Chapter 4

BORTS POOL

DONNELL PEMBERTON PARK

Handel's

LINCOLN PARK

YOUNGSTOWN 2010

Youngstown STATE UNIVERSITY

SEAL OF THE CITY OF YOUNGSTOWN
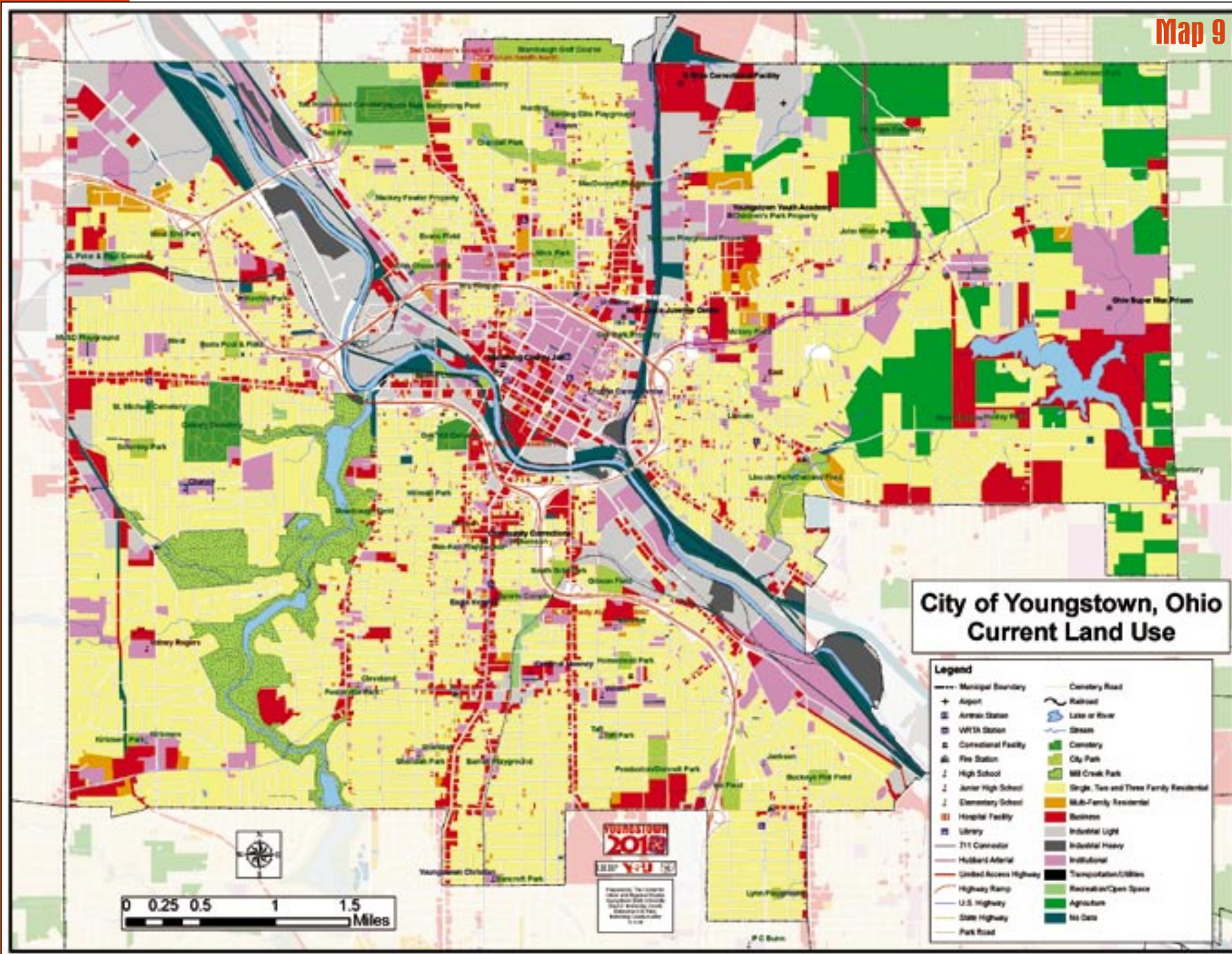
Map 9

The reality that became Youngstown after the 1951 & 1974 plans only slightly resembles the intentions of the planners. The current land use (see Map 9) shows prescribed uses peppered with widespread non-conforming uses. It demonstrates far too much commercial, industrial and residential use for a city of 82,000. The current land use shows the need to plan for the new reality of a smaller city.

City of Youngstown, Ohio
Current Land Use

Legend

Municipal Boundary	Cemetery Road
Airport	Railroad
Amtrak Station	Lake or River
WRTA Station	Stream
Correctional Facility	Cemetery
Fire Station	City Park
High School	Mill Creek Park
Junior High School	Single, Two and Three Family Residential
Elementary School	Multi-Family Residential
Hospital Facility	Business
Library	Industrial Light
711 Connector	Industrial Heavy
Hubbard Arterial	Institutional
Limited Access Highway	Transportation/Utilities
Highway Ramp	Recreation/Open Space
U.S. Highway	Agriculture
State Highway	No Data
Park Road	

0   0.25 0.5   1   1.5 Miles

# Chapter 4 —— Citywide Conditions

Population

The City of Youngstown has experienced an average of 16% population decline every ten years for the past 40 years and has lost over half its total population. It is anticipated that this trend will slow and the population will stabilize.

POPULATION

166,631
139,759/-16.2%
115,427/-17.7%
95,787/-17.1%
82,026/-14.3%

1960   1970   1980   1990   2000
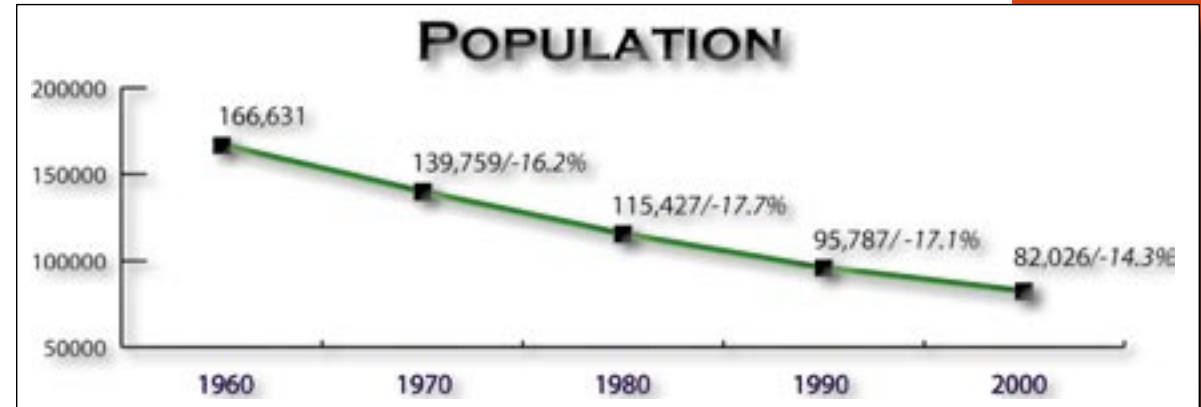
Race

The racial make up the City has changed over time as well. Twenty years ago 64% of the population was white and by 2000, it was just over 50%. The city had become racially balanced.

RACE   ○ White ● Black ○ Other

2.3%
33.3%
64.4%
1980

2%
37%
61%
1990

5.8%
43.3%
50.9%
2000
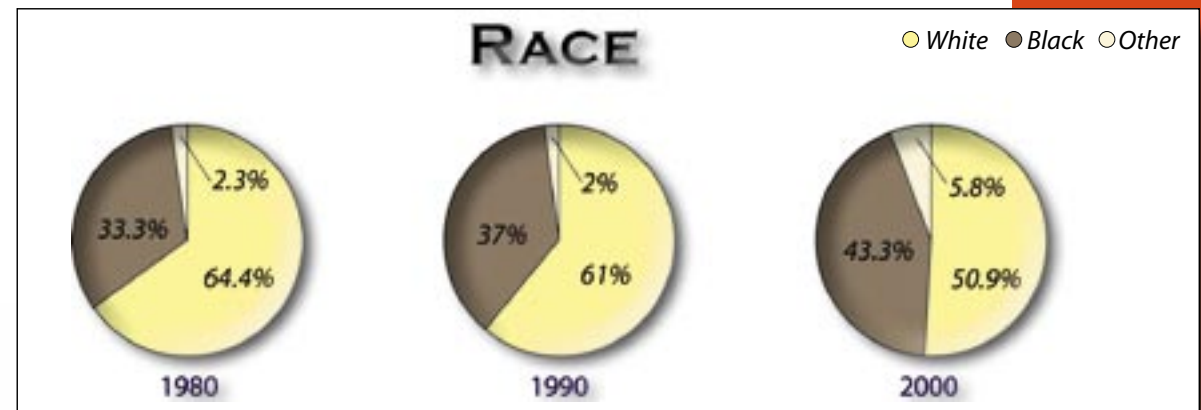
Age

The majority of the population of the city in 2000 was between 20 and 54 years old. An important factor to consider is that of the 25.3 % of the population over the age of 55 years old, 17.4 % were over the age of 65.
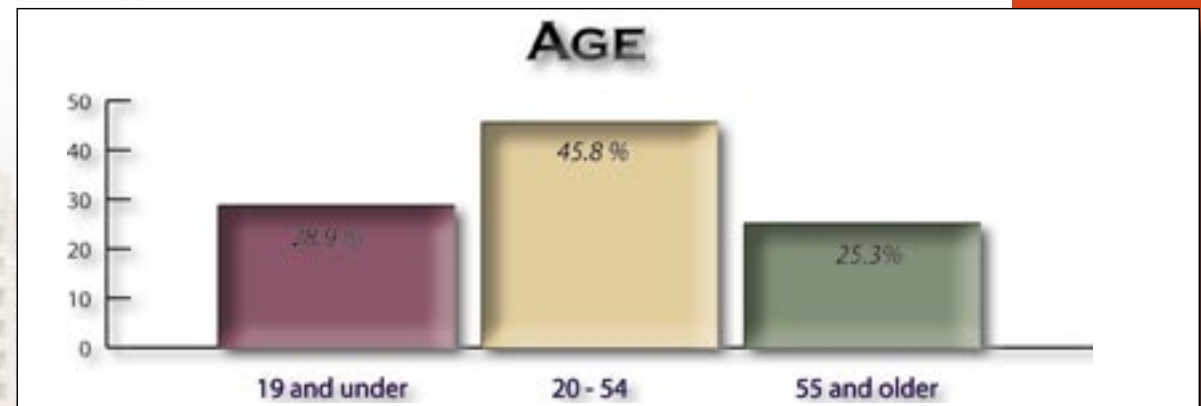
AGE

45.8 %
28.9 %
25.3%

19 and under   20 - 54   55 and older

Table 2

Housing Data 1980	Mahoning County	Youngstown City	Youngstown % Mah. Co.	% Youngstown Total
Total Housing Units	108,583	45,105	42%	100%
Owner Occupied	74,692	28,099	38%	62%
Renter Occupied	27,868	13,891	50%	31%
Renter Rates (Median)	163	128	79%	X
Housing Value (Median)	37,500	26,700	71%	X
Housing Age (1979-March 1980)	1,856	98	5%	0%
(1975-1978)	6,004	780	13%	2%
(1970-1974)	9,047	1,221	13%	3%
(1960-1969)	173,921	3,085	2%	7%
(1950-1959)	23,077	8,841	38%	20%
(1940-1949)	13,465	7,009	52%	16%
(1939 or earlier)	37,473	24,071	64%	53%
Housing Data 1990				
Total Housing Units	107,915	40,802	38%	100%
Owner Occupied	72,515	21,476	30%	53%
Renter Occupied	28,620	12,022	42%	29%
Renter Rates (Median)	260	204	78%	X
Housing Value (Median)	47,900	31,000	65%	X
Housing Age (1989-1990)	1,198	196	16%	0%
(1985-1988)	2,565	205	8%	1%
(1980-1984)	3,392	432	13%	1%
(1970-1979)	16,949	2,679	16%	7%
(1960-1969)	17,416	3,512	20%	9%
(1950-1959)	23,570	8,830	37%	22%
(1940-1949)	13,205	6,915	52%	17%
(1939 or earlier)	29,620	18,036	61%	44%
Housing Data 2000				
Total Housing Units	111,762	37,158	33%	100%
Owner Occupied	67,517	19,564	29%	53%
Renter Occupied	27,551	11,549	42%	31%
Renter Rates (Median)	446	401	90%	X
Housing Value (Median)	79,700	40,900	51%	X
Housing Age (1999-March 2000)	1,413	159	11%	0%
(1995-1998)	4,532	221	5%	1%
(1990-1994)	4,344	145	3%	1%
(1980-1989)	6,500	689	11%	2%
(1970-1979)	16,192	2,301	14%	6%
(1960-1969)	16,542	3,992	24%	11%
(1940-1959)	37,746	16,197	43%	44%
(1939 or earlier)	24,486	13,454	55%	36%

Housing

Between 1980 and 2000, census data indicates that the population has fallen from 115,423 to 82,026 and the number of housing units has fallen from 45,105 to 37,158. The drop in population experienced by the City of Youngstown has not been matched by a sufficient reduction in the housing stock. The 2000 census showed that the City has 3,325 excess housing units assuming 2.4 persons per household. This figure is over and above a generous 15% 'normal' vacancy rate.

Census data (see Table 1) also indicates that Mahoning County outside the City actually gained housing units between 1980 and 2000, more than offsetting the decline in the City. The statistics also indicate that the City's housing stock is disproportionately old compared to the County's. The vast majority of new construction has taken place in the suburbs since 1980; the majority of the City's housing stock was constructed before 1950.

The City has not shared in the housing boom that continues to occur in the Mahoning Valley region. The "up and out" phenomenon that has occurred nationally has been painfully evident in Youngstown. The region as a whole lost population during this time period, so there was no population pressure to support a new housing boom. The net result was that every new construction yielded a dwelling somewhere else in the region that was no longer economically viable. The majority of nonviable dwellings were in Youngstown. The implications of this extra housing stock are readily apparent throughout the City. Structures that in effect have no economic value are abandoned and looted of anything that has scrap value, become convenient places for criminal activities and eventually deteriorate to the point where demolition is the only option. The impact on neighborhoods where concentrations of abandoned houses exist is catastrophic, leading to further disinvestment and abandonment.

The age of the housing stock, the lack of new market-rate construction and abandonment have left the City of Youngstown with housing values that lag behind those of the two counties and all suburbs. The 2000 census data (see Figure 1) shows that not one of Youngstown's five planning districts has a median housing value that is equal to any suburban or county rate. More disconcerting is the fact that the City as a whole has a median housing value approximately half the Mahoning County median, and fares even worse compared to the other entities.

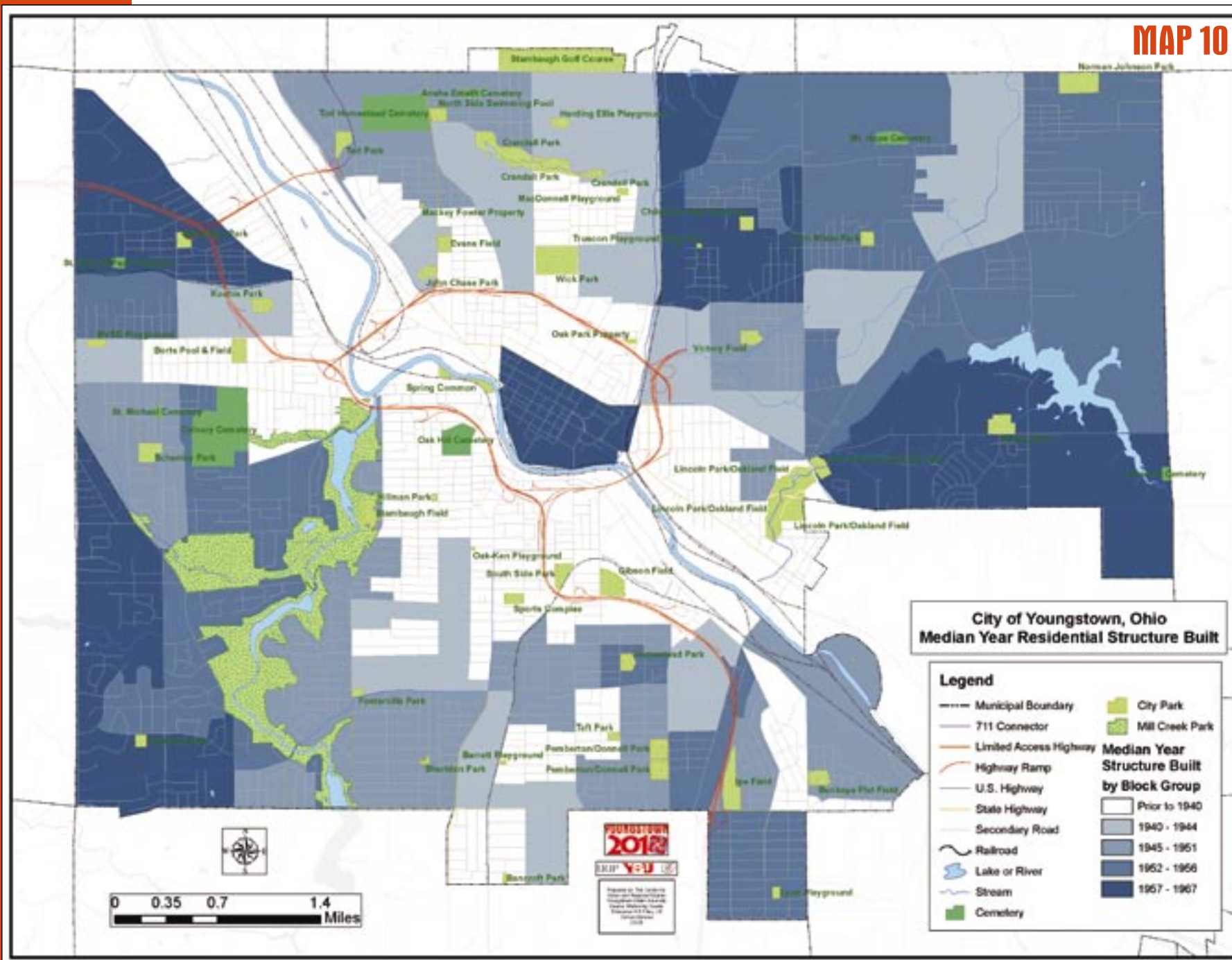Source: U.S. Census, 1980, 1990, 2000.

Figure 1

Median Housing Values in Year 2000
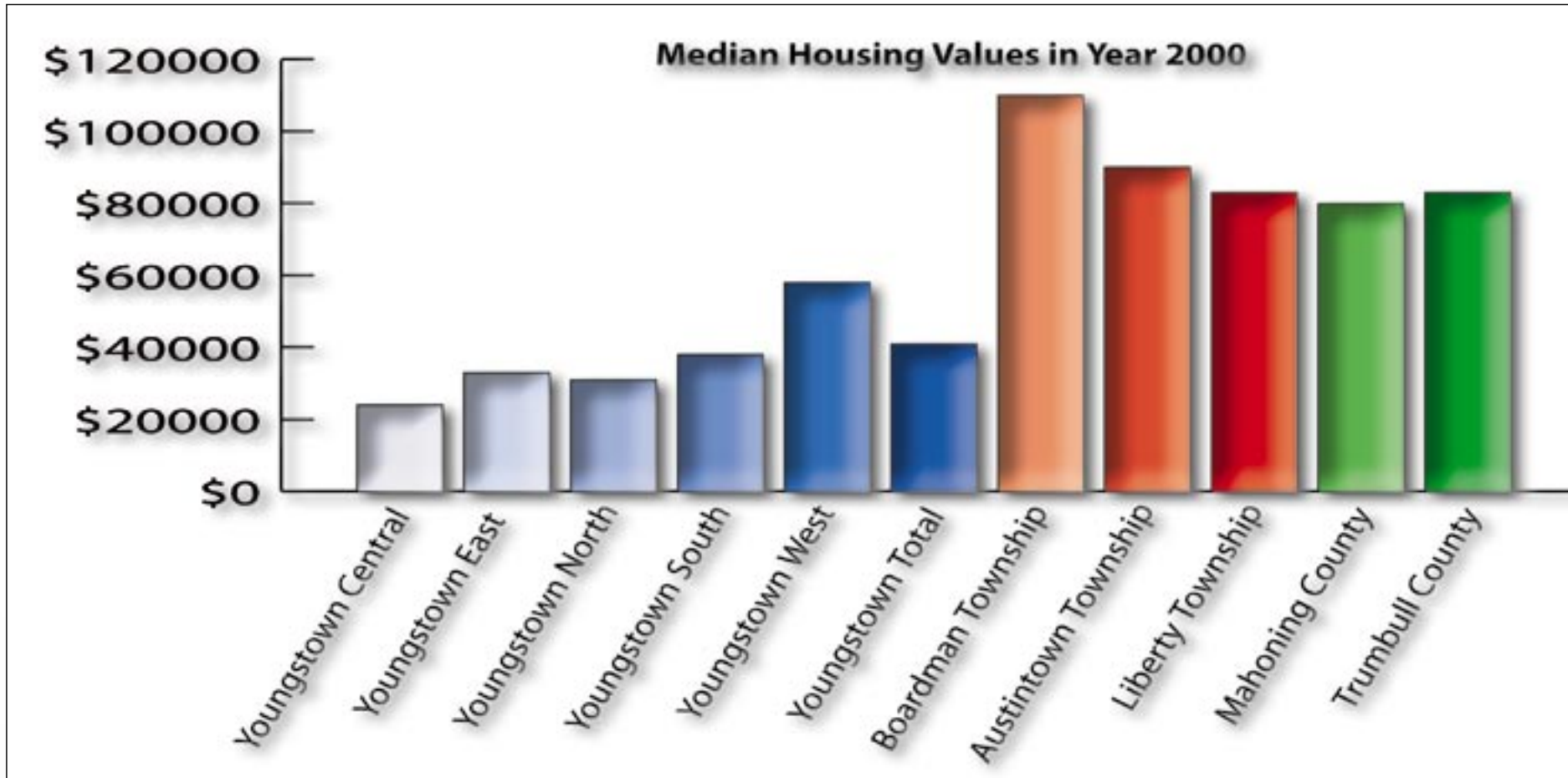
The patterns of stability and instability become evident when the age and value of the City's housing stock are mapped at the census block group level. Time and disinvestment have left indelible marks on Youngstown's residential landscape.

The age of Youngstown's housing stock reflects the geographic expansion of the city. The oldest housing, as would be expected, is generally clustered in the oldest parts of the city (see Map 10). The historic core areas of the City have housing stock that on average was built prior to 1940. The City's extremities demonstrate a more recent median age of construction due to either a build out of existing neighborhoods with postwar housing (e.g. Brownlee Woods, Lansingville, East High), or totally new suburban-style developments (e.g. Kirkmere, Lincoln Knolls).
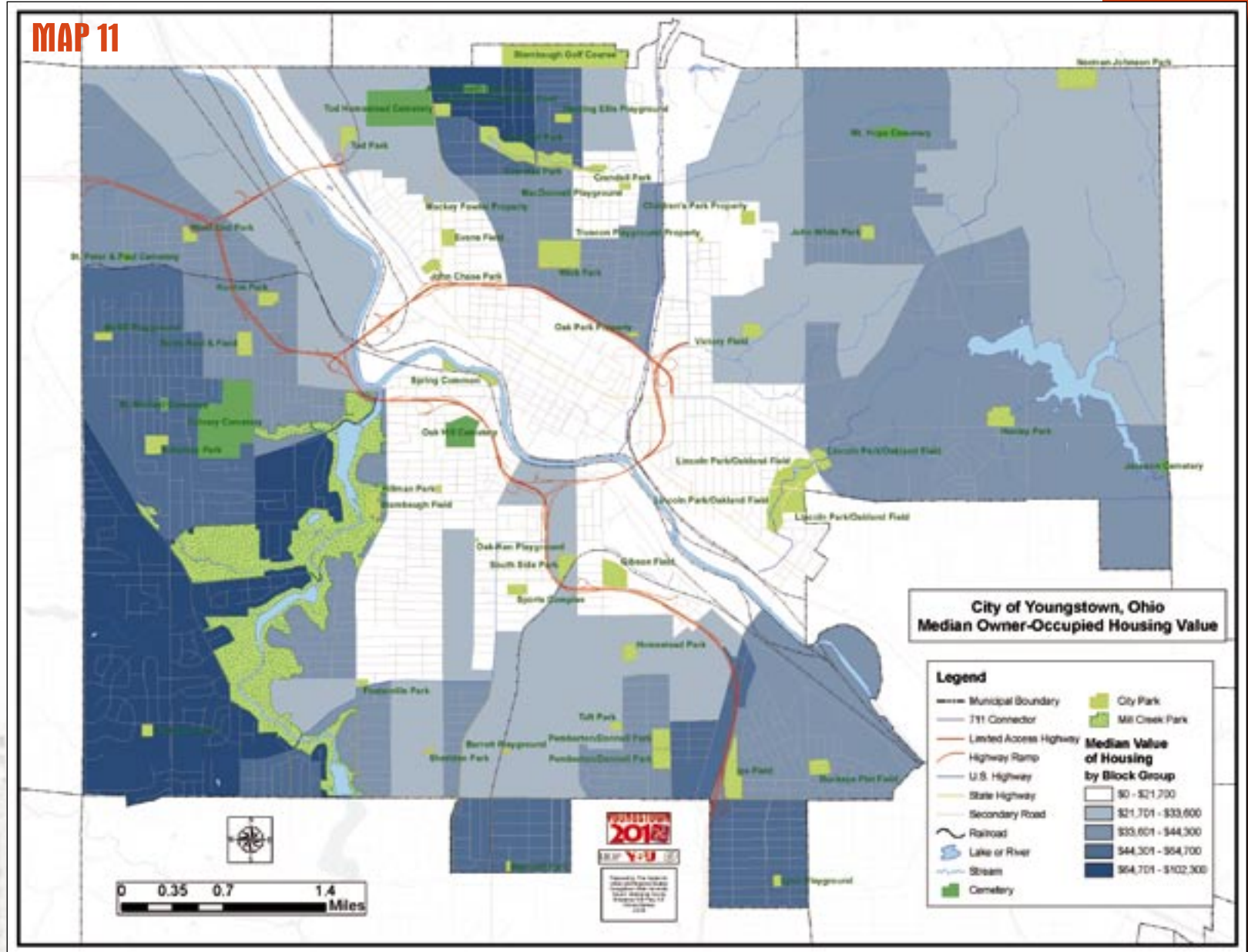
The only apparent exception to this trend is the Downtown neighborhood, where the median year of construction for residential units is post 1957. This anomaly is explained by the construction of several high-rise apartment buildings for the elderly, and the conversion of the former Pick-Ohio Hotel into residential units as a result of urban renewal and HUD projects of the 1960s, 1970s and 1980s.

MAP 10

City of Youngstown, Ohio
Median Year Residential Structure Built

Legend

----- Municipal Boundary	City Park
——— 711 Connector	Mill Creek Park
——— Limited Access Highway	**Median Year**
——— Highway Ramp	**Structure Built**
——— U.S. Highway	**by Block Group**
——— State Highway	Prior to 1940
——— Secondary Road	1940 - 1944
~~ Railroad	1945 - 1951
Lake or River	1952 - 1956
~~ Stream	1957 - 1967
Cemetery	

0   0.35   0.7   1.4 Miles

Major problems associated with Youngstown's aging housing stock other than the ravages of time are lead and asbestos. Much of the City's housing is in need of remediation for lead paint (the oldest for lead plumbing) and asbestos. The negative health impacts of lead and asbestos not only limit resale potential but dramatically increase the cost of demolition and/or rehabilitation.
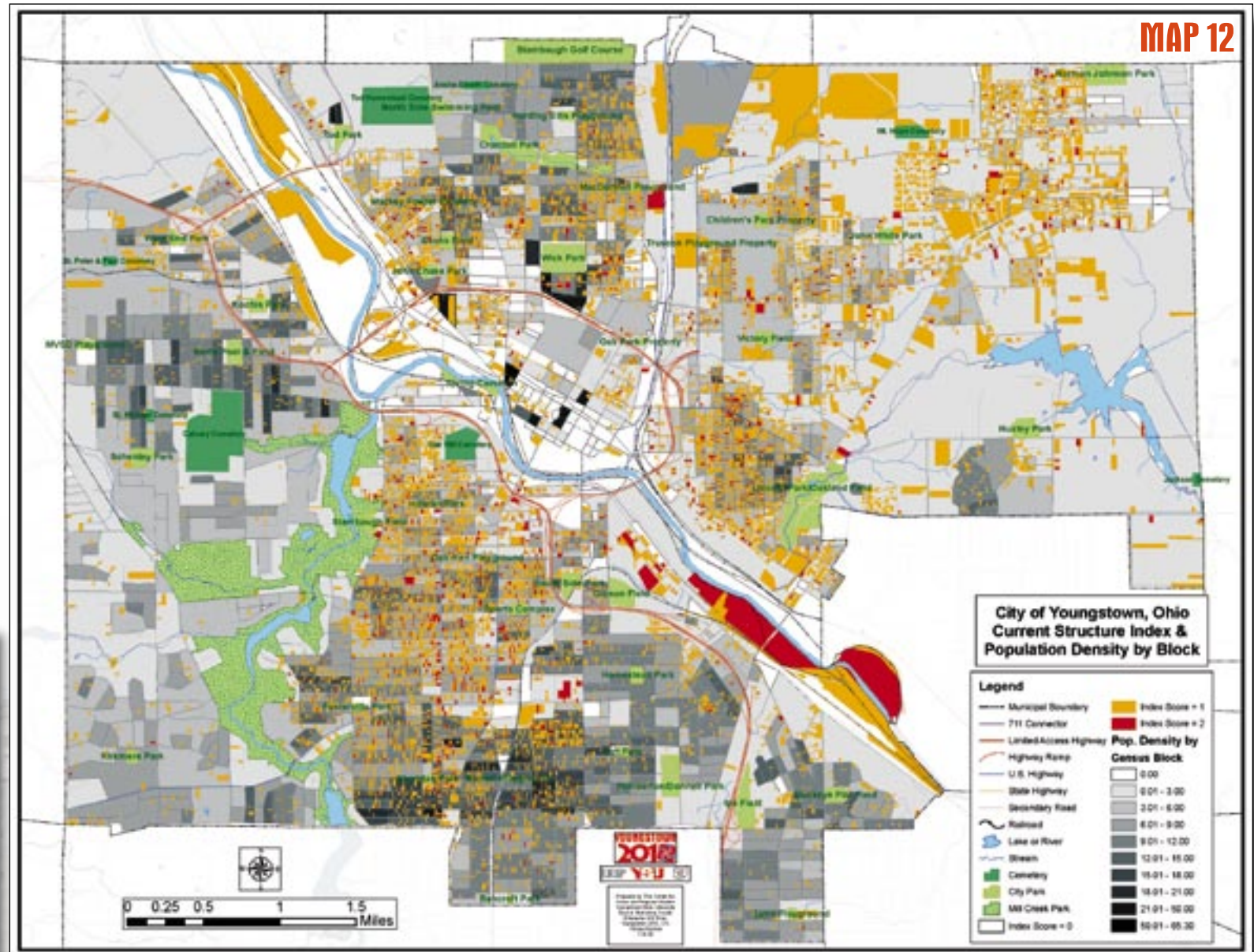
The spatial distribution of the median housing value of owner-occupied housing mirrors the patterns of the age of housing stock. In general, newer housing carries higher value. The postwar suburban-type development in the Kirkmere neighborhood on the southwest side illustrates this, as it has the City's highest median value (see Map 11). Housing in the section of the North Heights neighborhood (along and west of Fifth Avenue and north of Crandall Park) also demonstrates high value despite being older stock. This area is a relatively stable section of the City's historic upper income district.

The City's old core neighborhoods on the North (Brier Hill), South (Oak Hill, Warren, Erie, Lower Gibson) and East (Hazelton, East Side, sections of East High, and sections of Landsdowne) have housing values that show the ravages of time and disinvestment. These areas are the victims of neglect and abandonment.

MAP 11

City of Youngstown, Ohio
Median Owner-Occupied Housing Value

Legend
- Municipal Boundary
- 711 Connector
- Limited Access Highway
- Highway Ramp
- U.S. Highway
- State Highway
- Secondary Road
- Railroad
- Lake or River
- Stream
- Cemetery
- City Park
- Mill Creek Park

Median Value of Housing by Block Group
- $0 - $21,700
- $21,701 - $33,600
- $33,601 - $44,300
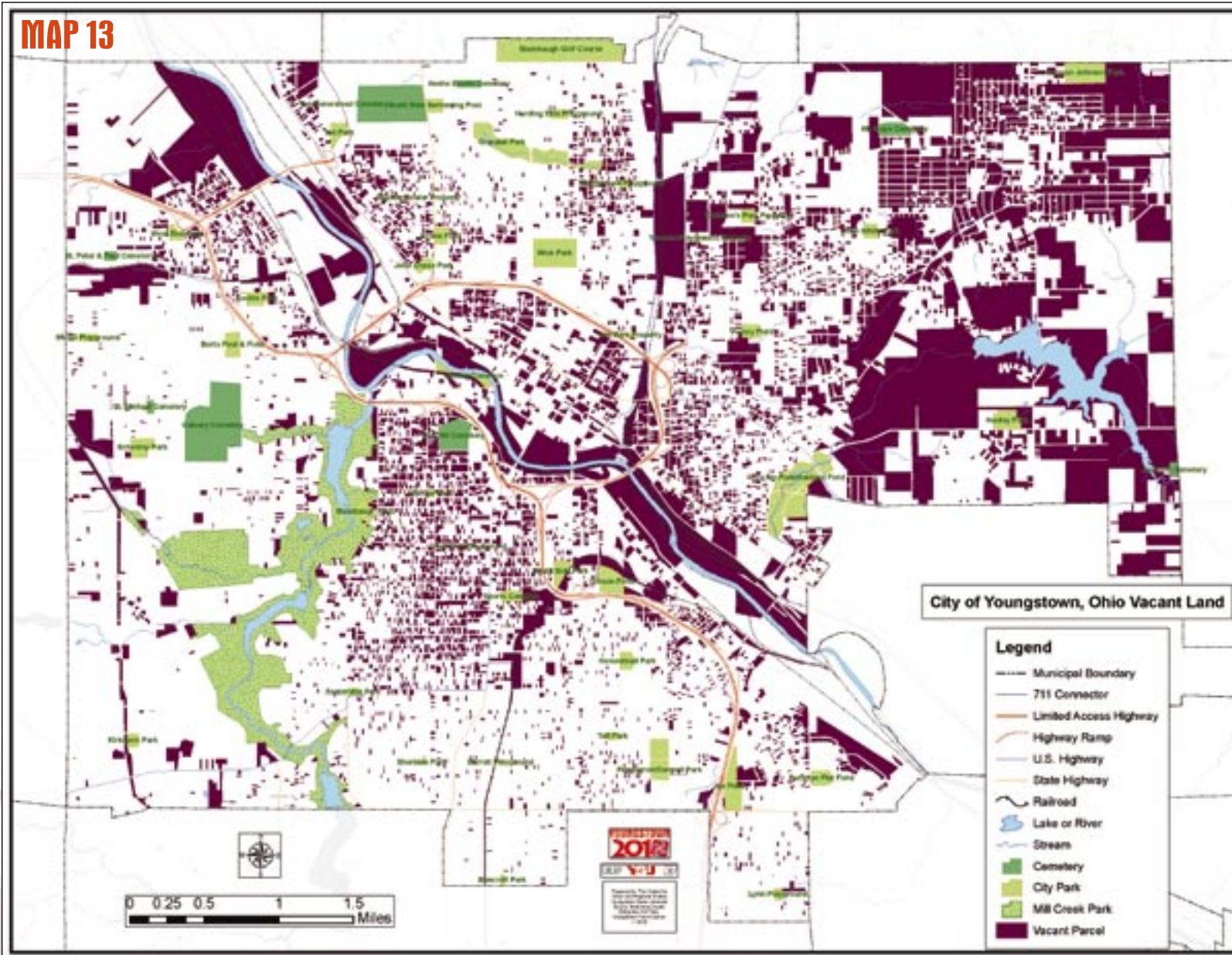- $44,301 - $54,700
- $54,701 - $102,300

The degree to which disinvestment and abandonment impact the City is graphically evident when tax delinquencies and structure conditions are overlaid onto census block population (see Map 12). Blocks with high structure index problems (a function of tax delinquency and disrepair) and low population densities illuminate areas where neighborhoods have been gutted. These neighborhoods (sections of Oak Hill, Warren, East Side and Brier Hill) are beyond any hope of short-term solutions and require comprehensive reinvestment strategies.

Neighborhoods exhibiting a substantial population base but which still display tax and structure problems are in transition. These neighborhoods (Idora, Newport, Cottage Grove, and Lansingville, sections of Oak Hill, Warren, East Side, Landsdowne, Wick Park, North Heights, Steelton, Belle Vista, Schenley and Brier Hill) have not reached the point of no return and could benefit by city program intervention. Focused code enforcement and targeted demolition, along with community development and City rehabilitation efforts, could help to make these areas sustainable and keep them from slipping into a terminal condition.

MAP 12

City of Youngstown, Ohio
Current Structure Index &
Population Density by Block

Chapter 4 —— Citywide Conditions

Vacant and Abandoned Properties

The extent to which deindustrialization and suburbanization has impacted current conditions in the City is apparent in the amount of currently vacant land (see Map 13). The far east side contains vacant land that was never developed. The majority of the rest of the vacant land was formerly occupied by business, industry or housing.

MAP 13

City of Youngstown, Ohio Vacant Land

Legend
- Municipal Boundary
- 711 Connector
- Limited Access Highway
- Highway Ramp
- U.S. Highway
- State Highway
- Railroad
- Lake or River
- Stream
- Cemetery
- City Park
- Mill Creek Park
- Vacant Parcel

0 0.25 0.5 1 1.5 Miles

The volume of vacant property is a double-edged sword for the City. It shows there is no shortage of available land, but it forces the City to make some hard choices. Not all infrastructure can be maintained and not all neighborhoods can return to their past sustainability.

Overlay Zoning

The purpose of an overlay zoning district is to provide an opportunity for appropriate, creative planned development and/ or redevelopment to occur within designated areas. Overlay zoning districts allow for more flexible use of land than does a more rigid zoning classification. Many factors determine the criteria and procedures for overlay zoning districts but the City will ultimately ensure the protection of public health, safety and welfare.

In the City's current Planned Development Overlay zoning, the property owners within an overlay zoning district have the option of developing subject to the requirements of either the approved final development plan or the underlying zoning classification.