



# YOUNGSTOWN **NEIGHBORHOOD**

DEVELOPMENT CORPORATION

## **Performance Report**

JULY-SEPTEMBER 2014



# Acknowledgements

## Funding Support

### Core Funders

The Raymond John Wean Foundation  
The Kresge Foundation

City of Youngstown, Community Development Block Grant  
City of Youngstown, HOME Investment Partnership

### Program Investors

Americorps NCCC  
AmeriCorps VISTA Project Site  
AmeriCorps State Operational Grant  
Boardman Rotary  
CDFI Technical Assistance  
Charter One  
City of Girard  
City of Youngstown City Council Discretionary Funds  
CNCS, AmeriCorps VISTA Support Grant  
Community Foundation of the Mahoning Valley  
Farmers National Bank  
FHLB of Cincinnati Affordable Housing Program  
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Frank and Pearl Gelbman Foundation  
Home Savings Charitable Foundation  
HMHP Foundation  
HUD Comprehensive Housing Counseling Grant  
Huntington National Bank  
J. Ford Crandall Foundation  
John F. and Loretta Hynes Foundation  
JPMorgan Chase Foundation

Mahoning County Department of Job and Family Services  
Mahoning County Land Reutilization Corporation  
Mahoning County Lead Hazard and Healthy Homes  
Ohio Capital Impact Corporation Place-Based Strategies Initiative  
OCDCA Microenterprise Grant  
Ohio Housing Finance Agency (OHFA)  
PNC Foundation  
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The Youngstown Foundation  
Thomases Family Endowment  
US Department of Health and Human Services CED  
USDA Community Food Projects  
United Way Community Impact  
Vallourec Star  
Walter E. Watson Charitable Trust  
Ward Beecher Foundation  
Wells Fargo Home Mortgage  
Wells Fargo Housing Foundation  
William Swanston Charitable Fund

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# Letter to Our Stakeholders

Dear Stakeholder:

On behalf of YNDC, it is my pleasure to present our Third Quarter Performance Report of 2014 to you, our valued stakeholders. As I complete my first full quarter as Executive Director, I'm proud to announce that the YNDC team has more than doubled with the addition of eight AmeriCorps VISTAs: Aaron Bonilla, Classy Brown, Tricia D'Avignon, Matthew Honer, Anika Jacobs-Green, Bradley McHugh, and Sarah Price; an AmeriCorps VISTA Leader: Gretchen Brown; and the addition of ten AmeriCorps REVITALIZE direct service members: Jeffrey Black, Steven Bunetta, Antwan Dent, Brittany Dunlap, Connor Johnquest, Olonzo Johnson, Elena Rapone, Alvin Robinson, Delonte Simms, and Deon Shuler. Additionally, Liberty Merrill, Tiffany Sokol, and Jack Daugherty have been promoted to Land Reuse, Housing, and Neighborhood Stabilization Directors respectively, and Chris Nichols has been promoted to AmeriCorps REVITALIZE Program Coordinator. These additions and changes will increase YNDC's capacity to impact more neighborhoods, people, and properties.

Our organizational capacity building efforts have been further bolstered by the award of a \$124,429 grant from the US Treasury through the Community Development Financial Institution's (CDFI) Technical Assistance grant program. This grant will enable YNDC to complete the work necessary to become a certified CDFI, which will open the door to new resources that are critically needed in Youngstown and the Mahoning Valley. Staff capacity and skills are being strengthened, and this month Tiffany, Jack, and I began pursuit of Housing Development Finance Professional certification. The certification is a professional credential that requires the completion of four intensive housing development finance courses over the next year. This certification will elevate the organization's institutional knowledge and serve as a foundation for the development of larger and more impactful development activity in the years to come.

Last but not least, a HUGE thank you to all the volunteers, organizations, sponsors, and partners that participated in this year's United Way Stand Up Fight Blight Day of Caring on Youngstown's north side. More than 300 volunteers participated in this large-scale battle against blight and it served as a great example of our collective impact, when everyone works together. I thank all of you for your ongoing support of YNDC; and to those of you that have yet to get involved, I encourage you to find a way to join us in the fight against blight and in our work to create neighborhoods of choice for all across the City of Youngstown. Stand Up, Fight Blight.

REVITALIZE,



Ian Beniston  
Executive Director



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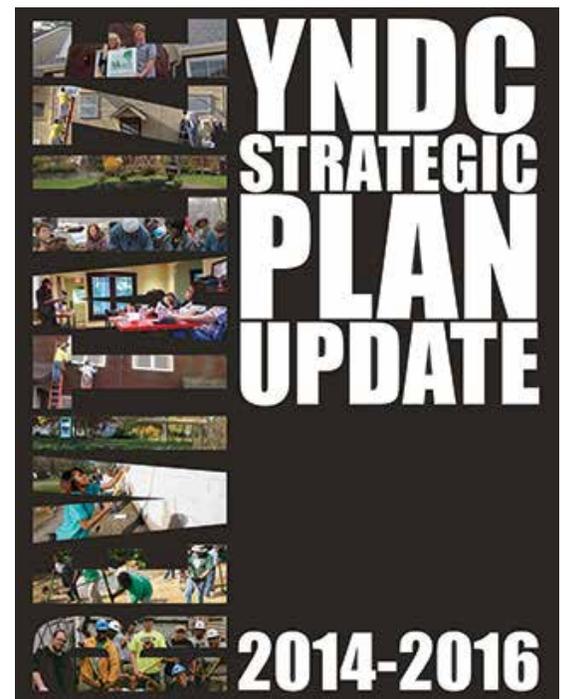
# Publications and Media

New Murals Grace Glenwood Buildings - WKBN | New Group Partners for Change in Youngstown - WKBN | Grant Helps Group Revitalize Youngstown Neighborhood - WFM | YNDC, Americorps Fight Blight in Youngstown - The Vindicator | A Tale of Two Cities Tackling Blight - WKBN | Economic Summit Aimed at Flint's North-Side Small Business Owners, Neighborhood Redevelopment - Bay City Times | As Downtown Reinvents Itself, So, too, Must City's South Side - The Vindicator | Day of Caring Kicks Off 2014 United Way Campaign - The Business Journal | Day of Caring Volunteers Spruce up Youngstown Neighborhood - WFMJ | Day of Caring Kicks Off - WKBN | Ed, Chris Muransky are 2014 United Way Campaign Chairmen - The Vindicator | Congressman Tim Ryan Announces Federal Treasury Grant for YNDC - Washington D.C. | YNDC Taking Applications for Small Business Loans - The Business Journal | YNDC gets Grant - The Vindicator | YNDC Offers Loans to Certain Youngstown Small Businesses - The Vindicator | Volunteers Will Clean Up 21 Vacant Homes on the City's North Side - The Vindicator | Mayor: Merge Community, Development Departments - The Business Journal | Day of Caring Focus on North Side Neighborhood - Business Journal | Youngstown Group Receives Federal Grant - WFMJ | Shuttered Business Gets New Face - WKBN | Group Investigates TIGER Grant for Route 422 Corridor - Vindicator | Idorafest Celebrates Community - WKBN | 422 Corridor Study Provides Blueprint for Improving Blighted-Industrial Stretch - MetroMonthly | Soul Food Sensations Presents Feast of Colors - The Business Journal | Project Turns Plaza into Colorful Display - WKBN | New Look for Old Building on South Side of Youngstown - WFMJ | How Youngstown, Ohio Became a Poster Child for Post-Industrial America - Huffington Post | YNDC Receives \$300k from Local Bank for Lending - Vindicator | Cortland Banks Partners with YNDC on \$300K Mortgage-Loan Program - Vindicator | Cortland Banks Joins YNDC to Boost Home Ownership - Business Journal | Youngstown Boy Earns Grant - WKBN | 7th Ward Residents Celebrate Community - Vindicator



# Strategic Plan Update

On Monday, September 15th, the YNDC Board of Directors adopted YNDC's Strategic Plan Update for 2014 through 2016. The Strategic Plan Update reviews YNDC's mission, goals, and accomplishments since its inception. Most importantly the plan outlines YNDC's programmatic, organizational, and resource development to guide the organization through 2016. An electronic copy of the plan can be downloaded at [www.yndc.org](http://www.yndc.org).



# New Funding Awards

We are grateful for the support of area nonprofits, banks, foundations, and businesses. We offer a special thanks to the following new funders:

**CDFI Technical Assistance Grant – \$124,429**

**The Home Savings Charitable Foundation, Model Blocks – \$25,000**

**Youngstown Foundation, Community Revitalization House – \$20,000**

**CNCS, AmeriCorps VISTA Support Grant – \$22,000**

**Frank and Pearl Gelbman Foundation, Community Revitalization House – \$10,000**

**Jocelyne Linsalata and Dan Kollay, Lots of Green – \$7,000**

**HMHP, Farmer’s Market Double-Up – \$5,000**

On Tuesday, August 26, the Youngstown Neighborhood Development Corporation (YNDC) was awarded a \$124,429 Technical Assistance Grant from the U.S. Treasury’s Community Development Financial Institution (CDFI) Fund. The organization was one of only 22 organizations nationwide to receive the award. The CDFI Fund makes awards of up to \$125,000 under the Technical Assistance component to allow established entities seeking to become certified CDFIs with the U.S. Treasury to build their capacity to provide affordable financial products and services to low-income communities and families. “YNDC is excited to be awarded a CDFI Technical Assistance grant from the US Treasury. The grant will build YNDC’s capacity to be certified by the U.S. Treasury as a Community Development Financial Institution (CDFI) within two years. Once certified YNDC can further leverage public and private funds to provide critical financial products and services for housing, neighborhood revitalization, and small business development throughout the City of Youngstown,” said Ian Beniston, YNDC Executive Director. Through the Community Development Financial Institutions Program (CDFI Program), the CDFI Fund invests in and builds the capacity of CDFIs, empowering them to grow, achieve organizational sustainability, and contribute to the revitalization of their communities. By providing financial and technical assistance awards, the CDFI Program helps CDFIs expand their services and build their technical capacity. Although investment decisions are made at the local level by CDFIs, the CDFI Program creates opportunity in America’s underserved communities by providing access to affordable financial products and services. Since the program was started in 1994, organizations have received more than \$1.4 billion in assistance. For more information about the CDFI Program, please visit the CDFI Fund’s website at [www.cdfifund.gov/cdfi](http://www.cdfifund.gov/cdfi).

On Tuesday, August 12th, the Home Savings and Loan Foundation awarded YNDC with a \$25,000 grant for the organization’s Model Block program. The Model Block program includes a broad spectrum of activities which take a holistic approach to improving the physical condition and market confidence in neighborhoods, including community workdays and vacant home boarding, strategic demolition and vacant land reuse, collaborative code enforcement and owner-occupied repair, vacant home rehabilitation, and Model Block marketing. The foundation’s grant will help YNDC to scale these efforts by supporting material and contracted labor costs related to many aspects of the Model Block program.

Earlier in 2014 YNDC was able to acquire a blighted historic home located at 3231 Neosho Road. The acquisition was made possible through a partnership with The Huntington National Bank. Huntington released the outstanding mortgage on the vacant and blighted property, which made the rehabilitation project feasible. The home was fully renovated by YNDC’s property rehabilitation and maintenance team. The team spent significant energy returning this property to a single family home after its use as an illegal group home. Upon completion of rehabilitation, the property was sold to a new home owner. The two adjacent homes on Neosho Road in the Indian Village neighborhood will be renovated in the coming months. For more information on YNDC homes for sale, [click here](#). Many thanks to The Huntington National Bank for making this project possible!



# Staff

On Monday, July 21st, eight AmeriCorps VISTAs and one AmeriCorps VISTA leader began their one year term of service at YNDC. The VISTA team includes Gretchen Brown, Bradley McHugh, Anika Jacobs-Green, Mike Long, Aaron Bonilla, Sarah Price, Classy Brown, Tricia D'Avignon, and Matthew Honer. The VISTAs will be working to expand YNDC's capacity in the areas of Community Revitalization, Planning, Land Reuse, and Housing. Please join us in welcoming them to our team!

YNDC has selected 10 AmeriCorps members to serve as part of its AmeriCorps REVITALIZE Project, an initiative aimed at bringing YNDC's blight fighting efforts to neighborhoods across the city. These AmeriCorps community service members, representing all ages and walks of life, are Youngstown residents with an interest in improving our neighborhoods and gaining basic construction and landscaping experience and training that will help them to further their career goals. They will serve at YNDC for a period of one year and focus on cleaning up, securing, and rehabilitating vacant homes and lots in strategic areas across the City in alignment with publicly-adopted Neighborhood Action Plans and Asset-Based Micro Plans. The team started in early September and has been working on basic cleanup projects on the east and south sides in order to complete "basic training" on vacant property board-ups, vacant lot cleanups, and minor owner-occupied repair projects to prepare for their work. They began work on their first neighborhood-scale project during the week of September 22nd in the Lincoln Knolls neighborhood on the city's east side and will proceed to the Newport and Oak Hill neighborhoods within the coming months. The AmeriCorps REVITALIZE Project is supported through a partnership with ServeOhio, the Corporation for National and Community Service, the City of Youngstown, and The Raymond John Wean Foundation. AmeriCorps Members serving as part of the AmeriCorps REVITALIZE Project include: Connor Johnquest, Antwon Dent, Elena Rapone, Alvin Robinson, Olonzo Johnson, Jeff Black, Brittany Dunlap, Deon Shuler, Delante Simms, and Steven Bunetta. Since September 2, the AmeriCorps REVITALIZE Team has cleaned up and secured 29 vacant homes, cleaned up 18 vacant lots, painted 2 garages, scraped and cleaned up over 1 mile of sidewalks, removed 439 50-gallon bags of trash, cleaned up 17 tractor trailers full of debris, and rehabilitated 1 vacant home.

On Friday, July 25 a Cedar 3 an AmeriCorps National Civilian Community Corps (NCCC) team from the North Central Region arrived at YNDC to battle blight for the next 30 days. The team is composed of young adults from throughout the country. Cedar 3 will complete multiple revitalization projects while they are in Youngstown including: vacant home clean out, vacant property and lot clean up, debris and trash clearance, and community workdays. The results of their work include 2,420 tires removed, 417 50-gallon bags of trash removed, 182 cubic yards of debris removed, 6 homes boarded, 779 linear feet of sidewalk scraped, and 19 lots cleared. AmeriCorps NCCC is federal team-based national service program for men and women between the ages of 18 and 24. Corps Members, serve a full time, ten month term, working on projects to meet community needs in five main service areas: disaster services, energy conservation, environment, infrastructure improvement, and urban and rural development.



# Conferences and Learning Exchanges

On Saturday, September 27th, YNDC Executive Director Ian Beniston and Neighborhood Stabilization Director Jack Daugherty traveled to Flint, Michigan to participate in Flint's Economic Empowerment Summit. Ian provided the keynote at the event and focused on the critical steps necessary to build action and momentum for revitalization in transitional neighborhoods. YNDC's participation in this event comes as follow up to a learning exchange in July 2014 facilitated by the Center for Community Progress and YNDC. YNDC hosted a delegation of community leaders and stakeholders from Flint and discussed lessons learned by YNDC and its partners in developing capacity for neighborhood revitalization.

On Thursday, July 10th and Friday, July 11th, the Center for Community Progress hosted a Flint-Youngstown Learning Exchange at YNDC. This visit came as the City of Flint and its many partners are rolling out their new Imagine Flint Master Plan and Blight Elimination Framework. It brought together critical stakeholders from Flint and Youngstown in order to candidly discuss strategies to successfully build capacity throughout the city and ensure implementation of the plans. The discussions focused on how the City of Youngstown, the philanthropic community, the residents, and the nonprofit sector used the implementation of that city's master plan to build capacity and engagement.

Ian Beniston, YNDC Executive Director presented the US422 Corridor Redevelopment Plan on behalf the project team that includes YNDC, the Youngstown Warren Regional Chamber, and Trumbull County Commissioners to an audience of transportation professionals from across the state. The US422 Corridor Redevelopment Plan has been adopted by the Cities of Girard and Youngstown and the Trumbull County Commissioners. An implementation task force has been established and projects are currently being prioritized and resources identified.



# Neighborhood Work Days

On Saturday, August 9th, volunteers boarded and cleaned up 3 vacant homes in the Rocky Ridge neighborhood on Youngstown's west side. The workday was planned as a collaboration effort between the Rocky Ridge Neighborhood Association, Councilman Mike Ray, AmeriCorps NCCC, the City of Youngstown, and YNDC. In addition to boarding 3 structures, volunteers removed 93 tires, 30 bags of trash, and 40 cubic yards of debris from the properties. The volunteers also scraped 100 linear feet of sidewalk surrounding the blighted homes. The workday was followed by lunch at Striker's on Mahoning Avenue.

On Saturday, August 23rd, volunteers cleaned and boarded up 7 vacant homes, multiple vacant lots, and two vacant commercial garages along the Glenwood Corridor on Youngstown's south side. The workday was planned as a collaboration effort between YSU's University Scholars, the INA, YNDC, Councilwoman Annie Gillam, and community volunteers. In addition to boarding 7 structures, volunteers removed 60 tires, 30 cubic yards plus 20 bags of trash, and 50 cubic yards of debris from the properties and scraped 660 linear feet of sidewalk in the surrounding area.

On Saturday, September 20th, volunteers from Tabernacle Evangelical Presbyterian Church, the Idora Neighborhood Association, YNDC, and Youngstown State University worked to enhance and beautify Glenwood Community Park. Volunteers water-sealed the fence around the park, cleaned up the sidewalks, picked up trash, and mulched and re-planted the flower beds around the park sign and adjacent property where the neighborhood farmer's market is held. Materials for the project were contributed by the Youngstown Department of Parks and Recreation. This event was part of an ongoing commitment between the Parks Department and the community to make Glenwood Community Park a true asset to the surrounding neighborhoods.



# Neighborhood Work Days

On Friday, September 5th, nearly 300 volunteers took to the streets to board up and clean up 21 vacant and severely blighted homes in a three block area of Youngstown's north side. This STAND UP, FIGHT BLIGHT volunteer workday project was the centerpiece of the United Way Day of Caring regional volunteer service event and was the largest community workday event in the history of YNDC. The project was facilitated through a partnership between United Way of Youngstown and the Mahoning Valley, Green Youngstown (Youngstown Litter Control and Recycling), Lowe's Heroes (both Niles and Boardman stores were represented), Youngstown Street Department, Crandall Park Neighbors, Interfaith Home Maintenance, Marucci and Gaffney Excavating, Drop N' Chop LLC, Third Ward Councilman Nate Pinkard, Cobbin Office Tower, Keep America Beautiful, YNDC, and over 20 agencies and businesses who contributed volunteers to the event. Volunteers boarded and secured 21 wide open vacant homes, removed 380 cubic yards of garbage and construction debris, cut down 250 cubic yards of brush and overgrowth, removed over 150 tires from illegal dumping sites, and demolished three failing and unsafe garage structures from behind the homes.



# Lots of Green

YNDC's Lots of Green program is a nationally-recognized, vacant land reuse strategy implemented in Youngstown neighborhoods by YNDC and multiple partner organizations. The program engages residents and volunteers in reclaiming all vacant land in strategic neighborhoods, transforming the physical fabric of the neighborhood and increasing neighborhood pride and ownership.

Progress this quarter includes:

Vacant Land Stabilization - Vacant land reuse projects for 2014 are underway, with significant progress being made along the Glenwood Avenue corridor. Several significant blighted properties south of Canfield Road and north of Willis Avenue have been demolished, and cleanup of the resulting vacant lots is underway.

Lots of Green 2.0 - The winners of the 2014 Lots of Green 2.0 competition have been chosen! The projects include community gardens, an urban farm, a pocket park, a hoophouse, and several debris cleanup projects. Work on these projects will be completed this fall. Lots of Green 2.0 is a project competition helping individuals and groups participate in vacant land reuse across the city. Projects are based on community benefit, participation, and the strength of maintenance strategies.

Urban Farming and Cooking Classes - Farming and cooking classes continue at Iron Roots, with exciting topics including Cut Fall Flowers, Growing Mediums, Canning for Home Preservation, and Indoor Grilling.



# Lots of Green

Idora Neighborhood Farmer's Market and Double-Up - On Tuesday afternoons, YNDC hosts the Idora Neighborhood Farmers' Market, located at 2600 Glenwood Avenue, across from the new community playground. Thanks to a generous contribution from the Humility of Mary Health Partners Foundation, the market is able to double the purchases of food stamp recipients. The market operates from 4:30 to 7:30 through September, and will shift to an earlier evening schedule as the days become shorter in October.

Iron Roots Urban Farm Vegetable Production - Crops are turning over from summer crops to fall and winter crops as the weather starts to cool. Tomatoes and basil are winding down, but greens are getting healthier and sweeter as the nights get cold. The hoophouses are being cleared out to make room for greens to harvest in December and January. Produce can be purchased through our weekly orders, at the Northside Farmers' Market, the St. Elizabeth's Farmers' Market, the Idora Neighborhood Farmers' Market, the Austintown Farmers' Market, and through the Lake to River Food Co-op.

Iron Roots Urban Farm Apprenticeship Program - Currently we have three apprentices working at Iron Roots Urban Farm - Derrick Davis, Maxx Myers, and Rick Price. Steven Bunetta was a critical member of the crew for the season, but recently was offered a position on the YNDC Revitalize Americorps crew. While we are sorry to lose him at the farm, the position means more stable employment at YNDC for the next year. Apprentices learn all aspects of maintaining the site, growing crops, harvesting, and selling, preparing them to start their own businesses in the future.



# Community Lending

## The Community Loan Fund:

On Wednesday, August 27th, Jonathan Ellis purchased YNDC's most recent Green Home, a 4-bedroom, two-bathroom, brick home at 239 Upland Avenue on Youngstown's north side. Jonathan and his family began their journey to homeownership this past February as participants in YNDC's HUD-Certified Homeownership Counseling program. After 6 months of hard work and dedication to the program, Jonathan was approved for a loan to purchase the property through YNDC's Community Loan Fund in late July. Jonathan, a Delphi employee, and his wife Amber have three children and are expecting their fourth child this winter.

Youngstown Neighborhood Development Corporation (YNDC) and Cortland Banks are pleased to announce a strategic collaboration to provide a mortgage loan program that will offer first mortgage financing on homes rehabilitated by YNDC in Youngstown neighborhoods. Cortland Banks has committed \$300,000 to the program, based on YNDC's existing Community Loan Fund, which will assist prospective homebuyers who may not qualify for conventional loan products to secure mortgage financing with favorable terms, while furthering YNDC's mission to bolster continued revitalization and economic recovery in strategic neighborhoods. YNDC is a HUD-Certified Housing Counseling Agency offering pre-purchase counseling and homebuyer education to assist prospective homebuyers with addressing and resolving the barriers to homeownership. Cortland Banks will contribute additional funds to YNDC for providing these services to program applicants. The non-profit and the bank also plan to launch a joint marketing outreach campaign to promote the program to the Mahoning Valley in the coming weeks. "We are grateful for Cortland Banks' recognition of the success of our Community Loan Fund program and investment in the revitalization of Youngstown by becoming the first bank to replicate our unique approach to community lending," said Ian Beniston, YNDC Executive Director. This is the first time a financial institution will provide direct funding for the organization's existing program, which was previously funded with public grants. "Cortland Banks is excited about the opportunity to be directly involved with YNDC. We believe that this innovative loan program fulfills both the missions of the bank and the neighborhood development corporation by serving the needs of the entire community," said Stan Feret, Cortland Banks' Senior Vice President and Chief Lending Officer.

## Microbusiness Development Loans:

In September 2014, YNDC announced its first pilot microbusiness lending program. The mission of the program is to promote self-employment, small-scale business creation and economic independence in city neighborhoods. The YNDC offers equipment-only loans from \$1,000 to a maximum of \$10,000 with favorable and flexible repayment terms (2% annual interest). Loans can be used for startup or existing businesses with 5 or fewer full-time employees, including the owner. Applications are due by October 15th - please contact the YNDC for information about this program.



# Healthy Homeownership

YNDC's Healthy Home Ownership Program seeks to increase the number of healthy and successful homeowners in strategic neighborhoods throughout the City of Youngstown. By providing financial incentives to those interested in purchasing homes in strategic neighborhoods, we are helping residents realize their dreams of homeownership while increasing neighborhood stability.

## New Homeowners:

On Monday, July 21st, Erik Dahlman, a first-time homebuyer, closed on his purchase of a 3-bedroom, 1-bathroom cape cod located at 156 Manchester Avenue on Youngstown's west side that was fully renovated by YNDC.

On Wednesday, July 23rd, Nancy Ramos, a first-time homebuyer, closed on her purchase of a 3-bedroom, 1.5-bathroom cape cod located at 3405 Lenox Avenue in the Powerstown neighborhood on Youngstown's Southeast side that was also fully rehabilitated by YNDC. Nancy's new home was donated to YNDC by Home Savings and Loan earlier this year.

On Tuesday, August 21th, Andrew Stauffer, a first-time homebuyer, closed on his purchase of a 3-bedroom, 1-bathroom home located at 1251 Bexley Drive that was donated by JP Morgan Chase and fully rehabilitated by YNDC.

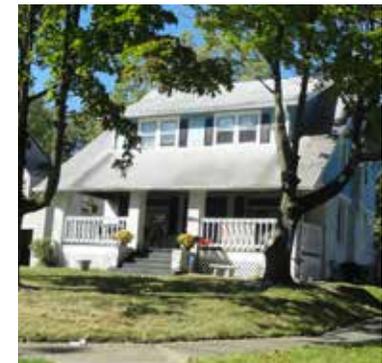
On Tuesday, September 30th, Steven Cresanto, a first-time homebuyer, closed on his purchase of a 3-bedroom, 1.5-bathroom brick home located at 3231 Neosho Avenue, at the corner of Neosho and Glenwood in the Indian Village neighborhood on Youngstown's Southwest side that was acquired through a partnership with Huntington Bank and fully rehabilitated by YNDC.



## Model Blocks

The Model Block program is a focused neighborhood development program that seeks to comprehensively address physical conditions on target blocks in strategic neighborhoods of the city. The program includes home repair, vacant home board-ups, blight removal, neighborhood engagement, and coordination with YNDC's vacant land stabilization programs. The program improves the physical conditions on target blocks to increase market confidence, improve quality of life, and maximize impact with limited resources.

YNDC has continued work on its Model Blocks throughout the summer. Since January of 2013, over 25 homes on Winona Drive have seen improvements as a result of collaborative work through collaboration with the City of Youngstown and with neighborhood residents. Many homes have seen significant improvement, including full roof replacements, paint-ups, and other major repairs that affect the longevity and viability of the street's unique housing stock. Five vacant homes have been repaired and re-occupied since January of last year, four of which were completed by private owners. Work has been completed on landscaping enhancements for the northwest corner of Winona Drive and Glenwood Avenue at the site of a former custard stand through a partnership between YNDC and Rescue Mission of the Mahoning Valley.



# Strategic Acquisition & Rehabilitation

The Strategic Acquisition and Rehabilitation program seeks to acquire previously abandoned properties in strategic neighborhoods and rehabilitate them into attractive places to live. Homes are strategically selected for maximum market impact on blocks where the rehabilitation of the home can halt and reverse trends toward disinvestment.

Progress this quarter includes:

- Completed Rehabilitation of:
  - o 239 Upland Avenue
  - o 944 Canfield Road
  - o 3231 Neosho Road
- Rehabilitation in Progress:
  - o 726 Linwood Avenue
  - o 866 Canfield Road
  - o 928 Canfield Road
  - o 1669 Brownlee Avenue
  - o 2342 Goleta Avenue
  - o 3225 Neosho Road
  - o 3502 Glenwood Avenue
- Acquisition of:
  - o 726 Linwood Avenue
  - o 1669 Brownlee Avenue
  - o 2342 Goleta Avenue
  - o Multiple properties in acquisition pipeline



# Paint Youngstown

Paint Youngstown is a home repair and rehabilitation program available to residents of owner-occupied properties that meet income eligibility requirements set forth by the U.S. Department of Housing and Urban Development (HUD). The program is strategically focused on priority streets within city neighborhoods to make a visible impact as part of broader neighborhood revitalization efforts. The program includes limited exterior repairs: paint, roofs, porches, landscaping, garages, and gutters in order to improve the aesthetic and structural integrity of homes, while bringing the properties into compliance with city code and strengthening neighborhood revitalization.

Progress this quarter includes:

- Completed Limited-Repair
  - o 129 Clarendale Avenue
  - o 170 S. Jackson Street
  - o 475 Bradley Lane
  - o 869 Woodford Avenue
  - o 3951 Howard Avenue



# Planning and Partnerships

## Powerstown Action Committee

The Powerstown Action Committee has been focused on achieving code compliance for the Top 20 Priority Properties that need attention in the neighborhood. Since January, all 20 Priority Properties have seen progress toward compliance. Eight of these 20 properties have officially entered the formal Mahoning County Land Bank Demolition process, and 4 additional properties are slated for demolition by the City of Youngstown within the coming months. Presently, the Committee is preparing for its second major Powerstown Workday, which is scheduled for October 4th to address three properties on Powers Way, one of the neighborhood's main thoroughfares. The Committee has also successfully raised a \$15,000 grant from the Youngstown Foundation to support community-driven implementation of the Powerstown Neighborhood Action Plan, including the demolition of a key blighted structure, additional board-up and cleanup work, and other efforts to improve conditions.

## Land Bank Demolitions

YNDC staff worked with the Mahoning County Land Bank and the City of Youngstown to identify vacant, tax delinquent homes for demolition via the Hardest Hit funds granted to the Land Bank in 2014. The Land Bank selected target "Tipping Point" neighborhoods, under direction of the Ohio Housing Finance Agency, and YNDC staff assisted in identifying eligible demolition candidates within these areas.

## US422 Corridor Redevelopment Plan

The US422 Corridor Redevelopment Plan has been publicly adopted by the City of Youngstown, the City of Girard, and the Trumbull County Commissioners and initial steps have been taken to kick off implementation. A series of five action teams have been established to oversee implementation of each of the five sections of the plan. Each action team includes representation from community groups, corridor businesses, government agencies, and other organizations with a stake in the future of the corridor.

## Collaborative Code Enforcement

YNDC staff worked with the City of Youngstown to refine the new collaborative code enforcement system that allows enforcement officers to note violations on iPads and print notices from mobile printers in the field. YNDC staff has also utilized the iPads for detailed property surveys of Brownlee Woods and Pleasant Grove. The online system automates several time-consuming steps in the code enforcement and property survey process, thus increasing the capacity of both YNDC and the City of Youngstown to get more done.

## Soul Food Sensations Plaza Paint Up

A paint-up project was completed on a Glenwood Avenue plaza which houses Soul Food Sensations, a local soul food restaurant, and Concepts of Learning, a neighborhood daycare facility. The project was supported through a grant provided by Keep Ohio Beautiful and Sherwin Williams. The bright, vivid colors used in the design were selected to add a splash of color to Glenwood Avenue. A new outdoor seating area is planned for construction outside of the restaurant within the coming months. A significant effort has been undertaken by the City of Youngstown, YNDC, residents, and stakeholders along Glenwood Avenue to begin the long process of revitalizing the commercial corridor. Highlights of this effort to date have included the demolition of over two dozen blighted homes and commercial buildings along Glenwood since 2011, the installation of a new city park, completion of several major public art installations, and a new Bottom Dollar grocery store.



# Planning and Partnerships

## Neighborhood Planning Services

After releasing the Neighborhood Conditions Report and holding 13 public meetings across the city, the YNDC Planning team has begun to develop neighborhood action plans that address residents' top concerns in their communities. In addition, a series of citywide recommendations is being developed that will improve conditions across the city as a whole. These strategies are outlined in the Neighborhood Revitalization Strategy Report, which will be published in October, 2014. The report will be available on YNDC's website, as well as the City of Youngstown's. Additionally, hard copies will be available at the city's public libraries.

## Neighborhood Action Plans

The YNDC Planning team has been working with the City of Youngstown to create Neighborhood Action Plans for six city neighborhoods: Crandall Park, Lincoln Knolls, Garden District, Rocky Ridge, Brownlee Woods, and Boulevard Park. The plans begin with detailed property and infrastructure surveys, as well as an analysis of crime data for the past three years to identify "crime hotspots." The plans also identify the "Top 25 Priority Properties" and a strategy is proposed to address issues at each of these. A Neighborhood Action Committee, made up of residents, city departments, local agencies, and YNDC, is formed to plan community events, such as workdays, and to guide the implementation of neighborhood plans, with special attention given to the priority properties.

## Property and Infrastructure Surveys

The YNDC Planning team completed detailed property surveys to note vacancies and code violations in two neighborhoods--Brownlee Woods and Pleasant Grove. In addition, the team completed infrastructure surveys in various parts of the city. Surveyors looked for streets in need of resurfacing, potholes, sidewalks in poor condition, and non-functioning street lights. They also noted unmaintained vacant lots and dead trees in the tree lawn that need to be removed or replaced. These infrastructure surveys were completed in the following neighborhoods: Crandall Park, Cornersburg, Garden District, Rocky Ridge, Upper West Side, Lincoln Knolls, Brownlee Woods, Pleasant Grove, Indian Village, and Idora.

## Glenwood Mural Project

Two murals have been completed along Glenwood Avenue--one on the Park Inn building and one on the LaFrance Cleaners building. The Park Inn mural, called "Face the Future," was painted by Tommy Morgan, who is originally from Boardman, Ohio. The LaFrance Cleaners mural, called "Create a Better Tomorrow," was painted by Jeremy Jarvis out of Columbus, Ohio. The murals were made possible through a grant to YNDC from the Ohio Capital Improvement Corporation. The artists were chosen by a mural selection committee, made up of local residents and artists. In the "Create a Better Tomorrow" mural, neighborhood residents are featured in the mural design itself. Residents were also given the opportunity to submit ideas for the theme of the mural through an online survey or at a public meeting, and youth were invited to sketch their own concepts for the mural at the YSU Summer Festival of the Arts.



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## IdoraFest

On Saturday, August 16th, the Idora Neighborhood Association hosted its 4th annual IdoraFest, celebrating the revitalization of the Idora Neighborhood. The event was held at Glenwood Community Park and featured free food, games, prizes, face painting, a clown, and other children's activities. The Idora Neighborhood Association organized the event in partnership with Youngstown Neighborhood Development Corporation, The Rescue Mission of the Mahoning Valley, Tabernacle Evangelical Presbyterian Church, the City of Youngstown, and K & R Lawncare.

## Crandall Neighbors

On Saturday, August 16th, the Crandall Neighbors, a collaborative of neighborhood groups in the greater Crandall Park area of Youngstown's northside, met. The event included a potluck style meal, neighborhood group updates, review and discussion of the Crandall Neighborhood Action Plan, and final planning for the United Way Day of Caring. The Crandall Neighborhood Action Plan is the first neighborhood plan to be finalized as part of YNDC's planning partnership with the City of Youngstown. Additional neighborhood action plans will be finalized in the coming weeks and months.

## Indian Village Block Watch

On Thursday, August 28th, residents of the Indian Village neighborhood on Youngstown's south side met with YNDC and city officials to discuss challenges on opportunities in the neighborhood. Parking issues, dead trees, and a problem property were among the major concerns. The Mayor stressed the critical partnership that has been established between the City and YNDC to clean up the Glenwood Avenue corridor, which makes up the eastern boundary of the neighborhood. Dozens of vacant homes have been torn down and the lots are soon to be cleaned up and landscaped. The Mayor stated that over the next year the remaining abandoned commercial structures will be a priority along Glenwood. YNDC has also been working to rehabilitate several homes in the neighborhood over the past few months and just completed and sold a home at 3231 Neosho Road. A tour of the home was held at the conclusion of the meeting.





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The Youngstown Neighborhood Development Corporation (YNDC) is a citywide multifaceted neighborhood development organization formally launched in February 2009 in partnership with the City of Youngstown and The Raymond John Wean Foundation to catalyze strategic reinvestment in neighborhoods throughout the City of Youngstown. The mission of the organization is to improve the quality of life in Youngstown by building and encouraging investment in neighborhoods of choice for all.

Building and Encouraging • Investment • In Neighborhoods of Choice • For All