

## City of Warren, Ohio

### Neighborhood Stabilization Program Summary Draft

In 2008 the U.S. Department of Housing and Urban Development announced the allocation of more than \$3.9 billion in Neighborhood Stabilization Program (NSP) funds to help stem the decline of housing values and stabilize neighborhood areas suffering from increased vacancies and property devaluation as a result of the nation's foreclosure crisis. The program provides funds to target areas in order to improve and sustain those neighborhoods.

The State of Ohio received a total allocation of \$258,089,179 of which \$116.8 million will be administered directly by the State of Ohio's Department of Development. The City of Warren is eligible to receive \$2,071,151 of the State allocation to participate in the NSP program and must make application for the use of the funds based on HUD and ODOD guidelines.

Because the City of Warren recognizes the need for such funds to assist with fighting the deterioration of Warren's neighborhoods, the Warren City Council passed an ordinance on February 11, 2009, authorizing the Mayor to prepare and submit the application for the NSP, to accept the funds, and implement the NSP program.

Local governments may use their grants to: acquire land and property; demolish or rehabilitate abandoned properties; and offer down payment and closing cost assistance to low to middle income homebuyers (household incomes not to exceed 120 percent of the area median).

The City of Warren intends to use the funds for: (a) the demolition of blighted properties; (b) the acquisition and rehabilitation of vacant housing; and (c) down payment assistance to eligible homebuyers.

The City of Warren has prioritized six (6) areas where the need for targeted neighborhood stabilization measures is deemed the greatest based on the NSP guidelines, available data on foreclosures, vacancies, terminated City utility accounts, condemnations, and public input.

The City of Warren's application must be received by the State of Ohio on or before February 27, 2009. Please place any comments in writing and forward to:

Community Development Department  
City of Warren, Ohio  
418 Main St SW  
Suite 201  
Warren, Ohio 44481

## Target Area One – Jefferson School Neighborhood

### Goal

To stabilize the neighborhoods that serve the proposed new Jefferson Elementary (K-8) School located at Fifth Street SW and Tod Avenue SW, in an effort to capitalize on the investments to be made with the construction of the new school. By eliminating blighted parcels and encouraging reinvestment, it will become a stable and sustainable neighborhood.

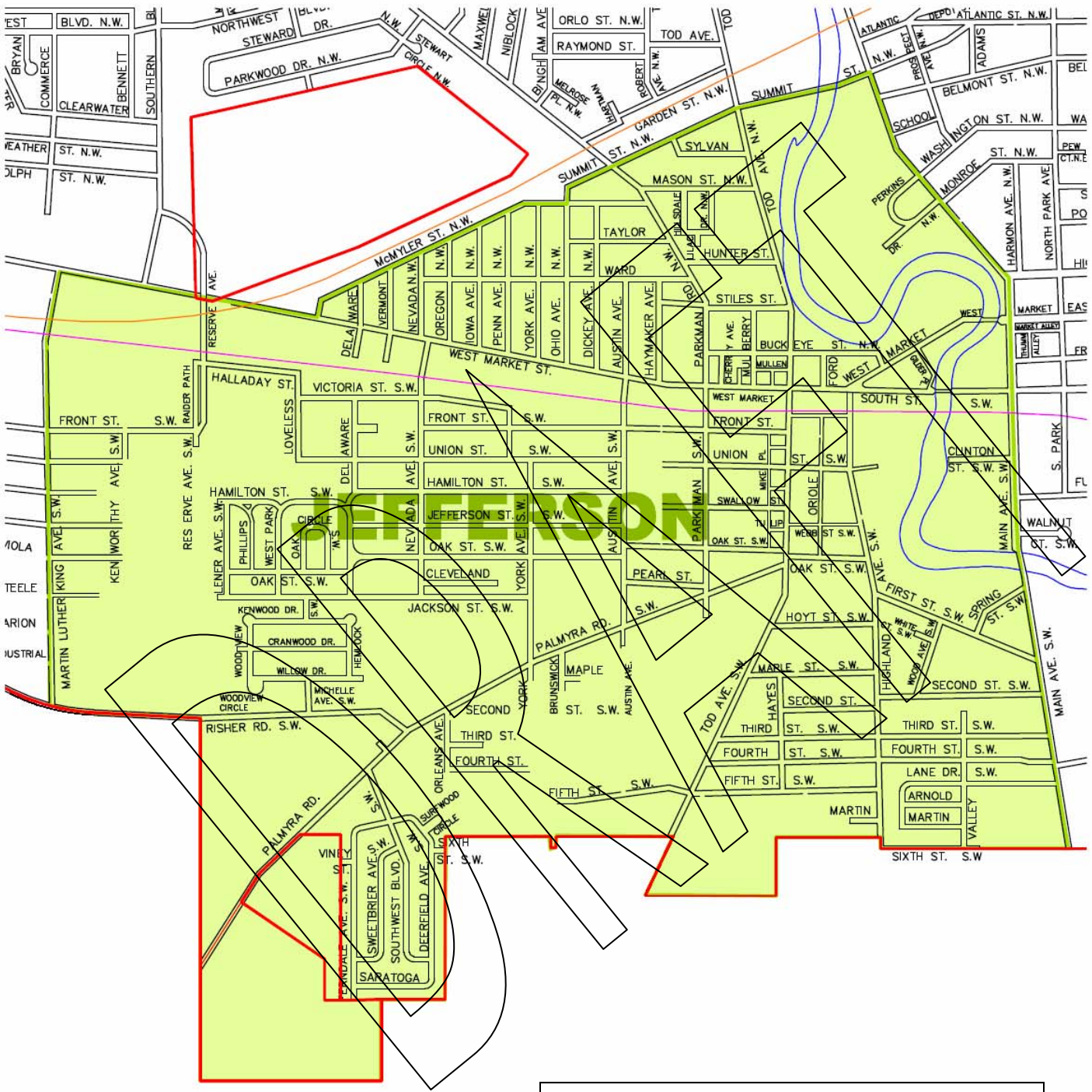
### Boundaries

The boundaries of the Jefferson School neighborhood target area for the purposes of this grant are Main Avenue on the east to Martin Luther King Avenue on the west, and from Summit – McMyler – West Market Streets in the north to the southern city limits. This area includes the majority of the 6<sup>th</sup> Ward, the southern part of the 7<sup>th</sup> Ward, and a small portion of the 4<sup>th</sup> Ward.

### Demographics

Population decreased significantly in this area between 1980 and 2000. Youngstown State University and U.S. Census data show the Jefferson School Neighborhood with the highest decline in population in the City during that period. All other areas of the City showed smaller population losses. This population loss resulted in a large number of vacant and abandoned properties which have become blighted and need to be demolished in order to stabilize the neighborhood.

There are high concentrations of terminated City utility services in the entire area between Tod Avenue and the Mahoning River, and between Tod Avenue and Reserve Avenue north of Palmyra Road SW. There are also small pockets of terminated City utility services in the Palmyra Heights area and along Martin Luther King Avenue SW.



# NSP AREAS, JEFFERSON

Housing Numbers:	
Abandoned/Vacant:	226
Board Ordered Demolitions	26
Board Ordered Condemned	38
Foreclosure Filings	12
Sheriff Sales	48

## Target Area Two – Willard School Neighborhood

### Goal

The stabilization of neighborhoods that serve the new Willard Elementary (K-8) School (there are currently vacant homes directly across from the entrance to the building), John F. Kennedy Junior and High Schools and the new Summit (K-12) Academy. The stabilization will strengthen the quality of residential housing stock of the neighborhood.

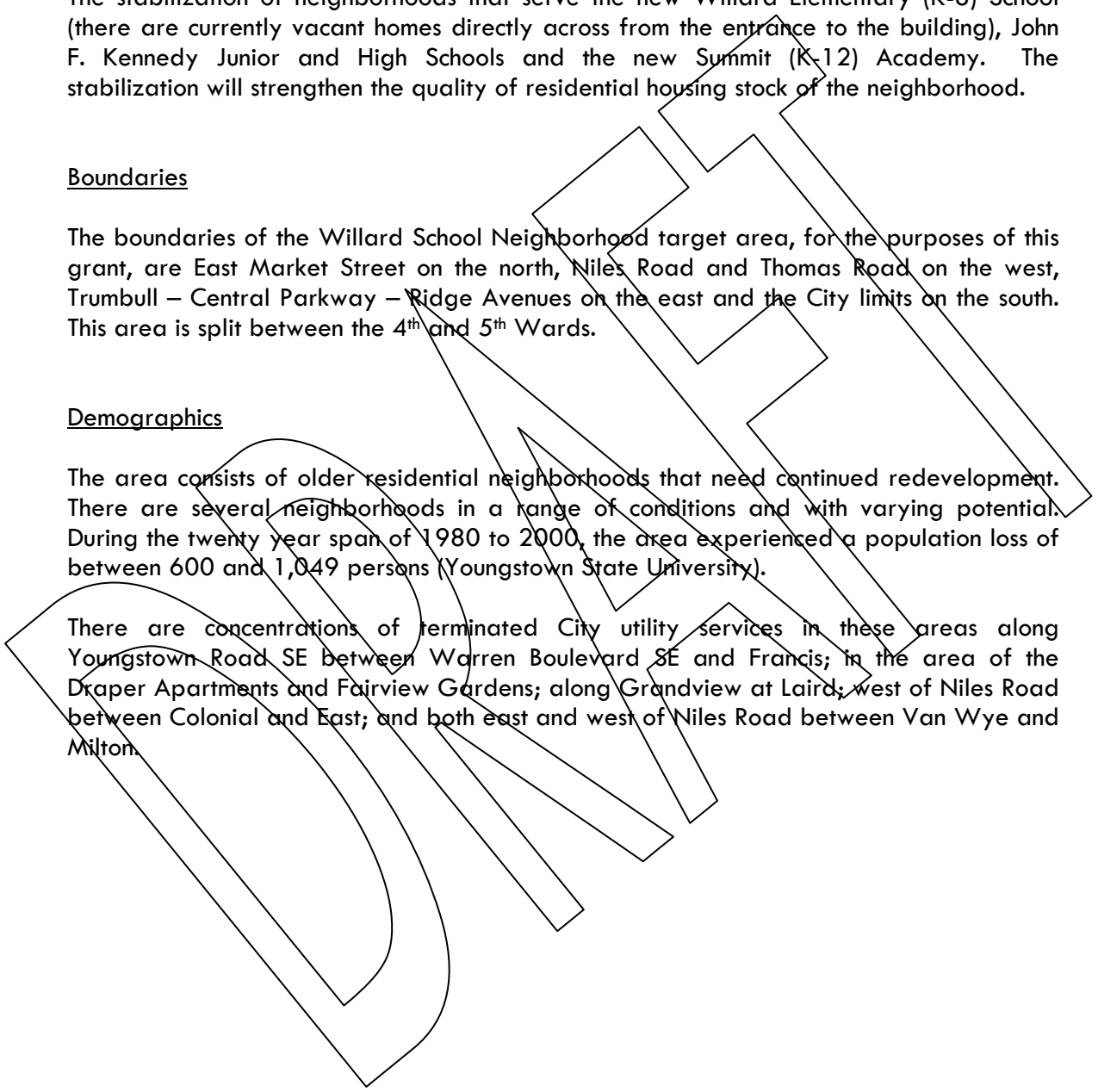
### Boundaries

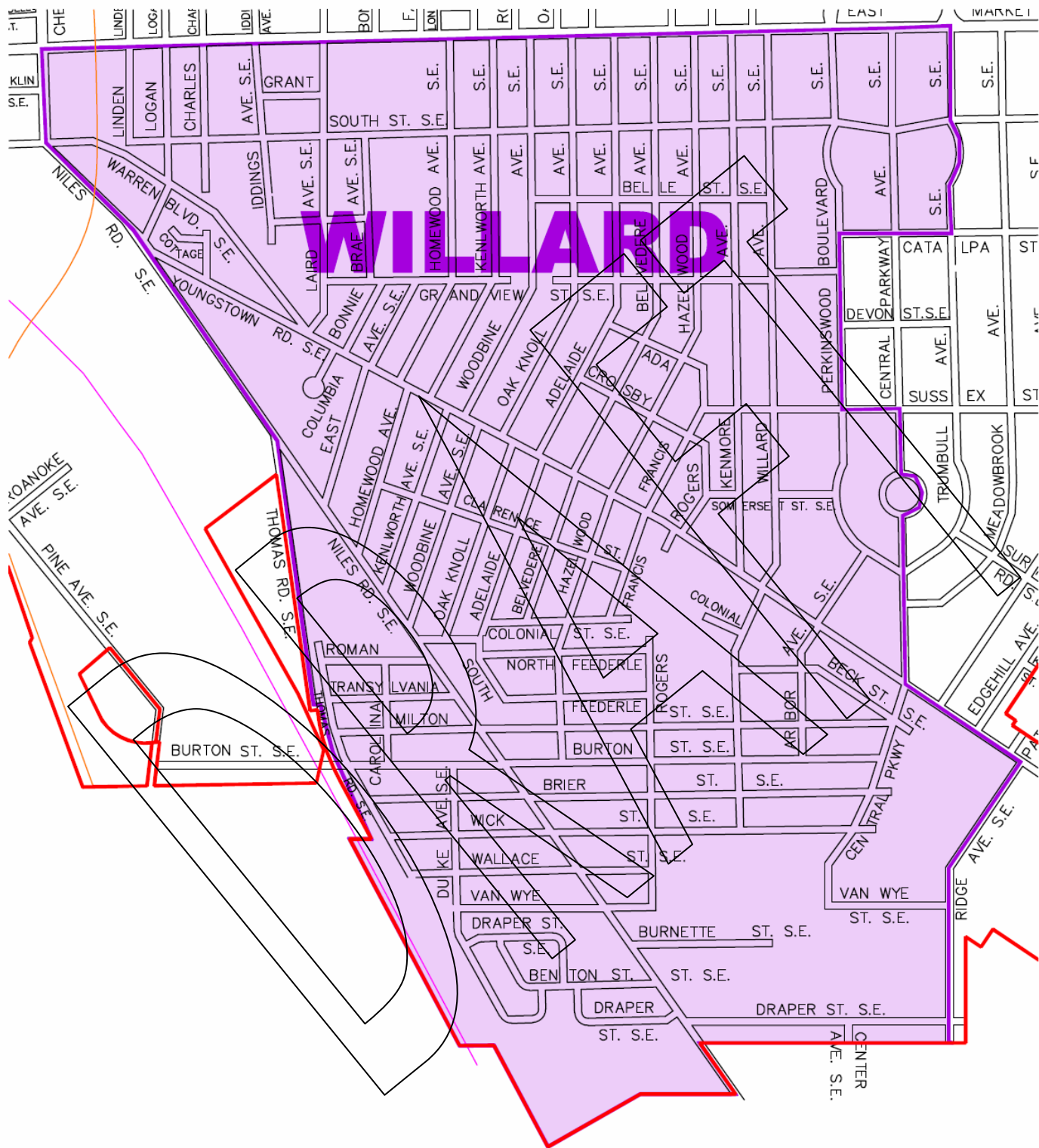
The boundaries of the Willard School Neighborhood target area, for the purposes of this grant, are East Market Street on the north, Niles Road and Thomas Road on the west, Trumbull – Central Parkway – Ridge Avenues on the east and the City limits on the south. This area is split between the 4<sup>th</sup> and 5<sup>th</sup> Wards.

### Demographics

The area consists of older residential neighborhoods that need continued redevelopment. There are several neighborhoods in a range of conditions and with varying potential. During the twenty year span of 1980 to 2000, the area experienced a population loss of between 600 and 1,049 persons (Youngstown State University).

There are concentrations of terminated City utility services in these areas along Youngstown Road SE between Warren Boulevard SE and Francis; in the area of the Draper Apartments and Fairview Gardens; along Grandview at Laird; west of Niles Road between Colonial and East; and both east and west of Niles Road between Van Wye and Milton.





# NSP AREAS, WILLARD

Housing Numbers:	
Abandoned/Vacant:	49
Board Ordered Demolitions	12
Board Ordered Condemned	21
Foreclosure Filings	12
Sheriff Sales	51

## Target Area Three – Downtown Neighborhood

### Goal

In an effort to revitalize the central core of the community, it is imperative to rejuvenate the residential areas adjacent to it. This will provide support to the businesses in the downtown and allow it to be a viable economic engine.

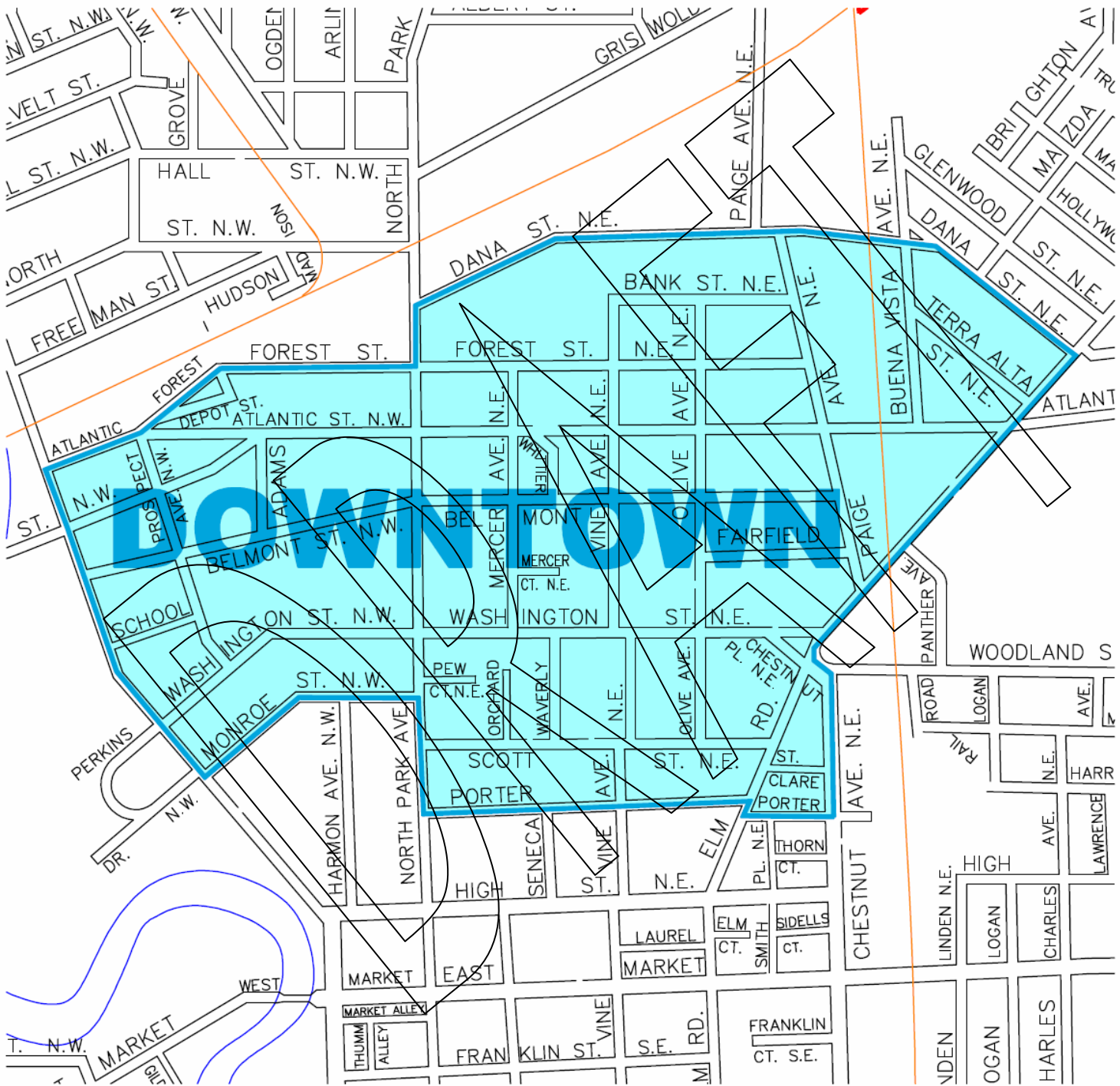
### Boundaries

For the purposes of this plan, the boundaries of the Downtown Neighborhood target area are Mahoning Avenue on the west, Porter Street on the south, Elm Road on the east, and Dana Street to the north. This area encompasses parts of the 2<sup>nd</sup> and 4<sup>th</sup> Wards.

### Demographics

This central city area experienced some of the lowest population losses in the City of Warren between 1980 and 2000. According to YSU, the census tract encompassing the downtown and the census tract encompassing the neighborhood immediately north of downtown lost less than 374 people each, during that time period. The residential area between the downtown and Dana Street railroad tracks has been neglected. Many homes are vacant and/or boarded up while single-family homes are being used for multiple families. Several areas of housing are recommended for demolition near the Downtown Neighborhood because of the blight and the high vacancies are promoting deterioration.

Information compiled by the City of Warren on the subject of terminated City utility services was provided to and mapped by YSU. This information shows a high concentration of terminations in the area bounded on the south by High Street and the north by Dana Street.



# NSP AREAS, DOWNTOWN

Housing Numbers:

Abandoned/Vacant:	72
Board Ordered Demolitions	19
Board Ordered Condemned	23
Foreclosure Filings	5
Sheriff Sales	19

## Target Area Four – McGuffey School Neighborhood

### Goal

To increase the sustainability of the neighborhoods that serve the new McGuffey Elementary (K-8) School that will be constructed in the north end of the neighborhood on Tod Avenue NW.

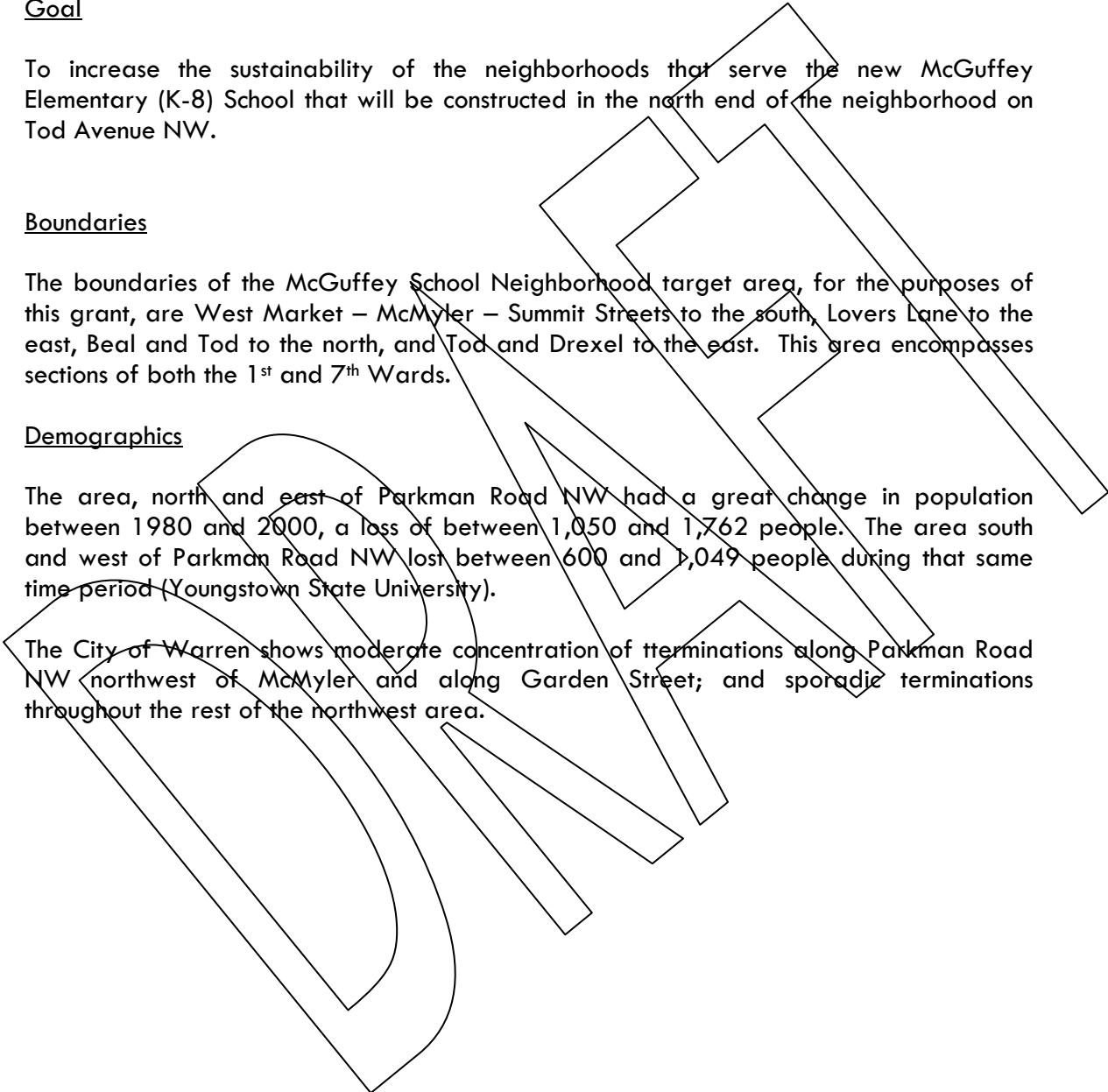
### Boundaries

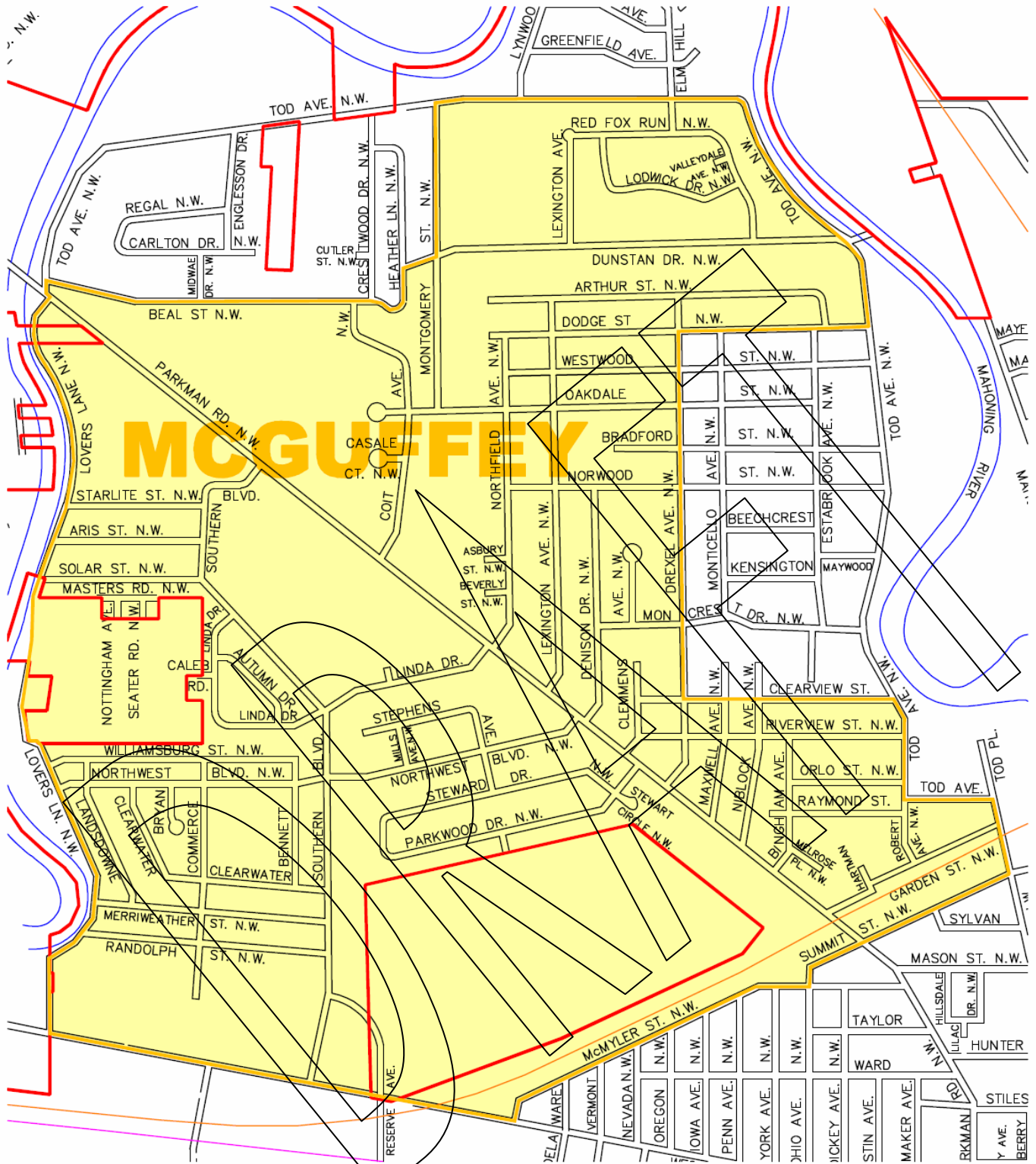
The boundaries of the McGuffey School Neighborhood target area, for the purposes of this grant, are West Market – McMyler – Summit Streets to the south, Lovers Lane to the east, Beal and Tod to the north, and Tod and Drexel to the east. This area encompasses sections of both the 1<sup>st</sup> and 7<sup>th</sup> Wards.

### Demographics

The area, north and east of Parkman Road NW had a great change in population between 1980 and 2000, a loss of between 1,050 and 1,762 people. The area south and west of Parkman Road NW lost between 600 and 1,049 people during that same time period (Youngstown State University).

The City of Warren shows moderate concentration of terminations along Parkman Road NW northwest of McMyler and along Garden Street; and sporadic terminations throughout the rest of the northwest area.





## NSP AREAS, MCGUFFEY

### Housing Numbers:

Abandoned/Vacant:	38
Board Ordered Demolitions	4
Board Ordered Condemned	6
Foreclosure Filings	8
Sheriff Sales	58

## Target Area Five – North End Neighborhood

### Goal

The North End Neighborhood's priority is the identification of residential structures for demolition so as to reduce the overall number of substandard and/or excess residential structures in this area of the City.

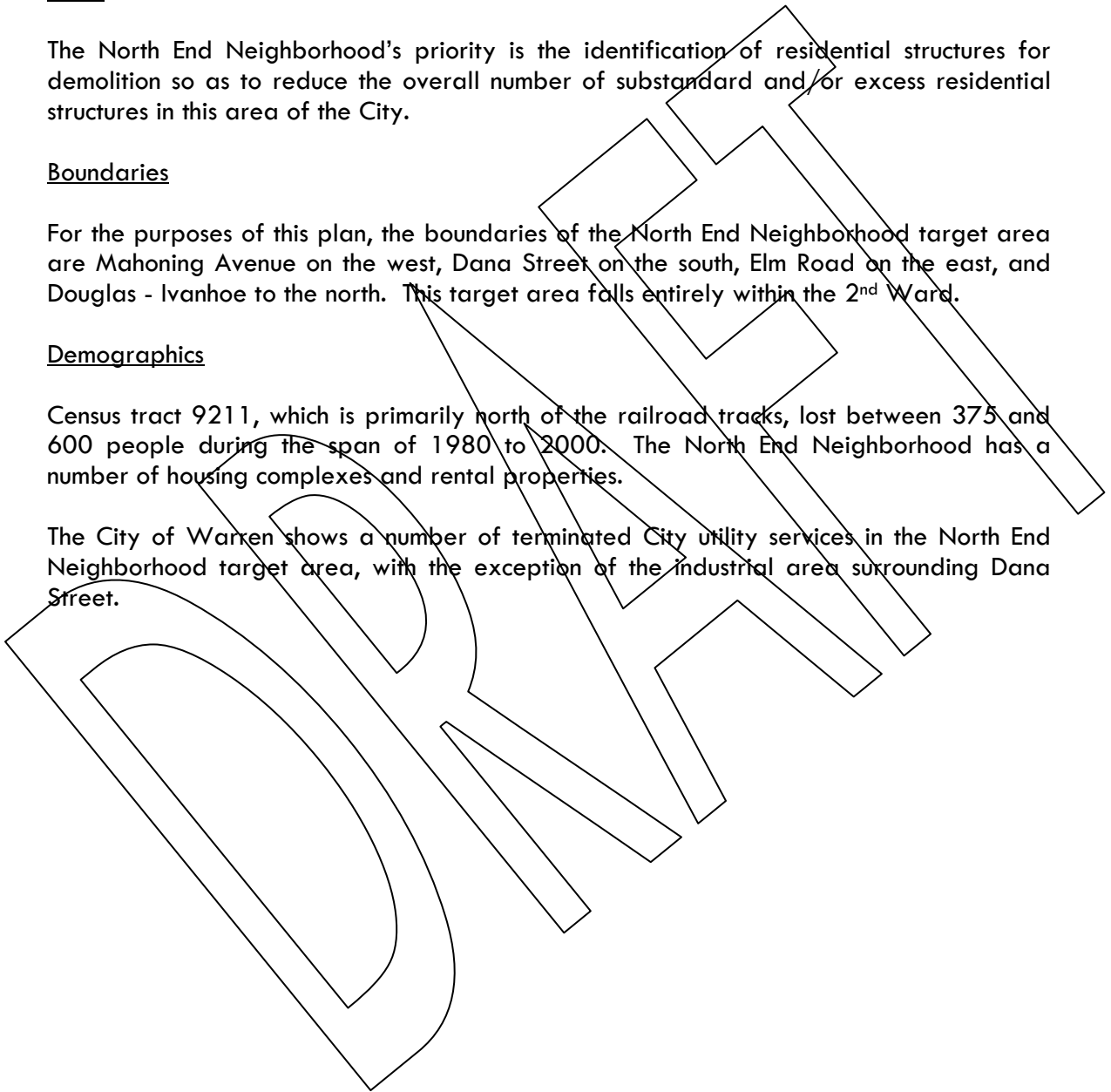
### Boundaries

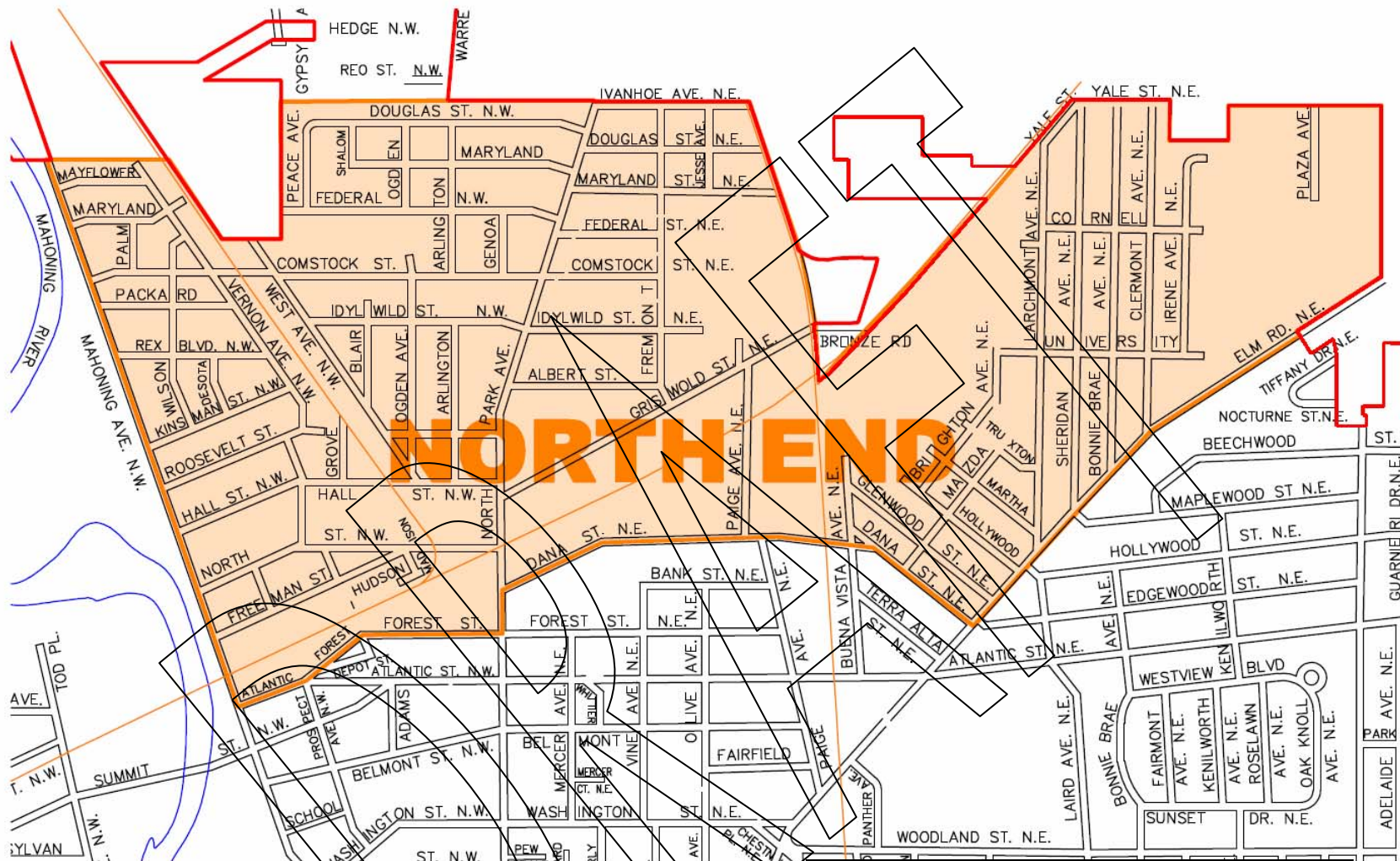
For the purposes of this plan, the boundaries of the North End Neighborhood target area are Mahoning Avenue on the west, Dana Street on the south, Elm Road on the east, and Douglas - Ivanhoe to the north. This target area falls entirely within the 2<sup>nd</sup> Ward.

### Demographics

Census tract 9211, which is primarily north of the railroad tracks, lost between 375 and 600 people during the span of 1980 to 2000. The North End Neighborhood has a number of housing complexes and rental properties.

The City of Warren shows a number of terminated City utility services in the North End Neighborhood target area, with the exception of the industrial area surrounding Dana Street.





## NSP AREAS, NORTH END

Housing Numbers:	
Abandoned/Vacant:	40
Board Ordered Demolitions	4
Board Ordered Condemned	4
Foreclosure Filings	9
Sheriff Sales	20

## Target Area Six – Harding High School Neighborhood

### Goal

The City of Warren will emphasize stabilization of the existing housing around the Warren G. Harding High School, to capitalize on the investment made in the new high school facilities and target the area for home ownership programs.

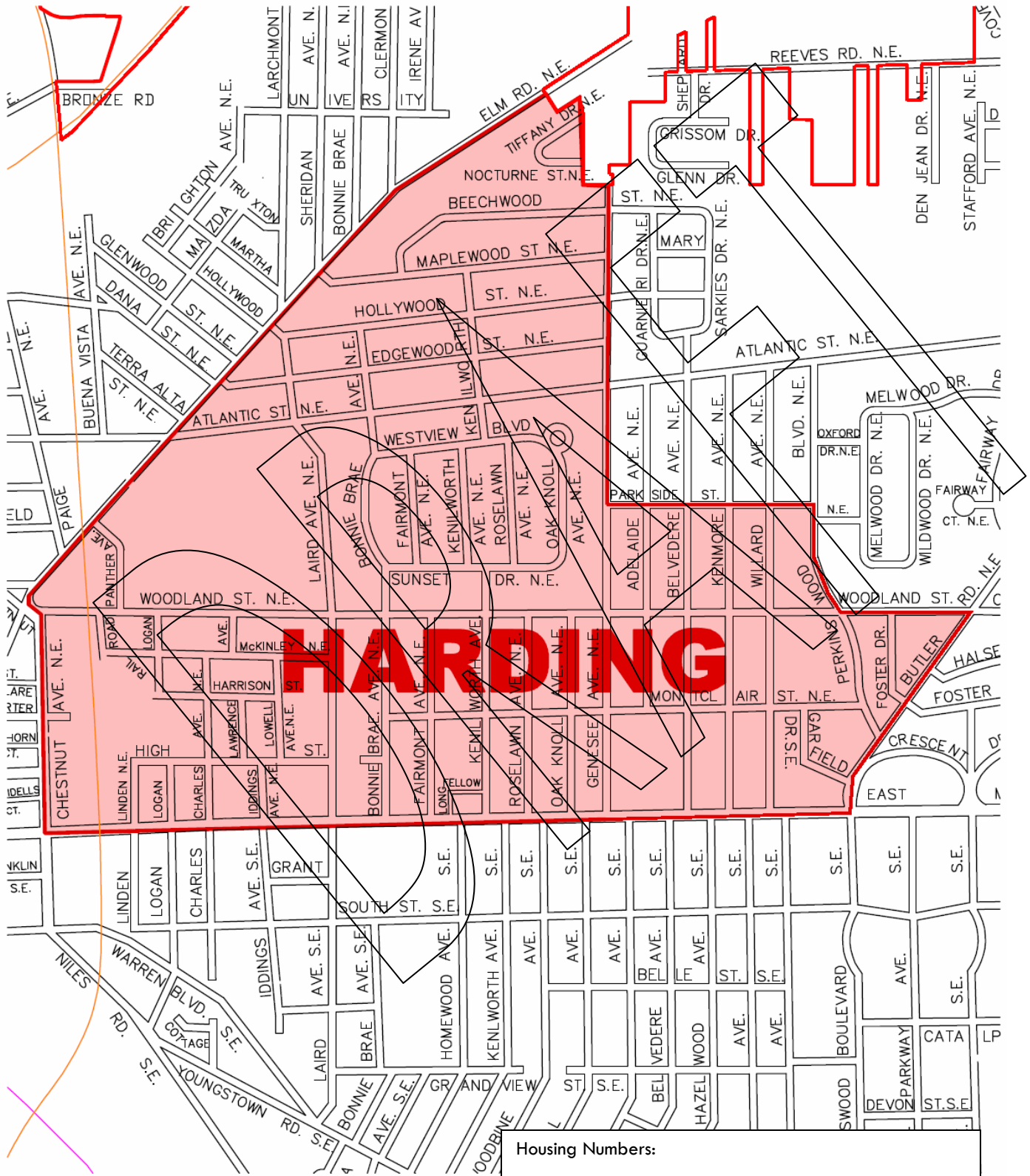
### Boundaries

The boundaries of the Harding High School Neighborhood target area, for the purposes of this grant, are Elm Road to the north, Chestnut on the west, East Market Street on the south, and Genesee to the east. This area encompasses parts of both the 3<sup>rd</sup> and 4<sup>th</sup> Wards.

### Demographics

As with much of the City of Warren, population in this sector decreased from 1980 to 2000, although at a lesser rate than in other sectors of the City. The areas west of Genesee Avenue NE and north of East Market Street decreased from between 600 and 1,049 people during this twenty year span (Youngstown State University).

Even though this area probably has the fewest terminated City utility services, there are still several, mostly in the southwestern portion of this area.



# NSP AREAS, HARDING

Housing Numbers:	
Abandoned/Vacant:	13
Board Ordered Demolitions	0
Board Ordered Condemned	2
Foreclosure Filings	5
Sheriff Sales	12

**City of Warren, Ohio**

**Neighborhood Stabilization Program Summary Draft**

**Proposed budget:**

Demolition of Blighted Structures	\$1,400,000
Acquisition and Rehabilitation	400,000
Down Payment Assistance	64,000
Administration (four years)	<u>207,115</u>

**Total Budget: \$2,071,115**

