

# REVITALIZE



**Youngstown Neighborhood  
Development Corporation**

**July - September 2020**





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# 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  
Dominion Community Impact Award  
Farmers National Bank  
FHLB of Cincinnati Carol M. Peterson Housing Fund  
FHLB Pittsburgh AHP  
Fibus Family Foundation  
Finance Fund  
Fair Food Network  
First National Bank Community Foundation  
First Energy Foundation  
Florence Simon Beecher Foundation  
Frances Schermer Charitable Trust  
Frank and Pearl Gelbman Foundation  
Garden Club of Youngstown  
Home Depot Foundation  
Home Savings Charitable Foundation  
HUD Comprehensive Housing Counseling Grant  
J. Ford Crandall Memorial Foundation  
James and Coralie Centofanti Charitable Foundation  
John and Denise York Foundation  
John and Doris Andrews Memorial Fund

John D. Finnegan Foundation  
John F. and Loretta Hynes Foundation  
Key Bank Foundation  
Mahoning County Land Reutilization Corporation  
Mahoning County Lead Hazard and Healthy Homes  
Mercy Health Foundation  
Ohio CDC Association Community Recovery Fund  
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  
ServeOhio  
Seven Seventeen Credit Union  
The Huntington Foundation  
The Western Reserve Health 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  
US Department of Justice Community Based Crime Reduction



#### **BOARD OF DIRECTORS:**

- Atty. Thomas Hull**, President
- Ms. Dollaine Holmes**, Vice President
- Mr. Steve Avery**, Treasurer
- Ms. Marguerite Douglas**, Secretary
- Mr. Julius Bennett**
- Ms. Rosetta Carter**
- Ms. Mary Danus**
- Ms. Debbi Grinstein**
- Mr. Eric Holm**
- 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
- Leah Ifft**, Housing Client Manager
- Taree Avery**, Housing Program Assistant
- 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
- Dontae Madison**, Grass Cutting & Clean Up Team Member
- Juan Morales**, Grass Cutting & Clean Up Team Member
- Linda Stouffer**, Housekeeping Team Member

# Team Members



# Revitalization Review

**1,965**

**107**

**198**

**60**

**Cubic Yards of Debris Cleared**

**Vacant Houses Boarded**

**Tires Removed**

**Trees Planted**



# Revitalization Review

**Vacant Units Rehabilitated**  
**New Housing Counseling Clients**  
**Homeowners Created**  
**Owner-Occupied Home Repairs**  
**Linear Feet of Split Rail Installed**

**13**

**127**

**14**

**158**

**901**



# Tree Planting

## YNDC Plants 60 Trees Near Glenwood Avenue

In September, YNDC planted 60 hearty, native urban trees on vacant lots along Mineral Springs Avenue and a number of other sites adjacent to Glenwood Avenue that YNDC maintains. Trees were planted as part of a broader effort to restore the urban tree canopy in Youngstown's neighborhoods and as part of a housing development, infrastructure, and landscape improvement plan for Mineral Springs Avenue. Since operations began in 2010, YNDC has planted over 800 trees in Youngstown's neighborhoods. Special thanks to the Idora Neighborhood Association and to our volunteer board members, Steve Avery, Julius Bennett, Mary Danus, and Phil Kidd, who helped to plan for and plant the trees!





# New Funding & Awards

## YNDC QUARTER 3, 2020 GRANT AWARDS

- HOME46 Strategic Acquisition and Rehabilitation: \$360,000
- CDBG46 Limited Repair: \$300,000
- HOME46 Owner Occupied Rehabilitation: \$171,073
- CDBG46 Emergency Repair: \$153,508
- CDBG46 REVITALIZE: \$40,000
- CDBG46 Mineral Springs: \$40,000
- Direction Home, Emergency Repair: \$25,267
- Community Foundation of the Mahoning Valley, Emergency Repair: \$25,000
- The Western Reserve Health Foundation, Emergency Repair: \$25,000
- Youngstown Foundation, Emergency Repair: \$25,000
- J. Ford Crandall Memorial Foundation, 45 Oneta: \$18,417.54
- Senator Maurice and Florece Lipscher Charitable Fund, Parkview Garage: \$15,000
- KeyBank Foundation, Emergency Repair: \$10,000
- Wells Fargo, General Operation: \$5,800
- Seven Seventeen Credit Union: \$5,000
- OCDCA Community Recovery Fund, Emergency Repair: \$3,500
- Thomases Family Endowment of Youngstown Area Jewish Federation, Emergency Repair: \$2,500
- PNC Foundation, FHLB Pittsburgh AHP Application Match: \$2,100

**Thank you to all our funders for their generous contributions to the revitalization of Youngstown's neighborhoods!**



# Neighborhood Organizing and Planning

## Youngstown Housing Task Force Demands Action to Protect Vulnerable Group Home Residents

After compelling the state to shut down two of the worst group homes in the city and relocate the residents to better living conditions, The Quality Group Homes Subcommittee met with Duane Piccirilli, the Executive Director of the Mahoning County Mental Health and Recovery Board, to compel him and the Board to take action to improve the living conditions of adult care facilities and recovery residences in Youngstown’s neighborhoods. The Task Force asked the Board to conduct annual quality inspections, hold its mental health service providers accountable for referring clients to quality homes, and to prioritize funding in a way that will fairly distribute these homes based on need throughout the county instead of concentrating them in primarily black neighborhoods. Mr. Piccirilli would not commit to taking any of these actions. The Subcommittee is currently developing a plan to take further community and legal action to hold the Board accountable to improve the quality of housing for the vulnerable adults it serves and to prioritize the safety of residents over the profit of operators in Youngstown’s neighborhoods.

## Youngstown Housing Task Force Force Targets 5 Problem Landlords

The Youngstown Housing Task Force’s Landlord Accountability Subcommittee has identified 5 additional landlords who own properties throughout Youngstown that have significant code violations, tax delinquencies, and other nuisance issues that negatively impact their tenants and the surrounding neighborhoods. Together, these landlords own over 80 properties and have over \$160,000 in delinquent taxes, code enforcement fines, and unpaid water bills, nearly all of which predate the current pandemic. The Subcommittee has reached out to all of these landlords to arrange meetings with each to sign community agreements to resolve these issues under a specific and reasonable timeframe. Those that do not respond will be subject to further community and legal action by the Task Force, which will include posting public information about their delinquencies on billboards, direct actions and outreach in their neighborhoods, and receivership through municipal court in order to address the most egregious nuisance conditions.

**Before**



**After**



# Owner-Occupied Home Repair

## ROOF REPLACEMENT PROJECTS COMPLETED:

17 Oak Park  
29 Roslyn  
104 Saranac  
132 S. Portland  
185 W. LaClede  
233 Outlook  
307 S. Jackson  
333 St. Louis  
336 School  
382 Randolph

397 Alameda  
424 Oak Hill  
459 Lora  
470 Ferndale  
551 Clearmont  
535 New Court  
558 Redondo  
564 W. Glenaven  
578 Cohasset  
615 Oxford

659 Clearmont  
706 Coitsville-Hubbard  
719 Liberty  
758 Bailey  
814 Rowland  
836 Winona  
940 Burlington  
1207 Oak  
1308 Charlotte  
1542 Elm

1583 Second  
1618 Forestview  
1623 Himrod  
1963 Weston  
2050 Smithfield  
2236 Coronado  
2753 Canfield Road  
3128 Northwood  
3129 Orrin

## FULL REHABILITATION PROJECTS COMPLETED:

74 E Warren  
413 Ferndale  
611 Mabel  
633 Willis  
871 Sunshine

**EMERGENCY REPAIRS: 88**

**Before**



**After**



**Before**



**After**



**Before**



**After**



**Before**



**After**



**Before**



**After**

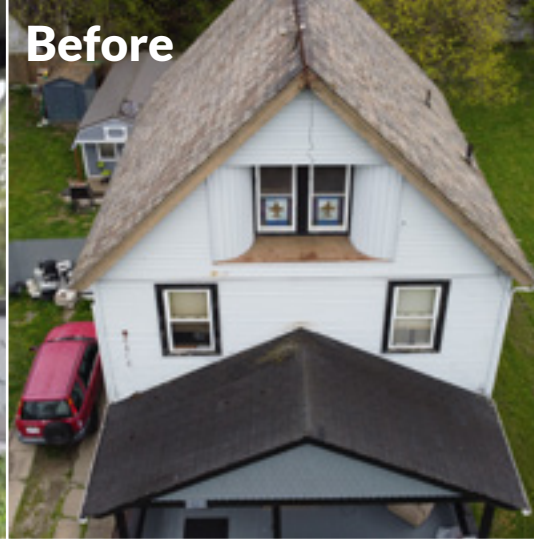


**Before**



**After**





# Homeowner Spotlight

## Homeowner Spotlight: September 2020

Margaret had regained ownership of her home in 2012 after losing it 5 years prior due to bankruptcy. Prior to Margaret regaining ownership, the home had been used as a Zillow scam and was very neglected. The slate roof was coming apart causing severe leaking throughout her home. The COVID-19 pandemic created additional economic challenges for her family, and repairs were something they couldn't even consider handling financially. By replacing Margaret's roof, YNDC eliminated the roof leak and gave Margaret and her family the opportunity to focus their resources on making other more manageable repairs to their home. "We recently had torrential rain, and we could instantly tell the difference. It was not raining in any of the rooms anymore." Margaret said.

Before



After



# Owner-Occupied Home Repair



## **YNDC Completes 20 Owner-Occupied Rehabilitation Projects**

YNDC has completed 20 owner-occupied rehabilitation projects for low-income homeowners. Critical repairs completed to these homes include: roofing, siding, windows, electrical, plumbing, furnace, painting, and other critical and necessary repairs. The projects were completed on the south and east sides of Youngstown and funded by the Federal Home Loan Bank of Pittsburgh's Affordable Housing Program with the support of PNC Bank as the member bank.











**3512 Shirley  
Before**



**Before**



**After**



**After**

**COMPLETED**

- 911 Canfield - SOLD
- 924 Bonnie Brae - RENTED
- 1945 Glenwood - RENTED
- 3512 Shirley - SOLD

**IN PROGRESS**

- 740 Lake
- 1810 Volney

**ACQUISITION**

- 968 Winona
- 2118 Glenwood
- 2323 Glenwood
- 2333 Glenwood

# Acquisition & Rehabilitation



**911 Canfield  
Before**



**Before**



**After**



**After**



**1945 Glenwood  
Before**



**Before**



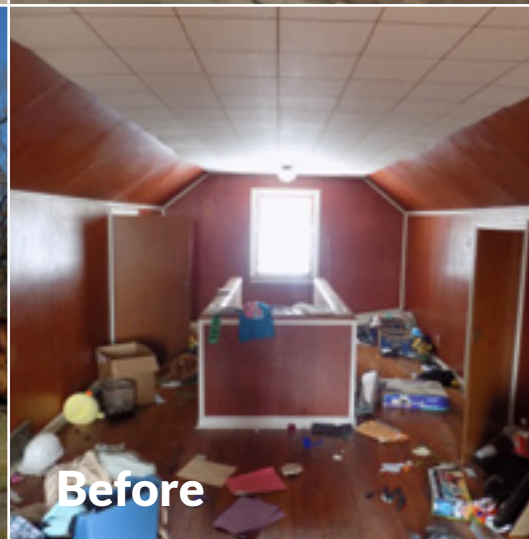
**After**



**After**



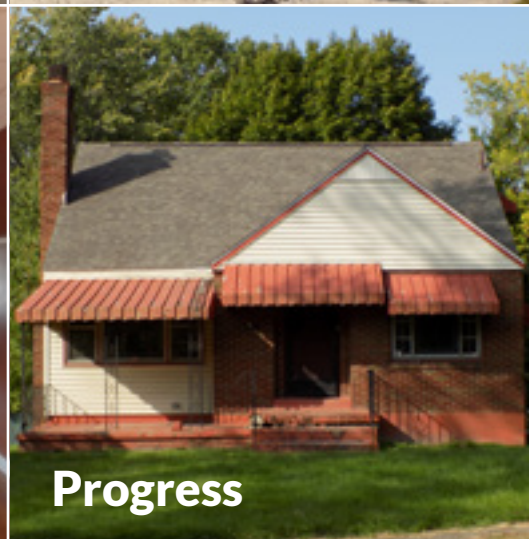
**740 Lake  
Before**



**Before**



**Progress**



**Progress**



**741 Winona  
Before**



**Before**



**Progress**



**Progress**



**2118 Glenwood  
Before**



**Before**



**Progress**



**Progress**



**968 Winona  
Before**



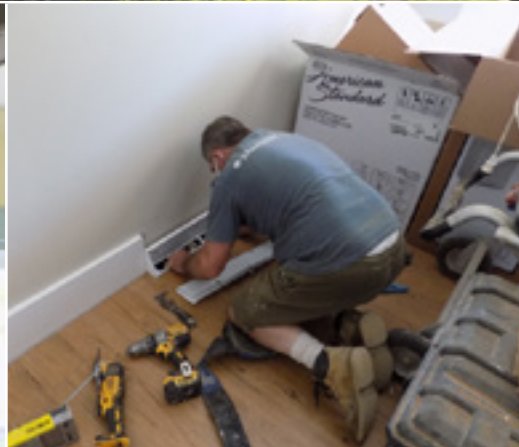
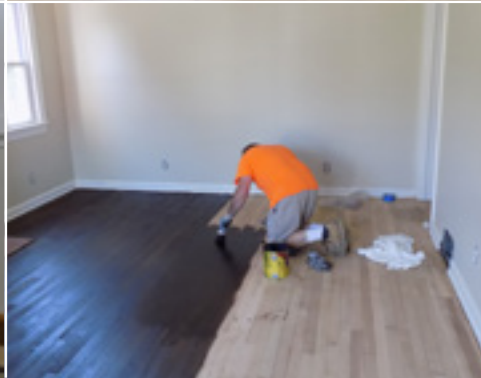
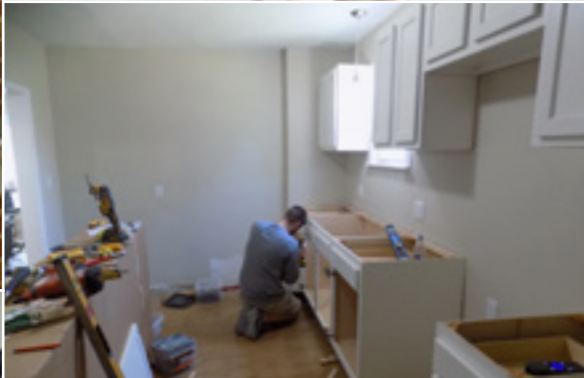
**Before**

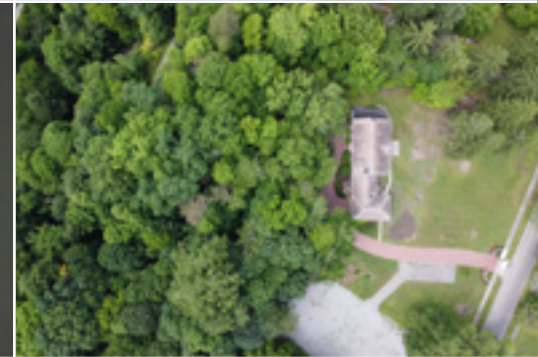
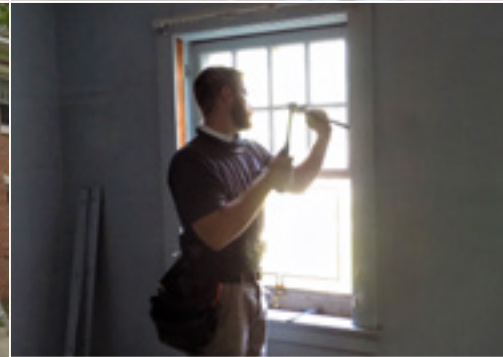


**Progress**



**Progress**





# Acquisition & Rehab

## **1810 Volney Road Individual Donor Campaign Surpasses 300 Donors and \$35,000 in Donations**

As of August 18, 2020 320 people have made individual donations totaling more than \$35,000 to the campaign to renovate 1810 Volney Road as a neighborhood action center and to provide quality housing. The renovation of the property has begun and will be completed in late fall 2020. Thank you again to all of you, who have supported this project and YNDC.

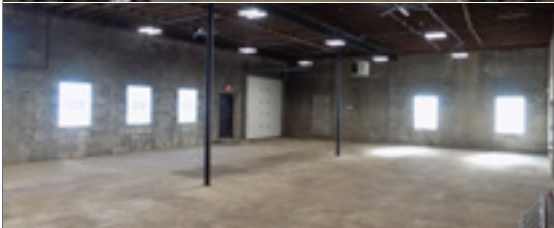
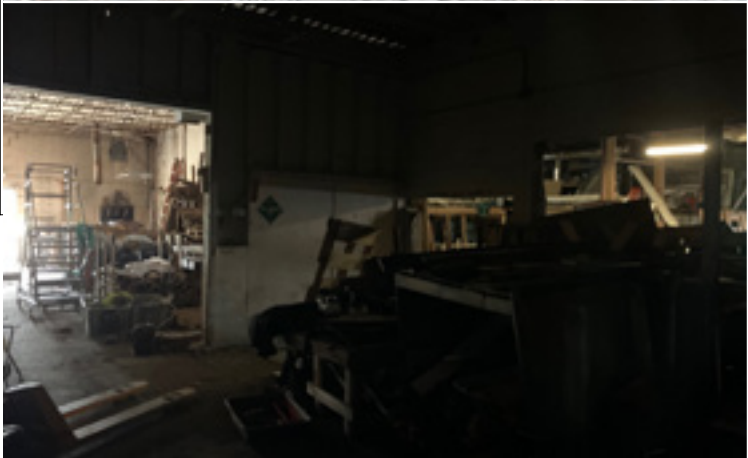


# Acquisition & Rehab

## **Work Begins to Improve Landscape at Intersection of Mineral Springs and Glenwood Avenues**

Work has begun to improve the frontage of the intersection of Mineral Springs and Glenwood Avenues. Earth moving and tree planting has been completed. This project is part of an ongoing improvement effort along the Greater Glenwood Avenue Corridor.

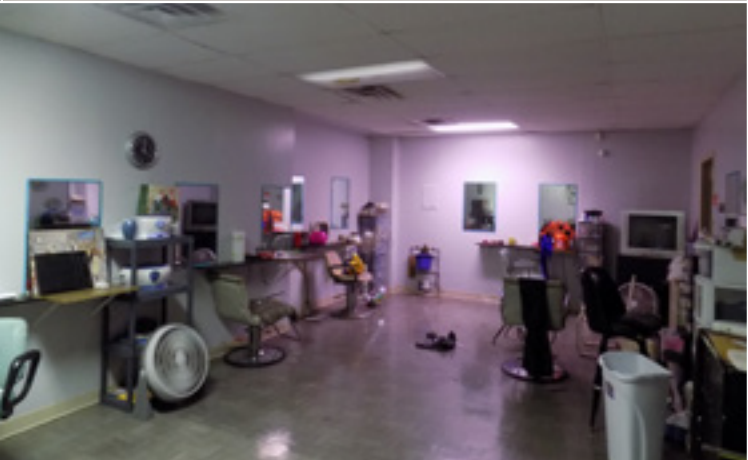
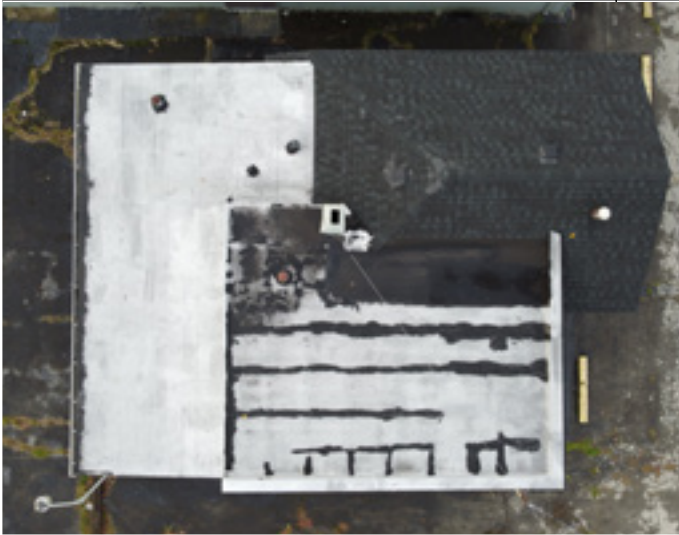




# Acquisition & Rehab

## Renovation of 1945 Glenwood Avenue Complete

YNDC has completed the renovation of 1945 Glenwood Avenue. This 4,500 square foot commercial building has been severely blighted and underutilized for many years. YNDC made many improvements to the property and the adjacent lots. This project is part of an ongoing improvement effort along the Greater Glenwood Avenue Corridor.



# Acquisition & Rehab

## **YNDC Acquires and Begins Clean Up of 2323 and 2333 Glenwood Avenue**

YNDC has acquired two commercial buildings at 2323 and 2333 Glenwood Avenue. The buildings are immediately adjacent to one another. Renovation of the buildings is underway beginning with roof replacement. This project is part of an ongoing effort to clean up and revitalize the greater Glenwood Avenue corridor.



# Acquisition & Rehab

## **YNDC Partners with the Western Reserve Port Authority to REVITALIZE Vacant Commercial Building On Mahoning Avenue Corridor**

YNDC's Grass Cutting and Cleanup Team recently cleaned out the contents of a vacant building owned by the Western Reserve Port Authority as part of a partnership between the Port and YNDC to REVITALIZE vacant commercial buildings in order create jobs and generate economic opportunity along Youngstown's commercial corridors. The Team removed over 80 cubic yards of debris from the interior of the building and cleared old drop ceilings and partition walls to restore the original floor plan. The building will be rehabilitated and sold to a local business.



# Homeownership

**New Clients Enrolled in Housing Counseling**

**127**

**Homes Purchased by Housing Counseling Clients**

**14**

**Total Housing Counseling Clients Served**

**112**



## **YNDC and Mercy Health Continue to Provide Healthy Food to Mahoning Valley Residents Through the Double Up and Fruit and Vegetable Prescription Programs**

Produce Perks Double Up is a healthy eating incentive offered at 9 grocery stores, 4 farmers markets, and 1 co-op in Mahoning and Trumbull Counties that provides a \$1 match for every \$1 spent by SNAP recipients on fruits and vegetables. Through July 2020, more than \$59,586 in healthy produce has been provided to participants. Due to the COVID-19 pandemic, the Fruit and Vegetable Prescription Program transitioned to providing healthy produce boxes to program participants, and the program has provided 1,935 produce boxes so far this year.

# Healthy Eating

# Financial Statements

## UNAUDITED STATEMENT OF FINANCIAL POSITION

July 1 - September 30, 2020

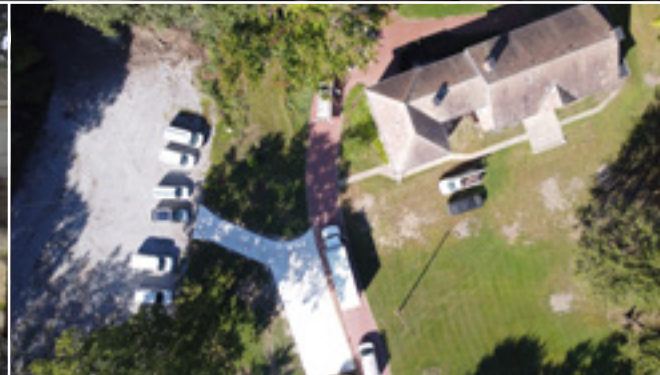
ASSETS		
	UNAUDITED 9/30/2020 TOTAL	UNAUDITED 9/30/2019 TOTAL
CASH & CASH EQUIVALENTS	\$976,671.88	\$431,522.74
ACCOUNTS RECEIVABLE	\$972.19	\$10,352.89
OTHER CURRENT ASSETS	\$303,206.54	\$182,458.89
FIXED ASSETS	\$2,975,486.20	\$2,653,331.45
OTHER ASSETS	\$1,631,845.32	\$1,513,941.68
<b>TOTAL ASSETS</b>	<b>\$5,888,182.13</b>	<b>\$4,791,607.65</b>
LIABILITIES & EQUITY		
TOTAL LIABILITIES	\$2,212,790.33	\$2,143,511.33
TOTAL EQUITY	\$3,675,391.80	\$2,648,096.32
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$5,888,182.13</b>	<b>\$4,791,607.65</b>

\*10/30/20 Unearned Grants Receivable - \$3,604,137.04

## UNAUDITED STATEMENT OF FINANCIAL INCOME & EXPENSES

July 1 - September 30, 2020



INCOME		
	UNAUDITED 9/30/2020 TOTAL	UNAUDITED 9/30/2019 TOTAL
FOUNDATION AND BANKS	\$553,002.54	\$334,923.01
DIRECT PUBLIC SUPPORT	\$41,496.07	\$201,015.41
GOVERNMENT GRANTS & CONTRACTS	\$1,947,537.19	\$1,315,015.46
INVESTMENTS	\$1,882.93	\$6,462.56
OTHER INCOME	\$62,913.80	\$25,993.47
PROGRAM INCOME	\$694,139.04	\$570,566.29
<b>TOTAL REVENUE</b>	<b>\$3,297,205.71</b>	<b>\$2,453,976.20</b>
EXPENSES		
PAYROLL	\$115,508.75	\$109,048.93
PAYROLL EXPENSES	\$7,623.14	\$7,638.80
FACILITIES & EQUIPMENT	\$10,762.19	\$18,039.53
OPERATIONS	\$54,684.32	\$51,880.48
INSURANCE & BENEFITS	\$56,488.79	\$50,387.53
MEETINGS	\$263.58	\$1,570.88
CONTRACT SERVICES	\$39,894.66	\$39,849.12
CONFERENCES & SEMINARS	\$217.15	\$2,306.76
PROGRAM EXPENSE	\$2,500,899.13	\$2,128,611.69
<b>TOTAL EXPENSES</b>	<b>\$2,786,341.71</b>	<b>\$2,409,333.72</b>
<b>NET INCOME</b>	<b>\$510,864</b>	<b>\$44,642.48</b>



**YOUNGSTOWN  
NEIGHBORHOOD**  
DEVELOPMENT CORPORATION

[www.yndc.org](http://www.yndc.org)  
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820 Canfield Road  
Youngstown, Ohio 44511

 Youngstown Neighborhood  
Development Corporation

  @youngstownndc