



# Youngstown Neighborhood Development Corporation

Performance Report  
April - June 2022



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# Funders

## CORE FUNDERS

- The Raymond John Wean Foundation
- City of Youngstown

## PROGRAM INVESTORS

- Bernard and Elaine Soss Family Charitable Trust
- CareSource
- Christ Church Presbyterian
- 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
- Dominion Foundation
- Eastgate Regional Council of Governments
- Elliot and Christine Legow
- 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
- KeyBank 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 CDC Association Community Recovery Fund
- Ohio Housing Trust Fund
- PNC Foundation
- Pollock Company Foundation
- Pollock Personal Foundation
- Premier Bank
- Robert H. Reakirt Foundation
- Ruth Beecher Charitable Trust
- Schwebel Family Foundation
- Seidel Foundation
- Senator Maurice and Florence Lipscher Charitable Fund
- TCF Bank
- The William M. Neckerman, Jr. Charitable 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
- USDA Gus Schumacher Nutrition Incentive Program COVID Relief and Response program
- USDA Food Insecurity Nutrition Incentive
- 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

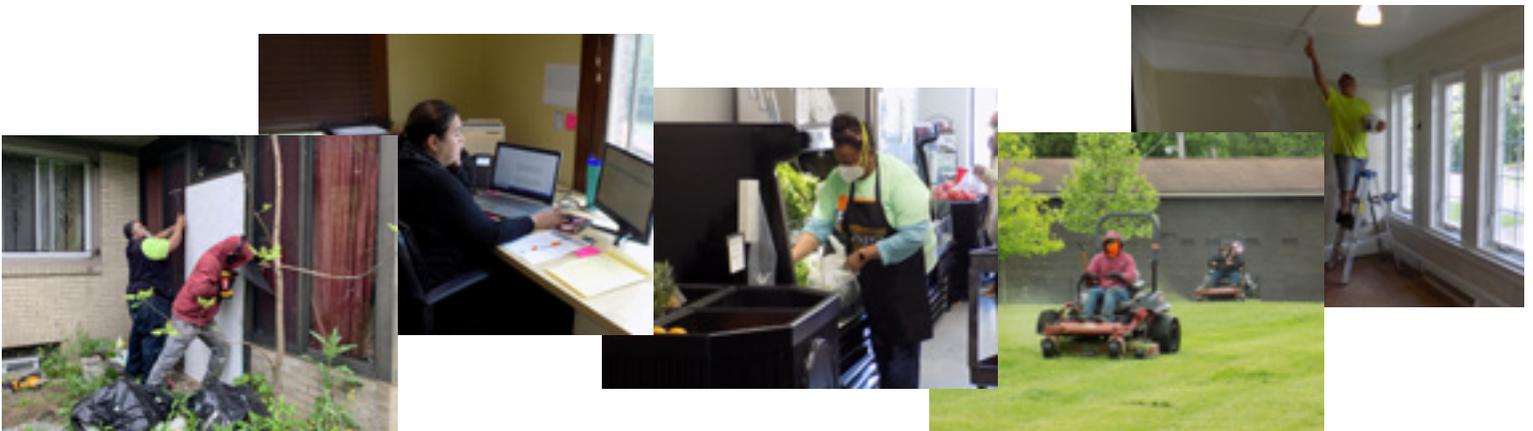
# TEAM MEMBERS

## BOARD OF DIRECTORS

Ms. Dollaine Holmes, *President*  
Ms. Marguerite Douglas, *Vice President*  
Ms. Debbi Grinstein, *Treasurer*  
Ms. Mary Danus, *Secretary*  
Mr. Steve Avery  
Mr. Julius Bennett  
Ms. Rosetta Carter  
Mr. Lee Fields  
Mr. Eric Holm  
Atty. Thomas Hull  
Mr. Phil Kidd  
Mr. Dominic Marchionda  
Mr. Juan Santiago  
Mr. Matt Strang  
Mr. Chris White

## TEAM

Ian Beniston, AICP, HDFP, *Executive Director*  
Tiffany Sokol, HDFP, *Housing Director*  
Jack Daugherty, AICP, HDFP, *Neighborhood Stabilization Director*  
Liz Ifill, *Office Manager*  
Jennifer Evans, *Housing Program Manager*  
Lindsay Valentin, *Housing Client Coordinator*  
Stacy Costley, *Housing Counselor*  
Alex Viglio, *Housing Counselor*  
Susan Payton, *Glenwood Fresh Market Manager*  
Traig Traylor, *Marketing Assistant*  
Art Carter, *Construction Team Member*  
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*  
Patricia Stokes, *Neighborhood Steward*  
Anika Jacobs-Green, *Glenwood Fresh Market Associate*  
Henrietta Lewis, *Glenwood Fresh Market Associate*  
Angela Orr, *Glenwood Fresh Market Associate*  
Zach Perkins, *Neighborhood Stabilization Intern*



# NEW TEAM MEMBERS



## Angela Orr

is a participant in the Vantage Aging Senior Community Service Employment Program and serves as a Glenwood Fresh Market Associate. Angela assists in the operation of the Glenwood Fresh Market and creates a welcoming environment to achieve program service goals including: increasing access to fresh food, inspiring healthy eating, and maintaining a clean, organized and functional environment.

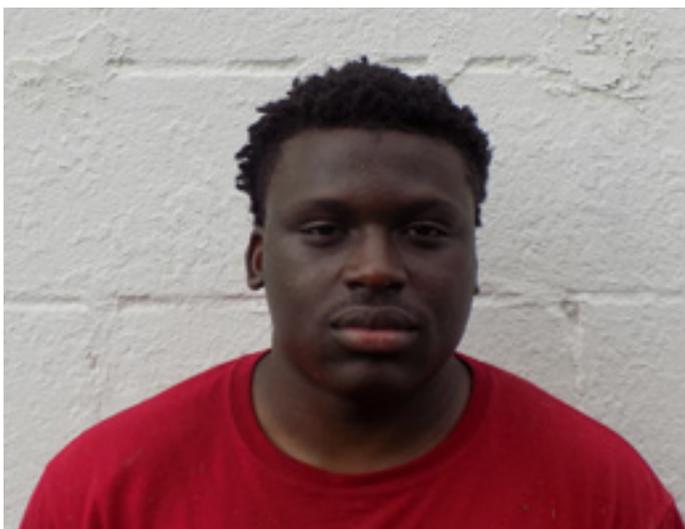
## Zach Perkins

is the Neighborhood Stabilization Intern for the Youngstown Neighborhood Development Corporation. Zach assists YNDC's Neighborhood Stabilization Director with a variety of tasks necessary to clean up and stabilize vacant properties in Youngstown's neighborhoods and to organize residents and community partners around quality-of-life issues affecting neighborhoods.



## Earnest Croom

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



# Revitalization Review



136

Housing Counseling  
Clients



28

Roof  
Replacements



19

Emergency Repair  
Projects Completed



270

Cubic Yards of Debris  
Cleared



4

Homeowners  
Created

# Media & Awards

- Glenwood Fresh Market Opens April 12 - The Business Journal
- Glenwood market to open Tuesday - The Vindicator
- Glenwood Fresh Market to celebrate opening - WFMJ
- Glenwood Fresh Market Hopes to Increase Healthy Food Options - Metro Monthly
- Glenwood Fresh Market Opens, Already Exceeds Expectations - The Business Journal
- Food Market Celebrates Opening on Youngstown's South Side Tuesday - WFMJ
- New fresh produce market opening in Youngstown - WKBN
- Glenwood Fresh Market Serving Thousands - The Business Journal
- Since COVID-19 Hit, More Homeless Children Have Been Identified in Youngstown. Here's Why - Mahoning Matters
- East Liverpool Gets \$1.1M Brownfield Grant for School Site - The Business Journal
- In greater Glenwood, people are the heart of my community - Mahoning Matters
- EL housing inspectors facing 'worst of the worst' - Morning Journal
- Appalachian Ohio State of the Region Conference celebrates a decade of collaboration and innovation - Ohio University
- Good Health Takes 'Deep Roots,' Entrepreneur Says - The Business Journal
- Kidd to Keynote Youngstown Press Club Annual Meeting - The Business Journal
- New Statewide Grant Could Help Accelerate Youngstown Demolitions - WFMJ
- Plan in the Works to Renovate One of Youngstown's Main Roads - WKBN
- Fresh market in Youngstown making positive impact on community - WKBN
- What Happens When Violence Interrupts a Community's Trust? - Mahoning Matters
- Wean Foundation Hosts Akron Peers - Tribune Chronicle
- Wean Foundation Hosts Akron Peers for Learning Visit - The Vindicator
- Location, location, location — the housing market booms, but not in Glenwood - Mahoning Matters

# Media & Awards

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

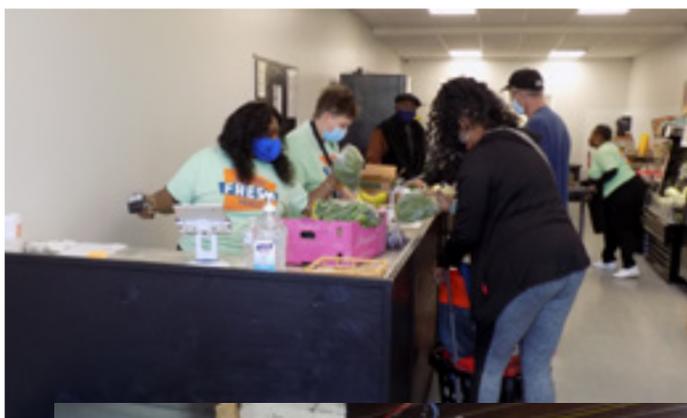
On Tuesday, June 21, YNDC was awarded a Community Revitalization Award from the Mahoning Valley Historical Society as part of their annual Historic Preservation Awards. The award was presented to YNDC for the renovation of 2118 Glenwood Avenue, a historic home constructed in 1925 of field stone. YNDC 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 coffee shop and cafe.



# New Funding

## YNDC Q2, 2022 GRANT AWARDS

- United Way of Youngstown and the Mahoning Valley, Emergency Repair: \$125,000
- Western Reserve Health Foundation, Glenwood Fresh Market: \$100,000
- Premier Bank Foundation, Emergency Repair: \$32,703
- William Swanston Charitable Fund, Glenwood Fresh Market: \$20,000
- KeyBank Foundation, Emergency Repair: \$15,000
- Citizens Bank, Housing Counseling: \$10,000
- Senator Maurice and Florence Lipscher Charitable Fund, Neighborhood Stabilization: \$10,000
- Frances Schermer Charitable Trust, Emergency Repair: \$5,000
- CareSource, Glenwood Fresh Market: \$2,500



# Housing Counseling



99

New Clients  
Enrolled in  
Housing Counseling



136

Total Housing  
Counseling  
Clients Served



4

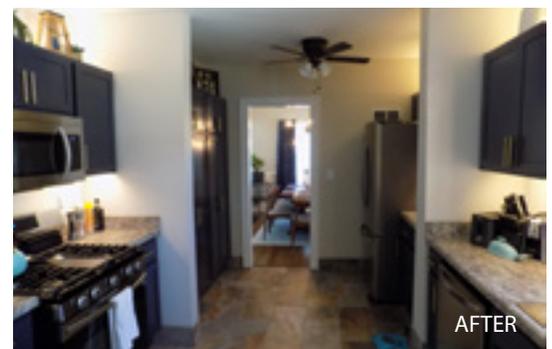
Homes Purchased by  
Housing Counseling Clients



# HOUSING COUNSELING

## Housing Counseling Spotlight

Wayne had been house hunting for a while and almost gave up until he came across one of YNDC's listings. Wayne instantly fell in love with the 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. Wayne is a first time home buyer and this experience has changed his life. Through housing counseling, Wayne was set up for success, 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.



# Real Estate Development



3

Vacant Units Acquired for  
Rehabilitation



5

Vacant Units Rehabilitated

# REAL ESTATE DEVELOPMENT

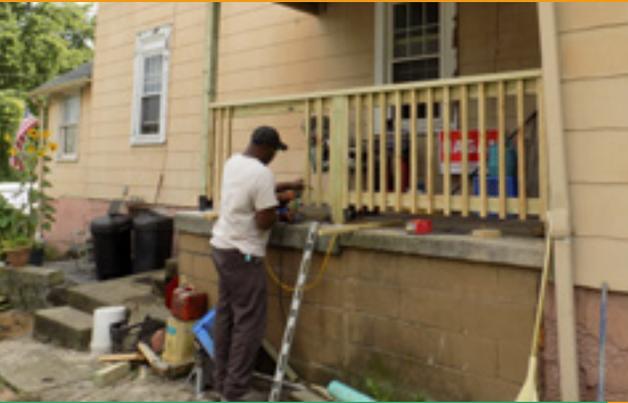


# Owner-Occupied Home Repair



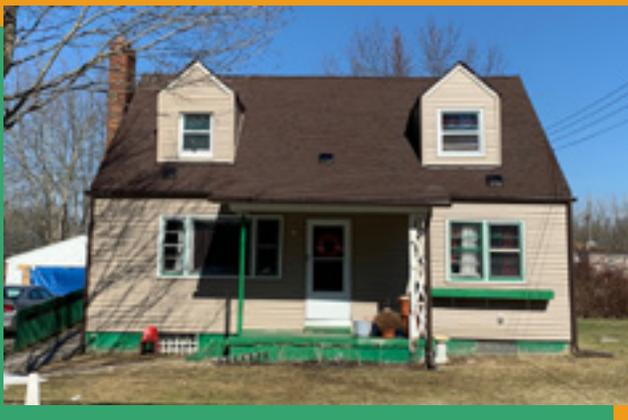
**28**

Roof Replacement  
Projects Completed



**19**

Emergency Repair  
Projects Completed



**1**

Owner-Occupied  
Full Rehabilitation  
Project Completed

# OWNER-OCCUPIED HOME REPAIR



# OWNER-OCCUPIED HOME REPAIR



# OWNER-OCCUPIED HOME REPAIR



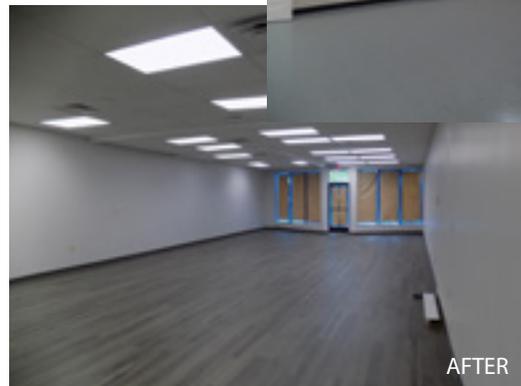
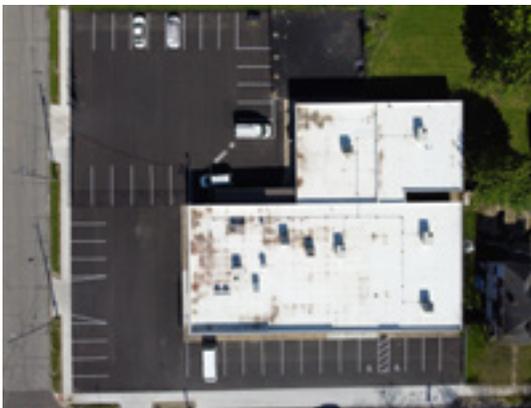
## Owner-Occupied Rehabilitation Spotlight

Helen was born and raised in Hungry and came to America after WWII in 1956. Helen has lived in her home for over 50 years and roof leaks were causing damage throughout her home. By replacing Helen's roof, YNDC eliminated the leaks and prevented further damage to her home. "It means a lot. I think it's a great program because it helps keep the home up before it gets to the point where you have to tear it down. It takes a lot of stress off of us when we can't because we tried other places to get it and the deductible was too high so it helps. I think it's great what you guys do," Helen said.

# Glenwood Corridor Improvements

## Progress Continues at Glenwood Plaza

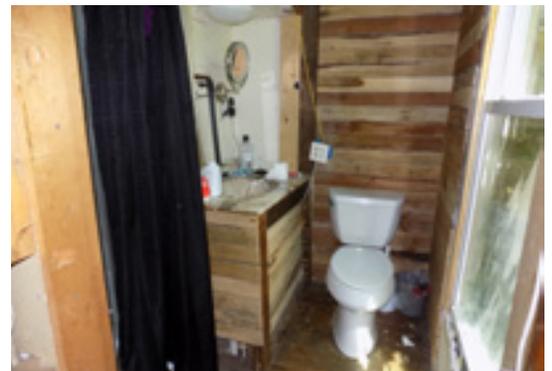
The Glenwood Plaza continues to see improvements. In addition to Glenwood Fresh Market, the plaza is now home to Inspiring Minds Youngstown and Protestant Family Service. Both organizations are occupying newly updated units. Exterior work on the plaza is largely complete including the addition of the hand painted Glenwood Plaza sign. In the coming months a restaurant and one more business will open.



# GLENWOOD CORRIDOR IMPROVMENTS

## YNDC Acquires Historic Home on Glenwood Avenue

YNDC has acquired 3617 Glenwood Avenue. The property was constructed around 1840 and is one of the oldest remaining homes in the City of Youngstown. Plans for the property will be announced at a later date.



# Neighborhood Cleanup



**8**

Tractor Trailers of  
Blight Removed  
from Youngstown's  
Neighborhoods



**1**

Vacant Home Cleaned and  
Boarded



**270**

Yards of Debris Cleared

# Neighborhood Planning

## Public Open House Held to Provide Feedback on DRAFT Glenwood Active Transportation Plan

On Wednesday, May 11 at the Jaylex Event Center the City of Youngstown, Boardman Township, Mill Creek MetroParks and YNDC held a public open house for the Glenwood Active Transportation Plan. The planning consultants (GPD Group) presented a preliminary DRAFT plan for residents to review and provide detailed feedback. The public open house was attended by more than 75 residents and stakeholders. The feedback from the open house will be used to further revise and update the plans for the corridor.



# Neighborhood Organizing

## Neighborhood Stewards

YNDC's Neighborhood Stewards, Patricia Stokes and Anika Jacobs, both long-time residents of Youngstown's south side, have been traveling door-to-door to hundreds of households in the Pleasant Grove neighborhood to learn what residents feel is most important for improving their neighborhood. This survey is part of a broader and ongoing listening campaign that will take place in multiple neighborhoods throughout the city in order to obtain feedback on neighborhood priorities from a broad and representative segment of the neighborhood population, connect with more residents interested in organizing around neighborhood issues, and inform the programs and services offered by YNDC and our community partners. YNDC is currently working on identifying and training additional Neighborhood Stewards from other neighborhoods across the city in partnership with neighborhood groups and organizations over the coming months.



## Neighborhood Leaders and Community Organizations Issue Joint Letter to Council and Mayor about American Rescue Plan Priorities

The Youngstown Neighborhood Leaders, a collective of neighborhood group leaders from across the city, issued a joint letter to Mayor Brown and Youngstown City Council urging them to invest the city's American Rescue Plan funds in priorities that will improve the quality of life in Youngstown's neighborhoods. Priorities outlined in the letter include eliminating blight and illegal dumping, improving housing quality in every neighborhood, investing in neighborhood commercial corridors to create jobs and opportunity for residents, fixing basic neighborhood infrastructure needs (such as streets, parks and sidewalks), investing in a community-oriented policing model and neighborhood safety services, and investing in programs and services that help residents access and afford healthy food. The joint letter was signed by over 50 neighborhood groups, community organizations, congregations and local foundations. YNDC helped the Neighborhood Leaders to narrow down the core priorities they wanted to include in the letter and assisted with collecting signatures.

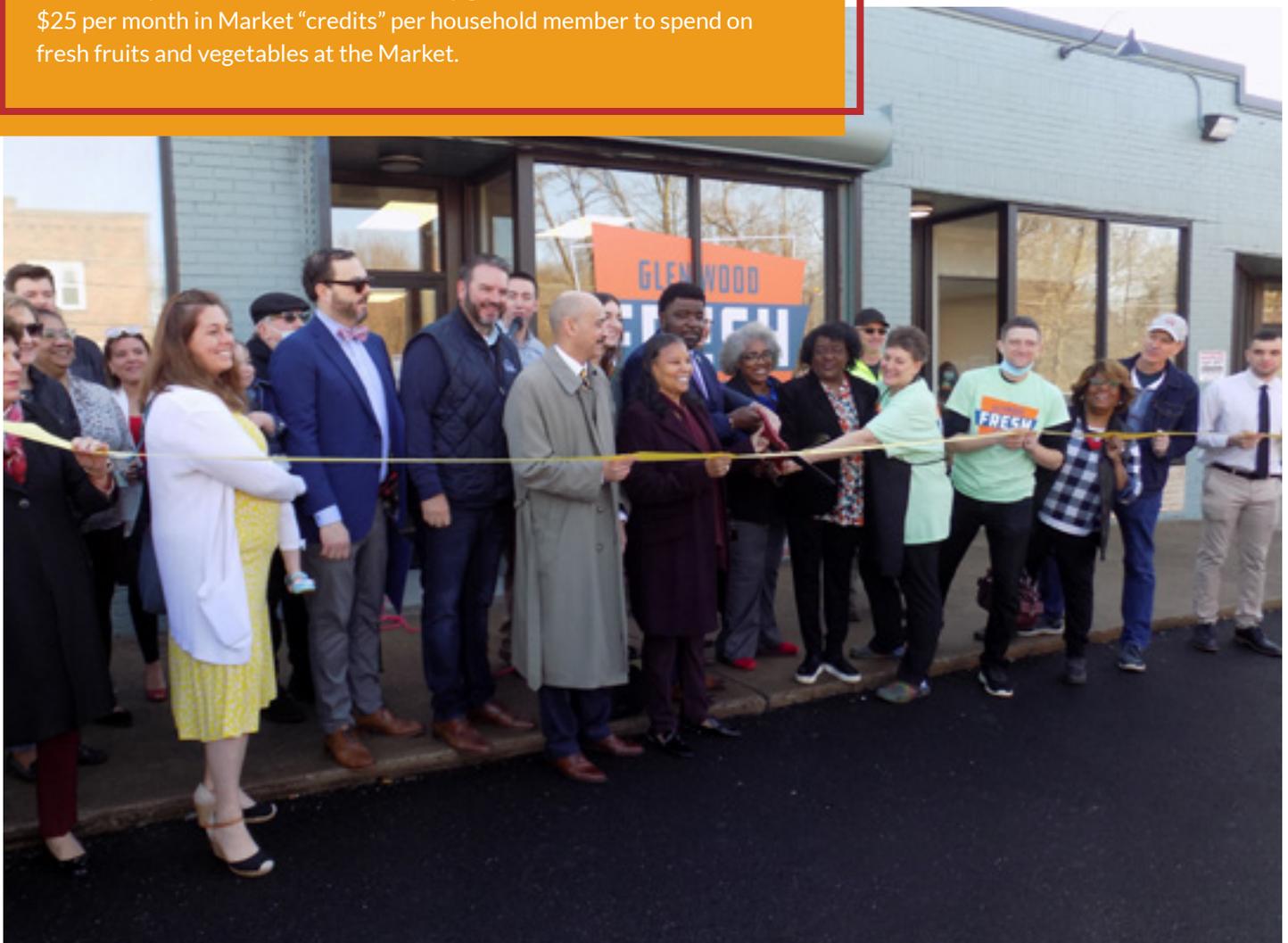


# Glenwood Fresh Market

## Glenwood Fresh Market Celebrates Grand Opening

The Glenwood Fresh Market (Market) conducted a soft opening during the weeks of March 27 and April 3 to allow all pre-enrolled members to be the first ones served. The Market officially opened on April 12, 2022. Current hours are Tuesday and Thursday, 9am – 5pm.

The Market, located at 2915 Glenwood Avenue, provides year-round access to FREE fresh fruits, vegetables, and other healthy food items to residents of Youngstown and the Mahoning Valley with household incomes under 200 percent of the Federal Poverty guidelines. Households receive \$25 per month in Market “credits” per household member to spend on fresh fruits and vegetables at the Market.



# GLENWOOD FRESH MARKET

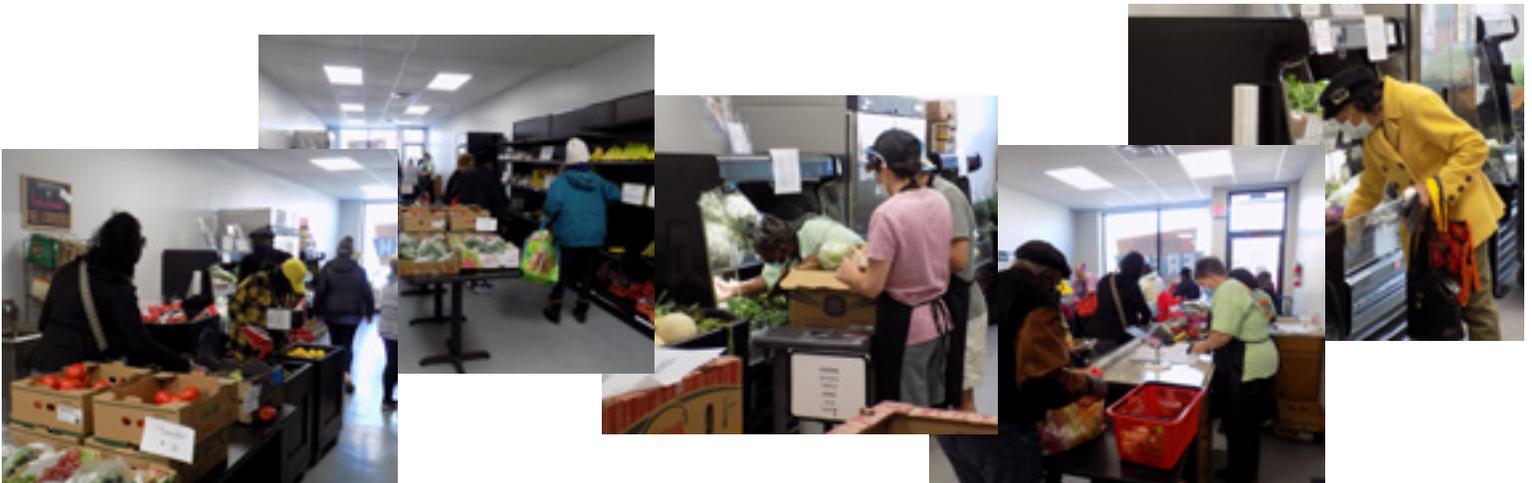
## Market Outcomes Through June 30, 2022:

The Glenwood Fresh Market has only been open since Tuesday, March 29, 2022. Since that date, the Market has already achieved the following:

- 1,841 unique Market members provided FREE fresh and healthy produce,
- 972 unique households served,
- Members completed over 5,040 unique visits to obtain fresh and healthy food, and
- Over \$85,500 in fresh fruits and vegetables distributed.
- Cooking demonstrations and health screenings began in the Market in June. A total of 172 members have participated in 6 activities to date.

**1,927** total members are currently enrolled at the Market; we will reach 2,000 by the end of the month, achieving our 3-year goal in only a little over 3 months of operation:

- The supermajority of members (over 80%) are Youngstown residents coming from all over the city and every neighborhood. Approximately 20% are from surrounding communities, with the majority located in Austintown, Boardman, Campbell, and Struthers.
- 50% of Members identify as Black, 37% White, 9% Hispanic, 4% Other Groups
- 23% of Members are children (0-17), 51% are adults (18-64), and 26% are seniors (age 65+).



# Financial Statement

## STATEMENT OF FINANCIAL POSITION As of June 30, 2022

ASSETS		
	JUNE 30, 22	JUNE 30, 21
CASH & CASH EQUIVALENTS	\$969,555.87	\$861,855.51
ACCOUNTS RECEIVABLE	\$13,091.26	\$577.77
OTHER CURRENT ASSETS	\$1,718,228.44	\$807,308.79
<b>TOTAL CURRENT ASSETS</b>	<b>\$2,700,875.57</b>	<b>\$1,669,742.07</b>
FIXED ASSETS	\$3,725,108.61	\$3,272,706.90
OTHER ASSETS	\$451,341.40	\$2,054,349.69
<b>TOTAL ASSETS</b>	<b>\$6,877,325.58</b>	<b>\$6,996,798.66</b>
LIABILITIES & EQUITY		
TOTAL LIABILITIES	\$824,776.81	\$2,562,409.47
TOTAL EQUITY	\$6,052,548.77	\$4,434,389.19
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$6,877,325.58</b>	<b>\$6,996,798.66</b>

# Financial Statement

## STATEMENT OF FINANCIAL INCOME & EXPENSE January 1 – June 30, 2022

INCOME		
	JAN - JUNE 22	JAN - JUNE 21
FOUNDATION AND BANKS	\$254,412.00	\$284,533.38
DIRECT PUBLIC SUPPORT	\$4,593.24	\$6,292.12
GOVERNMENT GRANTS & CONTRACTS	\$1,772,574.05	\$1,976,565.82
INVESTMENTS	\$162.33	\$2,930.74
OTHER INCOME	\$28,754.38	\$57,264.26
PROGRAM INCOME	\$657,592.26	\$249,671.24
<b>TOTAL INCOME</b>	<b>\$2,718,088.26</b>	<b>\$2,577,257.56</b>
EXPENSES		
PAYROLL	\$103,324.17	\$82,244.64
PAYROLL EXPENSES	\$4,360.70	\$3,353.03
FACILITIES & EQUIPMENT	\$28,935.63	\$1,872.32
OPERATIONS	\$27,404.86	\$33,900.94
INSURANCE & BENEFITS	\$12,224.85	\$40,382.87
MEETINGS	\$162.67	\$351.92
CONTRACT SERVICES	\$32,712.09	\$30,006.06
CONFERENCES & SEMINARS	\$81.20	\$0.00
PROGRAM EXPENSE	\$1,659,800.94	\$1,567,770.44
<b>TOTAL EXPENSES</b>	<b>\$1,869,007.11</b>	<b>\$1,759,882.22</b>
<b>NET INCOME</b>	<b>\$849,081.15</b>	<b>\$817,375.34</b>





YOUNGSTOWN  
**NEIGHBORHOOD**  
DEVELOPMENT CORPORATION

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

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