



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

ANNUAL REPORT 2014



REVITALIZE YOUNGSTOWN OHIO

TEAM

BOARD OF DIRECTORS

MS. LISA METZINGER, CPA, PRESIDENT
MS. GERMAINE BENNETT, VICE PRESIDENT
MS. JUNE JOHNSON, TREASURER
MS. DEBORA FLORA, SECRETARY
MS. MARCIA HAIRE-ELLIS
MS. DOLLAIN HOLMES
MR. THOMAS HULL, ESQ.
MR. GEORGE MILLICH, ESQ.
MS. GEMMA SOLE
MS. MARY JUNE TARTAN

FULL-TIME STAFF

IAN BENISTON, AICP, EXECUTIVE DIRECTOR
JACK DAUGHERTY, NEIGHBORHOOD STABILIZATION DIRECTOR
LIBERTY MERRILL, LAND REUSE DIRECTOR
TIFFANY SOKOL, HOUSING DIRECTOR
TOM HETRICK, NEIGHBORHOOD PLANNER
LIZ IFILL, OFFICE MANAGER
DANIELLE SEIDITA, IRON ROOTS PROGRAM COORDINATOR
JODI YENCIK, LEAD URBAN FARMER
JOE METZGER, CONSTRUCTION AND PROPERTY MAINTENANCE MANAGER
CHRIS NICHOLS, AMERICORPS REVITALIZE COORDINATOR

PART-TIME STAFF

TAESHAWN MADISON, PROPERTY MAINTENANCE TEAM MEMBER
TONY WYLIE, PROPERTY MAINTENANCE TEAM MEMBER
DAVID TAMULONIS, INTERN

AMERICORPS MEMBERS

GRETCHEN BROWN, AMERICORPS VISTA LEADER
TRICIA D'AVIGNON, AMERICORPS VISTA
MATTHEW HONER, AMERICORPS VISTA
ANIKA JACOBS-GREEN, AMERICORPS VISTA
MICHAEL LONG, AMERICORPS VISTA
BRADLEY MCHUGH, AMERICORPS VISTA
JEFF BLACK, AMERICORPS REVITALIZE TEAM MEMBER
STEVEN BUNETTA, AMERICORPS REVITALIZE TEAM MEMBER
ANTTWN DENT, AMERICORPS REVITALIZE TEAM MEMBER
BRITTANY DUNLAP, AMERICORPS REVITALIZE TEAM MEMBER
CONNOR JOHNQUEST, AMERICORPS REVITALIZE TEAM MEMBER
OLONZO JOHNSON, AMERICORPS REVITALIZE TEAM MEMBER
ELENA RAPONE, AMERICORPS REVITALIZE TEAM MEMBER
ALVIN ROBINSON, AMERICORPS REVITALIZE TEAM MEMBER
DEON SHULER, AMERICORPS REVITALIZE TEAM MEMBER
DELANTE SIMMS, AMERICORPS REVITALIZE TEAM MEMBER



FUNDERS

CORE FUNDERS

THE RAYMOND JOHN WEAN FOUNDATION
CITY OF YOUNGSTOWN, COMMUNITY DEVELOPMENT BLOCK GRANT
CITY OF YOUNGSTOWN, HOME INVESTMENT PARTNERSHIP

PROGRAM INVESTORS

AMERICORPS NCCC JPMORGAN CHASE FOUNDATION
AMERICORPS VISTA PROJECT SITE MAHONING COUNTY LAND REUTILIZATION CORPORATION
AMERICORPS STATE OPERATIONAL GRANT MAHONING COUNTY LEAD HAZARD AND HEALTHY HOMES
BOARDMAN ROTARY OCIC PLACE-BASED STRATEGIES INITIATIVE
CDFI TECHNICAL ASSISTANCE OCDCA MICROENTERPRISE GRANT
CHARTER ONE PNC FOUNDATION
CITY OF YOUNGSTOWN CITY COUNCIL DISCRETIONARY FUNDS RUTH H. BEECHER CHARITABLE TRUST
CORTLAND BANKS SENATOR MAURICE AND FLORENCE LIPSCHER CHARITABLE FUND
CNCS, AMERICORPS VISTA SUPPORT GRANT THE YOUNGSTOWN FOUNDATION
FHLB OF CINCINNATI AFFORDABLE HOUSING PROGRAM THOMASES FAMILY ENDOWMENT
FINANCE FUND US DEPARTMENT OF HEALTH AND HUMAN SERVICES CED
FLORENCE SIMON BEECHER FOUNDATION USDA COMMUNITY FOOD PROJECTS
FRANK AND PEARL GELBMAN FOUNDATION UNITED WAY COMMUNITY IMPACT
HOME SAVINGS CHARITABLE FOUNDATION VALLOUREC STAR
HMHP FOUNDATION WALTER E. WATSON CHARITABLE TRUST
HUD COMPREHENSIVE HOUSING COUNSELING GRANT WARD BEECHER FOUNDATION
HUNTINGTON NATIONAL BANK WELLS FARGO HOME MORTGAGE
J. FORD CRANDALL FOUNDATION WELLS FARGO HOUSING FOUNDATION
JOHN F. AND LORETTA HYNES FOUNDATION WILLIAM SWANSTON CHARITABLE FUND
JPMORGAN CHASE COMMUNITY REVITALIZATION PROGRAM



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REVITALIZATION REVIEW

NAMED **CDC OF THE YEAR** BY **OCDCA**

RECEIVED **OHFA SPIRIT OF HOMEOWNERSHIP EXCELLENCE** AWARD

64 LOTS RECLAIMED TOTALING **9.0** ACRES

LAUNCHED FARMERS MARKET WITH **14** VENDORS AND DOUBLE-UP PROGRAM

4 MICROLOANS PROVIDED TO CITY ENTREPRENEURS

COMPLETED **40** LIMITED REPAIR PROJECTS

COMPLETED **6** OWNER-OCCUPIED FULL REHABS

ACQUIRED **22** BLIGHTED, VACANT PROPERTIES FOR REHABILITATION

COMPLETED REHABILITATION OF **14** VACANT PROPERTIES

213 VACANT PROPERTIES CLEANED UP AND SECURED BY AMERICORPS REVITALIZE

40 TRACTOR TRAILERS OF BLIGHT REMOVED FROM VACANT PROPERTIES

IN YOUNGSTOWN'S NEIGHBORHOODS BY AMERICORPS REVITALIZE

16 NEIGHBORHOODS IMPROVED THROUGH AMERICORPS REVITALIZE WORK TO DATE

AMERICORPS VISTA LEVERAGED **242** VOLUNTEERS

AND OVER **\$52,500** IN IN-KIND DONATIONS

OVER **1,000** VOLUNTEERS ENGAGED IN NEIGHBORHOOD IMPROVEMENT EFFORTS

7 NEIGHBORHOOD ACTION PLANS RELEASED

OVER **800** RESIDENTS ENGAGED IN THE NEIGHBORHOOD PLANNING PROCESS

TO OUR STAKEHOLDERS

Dear Stakeholders:

It's been another great year at YNDC and on behalf of the YNDC team I extend a sincere thank you to all of our partners, funders, neighbors, the City of Youngstown, and other stakeholders for your continued and growing support, trust, and partnership. This has been critical to the organization as we have continued to expand our capacity and to me as I have transitioned into the role of Executive Director.

As we end 2014, I reflect on my experience the past five years at YNDC, as it was little more than five years ago the organization had no staff and was just beginning. Today, we have taken a leading role in the cleanup, stabilization, and revitalization of neighborhoods throughout the City of Youngstown and end 2014 selected by the Ohio CDC Association as the CDC of the Year in the State of Ohio!

Throughout this past year we have focused on building the foundation and partnerships necessary to increase our capacity to impact more neighborhoods, people, and properties. This work has included the development of an AmeriCorps VISTA project site, an AmeriCorps direct service site, creation of our own construction and property management team, and the completion of a citywide neighborhood revitalization strategy and multiple neighborhood action plans that will guide the stabilization of neighborhoods over the next five years and be led by partnership driven neighborhood action teams.

We've also been hard at work to further strengthen our existing partnerships and begin new ones. A great example of this is the United Way's Stand Up Fight Blight Day of Caring. United Way, YNDC, and the City of Youngstown worked together to bring additional partners to the table and more than double the impact of our workday in September making it one of the largest in Youngstown's history and powerful example of what we can accomplish when we work together toward a collective impact.

The scale of the neighborhood challenges we face remains large, so in 2015 we are committed to continuing to increasing the scale of our work. This will build on many of the efforts and partnerships that we have already begun and allow us to increase the scale of our impact from the tens to hundreds of properties and to create more opportunity and jobs for residents throughout Youngstown neighborhoods.

The ultimate success of this work is contingent on you and our ability to come together to get the work done and increase our collective impact. Thank you again to our partners; and to those of you that have yet to get involved, I encourage you to find a way to join us in the fight against blight and in our work to create neighborhoods of choice for all across the City of Youngstown in 2015. Stand up, Fight Blight.

REVITALIZE,



Ian Beniston
Executive Director

MEDIA AND AWARDS



NAMED **CDC OF THE YEAR**

BY OCDCA

RECEIVED **\$2.9** MILLION IN
GRANT FUNDING

RECEIVED **\$1.6** MILLION IN
COMMITTED GRANT FUNDING

RECEIVED OHFA SPIRIT OF
HOMEOWNERSHIP EXCELLENCE
AWARD

OVER **155** MEDIA APPEARANCES



LOTS OF GREEN



64 LOTS RECLAIMED TOTALING 9.0 ACRES

7 CITYWIDE LOG 2.0 PROJECTS

2084 LINEAR FEET OF SPLIT RAIL FENCING

6 VACANT LAND WORKDAYS

12 URBAN FARMERS SUPPORTED
WITH GROWING MATERIALS



IRON ROOTS URBAN FARM

28 FREE COOKING CLASSES

27 FREE FARMING CLASSES

LAUNCHED APPRENTICESHIP WITH **6**
APPRENTICES EMPLOYED

LAUNCHED
FARMERS MARKET WITH **14** VENDORS
AND DOUBLE-UP PROGRAM



COMMUNITY LENDING

4 MICROLOANS PROVIDED TO CITY ENTREPRENEURS

10 INTENSIVE SMALL BUSINESS DEVELOPMENT CLASSES

1 HOME MORTGAGE



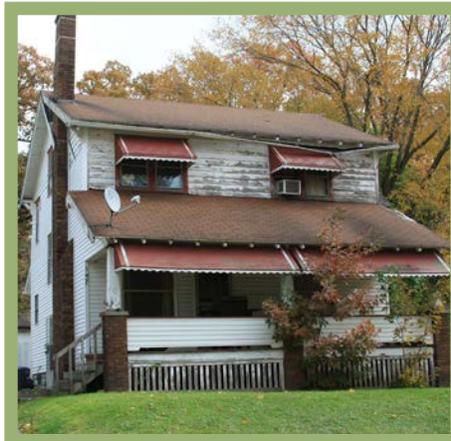
PAINT YOUNGSTOWN

COMPLETED **40** LIMITED REPAIR PROJECTS

COMPLETED **6** OWNER-OCCUPIED FULL REHABS

EXECUTED **6** OWNER-OCCUPIED FULL REHABS

BEFORE



AFTER

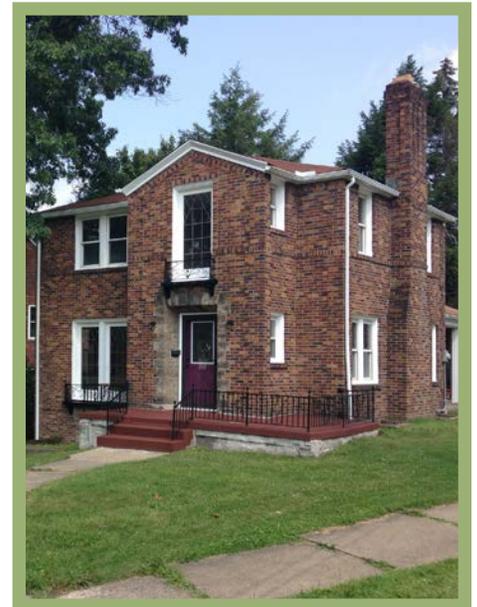
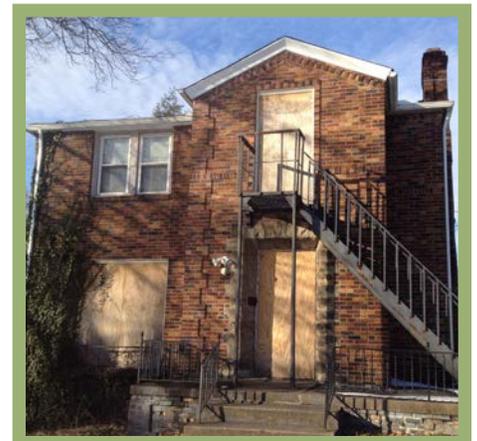
ACQUISITION AND REHAB

ACQUIRED **22** BLIGHTED, VACANT PROPERTIES FOR REHABILITATION

COMPLETED REHABILITATION OF **14** VACANT PROPERTIES

CREATED **125+** CONSTRUCTION JOBS

BEFORE



AFTER

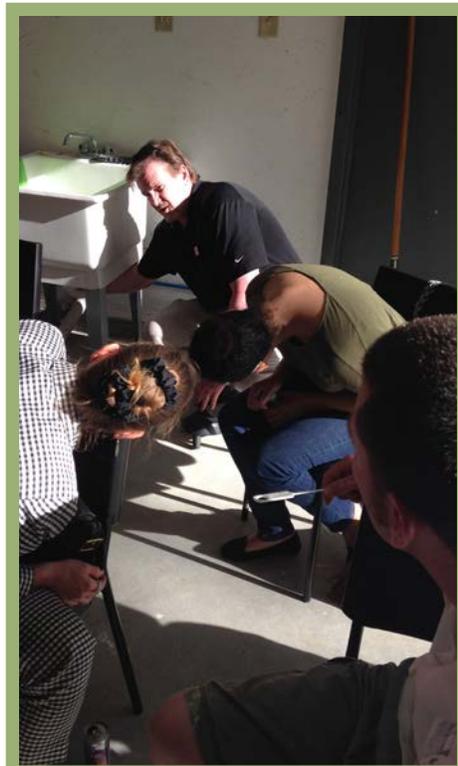
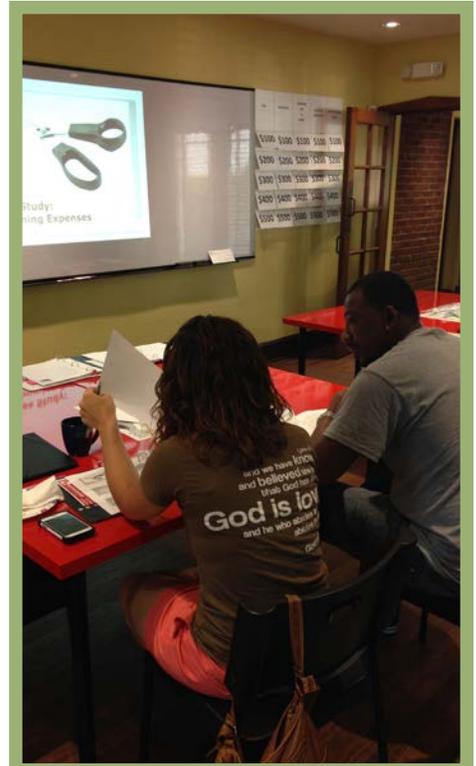
HOMEOWNERSHIP



PROVIDED HUD-CERTIFIED HOUSING COUNSELING TO **47** HOMEBUYERS

PROVIDED **5** HOMEBUYER EDUCATION CLASSES TO **50** HOMEBUYERS

11 REHABILITATED HOMES SOLD



AMERICORPS REVITALIZE

STARTED **SEPTEMBER 2, 2014**

10 CITY RESIDENTS SERVING
AS YNDC REVITALIZE AMERICORPS MEMBERS

213 VACANT PROPERTIES CLEANED UP AND SECURED

2 VACANT LOTS REPURPOSED

2 HOMES FOR FAMILIES IN NEED REPAIRED

6 VACANT HOMES REHABILITATED

917 BOARDS CUT

464 ILLEGAL TIRES REMOVED

40 TRACTOR TRAILERS OF BLIGHT REMOVED FROM
VACANT PROPERTIES IN YOUNGSTOWN'S NEIGHBORHOODS

OVER **75,000** ADDITIONAL GALLONS OF TRASH
DISPOSED OF USING CONTRACTOR-SIZE TRASH BAGS

OVER **1 MILE** OF SIDEWALK SCRAPED AND
CLEANED UP AND BROUGHT BACK INTO USABLE CONDITION

16 NEIGHBORHOODS IMPROVED
THROUGH AMERICORPS REVITALIZE
WORK TO DATE.



AMERICORPS VISTA

STARTED **JULY 21, 2014**

COORDINATED OVER **30** COMMUNITY ACTIVITIES,
CLASSES, AND VOLUNTEER WORK DAYS

9 MEMBERS WORKING TO BUILD THE CAPACITY OF
LAND REUSE, HOUSING, NEIGHBORHOOD STABILIZATION,
AND PLANNING PROGRAMMING AT YNDC

DEVELOPED NEW PROGRAM GUIDELINES AND SYSTEMS
WHICH HAVE INCREASED THE SCALE AND IMPACT
OF YNDC PROGRAMMING

DEVELOPED PROGRAMMING FOR THE COMMUNITY TOOL SHED

TRAINED PROGRAM STAFF, REVITALIZE MEMBERS, AND
COMMUNITY VOLUNTEERS WITH NEW SKILLS RELATED TO
CLEANING AND BOARDING VACANT PROPERTY,
DATABASE MANAGEMENT, AND COMMUNITY ORGANIZING

LEVERAGED **242** VOLUNTEERS
TO SUPPORT COMMUNITY PROJECTS
INCLUDING OVER **816** VOLUNTEER HOURS

LEVERAGED OVER **\$52,500** IN IN-KIND DONATIONS
TO SUPPORT NEIGHBORHOOD REVITALIZATION EFFORTS
SINCE JULY 2014

COMMUNITY REVITALIZATION HOUSE TO HOUSE
NATIONAL SERVICE PARTICIPANTS AND OTHER VOLUNTEER
RESOURCES IN NEED OF HOUSING WHILE SERVING AT YNDC



COMMUNITY WORKDAYS

24 VOLUNTEER COMMUNITY WORKDAYS HELD

OVER **1,000** VOLUNTEERS ENGAGED
IN NEIGHBORHOOD IMPROVEMENT EFFORTS

OVER **100** VACANT PROPERTIES
CLEANED UP AND SECURED BY COMMUNITY VOLUNTEERS

LARGEST COMMUNITY WORKDAY IN YNDC HISTORY HOSTED
AT THE UNITED WAY DAY OF CARING IN SEPTEMBER
300 VOLUNTEERS

BOARDED AND CLEANED UP **21** VACANT HOMES

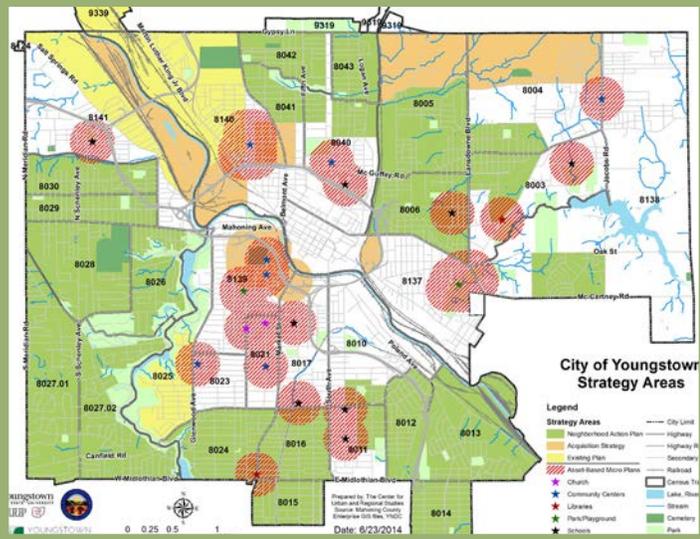
COMMUNITY WORKDAYS HELD IN **8** NEIGHBORHOODS:
CRANDALL PARK, FOSTERVILLE, IDORA,
INDIAN VILLAGE, LINCOLN KNOLLS, NEWPORT,
OAK HILL, POWERSTOWN, AND ROCKY RIDGE



NEIGHBORHOOD PLANNING



OVER **800** RESIDENTS ENGAGED
2 IN THE NEIGHBORHOOD PLANNING PROCESS THROUGH
 ROUNDS OF PUBLIC MEETINGS
21 COMMUNITY PLANNING MEETINGS CONDUCTED
 ENCOMPASSING ALL NEIGHBORHOODS



CITYWIDE NEIGHBORHOOD CONDITIONS REPORT RELEASED,
 PROVIDING A DETAILED CONDITIONS ANALYSIS
 OF ALL NEIGHBORHOODS IN THE CITY

CITYWIDE NEIGHBORHOOD STRATEGY REPORT RELEASED,
 PROVIDING CITYWIDE STRATEGIES AND POLICY

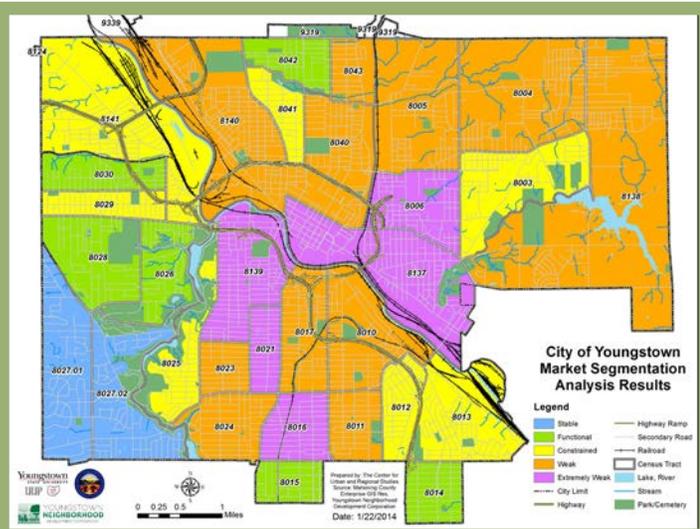
US 422 CORRIDOR REDEVELOPMENT PLAN
 COMPLETED, ADOPTED,
 AND IN THE BEGINNING STAGES OF IMPLEMENTATION



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

MAY 2014
 INTERFACE STUDIO LLC
 DAN SCHWARTZ ENGINEERING
 MARKET PARTNERS LLC

US422 CORRIDOR REDEVELOPMENT PLAN



NEIGHBORHOOD PLANNING

LINCOLN KNOLLS

NEIGHBORHOOD ACTION PLAN



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

7 NEIGHBORHOOD ACTION PLANS RELEASED,
INCLUDING THE FOLLOWING NEIGHBORHOODS :
BROWNLEE WOODS, CRANDALL PARK,
GARDEN DISTRICT, LINCOLN KNOLLS, PLEASANT GROVE,
POWERSTOWN, AND ROCKY RIDGE

5 NEIGHBORHOOD ACTION PLANS
FOCUSED ON BLIGHT ELIMINATION PRODUCED:
COTTAGE GROVE, EAST HIGH/LANSDOWNE,
KENSINGTON/UPPER NORTH HEIGHTS,
LANSINGVILLE, AND NEWPORT

2 ASSET-BASED NEIGHBORHOOD
MICRO-PLANS PRODUCED, INCLUDING:
TAFT SCHOOL AREA AND MLK SCHOOL AREA



NEIGHBORHOOD ACTION TEAMS



2 NEIGHBORHOOD ACTION TEAMS ASSEMBLED
TO IMPLEMENT NEIGHBORHOOD ACTION PLANS:

POWERSTOWN

14 HOMES BOARDED AND CLEANED UP BY COMMUNITY VOLUNTEERS
25 BLIGHTED PROPERTIES SLATED FOR DEMOLITION

VIA EFFORTS OF THE ACTION TEAM

7 HOMES BROUGHT INTO COMPLIANCE

THROUGH COLLABORATIVE CODE ENFORCEMENT

1 HOME REHABILITATED AND SOLD

WITH AN ADDITIONAL HOME CURRENTLY IN THE PIPELINE

\$15,000 LEVERAGED TO SUPPORT COMMUNITY PROJECTS

IN THE NEIGHBORHOOD



ROCKY RIDGE

5 HOMES BOARDED AND CLEANED UP BY COMMUNITY VOLUNTEERS
14 BLIGHTED PROPERTIES SLATED FOR DEMOLITION

VIA EFFORTS OF THE ACTION TEAM

9 HOMES BROUGHT INTO COMPLIANCE

THROUGH COLLABORATIVE CODE ENFORCEMENT

\$2,500 LEVERAGED TO SUPPORT COMMUNITY PROJECTS



IDORA AND INDIAN VILLAGE

16 BLIGHTED HOMES DEMOLISHED THROUGH
COLLABORATIVE EFFORTS

18 VACANT LOTS IMPROVED THROUGH THE LOTS OF GREEN PROGRAM
9 HOMES REPAIRED

\$8,000 LEVERAGED TO SUPPORT COMMUNITY PROJECTS

31 PROPERTIES REPAIRED BY PRIVATE OWNERS

THROUGH COLLABORATIVE CODE ENFORCEMENT

2 NEIGHBORHOOD COMMERCIAL BUILDINGS PAINTED AND REPAIRED
3 NEW PUBLIC ART INSTALLATIONS ADDED TO GLENWOOD AVENUE



6 NEIGHBORHOOD ACTION TEAMS ASSEMBLED IN DECEMBER TO IMPLEMENT
REMAINING NEIGHBORHOOD ACTION PLANS: BROWNLEE WOODS,
CRANDALL PARK, GARDEN DISTRICT, LINCOLN KNOLLS, AND PLEASANT GROVE

FINANCIAL STATEMENTS

CONSOLIDATED STATEMENT OF FINANCIAL POSITION YEAR ENDED DECEMBER 31

	Unaudited 2014 Total	Unaudited 2013 Total
Assets		
Cash and cash equivalents	\$456,272.50	\$311,534.08
Accounts receivable	37,408.59	74,164.62
Other current assets	237,251.56	522,686.77
Fixed assets	1,113,444.14	960,277.05
Other assets	1,200,785.24	95,675.66
TOTAL ASSETS	3,045,162.03	2,844,338.18
Liabilities & Equity		
Total liabilities	\$1,179,873.90	\$1,485,386.26
Total equity	1,865,288.13	1,358,951.92
TOTAL LIABILITIES & EQUITY	3,045,162.03	2,844,338.18

	Unaudited 2014 Total	Unaudited 2013 Total
Income		
Foundation and Banks	738,693.89	\$680,940.42
Direct Public Support	169,079.50	72,688.05
Government Grants and Contracts	1,434,731.09	1,719,433.58
Indirect Public Support	4,674.65	0.00
Investments	443.36	609.64
Other Income	17,191.91	18,605.24
Program Income	552,132.66	371,099.70
TOTAL REVENUE	2,916,847.06	2,863,376.63
Expenses		
Payroll	140,253.23	\$190,667.26
Payroll Expenses	33,738.02	28,368.42
Facilities and Equipment	16,325.15	29,378.28
Operations	41,737.72	29,889.17
Insurance and Benefits	28,506.16	28,130.08
Meetings	4,521.43	7,747.21
Contract Services	45,211.47	39,858.14
Conferences and Seminars	9,862.54	12,523.65
Program Expense	2,019,238.26	2,036,880.69
TOTAL EXPENSES	2,339,393.98	2,392,966.39
NET INCOME	577,453.08	472,870.24

CONSOLIDATED STATEMENT OF FINANCIAL INCOME AND EXPENSES YEAR ENDED DECEMBER 31

Other Financial Information

2014 Outstanding Grant and Contract Commitments: \$1,613,101.00

All dollar figures are in US dollars



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

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