

Youngstown Neighborhood Development Corporation

Performance Report
January - March 2021





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Funders

CORE FUNDERS

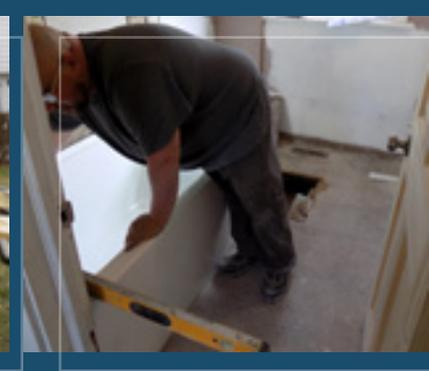
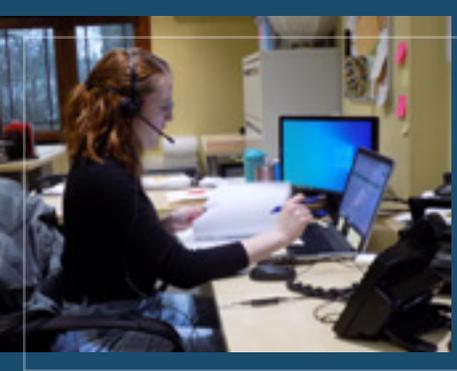
- The Raymond John Wean Foundation
- City of Youngstown

PROGRAM INVESTORS

- AmeriCorps National Civilian Community Corps
- Bernard and Elaine Soss Family Charitable Trust
- 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
- Denise DeBartolo York
- Direction Home
- 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
- Francis and Margaret Krygowski
- Frances Schermer Charitable Trust
- Frank and Pearl Gelbman Foundation
- George B. and Virginia W. Pugh 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
- 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
- TCF Bank
- The Huntington Foundation
- The Western Reserve Health 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 Food Insecurity Nutrition Incentive Grant
- 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
- Youngstown State University



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**
Kelly Sullivan, **Housing Program Assistant**
Stacy Costley, **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**
Craig Ladson, **Grass Cutting & Clean Up Team Member**

New Team Members



Stacy Costley is the Housing Counselor for the Youngstown Neighborhood Development Corporation. Under the supervision of the Housing Director, Stacy implements financial empowerment programming, including outreach, intake, scheduling, file management, counseling of clients, and reporting.



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



Kelly Sullivan is the Housing Program Assistant for The Youngstown Neighborhood Development Corporation. Under the supervision of the Housing Director, Kelly 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.

Revitalization Review

95

Housing Counseling
Clients

2

Units Rehabilitated

82

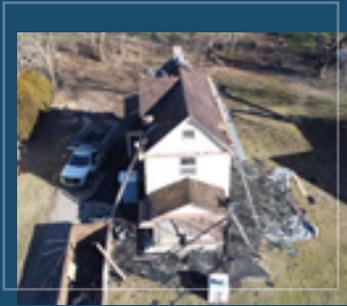
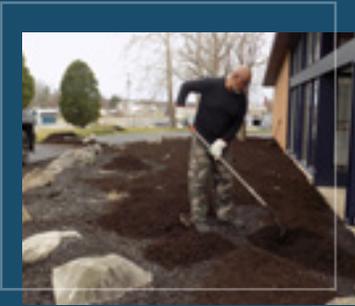
Owner-Occupied
Home Repairs

12

Roofs Replaced for
Homeowners

630

Cubic Yards of Debris Cleared



Publications & Media

- COVID-19 Emergency Loans for Mahoning Valley Residents - Mahoning Matters
- The Youngstown Neighborhood Development Corporation is hiring already for its grass cutting and cleanup team - WKBN
- Youngstown group has plans for colorful plaza – WKBN
- Youngstown group has plans for colorful plaza – WYTV
- Youngstown Groups Look to Conduct Road Study on Glenwood Avenue - WKBN
- Youngstown, Boardman eye Glenwood Corridor improvement plan - WFMJ
- ‘Spotlight’ series to mark Mahoning County Land Bank’s 10-year anniversary - Mahoning Matters
- Playing The Long Game Revitalizing Glenwood Avenue - Mahoning Matters
- Together in Transformation It’s Working – Part 2 - The Business Journal
- Youngstown Community Input Meeting Aims to Address Diversity – WFMJ
- City of Youngstown completes strategy to improve housing conditions – WKBN
- Sophia Buggs: Planting food knowledge – and produce – in the Valley - Mahoning Matters
- Youngstown releases city’s housing conditions analysis in efforts to improve properties – WFMJ
- The Place That Makes Us - Bill Moyers
- Strategy to improve Youngstown’s housing includes candid public input - WKBN
- The Update | ‘The Place That Makes Us,’ a Film About Youngstown, Premieres March 30 - After Hours Youngstown
- Strategy to improve Youngstown’s housing includes candid public input - WKBN
- Documentary showcases YNDC’s work - The Vindicator
- Fighting for Their Hometown in The Place That Makes Us - Shelter Force
- Documentary on fight to save Youngstown airs, streams Tuesday on WORLD Channel - Cleveland.com
- ‘The Place That Makes Us’ Review: Rebuilding, Brick by Brick - The New York Times
- Documentary about Youngstown set to air tonight - WFMJ

Publications & Media



On Wednesday, March 30 The documentary film featuring the work and team of YNDC along with other Youngstown residents titled “The Place That Makes Us” aired nationally on 170 stations on the PBS WORLD channel. The film is currently available to stream on the America ReFramed website for a limited time and on the PBS app.

To watch the documentary now, [CLICK HERE](#) or use the link: bit.ly/2Pj0W6x

New Funding & Awards



YNDC Q1, 2021 GRANT AWARDS

- The Raymond John Wean Foundation, General Operations: \$550,000
- J. Ford Crandall Memorial Foundation, Revitalization of 2915 Glenwood: \$15,000
- Denise DeBartolo York, Emergency Repair: \$10,000
- First National Bank Community Foundation, Housing Counseling: \$10,000
- Fibus Family Foundation, Emergency Repair: \$5,500
- Farmers National Bank, Housing Counseling: \$5,000
- Bernard and Elaine Soss Family Charitable Trust, Youngstown Foundation Support Fund: \$1,500
- W. and H. Bender Memorial Fund, Revitalization of 1810 Volney: \$1,500
- Francis and Margaret Krygowski, Youngstown Foundation Support Fund: \$1,000



Housing Counseling



8

New Clients
Enrolled in
Housing Counseling

95

Total Housing
Counseling
Clients Served

Housing Counseling



HOUSING COUNSELING SPOTLIGHT

Pamela learned about YNDC's HUD-Approved Housing Counseling program from a friend. Pamela became interested in the organization's work because she is a Youngstown native and lived on the west side for over 15 years. Once her daughter moved out, she decided to relocate and sought YNDC's guidance to prepare for purchasing her first home.

"The housing counseling program actually helped me tremendously," Pamela says. "It allowed me to get my credit score back together."

Pamela highly recommends YNDC's housing counseling program because it helped her address \$6,000 in collections, save \$1,000, and increase her credit score 53 points. She established positive credit with a credit builder loan recommended by her housing counselor. She feels the success she found with YNDC's program would be beneficial to anyone looking to improve their credit and prepare for homeownership.

"This experience has shown me that you can do anything you want to if you try. Also, being a homeowner has definitely caused me to become more on track when it comes to handling things," Pamela says.

Pamela is now enjoying homeownership. What sold her on purchasing her home was its ranch style as she loves having everything accessible on one main floor. She also likes the neighborhood where the home is located and that she is still able to stay in Youngstown.

"I'm from Youngstown. I love Youngstown. Even if I were to become a millionaire, I would still choose to live in Youngstown," Pamela says.

Owner-Occupied Home Repair



12

Owner-Occupied
Limited Repair
Projects Complete



3

Owner-Occupied
Full Repair
Projects Complete

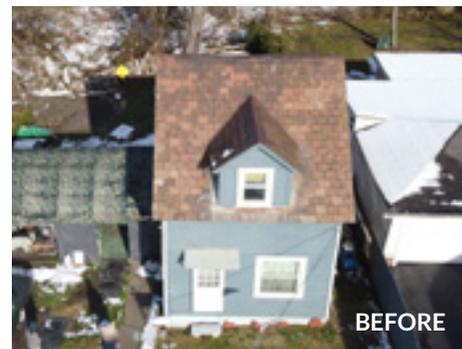
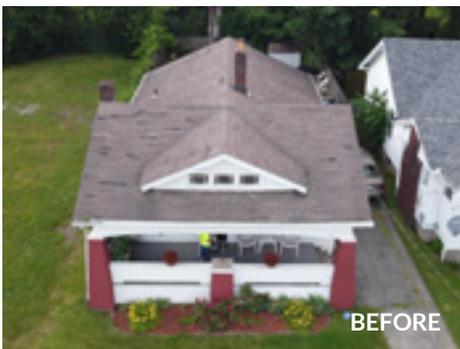
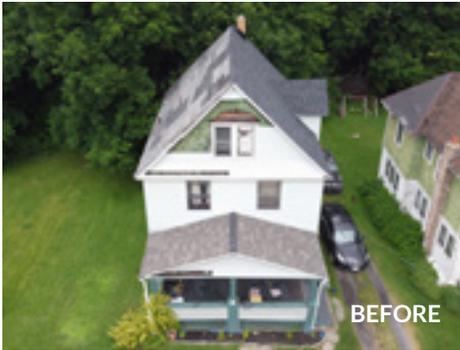


67

Emergency Repair
Projects Completed

Owner-Occupied Home Repair







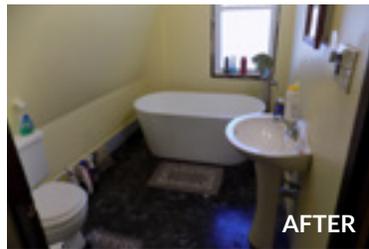
Owner-Occupied Home Repair

OWNER-OCCUPIED REPAIR SPOTLIGHT

Rondele bought his home from his cousin 3 years ago. He was in the process of restoring the home, but severe roof leaks caused significant damage throughout the home that hindered his progress. With YNDC's help, Rondele no longer has to worry about further damage to his home, and has now become even more motivated to finish his renovations. "It makes the house look brand new. Everybody that comes by says it looks like a brand new house. I appreciate everything you guys did. It has made me more motivated to keep working on the house. It has shown me that this house is really worth putting my time into," Rondele said.



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER

Real Estate Development



12

Vacant Units Acquired
For Rehabilitation

2

Vacant Units
Rehabilitated





BEFORE



PROGRESS



BEFORE



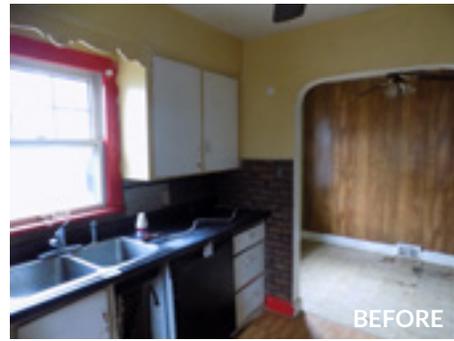
PROGRESS



BEFORE



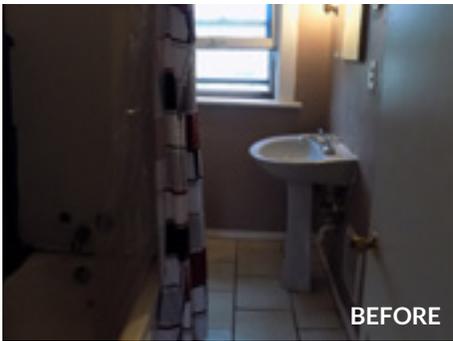
PROGRESS



BEFORE



PROGRESS



BEFORE



PROGRESS



BEFORE



PROGRESS



BEFORE



PROGRESS



BEFORE



PROGRESS

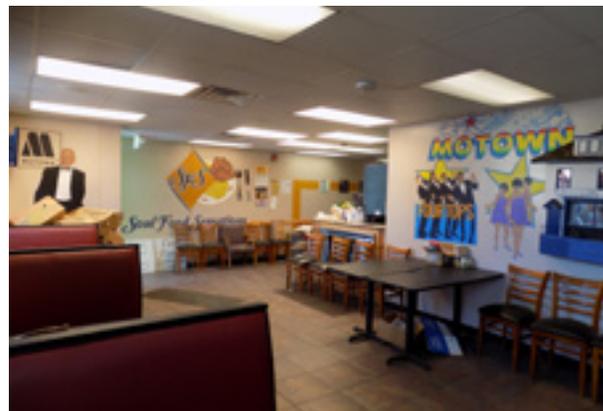
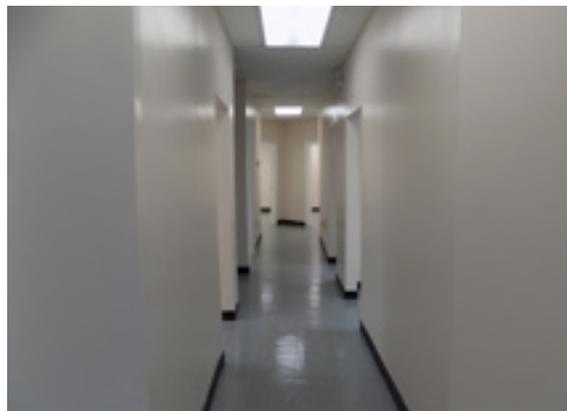


Glenwood Corridor Improvement



YNDC ACQUIRES 2915 GLENWOOD AVENUE PLAZA

On January 20, 2021, YNDC purchased the 2915 Glenwood Avenue Plaza. The plaza is approximately 12,000 square feet and was constructed in 1951. YNDC plans to renovate the property and offer the renovated storefronts and restaurant for lease to neighborhood friendly businesses. More details will be announced later this year.



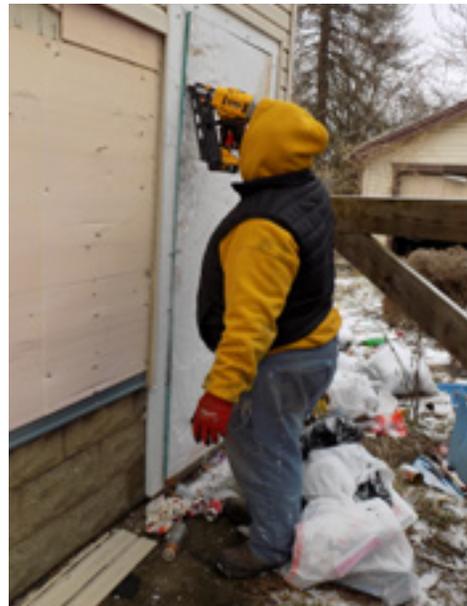
Glenwood Corridor Improvement



On Tuesday, March 9 YNDC demolished 2420 Glenwood Avenue. The vacant and distressed commercial property was beyond revitalization and had to be demolished. The property will be greened and held for future reuse.



Neighborhood Cleanup



27

Vacant Homes
Cleaned and Boarded

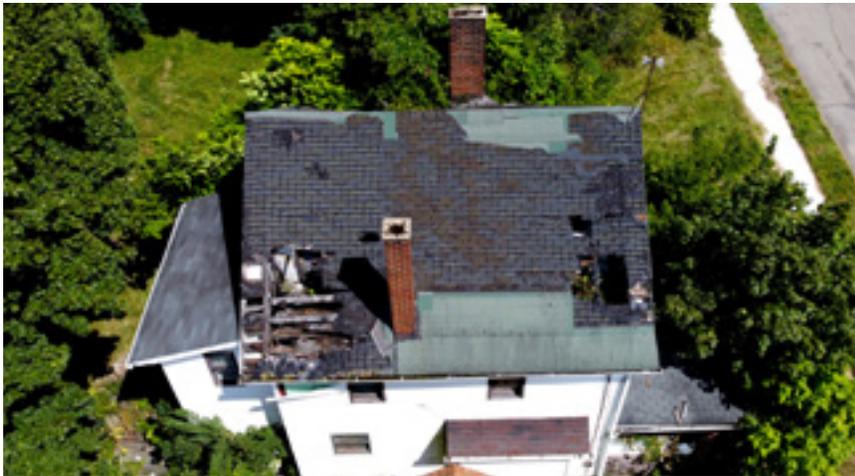
21

Tractor Trailers of
Blight Removed
from Youngstown's
Neighborhoods

430

Properties cleaned for
seasonal cleanup of
trash, fallen trees, and
debris

Neighborhood Organizing



YOUNGSTOWN HOUSING TASK FORCE CONTINUES EFFORTS TO HOLD PROBLEM LANDLORDS ACCOUNTABLE

The Youngstown Housing Task Force has continued its efforts to hold problem landlords accountable for bringing their homes into compliance with the property maintenance code in order to improve the quality of housing in Youngstown's neighborhoods. The Task Force initiated its first public nuisance receivership action against a problem landlord in Youngstown Municipal Court in order to compel the owner to repair a nuisance property that had not been addressed despite multiple years of code enforcement. Even though the first hearing has not yet been held, it has already spurred the owner to begin making repairs to the property. The Task Force has also begun planning a social media and outreach campaign to spread the word about the negligence of multiple problem landlords in Youngstown's neighborhoods and to recruit more residents to join the effort to hold them to account. The Task Force has started investigating several policy issues related to better enforcing quality housing standards, including tools to prevent people from living in unsafe homes and to prevent landlords with delinquent taxes from buying more property in Youngstown's neighborhoods.

Healthy Eating



10 grocery stores offering Produce Perks SNAP Double Up:
5 Sparkle locations: Cornersburg, South Avenue, Warren, Salem, and Niles; 4 Save-a-Lot
locations: South Avenue, Lincoln Knolls, Gypsy Lane, and Warren; and the Struthers IGA

\$10,515.77 spent on fruits and vegetables through the SNAP Double Up program

Financial Statements

STATEMENT OF FINANCIAL POSITION As of March 31, 2021

ASSETS		
	MAR 31, 20	MAR 31, 21
CASH & CASH EQUIVALENTS	\$1,058,044.27	\$1,074,538.05
ACCOUNTS RECEIVABLE	\$1,004.18	\$428.77
OTHER CURRENT ASSETS	\$238,122.72	\$449,141.23
TOTAL CURRENT ASSETS	\$1,297,171.17	\$1,524,108.05
FIXED ASSETS	\$2,875,807.97	\$3,163,365.11
OTHER ASSETS	\$1,643,801.34	\$1,420,026.32
TOTAL ASSETS	\$5,816,780.48	\$6,107,499.48
LIABILITIES & EQUITY		
TOTAL LIABILITIES	\$2,328,520.70	\$1,971,930.84
TOTAL EQUITY	\$3,488,259.78	\$4,135,568.64
TOTAL LIABILITIES & EQUITY	\$5,816,780.48	\$6,107,499.48

Financial Statements

STATEMENT OF FINANCIAL INCOME & EXPENSE January 1 – March 31, 2021

INCOME		
	JAN - MAR 20	JAN - MAR 21
FOUNDATION AND BANKS	\$84,141.00	\$97,023.88
DIRECT PUBLIC SUPPORT	\$20,115.98	\$1,306.76
GOVERNMENT GRANTS & CONTRACTS	\$999,063.01	\$1,140,663.56
INVESTMENTS	\$3,088.93	\$50.12
OTHER INCOME	\$6,199.74	\$3,770.51
PROGRAM INCOME	\$100,152.43	\$145,690.93
TOTAL INCOME	\$1,206,583.23	\$1,388,505.76
EXPENSES		
PAYROLL	\$33,819.13	\$36,737.70
PAYROLL EXPENSES	\$2,612.46	\$1,191.23
FACILITIES & EQUIPMENT	\$3,245.52	\$1,440.34
OPERATIONS	\$24,655.22	\$18,444.81
INSURANCE & BENEFITS	\$15,295.90	\$19,265.45
MEETINGS	\$20.97	\$0
CONTRACT SERVICES	\$7,636.16	\$7,726.06
CONFERENCES & SEMINARS	\$7.00	\$0
PROGRAM EXPENSE	\$795,558.89	\$785,145.38
TOTAL EXPENSES	\$882,851.25	\$869,950.97
NET INCOME	\$323,731.98	518,554.79



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

www.yndc.org | 330.480.0423

820 Canfield Road, Youngstown, Ohio 44511

 @YtownNDC   @youngstownndc