

Youngstown Neighborhood Development Corporation

Annual Report

TABLE OF CONTENTS

1.	Funders
2.	Team Members
3.	Revitalization Review
4.	Media & Awards
6.	Housing Counseling
8.	Real Estate Development
11.	Owner-Occupied Home Repair
18.	Glenwood Corridor Improvements
23.	Neighborhood Cleanup
24.	Neighborhood Planning
26.	Neighborhood Organizing
27.	Healthy Eating
29.	Financial Statements

Funders

CORE FUNDERS

- The Raymond John Wean Foundation
- City of Youngstown

PROGRAM INVESTORS

- Bernard and Elaine Soss Family Charitable Trust
- Christ Church Presbyterian
- Citizens Bank
- City of Youngstown City Council Discretionary Funds
- City of Youngstown, Community Development Block Grant
- City of Youngstown, HOME Investment Partnership
- Community Foundation of the Mahoning Valley
- Cortland Bank
- Denise DeBartolo York
- Direction Home
- Dominion Home
- Eastgate Regional Council of Governments
- Elliot and Christine Legow
- Farmers National Bank
- Federal Home Loan Bank of Cincinnati Carol M. Peterson Housing Fund
- Federal Home Loan Bank of Pittsburgh Affordable Housing Program
- Fibus Family Foundation
- Finance Fund
- First National Bank Community Foundation
- First Energy Foundation
- Florence Simon Beecher Foundation
- Frances Schermer Charitable Trust
- Frank and Pearl Gelbman Foundation
- George and Virginia Pugh Foundation
- Healthpath Foundation
- HUD Comprehensive Housing Counseling Grant
- Huntington National Bank
- J. Ford Crandall Memorial Foundation
- John S. and Doris M. Andrews Memorial Fund
- John D. Finnegan Foundation
- John F. and Loretta Hynes Foundation
- Key Bank Foundation
- Mahoning County Commissioners
- Mahoning County Land Reutilization Corporation
- Mahoning County Lead Hazard and Healthy Homes
- Meisel & Pesses Family Foundation
- Mercy Health Foundation
- Ohio CDC Association Community Recovery Fund
- Ohio Housing Trust Fund
- PNC Foundation
- Pollock Company Foundation
- Pollock Personal Foundation
- Premier Bank
- Robert H. Reakirt Foundation
- Ruth Beecher Charitable Trust
- Schwebel Family Foundation
- Seidel Foundation
- Senator Maurice and Florence Lipscher Charitable Fund
- TCF Bank
- The William M. Neckerman, Jr. Charitable Foundation
- The Youngstown Foundation
- Thomases Family Endowment of the Youngstown Area Jewish Federation
- Union Home Mortgage Foundation
- United Way of Youngstown and the Mahoning Valley
- USDA Gus Schumacher Nutrition Incentive Program COVID Relief and Response program
- USDA Food Insecurity Nutrition Incentive
- W. and H. Bender Memorial Fund
- Walter and Caroline H. Watson Foundation
- Ward Beecher Foundation
- Wells Fargo Housing Foundation
- Western Reserve Health Foundation
- William Swanston Charitable Fund

TEAM MEMBERS

BOARD OF DIRECTORS

Ms. Dollaine Holmes, **President**

Ms. Marguerite Douglas, **Vice President**

Mr. Steve Avery, **Treasurer**

Ms. Mary Danus, **Secretary**

Mr. Julius Bennett

Ms. Rosetta Carter

Mr. Lee Fields

Ms. Debbi Grinstein

Mr. Eric Holm

Atty. Thomas Hull

Mr. Phil Kidd

Mr. Dominic Marchionda

Mr. Juan Santiago

Mr. Matt Strang

Mr. Chris White

FULL TIME STAFF

Ian Beniston, **AICP, HDFP, Executive Director**

Tiffany Sokol, **HDFP, Housing Director**

Jack Daugherty, **AICP, HDFP, Neighborhood Stabilization Director**

Liz Ifill, **Office Manager**

Jennifer Evans, **Operations Assistant**

Lindsay Valentin, **Housing Program Assistant**

Susan Payton, **Glenwood Fresh Market Manager**

Stacey Costley, **Housing Counselor**

Alex Viglio, **Housing Counselor**

Traig Traylor, **Marketing Assistant**

Art Carter, **Construction Team Member**

Jeff Kramer, **Construction Team Member**

Tom Morrison, **Construction Team Member**

Mike Ondo, **Construction Team Member**

Joshua Potkay, **Construction Team Member**

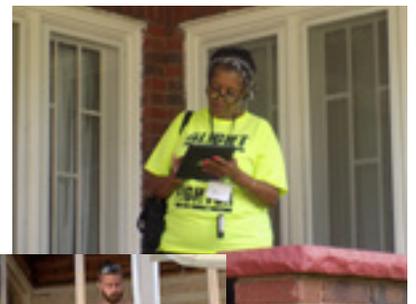
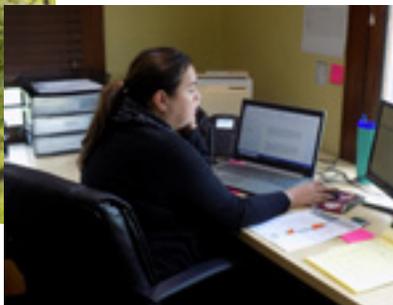
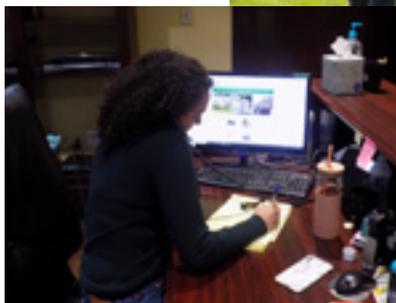
Patrick Willis, **Construction Team Member**

Juan Morales, **Grass Cutting & Clean Up Team Member**

Jasen Pekalla, **Grass Cutting & Clean Up Team Member**

Juan Tejada-Tavera, **Grass Cutting & Clean Up Team Member**

Patricia Stokes, **Neighborhood Steward**



Revitalization Review



180

Housing Counseling
Clients



90

Roof
Replacements



2,273

Linear Feet of Sidewalk
Replaced



11

Vacant Housing Units
Rehabilitated



1,582

Cubic Yards of Debris
Cleared



14

Owner-Occupied
Home Rehabilitations



221

Emergency
Repairs



19

Homeowners
Created

MEDIA & AWARDS



Mahoning Valley Historical Society Presented Community Revitalization Award to YNDC for Renovation of 1810 Volney Road

On Tuesday, June 22, 2021, the Mahoning Valley Historical Society presented a Community Revitalization Award to YNDC for the renovation of 1810 Volney Road at its 146th Annual Meeting at the Tyler Mahoning Valley History Center. The property is often referred to as “The Monastery” because of its strong association for decades as a Carmelite monastery and worship center. The structure’s original use was a single-family home built by Emery McKelvey in 1927. Upon acquisition, YNDC staff engaged Faniro Architects to develop three, market-rate apartments and a Neighborhood Action Center for public gatherings. Many thanks to MVHS for honoring our team with the Community Revitalization Award!

“The Place That Makes Us” Film Featuring YNDC Aired Nationally in March

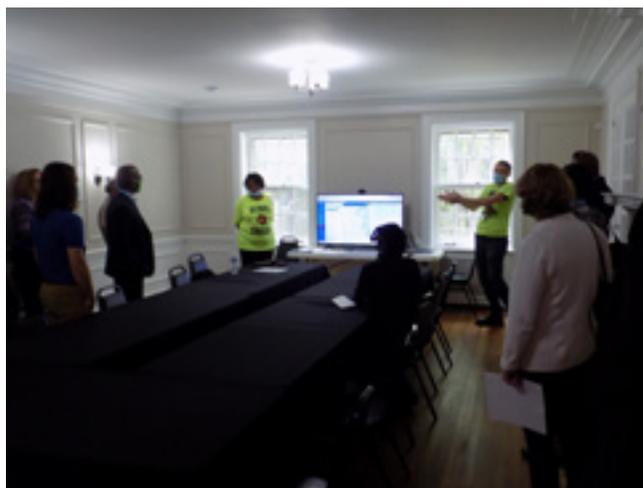
On Wednesday, March 30 The documentary film featuring the work and team of YNDC along with other Youngstown residents titled “The Place That Makes Us” aired nationally on 170 stations on the PBS WORLD channel.



MEDIA & AWARDS

YNDC Joins Local Partners to Bring the 37th Annual Ohio CDC Association Conference to Youngstown from October 6 through October 8

YNDC worked with a number of local partners and the Ohio CDC Association to bring the 37th Annual Ohio Community Development Corporation Association Conference to Youngstown to highlight the work of local organizations and practitioners from around the State of Ohio. More than 200 community development professionals attended the three day conference in person and more than 60 attended virtually. YNDC hosted a tour of its work in the Idora neighborhood and along the Glenwood Avenue corridor.



Housing Counseling



67

New Clients Enrolled in Housing Counseling



180

Total Housing Counseling Clients Served



17

Homes Purchased by Housing Counseling Clients

HOUSING COUNSELING

Housing Counseling Spotlight

Pamela learned about YNDC's HUD-Approved Housing Counseling program from a friend. Pamela became interested in the organization's work because she is a Youngstown native and lived on the west side for over 15 years. Once her daughter moved out, she decided to relocate and sought YNDC's guidance to prepare for purchasing her first home.

"The housing counseling program actually helped me tremendously," Pamela says. "It allowed me to get my credit score back together."

Pamela highly recommends YNDC's housing counseling program because it helped her address \$6,000 in collections, save \$1,000, and increase her credit score 53 points. She established positive credit with a credit builder loan recommended by her housing counselor. She feels the success she found with YNDC's program would be beneficial to anyone looking to improve their credit and prepare for homeownership.

"This experience has shown me that you can do anything you want to if you try. Also, being a homeowner has definitely caused me to become more on track when it comes to handling things," Pamela says.

Pamela is now enjoying homeownership. What sold her on purchasing her home was its ranch style as she loves having everything accessible on one main floor. She also likes the neighborhood where the home is located and that she is still able to stay in Youngstown.

"I'm from Youngstown. I love Youngstown. Even if I were to become a millionaire, I would still choose to live in Youngstown," Pamela says.



Real Estate Development



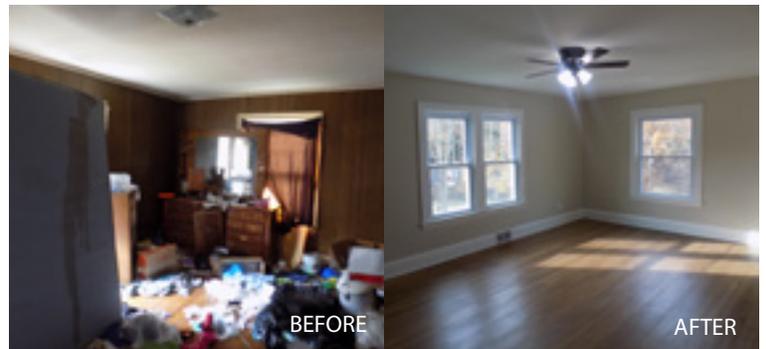
17

Vacant Units Acquired for Rehabilitation

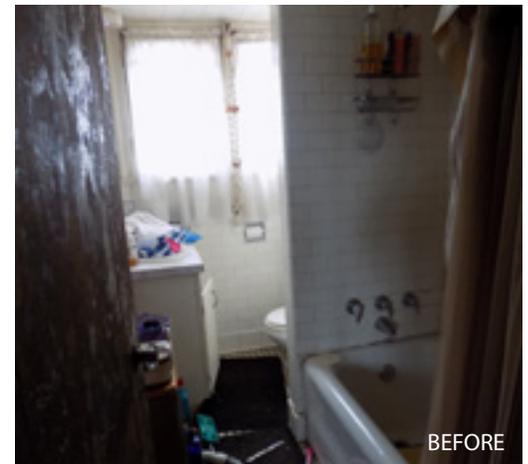
11

Vacant Units Rehabilitated

REAL ESTATE DEVELOPMENT



REAL ESTATE DEVELOPMENT



Owner-Occupied Home Repair



68

Roof Replacement
Projects Complete



221

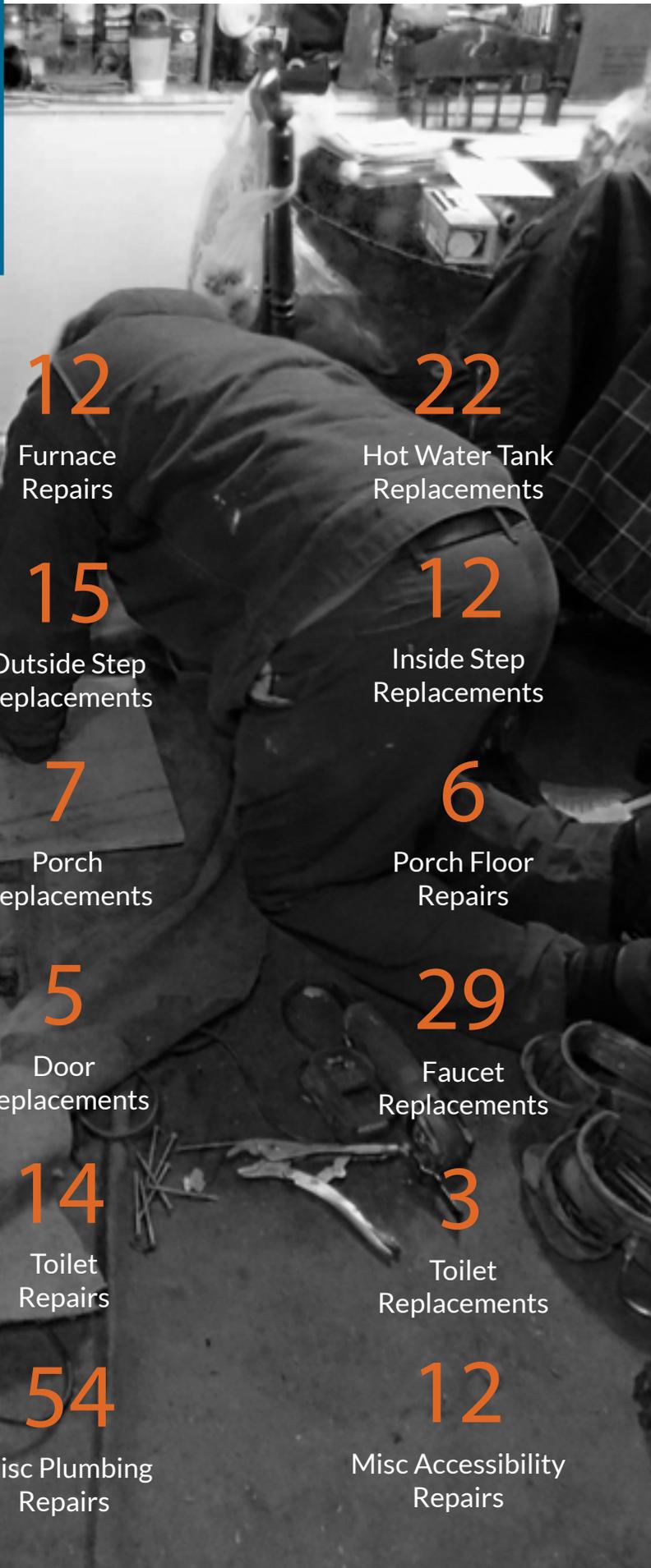
Emergency Repair
Projects Completed



14

Owner-Occupied
Full Rehabilitation
Projects Complete

Emergency Repair



39

Furnace Replacements

12

Furnace Repairs

22

Hot Water Tank Replacements

3

Hot Water Tank Repairs

15

Outside Step Replacements

12

Inside Step Replacements

9

Inside Floor Repairs

7

Porch Replacements

6

Porch Floor Repairs

7

Ramp Installations

5

Door Replacements

29

Faucet Replacements

18

Snaked Drains

14

Toilet Repairs

3

Toilet Replacements

27

Accessible Shower Installations

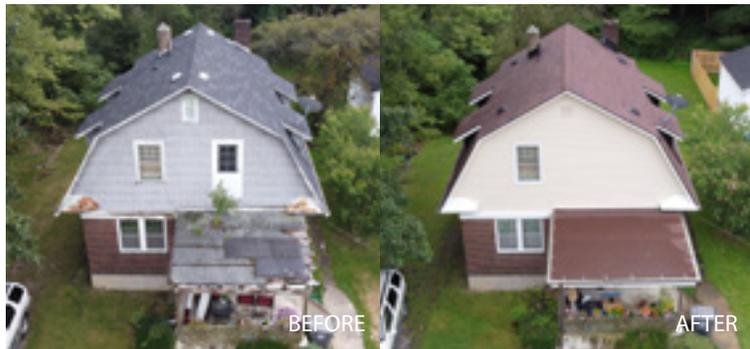
54

Misc Plumbing Repairs

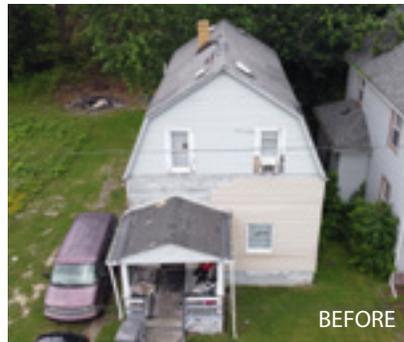
12

Misc Accessibility Repairs

OWNER-OCCUPIED HOME REPAIR



OWNER-OCCUPIED HOME REPAIR



Owner-Occupied Rehabilitation Spotlight

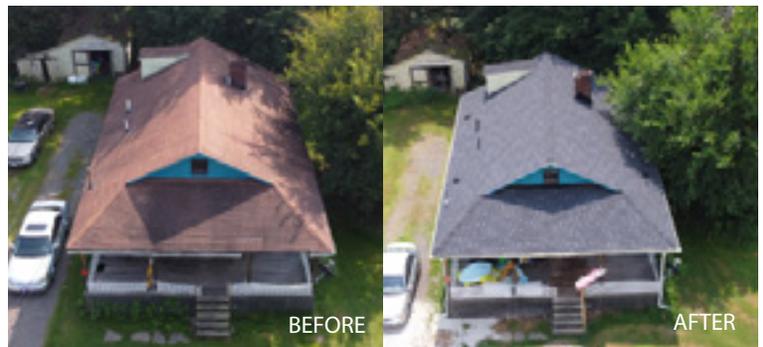
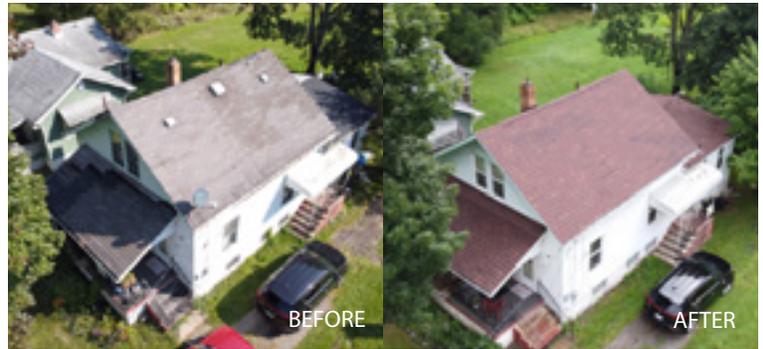
Rondele bought his home from his cousin 3 years ago. He was in the process of restoring the home, but severe roof leaks caused significant damage throughout the home that hindered his progress. With YNDC's help, Rondele no longer has to worry about further damage to his home, and has now become even more motivated to finish his renovations. "It makes the house look brand new. Everybody that comes by says it looks like a brand new house. I appreciate everything you guys did. It has made me more motivated to keep working on the house. It has shown me that this house is really worth putting my time into," Rondele said.

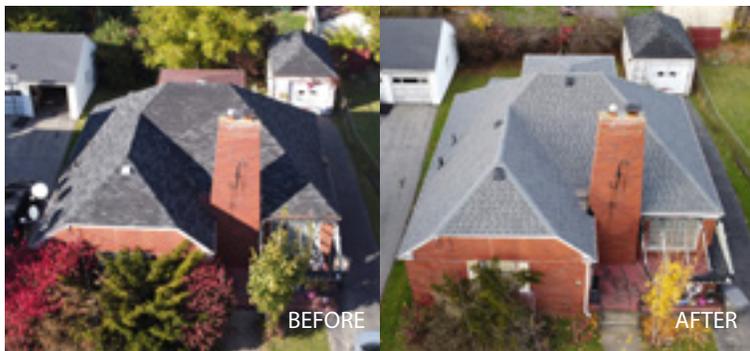
OWNER-OCCUPIED HOME REPAIR

Federal Home Loan Bank of Cincinnati Awards \$1 Million Affordable Housing Program Grant to YNDC

On Thursday, November 18, 2021, the Youngstown Neighborhood Development Corporation was awarded a \$1 million grant from the Federal Home Loan Bank of Cincinnati's Affordable Housing Program for home repair in the City of Youngstown. Premier Bank is the member bank supporting YNDC's application and project. The grant award will be used to replace approximately 100 roofs in the City of Youngstown in 2022.

YNDC is grateful to the Federal Home Loan Bank of Cincinnati, Premier Bank, City of Youngstown, The Raymond John Wean Foundation, Alta Head Start, Flying High and other partners for their support and partnership in making this grant award possible.





OWNER-OCCUPIED HOME REPAIR



BEFORE



AFTER

Owner-Occupied Rehabilitation Spotlight

Gloria has lived in her home for over 20 years. Her roof was leaking severely throughout her home and she had constant furnace issues. By replacing Gloria's roof and furnace, YNDC prevented further damage to her home and gave her peace of mind knowing that her furnace is now safe. "I had lots of problems and I was trying to take them on myself but I couldn't do it. It is a godsend. It's amazing because now I don't have to climb that ladder anymore and try to fix the roof," Gloria said.



BEFORE



AFTER

Glenwood Corridor Improvements

Routine Maintenance of More Than 400 Properties, Resulting in More Than 6,000 Cuts of Grass



16

Trees Planted

Greening and Installation of Split Rail Fencing Along Multiple Lots



GLENWOOD CORRIDOR IMPROVEMENTS

1133 Glenwood Acquisition and Rehab

In April, YNDC acquired a small commercial building at 1133 Glenwood and renovated it to be rented to a small business.



Sidewalk Replacement at Glenwood and Mineral Springs

YNDC replaced 1,047 linear feet of broken and unsafe sidewalks and 382 linear feet of broken curbs along and adjacent to Mineral Springs Avenue on Youngstown's south side through a partnership with the City of Youngstown in preparation for the construction of new homes on the street. In total, YNDC replaced over 2,700 linear feet of broken and unsafe sidewalks in the vicinity of Glenwood Avenue in 2021. This project was supported by the City of Youngstown's Community Development Block Grant program as part of an effort to implement the Citywide Housing Strategy by supporting new and affordable housing development.



2118 Glenwood Rehab

In September, YNDC renovated the single family home at 2118 Glenwood to create an affordable housing opportunity for a low-income homebuyer. Many partners made this project possible including: Mahoning County Land Bank, PNC Bank, and Federal Home Loan Bank of Pittsburgh.



Mineral Springs New Construction

In June, YNDC broke ground on the construction of two new homes on Mineral Springs Avenue. The 1,275 square foot, one-story homes are now affordable rentals. Many partners made this project possible including: Idora Neighborhood Association, Mahoning County Land Bank, PNC Bank, Federal Home Loan Bank of Pittsburgh, City of Youngstown, Councilwoman Lauren McNally, and Joe Koch Construction supporting new and affordable housing development.



GLENWOOD CORRIDOR IMPROVEMENTS

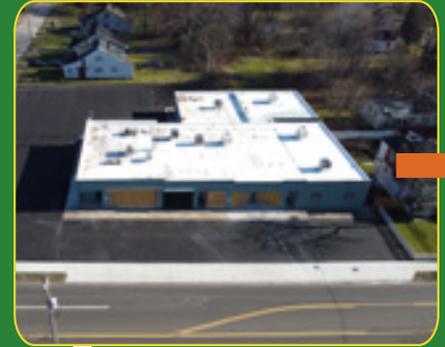
2323 Glenwood Rehab In Progress

In December, YNDC began renovating a small commercial building at 2323 Glenwood to be rented to a small business upon completion in 2022.



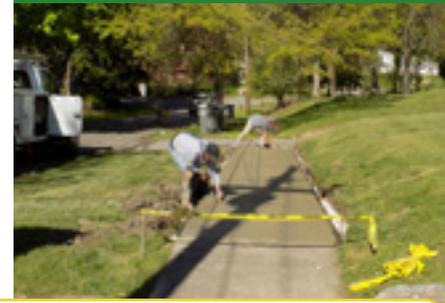
Excavation of Foster Lots

In September, YNDC cleaned and greened 11 vacant lots along Glenwood Avenue between West Dewey Avenue and West LaCleda Avenue. These lots are a mix of former demolition sites and abandoned asphalt parking lots that were overgrown and littered with debris and concrete. Landscape fencing will also be installed along the perimeter to prevent people from parking vehicles on the lots.



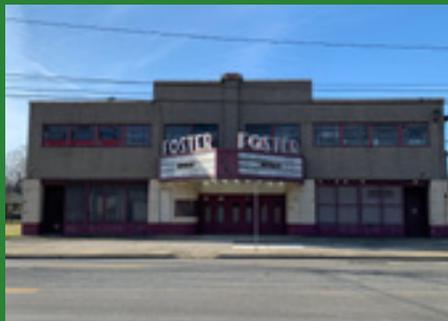
Demolition of 2420 Glenwood

In March, YNDC demolished 2420 Glenwood Avenue. The vacant and distressed commercial property was beyond revitalization and had to be demolished. The property was greened and will be held for future reuse.



Sidewalk Replacement at Glenwood Community Park

In May, dangerous and broken sidewalks were replaced on the blocks adjacent to Glenwood Community Park including Sherwood Avenue, Parkview Avenue, and West Indianola Avenue, funded in part by 5th Ward Councilwoman Lauren McNally. This sidewalk replacement project is part of ongoing implementation of the Youngstown Safe Routes to Parks Plan, which calls for the replacement of broken and unsafe sidewalks around Glenwood Community Park.



2504 Glenwood Foster Theater Acquisition

In June, YNDC acquired the historic Foster Theater located at 2504 Glenwood Avenue. YNDC will develop a plan to make significant improvements and reuse the building in a productive and financially sustainable manner.

GLENWOOD CORRIDOR IMPROVEMENTS

2915 Glenwood Acquisition and Rehab

In January, YNDC acquired the 12,000 square foot plaza at 2915 Glenwood Avenue. Roof replacement, HVAC replacement, concrete replacement, asphalt replacement, masonry repairs, and exterior paint are complete. Electrical upgrades are underway, and the glass storefronts will be replaced in early 2022. When renovation is complete, YNDC will offer the renovated storefronts and restaurant for lease to neighborhood friendly businesses, as well as operate the Glenwood Fresh Market in one of the retail spaces.



BEFORE



PROGRESS

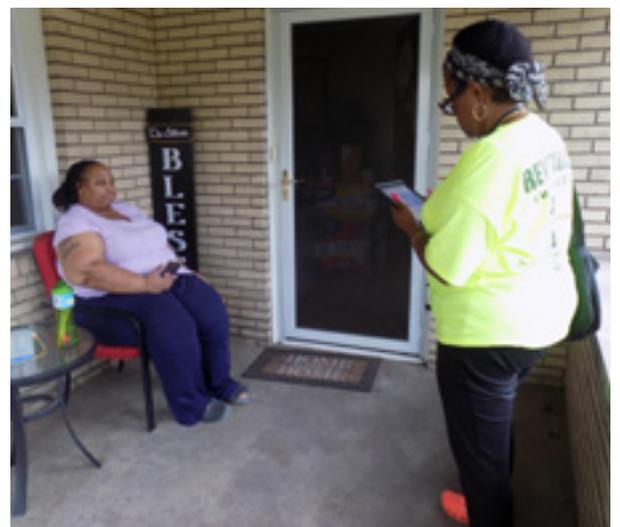


GLENWOOD CORRIDOR IMPROVEMENTS

YNDC Completes Idora/ Glenwood Neighborhood Survey and Listening Campaign

The priorities identified by residents are at the center of YNDC's work. From August to November of 2021, YNDC's Neighborhood Steward, Patricia Stokes, went door-to-door to over 780 households in the Idora, Indian Village, and Greater Glenwood Avenue area on Youngstown's south side to ask residents what the highest priorities for improving their neighborhood should be. This door-to-door survey is the first of an ongoing listening campaign that will inform YNDC's neighborhood organizing, community planning, and neighborhood improvement activities in the greater Glenwood Avenue area and other neighborhoods across the city. The survey also asked questions about what types of businesses and activities that residents want to see along the Glenwood Avenue corridor in order to inform YNDC's corridor revitalization efforts.

A total of 311 households out of 785 visited completed surveys - a response rate of nearly 40%. Most residents felt that their neighborhood was either stable or getting better, and identified improving neighborhood safety, eliminating blighted property, and renovating and repairing housing as the highest priorities for neighborhood improvement. Residents most wanted a grocery store or fresh market on Glenwood Avenue, and wanted fewer bars, night clubs, gas stations and corner stores. YNDC has already begun similar surveys in two additional neighborhoods and will scale up its door-to-door listening campaign to reach many more residents in 2022.



Neighborhood Cleanup



40

Tractor Trailers of
Blight Removed
from Youngstown's
Neighborhoods



43

Vacant Homes Cleaned
and Boarded



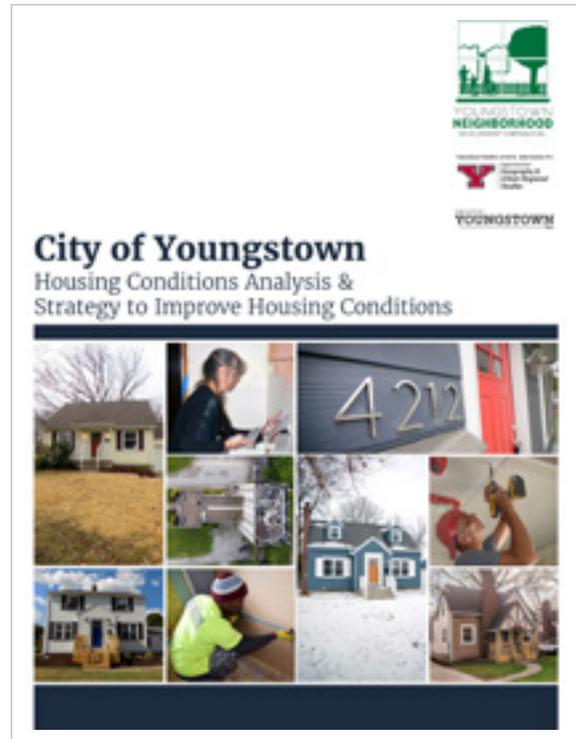
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Illegally Dumped Tires
Removed

Neighborhood Planning

Youngstown City Council Passed Citywide CRA Expansion

In June, Youngstown City Council passed legislation to expand the city's Community Reinvestment Area (CRA) citywide as part of an ongoing effort to implement the Youngstown Housing Conditions Analysis and Strategy to Improve Housing Conditions, which YNDC prepared and Council adopted in March of 2021. The Strategy outlines specific action steps that the City of Youngstown and its partners can take to improve the quality of housing throughout the city. The CRA helps to achieve this by providing temporary tax abatements to homeowners who make major improvements to their homes, as well as for developers who build new housing units or renovate existing ones in Youngstown's neighborhoods. Expanding the CRA citywide is an important first step that will encourage investment in Youngstown's housing stock and increase overall housing quality in Youngstown's neighborhoods.

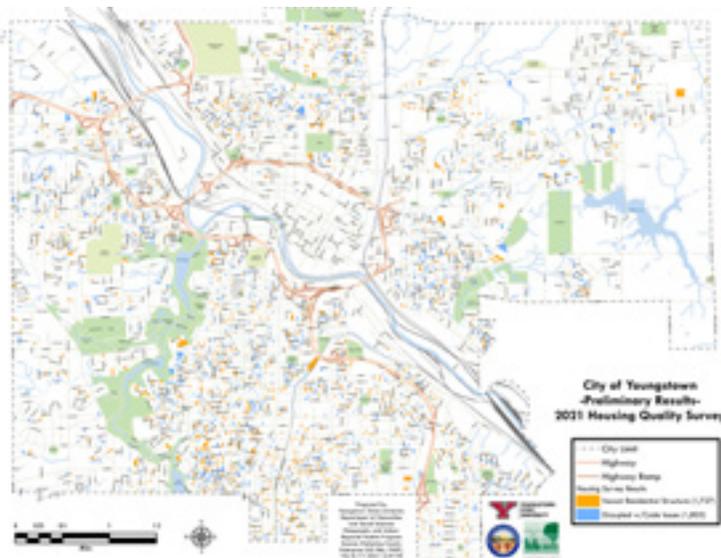


YNDC Completes Housing Condition Surveys in 6 Communities

Over the summer, YNDC conducted housing condition surveys for Youngstown, East Liverpool, Struthers, Lowellville, Campbell, and Coitsville in order to help inform each community as they develop and implement strategies to improve housing conditions for all residents. Tens of thousands of properties were surveyed.

Youngstown, Struthers, and East Liverpool are currently using the survey results to identify and condemn every blighted home that remains in each city in order to leverage funds to demolish them.

In Youngstown, the survey identified approximately 750 properties that remain to be demolished, which is the lowest number in nearly half a century. Identifying and demolishing all remaining abandoned properties is one of the first action steps toward implementing the Youngstown's Citywide Housing Strategy. The City of Youngstown and Mahoning County Land Bank are working together to leverage the necessary funds to demolish all 750 of these homes, which will serve as a major turning point in our collective efforts to stabilize Youngstown's neighborhoods.



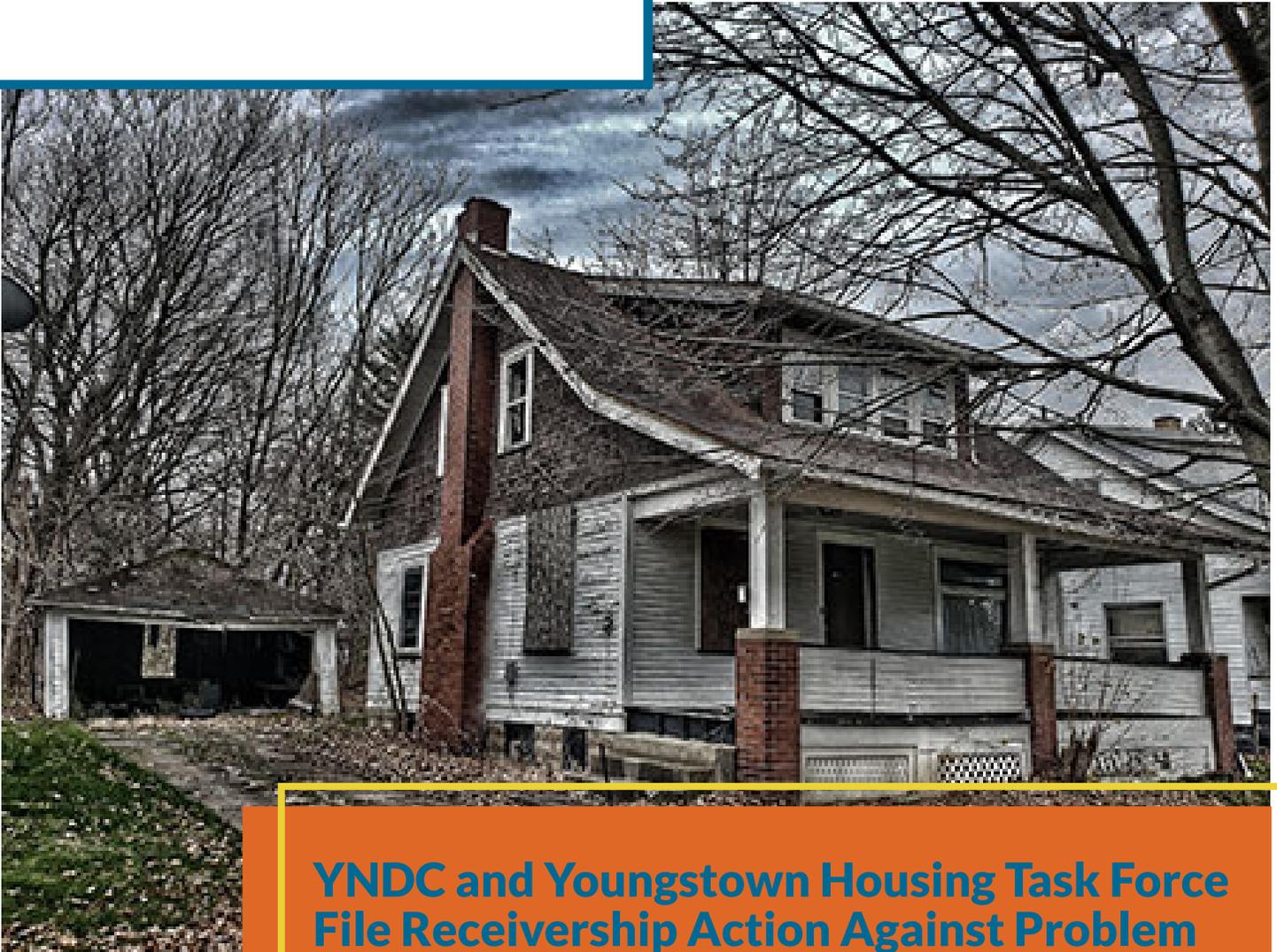
NEIGHBORHOOD PLANNING

Glenwood Plan

The City of Youngstown, Boardman Township, Mill Creek MetroParks, and YNDC have partnered to develop an active transportation plan for Glenwood Avenue from Mahoning Avenue to Shields Road. The project is funded in part through a Planning Grant awarded by the Eastgate Regional Council of Governments. The purpose of the plan is to improve pedestrian, cycling, and public transit infrastructure along Glenwood Avenue in order to improve access to economic and recreation opportunities for residents who live in the adjacent neighborhoods. The plan will use Complete Streets and Safe Routes principles to make walking, biking, and taking the bus safe, viable, and affordable options for residents of the neighborhoods along Glenwood Avenue. The plan will also help to build better connections between the neighborhoods and recreation opportunities in Mill Creek MetroParks. It will improve quality of life, health outcomes, access to jobs, prevent pedestrian fatalities, and help to overcome racial inequities perpetuated by a regional transportation system focused on catering to cars and commuters rather than residents in neighborhoods.



Neighborhood Organizing



YNDC and Youngstown Housing Task Force File Receivership Action Against Problem Landlord

The Youngstown Housing Task Force and YNDC filed a public nuisance receivership action in Youngstown Municipal Court against problem landlord Linda Roe, who, despite years of code enforcement and community action, refused to make needed repairs to bring multiple properties that she owns into compliance with the city's minimum standards for housing quality. This is the first receivership action initiated by a community organization in the court's recent history and demonstrates the legal power that the community has to hold problem landlords accountable for neglecting their properties in Youngstown's neighborhoods. The case compelled Roe to make significant repairs to her worst property in Youngstown and obtain a certificate of occupancy from Mahoning County. Work will continue to hold Roe and other landlords accountable through community and legal action over the next year.

Healthy Eating



USDA Awards \$561,240 Grant to YNDC

The Youngstown Neighborhood Development Corporation (YNDC) was awarded a \$561,240 grant from the USDA's Gus Schumacher Nutrition Incentive Program COVID Relief and Response program to offer fresh locally-grown produce, in order to provide relief from the Covid-19 pandemic, enhance the resilience of food and healthcare systems enduring the pandemic, and respond to community needs in an impactful, timely and authentic way.

This project builds on YNDC's 2017 USDA Food Insecurity Nutrition Incentive program award goals of increasing the purchase of fresh fruits and vegetables by low-income consumers, institutionalizing nutrition education into our regional healthcare system to improve health outcomes, and increasing the viability of the local food system.

The project will enroll eligible participants at the Glenwood Fresh Market that will be open year-round with extended hours to increase access to fresh fruits and vegetables, specifically for low-income individuals. Nutrition education, health screenings, and project evaluation will be conducted at the new facility.

The project will primarily focus on fresh, locally-grown produce in order to enhance the viability and resilience of our local farmers and agricultural systems.

HEALTHY EATING

COMING SOON: Glenwood Fresh Market!

Improving access to fresh and healthy foods is critical to improving health and quality of life in Youngstown's neighborhoods and has long been a priority for residents. Work is currently underway to renovate one of the storefronts at YNDC's plaza at 2915 Glenwood Avenue into the Glenwood Fresh Market, which will provide year-round access to free fresh fruits, vegetables, and other healthy food items for low-income residents in Youngstown's neighborhoods. The Market will also provide space for cooking demonstrations, nutrition education, and health screenings. This initiative is part of YNDC's ongoing efforts to improve healthy food access and affordability for Youngstown's neighborhoods and is a partnership between YNDC, Mercy Health, The HealthPath Foundation of Ohio, and United States Department of Agriculture National Institute of Food and Agriculture Gus Schumacher Nutrition Incentive Program COVID Relief and Recovery (Award Number: 2021-70034-34983). The Market is scheduled to open in the first quarter of 2022.



Financial Statement

STATEMENT OF FINANCIAL POSITION As of December 31, 2021

ASSETS		
	DEC 31, 21	DEC 31, 20
CASH & CASH EQUIVALENTS	\$863,361.59	\$668,626.29
ACCOUNTS RECEIVABLE	\$2,367.66	\$1,202.89
OTHER CURRENT ASSETS	\$1,446,605.77	\$216,556.63
TOTAL CURRENT ASSETS	\$2,312,335.02	\$886,385.81
FIXED ASSETS	\$3,825,931.16	\$3,381,933.46
OTHER ASSETS	\$2,254,949.72	\$1,606,718.99
TOTAL ASSETS	\$8,393,215.90	\$6,014,315.14
LIABILITIES & EQUITY		
TOTAL LIABILITIES	\$3,016,361.76	\$2,358,280.92
TOTAL EQUITY	\$5,376,854.14	\$3,516,757.34
TOTAL LIABILITIES & EQUITY	\$8,393,215.90	\$5,875,038.26

UNEARNED GRANT RECEIVABLES - \$4,274,475.91

* This is an unaudited statement.

Financial Statement

STATEMENT OF FINANCIAL INCOME & EXPENSE January 1 – December 31, 2021

INCOME		
	JAN – DEC 21	JAN – DEC 20
FOUNDATION AND BANKS	\$662,395.88	\$735,886.89
DIRECT PUBLIC SUPPORT	\$40,230.76	\$45,950.22
GOVERNMENT GRANTS & CONTRACTS	\$4,148,118.66	\$2,584,296.46
INVESTMENTS	\$3,038.71	\$4,610.06
OTHER INCOME	\$105,243.38	\$152,338.64
PROGRAM INCOME	\$882,188.83	\$766,564.46
TOTAL INCOME	\$5,841,216.22	\$4,289,646.73
EXPENSES		
PAYROLL	\$173,361.42	\$159,101.23
PAYROLL EXPENSES	\$9,935.53	\$7,623.14
FACILITIES & EQUIPMENT	\$7,026.04	\$14,620.84
OPERATIONS	\$71,784.32	\$85,069.39
INSURANCE & BENEFITS	\$73,557.34	\$60,202.04
MEETINGS	\$893.66	\$434.53
CONTRACT SERVICES	\$57,891.68	\$48,705.66
CONFERENCES & SEMINARS	(\$65.82)	(\$107.85)
PROGRAM EXPENSE	\$3,686,860.12	\$3,561,768.21
TOTAL EXPENSES	\$4,081,375.93	\$3,937,417.19
NET INCOME	\$1,759,840.29	\$352,229.54

* This is an unaudited statement.



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

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