



# YOUNGSTOWN NEIGHBORHOOD

DEVELOPMENT CORPORATION

## Performance Report

JANUARY-MARCH 2014



# Acknowledgements

## Funding Support

### Core Funders

The Raymond John Wean Foundation  
The Kresge Foundation

City of Youngstown, Community Development Block Grant  
City of Youngstown, HOME Investment Partnership

### Program Investors

AmeriCorps NCCC  
AmeriCorps VISTA Project Site  
Boardman Rotary Club  
Charter One  
City of Girard  
City of Youngstown City Council Discretionary Funds  
Community Foundation of the Mahoning Valley  
Community Foundation of Western PA and Eastern OH  
Farmers National Bank  
Federal Home Loan Bank of Cincinnati AHP  
Finance Fund  
First National Bank  
Florence Simon Beecher Foundation  
Home Savings Charitable Foundation  
HMHP Foundation  
Huntington National Bank  
J. Ford Crandall Foundation  
John F. and Loretta Hynes Foundation  
JPMorgan Chase Foundation  
Mahoning County Department of Job and Family Services  
Mahoning County Land Reutilization Corporation  
Mahoning County Lead Hazard and Healthy Homes  
Mahoning Youngstown Community Action Partnership

NRP Group LLC  
Ohio Capital Impact Corporation Place-Based Strategies Initiative  
OCDCA Microenterprise Grant  
Ohio Housing Finance Agency (OHFA)  
PNC Foundation  
Ruth H. Beecher Charitable Trust  
Senator Maurice and Florence Lipscher Charitable Fund  
The Youngstown Foundation  
Thomas Endowment  
Trumbull County  
Trumbull County Land Reutilization Corporation  
Trumbull Metropolitan Housing Authority  
US Department of Health and Human Services CED  
USDA Community Food Projects  
United Way Community Impact  
Vallourec Star  
Walter E. Watson Charitable Trust  
Ward Beecher Foundation  
Wells Fargo Home Mortgage  
Wells Fargo Housing Foundation  
Western Reserve Port Authority  
Youngstown Warren Regional Chamber

### YNDC Board of Directors

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### YNDC Staff

Presley Gillespie, *Executive Director*  
Ian Beniston, *Deputy Director*  
Liberty Merrill, *Senior Program Coordinator*  
Tiffany Sokol, *Program Coordinator*  
Jack Daugherty, *Program Coordinator*  
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Liz Ifill, *Office Manager*  
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Joe Metzger, *Property Maintenance Coordinator*  
Jodi Yencik, *Lead Urban Farmer*  
Sophia Buggs, *AmeriCorps VISTA*  
Karen Schubert, *AmeriCorps VISTA*  
Chris Nichols, *Property Maintenance Team Member*  
Tony Wylie, *Property Maintenance Team Member*

# Letter to Our Stakeholders

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Dear Stakeholders:

It is our pleasure to present our first quarter Performance Report of 2014 to you, our valued stakeholders. We have continued to catalyze transformative community change and improve the physical, economic and social conditions of our neighborhoods. As we usher in spring, we have grown our staff capacity and are poised to elevate the dynamic work taking place across our city.

YNDC and the City of Youngstown have completed the first phase of an exciting citywide planning process. The first body of work is a comprehensive Neighborhood Conditions Report, which includes a Market Segmentation Analysis. Following the release of the report, we had the privilege of meeting hundreds of residents through our neighborhood planning meetings. Mayor John McNally, Youngstown City Council members, and other elected officials across the city have attended the meetings to hear valuable feedback about the challenges affecting our neighborhoods. We will use this valuable feedback to develop action-oriented recommendations that will drive development progress at citywide and neighborhood levels.

One of our highest priorities is to broaden our commitment to improving the quality of life for our residents affected by blight and vacancy. We have expanded our in-house capacity and expertise to address poor housing conditions in our neighborhoods, adding several new members to our housing rehabilitation and maintenance crew. This quarter we acquired, rehabilitated, and sold four formerly vacant and abandoned homes to new homeowners, with six additional projects in progress, and we provided full rehabilitation for six low-income homeowners. Throughout our neighborhood meetings, housing conditions are among the top concerns of residents citywide.

Exciting things are happening at our Neighborhood Revitalization Campus! Our HMHP Foundation Demonstration Kitchen is fully operational, and we have launched a series of free healthy cooking and urban farming classes. Over 60 residents from all over the city have packed our classes, which offered sessions ranging from traditional Caribbean breakfast and preparing soulful salads to saving the world through aquaponics. We elevated our farm team with the addition of a new Lead Urban Farmer and several part-time paid apprentices, giving individuals who want to start their own market garden projects the opportunity to work for a season at Iron Roots Urban Farm. We are also excited to announce that we are nearing completion of the construction of our new Community Workshop. This brand new facility will enable us to provide year-round training of city residents to complete neighborhood projects such as cutting and painting boards to secure blighted houses and other constructions related activities in a safe, organized, and controlled workshop.

We recognize there is much more to be done. However, we are creating a 21st century, post-industrial model of neighborhood development, demonstrating what can be accomplished through true partnerships between the public sector, philanthropic partners, corporate citizens, non-profit organizations, and neighborhood leaders. We hope you will join us to Stand Up and Fight Blight, and together we will ensure that our neighborhoods have the opportunity to thrive.

All the best,

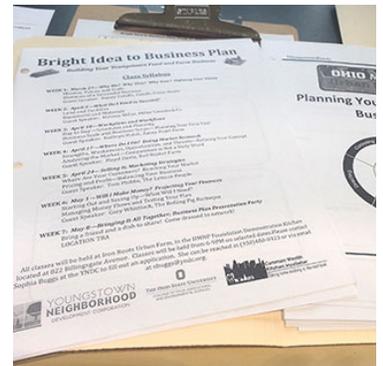


Presley L. Gillespie  
Executive Director

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# Publications and Media

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South Side Residents Say City Needs to do More to Help Neighborhoods - Vindicator  
East Side Residents Want More Police Near Vacant Properties - The News Outlet  
7th Ward Residents Blame Population Loss on Deficient Education - The News Outlet  
Meeting on East Side Draws Standing-Room-Only Crowd - Vindicator  
Neighborhood Forum Spotlights Diversity in South Side Ward - Vindicator  
Urban Policy Experts Analyze Youngstown Plan - The Michigan Daily  
Can Youngstown Make It On Its Own? - Rooflines  
North Side Residents Want Help Renovating Vacant Homes - The News Outlet  
Farmers Market Scheduled to Open on Youngstown's South Side - WFMJ  
New Hope or Hype for Youngstown - ideastream  
Wick Neighbors Add Input - Vindicator  
Growth in Idora Neighborhood Attributed to Resident Involvement - The News Outlet  
Youngstown Residents Vent Concerns at Community Meeting - Vindicator  
Northeast Homeowners Concerned with Housing Values, Population Loss - The News Outlet  
East Side Residents Say They're Ignored - Vindicator  
Despite Aging Population, Cornersburg Residents Hopeful for Future - The News Outlet  
South Side Residents Want YNDC to Develop Plan for 'Every' Neighborhood - The New Outlet  
Residents Air Views at Cornersburg Neighborhood Meeting - Vindicator  
East Side Lot Transformed into Golf Clinic - WKBN  
Tear Down Dilapidated Housing, South Side Residents Say - Vindicator  
Concerned Citizens Speak Out at Public Meeting - WKBN  
Youngstown Solicits Feedback from West Side Residents - Vindicator  
Youngstown Working to Improve Neighborhoods - WFMJ  
Development Meetings in Nine Youngstown Neighborhoods Begin this Week - Vindicator  
Youngstown's Future is in the Hands of its Residents - Vindicator  
422 Plan Has Good Start - Tribune Chronicle  
Renew 422 - Vindicator  
Building a Better U.S. 422 - Tribune Chronicle  
Plan Seeks to Revive Route 422 Corridor; Residents Say 'Not So Fast' - Vindicator  
Redevelopment Plans Set for Route 422 - WKBN  
Improving the Route 422 Corridor - WFMJ  
Citywide Planning Meetings to Begin Feb. 26 - Business Journal  
Youngstown Looking at Trends in Neighborhoods - WFMJ  
Gardening Brings in the Green - WKBN  
YNDC, City Release Neighborhood Report - WKBN  
Public Meetings to Discuss Youngstown Neighborhoods Start Feb. 26 - Vindicator  
Press Pass: Neighborhood Conditions Report - WFMJ  
Farmers Worry About Crops After Winter Blast - WKBN  
Most Intriguing: Big Jim London Has Big Impact - Business Journal  
Youngstown Neighborhood Development Corp. Schedules Cooking, Farming Classes - Vindicator

# New Board Members



Attorney Thomas F. Hull practices in the Civil Litigation, Tort, and Insurance Defense sections for Manchester, Newman & Bennett. Previously Mr. Hull worked as an intern for the Michigan Attorney General's office in the Public Employment, Election, and Tort Division and was a judicial extern for Honorable Peter C. Economus, United States District Court, Northern District of Ohio. Mr. Hull obtained a Bachelor of Arts Degree from Youngstown State University and Juris Doctor from The University of Michigan Law School.



Dollaine Holmes is the Family Self-Sufficiency Specialist at the Youngstown Metropolitan Housing Authority where she provides supportive life skill counseling to assist residents achieve their goals. She assists participants with supportive services, employment resources, and financial fitness workshops. Dollaine has worked for various social service agencies including YWCA of Youngstown and Warriors, Inc. She is currently the Board Chair for Precious Ones Family Resource Center and the Youngstown Office of Minority Health Advisory Board. Dollaine is also a committee member for the Brides Out of Poverty of Mahoning County. She is a lifelong resident of Youngstown.

# New Funding Awards

We are grateful for the support of area nonprofits, banks, foundations, and businesses. We offer a special thanks to the following new funders:

- AmeriCorps VISTA Project Site Awarded**
- Kresge Foundation - \$100,000**
- HMHP Foundation - \$20,000**
- Thomases Endowment - \$12,500**
- Youngstown Foundation Support Fund - \$2,762.50**
- Boardman Rotary Club - \$5,000**
- Wells Fargo Housing Foundation - \$2,000**

We are also grateful for the support of the following banks in donating REO properties to YNDC's Strategic Aquisition and Rehabilitation program:

- Home Savings - 3405 Lenox Avenue**
- Huntington - 3231 Neosho Road**
- JP Morgan Chase - 341 W. Midlothian Boulevard**

# Staff

Jodi Yencik is the Lead Urban Farmer at the Iron Roots Urban Farm for YNDC. Under the general direction of the Senior Program Coordinator, Jodi is responsible for training and mentoring the apprentices, growing produce for market and continuing the production and education at Iron Roots Urban Farm. Through her passion for permaculture and education, she strives to perpetuate the mission and vision that her co-workers have set forth for the community. Jodi has over fourteen years of experience in horticultural and agricultural practices. Her past endeavors include volunteering for Five Acre Farms located in Leetonia, Ohio as well as managing several different departments at a local garden center. She is a life long resident of the Mahoning Valley and enjoys farming and gardening with her family in her free time. Jodi holds an Associate Degree in Applied Science specializing in Nursery Management from Ohio State A.T.I.

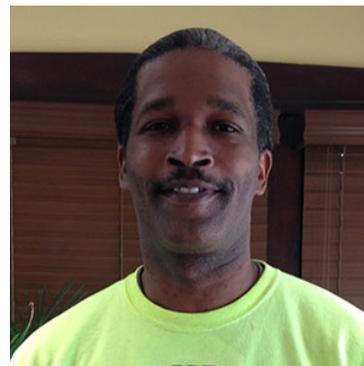
Joe Metzger is a Property Maintenance Coordinator for YNDC. Under the general direction of the Housing Program Coordinator, Joe assists with managing and implementing the daily operations of the Strategic Acquisition and Rehabilitation, Paint Youngstown, and Owner-Occupied Rehabilitation Programs, as well as, various other programming initiatives related to redevelopment, neighborhood planning, code enforcement, demolition, and rehabilitation. Prior to joining the YNDC team, Joe worked in construction and the local energy industry and also served in the military for twelve years. Joe is a recent graduate of Yale University where he majored in American Studies with an emphasis on politics and American communities. He is a lifelong resident of the Mahoning Valley and currently resides in Youngstown's historic Brownlee Woods neighborhood with his wife Tara.



Chris Nichols and Tony Wylie are Property Maintenance Team Members for YNDC. Under the general instruction of the Property Maintenance Coordinator, Chris and Tony assist in implementing the daily operations of the Strategic Acquisition and Rehabilitation, Paint Youngstown, and Owner-Occupied Rehabilitation Programs, as well as, various other programming initiatives related to redevelopment, neighborhood planning, code enforcement, demolition, and rehabilitation.



Christopher Spielman, a Political Science major at Youngstown State University in his junior year of studies, has joined the YNDC team as an intern for the spring semester of 2014, working on various projects with YNDC's planning team. Chris's previous experience includes an internship with the Department of Land Use, Planning, and Development of Carroll County in Westminster, Maryland where he gained skills in research and GIS mapping.



Brian Baird, Steve Bunetta, Ashley Deemer, and Rick Price also joined the YNDC team as apprentice farmers. Under the general supervision of Iron Roots Urban Farm staff, apprentice farmers participate in all aspects of the day to day operations of Iron Roots Urban Farm. These duties include bed preparation, planting, watering, harvesting, sales, and other farm tasks. Apprentices are given one-on-one mentorship as they develop plans to start their own farms in the City of Youngstown. Apprentice farmers are also expected to attend urban farming and business development classes.



# Neighborhood Work Days

On Saturday, February 15th, residents and community members fought cold weather conditions to FIGHT BLIGHT in Youngstown's neighborhoods. Volunteers from Tabernacle Evangelical Presbyterian Church, the Idora Neighborhood Association, YSU students, YNDC staff, and residents completed work at a blighted house on Reel Avenue on Youngstown's South Side. This vacant property, a former drug house and neighborhood nuisance, was cleaned out and cleared out in preparation for demolition. Community volunteers filled an entire 40 yard dumpster full of blight before noon on Saturday. The property will be demolished by YNDC in the coming months.

On Saturday, January 18th, residents, Tabernacle Evangelical Presbyterian Church Volunteers, YNDC staff, YSU students, and other community volunteers participated in a workday in the Idora neighborhood. Despite frigid conditions, more than a dozen volunteers attended, cleaning out two vacant and abandoned homes. The first, 943 Sherwood, will receive exterior repairs funded through the City's recently established foreclosure bond initiative. The second, 862 West Indianola, will be demolished thanks to a generous donation of services from Woford's Rolloff.

On Saturday, March 15th, volunteers from YNDC, the Idora Neighborhood Association, Tabernacle Evangelical Presbyterian Church, Geneva College, and First Presbyterian Church of Mineral Ridge participated in a workday in the Idora neighborhood. Volunteers boarded and cleaned several vacant homes, conducted a general post winter clean up, and removed an abandoned boat from the site of a recent demolition.



# Conferences and Learning Exchanges

On Wednesday, March 19th, YNDC Deputy Director Ian Beniston spoke on a panel entitled “Lessons from Youngstown – Planning for a Smaller, Greener City” as part of the University of Michigan Ford School’s Center for Local, State, and Urban Policy (CLOSUP) Lecture Series. Other panelists included Hunter Morrison, one of the planners who led “Youngstown 2010” and now Executive Director of the Northeast Ohio Sustainable Communities Consortium, and John Russo, Visiting Research Fellow at Virginia Tech’s Metropolitan Institute and co-author of *Steeltown*. June Thomas and Margaret Dewar, professors of Urban & Regional Planning at the University of Michigan’s Taubman College and co-editors of *The City After Abandonment*, moderated the discussion. The panel discussed Youngstown’s innovative “2010 Plan,” which accepted that Youngstown would not grow yet could still become a better, smaller city and what Youngstown has learned over the past decade in the process of implementing that plan.

YNDC Deputy Director, Ian Beniston has been selected to participate in the Next City Vanguard Conference. Next City Vanguard is a leadership gathering that convenes a “40 under 40” who are making an impact in cities across the U.S. and beyond. 2014 marks the fifth annual Vanguard conference and the first time a Southern city has hosted the event. From April 24 - 26, the 2014 Vanguard class, a dozen Vanguard alumni, Next City staff and local host committee members will gather in Chattanooga, TN for a series of local tours, workshops, an “unconference” and more. This year Vanguards will also be tasked with a challenge and, at the conclusion of the conference, will propose possible solutions to a public audience.

Executive Directors Presley Gillespie and Debora Flora met with Japanese officials from the Policy Research Institute of Ministry of Land, Infrastructure, Transport and Tourism (MLIT) to discuss local policies and strategies to address vacant and abandoned properties. MLIT is conducting an extensive study of several U.S. cities to inform policy changes related Japan’s urban infrastructure, so that Japanese cities can improve their resilience to population decline and natural disasters such as earthquakes and tsunamis, while developing innovative solutions to address vacant properties. The study will focus on the establishment of new land use management and urban design. The Executive Directors provided insight on how the two organizations work together utilizing tax foreclosures, strategic demolition, rehabilitation of vacant parcels and structures, and community lending to return vacant properties to the market. MLIT representatives also met with the City of Youngstown Community Development Agency and the Cuyahoga County Land Bank. Upon completion of the research, MLIT will draft a policy proposal to the Japanese government.

On January 16th, Presley Gillespie, Executive Director, participated in Better Together: A Community Roundtable in Cleveland, Ohio. The event was sponsored by the Ohio Governor’s Office of Faith-Based and Community Initiatives (GOFBCI) and convened nonprofit and congregational leaders from the region to discuss some of the best practices in collaborative efforts that are advancing and flourishing in our community. The event showcased innovative new tools developed by the GOFBCI and included interactive discussions around critical local issues. Special Speakers included: Jay Hein, President, Sagamore Institute for Policy Research and Former Director, White House Office of Faith-Based and Community Initiatives, representatives from the Greater University Circle Community Wealth Building Initiative, and a panel of local nonprofit leaders judged “highly effective” by Ohio grantmakers.



# Lots of Green

YNDC's Lots of Green program is a nationally-recognized, vacant land reuse strategy implemented in Youngstown neighborhoods by the YNDC and multiple partner organizations. The program engages residents and volunteers in reclaiming all vacant land in strategic neighborhoods, transforming the physical fabric of the neighborhood and increasing neighborhood pride and ownership.

Progress this quarter includes:

Vacant Land Stabilization - Planning is underway for 2014 vacant land stabilization projects, and YNDC has been providing technical assistance to several projects led by neighborhood groups.

Lots of Green 2.0 - Final planning is being completed for two remaining Lots of Green 2.0 projects. At the Youngstown Inner City Orchard, fruit trees are waiting for warmer spring planting weather. At the Ebony Ladies Golf and Youth Foundation driving range, surveys are complete and engineering work is underway, with the first phase of grading work planned when the weather breaks.

Iron Roots Urban Farm Vegetable Production - It's spring! The extreme winter cold pushed production schedules back this year, but farm staff is busy starting new plants and preparing for the season's production. The veggies that have been overwintering in the hoophouse are starting to grow out of their winter dormancy, and sales of farm produce have begun. Current products include Mustard Greens, Kale, Lettuce, Microgreens, and winter specialty greens, new at the farm this year, such as Claytonia and Mache.

Iron Roots Urban Farm Apprenticeship Program - The farm welcomes new apprentices this week, funded by the USDA Community Food Projects Program. The five farm apprentices will gain critical farming skills while they plan their own enterprises. The apprentices will work part time on the farm from late March into October.

Iron Roots Urban Farm Construction Projects - Major construction projects from 2013 are drawing to a close at the farm, with the focus shifting to 2014 crop production. The last building to be completed is the Community Workshop, which will be operational by mid-April.

Urban Farming and Cooking Classes - Farming and cooking classes have been in full swing this winter despite bitter cold temperatures. Classes have been operating in the HMHP Foundation Demonstration Kitchen, with cooking classes and farming classes once every 2 weeks.

Small Business Development Classes - The Lots of Green program has been expanding its services to microenterprises in the food and farm sector, with a new class series entitled Bright Idea to Business Plan. Participants in the 7 week program will write a basic business plan and have opportunities to network and apply for microfinancing opportunities. In addition, YNDC will be able to provide increased land preparation services, including tilling, for new urban farms in Youngstown.



# Healthy Home Ownership

YNDC's Healthy Home Ownership Program seeks to increase the number of healthy and successful homeowners in strategic neighborhoods throughout the City of Youngstown. By providing financial incentives to those interested in purchasing homes in strategic neighborhoods, we are helping residents realize their dreams of homeownership while increasing neighborhood stability.

Progress this quarter includes:

## The Community Loan Fund:

Nyotta Clarke, a security guard at Huntington Bank and student, moved into a formerly vacant home on Glenwood Avenue she purchased through YNDC's community Loan Fund that received over \$21,000 in repairs through the 2nd mortgage repair component of the program and the Mahoning County Lead and Healthy Homes Program. The beautiful 4-bedroom, 2-bathroom home, featuring a two-car garage, new carpet throughout, and first-floor laundry, is now occupied by Ms. Clarke, her son, and her fiance. Ms. Clarke also received \$1500 in down-payment assistance from Catholic Charities Regional Agency.



Edward Fields also moved into a formerly vacant home on Winona Drive he purchased through YNDC's community Loan Fund that received over \$21,000 in repairs through the 2nd mortgage repair component of the program and the Mahoning County Lead and Healthy Homes Program. The home had already seen a great deal of improvement completed by Dominion volunteers. The beautiful brick 2-bedroom, 1-bathroom home, featuring a large kitchen, lots of living space, and new carpet throughout, is now occupied by Mr. Fields, his girlfriend, and their two children. Mr. Fields also received \$1500 in down-payment assistance from Catholic Charities Regional Agency.



## HUD-Certified Housing Counseling:

On January 7th, YNDC received approval as a HUD-Certified Housing Counseling Agency for the purpose of helping residents of the Youngstown Metropolitan area achieve sustainable home ownership. The organization is now certified to assist clients with addressing and resolving the barriers to home ownership in one-on-one counseling sessions as well as in a group, classroom-style setting. The YNDC's Housing Counseling services address the following topics:

Pre-purchase & Homebuyer Education – Subject matter includes but is not limited to advice regarding readiness and preparation for home ownership; Federal Housing Administration insured financing; housing selection and mobility; search assistance; fair housing, fair lending and predatory lending; budgeting and credit; loan product and feature comparison; purchase procedures and closing costs; money management (does not include debt management plan programs); selecting a real estate agent; and home inspection. Counseling sessions and workshops also may include guidance on alternative sources of mortgage credit; down payment assistance; locating housing that provides universal design and visibility; how to apply for special programs available to potential homebuyers; how to purchase a home using the Section 8 Home Ownership Voucher Program; and referrals to community services and regulatory agencies.

Non-Delinquency Post-Purchase Counseling – These counseling sessions and education workshops provide home maintenance and financial management for homeowners, on topics including but not limited to escrow funds; budgeting; refinancing; home equity; home improvement; utility costs; energy efficiency; and rights and responsibilities of homeowners. This area of counseling may also cover loan and grant options; housing codes and housing enforcement procedures; accessibility codes and how to design features to provide accessibility for persons with disabilities; non-discriminatory lending and funding for persons who modify their dwellings to accommodate disabilities; visibility and universal design; how to specify and bid construction work; and how to enter into and manage construction contracts including actions to address the non-performance of contractors.

On Saturday, March 29th, YNDC held a FREE comprehensive workshop for individuals interested in learning more about home ownership. Eight residents participated in the 8-hour course held and YNDC, covering whether you are ready to buy a home, managing your money, understanding credit, obtaining a mortgage loan, shopping for a home, and protecting your investment. All participants who stayed for the entire workshop received a Pre-Purchase Education Certificate of Completion.

# Model Blocks

The Model Block program is a focused neighborhood development program that seeks to comprehensively address physical conditions on target blocks in strategic neighborhoods of the city. The program includes home repair, vacant home board-ups, blight removal, neighborhood engagement, and coordination with YNDC's vacant land stabilization programs. The program improves the physical conditions on target blocks to increase market confidence, improve quality of life, and maximize impact with limited resources.

Progress this quarter includes:

- Home Boarding and Securing
  - Completed 26 board up projects
- Demolitions and Receiverships
  - 4 demolitions completed
  - 805 Winona deemed a nuisance and given 90 days to comply
  - Multiple receiverships pending

## Winona Drive Model Block

Work to improve conditions along Winona Drive Model Block continues this year. The City of Youngstown Property Code Enforcement Office has prioritized this street for enforcement and is working to bring both vacant and occupied properties into compliance. YNDC is working closely with the City of Youngstown to address compliance issues along the block, and has worked with the City of Youngstown to file a receivership action against a vacant property owner in order to bring the property into compliance with city code. Several vacant properties along the block present the greatest challenge to its overall stability and quality of life of residents.

## Collaborative Code Enforcement

YNDC has increased efforts to address the condition of blighted, vacant, and other nuisance properties after completing detailed property surveys tracking neighborhood housing conditions. Problem properties are currently being targeted and provided the information on the violations, possible ramifications, and alternatives to address the issues. The objective of this effort is to inform owners of the issues and encourage compliance. Issuance of these letters serves as an initial implementation step for housing action plans. Property owners who do not respond or fail to make repairs are prioritized for code enforcement efforts. To date YNDC has conducted detailed surveys and mailings notifying problem property owners in Powerstown, Idora, Garden District, Cornersburg, Brier Hill, Steelton, Indian Village, and the Glenwood Corridor. Several hundred letters to problem property owners have been issued, many of which require significant background research to identify addresses for hard-to-find property owners. Additional activity is being processed for Crandall Park, Rocky Ridge, and other neighborhoods in the near future. These letters have resulted in over 100 owners responding and agreeing to make significant repairs to their properties, 6 demolitions, and the donation of 3 properties for rehabilitation. YNDC has also filed a receivership action in partnership with the City of Youngstown against a property owner.

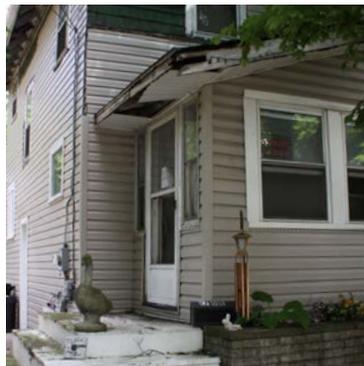


# Paint Youngstown

Paint Youngstown is a home repair and rehabilitation program available to residents of owner-occupied properties that meet income eligibility requirements set forth by the U.S. Department of Housing and Urban Development (HUD). The program is strategically focused on priority streets within city neighborhoods to make a visible impact as part of broader neighborhood revitalization efforts. The program includes limited exterior repairs: paint, roofs, porches, landscaping, garages, and gutters in order to improve the aesthetic and structural integrity of homes, while bringing the property into compliance with city code and strengthening neighborhood revitalization.

Progress this quarter includes:

- Completed Owner Occupied Rehabilitations
  - o 1575 Shehy Street
  - o 260 W. Dennick Avenue
  - o 17 Elva Avenue
  - o 1708 E. Midlothian Boulevard
- Owner Occupied Rehabilitations in Progress
  - o 147 Halls Heights Avenue
  - o 931 Bonnie Brae Avenue

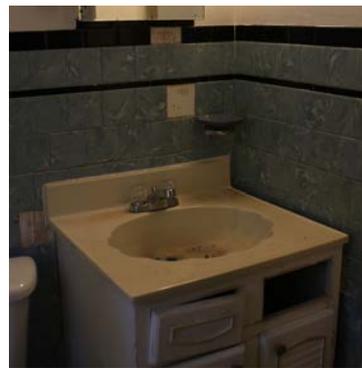


# Strategic Acquisition & Rehabilitation

The Strategic Acquisition and Rehabilitation program seeks to acquire previously abandoned properties in strategic neighborhoods and rehabilitate them into attractive places to live. Homes are strategically selected for maximum market impact on blocks where the rehabilitation of the home can halt and reverse trends toward disinvestment. The renovation of these homes includes energy efficiency pre- and post-inspections to reduce total energy consumption. All homes are insulated and equipped with energy efficient appliances and fixtures.

Progress this quarter includes:

- Completed Rehabilitation of:
  - 851 Woodford Avenue
  - 2810 Burbank Avenue
  - 435 Catalina Avenue
  - 3416 Glenwood Avenue
  - 821 Winona Drive
  - 5731 Colgate Avenue
- Acquisition of:
  - 341 W. Midlothian Boulevard - JP Morgan Chase Donation
  - 239 Upland Avenue - Fannie Mae Acquisition
  - 3405 Lenox Avenue - Home Savings REO Donation
  - 3231 Neosho Road - Huntington Bank Mortgage Donation
  - 928 Canfield Road - Owner Donation
  - Multiple properties in acquisition pipeline



# Planning and Partnerships

## Neighborhood Planning Services

In collaboration with YSU's Center for Urban and Regional Studies and the City of Youngstown, YNDC's planning team produced a 287-page Neighborhood Conditions Report that analyzed data from a variety of sources to understand and document characteristics and trends in population, housing, socioeconomics, transportation, health, and the environment in the city's neighborhoods. The next phase of the planning process involves obtaining input from residents and stakeholders in the community. Through a series of 11 neighborhood meetings, YNDC engaged more than 400 residents and documented their concerns and priorities for improving their community. Additional meetings, including presentations to high school students, YSU students, and a citywide meeting, will be held in April. The planning team has also conducted 40 preliminary interviews with key stakeholders from city government and local organizations to gather multiple perspectives on strategies for neighborhood improvement. After the community input phase is complete, YNDC will develop strategies for addressing residents' top concerns and will begin to develop detailed plans for specific neighborhoods.

### **Top 3 Priorities Citywide:**

- 1) Housing and Property Issues**
- 2) Infrastructure**
- 3) Crime/Safety Issues**

### **Top 3 Assets Citywide:**

- 1) Community Facilities (Schools, Churches, Libraries)**
- 2) Neighborhood Character and Stability**
- 3) Parks and Recreational Facilities**



# Planning and Partnerships

## Housing Action Plans

In efforts to improve housing and property conditions at a neighborhood scale, YNDC conducts detailed property surveys and develops a strategy to address every property that is either vacant or has exterior code violations. These action plans, many of which have been adopted by the City of Youngstown, guide collaborative efforts to address conditions and set priorities for neighborhood stabilization. YNDC recently completed a Housing Action Plan for Powerstown. As a result of the housing action plan in Powerstown, an Action Team has developed to implement the plan including neighborhood groups, city officials, and neighborhood stakeholders. The Powerstown Action Committee will conduct a workday with 75 volunteers to clean up nine vacant properties on April 5th. Within the past month, 9 properties have been boarded in the Powerstown neighborhood in accordance with the plan as a result of YNDC and City of Youngstown commitments. More exciting developments related to these efforts will be announced in the coming months. Similar work is being undertaken in the Crandall Park Neighborhood. A leadership team has been established and a Neighborhood Action Plan has been completed. This plan includes a detailed property survey of the entire neighborhood and recommends a strategy to address each of the 251 homes that have been identified as either vacant and in need of attention or occupied with exterior code violations. The plan includes action steps that the City, residents, YNDC, and other community partners can work together to complete to improve neighborhood quality of life. It also identifies priority properties that are critical to address immediately in order to improve overall neighborhood conditions. Work to implement this plan will begin this spring and continue throughout the year. In addition, housing action plans for both Steelton and Brier Hill will be incorporated into the US422 Corridor Redevelopment Plan which will be published this spring.

## TOP 20 PROPERTIES

Address	Inspection Findings
3411 Amberl	Roof and gutters need replaced. Porch and garage need repair. House needs painted.
3444 Beiden	Needs roof replacement. Tap covering roof.
3602 Irma	Brick and masonry work needed. Property is partially boarded.
3611 Irma	House needs siding, siding, and porch repairs. Roof needs replaced. Property is not secured. Siding has been partially stripped.
3449 Lenox	Roof, windows, size of an arbor. Safety hazard.
3704 Loveland	Roof and gutters need replaced. Trim needs painted. Porch needs repair.
3420 Neilson	Critical need for roof replacement. Property looks bad from the street.
3523 Neilson	House is in very poor condition. Not been maintained, and is unsecured.
3597 Neilson	Property in total disrepair and is unsecured.
3144 Pine Hollow	Property appears to be significantly damaged from arson. Siding falling off roof. Majority of the back wall of the house covered in OSB.
3170 Pine Hollow	Roof needs replaced. There is a hole in the roof. Property is partially boarded. Weeds and tall grass damaged the property.
3177 Pine Hollow	House needs painted, roof and gutters need replaced. Garage is collapsing.
1664 Pointview	House needs painted, roof needs replaced. Siding has been stripped in several areas. House is open and may be stripped inside. Repaired/removed the roof. High water in house needs removed.
1734 Pointview	Roof needs replaced. Siding is missing. Property is boarded. House is likely stripped inside.
1804 Pointview	Tall weeds and overgrowth obstructs visibility of the property. Garage needs repaired.
1924 Pointview	Roof needs replacement. Siding is falling off the house. Property is boarded.
2028 Pointview	Roof needs replaced. Windows for attic have been removed, exposing it to the elements.
3333 Powers Way	House needs painted, windows are missing. Property is boarded. House is likely stripped inside.
3435 Powers Way	Roof of the house needs painted. Garage needs repairs. Roof needs replaced.
3519 Sheridan	Siding has been stripped. Windows missing. House is likely stripped inside.



## Historic District Nomination

YNDC is working with local historian Rebecca Rogers to explore the potential nomination of the Indian Village neighborhood to the National Register of Historic Places. A public meeting will be held with neighborhood residents in April to discuss the benefits of historic districts and to address any concerns property owners may have. If the community wishes to move forward with the nomination process, the planning team will conduct a detailed survey of each property in the district to be sent to the Ohio Historic Preservation Office for review. Historic districts offer a number of benefits to residents, such as improving the marketability of neighborhoods and offering tax incentives for the preservation and rehabilitation of historic homes and properties.



## YNDC Becomes a AmeriCorps VISTA Project Site

This year, YNDC was successful in obtaining status as an AmeriCorps VISTA Project Site. AmeriCorps VISTA is a national community service program operated by the Corporation for National and Community Service (CNS) that seeks to strengthen the capacity of organizations to fight poverty by engaging people from all walks of life in a full year of community service. YNDC will host 9 AmeriCorps VISTA members starting in the Summer of 2014 to bolster the capacity of its neighborhood planning, healthy foods access, affordable housing, and community workday/blight fighting programming.

# Planning and Partnerships

## Community Workshop Nearing Completion

YNDC is finishing construction on its Community Workshop Facility within the next few weeks. Located at the YNDC neighborhood revitalization campus on Canfield Road, the Community Workshop building will be used to cut and paint boards to board vacant homes, construct raised beds for gardens, preparing for community projects, and other activities to train groups how to tackle vacant property and fight blight in neighborhoods. The Workshop will also be used to conduct home maintenance skills training for new homeowners through YNDC's Healthy Homeownership program. YNDC has also developed an in-house construction and rehabilitation crew that will use the facility to prepare for vacant home rehabilitation and blight fighting activities in Youngstown's neighborhoods.



## US422 Corridor Redevelopment Plan

The US422 Corridor Redevelopment plan has entered its final stages of development in the planning process. Public input from over 300 residents, businesses and stakeholders was analyzed, along with a wealth of data gathered about the corridor, its neighborhoods, and economic development efforts and opportunities. A meeting with the Steering Committee was held along with a region-wide public meeting in early February to prioritize strategies for implementation. Many residents and community stakeholders who had been engaged since the beginning came out to participate in the public meeting. Input from the February meetings was used to prioritize strategies for the plan. A full draft of the plan will be available for public comment and review by the end of April.



YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION  
YOUNGSTOWN / WARREN REGIONAL CHAMBER  
BOARD OF TRUMBULL COUNTY COMMISSIONERS

draft  
3-25-2014

Let's get to work!

US422 CORRIDOR REDEVELOPMENT PLAN



# YOUNGSTOWN **NEIGHBORHOOD** DEVELOPMENT CORPORATION

820 Canfield Road  
Youngstown, Ohio 44511  
P: 330.480.0423 • F: 330.259.7575  
info@yndc.org • www.yndc.org

The Youngstown Neighborhood Development Corporation (YNDC) is a citywide multifaceted neighborhood development organization formally launched in February 2009 in partnership with the City of Youngstown and The Raymond John Wean Foundation to catalyze strategic reinvestment in neighborhoods throughout the City of Youngstown. The mission of the organization is to improve the quality of life in Youngstown by building and encouraging investment in neighborhoods of choice for all.

Building and Encouraging • Investment • In Neighborhoods of Choice • For All