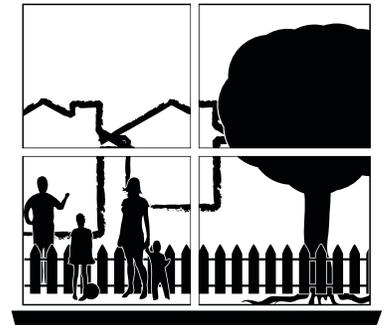


YNDC HAS DONE SO MUCH FOR THE CITY OF YOUNGSTOWN. KEEP UP THE GOOD WORK! YOU KEEP MAKING YOUNGSTOWN MORE BEAUTIFUL EVERY DAY THANK YOU FOR EVERYTHING YOU DO SO MUCH CHARACTER! TRULY CHARMING **IMPROVING OUR CITY ONE HOUSE AT A TIME** YOUNGSTOWN STRONG ONE HOUSE AT A TIME LOVE HOW YOU KEEP THE CHARACTER OF THE ORIGINAL HOUSE! IT'S NOT A GREY SCALE FLIP LOVE SEEING THESE PROJECTS AND A COMPANY INVESTING IN THIS COMMUNITY KEEP UP THE GREAT WORK! BEAUTIFUL PRESERVATION THANK YOU, YNDC! YNDC IMPROVING HOUSES IN THE HANDELS NEIGHBORHOOD. THANK YOU FOR YOUR INVESTMENT IN OUR CITY! SO HAPPY TO SEE THIS! BEAUTIFUL PLACE FOR SOMEONE TO CALL HOME SOME LUCKY PEOPLE ARE GOING TO HAVE A GREAT PLACE TO LIVE! BEAUTIFUL PLACE FOR SOMEONE TO CALL HOME ABSOLUTELY GORGEOUS. THE AMOUNT OF DETAIL TO RENEW! IT IS FLAWLESS KEEP UP ALL THE GOOD WORK! MAKING Y-TOWN A BETTER PLACE FOR EVERYONE. THIS PROGRAM SHOULD BE THE MODEL FOR EVERY CITY IN THIS COUNTRY, IF IT ISN'T ALREADY **Y'ALL MAKE ME PROUD** YNDC YOU ARE SO GREATLY APPRECIATED! YNDC DOES FANTASTIC WORK, THEY ARE DEFINITELY MAKING A POSITIVE DIFFERENCE IN YOUNGSTOWN **A CLEAN CITY IS AN INVITING CITY**



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

PERFORMANCE REPORT

APRIL-JUNE 2024



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CORE FUNDERS

The Raymond John Wean Foundation
City of Youngstown

PROGRAM INVESTORS

Aimee and Lulu Seidel Foundation
Altrusa International of Youngstown
Bernard and Elaine Soss Family Charitable Trust
Citizens Bank
City of Youngstown, American Rescue Plan
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
Denise Debartolo York
Direction Home
Dominion Energy Charitable Foundation
Eastgate Regional Council of Governments
Farmers National Bank
Federal Home Loan Bank of Cincinnati Affordable Housing Program
Federal Home Loan Bank of Cincinnati Carol M. Peterson Housing Fund
Federal Home Loan Bank of Pittsburgh Affordable Housing Program
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 Foundation
J. Ford Crandall Memorial Foundation
John S. and Doris M. Andrews Memorial Fund
John D. Finnegan Foundation
John F. and Loretta Hynes Foundation
Key Bank Foundation
Mahoning County Commissioners
Mahoning County Land Reutilization Corporation
Mahoning County Lead Hazard and Healthy Homes
Mercy Health Foundation
Ohio Housing Trust Fund
Ohio Housing Finance Agency
PNC Foundation
Pollock Company Foundation
Pollock Personal Foundation
Premier Bank
Produce Perks Midwest
Project MKC
Robert H. Reakirt Foundation
Ruth Beecher Charitable Trust
Schwebel Family 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
United Way of Youngstown and the Mahoning Valley
USDA Forest Service Urban and Community Forestry Inflation Reduction Act Grant Program
USDA Gus Schumacher Nutrition Incentive Program COVID Relief and Response Program
USDA Rural Housing Preservation Grant
U.S. Department of Housing and Urban Development
W. and H. Bender Memorial Fund
Walter and Caroline Watson Foundation
Ward Beecher Foundation
Western Reserve Health Foundation
William Swanston Charitable Fund

TEAM MEMBERS

BOARD OF DIRECTORS

Ms. Marguerite Douglas, President
Mr. Juan Santiago, Vice President
Ms. Debbi Grinstein, Treasurer
Mr. Phil Kidd, Secretary

Mr. Steve Avery
Mr. Julius Bennett
Ms. Rosetta Carter
Ms. Leigh Greene
Ms. Lisa Metzinger
Mr. Chris White

TEAM MEMBERS

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
Shawnice Morris, Housing Program Assistant
Sara Palowitz, Housing Program Assistant
Alex Viglio, Housing Counselor
Susan Payton, Glenwood Fresh Market Manager
Sara Tkac, Digital Media Manager
Matthew Shelby, Housing Project Inspector
Lola Lewis, TreeCorps Arborist and Training Manager
Mike Long, TreeCorps Project Manager
Vi Aguirre, Community Engagement Manager
Jeff Kramer, Property Maintenance Manager
Mike Ondo, Construction Team Member
Joshua Potkay, Construction Team Member
Chauncey Cole, Grass Cutting & Clean Up Team Member
Brittany Haynes, Grass Cutting & Clean Up Team Member
Thomas Hull, Grass Cutting & Clean Up Team Member
Steve Sabatini, Grass Cutting & Clean Up Team Member
Adam Wagner, Grass Cutting & Clean Up Team Member
Luis Garcia, Grass Cutting & Clean Up Team Member
Patricia Tate, Glenwood Fresh Market Associate
Anika Jacobs-Green, Glenwood Fresh Market Associate
Henrietta Lewis, Glenwood Fresh Market Associate
Jacob Stanko, Neighborhood Stabilization Intern

NEW TEAM MEMBERS



Chauncey Cole

Grass Cutting and Clean Up Team Member

Chauncey Cole is a Grass Cutting and Clean Up Team Member for the Youngstown Neighborhood Development Corporation. Chauncey 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.



Brittany Haynes

Grass Cutting and Clean Up Team Member

Brittany Haynes is a Grass Cutting and Clean Up Team Member for the Youngstown Neighborhood Development Corporation. Brittany 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.



Thomas Hull

Grass Cutting and Clean Up Team Member

Thomas Hull is a Grass Cutting and Clean Up Team Member for the Youngstown Neighborhood Development Corporation. Thomas 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.



Steve Sabatini

Grass Cutting and Clean Up Team Member

Steve Sabatini is a Grass Cutting and Clean Up Team Member for the Youngstown Neighborhood Development Corporation. Steve 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



PUBLICATIONS & MEDIA

- **YNDC Executive Director Named to YMHA Board - The Vindicator**
- **Beniston Joins Youngstown Metropolitan Housing Authority Board - The Business Journal**
- **YNDC Director Appointed to City Housing Board of Commissioners - WKBN**
- **YNDC Helps Woman Become First-Time Homeowner at 65 - WKBN**
- **Youngstown Found a Way to Douse Arsons by Revitalizing Neighborhoods. Could Flint? - mLive.com**
- **Youngstown City Council to Review Moratoriums This Week - The Vindicator**
- **Santon Electric Tackles Residential Housing Projects in Youngstown - The Business Journal**
- **Mahoning County Land Bank gets \$2.4 Million in State Funding to Boost Home Ownership - Mahoning Matters**
- **Local Money Released in Grant to Fuel Home Ownership - WKBN**
- **New Homes Being Built on Youngstown's South Side Through 'Welcome Home Ohio' Program - WFMJ**
- **Mahoning, Trumbull Land Banks Receive State Grants - The Vindicator**
- **Mahoning, Trumbull Counties Get Grants to Improve Housing Access - The Business Journal**
- **Construction Begins, Creation of New Neighborhood in Youngstown - WKBN**
- **ACTION vs. Hunger - The Tribune Chronicle**
- **Highlights of the Community Foundation's Annual Report - The Business Journal**
- **3 Ohio Cities Ranked Among Most Affordable Places to Live in US - MSN.com**
- **Council weighs \$1.3M for ARP projects - The Vindicator**
- **Valley Housing Assessment Finds Challenges, Opportunities - The Business Journal**
- **YNDC Gets \$1.25M Federal Grant - The Vindicator**
- **The 10 Most Affordable Metro Areas for America's Middle Class - CNBC**
- **Youngstown Rotary Club to Award Grant Money to Multiple Valley Organizations Wednesday - WFMJ**
- **Rotary Club of Youngstown Announces Community Grant Awards - The Business Journal**
- **HUD Announces Nearly \$70 Million in Grants to Protect Families from Home Health & Safety Hazards - HUD.gov**
- **Rotary Club Awards \$30K to Valley Nonprofits - WKBN**
- **Youngstown Council Rejects ARP Park Repeal Request, Again - The Vindicator**
- **Green Spaces Stabilize Neighborhoods - The Business Journal**
- **Youngstown Board to Hold Special Vote - The Vindicator**

YNDC Q2, 2024 GRANT AWARDS

- In Partnership with Mahoning County Land Bank, Ohio Department of Development (ODOD), Welcome Home Ohio (WHO), Creation of Affordable Housing Opportunities \$2,415,000
- HUD Older Adult Home Modification Program, Accessibility Modifications and Necessary Repairs For Households with an Older Adult: \$1,250,000
- Consolidated Appropriations Act 2024, US Senator Sherrod Brown, Foster Theater Renovation: \$1,020,000
- 2nd Ward American Rescue Plan (ARP), Cleanup Projects: \$150,000
- 6th Ward American Rescue Plan (ARP), Cleanup Projects: \$75,000
- The United Way of Youngstown and the Mahoning Valley, Glenwood Fresh Market & Community Financial Empowerment: \$60,000
- U.S. Department of Housing and Urban Development, Comprehensive Housing Counseling Program: \$25,580
- First National Bank, Housing: \$15,000
- Frances Schermer Charitable Trust, Emergency Repair Program: \$5,000
- Youngstown Rotary Foundation, Glenwood Neighbors Community Safety Program: \$5,000



HOUSING COUNSELING

86

**NEW CLIENTS
ENROLLED
IN HOUSING
COUNSELING**



4

**HOMES
PURCHASED
BY HOUSING
COUNSELING
CLIENTS**



HOUSING COUNSELING SPOTLIGHT

Cheryl

Cheryl was born in Youngstown and has lived on the East side for most of her life. She is a first time home-buyer and a proud success story of YNDC's HUD-Approved Housing Counseling Program. Her favorite thing about her new home is, "It is mine!" she said. "I don't have to worry about waiting for anything to be done. It's my baby now, I have to take care of it." She chose this home because it's convenient to get everywhere she needs to go. "I knew the people who lived in this home before me," she said. "It is a blessing for me to buy a home I knew had been cared for."

YNDC's housing counselor Alex helped Cheryl identify and resolve barriers to obtaining quality affordable housing. "I will make it my mission to let everyone know what a wonderful program this is," she said. "It was a pleasure working with everyone at YNDC, I can't thank them enough."



STRATEGIC ACQUISITION & REHABILITATION



**VACANT HOMES
ACQUIRED FOR
REHABILITATION**

5



AFTER

BEFORE

**VACANT HOMES
REHABILITATED**

6







AFTER



BEFORE



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER

REVITALIZATION IN PROGRESS



NEW CONSTRUCTION

MAHONING COUNTY LAND BANK IS AWARDED A \$2.415 MILLION GRANT IN PARTNERSHIP WITH YNDC THROUGH THE WELCOME HOME OHIO PROGRAM

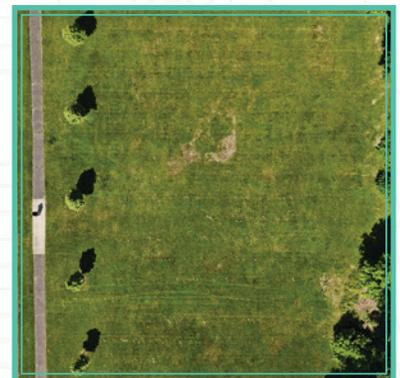
On Wednesday, May 29, the Ohio Department of Development (ODOD) awarded \$2,415,000 in Welcome Home Ohio (WHO) program funding to Mahoning County Land Bank (MCLB) in partnership with the Youngstown Neighborhood Development Corporation (YNDC) to create new affordable housing opportunities.

The ODOD grant will be used to renovate six vacant houses and build six newly constructed homes, for a total of 12 affordable homeownership units.

YNDC will manage the development and construction of six vacant houses, including one that MCLB owns on Stocker Avenue on the east side of Youngstown. YNDC will leverage additional funding to ensure high quality renovations that contribute to neighborhood stabilization, return vacant property to productive use, and create high quality affordable homeownership opportunities.

MCLB will purchase six newly constructed homes from YNDC using WHO Purchasing funds. The new homes will be a minimum of three bedroom, two bathroom, two-car garage homes.

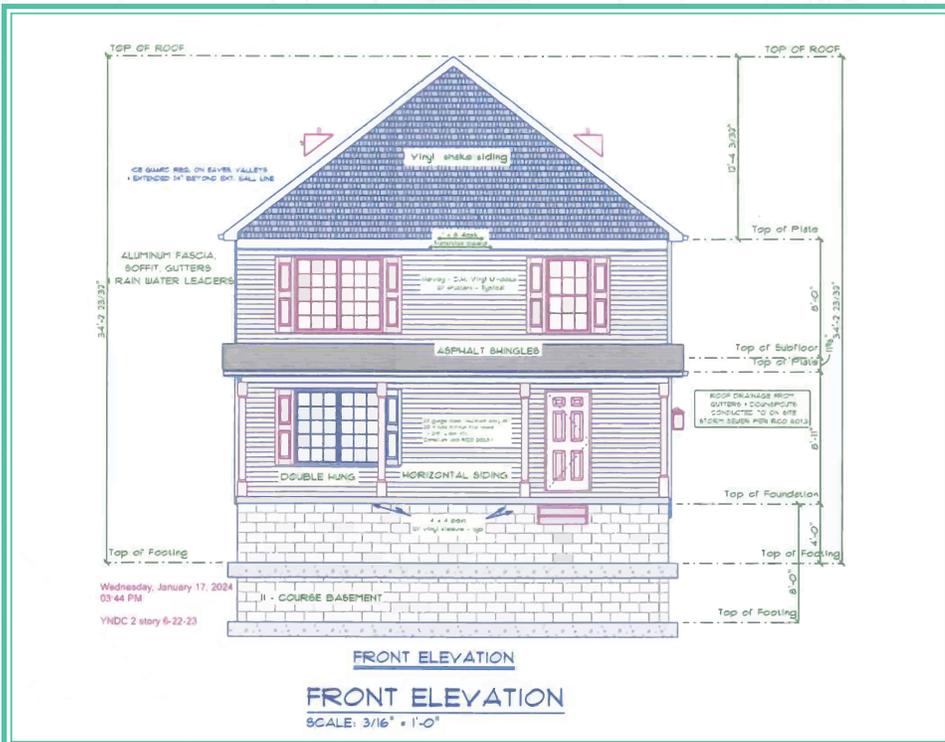
More information will be provided in the months to come. Huge thanks to the Mahoning County Land Bank for the ongoing partnership and to the Welcome Home Ohio program! REVITALIZE!



CONSTRUCTION ON BERNARD STREET NEW HOMES CONTINUES TO PROGRESS

In April 2024, YNDC and project partners broke ground on the construction of three single family homes that will be located at 1040, 1032, and 1024 Bernard Street. The energy efficient homes will be approximately 1,500 square feet with three bedrooms, two bathrooms, first floor laundry, open concept kitchen and living area, and a two car attached garage. The units will be listed for sale in late summer 2024 and will have a 100 percent fifteen year property tax abatement. YNDC is planning to build three additional homes on the street in a second phase. The broken and failing sidewalks on the street will be replaced along with the street later this summer.

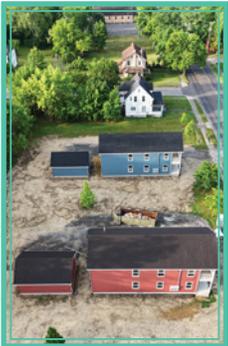
The project is made possible with the funding support of First Ward Councilman Julius Oliver's American Rescue Plan funding. PNC Bank is providing the construction financing for the project. The vacant lots were provided by the Mahoning County Land Bank. The builder for the project is Joe Koch Construction. The project also received support from The Raymond John Wean Foundation, City of Youngstown, and the Glenwood Neighbors Business Association. Many thanks to all involved in making this project possible!



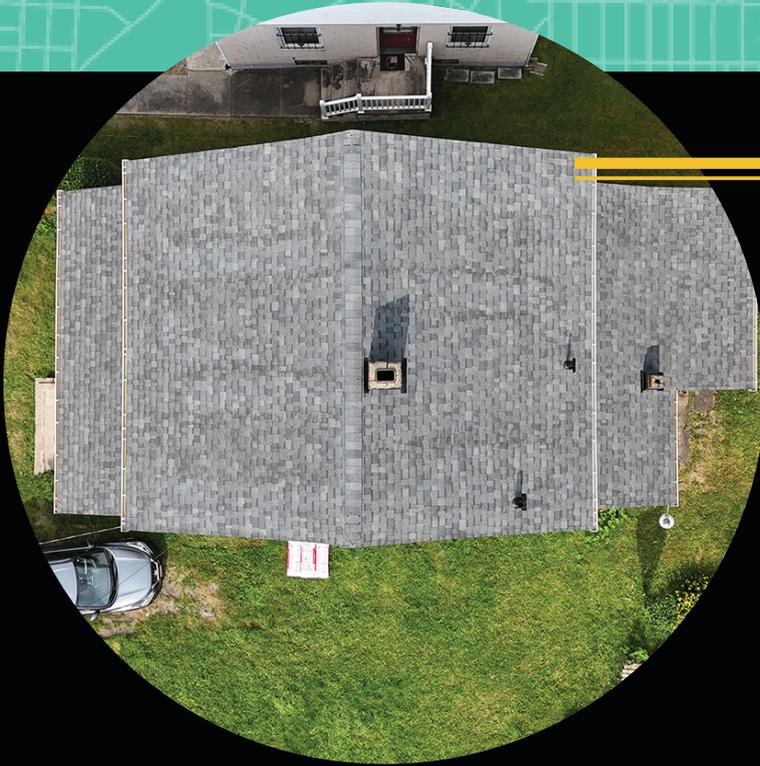
WORK PROGRESSING ON NEW CONSTRUCTION OF TWO DUPLEXES ON GLENWOOD AVENUE

YNDC and project partners continued to make progress on the construction of two duplexes at 3017 and 3029 Glenwood Avenue. The new construction project will be completed in August 2024, creating four apartment units each with two bedrooms, two bathrooms, an open concept living, kitchen, dining area, and in-unit laundry. Each unit will also have covered and visitor parking. The units are approximately 1,100 square feet each.

The project is made possible through funding support from the Federal Home Loan Bank of Pittsburgh's Affordable Housing Program (FHLB) and the City of Youngstown's HOME program. PNC Bank served as YNDC's partner and member bank for the FHLB application. PNC is also providing the construction financing for the project. The vacant lots were provided by the Mahoning County Land Bank. The builder for the project is Joe Koch Construction. The project also received support from The Raymond John Wean Foundation, Sixth Ward Councilwoman Anita Davis, surrounding neighbors, and the Glenwood Neighbors Business Association. Many thanks to all involved in making this project possible!



OWNER-OCCUPIED HOME REPAIR



62

**Roof
Replacements**

29

**Emergency
Repairs**



OWNER-OCCUPIED HOME REPAIR



OWNER-OCCUPIED HOME REPAIR SPOTLIGHT

Debra



Debra moved into her home to be closer to her family in 2006. Shortly after purchasing her fixer upper home, her partner passed away, leaving her with only one income and many unfinished projects.

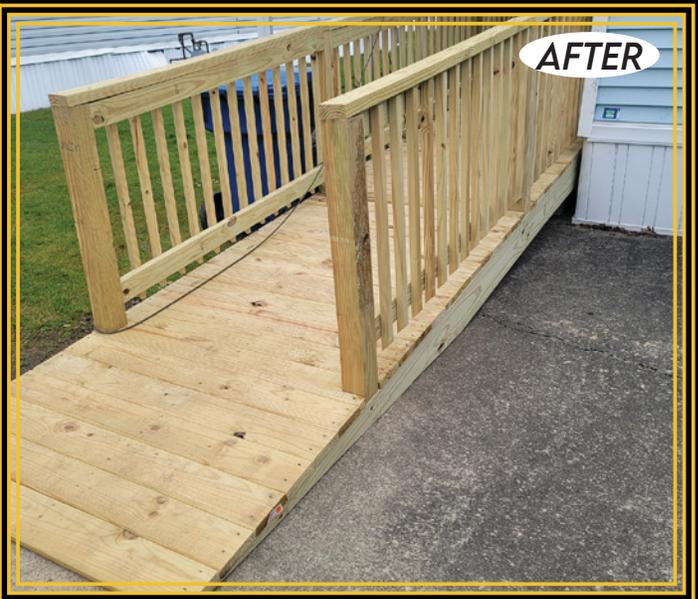
The roof was a big project that kept being postponed in favor of other smaller and more urgent projects. After she retired, the roof kept getting worse and worse. She said “In heavy rains, it was leaking in the back bedroom and I would see tiles in the driveway after every rain.”

YNDC replaced Debra’s roof and there are no more leaks! “To have assistance with big cost like this, it has made such a difference,” she said. “When I qualified for the roof replacement program, it was such a relief. It was a big load off of my mind because if the roof goes, the whole house is in danger.” Debra is grateful to be able to stay in her home, and be an active part of her children’s and grandchildren’s lives. She said, “I felt confident through the winter and I don’t have to worry about the roof leaking every time it rains. I can now repair the damage caused by the leaking and stay in my home.” And Debra’s utility costs have also improved. She said, “I am not losing heat like I was before.” This roof was made possible thanks to the City of Youngstown.

29



Emergency Home Repair Projects Completed



NEIGHBORHOOD CLEANUP



433

**Yards of Debris
Removed**

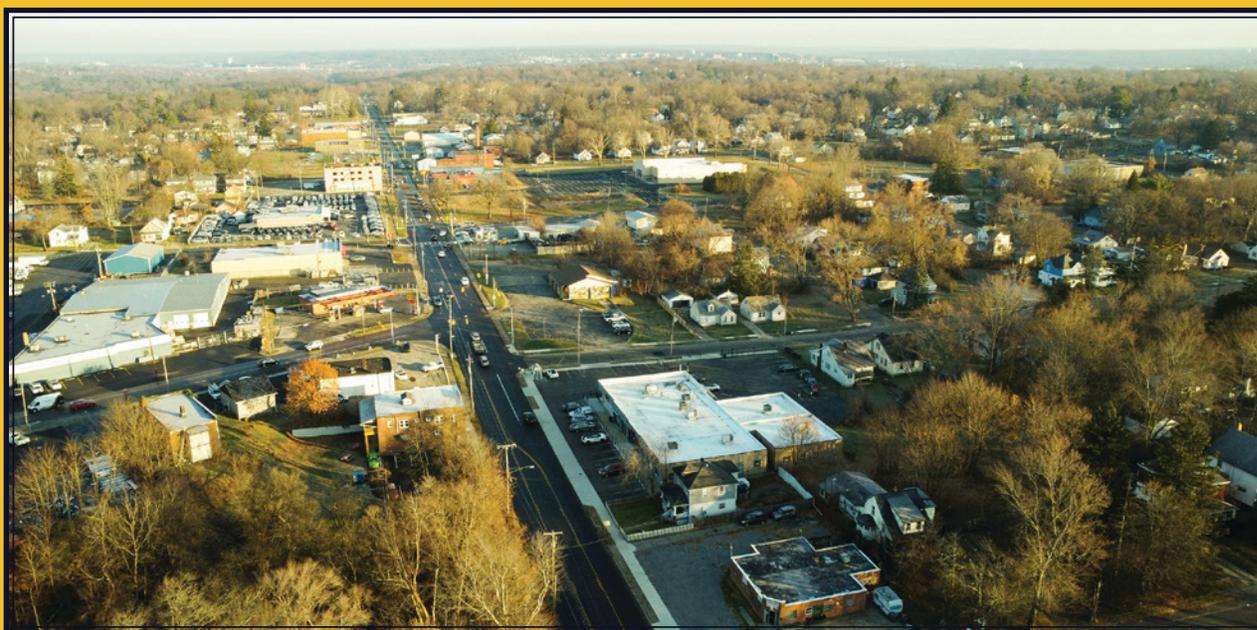


NEIGHBORHOOD ENGAGEMENT & ORGANIZING

COMMUNITY SAFETY PROGRAM



YNDC is piloting a Community Safety Program this year in response to feedback provided by hundreds of residents through door to door canvassing who indicated that improving community safety was a high priority for improving their quality of life. Residents specifically suggested that lighting and cameras were two important ways in which safety in the neighborhood could be improved. Residents and businesses on and adjacent to Glenwood Avenue can enroll to receive 4 free solar security lights and a doorbell camera at no cost, and agree to provide camera footage to YPD if an incident occurs. YNDC completed outreach for the Community Safety Program this spring to overwhelming demand, with over 250 households and businesses signed up to participate. YNDC will begin installing lights and cameras later this summer. If the program is successful at preventing and solving crime, YNDC intends to expand the program to neighborhoods throughout the city where the need is greatest.



MAHONING VALLEY TREECORPS



YNDC COMPLETES SPRING PLANTING OF 185 TREES ACROSS THE CITY

Spring tree planting activities for Mahoning Valley TreeCorps have been completed. In total, 185 trees were planted this spring at 98 parks, tree lawns and community greenspaces throughout Youngstown. Trees were planted in all the following neighborhoods: Wick Park, Mahoning Commons, Arlington Heights, Oak Hill, Fosterville, Newport, Idora, Boulevard Park, Cochran Park, Gibson Heights, Powerstown, Buckeye Plat, Lansingville, and Lincoln Knolls. A wide variety of shade tree species were planted in accordance with the City of Youngstown's Shade Tree Guidelines in order to establish a healthy and diverse urban tree canopy. The TreeCorps team is in the process of planning a much larger-scale planting this fall, with a goal of planting 465 trees between September and November.





YNDC has also onboarded its two core project partners, Trumbull Neighborhood Partnership (TNP) and Youngstown CityScape, both of whom will be helping to plant and maintain young trees as part of the project in Warren and Youngstown, respectively. Outreach will soon begin for a variety of tree trainings to be held this fall in order to strengthen our community's capacity to plant and maintain our tree canopy.



GLENWOOD FRESH MARKET

THE GLENWOOD FRESH MARKET PROVIDES MAHONING COUNTY RESIDENTS WHO ARE LOW INCOME WITH \$25 PER MONTH PER HOUSEHOLD IN FRESH FRUITS AND VEGETABLES AT WHOLESALE PRICES



SINCE THE MARKET OPENED ITS DOORS AT THE END OF MARCH OF 2022, WE HAVE ACHIEVED THE FOLLOWING OUTCOMES:

- Over 2,500 unique Market participants provided FREE fresh and healthy produce,
- Over 1,300 unique households served,
- Over 39,400 visits to obtain fresh and healthy food
- \$644,728 in fresh fruits and vegetables distributed
- 6,824 participants have been involved in 186 nutrition education and healthy living activities to date

The Glenwood Fresh Market is exceeding intended goals and expectations and we anticipate fruit and vegetable consumption and health outcomes to continue to improve for program participants. This spring, the Fresh Market team partnered with Mercy Health Community Health's Stepping Out Fitness program to provide free fitness classes twice a month to program participants at the Glenwood Plaza. Fitness classes cover specific activities that program participants have expressed interest in and that are suitable for beginners in order to promote a healthy lifestyle.



\$69,100

**FRESH FRUITS
AND VEGETABLES
DISTRIBUTED**

4,406

UNIQUE VISITS

1,728

MEMBERS SERVED

967

**UNIQUE HOUSEHOLDS
SERVED**

40

**HEALTHY EATING AND
LIVING ACTIVITIES**

1,077

**PARTICIPANTS IN
HEALTHY EATING AND
LIVING ACTIVITIES**

FINANCIAL STATEMENTS

STATEMENT OF FINANCIAL POSITION As of June 30, 2024

Assets	6/30/24	6/30/23
Cash & Cash Equivalents	\$792,021.28	\$861,069.10
Accounts Receivable	\$3,573.88	\$11,063.67
Other Current Assets	\$2,629,487.81	\$1,508,214.60
Total Current Assets	\$3,425,082.97	\$2,380,347.37
Fixed Assets	\$4,878,171.53	\$4,865,824.27
Other Assets	\$365,066.74	\$366,857.82
Total Assets	\$8,668,321.24	\$7,613,029.46
Liabilities & Equity		
Total Liabilities	\$1,401,679.85	\$890,906.28
Total Equity	\$7,266,641.39	\$6,722,123.18
Total Liabilities & Equity	\$8,668,321.24	\$7,613,029.46

UNEARNED GRANT RECEIVABLES - \$14,400,000.00

* This is an unaudited statement.

FINANCIAL STATEMENTS

STATEMENT OF FINANCIAL INCOME & EXPENSE January 1 - June 30, 2024

Income	Jan-June 2024	Jan-June 2023
Foundation and Banks	\$838,410.80	\$277,461.88
Direct Public Support	\$905.52	\$8,739.61
Government Grants & Contracts	\$1,444,060.82	\$1,744,625.25
Investments	\$22,931.52	\$3,094.49
Other Income	\$77,887.62	\$112,561.48
Program Income	\$439,205.03	\$372,696.10
Total Income	\$2,823,401.31	\$2,519,178.81
Expenses		
Payroll	\$118,877.95	\$111,799.17
Facilities & Equipment	\$6,667.99	\$3,873.25
Operations	\$42,737.84	\$26,634.04
Insurance & Benefits	\$68,510.74	\$44,495.62
Meetings	\$263.47	\$435.62
Contract Services	\$46,489.52	\$39,427.40
Conferences & Seminars	\$1,793.18	\$594.56
Program Expense	\$2,346,129.72	\$1,765,068.78
Total Expenses	\$2,631,470.41	\$1,995,307.84
Net Income	\$191,930.90	\$523,870.97

* This is an unaudited statement.



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

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820 Canfield Road, Youngstown, Ohio 44511

 @YtownNDC   @youngstownndc