

# Youngstown Neighborhood Development Corporation Annual Report 2022



# REVITALIZE 2022



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# Funders

## CORE FUNDERS

The Raymond John Wean Foundation  
City of Youngstown

## PROGRAM INVESTORS

Aimee and Lulu Seidel Foundation

Bernard and Elaine Soss Family Charitable Trust

CareSource

Citizens Bank

City of Youngstown, American Rescue Plan

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

Denise Debartolo York

Direction Home

Dominion Foundation

Eastgate Regional Council of Governments

Farmers National Bank

Federal Home Loan Bank of Cincinnati Affordable Housing Program

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 of Ohio

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

Mark Fusillo

Meisel & Pesses Family Foundation

Mercy Health Foundation

Ohio Housing Trust Fund

PNC Foundation

Pollock Company Foundation

Pollock Personal Foundation

Premier Bank

Produce Perks Midwest

Robert H. Reakirt Foundation

Ruth Beecher Charitable Trust

Schwebel Family Foundation

Senator Maurice and Florence Lipscher Charitable Fund

Seven Seventeen Credit Union

The William M. Neckerman, Jr. Charitable Foundation

The Youngstown Foundation

Thomases Family Endowment of the Youngstown Area Jewish Federation

United Way of Youngstown and the Mahoning Valley

USDA Gus Schumacher Nutrition Incentive Program COVID Relief and Response Program

USDA Rural Housing Preservation Grant

USDA Food Insecurity Nutrition Incentive

U.S. Department of Housing and Urban Development

W. and H. Bender Memorial Fund

Walter and Caroline 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  
Ms. Debbi Grinstein, Treasurer  
Ms. Mary Danus, Secretary  
Mr. Julius Bennett  
Ms. Rosetta Carter  
Mr. Lee Fields  
Mr. Steve Avery  
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  
Alex Viglio, Housing Counselor  
Sara Tkac, Marketing Assistant  
Traig Traylor, Marketing Assistant  
Jeff Kramer, 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  
Juan Tejada-Tavera, Grass Cutting & Clean Up Team Member  
Earnest Croom, Grass Cutting & Clean Up Team Member  
Alex Wagner, Grass Cutting & Clean Up Team Member  
Patricia Stokes, Neighborhood Steward  
Anika Jacobs-Green, Glenwood Fresh Market Associate  
Henrietta Lewis, Glenwood Fresh Market Associate

# Revitalization Review

Housing  
Counseling  
Clients

173

Roof  
Replacements

154

Linear Feet  
of Sidewalk  
Replaced

80

Vacant  
Housing Units  
Rehabilitated

21

Cubic Yards of  
Debris Cleared

1931

Owner-Occupied  
Home Rehabilitations

5

Emergency  
Repairs

98

Homeowners  
Created

17

# Media & Awards

## Historic Preservation Award from Mahoning Valley Historical Society for the Renovation of 2118 Glenwood Avenue

On Tuesday, June 21, YNDC was awarded a Community Revitalization Award from the Mahoning Valley Historical Society as part of their annual Historic Preservation Awards. The award was presented to YNDC for the renovation of 2118 Glenwood Avenue, a historic home constructed in 1925 of field stone. YNDC partner Glenwood Grounds was also presented with an award for the renovation of 2906 Glenwood Avenue. The mixed use building, also constructed in 1925, was renovated by volunteers and is now a cafe.



## YNDC Recognized by WRTA Holiday Lights Campaign

YNDC was recognized at the WRTA Holiday Lights Kick-Off event as one of 12 local organizations that “Light Up the Valley” all year long and will be featured in the 2022 WRTA Holiday Lights Campaign. Other organizations selected include Yellow Brick Place, Youngstown Blue Coats, Glenwood Grounds, The Bummer Fund, National Alliance on Mental Illness of the Mahoning Valley, Cadence Care Network, Gateways to Better Living, Jewish Family and Community Services, Alta Care Group, YoFresh Foods, and Boys and Girls Club of Youngstown. Thank you to WRTA and the 2022 Holiday Lights selection committee for this honor.



## YNDC Receives CDC of the Year Award from the Ohio Community Development Corporation Association

YNDC was selected as the CDC of the Year in the State of Ohio by the Ohio Community Development Corporation Association (OCDCA). YNDC received the award at OCDCA's Annual Conference on September 30 in Cincinnati, Ohio. The award is given to the most impactful CDC for the previous one year period. This is the second time YNDC has received the award. The Ohio CDC Association is a statewide membership organization, composed of more than 300 members, that fosters vibrant neighborhoods and improves the quality of life in all communities through advocacy and capacity building of its member agencies.



# Housing Counseling

173

NEW CLIENTS  
ENROLLED IN  
HOUSING  
COUNSELING



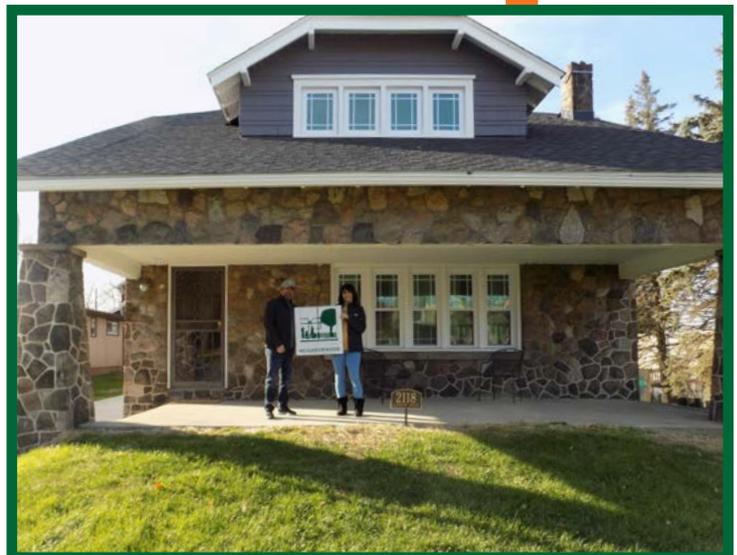
259

TOTAL  
HOUSING  
COUNSELING  
CLIENTS SERVED



13

HOMES  
PURCHASED  
BY HOUSING  
COUNSELING  
CLIENTS



# Housing Counseling Spotlight

Wayne had been house hunting for the perfect home for some time and almost gave up until he came across one of YNDC's listings. Wayne instantly knew this was his home - the ample space, that it was move-in ready, and that his home can now be a place for extended family to get together. Every aspect of this home was exactly what he was looking for. This was Wayne's first experience with buying a home buyer and it has been life-changing. Through YNDC's housing counseling, Wayne learned budgeting fundamentals and the importance of credit monitoring, and he highly recommends YNDC's HUD-Approved Housing Counseling program for anyone in the home buying process, especially for those who are first time home buyers. "When I walked into this house, I knew it was home. It just instantly felt like this is where I belonged all along and that my search was really over. I was so impressed by the quality of work and just the overall vibe in the house," Wayne said.



Alyda was looking for a home on Youngstown's south side and was ecstatic when she came across one of YNDC's listings. Alyda immediately fell in love with the home when she saw the arched purple door. She also loved the ample space, she appreciated the workmanship of the YNDC team, and she was thrilled she could now be closer to her family. Alyda was a first time home buyer and this experience has changed her life in so many ways. Through housing counseling, Alyda was set up for success. She learned about the importance of budgeting and the overall home-buying process. She would recommend YNDC's HUD-Approved Housing Counseling program for anyone new to the home buying process, especially for first-time home buyers. "This experience has impacted my life because now, since it is my own, I want to stay organized and on top of everything - cleanliness and making sure everything is perfect. I love it. YNDC has helped me a lot, and I am so grateful for the experience and the help. I'm happy with my new home," Alyda said.

# Real Estate Development



18

VACANT UNITS  
ACQUIRED FOR  
REHABILITATION



21

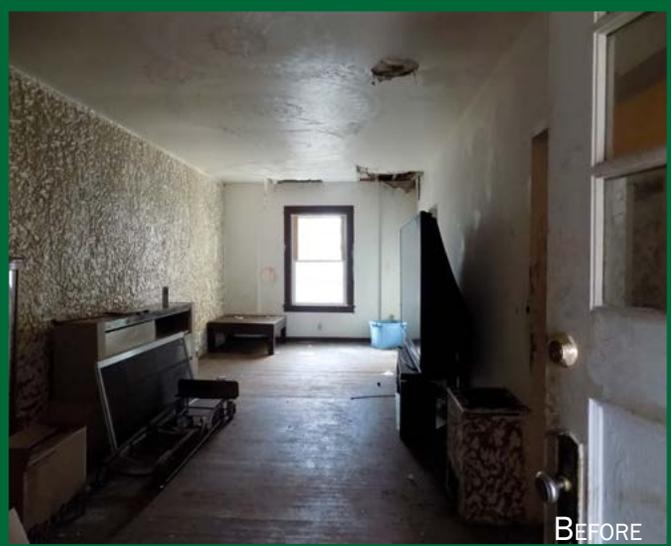
VACANT UNITS  
REHABILITATED



# Real Estate Development



# Real Estate Development



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER

# Real Estate Development

## 900 OLD FURNACE ROAD

YNDC completed the renovation of 900 Old Furnace Road. The home was constructed by Robert and Isabelle Hamilton sometime between 1860 and 1874. The home and property were purchased by Mill Creek MetroParks in the 1890s and used as a YMCA club house and later as the MetroParks superintendent's residence for many years. Prior to YNDC's acquisition, the home had been vacant for approximately twenty years.

This project was made possible through a partnership with Mill Creek MetroParks and the City of Youngstown. The home renovation included: new roof, windows, doors, siding, bathrooms, flooring, kitchen counters, furnace, and many other updates. YNDC also reopened a large section of the original front porch that had been enclosed many years ago. The property was sold to homeowners who are thrilled to be the new caretakers of this piece of Mill Creek Park and Youngstown History.

*"When my husband and I first started dating, we would come to the park all the time and drive by or walk by the house and I always felt so sad for it. I had always hoped someone would come in and take care of it. I wanted to be that person but never thought it would actually happen. We watched the progress all along, and saw what YNDC was doing with this house, and knew we just had to have it. We fell in love with what they were doing, and it's a dream to live here. It's just a dream."*

*~ Colleen, one of the new homeowners*



# Real Estate Development

## 3711 GLENWOOD



# Emergency Repair



# Owner-Occupied Home Repair

5

Owner-Occupied  
Full Rehabilitation  
Projects Completed



154

Roof Replacements

98

Emergency Repair  
Projects Completed



# Owner-Occupied Home Repair

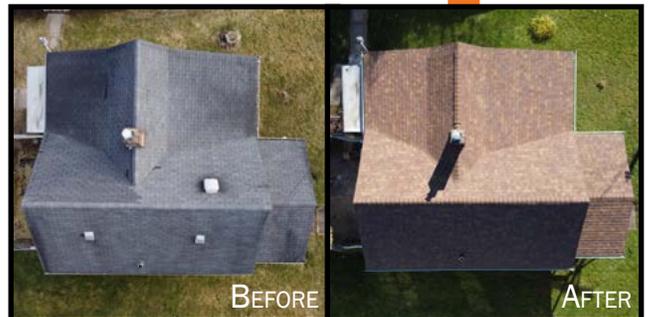
## OWNER-OCCUPIED REPAIR SPOTLIGHT

Wilton was born and raised in his family home, having lived there for over 40 years. His roof was leaking so severely that he had it tarped for the last 10 years. By replacing Wilton's roof, YNDC eliminated the leaks and prevented further damage to his home. "The aesthetics are crazy, like it looks really good. I just know in 30 years it's not going to be messed up. My son could get the house in 30 years after I'm gone or something like that. It's always going to be good," Wilton said.



Keith is a veteran who has lived in his home for over 22 years. Severe roof leaks were causing damage throughout his home. By replacing Keith's roof, YNDC eliminated the leaks and prevented further damage. "My neighbor actually told me about this program, and I managed to go to one of the houses you guys were replacing the roof on and got the number. It helped me out a lot," Keith said.

# Owner-Occupied Home Repair



# Owner-Occupied Home Repair



# Owner-Occupied Home Repair



# Glenwood Corridor Improvements

**Greening of 20 vacant lots and installation of over 1,500 linear feet of split rail fencing.**



**Routine maintenance of more than 420 properties, resulting in more than 7,800 cuts of grass.**



# Glenwood Corridor Improvements

## Twelve Businesses Locate In Greater Glenwood Avenue Corridor in 2022

A total of 12 neighborhood-serving businesses moved into properties owned by YNDC along Glenwood Avenue in 2022.



## 2323 Glenwood Rehab Completed

Renovations to the property have been completed and the building has now been occupied by Dre Dramatics, a barbershop specializing in dreadlocks.



## Glenwood Fresh Market Opens

In April 2022, The Glenwood Fresh Market opened its doors, providing over 2,100 low-income people with over \$260,000 in fresh fruits and vegetables to date; exceeding its 3-year program enrollment objectives.



## Beyond Expectations Barber College Opens at 2246 Glenwood

Beyond Expectations Barber College (BEBC) celebrated its grand opening at 2246 Glenwood Avenue in July of 2022. BEBC is a state licensed full service barber college, with Glenwood Avenue serving as its second location and first within Youngstown city limits. BEBC has graduated over 150 students with an 85 percent graduation rate, a 90 percent licensure rate, and a 100 percent job placement rate.



## 20 Vacant lots cleaned and greened

YNDC cleaned up and greened 20 vacant lots along and adjacent to Glenwood Avenue to improve their appearance and bring them into a good standard of maintenance for the benefit of surrounding residents and business owners.



# Glenwood Corridor Improvements

## 3711 Glenwood Rehabilitated

YNDC acquired and rehabilitated a four-unit apartment building at 3711 Glenwood Avenue. The building sat vacant for nearly 20 years and will now provide four units of quality, affordable housing.



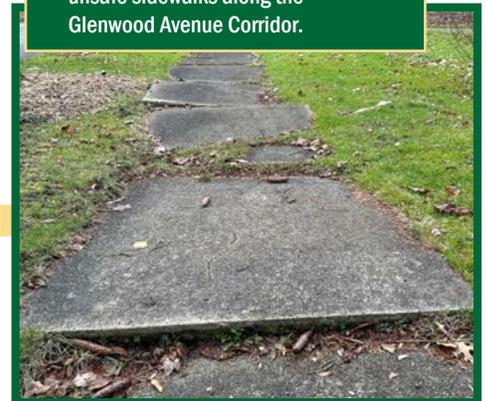
## 3701 Glenwood Rehabilitated

YNDC acquired and renovated 3701 Glenwood, which had previously served as Bob's Barber Shop for many years. The building has been renovated and has now been occupied by Pie Oh My, a local baking business.



## Glenwood Sidewalk Replacement Planned

YNDC is working with the City of Youngstown to replace approximately 3,500 linear feet of broken and unsafe sidewalks along the Glenwood Avenue Corridor.



## 3617 Glenwood Acquired

YNDC acquired the oldest remaining structure on Glenwood Avenue located at 3617 Glenwood Ave. The property was constructed in the 1840s and will be renovated as commercial space.



## Planning Moves Forward for Foster Theater

YNDC is planning for the redevelopment of Foster Theater. The building will be renovated as commercial space and housing.



# Glenwood Corridor Improvements

## GLENWOOD PLAZA RENOVATIONS & RENTAL

2915 Glenwood (Glenwood Plaza)  
Fully Renovated and Occupied

### Inspiring Minds

an evidence-based after school and youth development program.



### The Glenwood Fresh Market

a program operated by YNDC that provides FREE fresh fruits and vegetables to low-income families.



### QuickMed

an urgent and primary care medical facility.



### Savannah Joe's

a restaurant that specializes in soul food and classic American cuisine.



### Protestant Family Service

a social services and case management provider.



Renovations to the Glenwood Plaza were completed in 2022 and the building is now fully occupied with these neighborhood-serving businesses and amenities.



All of these are uses that residents from the surrounding neighborhoods said were a priority to locate along Glenwood Avenue.

# Glenwood Corridor Improvements

## GLENWOOD ACTIVE TRANSPORTATION PLAN COMPLETION IN PROGRESS

YNDC has been working with the City of Youngstown, Boardman Township, Mill Creek MetroParks, and neighborhood residents to develop a plan to make walking, biking, and riding the bus safer along Glenwood Avenue and to better connect the neighborhoods surrounding the corridor to businesses, amenities, and Mill Creek MetroParks. YNDC and the project partners hosted a public meeting and open house for residents to review proposed improvements and provide feedback on the plan draft at the Jaylex Center on Glenwood Avenue in May. Over 75 residents attended and provided input to inform the plan. The plan will guide infrastructure investment along the corridor over the next decade and includes recommendations that prioritize the needs of users who live in the neighborhoods adjacent to Glenwood Avenue. YNDC is currently working with the project partners to finalize the plan and prepare it for public comment and adoption in 2023.

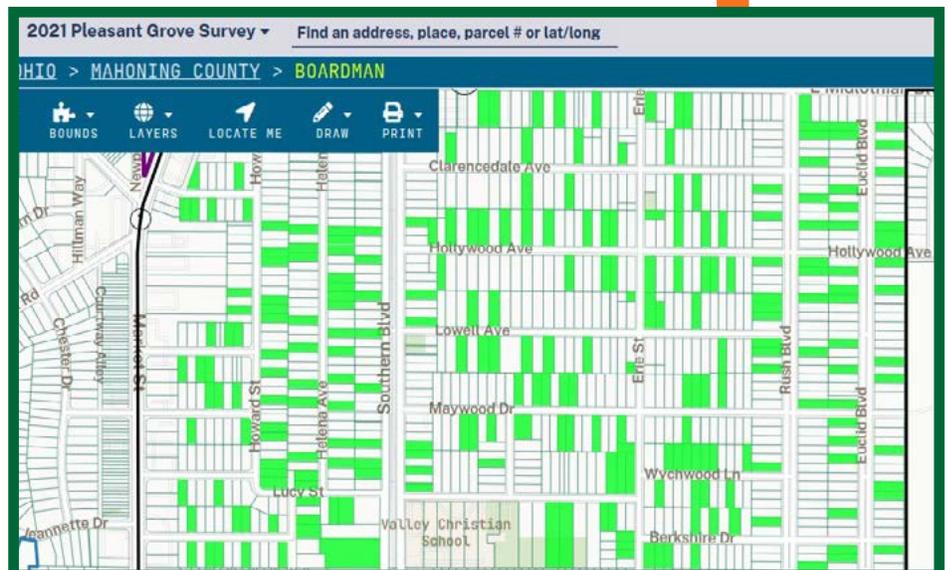


# Neighborhood Organizing

## PLEASANT GROVE AND NEWPORT CANVASSING NEIGHBORHOOD STEWARDS SURVEY IN MULTIPLE NEIGHBORHOODS

In 2022, YNDC's Neighborhood Stewards went door-to-door in multiple neighborhoods on the south side of Youngstown and canvassed over 388 households and business owners as part of multiple neighborhood listening and organizing campaigns. Stewards completed a neighborhood priorities survey in the Pleasant Grove Neighborhood and began the survey in the Newport Neighborhood.

The purpose of these surveys is to determine how residents feel their neighborhood is doing, to determine what residents view as the highest priorities for improving the neighborhood, and to determine if priorities outlined in multiple publicly-adopted Neighborhood Action Plans continue to remain priorities for residents today. The survey also includes basic demographic questions and a few questions about what types of businesses residents want to see (and not see) along their neighborhood corridors including Market Street, Midlothian Avenue, and Glenwood Avenue. These surveys will inform YNDC's ongoing programming and organizing efforts in these neighborhoods. A summary report of the findings from the Pleasant Grove survey will be released early in 2023.



# Neighborhood Cleanup

48

Tractor Trailers of Blight Removed from Youngstown's Neighborhoods



83

Vacant Homes Cleaned and Boarded

7878

Unique Grass Cuts



# Glenwood Fresh Market



The Glenwood Fresh Market is a produce prescription program that provides free fresh fruits and vegetables to households earning less than 200% of the Federal Poverty Guidelines. The program is based on a national model designed to improve the local food system by improving the affordability and consumption of fresh fruits and vegetables, grown and sourced locally, for low-income people. The program evolved from YNDC's ongoing work to improve access and affordability of fresh and healthy food in Youngstown's neighborhoods and represents its best capacities and experience in developing and managing commercial real estate, organizing neighborhoods, planning for neighborhood health, and increasing access and consumption of healthy food. Households enrolled in the program receive \$25 per month in Market "credits" to spend on fresh fruits and vegetables at the Market, where 1 credit equals 1 dollar in produce.

The Market also stocks donated healthy food items from food banks and other sources to supplement the produce to create healthy meals (e.g. dry goods, milk, meat, canned veggies, etc.), which do not count against Market credits.

The Market began pre-enrolling participants in mid-January 2022. Nearly 20 partners, healthcare providers, and social service agencies have provided referrals to the Market. YNDC has worked with Mercy Health to reach out to all participants in the former Mercy Health PRx Program and together, we have reached and enrolled the majority of these participants. The Market conducted a soft opening during the weeks of March 27 and April 3 and officially opened on April 12. In only 8 months of operation, the program has exceeded its 3-year enrollment goal of serving over 2,000 residents by providing fresh fruits and vegetables to over 2,100 residents of Youngstown and the Mahoning Valley to date.

The program has also exceeded its 12-month produce distribution goals by distributing over \$260,000 in fresh fruits and vegetables by the end of the year. In addition to providing fresh fruits and vegetables, the Market also hosts cooking demonstrations, health screenings, and health resource outreach led by Mercy Health. A total of 1,272 Fresh Market participants were involved in 38 activities in 2022.

Critical partners and supporters of the Glenwood Fresh Market include the Mercy Health Foundation of Mahoning Valley, The HealthPath Foundation of Ohio, the United States Department of Agriculture National Institute of Food and Agriculture, The Youngstown Community Food Bank, Western Reserve Health Foundation, William Swanston Charitable Fund, CareSource Foundation, Dominion Foundation, Big Lots Foundation, and Fusillo Catering.

# Glenwood Fresh Market



**MEMBERS**  
**2,111**

**VALUE OF FRESH FRUITS & VEGETABLES DISTRIBUTED**  
**\$258,447**

**PARTICIPANTS IN HEALTHY LIVING ACTIVITIES**  
**1,272**

**UNIQUE VISITS**  
**13,823**



# Financial Statements

## STATEMENT OF FINANCIAL POSITION As of December 31, 2022

<b>Assets</b>	<b>12/31/22</b>	<b>12/31/21</b>
Cash & Cash Equivalents	\$700,697.80	\$863,361.59
Accounts Receivable	\$2,330.03	\$2,367.66
Other Current Assets	\$1,799,461.79	\$1,446,605.77
<b>Total Current Assets</b>	<b>\$2,502,489.62</b>	<b>\$2,312,335.02</b>
Fixed Assets	\$4,680,321.85	\$3,825,931.16
Other Assets	\$368,676.86	\$2,254,949.72
<b>Total Assets</b>	<b>\$7,551,488.33</b>	<b>\$8,393,215.90</b>
<b>Liabilities &amp; Equity</b>		
Total Liabilities	\$1,277,149.95	\$3,016,361.76
Total Equity	\$6,274,338.38	\$5,376,854.14
<b>Total Liabilities &amp; Equity</b>	<b>\$7,551,488.33</b>	<b>\$8,393,215.90</b>

UNEARNED GRANT RECEIVABLES - \$4,359,149

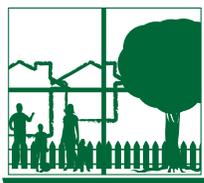
\* This is an unaudited statement.

# Financial Statements

## STATEMENT OF FINANCIAL INCOME & EXPENSE January 1 - December 31, 2022

<b>Income</b>	<b>Jan-Dec 2022</b>	<b>Jan-Dec 2021</b>
Foundation and Banks	\$883,049.00	\$662,395.88
Direct Public Support	\$5,816.24	\$40,230.76
Government Grants & Contracts	\$3,743,072.01	\$4,148,118.66
Investments	\$665.32	\$3,038.71
Other Income	\$53,941.99	\$105,243.38
Program Income	\$1,268,064.00	\$882,188.83
<b>Total Income</b>	<b>\$5,954,608.56</b>	<b>\$5,841,216.22</b>
<b>Expenses</b>		
Payroll	\$217,256.60	\$173,361.42
Payroll Expenses	\$4,475.60	\$9,935.53
Facilities & Equipment	\$15,833.21	\$7,026.04
Operations	\$73,509.63	\$71,784.32
Insurance & Benefits	\$56,402.20	\$73,557.34
Meetings	\$721.94	\$893.66
Contract Services	\$48,081.95	\$57,891.68
Conferences & Seminars	\$2,228.31	(\$65.82)
Program Expense	\$4,465,228.36	\$3,686,860.12
<b>Total Expenses</b>	<b>\$4,883,737.80</b>	<b>\$4,081,375.93</b>
<b>Net Income</b>	<b>\$1,070,870.76</b>	<b>\$1,759,840.29</b>

\* This is an unaudited statement.



YOUNGSTOWN  
**NEIGHBORHOOD**  
DEVELOPMENT CORPORATION

[www.yndc.org](http://www.yndc.org) | 330.480.0423

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 @YtownNDC   @youngstownndc