



Youngstown Neighborhood Development Corporation

Performance Report
July - September 2021





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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
- Christ Church Presbyterian
- Denise DeBartolo York
- Direction Home
- Eastgate Regional Council of Governments
- Elliot and Christine Legow
- Farmers National Bank
- FHLB of Cincinnati Carol M. Peterson Housing Fund
- FHLB Pittsburgh AHP
- Fibus Family Foundation
- Finance Fund

- First National Bank Community Foundation
- First Energy Foundation
- Florence Simon Beecher Foundation
- Francis and Margaret Krygowski
- Frances Schermer Charitable Trust
- Frank and Pearl Gelbman Foundation
- Gus Schumacher Nutrition Incentive Program COVID Relief and Response program
- HUD Comprehensive Housing Counseling Grant
- Huntington National Bank
- J. Ford Crandall Memorial Foundation
- John and Doris Andrews Memorial Fund
- John D. Finnegan Foundation
- John F. and Loretta Hynes Foundation
- Key Bank Foundation
- Mahoning County Commissioners Corporation
- Mahoning County Land Reutilization Corporation
- Mahoning County Lead Hazard and Healthy Homes
- 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
- Seven Seventeen Credit Union
- TCF Bank
- The Huntington Foundation
- 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
- US Department of Agriculture
- USDA GusNIPCR
- 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

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**
Stacy 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**
Joseph Jadue, **Property Survey Intern**

New Team Members



Lindsay Valentin is the Housing Program Assistant for the Youngstown Neighborhood Development Corporation. Under the supervision of the Operations Assistant, Lindsay manages housing program administrative tasks, including phone calls, document preparation, filing, ordering, scheduling, and reporting.



Juan Tejada Tavera is a Grass Cutting and Clean Up Team Member for the Youngstown Neighborhood Development Corporation. Under the direction of the Neighborhood Stabilization Director, Juan collaborates with a team of professional and labor staff in the implementation of large scale grass cutting and clean up of vacant homes, boarding of vacant housing, vacant lot management, basic construction, and other field and maintenance projects to improve the quality of life in strategic Youngstown neighborhoods.



Jasen Pekalla is a Grass Cutting and Clean Up Team Member for the Youngstown Neighborhood Development Corporation. Under the direction of the Neighborhood Stabilization Director, Jasen collaborates with a team of professional and labor staff in the implementation of large scale grass cutting and clean up of vacant homes, boarding of vacant housing, vacant lot management, basic construction, and other field and maintenance projects to improve the quality of life in strategic Youngstown neighborhoods.



Patricia Stokes is a Neighborhood Steward for the Youngstown Neighborhood Development Corporation. Under the supervision of the Neighborhood Stabilization Director, Patricia collaborates with the YNDC team to mobilize residents and stakeholders to take collective action to improve citywide housing quality and neighborhood conditions and help to develop neighborhood leaders.

Revitalization Review

155

Housing Counseling
Clients

6

Units Rehabilitated

192

Owner-Occupied
Home Repairs

35

Roofs Replaced for
Homeowners

1,212

Cubic Yards of Debris Cleard

2,273

Linear feet of sidewalks
replaced



Publications & Media

- Glory Days of Foster Theater in Youngstown Revisited - The Vindicator
- Theater Project Could Transform Neighborhood - The Vindicator
- YNDC Raises Funds to Restore Foster Marquee - The Business Journal
- Youngstown Builders and Renovators Can Now Temporarily Omit Property Taxes - WKBN
- City Buys Mill Creek Park House for \$1 - The Business Journal
- Want to Help Fund a Facelift for the Foster Theatre Here's how you can Chip in - Mahoning Matters
- YNDC Plans to Fully Restore Youngstown Theater Marquee - WKBN
- City Buys Mill Creek Property - The Vindicator
- Your Morning Matters XXX Auction, Anyone - Mahoning Matters
- Cincinnati, Columbus, Dayton Top List of Best Ohio Cities to Live in - The Columbus Dispatch
- BILE MARKET New Initiative Aims to Deliver Groceries to Youngstown Residents - Mahoning Matters
- New Mobile Market Initiative to Feed Thousands - WFMJ
- Foster Theatre moving on from porno past; auction underway with vintage items - Mahoning Matters
- Vintage items from the Foster Theatre to be Auctioned off - WKBN
- YNDC has High Hopes for new Construction in South Side Neighborhood - WKBN
- YNDC has High Hopes for new Construction in South Side Neighborhood - WYTV
- Those who still owe student loans now have more homebuying power under a new federal rule, Valley experts say - Mahoning Matters
- Foster Theater Memorabilia up for Bid - The Vindicator
- Business Briefs - The Vindicator
- State Joins Fight against EL's Housing Blight - Morning Journal
- City Board OKs Federal Funds for Greenhouse - The Vindicator
- Youngstown Approves Funds for YNDC Projects - The Business Journal
- CIC Approves Loans for Future Local Businesses - The Review
- Afghans helped us; now we must help them - The Vindicator
- c.1921 Fixer Upper Tudor Revival in Youngstown, OH \$30K - Old Houses under \$50K
- Business briefs - Tribune Chronicle
- Mahoning commissioners deliver ARP funds to agencies for home repairs, summer camp for people with disabilities - Mahoning Matters
- Ohio Community Development Association Gathers Next Week in Youngstown - The Business Journal

New Funding & Awards

YNDC Q3, 2021 GRANT AWARDS

- USDA GusNIPCR, Healthy Eating - \$561,240
- Mahoning County Commissioners, Emergency Repair - \$500,000
- Christ Church Presbyterian, Unrestricted - \$25,000
- Huntington National Bank, Renovation of 2915 Glenwood - \$10,000
- Keybank Foundation, Emergency Repair - \$10,000
- Senator Maurice and Florence Lipscher Charitable Fund, Renovation of 2915 Glenwood - \$5,000



Housing Counseling



47

New Clients
Enrolled in
Housing Counseling

155

Total Housing
Counseling
Clients Served

Owner-Occupied Home Repair



35

Owner-Occupied Roof
Replacement
Projects Complete



12

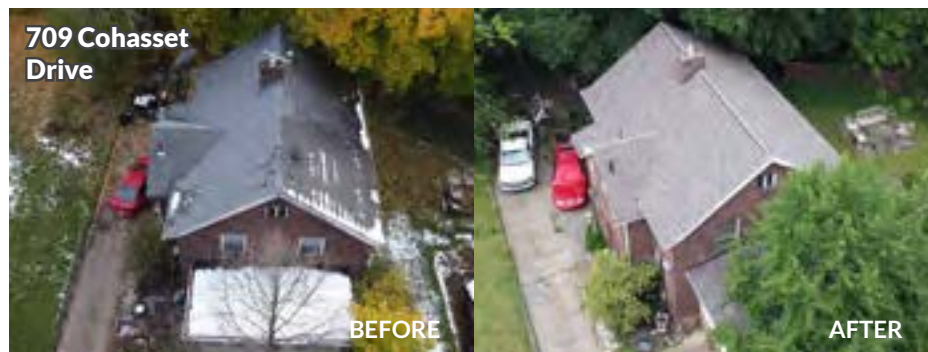
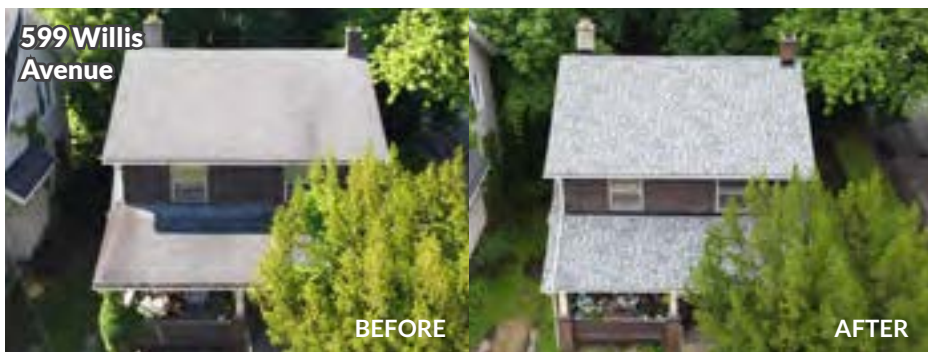
Owner-Occupied
Full Repair
Projects Complete

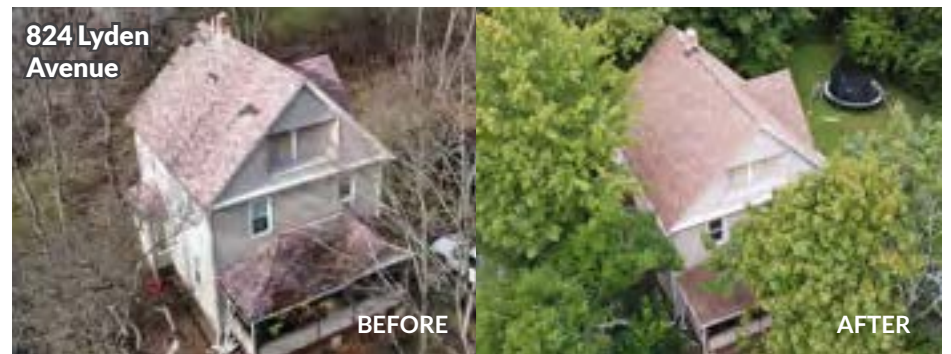
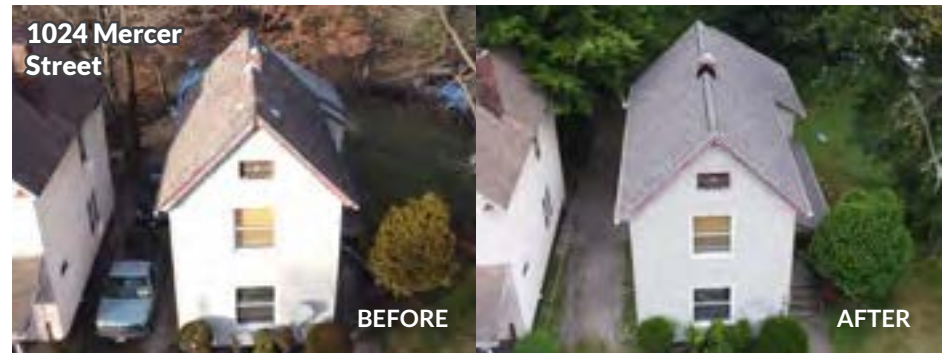


145

Emergency Repair
Projects Completed

Owner-Occupied Home Repair



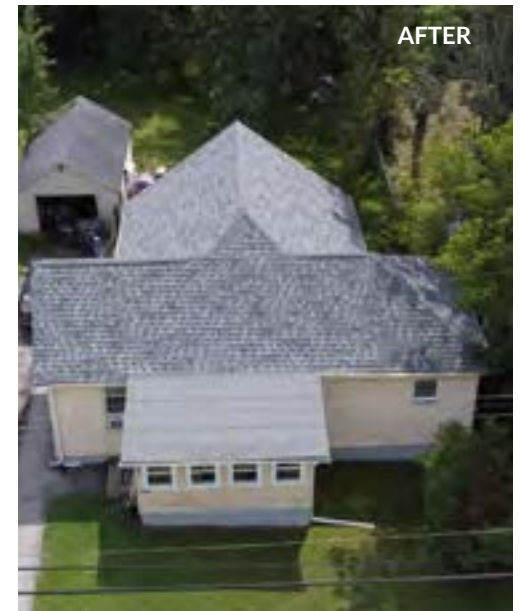


Owner-Occupied Home Repair



OWNER-OCCUPIED REPAIR 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.



Real Estate Development

741 Winona Drive



12

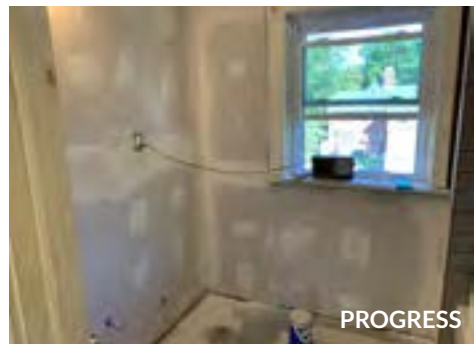
Vacant Units Acquired For Rehabilitation

6

Vacant Units Rehabilitated



968 Winona Drive





2118 Glenwood Avenue



Glenwood Corridor Improvement



RENOVATION OF 2915 GLENWOOD AVENUE PLAZA BEGINS

Renovation of the plaza at 2915 Glenwood Avenue acquired by YNDC in January 2021 is underway. Roof replacement, concrete replacement, masonry repairs, electrical updates, and exterior paint have all begun. YNDC also plans to replace the HVAC systems and glass storefronts, and make plumbing repairs in the coming months. The plaza is approximately 12,000 square feet and was constructed in 1951. When renovation is complete, YNDC will offer the renovated storefronts and restaurant for lease to neighborhood friendly businesses.



Glenwood Corridor Improvement



EXCAVATION OF FOSTER LOTS

YNDC is in the process of cleaning up and greening 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. Excavation, clearance, and grading of the lots have been completed. YNDC will remove the remaining rocks from site using a landscape rake and will plant grass within the coming weeks so that the lots can be safely mowed and sustainably maintained. Landscape fencing will also be installed along the perimeter to prevent people from parking vehicles on the lots. This is part of an ongoing effort to Clean Up Glenwood Avenue in and eliminate blight from the corridor.



Glenwood Corridor Improvement



TREE PLANTING

YNDC partnered with the Idora Neighborhood Association, the Ohio Department Natural Resources, The City of Youngstown, and students from the Youngstown State University Sokolov Honors College to plant 16 hearty trees on tree lawns, vacant lots, and at Glenwood Community Park on September 11, 2021. This is part of an initiative by YNDC and its partners to restore the urban tree canopy along and adjacent to Glenwood Avenue. A healthy urban tree canopy offers communities many benefits, including providing shade and cool during the hot summer months, improving mental health and wellbeing, and improving air quality. All trees planted are located on properties that are maintained by YNDC and the City of Youngstown.

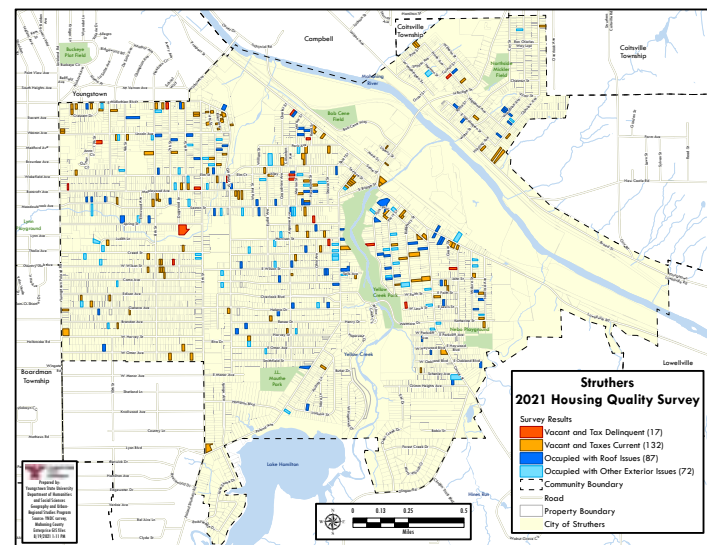
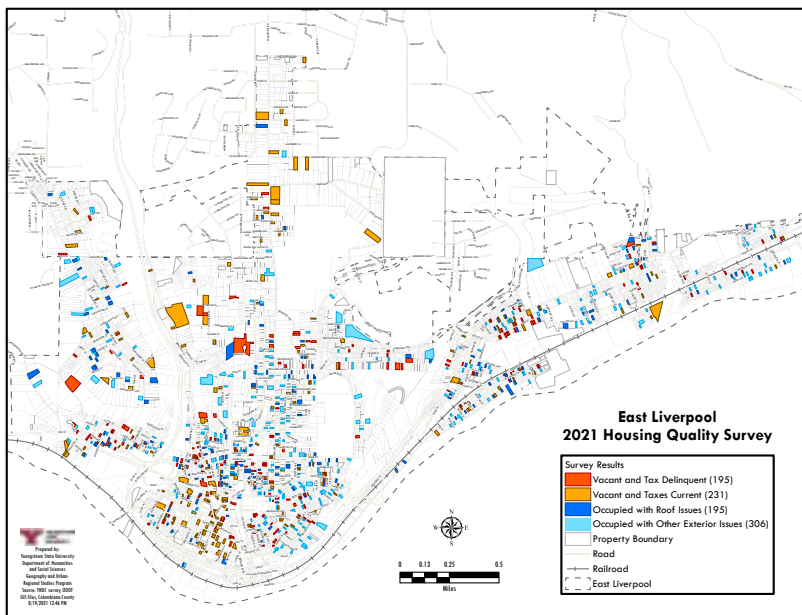
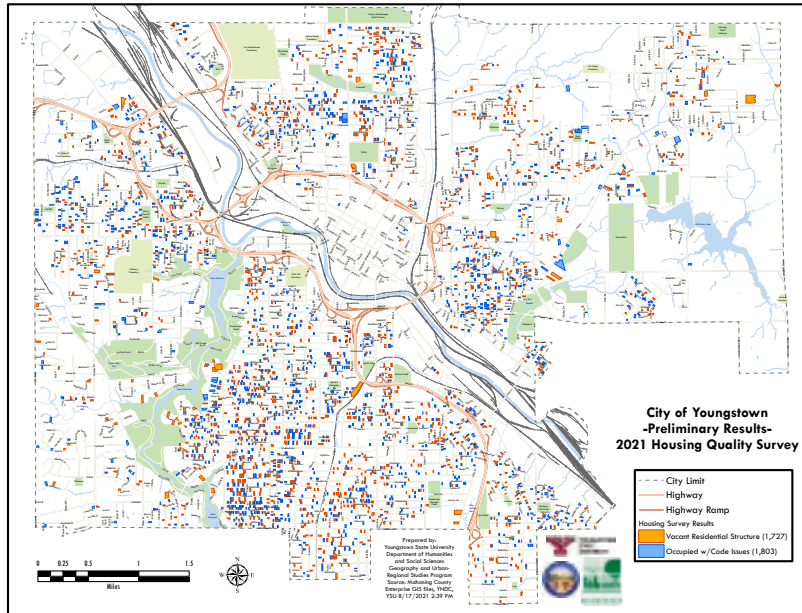
16

Trees Planted

Planning

HOUSING SURVEYS - YOUNGSTOWN, STRUTHERS, EAST LIVERPOOL

Over the summer, YNDC conducted citywide housing condition surveys for the cities of Youngstown, East Liverpool, and Struthers. These surveys sought to identify all vacant homes and all occupied homes with serious exterior issues in order to help inform each city 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 860 properties that remain to be demolished, which the lowest this figure has been in decades. Identifying and demolishing all remaining abandoned properties is one of the first action steps for implementing the Youngstown's Citywide Housing Strategy, which was adopted by Youngstown City Council earlier this year.



Neighborhood Cleanup

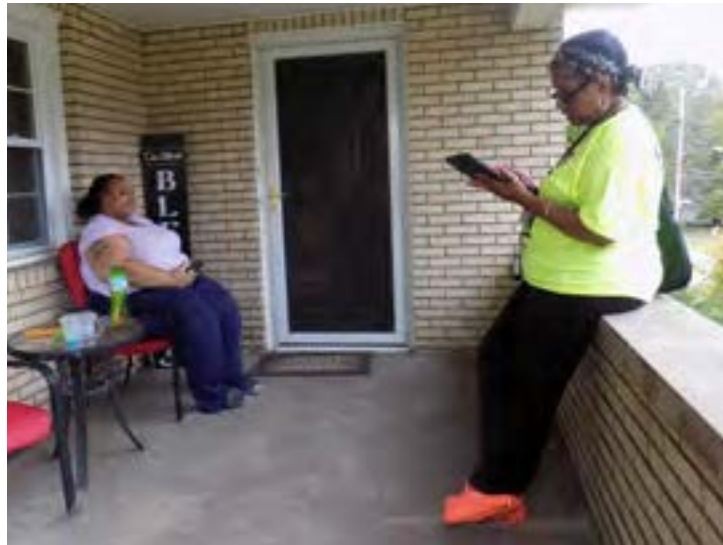


30
Vacant Homes
Cleaned and Boarded

40
Tractor Trailers of
Blight Removed
from Youngstown's
Neighborhoods



Neighborhood Organizing



OVER
230

households canvassed about
neighborhood issues

Healthy Eating



USDA AWARDS \$561,240 GRANT TO YNDC

The Youngstown Neighborhood Development Corporation (YNDC) has been 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.

Financial Statements

STATEMENT OF FINANCIAL POSITION As of September 30, 2021

ASSETS		
	SEP 30, 21	SEP 30, 20
CASH & CASH EQUIVALENTS	\$863,572.84	\$979,868.43
ACCOUNTS RECEIVABLE	\$2,392.31	\$972.19
OTHER CURRENT ASSETS	\$1,601,181.93	\$105,248.77
TOTAL CURRENT ASSETS	\$2,467,147.08	\$1,086,089.39
FIXED ASSETS	\$3,336,010.29	\$3,184,176.03
OTHER ASSETS	\$2,343,592.30	\$1,629,275.05
TOTAL ASSETS	\$8,146,749.67	\$5,899,540.47
LIABILITIES & EQUITY		
TOTAL LIABILITIES	\$3,579,409.55	\$2,213,579.30
TOTAL EQUITY	\$4,567,340.12	\$3,685,961.17
TOTAL LIABILITIES & EQUITY	\$8,146,749.67	\$5,899,540.47

UNEARNED GRANT RECEIVABLES - \$4,809,777.53

Financial Statements

STATEMENT OF FINANCIAL INCOME & EXPENSE January 1 – September 30, 2021

INCOME		
	JAN - SEP 21	JAN - SEP 20
FOUNDATION AND BANKS	\$377,661.38	\$553,002.54
DIRECT PUBLIC SUPPORT	\$36,428.76	\$43,496.07
GOVERNMENT GRANTS & CONTRACTS	\$2,447,447.61	\$1,946,537.19
INVESTMENTS	\$2,967.81	\$4,548.99
OTHER INCOME	\$33,211.22	\$61,013.80
PROGRAM INCOME	\$664,083.68	\$697,295.67
TOTAL INCOME	\$3,561,800.46	\$3,305,894.26
EXPENSES		
PAYROLL	\$121,723.29	\$115,508.75
PAYROLL EXPENSES	\$8,500.28	\$7,623.14
FACILITIES & EQUIPMENT	\$4,753.57	\$10,762.19
OPERATIONS	\$49,901.45	\$56,073.53
INSURANCE & BENEFITS	\$58,919.87	\$56,488.79
MEETINGS	\$633.29	\$263.58
CONTRACT SERVICES	\$41,462.68	\$39,894.66
CONFERENCES & SEMINARS	\$0	\$217.15
PROGRAM EXPENSE	\$2,325,579.76	\$2,497,629.10
TOTAL EXPENSES	\$2,611,474.19	\$2,784,460.89
NET INCOME	\$950,326.27	\$521,433.37



www.yndc.org | 330.480.0423

820 Canfield Road, Youngstown, Ohio 44511

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