

2016 ANNUAL REPORT



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION



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FUNDERS

Core Funders:

The Raymond John Wean Foundation
City of Youngstown, Community Development Block Grant
City of Youngstown, HOME Investment Partnership

Program Investors:

Americorps NCCC
AmeriCorps VISTA Project Site
AmeriCorps VISTA Support Grant
Bank of America Charitable Foundation
Boardman Township, Vacancy Survey
The Burton D. Morgan Foundation
CDFI Technical Assistance
Centers for Disease Control,
Youth Violence Prevention
Citi Bank
City of Youngstown,
City Council Discretionary Funds
City of Youngstown,
Grass Cutting and Neighborhood Clean Up
City of Youngstown Planning
City of Youngstown Waste Water
Clif Bar Family Foundation
CNCS, AmeriCorps VISTA Support Grant
Cortland Bank
Denise DeBartolo York
Dominion Community Impact
Farmers National Bank
Fibus Family Foundation
Finance Fund
First Place Community Fund
Florence Simon Beecher Foundation
Frank and Pearl Gelbman Foundation
Home Depot Foundation
Home Savings Charitable Foundation
HUD Comprehensive Housing
Counseling Grant
Huntington National Bank
Invest Health
J. Ford Crandall Foundation
James and Coralie Centofanti Charitable
Foundation
John D Finnegan Foundation
John F. and Loretta Hynes Foundation
Jon and Adrienne Howell
Kennedy Family Fund
Local Food Local Places
Mahoning County Land
Reutilization Corporation
Mahoning County Lead Hazard
and Healthy Homes
Mercy Health Foundation
NYO Property Group
OCDCA Microenterprise Grant
PNC Foundation
Ruth H. Beecher Charitable Trust
Schwebel Baking Company
Senator Maurice and Florence Lipscher
Charitable Fund
ServeOhio
Talmer Bank and Trust
The Youngstown Foundation
Thomases Family Endowment of the
Youngstown Area Jewish Federation
US Department of Health and Human
Services CED
US Department of Justice Byrne Innovation
in Planning Grant
USDA Community Food Projects
Walter E. Watson Charitable Trust
Ward Beecher Foundation
Western Reserve Health Foundation
William Swanston Charitable Fund

TEAM

Board of Directors:

Ms. Germaine Bennett, President
Ms. Lisa Metzinger, CPA, Vice President
Ms. June Johnson, Treasurer
Mr. Thomas Hull, Esq., Secretary
Mr. Steve Avery
Ms. Marcia Haire-Ellis
Mr. Eric Holm
Ms. Dollaine Holmes
Mr. Dominic Marchionda
Ms. Gemma Sole
Ms. Mary June Tartan

Full-Time Staff:

Ian Beniston, AICP, HDFP
Executive Director
Liberty Merrill
Land Reuse Director
Tiffany Sokol, HDFP
Housing Director
Jack Daugherty, HDFP
Neighborhood Stabilization Director
Tom Hetrick
Neighborhood Planner
Liz Ifill
Office Manager
Tammi Neuscheler
Housing Client Manager
Brandi Takas
Marketing Coordinator
Ryan Emborsky
Housing Project Manager
Ignacio Stipcianos
Construction Site Supervisor
Bill Happney
Construction Team Member
Mike Ondo
Construction Team Member
Tony Wylie
Construction Team Member
Samuel Braxton
Grass Cutting & Clean Up Team Leader

Part-Time Staff:

Michael Dulay
Housing Project Manager
Michelle Simon
Construction Team Member
Homer Kohn
Grass Cutting & Clean Up Team Member
Corey Maizel
Farm Manager
Carissa Avery
Housekeeping Team Member

AmeriCorps VISTA:

Gia Cappabianca
Kaytlin Fenlason
Grant Taylor

AmeriCorps REVITALIZE:

Charles Bell
Henry Britt
Leonard Carter
DeAndre Franklin
Daniel T. Mitchell
Jessica Morris
Brad Walker

REVITALIZATION REVIEW

OVER
2,000
VOLUNTEERS
ENGAGED IN
NEIGHBORHOOD
IMPROVEMENT
EFFORTS

2,923
BLIGHTED
HOMES RECEIVED
REGULAR GRASS
CUTTING & LAWN
MAINTENANCE
TOTALING
12,254
UNIQUE
CUTS*

*MORE
THAN 4 TIMES
THE 2014 TOTAL,
PRIOR TO YNDC
MANAGEMENT

10 WORKING
NEIGHBORHOOD
ACTION TEAMS

COMPLETED
25
COMMUNITY
WORKDAYS



**ACQUIRED 36
BLIGHTED VACANT
PROPERTIES FOR
REHABILITATION**

**PROVIDED
HOUSING AND SMALL
BUSINESS COUNSELING
TO 189 CLIENTS**

**COMPLETED
REHABILITATION
OF 23 VACANT
PROPERTIES**

**SOLD 12
REHABILITATED
HOMES TO OWNER
OCCUPANT
BUYERS**

**ORIGINATED
5 MICRO LOANS
TO BUSINESSES**



REVITALIZATION REVIEW



641
VACANT
PROPERTIES
CLEANED,
BOARDED, AND
SECURED

5,967
BOARDS CUT,
1,937 ILLEGALLY
DUMPED TIRES,
1,128 CUBIC YARDS,
& 30 TRACTOR
TRAILERS OF BLIGHT
REMOVED FROM
VACANT
PROPERTIES



STABILIZED
28
VACANT
LOTS

**AMERICORPS
VISTAS LEVERAGED
OVER 500 VOLUNTEERS
SERVING OVER 2,000
VOLUNTEER HOURS &
OVER \$41,000
IN IN-KIND
DONATIONS***

**COMPLETED
32
LIMITED
HOME REPAIR
PROJECTS**

***TO SUPPORT
NEIGHBORHOOD
REVITALIZATION
EFFORTS**

**COMPLETED
10
OWNER-OCCUPIED
FULL REHABS**

**COMPLETED
14
YOUTH
GREENING
PROJECTS***

***THAT
IMPROVED
40
VACANT
LOTS**



REVITALIZATION REVIEW



**GENERATED
\$2,744,659.67
IN GRANT AND
PROGRAM
INCOME**

**AWARDED
\$1,514,337.17
IN GRANT AND
CONTRACT
COMMITMENTS**

**OVER 190
MEDIA
APPEARANCES**



ACTION TEAMS

10 EXISTING ACTION TEAMS CONTINUE TO IMPLEMENT NEIGHBORHOOD ACTION PLANS:

Brownlee Woods, Crandall Park,
Garden District, Greater McGuffey,
Lincoln Knolls, Pleasant Grove
Powerstown, Rocky Ridge,
Upper West Side, and Wick Park





ACTION PLAN RESULTS

990

Grass Cuts at Vacant Structures

259

Properties Boarded and/or Cleaned Up

107

Lots Improved

28

Properties Repaired or Rehabbed

63

Priority Properties Brought into Code Compliance

26

Trees Removed

25

Street Segments Resurfaced



ACTION PLAN RESULTS

\$318,283

In Grant Funds Raised

107

Trees Planted

99

Properties Acquired by the City's Land Bank for Development

4

Neighborhood Signs Installed

179

Properties Demolished

1

Better Block Event Held

14

Community Workdays Held



SOUTH SIDE REVITALIZATION PROJECT

The US DOJ Byrne Criminal Justice Innovation planning project included analysis of ten years of crime data to identify chronic hotspots of criminal activity in a target area on the South Side of Youngstown. The effort also included hiring three neighborhood canvassers who engaged hundreds of residents in conversations about neighborhood issues and solutions to these issues. Primary issues identified included criminal activity, vacant properties, lack of opportunity for youth, and a need for more educational and recreational activities in the target area. The result of the planning project will be a collaborative cross-sector crime reduction plan that includes targeted law enforcement, community engagement and neighborhood revitalization. The plan will be complete in early 2017.



PARK IMPROVEMENTS

OUTDOOR FITNESS EQUIPMENT

Installed at Homestead and
Glenwood Parks

SPLASH PADS

Installed at Homestead
and John White Parks

\$75,000 FUNDING

From William Swanston
Charitable Fund
(Community Foundation of
the Mahoning Valley)

\$30,000 FUNDING

From Hine Fund
(Youngstown Foundation)

PARKS IMPROVEMENT

Action Plans in development for
Homestead, John White, Crandall,
and Glenwood Parks



SAFE ROUTES TO SCHOOL

\$315,000 AWARDED

From ODOT for Infrastructure Improvements Around McGuffey and Williamson

50 BICYCLE HELMETS

Given Away at McGuffey Elementary During Safety Demonstration

\$30,000 AWARDED

From ODOT for Safe Routes to School Coordinator to Encourage Safe, Active Transportation Among Students

\$30,000 AWARDED

From Western Reserve Health Foundation for SRTS coordinator

5,000 LINEAR FEET OF SIDEWALK REPLACEMENT, 800 FEET OF CROSSWALKS, AND 26 CURB RAMPS SCHEDULED FOR INSTALLATION IN 2017 AROUND TAFT ELEMENTARY



COMMUNITY WORKDAYS



37

Volunteer Community Workdays

2

Multi-Day Community Projects Held

OVER 2,000

Volunteers Engaged in Neighborhood Improvement Efforts

OVER 200

Vacant Properties Cleaned and Secured by Community Volunteers

LARGEST COMMUNITY WORKDAY IN YNDC HISTORY HOSTED AT THE UNITED WAY DAY OF CARING IN SEPTEMBER:

OVER 600

Documented Volunteers Boarded and Cleaned Up

71

Vacant Homes, with

8

Additional Homes Demolished by the City of Youngstown

4

Homes Painted



CITY WIDE GRASS CUTTING

12

Youth Workers Trained in Professional Landscaping in Partnership with Mahoning Columbiana Training Association

24

City Residents Hired Full Time to Manage Day-to-Day Property Maintenance Duties

2,923

Blighted Homes Received Regular Grass Cutting and Lawn Maintenance

12,254

Unique Cuts Completed **MORE THAN 4 TIMES** the Number Completed in 2014, Prior to YNDC Management



AMERICORPS REVITALIZE

10

City Residents Serving as YNDC
Revitalize AmeriCorps Members

618

Vacant Properties Cleaned
Up and Secured

23

Vacant Homes Rehabilitated

5,632

Boards Cut

1,909

Illegally Dumped Tires Removed

30

Tractor Trailers of Blight
Removed from Vacant Properties

36,850

Additional Gallons of Trash
Disposed of in Trash Bags

1,242 SQUARE FEET

Of Sidewalk Cleaned Up and Brought
Back into Usable Condition

26

Neighborhoods Improved

HOSTED AMERICORPS NCCC TEAM



AMERICORPS VISTA



COORDINATED OVER 40
Community Activities, Classes, and
Volunteer Work Days

9

Members Working to Build the
Capacity of Land Reuse, Housing,
Neighborhood Stabilization, and
Planning Programming at
YNDC and Our Sub-Sites

LEVERAGED OVER 500

Volunteers to Support
Community Projects
SERVING OVER 2,000
Volunteer Hours

LEVERAGED OVER \$41,000
In In-Kind Donations to Support
Neighborhood Revitalization Efforts

IMPLEMENTED 16
New Systems and Processes to
Enhance Program Capacity

TRAINED 227
Staff and Volunteers to
FIGHT BLIGHT

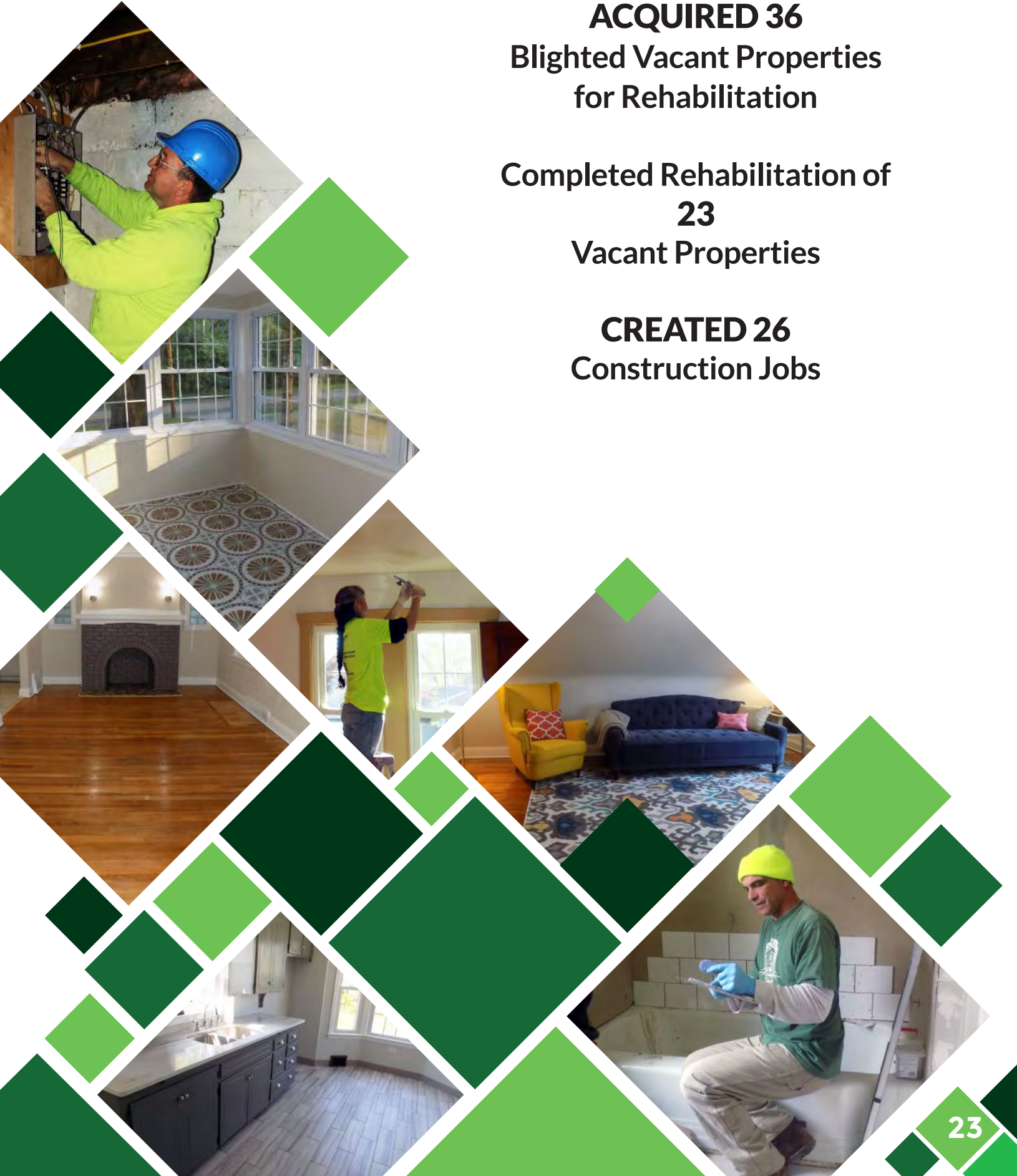


ACQUISITION & REHAB

ACQUIRED 36
Blighted Vacant Properties
for Rehabilitation

Completed Rehabilitation of
23
Vacant Properties

CREATED 26
Construction Jobs







BEFORE



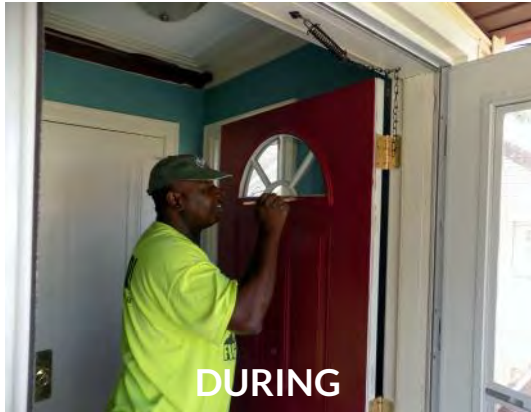
DURING



AFTER



BEFORE



DURING



AFTER



BEFORE



DURING



AFTER



BEFORE



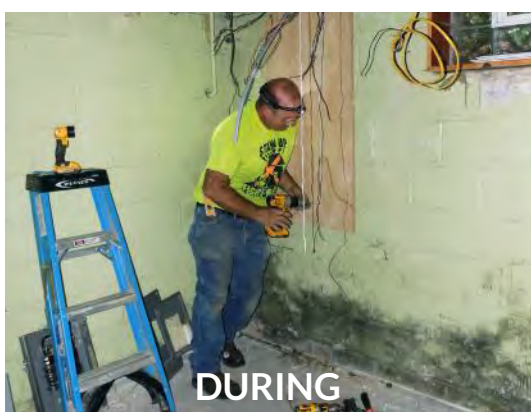
DURING



AFTER



BEFORE

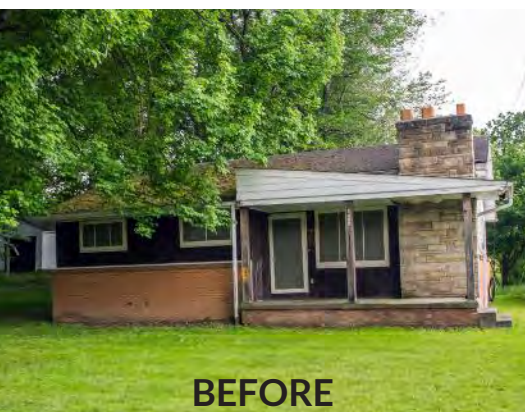


DURING



AFTER





HOMEOWNERSHIP

126 CLIENTS

Received HUD-Approved
Housing Counseling and Education

12

Rehabilitated Homes Sold to
Owner-Occupant Buyers



PAINT YOUNGSTOWN

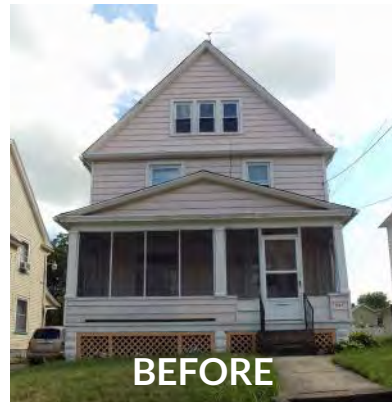
COMPLETED 32

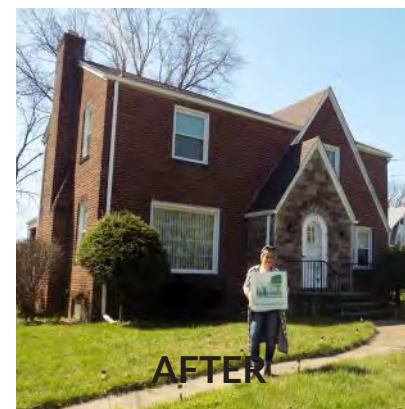
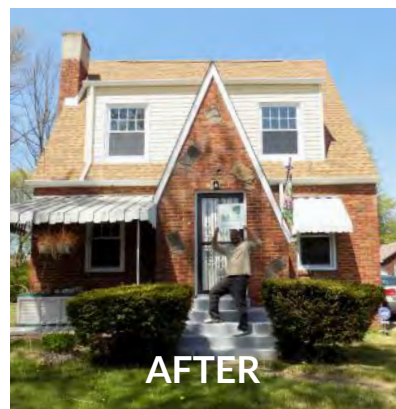
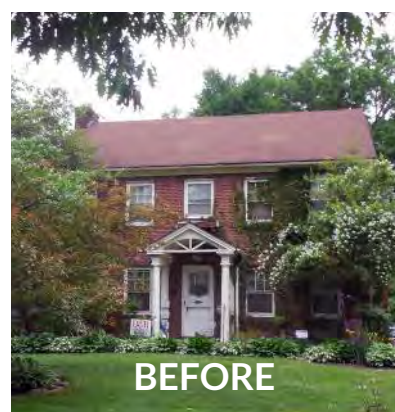
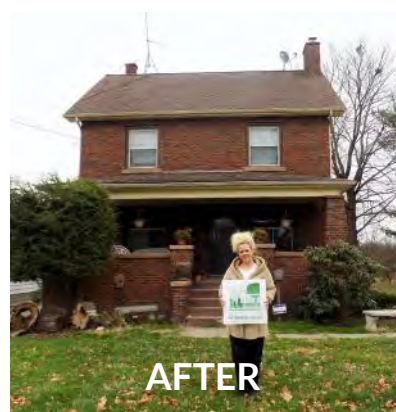
Limited Home Repair Projects

COMPLETED 10

Owner-Occupied Full Rehabilitations









BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



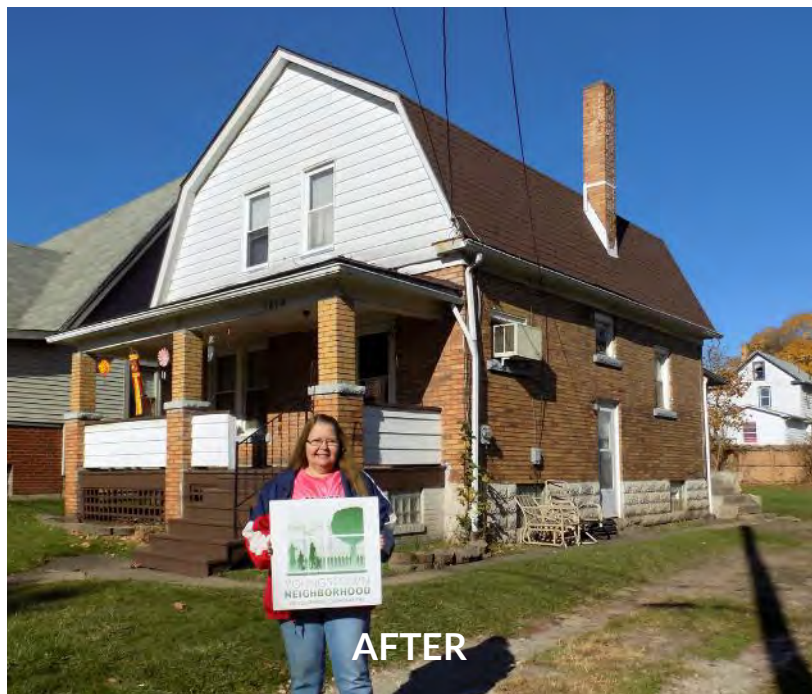
BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER

IRON ROOTS URBAN FARM

9

Free Cooking Classes Held Onsite &
45

Free Cooking Classes Held at
Partner Organizations

2

Free Farming Classes Held

4

Farm Apprentices Trained in
Growing Techniques

2

Farmers Markets Offered
Double-Up Program





LOTS OF GREEN

COMPLETED 14
Youth Greening Projects that
IMPROVED 40 VACANT LOTS

STABILIZED 28
Vacant Lots on Greater Glenwood
Avenue Corridor



SMALL BUSINESS



**67 SMALL
BUSINESS CLIENTS**
Received Financial Counseling

**181 SMALL
BUSINESS CLIENTS**
Participated in Classes and
Received Technical Assistance

FACILITY DEVELOPMENT



**45 ONETA STREET
DEVELOPMENT AS
CONSTRUCTION
HEADQUARTERS FOR
CITYWIDE BLIGHT
ERADICATION ACTIVITY
COMPLETE**

**ENCLOSED
WORKDAY TRAILER**
Utilized to Move Equipment
for Clean Ups, Vacant Home
Board Ups, Vacant Lot
Improvements, Vacant Home
Rehabilitation, and Other
Public Space Improvements

FINANCIAL STATEMENTS

CONSOLIDATED STATEMENT OF FINANCIAL POSITION Year Ended December 31

ASSETS		
	UNAUDITED 2016 TOTAL	UNAUDITED 2015 TOTAL
CASH & CASH EQUIVALENTS	\$522,229.42	\$800,043.64
ACCOUNTS RECEIVABLE	\$64,655.45	\$2,058.67
OTHER CURRENT ASSETS	\$416,735.00	\$238,795.08
FIXED ASSETS	\$1,398,415.82	\$1,226,410.14
OTHER ASSETS	\$1,399,879.64	\$1,392,107.49
TOTAL ASSETS	\$3,802,045.33	\$3,659,415.02
LIABILITIES & EQUITY		
TOTAL LIABILITIES	\$1,404,718.56	\$1,453,696.74
TOTAL EQUITY	\$2,397,326.77	\$2,205,718.28
TOTAL LIABILITIES & EQUITY	\$3,802,045.33	\$3,659,415.02

CONSOLIDATED STATEMENT OF FINANCIAL INCOME & EXPENSES Year Ended December 31

INCOME		
	UNAUDITED 2016 TOTAL	UNAUDITED 2015 TOTAL
FOUNDATION AND BANKS	\$321,955.00	\$414,816.22
DIRECT PUBLIC SUPPORT	\$9,559.12	\$80,727.96
GOVERNMENT GRANTS & CONTRACTS	\$1,548,185.76	\$1,755,785.10
INDIRECT PUBLIC SUPPORT		\$335.44
INVESTMENTS	\$1,343.87	\$1,132.83
OTHER INCOME	\$4,800.45	\$10,248.16
PROGRAM INCOME	\$874,518.91	\$928,103.59
TOTAL REVENUE	\$2,760,363.11	\$3,191,149.30
EXPENSES		
PAYROLL	\$158,131.24	\$138,189.88
PAYROLL EXPENSES	\$12,395.89	\$39,858.47
FACILITIES & EQUIPMENT	\$16,464.22	\$110,965.18
OPERATIONS	\$48,067.97	\$33,073.06
INSURANCE & BENEFITS	\$32,314.60	\$25,721.19
MEETINGS	\$2,537.12	\$2,194.03
CONTRACT SERVICES	\$39,317.50	\$41,528.22
CONFERENCES & SEMINARS	\$10,360.71	\$7,704.74
PROGRAM EXPENSE	\$2,254,360.70	\$2,354,222.56
TOTAL EXPENSES	\$2,573,949.95	\$2,753,457.33
NET INCOME	\$186,413.16	\$437,416.97



www.yndc.org • 330.480.0423

820 Canfield Road, Youngstown, Ohio 44511



@youngstownndc



Youngstown Neighborhood
Development Corporation



@youngstownndc

