

# Youngstown Neighborhood Development Corporation

Performance Report  
July - September 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 CDBG and HOME Funds
- 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
- Seven Seventeen Credit Union
- 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  
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**  
Alex Viglio, **Housing Counselor**  
Susan Payton, **Glenwood Fresh Market Manager**  
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**  
Adam Wagner, **Grass Cutting & Clean Up Team Member**  
Patricia Stokes, **Neighborhood Steward**  
Anika Jacobs-Green, **Glenwood Fresh Market Associate**  
Henrietta Lewis, **Glenwood Fresh Market Associate**  
Zach Perkins, **Neighborhood Stabilization Intern**



# NEW TEAM MEMBERS



## Adam Wagner

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



211

Housing Counseling  
Clients



90

Roof  
Replacements



56

Emergency Repair  
Projects Completed



1,268

Cubic Yards of Debris  
Cleared



17

Homeowners  
Created

# Media & Awards

- Location, location, location – the housing market booms, but not in Glenwood - Mahoning Matters
- Barber college opens on Youngstown's South Side - WKBN
- Barber College Opens on South Side - The Business Journal
- Council Members, Administration Discuss ARP Funds - The Business Journal
- Urgent care coming to Glenwood Avenue - WKBN
- YNDC Prepares to Show Off Historic Park Property - The Business Journal
- Old Furnace Road Home Restored - WFMJ
- One of Youngstown's Oldest Homes is Renovated, for Sale - WKBN
- This old house is new again in Mill Creek Park neighborhood - The Vindicator
- Orchids and Onions - The Vindicator
- Blight remediation project begins in East Liverpool - WKBN
- Restoring Foster Theatre is a step in the right direction - Mahoning Matters
- Voyager Coffee Plans Winter Opening for Manufacturing Site, Café - The Business Journal
- East Liverpool officials tackling vacant home crisis - WTOV
- Administration to watch closely council's ARP spending plans - The Vindicator
- East Liverpool continues to clean up properties - Morning Journal
- Local neighborhood development group awarded over \$25K - WKBN
- Brown Announces More Than \$180,000 for Housing Counseling Across Ohio - Senator Sherrod Brown
- 'Vague' ARP requests concern city - The Vindicator
- Youngstown council approves \$400k in ARP projects - WFMJ
- Growing Up in Working Class Youngstown – The Sharonline - Bob on Books

# Media & Awards

## 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.



# New Funding

## YNDC Q3, 2022 GRANT AWARDS

- City of Youngstown, CDBG48 Emergency Repair: \$350,000
- City of Youngstown, CDBG48 Roof Replacement: \$346,319
- City of Youngstown, HOME48 New Construction: \$300,000
- City of Youngstown, HOME48 Strategic Acquisition and Rehabilitation: \$300,000
- The Youngstown Foundation, Foster Theater: \$100,000
- City of Youngstown, CDBG48 REVITALIZE: \$40,000
- U.S. Department of Housing and Urban Development, Housing Counseling: \$26,640
- Ruth Beecher Charitable Trust, Clean up and Neighborhood Stabilization: \$15,000
- Wells Fargo Foundation, Housing Counseling: \$15,000
- Dominion Foundation, Glenwood Fresh Market: \$10,000
- Seven Seventeen Credit Union, Housing Counseling: \$2,500



# Housing Counseling



19

New Clients  
Enrolled in  
Housing Counseling



106

Total Housing  
Counseling  
Clients Served



3

Homes Purchased by  
Housing Counseling Clients

# HOUSING COUNSELING

## Housing Counseling Spotlight

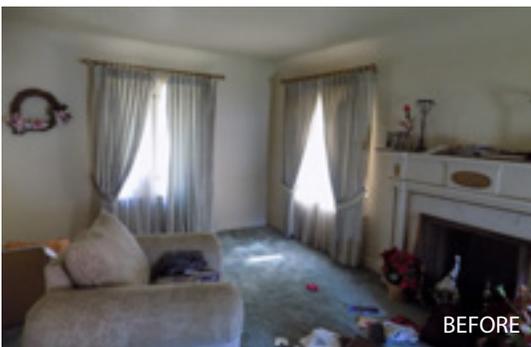
Alyda was looking for a home on Youngstown's south side and was ecstatic when she came across one of YNDC's listings. Alyda instantly fell in love with the home when she saw the arched purple door. She also loved the ample space, that it was fully move-in ready, and that she could now be closer to family. Every aspect of this home was exactly what she was looking for. Alyda is a first time home buyer, and this experience has changed her life a lot. Through housing counseling, Alyda was set up for success, and she 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. "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.



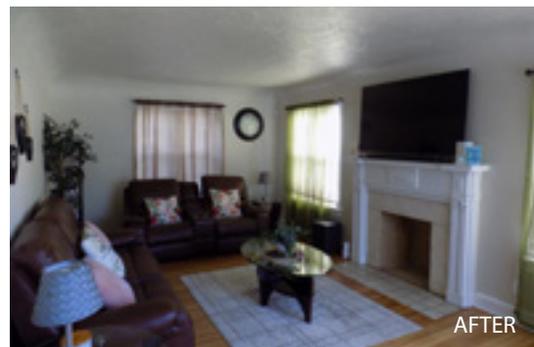
BEFORE



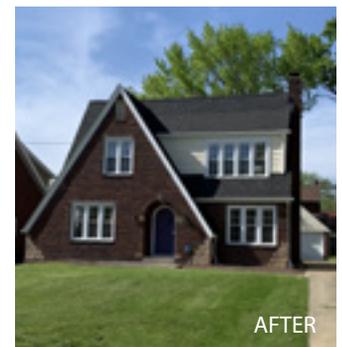
AFTER



BEFORE



AFTER



AFTER

# Real Estate Development



1

Vacant Unit Acquired for  
Rehabilitation



4

Vacant Units Rehabilitated

# REAL ESTATE DEVELOPMENT



# REAL ESTATE DEVELOPMENT

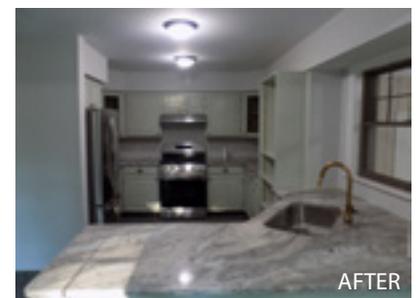


# REAL ESTATE DEVELOPMENT

## YNDC Completes Renovation of 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 has been sold to a homeowner.



# Owner-Occupied Home Repair



**51**

Roof Replacement  
Projects Completed



**13**

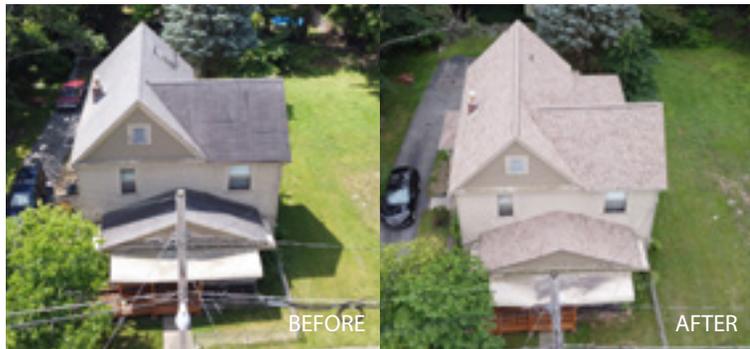
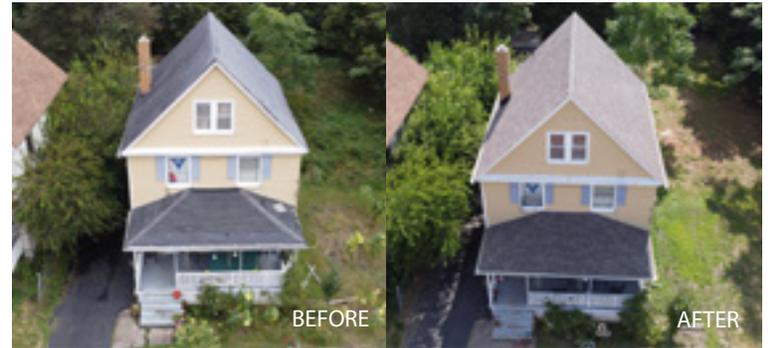
Emergency Repair  
Projects Completed



**2**

Owner-Occupied  
Full Rehabilitation  
Project Completed

# OWNER-OCCUPIED HOME REPAIR



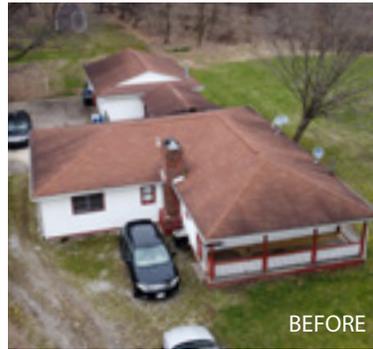
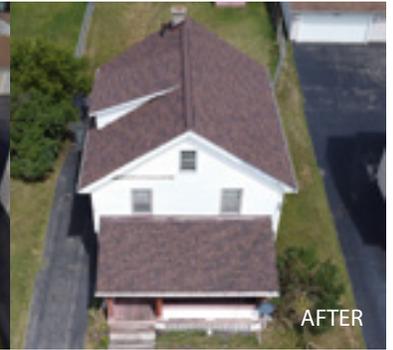
# OWNER-OCCUPIED HOME REPAIR



# OWNER-OCCUPIED HOME REPAIR



# OWNER-OCCUPIED HOME REPAIR



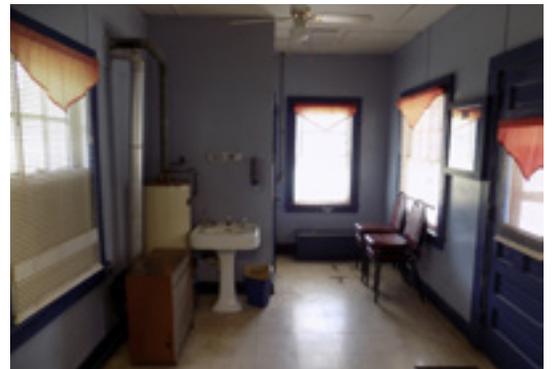
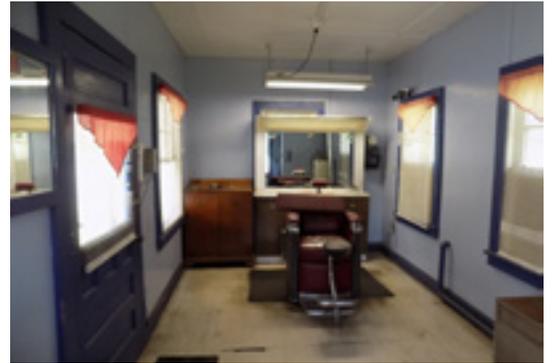
## Owner-Occupied Rehabilitation Spotlight

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.

# Glenwood Corridor Improvements

## YNDC Acquires 3701 Glenwood Avenue

YNDC acquired the former Bob's Barbershop at 3701 Glenwood Avenue. The property will be improved in the coming months. YNDC is currently renovating 3711 Glenwood Avenue, a four unit apartment building adjacent to this property.



# GLENWOOD CORRIDOR IMPROVEMENTS



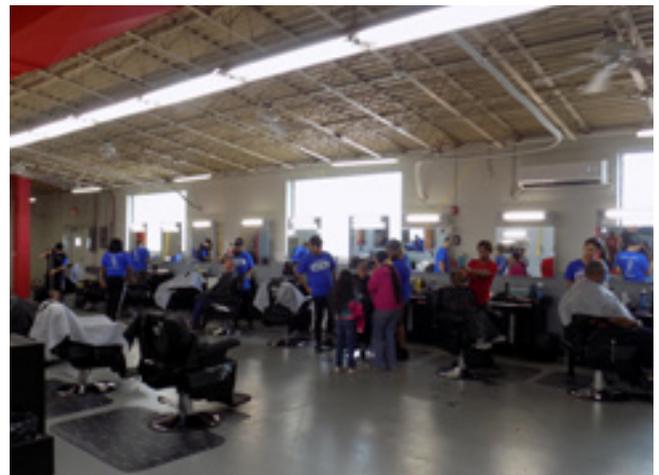
## Excavation of Glenwood Lots

YNDC has cleaned and greened 2 vacant lots along Glenwood Avenue. The Glenwood Avenue and W. Warren Avenue lot was a former demolition site and the Glenwood Avenue and Pinview Avenue lot was overgrown and littered with debris. Landscape fencing will also be installed along the perimeter to prevent people from parking vehicles on the lots.

# GLENWOOD CORRIDOR IMPROVEMENTS

## Beyond Expectations Barber College Opens on Glenwood Avenue

On Thursday, July 12, 2022, Beyond Expectations Barber College (BEBC) celebrated its grand opening at 2246 Glenwood Avenue. BEBC is a state licensed full service barber college. The Glenwood Avenue site is their second location. Their first location was established in Akron in 2013 and has graduated over 150 students with an 85 percent graduation rate, a 90 percent licensure rate, and a 100 percent job placement rate. BEBC is partnering with local organizations including: Youngstown Neighborhood Development Corporation, Choffin Career Center, Mahoning and Columbiana Training Association, and The Bureau of Vocational Rehabilitation. BEBC is open Tuesday through Saturday from 9am to 5pm.



# Neighborhood Cleanup

18

Tractor Trailers of  
Blight Removed  
from Youngstown's  
Neighborhoods



560

Yards of Debris Cleared

# Neighborhood Planning

## Glenwood Active Transportation Revisions In Progress

YNDC has continued working with the City of Youngstown, Boardman Township, Mill Creek MetroParks and residents to develop the Glenwood Active Transportation Plan. The planning consultants (GPD Group) produced a draft plan during the summer and incorporated feedback from residents and project partners. YNDC is currently working on revising the plan and adding some additional content necessary to complete the plan. Once edits are complete, we will convene all of the project partners to finalize the plan and prepare it for public adoption.



# Neighborhood Organizing



## Neighborhood Stewards Complete Door-to-Door Canvassing Survey of the Pleasant Grove Neighborhood on Youngstown's south side

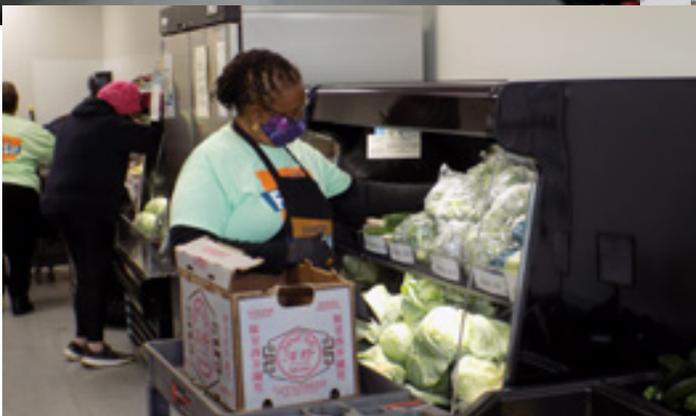
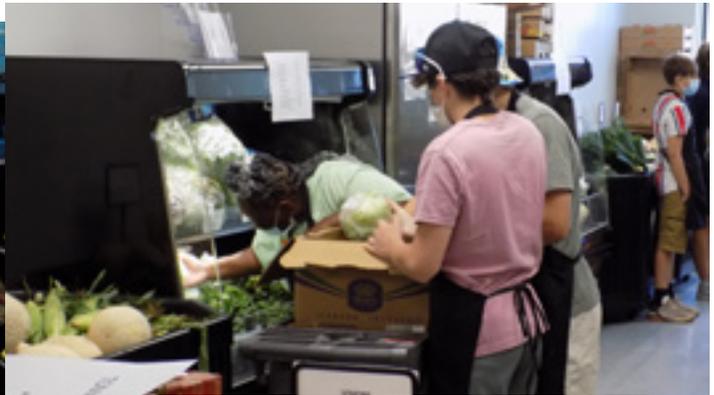
YNDC's Neighborhood Stewards, Patricia Stokes and Anika Jacobs, completed a door-to-door canvassing survey of the Pleasant Grove Neighborhood on Youngstown's south side. Over 250 households in the neighborhood completed the survey and provided detailed information about how their neighborhood is doing and what they think is most important to improve the neighborhood. A detailed analysis of the findings will be released to public this fall. A door-to-door survey in the Newport neighborhood is currently underway and will continue this fall. YNDC anticipates completing additional surveys in neighborhoods on the north and east sides of Youngstown in the spring of 2023.

# Glenwood Fresh Market

## Market Outcomes Through September 30, 2022

Since opening in March 2022, the Glenwood Fresh Market has achieved the following outcomes to date:

- 2,005 unique Market members provided FREE fresh and healthy produce
- 1,053 unique households served, over 80% are Youngstown residents from all across the city
- Members completed over 9,801 unique visits to obtain fresh and healthy food
- Over \$176,810.29 in fresh fruits and vegetables distributed
- Cooking demonstrations and health screenings hosted by Mercy Health began in the Market in June. A total of 644 members have participated in 21 healthy eating and living activities to date.



# Financial Statement

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

ASSETS		
	SEP 30, 22	SEP 30, 21
CASH & CASH EQUIVALENTS	\$749,940.71	\$828,392.27
ACCOUNTS RECEIVABLE	\$4,114.33	\$953.61
OTHER CURRENT ASSETS	\$2,036,665.74	\$1,056,175.97
<b>TOTAL CURRENT ASSETS</b>	<b>\$2,790,720.78</b>	<b>\$ 1,885,521.85</b>
FIXED ASSETS	\$3,771,358.61	\$3,778,175.43
OTHER ASSETS	\$420,442.33	\$2,389,760.97
<b>TOTAL ASSETS</b>	<b>\$6,982,521.72</b>	<b>\$8,053,458.25</b>
LIABILITIES & EQUITY		
TOTAL LIABILITIES	\$1,168,054.00	\$ 3,627,696.99
TOTAL EQUITY	\$5,814,467.72	\$4,425,761.26
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$6,982,521.72</b>	<b>\$8,053,458.25</b>

# Financial Statement

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

INCOME		
	JAN - SEP 22	JAN - SEP 21
FOUNDATION AND BANKS	\$445,340.00	\$377,661.38
DIRECT PUBLIC SUPPORT	\$4,667.50	\$36,428.76
GOVERNMENT GRANTS & CONTRACTS	\$2,501,423.54	\$2,440,417.61
INVESTMENTS	\$300.39	\$2,929.10
OTHER INCOME	\$41,103.63	\$85,432.70
PROGRAM INCOME	\$860,115.73	\$517,747.45
<b>TOTAL INCOME</b>	<b>\$3,852,950.79</b>	<b>\$3,460,617.00</b>
EXPENSES		
PAYROLL	\$162,033.38	\$127,823.68
PAYROLL EXPENSES	\$4,475.60	\$8,500.28
FACILITIES & EQUIPMENT	\$12,355.43	\$4,753.57
OPERATIONS	\$43,120.56	\$51,313.96
INSURANCE & BENEFITS	\$51,298.95	\$58,919.87
MEETINGS	\$578.94	\$633.29
CONTRACT SERVICES	\$40,582.05	\$41,462.68
CONFERENCES & SEMINARS	\$1,010.20	\$0.00
PROGRAM EXPENSE	\$2,926,495.58	\$2,358,462.26
<b>TOTAL EXPENSES</b>	<b>\$3,241,950.69</b>	<b>\$2,651,869.59</b>
<b>NET INCOME</b>	<b>\$611,000.10</b>	<b>\$808,747.41</b>





YOUNGSTOWN  
**NEIGHBORHOOD**  
DEVELOPMENT CORPORATION

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

820 Canfield Road, Youngstown, Ohio 44511

 @YtownNDC   @youngstownndc