



YOUNGSTOWN NEIGHBORHOOD

DEVELOPMENT CORPORATION

2013 ANNUAL REPORT

F U L L - T I M E S T A F F



Presley L. Gillespie
Executive Director



Ian J. Beniston
Deputy Director



Liberty Merrill
Senior Program Coordinator



Tiffany Sokol
Program Coordinator



Jack Daugherty
Program Coordinator



Jacob Merold
Program Coordinator



Elizabeth Ifill
Office Manager



Danielle Seidita
Program Assistant



Tom Hetrick
Neighborhood Planner



Sophia Buggs
AmeriCorps VISTA



Karen Schubert
AmeriCorps VISTA



Eartha Terrell
AmeriCorps VISTA

BOARD OF DIRECTORS

Ms. Lisa Metzinger, CPA, President
Ms. Germaine Bennett, Vice President
Mr. George Millich, Jr., Esquire, Treasurer
Ms. Debora Flora, Secretary
Ms. Eugenia Atkinson
Ms. Marcia Haire-Ellis
Ms. June Johnson
Ms. Gemma Sole
Ms. Mary June Tartan

PART-TIME STAFF

Anthony Fultz
Rick Price
Eric Shehadi

VOLUNTEER INTERNS

Elena Cvetkovich
Tricia D'Avignon
Amber Durkin
Joe Metzger
Joe Paloski
Lori Shelby

Y N D C T E A M

CORE FUNDERS



THE RAYMOND JOHN
WEAN FOUNDATION

THE KRESGE FOUNDATION



PROGRAM INVESTORS

Americorps NCCC • AmeriCorps VISTA • Charter One
City of Girard • City of Youngstown City Council Discretionary Funds
Clif Bar Family Foundation • Community Foundation of the Mahoning Valley
Community Foundation of Western PA and Eastern OH • Dominion Community
Impact Award • Farmers National Bank • Federal Home Loan Bank of Cincinnati
Affordable Housing Program • Finance Fund First National Bank • Florence Simon
Beecher Foundation • Home Savings Charitable Foundation • HMHP Foundation
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 • Mahoning Youngstown Community Action Partnership
(MYCAP) • NRP Group LLC • Ohio Capital Impact Corporation Place-Based Strategies
Initiative • Ohio Community Development Corporation Association Microenterprise Grant
Ohio Housing Finance Agency (OHFA) • PNC Foundation • Ruth H. Beecher Charitable Trust
Schwebel Baking Company • Senator Maurice and Florence Lipscher Charitable Fund
The Youngstown Foundation • Trumbull County • Trumbull County Land Reutilization
Corporation • Trumbull Metropolitan Housing Authority • US Department of Health
and Human Services Community Economic Development • USDA NIFA People's
Garden Program • USDA Community Food Projects • United Way Community
Impact • Vallourec Star • Walter E. Watson Charitable Trust • Ward Beecher
Foundation • Wells Fargo Home Mortgage • Western Reserve Port
Authority • Youngstown Warren Regional Chamber

F U N D E R S

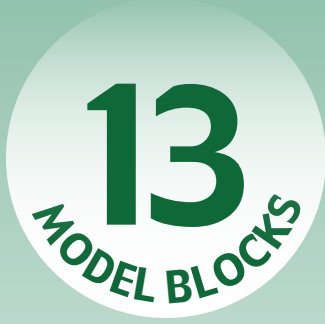


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Dear Stakeholders:

It has been an amazing year of progress for YNDC and our neighborhoods. The goals and mission set forth at our inception in 2009 are becoming a reality, and we are absolutely convinced that after decades of disinvestment, our business model of incremental, thoughtful and place-based investments can transform our neighborhoods. We have begun to strengthen our real estate market in strategic neighborhoods as abandoned homes have been rehabilitated and returned to homeownership, or have been strategically demolished. We enhanced our partnership with the City of Youngstown. Housing and vacant land stabilization investments have been carefully targeted to rebuild demand, while code enforcement and demolition have been coordinated in ways that rebuild confidence and amplify impact. Residents across our city are re-energized, and have become full partners in rebuilding our neighborhoods, as more than 1500 people participated in volunteer workdays, trainings, and neighborhood clean ups.

Our most exciting project this year was the completion of YNDC's new Neighborhood Revitalization Campus. The two acre campus includes the Iron Roots Urban Farm (IRUF), renovation of a formerly abandoned 91-year old historic building to serve as YNDC's central office, and construction of a 1,200 sf new energy-efficient HMHP Demonstration Kitchen, a significant partnership with the HMHP Foundation. We also began construction of a new community workshop to build the capacity of neighborhood groups city-wide. The IRUF also employs at-risk youth and young adults, teaches low-income residents how to start food-related enterprises, and provides nutritious cooking and training classes to increase healthy eating in our community. More importantly, our campus is a place of energy, enthusiasm, ideas and innovation, where grassroots residents can gain the skills needed to improve their neighborhoods.

Home ownership remains the primary source of wealth and pride in our neighborhoods; however, it is still difficult for many of our residents to obtain financing. We prioritized home ownership and provided over \$400,000 in first mortgages for new home owners through our Community Loan Fund (CLF). The portfolio has now grown to over \$600,000 in less than 18 months. Over time, we know that an increase in successful stable home ownership will stabilize our property values, improve equity and wealth, and ultimately bring residents back to our neighborhoods.

We're in the midst of unprecedented opportunities in urban planning, and we can see the emergence of a powerful, collaborative, creative movement of people who demonstrate that change is possible. That's why we led several significant planning activities, including the development of the US422 Corridor Redevelopment Plan. In the 4th Quarter, we began work on a professional services contract with the City of Youngstown to provide all citywide neighborhood planning services.

There is much more to do. The challenges we face are numerous and significant, but we are meeting and overcoming them every day, one house, one block, one neighborhood, at a time. Over the next year, we will pursue certification by both the U.S. Treasury as a Community Development Financial Institution (CDFI) and NeighborWorks America, which will position us to attract capital for additional home ownership lending as well financing for neighborhood-based businesses. We will scale up our strategic housing rehabilitation, and promote reinvestment along our neighborhood commercial corridors including brownfield cleanup and installation of public art. Finally, we will grow the IRUF operation to include a robust sales and marketing system, increased educational programming, and exciting new partnerships.

In closing, we want to recognize our passionate and committed team of bright, competitive and talented professionals. Thank you to the YNDC "brain trust" that works so hard each and every day to solve problems and create solutions. To our Board of Directors, thank you for your leadership and advocacy. And to our funders, partners and volunteers, without you, this is truly not possible. Together, we will propel our city to a better tomorrow.

All the best,



A handwritten signature in black ink that reads "Presley L. Gillespie".

Presley L. Gillespie
Executive Director



A handwritten signature in black ink that reads "Lisa M. Metzinger".

Lisa M. Metzinger, CPA
Board President

OVER 110 MEDIA APPEARANCES



RECEIVED \$2.8 MILLION IN GRANT FUNDING AND AN ADDITIONAL \$1.8 MILLION IN COMMITTED GRANT FUNDING

MEDIA & AWARDS

**44 VACANT LOTS RECLAIMED
IN YOUNGSTOWN IN 2013**



**200 VACANT LOTS
TESTED FOR LEAD HAZARDS
IN NEIGHBORHOOD
LEAD SURVEY**



**15 VACANT LAND REUSE
PROJECTS COMPLETED
THROUGH MICROGRANT PROGRAMS IN 2013**



265 LOTS RECLAIMED SINCE 2010, TOTALING 37 ACRES

LOTS OF GREEN

**DEVELOPED IRUF FARM FACILITY INTO
NEIGHBORHOOD REVITALIZATION CAMPUS
AND YNDC HEADQUARTERS**



**RENOVATED
820 CANFIELD ROAD AND
CONSTRUCTED HMHP DEMONSTRATION KITCHEN**

**CONSTRUCTED 2 NEW HOOPHOUSES COMPRISING
5,520 SQ. FT. OF COVERED
GROWING SPACE**



INSTALLED 9KW SOLAR PHOTOVOLTAIC PANELS

I R O N R O O T S

OPERATED BOYS AND GIRLS CLUB SUMMER FARMER PROGRAM, 15 YOUTH PARTICIPATING AND 3 EMPLOYED



CONDUCTED 3RD MARKET GARDENER TRAINING PROGRAM, GRADUATING 20 INDIVIDUALS

U R B A N F A R M

COMPLETED 42 LIMITED REPAIR PROJECTS



CREATED 110+ CONSTRUCTION JOBS



EXECUTED 7 OWNER-OCCUPIED FULL REHABS

H O U S I N G

**ACQUIRED 12 BLIGHTED, VACANT
PROPERTIES FOR
REHABILITATION**



**BECAME A MEMBER OF
THE NATIONAL COMMUNITY
STABILIZATION TRUST AND CHASE COMMUNITY
REVITALIZATION PROGRAM**



**COMPLETED
REHABILITATION OF
10 VACANT PROPERTIES**



H O U S I N G

12 BORROWERS FINANCED THROUGH COMMUNITY LOAN FUND



**66 BUYERS REFERRED
TO HUD-CERTIFIED HOUSING
COUNSELING
AGENCIES**

6 GREEN HOMES SOLD



**3 HOMEBUYERS
PROVIDED WITH
DOWN-
PAYMENT
ASSISTANCE**



**APPROVED
AS HUD-CERTIFIED
HOUSING COUNSELING AGENCY**

HOME OWNERSHIP

RAISED OVER \$84,000 FROM PRIVATE FOUNDATIONS TO SUPPORT MODEL BLOCK ACTIVITIES IN 2013

20 TOTAL PROPERTIES IMPROVED ON WINONA DRIVE MODEL BLOCK

ACQUIRED, REHABILITATED, AND SOLD 1 VACANT HOME TO A NEW HOMEOWNER

COMPLETED 6 LIMITED REPAIRS THROUGH THE PAINT YOUNGSTOWN PROGRAM

CATALYZED 3 PRIVATE HOME REPAIRS THROUGH AGGRESSIVE CODE ENFORCEMENT

ASSISTED 1 HOMEOWNER IMPROVE LANDSCAPING WITH COMMUNITY VOLUNTEERS



CONDUCTED DOOR-TO-DOOR SURVEYS OF ENTIRE STREET

BEGAN PROCESS OF RECEIVERSHIP ON 1 PROPERTY IN PARTNERSHIP WITH CITY OF YOUNGSTOWN

2 DERELICT PROPERTY OWNERS ADDRESSED MAJOR DEFICIENCIES AS A RESULT OF RECEIVERSHIP LETTERS



HELD 1 COMMUNITY WORKDAY TO CONDUCT MAJOR CLEANUP AND RENOVATION OF A VACANT HOME IN PARTNERSHIP WITH DOMINION

MODEL BLOCKS

7 TOTAL PROPERTIES IMPROVED ON UPLAND AVENUE MODEL BLOCK

ACQUIRED, REHABILITATED AND SOLD
1 VACANT HOME TO A NEW HOMEOWNER
BOARDED, CLEANED, AND SECURED
2 VACANT HOMES AT A
COMMUNITY WORKDAY

COMPLETED 3
LIMITED REPAIRS
THROUGH THE
PAINT YOUNGSTOWN
PROGRAM

CONDUCTED DOOR-TO-DOOR SURVEYS OF ENTIRE STREET



6 TOTAL PROPERTIES IMPROVED ON LANTERMAN AVENUE MODEL BLOCK



1 VACANT LOT IMPROVED ON
BONNIE BRAE THROUGH LOG PROGRAM
ACQUIRED, REHABILITATED, AND SOLD
5 VACANT HOMES TO NEW HOMEOWNERS

MODEL BLOCKS

LEVERAGED PARTNERSHIPS WITH AMERICORPS NCCC, DOMINION, GARDEN DISTRICT NEIGHBORHOOD ASSOCIATION, IDORA NEIGHBORHOOD ASSOCIATION, TABERNACLE EVANGELICAL PRESBYTERIAN CHURCH, TEAM DEPOT, TURNER CONSTRUCTION, UNITED WAY OF YOUNGSTOWN AND THE MAHONING VALLEY, YOUNGSTOWN CHRISTIAN SCHOOL, YOUNGSTOWN METRO CHURCH, AND THE YSU UNIVERSITY SCHOLARS AND HONORS PROGRAM, AMONG OTHERS, TO COMPLETE MAJOR COMMUNITY WORKDAY PROJECTS ACROSS THE CITY.



ENGAGED HUNDREDS OF VOLUNTEERS IN OVER 20 COMMUNITY WORKDAY EVENTS



BEGAN CONSTRUCTION OF A NEW COMMUNITY WORKSHOP FACILITY THAT WILL BE COMPLETE IN EARLY 2014 TO TRAIN NEIGHBORHOOD GROUPS, CONDUCT HOME MAINTENANCE PROGRAMMING, AND TO FACILITATE

A GREATER NUMBER OF COMMUNITY WORKDAYS PER YEAR.

**V O L U N T E E R
W O R K D A Y S**

COMPLETED PROJECTS IN THE CRANDALL PARK, GARDEN DISTRICT, IDORA, INDIAN VILLAGE, NEWPORT, PLEASANT GROVE, AND POWERSTOWN NEIGHBORHOODS



CLEANED UP AND IMPROVED 71 PROPERTIES



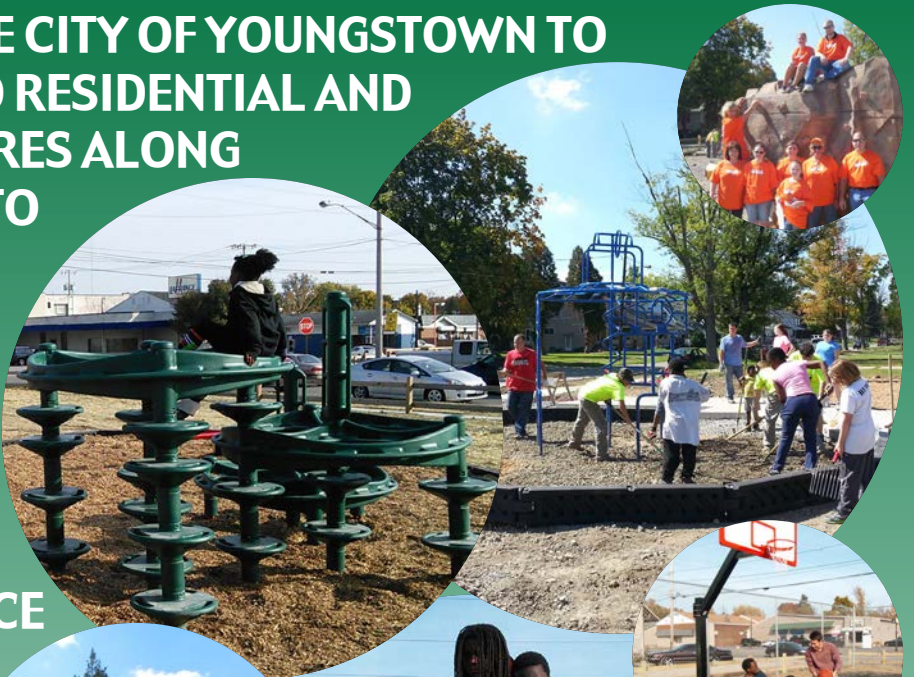
BOARDED AND SECURED 44 PROPERTIES



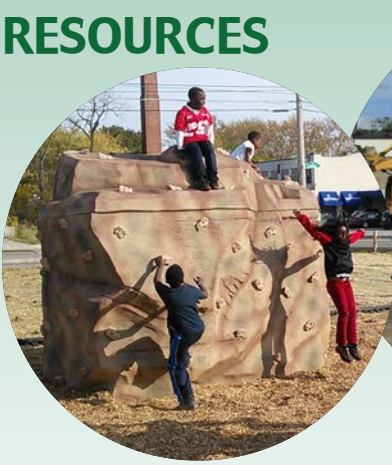
DEMOLISHED 3 GARAGES

V O L U N T E E R W O R K D A Y S

LED AN EFFORT WITH THE CITY OF YOUNGSTOWN TO REDEVELOP 6 BLIGHTED RESIDENTIAL AND COMMERCIAL STRUCTURES ALONG GLENWOOD AVENUE INTO A COMMUNITY PARK, WHICH INCLUDES A PLAYGROUND, PAVILION, CLIMBING EQUIPMENT, BASKETBALL COURT, AND PUBLIC GREEN SPACE



CONTRIBUTED \$20,000 TO SUPPORT LAND ASSEMBLY FOR THE PARK, AMONG TECHNICAL AND OTHER RESOURCES



ASSISTED WITH THE PLANNING, DESIGN, AND CONSTRUCTION OF THE NEW PARK FACILITY IN PARTNERSHIP WITH THE COMMUNITY

GLENWOOD COMMUNITY PARK

PARTNERED WITH YOUNGSTOWN WARREN REGIONAL CHAMBER AND TRUMBULL COUNTY PLANNING COMMISSION ON PROJECT RAISED \$150,000 FROM 13 COMMUNITY PARTNERS TO SUPPORT PLAN DEVELOPMENT ENGAGED NEARLY 300 COMMUNITY MEMBERS IN THE PLANNING PROCESS COMMISSIONED NATIONALLY-RENOUNDED INTERFACE STUDIO, LLC TO PRODUCE THE PLAN



HELD 6 PUBLIC MEETINGS TO DISCUSS PRIORITIES AND NEIGHBORHOOD NEEDS, REPRESENTING ALL NEIGHBORHOODS WITHIN THE CORRIDOR



44 BUSINESSES COMPLETED DETAILED SURVEYS AND PROVIDING DETAILED INFORMATION ABOUT FUTURE PLANS AND NEEDS WITHIN THE BUSINESS COMMUNITY

COMPLETED 31 IN-DEPTH INTERVIEWS WITH CORRIDOR STAKEHOLDERS AND BUSINESSES TO LEARN ABOUT PRIORITIES FOR THE CORRIDOR AND FUTURE PLANS

RECEIVED 107 COMMUNITY RESPONSES ON THE US422 COLLABORATIVE MAP INDICATING IDEAS AND INSIGHTS ABOUT THE FUTURE OF THE CORRIDOR

CONDUCTED 5 FOCUS GROUPS ACROSS THE CORRIDOR TO GATHER FEEDBACK ON INITIAL IDEAS AND LEARN ABOUT COMMUNITY PRIORITIES CENTERED ON THE NEIGHBORHOODS, COMMUNITY GREENING AND VACANT LAND REUSE, BUSINESS NEEDS, AND TRANSPORTATION AND INFRASTRUCTURE NEEDS



US422 CORRIDOR REDEVELOPMENT

**EXECUTED A CONTRACT WITH THE CITY OF YOUNGSTOWN TO
PROVIDE NEIGHBORHOOD PLANNING SERVICES
COMPLETED 32 NEIGHBORHOOD INTERVIEWS**



**ANALYZED OVER 80 DATASETS TO
UNDERSTAND NEIGHBORHOOD
CONDITIONS, INCLUDING NEW
SOURCES NEVER BEFORE
COMPILED IN DIGITAL FORM**

**DEVELOPED NEIGHBORHOOD
CONDITIONS REPORT TO BE
COMPLETED IN JANUARY 2014**

**COLLECTED UP-TO-DATE NEIGHBORHOOD
INFORMATION FOR 30+ NEIGHBORHOOD GROUPS**

**PUBLISHED HOUSING ACTION PLANS FOR 7 NEIGHBORHOODS,
INCLUDING THE GARDEN DISTRICT, HANDEL'S, INDIAN VILLAGE,
LINCOLN KNOLLS, POWERSTOWN, AND ROCKY RIDGE**

**REFINED EXISTING HOUSING ACTION PLANS TO BETTER GUIDE
STAKEHOLDERS, CITY OFFICIALS, AND NEIGHBORHOOD GROUPS
TO SET PRIORITIES AND DEVELOP STEPS TO TAKE ACTION**

**COMPLETED A COMPREHENSIVE SURVEY TO IDENTIFY ALL
POSSIBLE UNDERGROUND STORAGE TANK LOCATIONS ALONG
EVERY COMMERCIAL CORRIDOR IN THE CITY OF YOUNGSTOWN
TO HELP A COLLABORATIVE PARTNERSHIP BETWEEN THE CITIES
OF YOUNGSTOWN, CAMPBELL AND STRUTHERS TO APPLY
FOR A COMPETITIVE EPA ASSESSMENT GRANT TO REVITALIZE
BROWNFIELDS ALONG NEIGHBORHOOD CORRIDORS**

**NEIGHBORHOOD
PLANNING**

PRODUCED A THOROUGH GLENWOOD AVENUE INITIAL CONDITIONS REPORT, WHICH EXAMINES HOUSING AND BUILDING CONDITIONS, PROPERTY OWNERSHIP AND TAX INFORMATION SURVEY, TRAFFIC, A PUBLIC INFRASTRUCTURE CONDITIONS SURVEY, AN INFORMATION DATABASE ON EVERY PROPERTY ALONG THE CORRIDOR, AND A DETAILED DEMOGRAPHIC ANALYSIS LOOKING AT CRITICAL POPULATION STATISTICS AND TRENDS. DOOR-TO-DOOR SURVEYS WERE CONDUCTED FOR EVERY OCCUPIED HOME, BUSINESS, AND INSTITUTION ALONG THE CORRIDOR TO GATHER INFORMATION ABOUT CURRENT CHALLENGES AND OPPORTUNITIES.



COLLABORATED ON A DEMOLITION PROCESS IMPROVEMENT REPORT WITH HUD, CITY OF YOUNGSTOWN, AND A CONSULTANT TO PROVIDE DETAILED RECOMMENDATIONS FOR IMPROVING THE CITY'S DEMOLITION PROCESS AND STRATEGY.

ASSISTED YSU CENTER FOR URBAN AND REGIONAL STUDIES AND THE CITY OF YOUNGSTOWN WITH THE CREATION OF A COMPREHENSIVE YOUNGSTOWN PARKS, FACILITIES, OPEN SPACE, AND PROGRAM ANALYSIS, INCLUDING A PROGRAM AND FACILITIES ANALYSIS OF ALL CITY PARKS, A DEMOGRAPHIC AND TRENDS ANALYSIS OF THE SURROUNDING NEIGHBORHOODS, AND AN EQUITY MAPPING AND SERVICE AREA ANALYSIS TO DETERMINE DEMAND; AND RECOMMENDATIONS ON REUSE, REINVESTMENT, AND CLOSURE OF FACILITIES BASED UPON AN OBJECTIVE ANALYSIS OF THE PARK SYSTEM.

NEIGHBORHOOD PLANNING

**ISSUED OVER 60 LETTERS TO DERELICT PROPERTY OWNERS
WARNING THEM TO ADDRESS CODE VIOLATIONS
IN PARTNERSHIP WITH CITY OF YOUNGSTOWN
PROPERTY CODE ENFORCEMENT**

**SUCCESSFULLY FACILITATING THE
COMPLIANCE OF 7 PROPERTIES AS
A RESULT OF THESE LETTERS AND
AGGRESSIVE FOLLOW-UP
WITH DERELICT OWNERS**

**DEVELOPED AN INTERNAL
SYSTEM FOR TRACKING
BLIGHTED PROPERTIES
AND ADDRESSING BLIGHTED
CONDITIONS AT A NEIGHBORHOOD SCALE.**



**DRAFTED A SUCCESSFUL \$94,803
GRANT ON BEHALF OF THE CITY OF YOUNGSTOWN
THROUGH THE OHIO DEPARTMENT OF DEVELOPMENT'S
LOCAL GOVERNMENT INNOVATION FUND TO DEVELOP
AN INTEGRATED CODE ENFORCEMENT AND DEMOLITION
SYSTEM THAT STREAMLINES CODE ENFORCEMENT PROCESSES
USING MOBILE TECHNOLOGY AND CREATES AN INTEGRATED
AND SHARED DATA SYSTEM BETWEEN CITY DEPARTMENTS, THE
YSU CENTER FOR URBAN AND REGIONAL STUDIES, AND YNDC.**



CODE ENFORCEMENT

Consolidated Statement of Financial Position

Year Ended December 31

	Unaudited 2013 Total	2012 Total
Assets		
Cash and cash equivalents	\$ 311,534.08	\$ 414,541.12
Accounts receivable	74,164.62	225,000.00
Other current assets	522,686.77	262,499.61
Fixed assets	960,277.05	179,599.16
Other assets	975,675.66	522,746.53
	<u>2,844,338.18</u>	<u>1,379,386.42</u>

	Unaudited 2013 Total	2012 Total
Liabilities & Equity		
Total liabilities	\$ 1,485,386.26	\$ 669,423.01
Total equity	1,358,951.92	709,963.41
	<u>2,844,338.18</u>	<u>1,379,386.42</u>

Income

	Unaudited 2013 Total	Unaudited 2012 Total
Foundation and Banks	\$ 680,940.42	\$ 940,683.30
Direct Public Support	72,688.05	13,057.76
Govt Grants and Contracts	1,719,433.58	1,882,527.73
Indirect Public Support	0.00	0.00
Investments	609.64	428.21
Other Income	18,605.24	1,282.83
Program Income	371,099.70	222,812.00
Total Revenue	<u>2,863,376.63</u>	<u>3,060,791.83</u>

Year Ended December 31

Consolidated Statement of Financial Income and Expenses

Expenses

	Unaudited 2013 Total	Unaudited 2012 Total
Payroll	\$ 190,667.26	194,980.79
Payroll Expenses	28,368.42	28,564.25
Facilities and Equipment	29,378.28	39,011.71
Operations	29,889.17	32,575.79
Insurance and Benefits	28,130.08	13,664.87
Meetings	5,486.50	7,747.21
Contract Services	37,011.54	39,858.14
Conferences and Seminars	6,961.45	12,523.65
Program Expense	2,036,880.69	2,331,851.49
Total Expenses	<u>2,392,966.39</u>	<u>2,700,777.90</u>
Net Income	<u>472,870.24</u>	<u>360,013.93</u>

Other Financial Information

2013 Outstanding Grant and Contract Commitments

\$ 1,795,804.65

All dollar figures are in US dollars

FINANCIAL STATEMENTS



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

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