

Youngstown Neighborhood Development Corporation Performance Report | April - June 2023



REVITALIZE 2023

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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
Big Lots Foundation
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
Project MKC
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 Food Insecurity Nutrition Incentive
USDA Rural Housing Preservation Grant
U.S. Department of Housing and Urban Development
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. Marguerite Douglas, President
Mr. Juan Santiago, Vice President
Ms. Debbi Grinstein, Treasurer
Mr. Phil Kidd, Secretary
Mr. Steve Avery
Mr. Julius Bennett
Ms. Rosetta Carter
Ms. Mary Danus
Ms. Dollaine Holmes
Mr. Matt Strang
Mr. Chris White

FULL TIME STAFF

Ian Beniston, AICP, HDFP, Executive Director
Tiffany Sokol, Housing Director
Jack Daugherty, AICP, HDFP, Neighborhood Stabilization Director
Liz Ifill, Office Manager
Kayshia Washington, Community Engagement Fellow
Jennifer Evans, Housing Program Manager
Shawnice Morris, Housing Program Assistant
Sara Palowitz, Housing Program Assistant
Alex Viglio, Housing Counselor
Susan Payton, Glenwood Fresh Market Manager
Sara Tkac, 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
Vi Aguirre, 7th Ward Neighborhood Improvement Assistant
Patricia Tate, Neighborhood Steward
Anika Jacobs-Green, Glenwood Fresh Market Associate
Henrietta Lewis, Glenwood Fresh Market Associate
Jacob Stanko, Neighborhood Stabilization Intern
Kevin Stein, Property Survey Intern

New Team Members

Shawnice Morris

Housing Program Assistant

Shawnice Morris is a Housing Program Assistant for the Youngstown Neighborhood Development Corporation. Shawnice collaborates with a team of professional staff to implement YNDC's Roof Replacement and Rental programs.



Sara Palowitz

Housing Program Assistant

Sara Palowitz is a Housing Program Assistant for the Youngstown Neighborhood Development Corporation. Sara collaborates with a team of professional staff to implement YNDC's Emergency Repair program.



Vi Aguirre

7th Ward Neighborhood Improvement Assistant

Vi Aguirre is the 7th Ward Neighborhood Improvement Assistant for the Youngstown Neighborhood Development Corporation. Under the direction of the Neighborhood Stabilization Director, Vi works with neighborhood groups to complete improvement projects, organize neighbors around property maintenance issues affecting their neighborhoods, conduct routine neighborhood property condition and resident surveys, and serve as a resource to property owners. Vi works with YNDC staff, neighbors, the City of Youngstown, and stakeholders to improve neighborhood conditions in the 7th Ward.



New Team Members

Jacob Stanko

Neighborhood Stabilization Intern

Jacob Stanko is the Neighborhood Stabilization Intern for the Youngstown Neighborhood Development Corporation. Through the Nonprofit Leadership Fellowship Program at YSU and the Raymond John Wean Foundation, the Neighborhood Stabilization Intern performs tasks aligned with the following Summer Fellowship activity areas: community outreach, community development, fundraising, marketing, information management and technology, program planning and evaluation, and volunteer management. Activities include, but are not strictly limited to, all of the following: Neighborhood Cleanup and Improvement Projects, Neighborhood Organizing, Glenwood Fresh Market, and Youngstown TreeCorps.



Kevin Stein

Property Survey Intern

Kevin Stein is a Property Survey Intern for the Youngstown Neighborhood Development Corporation. Under the direction of the Neighborhood Stabilization Director, he will conduct a citywide housing quality and property conditions survey of the neighborhoods in Youngstown. This will include traveling every street and conducting a parcel-by-parcel survey documenting the occupancy status and condition of every residential and commercial property in the city of Youngstown.



Year-to-Date Revitalization Review

230

VOLUNTEERS

920

VOLUNTEER
HOURS

22

VACANT
HOUSES BOARDED

527

TIRES REMOVED

2,089

CUBIC YARDS OF
DEBRIS CLEARED

82

NEW CLIENTS
ENROLLED IN
HOUSING
COUNSELING

10,385

LINEAR FEET
OF SIDEWALKS
SCRAPED

90

EMERGENCY
REPAIRS

Media & Awards

- Mahoning Valley Jobs: Apply to Join Revitalization Team at YNDC - Mahoning Matters
- Mahoning Valley Historical Society Honors Local Revitalization Efforts - Mahoning Matters
- Historical Society Announces 2023 Historic Preservation Awards - WKBN
- Partnership Grows Financial Skills - The Vindicator
- Youngstown Mayor Discusses City's Roof Replacement Program - WKBN
- East Liverpool Ohio, Where History Meets Innovation - Business View Magazine
- Local Ohio City Featured in Business View Magazine - WTRF
- Penguin City Brewing Wins Commercial Revitalization Award - The Business Journal
- MVHS Announces Historic Preservation Award - The Vindicator
- Youngstown City Council, Officials Spar Over ARP Projects - The Vindicator
- Youngstown Council Approves Funds to Renovate Foster Theater - WKBN
- Youngstown Residents Want to Know Where ARP Projects are in Neighborhoods - WFMJ
- City Council to Consider P&L Abatement, Foster Theater Funding - The Business Journal
- Council to Act on \$318K in Projects - The Vindicator
- City Reacquires Former Grocery Store Site From One Health Ohio - The Business Journal
- Youngstown Repurchases Closed Grocery Store - WKBN
- Youngstown Board of Control Approves Request to Buy Back One Health Ohio for \$150,000 - WFMJ
- Youngstown Reclaims Undeveloped Property on Glenwood Ave. - The Vindicator
- Proposed Plan Would Help Those in Need of New Roof - WYTV
- No Private Market? No Problem for Port Authority - The Business Journal
- U.S. News & World Report Ranks Youngstown Area as Second-Best Place to Live in Ohio, 62nd best in U.S. - Mahoning Matters
- Youngstown Awards Grants to Three Organizations for Improvement Projects - The Vindicator
- City Approves \$60K for Improvements to Building Exteriors - The Business Journal
- YESS: To Helping the Earth - The Jambar
- Wick Park Gets Redecorated Naturally - The Vindicator
- Over 20 Trees Planted at Youngstown's Wick Park - WKBN
- Youngstown CityScape Joins TreeScape to Plant Trees Downtown - Mahoning Matters
- Community Foundation Awards \$693K in Grants - The Business Journal
- Local Woman Working to Improve City's Tree Health: 'They Need Help' - WKBN
- Group Working to Plant More Trees Throughout Youngstown - WYTV
- Group Working to Plant More Trees Throughout Youngstown - WKBN
- Valley Foundations Collect for the Future - The Vindicator
- Top 11 Best Affordable Cities in the United States - Nomad Lawyer
- Commentary: If You Build It... - The Business Journal
- Orchids and Onions - The Vindicator
- Rep. McNally Announces \$1.1 Million for Youngstown Neighborhood Development Corporation
- The Ohio House of Representatives
- YNDC Receives Over \$1 Million for Emergency Home Repairs for Mahoning County Residents - WFMJ
- City Development Group Wins Grant - The Vindicator
- YNDC Awarded \$1.1M to Provide Assistance to Low-Income Homeowners - The Business Journal

Media & Awards

YNDC AWARDED HISTORIC PRESERVATION AWARD FROM MAHONING VALLEY HISTORICAL SOCIETY

On Tuesday, June 27, 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 3711 Glenwood Avenue, a historic four unit apartment building constructed in 1926. Many thanks to the Historical Society for the recognition.



New Funding

YNDC Q2, 2023 GRANT AWARDS

- City of Youngstown, American Rescue Plan, Roof Replacement Program: \$1,500,000
- Direction Home of Eastern Ohio, Emergency Home Repair Program: \$91,609
- Finance Fund, Economic Development: \$75,000
- City of Youngstown, Facade Grant: \$20,000
- J. Ford Crandall Memorial Foundation, Foster Theater: \$20,000
- First National Bank Community Foundation, Housing Programs: \$15,000
- Citizens Bank, Housing Counseling: \$10,000
- John D. Finnegan Foundation, Foster Theater: \$10,000
- Farmers National Bank, Housing Programs: \$7,500
- Frances Schermer Charitable Trust, Emergency Repair Programs: \$5,000
- Project MKC, Glenwood Fresh Market: \$5,000



Learning Exchange

YNDC HOSTED A LEARNING EXCHANGE WITH CLEVELAND CDCs

On Thursday, April 20, YNDC hosted representatives from multiple Cleveland and Akron community development corporations including: Famicos Foundation, The Well CDC, Old Brooklyn CDC, Northwest Neighborhoods CDC, Lakewood Alive, Ohio City Inc., Slavic Village Development, and Cleveland Neighborhood Progress.

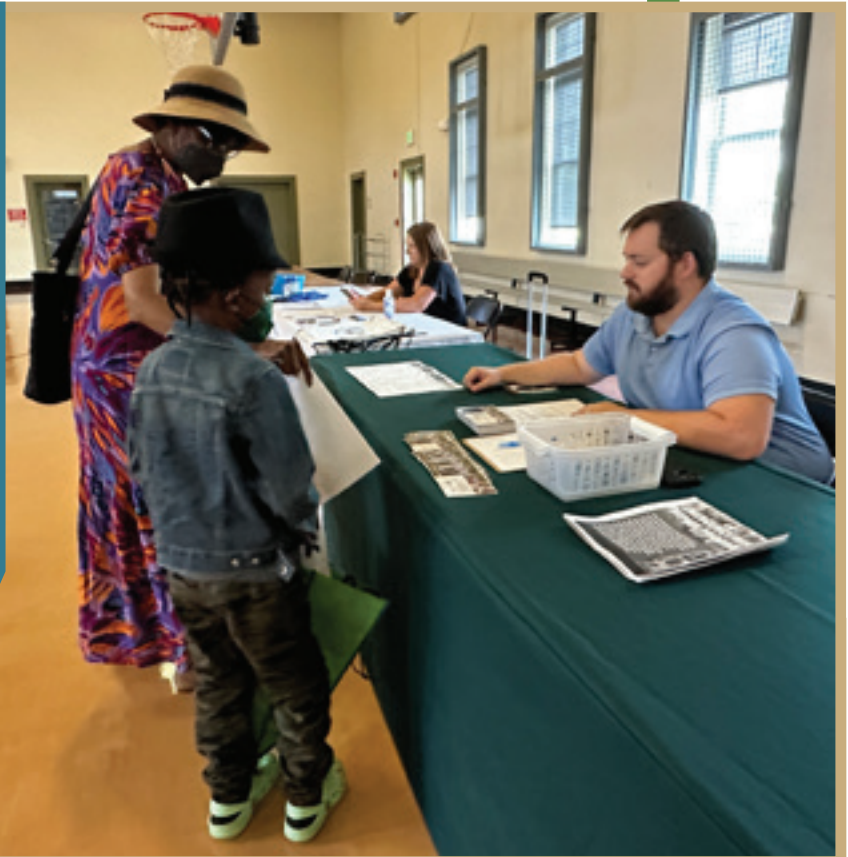
YNDC's partner organization Trumbull Neighborhood Partnership also participated, as well as the Ohio CDC Association. YNDC shared information on its organizational structure, planning, and programs and provided a project tour. The exchange provided the attendees with an opportunity to network and learn from one another. YNDC looks forward to more collaborative events and organizing in the future.



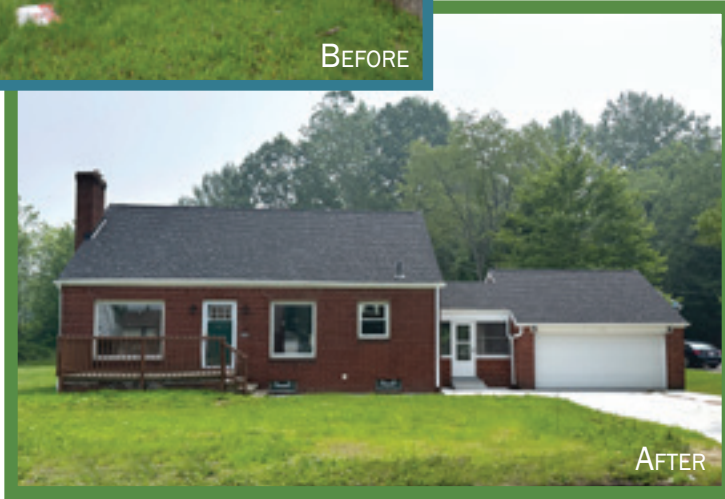
Housing Counseling

71

NEW CLIENTS
ENROLLED IN
HOUSING
COUNSELING



Real Estate Development



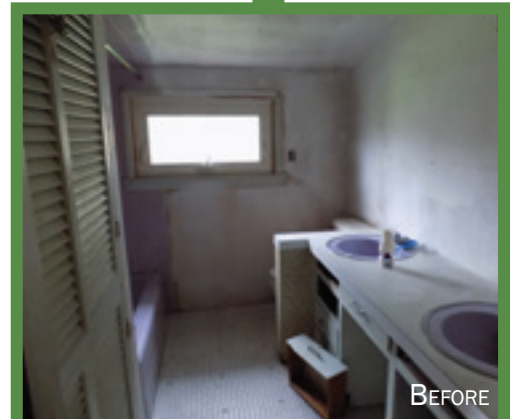
3

**VACANT UNITS
ACQUIRED FOR
REHABILITATION**

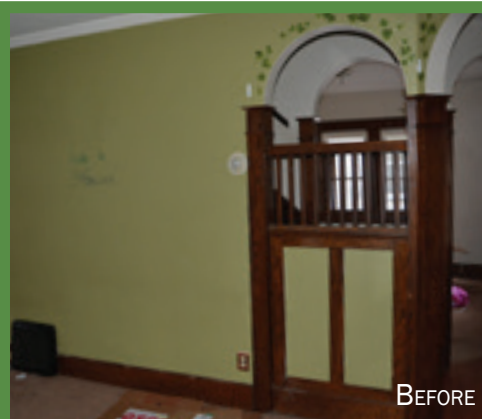
2

**VACANT UNITS
REHABILITATED**

Real Estate Development



Real Estate Development



Owner-Occupied Home Repair

42

Roof Replacements
Completed



36

Emergency Repair
Projects Completed



Owner-Occupied Home Repair

HOMEOWNER SPOTLIGHT

James has lived in his home for 8 years. His roof was full of holes and the leaks were causing numerous issues throughout the home, including a bathroom full of pigeons! YNDC replaced his roof and now he doesn't have to worry about rain (or pigeons) coming into his home. He takes pride in his house and loves his neighborhood. He can often be found on his front porch, chatting with neighbors, and watching over the neighborhood. YNDC also installed a furnace and a hot water tank, improving his quality of life and making it possible for his family to stay in their home.



Karen has lived in her home since 1983 when her father purchased it for her. She loves her neighborhood and her childhood best friend lives just a few houses away. A leaky roof, a broken furnace, and plumbing issues were causing so many difficulties for her. YNDC repaired the issues and Karen is grateful she can stay in her home.



Glenwood Corridor Improvements

GLENWOOD NEIGHBORS HOST FIRST MEETING

YNDC's Community Engagement and Organizing Team hosted its first meeting of the Glenwood Neighbors Business Association on April 19, 2023. Over a dozen corridor business owners and stakeholders attended. They introduced themselves to one another, discussed corridor issues and priorities, and began planning a Glenwood Fest corridor event to celebrate progress along the corridor. The Glenwood Neighbors will meet on a quarterly basis to continue making progress toward revitalizing the corridor.

YNDC conducted outreach to several dozen business owners and stakeholders to inform them about the City of Youngstown's Facade Grant Program, which provides businesses with up to \$20,000 in matching funds to make exterior improvements to their properties. Ten businesses expressed interest in applying, and YNDC provided one-on-one technical assistance to each business that requested support. A total of 6 businesses have been awarded facade improvement grants to date as a result of technical assistance and outreach provided by YNDC, with several additional applications currently in the pipeline.



Neighborhood Cleanup

18

Tires Removed



8400

Linear Feet of Sidewalks Scraped



2483

Grass Cuts



Neighborhood Cleanup

YNDC's Grass Cutting and Cleanup Team cleaned up 134 vacant properties in multiple neighborhoods on Youngstown's East Side as part of a coordinated effort to clean up sidewalks and overgrowth from vacant properties in order to improve quality of life. A total of 807 cubic yards of brush and illegal dumping debris and 17 illegally dumped tires have been removed from vacant properties this quarter. Over 8,100 linear feet (1.5 miles) of sidewalks were cleared of sod and overgrowth and restored to usable condition.



Youngstown TreeCorps

This spring, YNDC's team, partners and community volunteers planted a total of 139 trees in parks and greenspaces throughout Youngstown as part of Youngstown TreeCorps. Youngstown TreeCorps is an initiative led by YNDC and the Healthy Community Partnership to plant 250 shade trees throughout the city with over a dozen neighborhood groups and community organizations. A total of 139 two-inch caliper trees were planted in two parks (Glenwood Park and Wick Park), on 8 tree lawns, and in 56 community greenspaces. All trees planted this spring in alignment with the Youngstown's Shade Tree Guidelines and in places where YNDC and the project partners have committed to stewarding them. An additional 112 trees will be planted this fall in partnership with multiple neighborhood groups and community organizations. Critical partners in this spring's plantings included Youngstown CityScape, the City of Youngstown Department of Parks and Recreation, and Plant Ahead Ohio.



Neighborhood Engagement and Organizing

FORMER BOTTOM DOLLAR PROPERTY ON GLENWOOD AVENUE

YNDC's Community Engagement and Organizing team, in partnership with the Glenwood Neighbors, organized a successful campaign to compel ONE Health Ohio to return the former Bottom Dollar grocery store building on Glenwood Avenue, which has sat vacant since the store closed in 2014, back to the City of Youngstown so that a new and productive use can be identified. ONE Health Ohio, a regional healthcare provider which purchased the property from the City of Youngstown in 2018, promised to transform it into a neighborhood health clinic with a fresh market, carousel and community garden. Since that time, however, no significant progress has been made, and the building has continued to deteriorate. Residents and corridor business owners became frustrated with the lack of progress and sent a letter to ONE Health's CEO, asking him to provide a clear timeline for when the project would be completed, or to return the property to the City of Youngstown so that a new use can be identified. In response, city leaders took a public stand on the issue and called for ONE Health to return the property. On June 15, the City of Youngstown formally approved the purchase of the property from ONE Health, and will identify a new and productive use for the building that aligns with community priorities.



Neighborhood Engagement and Organizing

The Community Engagement and Organizing team also completed the first round of neighborhood canvassing/listening in the Newport Neighborhood on Youngstown's South Side, speaking with a total of 120 households throughout the neighborhood so far. Residents shared information about how they feel their neighborhood is doing what they consider the highest priorities for improving quality of life. Door-to-door canvassing and listening also helps YNDC's team to identify neighborhood leaders who are interested in being involved and engaged in our work and in further efforts to revitalize the neighborhood. YNDC's Community Engagement Fellow Kayshia Washington also completed one-to-ones with over a dozen neighborhood leaders and participated in 15 community events and neighborhood group meetings to inform residents about YNDC's programs and services and to identify neighborhood priorities. Kayshia also met with 16 youth development organizations throughout the city in order to better understand the different programs and services.



Neighborhood Planning



In June 2023, YNDC began conducting a citywide property condition survey in partnership with the City of Youngstown. YNDC completes the survey every two years to analyze housing and property conditions and vacancy in every neighborhood. The data is used to evaluate progress at improving conditions and to develop coordinated strategies to revitalize neighborhoods.



2023 Citywide Property Condition Survey
From Ed Driscoll - 1:58 PM, Jun 14

Is the property residential, mixed-use, commercial, or institutional? (DO NOT survey large factories or industrial buildings.)

Residential (house, duplex, or apartment building)

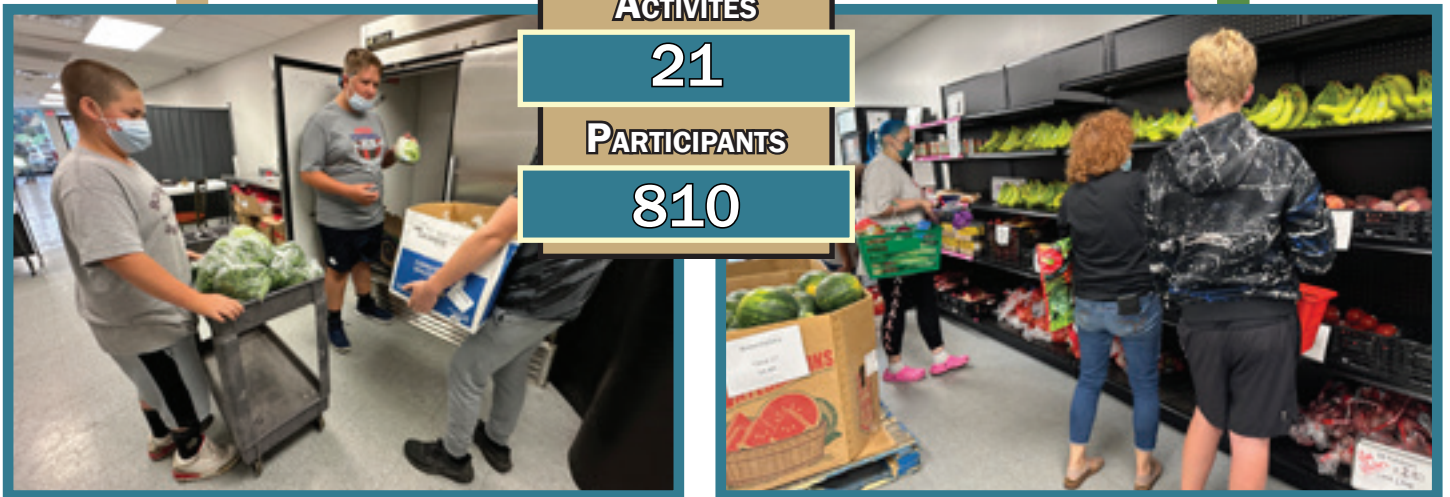
Glenwood Fresh Market



UNIQUE VISITS
4,857



HEALTHY EATING & HEALTHY LIVING ACTIVITIES



Financial Statements

STATEMENT OF FINANCIAL POSITION As of June 30, 2023

Assets	6/30/23	6/30/22
Cash & Cash Equivalents	\$861,069.10	\$969,555.87
Accounts Receivable	\$11,063.67	\$13,091.26
Other Current Assets	\$1,508,214.60	\$1,718,288.44
Total Current Assets	\$2,380,347.37	\$2,700,875.57
Fixed Assets	\$4,865,824.27	\$3,725,108.61
Other Assets	\$366,857.82	\$451,341.40
Total Assets	\$7,613,029.46	\$6,877,325.58
Liabilities & Equity		
Total Liabilities	\$890,906.28	\$824,776.81
Total Equity	\$6,722,123.18	\$6,052,548.77
Total Liabilities & Equity	\$7,613,029.46	\$6,877,325.58

UNEARNED GRANT RECEIVABLES as of 6/30/23 - \$5,460,000

* This is an unaudited statement.

Financial Statements

STATEMENT OF FINANCIAL INCOME & EXPENSE January 1 - June 30, 2023

Income	January-June 2023	January-June 2022
Foundation and Banks	\$277,461.88	\$254,412.00
Direct Public Support	\$8,739.61	\$4,593.24
Government Grants & Contracts	\$1,744,625.25	\$1,772,574.05
Investments	\$3,094.49	\$162.33
Other Income	\$112,561.48	\$28,754.38
Program Income	\$372,696.10	\$657,592.26
Total Income	\$2,519,178.81	\$2,718,088.26
Expenses		
Payroll	\$111,799.17	\$103,324.17
Payroll Expenses	\$2,979.40	\$4,360.70
Facilities & Equipment	\$3,873.25	\$28,935.63
Operations	\$26,634.04	\$27,404.86
Insurance & Benefits	\$44,495.62	\$12,224.85
Meetings	\$435.62	\$162.67
Contract Services	\$39,427.40	\$32,712.09
Conferences & Seminars	\$594.56	\$81.20
Program Expense	\$1,765,068.78	\$1,659,800.94
Total Expense	\$1,995,307.84	\$1,869,007.11
Net Income	\$523,870.97	\$849,081.15



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

www.yndc.org | 330.480.0423

820 Canfield Road, Youngstown, Ohio 44511



@YtownNDC



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