALIZE
youngstown, ohio

Executive Summary

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

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

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

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

66,982

The number of demolitions between 2007 and 2013.

3,062

The average home sale price in 2013.

$21,327

The number of commercial building permits issued in 2013.

273

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

287

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

$24,880

456

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

115

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

36 percent

34 percent

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

20 percent

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

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

5,706

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

3,887

9 percent

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

19 percent

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

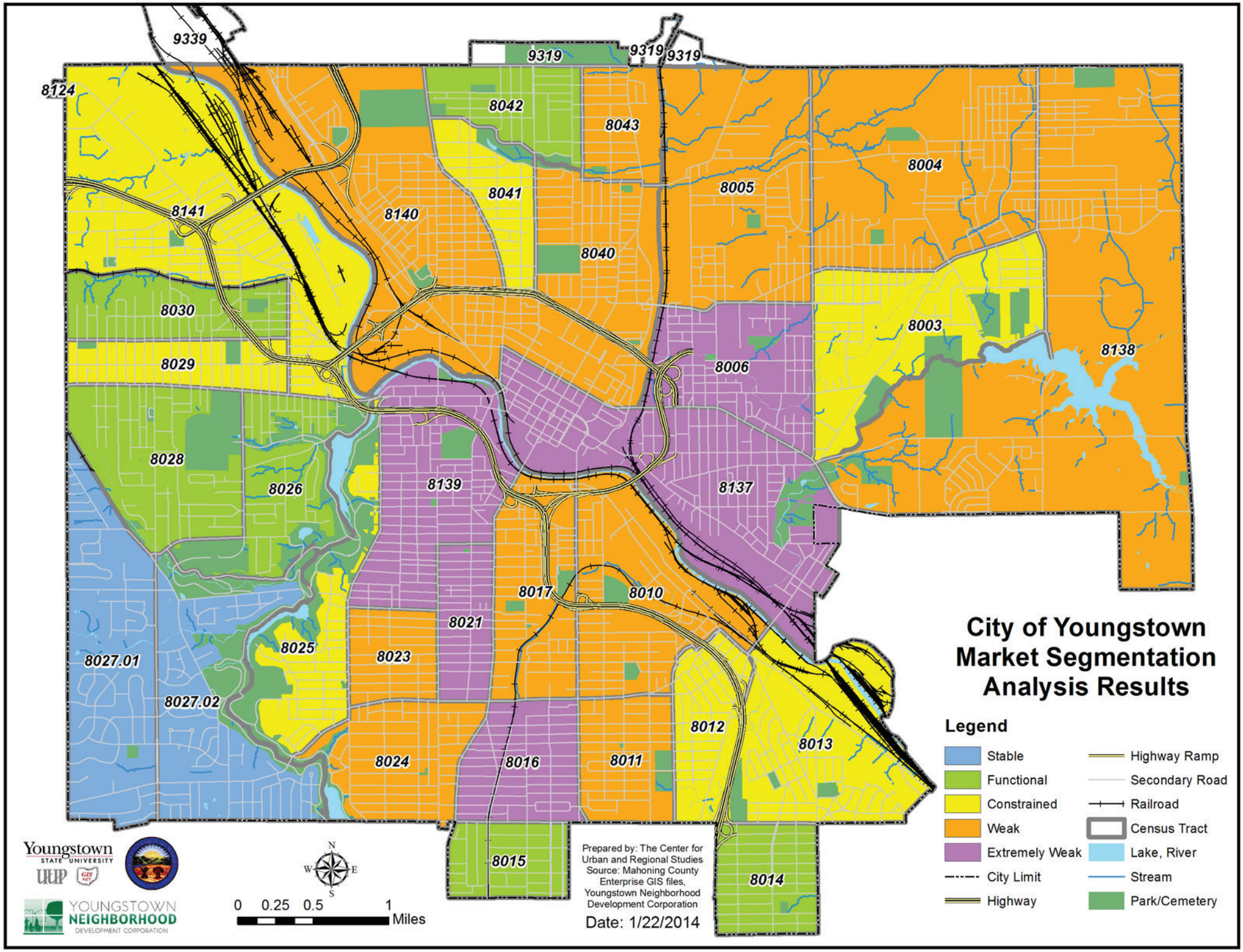
This analysis of Youngstown's housing market is based on a similar model developed by Alan Mallach, with the Center for Community Progress. Each of the city's census tracts were included in the analysis, with the exception of tracts 8124, 9319, and 9339, which have little or no population. The housing analysis took various factors into consideration, including vacancy rate; mortgage ratio (the ratio of home purchase mortgages to total home sales); sales ratio (the ratio of annual single family sales to the total single family inventory); median sales price; homeownership rate; change in homeownership rate; calls for service to the police department; poverty; population loss; and land bank eligibility (the property is at least 2 years tax delinquent). These variables are directly related to housing market conditions, as explained in table 0.1 on page 6. A detailed description of the market analysis begins on page 79 of the full report in Chapter 3: Housing Characteristics.

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

Market Segmentation Variables – Youngstown, Ohio

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

Table 0.1 - Market Segmentation Variables.


City of Youngstown
Market Segmentation
Analysis Results
Legend
Stable
Functional
Constrained
Weak
Extremely Weak
City Limit
Highway
Highway Ramp
Secondary Road
Railroad
Census Tract
Lake, River
Stream
Park/Cemetery
9339
9319
9319
9319
8124
8042
8043
8004
8005
8041
8141
8140
8040
8030
8003
8138
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8006
8028
8026
8139
8137
8017
8010
8021
8025
8023
8027.01
8027.02
8012
8013
8024
8016
8011
8015
8014
Youngstown
STATE UNIVERSITY
YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION
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Miles
Prepared by: The Center for
Urban and Regional Studies
Source: Mahoning County
Enterprise GIS files,
Youngstown Neighborhood
Development Corporation
Date: 1/22/2014

Market Clusters – Youngstown, Ohio

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

Table 0.2 - Market Clusters

Housing Market Cluster Descriptions

Stable market tracts have the strongest indicators of any neighborhoods in the city, though they may or may not be considered strong by national standards. In Youngstown, just two census tracts—8027.01 and 8027.02—are classified as stable. In general, they are represented by relatively few vacancies and high median sales prices. Homeownership rates are significantly higher than the citywide average and poverty rates, crime rates, and population loss are low. Home transfers involve traditional mortgages in nearly 50% of cases, compared to only 1 out of 10 in Youngstown as a whole.

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

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

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

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

Market Segmentation Variable Data – Youngstown, Ohio

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

Table 0.3 - Data for each variable by census tract

YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION