<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funders</td>
<td>4</td>
</tr>
<tr>
<td>Team Members</td>
<td>5</td>
</tr>
<tr>
<td>Revitalization Review</td>
<td>6</td>
</tr>
<tr>
<td>Publications &amp; Media</td>
<td>8</td>
</tr>
<tr>
<td>New Funding &amp; Awards</td>
<td>9</td>
</tr>
<tr>
<td>New Team Members</td>
<td>10</td>
</tr>
<tr>
<td>Neighborhood Organizing</td>
<td>11</td>
</tr>
<tr>
<td>Owner Occupied Home Repair</td>
<td>12</td>
</tr>
<tr>
<td>Acquisition &amp; Rehabilitation</td>
<td>15</td>
</tr>
<tr>
<td>Homeownership</td>
<td>23</td>
</tr>
<tr>
<td>Neighborhood Stabilization</td>
<td>25</td>
</tr>
<tr>
<td>Healthy Eating</td>
<td>26</td>
</tr>
<tr>
<td>Economic Impact</td>
<td>27</td>
</tr>
<tr>
<td>Financial Statements</td>
<td>28</td>
</tr>
</tbody>
</table>
Funders

CORE FUNDERS:

The Raymond John Wean Foundation
City of Youngstown

PROGRAM INVESTORS:

AmeriCorps National Civilian Community Corps
Bernard and Elaine Soss Family Charitable Trust
Centers for Disease Control, Youth Violence Prevention
Chemical Bank
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
Direction Home
Fair Food Network
Farmers National Bank
FHLB Cincinnati Corporation
FHLB Pittsburgh AHP
Fibus Family Foundation
Finance Fund
First Energy Foundation
First National Bank Community Foundation
Florence Simon Beecher Foundation
Frances Schermer Charitable Trust
Frank and Pearl Gelbman Foundation
Home Depot Foundation
Home Savings Charitable Foundation
HUD Comprehensive Housing Counseling Grant
J. Ford Crandall Memorial Foundation
John and Denise York Foundation
John and Doris Andrews Memorial Fund
John D. Finnegan Foundation
John F. and Loretta Hynes Foundation

Mahoning County Land Reutilization Corporation
Mahoning County Lead Hazard and Healthy Homes
Mercy Health Foundation
Ohio Housing Finance Agency
Ohio Housing Trust Fund
PNC Foundation
Pollock Company Foundation
Pollock Personal Foundation
Robert H. Reakirt Foundation
Ruth Beecher Charitable Trust
Schwebel Family Foundation
Seidel Foundation
Senator Maurice and Florence Lipscher Charitable Fund
The Huntington Foundation
The Youngstown Foundation
Thomases Family Endowment of the Youngstown Area Jewish Federation
United Way of Youngstown and the Mahoning Valley
US Department of Agriculture Food Insecurity Nutrition Incentive Grant
Walter and Caroline Watson Foundation
Ward Beecher Foundation
Wells Fargo Housing Foundation
Western Reserve Health Foundation
William Swanston Charitable Fund
Youngstown State University
BOARD OF DIRECTORS:

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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 Iffill, Office Manager
Jennifer Evans, Operations Assistant
Leah Ifft, Housing Client Manager
Taree Avery, Housing Program Assistant
Traig Traylor, Marketing Assistant
Art Carter, Construction Team Member
Rick Keller, 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
James Boatwright, Grass Cutting & Clean Up Team Member
Dontae Madison, Grass Cutting & Clean Up Team Member
Juan Morales, Grass Cutting & Clean Up Team Member
Linda Stouffer, Housekeeping Team Member
Revitalization Review

Cubic Yards of Debris Cleared

Vacant Houses Boarded

Tires Removed

1,280

98

166
Vacant Units Rehabilitated
New Housing Counseling Clients
Homeowners Created
Owner-Occupied Repairs
Thank you to all our funders for their generous contributions to the revitalization of Youngstown's neighborhoods!
New Team Members

James Boatwright is a Grass Cutting and Clean Up Team Member for the Youngstown Neighborhood Development Corporation. Under the direction of the Neighborhood Stabilization Director, James 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.

TaRee Avery is the Housing Program Assistant for The Youngstown Neighborhood Development Corporation. Under the supervision of the Housing Director, TaRee collaborates with a team of professional staff to manage all administrative tasks related to Housing Programming, including phone calls, processing applications, data entry, document preparation, filing, scheduling, and reporting.
Youngstown Housing Task Force Meets to Discuss Next Steps

On Tuesday, March 10, the Youngstown Housing Task Force met to discuss the next steps the group will take to address housing quality issues affecting Youngstown’s neighborhoods. The group reviewed an analysis of problem landlords prepared by Neighborhood Planner Tom Hetrick to begin planning next steps in its Landlord Accountability campaign, and reviewed progress toward addressing neglect in Youngstown’s group homes and proposed policy changes as part of its Quality Group Homes campaign. Additionally, the Task Force voted to take a stand against new rule changes regarding the Community Reinvestment Act that would allow banks to legally redline neighborhoods and to ask our public officials to do the same. The Task Force will also send letters to U.S. Senators Brown and Portman encouraging them to support a bill that would add protections against the use of predatory land contracts in neighborhoods across the country.

YNDC, City of Youngstown, and YSU CURS Release Citywide Housing Needs Assessment

On Tuesday, April 28, the City of Youngstown, Youngstown State University Center for Urban and Regional Studies, and YNDC completed a citywide housing needs assessment. The study was completed by Bowen National Research and provides detailed information on the state of housing in the City of Youngstown to include housing quality, housing supply, and gap analysis. The study also included a resident survey completed by more than 1,500 participants. The housing needs assessment and resident survey are being used to inform the development a citywide housing strategy to improve housing quality for all Youngstown residents.
### Owner-Occupied Home Repair

**LIMITED REPAIR PROJECTS COMPLETED:**

<table>
<thead>
<tr>
<th>Before</th>
<th>After</th>
</tr>
</thead>
<tbody>
<tr>
<td>33 N. Truesdale</td>
<td>275 Potomac</td>
</tr>
<tr>
<td>136 Byron</td>
<td>369 Emerson</td>
</tr>
<tr>
<td>143 W. Boston</td>
<td>478 Fairgreen</td>
</tr>
</tbody>
</table>

**FULL REHABILITATION PROJECTS COMPLETED:**

<table>
<thead>
<tr>
<th>Before</th>
<th>After</th>
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</thead>
<tbody>
<tr>
<td>55 E. Chalmers</td>
<td>230 E. Boston</td>
</tr>
<tr>
<td>60 Eliot</td>
<td>304 Emery</td>
</tr>
<tr>
<td>104 Lincoln Park</td>
<td>342 W. LaClede</td>
</tr>
<tr>
<td>135 W Myrtle</td>
<td>358 Kenmore</td>
</tr>
<tr>
<td>228 Carroll</td>
<td>730 Oxford</td>
</tr>
</tbody>
</table>

**EMERGENCY REPAIRS: 70**
COMPLETED

907 Bonnie Brae - RENTED
932 Bonnie Brae - RENTED
948/950 Canfield - RENTED
984 Bears Den - SOLD
1565 Medford - SOLD
1730 Glenwood - RENTED
2215 Volney - RENTED
3231 Neosho - RENTED
3536 Arden - SOLD
3608 Risher - SOLD

ACQUISITION

726 Lake
740 Lake
911 Canfield
924 Bonnie Brae
932 Bonnie Brae
984 Bears Den
1565 Medford
1945 Glenwood
2315 Volney
3231 Neosho
3512 Shirley

IN PROGRESS

924 Bonnie Brae
911 Canfield
1810 Volney
1945 Glenwood
3512 Shirley

Acquisition & Rehabilitation
YNDC Launches Campaign to Revitalize 1810 Volney Road

1810 Volney Road was donated to YNDC in late 2019. The historic home at 1810 Volney was built by Emery McKelvey in 1927 and was later used for decades as a Carmelite monastery and worship center led by Father Richard Madden, an organizer and spiritual leader who fought to keep the monastery open for the people of Youngstown during a time of great social and economic hardship following the collapse of the local steel industry.

YNDC plans to improve parking and outdoor meeting space, upgrade mechanical systems, and restore the first floor of the property for use as a Neighborhood Action Center to conduct public and group meetings to organize residents to address systemic neighborhood problems and improve our neighborhoods. The renovation will allow for the continued use of the facility as a civic center and preserve the landmark property as a neighborhood asset for generations to come.

YNDC Reaches Goal for 1810 Volney Road Individual Campaign

As of June, 30, 2020 more than 230 people have made individual donations totaling more than $26,000 to the campaign to renovate 1810 Volney Road as a neighborhood action center and to provide quality housing. The exterior clean up of the property has begun and full renovation of the property will begin in July and be completed in the fall of 2020.
YNDC Acquires and Begins Clean Up of 1945 Glenwood Avenue

YNDC acquired the 4,500 square foot building at 1945 Glenwood Avenue and begun clean up. The building is located adjacent to the Youngstown Playhouse and is covered on two sides by murals. This project is part of an ongoing effort to clean up Glenwood Avenue and a broader development project that will include new housing in the future. The building will be available for rent once the clean up is complete.
The Mahoning County Land Bank and Youngstown Neighborhood Development Corporation are working together to sell a newly renovated West Side commercial building that had sat vacant for more than a decade.

The recent listing of the 2,240-square-foot structure at 984 Bears Den Road for sale marks another milestone in the partnership of the two agencies to restore and revive vacant, abandoned properties.

“This is a major step in our partnership with YNDC,” said Debora Flora, Land Bank executive director. “The process is much like our work with residential properties -- we’re taking a non-marketable and abandoned property, finding out what we need to do to bring it back to life and restoring it as a marketable property with a clean title – but in this case, we’re helping to bring employment, too. And we so badly need that here so that excites me all the more.”

The Land Bank acquired the building after it was foreclosed on for non-payment of real estate taxes. YNDC acquired the building earlier this year from the Land Bank and recently completed renovations, including the installation of a new roof, two new furnaces and a staircase leading to an upper storage loft. It also restored utilities, overhead doors, electrical work and more.

The building features two small offices, a bathroom, a heated garage with four overhead doors and a fenced in backyard.

It formerly housed a company that makes aluminum products for the construction industry, as well as an automotive repair shop.

“We’re excited to see what we can continue to do with commercial revitalization by joining forces with community partners like YNDC,” said Debora.
Homeownership

New Clients Enrolled in Housing Counseling

Homes Purchased by Housing Counseling Clients

Total Housing Counseling Clients Served

67 9 131
Homeowner Spotlight: February 2020

Kyle and Kimberly were both born and raised in Youngstown and wanted to stay local. They had been house hunting for a very long time before they came across the listing for YNDC’s new construction at 4329 Helena Avenue. They instantly fell in love with the home - the space that their home provides, that it was move-in ready, and the Handel’s Neighborhood where it is located. Every aspect of this home was exactly what they were looking for. They are both first time home buyers and this experience has changed their lives a lot. The increased responsibility of owning a home and caring for a larger space has been an exciting new challenge for the couple. Through housing counseling, the homeowners were set up for success and they highly recommend YNDC’s HUD-Approved Housing Counseling program for anyone in the homebuying process, especially for those who are first time home buyers. Congratulations, Kyle and Kimberly! Thank you both for your investment in Youngstown’s neighborhoods and best wishes in your new home!

Mortgage Assistance Program

In response to the economic impact of the COVID-19 pandemic, YNDC is providing mortgage payment assistance to eligible Youngstown residents who lost employment income on or after March 14, 2020 as a result of the COVID-19 outbreak.
AmeriCorps NCCC Cedar 1 Team Arrives in Youngstown to Complete Neighborhood Clean Up Projects

On Tuesday, March 10, AmeriCorps National Civilian Community Corps (NCCC) team Cedar 1 arrived in Youngstown to complete neighborhood improvement projects with YNDC, the City of Youngstown, and other partners.

The team is composed of Team Leader Joshua Scherrer, Rachel Richey, Wyatt Mcclellan, Daphne Lynd, Meadow Wheaton, Tony Bransky, Ashley Cosgrove, Abby Cummings, Christian Hoffman, and Lashawn Cox. The team closed up and secured vacant properties. Their time in Youngstown was decreased due to the COVID-19 Pandemic.
Produce Perks SNAP Double Up Expands to Four Save-A-Lot Grocery Stores

The Produce Perks SNAP Double Up program has expanded to four Save-A-Lot grocery stores -- South Avenue, Lincoln Knolls, Gypsy Lane, and Warren. The Produce Perks SNAP Double Up program provides up to $10 per day in fresh fruits and vegetables to SNAP/EBT recipients who make an equivalent purchase of fresh produce using their SNAP/EBT benefits. The program is available at the following locations: Cornersburg Sparkle, South Avenue Sparkle, Struthers IGA, South Avenue Save a Lot, Lincoln Knolls Save a Lot, Gypsy Lane Save a Lot, Niles Sparkle, Warren Sparkle, and Warren Save a Lot.
YNDC’s 10-Year Economic Impact Calculated at Over $61,000,000

Using economic impact multipliers from the National Association of Home Builders and other sources, YNDC calculated the cumulative 10-year impact of its neighborhood revitalization work, valued over $61,000,000, supporting and creating at least 64 jobs each year.
### UNAUDITED STATEMENT OF FINANCIAL POSITION
January 1 - June 30, 2020

<table>
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<th>ASSETS</th>
<th>6/30/2020 TOTAL</th>
<th>6/30/2019 TOTAL</th>
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<td>CASH &amp; CASH EQUIVALENTS</td>
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<td>$853,547.24</td>
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<td>ACCOUNTS RECEIVABLE</td>
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<td><strong>$6,014,315.14</strong></td>
<td><strong>$5,041,557.48</strong></td>
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<td>$1,862,049.97</td>
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<td>TOTAL EQUITY</td>
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<td>$3,179,507.51</td>
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<td><strong>TOTAL LIABILITIES &amp; EQUITY</strong></td>
<td><strong>$6,014,315.14</strong></td>
<td><strong>$5,041,557.48</strong></td>
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*3/31/19 Unearned Grants Receivable - $3,467,967.80

### UNAUDITED STATEMENT OF FINANCIAL INCOME & EXPENSES
January 1 - June 30, 2020

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<td><strong>$1,716,195.60</strong></td>
<td><strong>$1,196,374.54</strong></td>
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</table>

**NET INCOME**                   | $601,790.16   | $576,053.67   |