

# REVITALIZE



**Youngstown Neighborhood  
Development Corporation**

**January - June 2020**





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# Funders

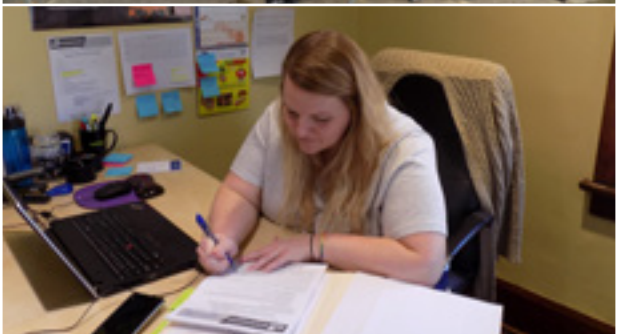
## CORE FUNDERS:

The Raymond John Wean Foundation  
City of Youngstown

## PROGRAM INVESTORS:

AmeriCorps National Civilian Community Corps  
Bernard and Elaine Soss Family Charitable Trust  
Centers for Disease Control, Youth Violence Prevention  
Chemical Bank  
Citizens Bank  
City of Youngstown City Council Discretionary Funds  
City of Youngstown, Community Development Block Grant  
City of Youngstown, HOME Investment Partnership  
Community Foundation of the Mahoning Valley  
Cortland Bank  
Direction Home  
Fair Food Network  
Farmers National Bank  
FHLB Cincinnati Corporation  
FHLB Pittsburgh AHP  
Fibus Family Foundation  
Finance Fund  
First Energy Foundation  
First National Bank Community Foundation  
Florence Simon Beecher Foundation  
Frances Schermer Charitable Trust  
Frank and Pearl Gelbman Foundation  
Home Depot Foundation  
Home Savings Charitable Foundation  
HUD Comprehensive Housing Counseling Grant  
J. Ford Crandall Memorial Foundation  
John and Denise York Foundation  
John and Doris Andrews Memorial Fund  
John D. Finnegan Foundation  
John F. and Loretta Hynes Foundation

Mahoning County Land Reutilization Corporation  
Mahoning County Lead Hazard and Healthy Homes  
Mercy Health Foundation  
Ohio Housing Finance Agency  
Ohio Housing Trust Fund  
PNC Foundation  
Pollock Company Foundation  
Pollock Personal Foundation  
Robert H. Reakirt Foundation  
Ruth Beecher Charitable Trust  
Schwebel Family Foundation  
Seidel Foundation  
Senator Maurice and Florence Lipscher Charitable Fund  
The Huntington Foundation  
The Youngstown Foundation  
Thomases Family Endowment of the Youngstown Area Jewish Federation  
United Way of Youngstown and the Mahoning Valley  
US Department of Agriculture Food Insecurity Nutrition Incentive Grant  
Walter and Caroline Watson Foundation  
Ward Beecher Foundation  
Wells Fargo Housing Foundation  
Western Reserve Health Foundation  
William Swanston Charitable Fund  
Youngstown State University



**BOARD OF DIRECTORS:**

- Atty. Thomas Hull**, President
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- Ms. Rosetta Carter**
- Ms. Mary Danus**
- MS. Debbi Grinstein**
- Mr. Eric Holm**
- Mr. Phil Kidd**
- Mr. Dominic Marchionda**
- Mr. Juan Santiago**
- Mr. Matt Strang**
- Mr. Chris White**

**FULL TIME:**

- Ian Beniston**, AICP, HDFP, Executive Director
- Tiffany Sokol**, HDFP, Housing Director
- Jack Daugherty**, AICP, HDFP, Neighborhood Stabilization Director
- Liz Ifill**, Office Manager
- Jennifer Evans**, Operations Assistant
- Leah Ifft**, Housing Client Manager
- Taree Avery**, Housing Program Assistant
- Traig Traylor**, Marketing Assistant
- Art Carter**, Construction Team Member
- Rick Keller**, Construction Team Member
- Jeff Kramer**, Construction Team Member
- Tom Morrison**, Construction Team Member
- Mike Ondo**, Construction Team Member
- Joshua Potkay**, Construction Team Member
- Patrick Willis**, Construction Team Member
- James Boatwright**, Grass Cutting & Clean Up Team Member
- Dontae Madison**, Grass Cutting & Clean Up Team Member
- Juan Morales**, Grass Cutting & Clean Up Team Member
- Linda Stouffer**, Housekeeping Team Member

# Team Members



# Revitalization Review

**1,280**

**98**

**166**

**Cubic Yards of Debris Cleared**

**Vacant Houses Boarded**

**Tires Removed**



# Revitalization Review

**Vacant Units Rehabilitated**  
**New Housing Counseling Clients**  
**Homeowners Created**  
**Owner-Occupied Repairs**

**11**

**67**

**9**

**25**

# Publications & Media

- YNDC Seeks Community's Help For Project to Improve Living Standards In Youngstown – WKBN
- Feedback Sought For Development Of Youngstown Housing Strategy - Mahoning Matters
- Study Aims To Boost Housing Efforts- The Vindicator
- Daybreak Nation On Location: Dough House Cookies – WYTV
- Study Calls Youngstown 2010 Plan a 'Cautionary Tale' - The Vindicator
- WRPA Purchases West Side Sites For Development Project - The Business Journal
- Home Savings Merger Will Maintain Charitable Foundation – WFMJ
- WRPA OKS Buying Mahong Ave. Sites For Development - The Business Journal
- YNDC Seeks Donations To Revitalize Historic Youngstown Home - Mahoning Matters
- YNDC to Create Neighborhood Center at Madden Monastery - The Business Journal
- Youngstown Neighborhood Development Corp. Looks to Restore Historic Carmelite Monastery – WKBN
- YNDC Seeks \$20,000 to Renovate Former Monastery - The Vindicator
- Word of The Decade at PNC: 'Technology' - The Business Journal
- Growth Report 2020 Mahoning County Land Bank Shifts to Rehab, Greening - The Business Journal
- Huntington Bank Rolls Out New Products - The Business Journal
- Valley Housing Advocates Seek Help From Sen. Brown- The Vindicator
- 'It's Gonna Take a Team Effort': Sen. Brown Addresses Youngstown's Housing Issues – WKBN
- Sherrod Brown Hosts Roundtable on Housing - Mahoning Matters
- The Quest For Solutions to Finding Affordable Housing – WFMJ
- 10 Years After The Housing Bubble Burst, Hopeful Homeowners Deal With New Threat - WKSU
- Members of Youngstown Housing Task Force Attend License Revocation Hearing - Mahoning Matters
- Changes Could Slow Demo of Some Vacant Properties, But YNDC Says Youngstown Is Much Improved - WKBN
- Local Organizations Work to Clean Up City of Youngstown - WFMJ
- AmeriCorps Team Arrives In Youngstown - The Vindicator
- Mercy Health Foundation Fast Tracks Funding - The Vindicator
- Small to Midsize Legacy Cities Pursue Green and Sustainable Innovations - Housing Matters
- Mercy Health Holds Fresh Produce Drive-thru for Patients - WKBN
- YNDC Responds to Pandemic with Mortgage Assistance Program - WKBN
- Youngstown Neighborhood Development Corp. Provides Mortgage Assistance - Mahoning Matters
- YNDC Offers Help with Mortgage Payments, Other Services During Pandemic - WFMJ
- Funds to Repurpose Former Monastery - The Vindicator
- YNDC Progresses on Fundraising for Monastery Building - The Business Journal
- Funds Raised to Begin Restoration of Historic Youngstown Monastery - WFMJ
- Donors Raise \$20K in 4 Days for YNDC Community Project - WYTV
- Donors Raise \$20K in 4 Days for YNDC Community Project - WKBN
- Orchids and Onions - The Vindicator
- Congressman Tim Ryan Announces \$21,000 Grant to Youngstown Neighborhood Development Corporation to Support Home Ownership and Financial Stability - Tim Ryan
- YNDC Gets \$21K from HUD for Homeownership Programs - The Business Journal
- Youngstown Neighborhood Development Corp. Receives \$21K Federal Grant - Mahoning Matters
- YNDC Gets \$21,355 Federal Grant - The Vindicator
- YNDC, Land Bank to Sell Renovated Commercial Building - The Business Journal
- 2 Local Businesses Team Up to Sell Vacant Warehouse - WKBN
- Land Bank, YNDC Selling Renovated Commercial Building - Mahoning Matters
- Collaboration Revives Commercial Property - The Vindicator
- Quest for Home Ownership Turns Dreams into Nightmares - PBS





# New Funding & Awards

## YNDC QUARTER 1 & 2, 2020 GRANT AWARDS

- The Raymond John Wean Foundation COVID-19 Crisis Relief Fund - \$75,000
- The Youngstown Foundation - \$30,000
- Community Foundation of the Mahoning Valley COVID-19 Crisis Relief Fund - \$25,000
- Home Savings Charitable Funds - \$25,000
- Mercy Health Foundation Mahoning Valley - \$21,000
- United Way of Youngstown and the Mahoning Valley COVID-19 Response Fund - \$20,000
- Chemical Bank - \$10,000
- Citizens Bank - \$10,000
- First National Bank Community Foundation - \$10,000
- Huntington Foundation - \$10,000
- Fair Food Network - \$8,850
- Cortland Bank - \$5,000
- Farmers National Bank - \$5,000
- Fibus Family Foundation - \$5,500
- Frances Schermer Charitable Trust - \$5,000
- John and Doris Andrew Memorial Fund - \$5,000
- Pollock Company Foundation - \$5,000
- Pollock Personal Foundation - \$5,000
- Ruth Beecher Charitable Trust - \$5,000
- Union Home Mortgage Foundation - \$5,000
- Bernard and Elaine Soss Family Charitable Trust - \$1,000

**Thank you to all our funders for their generous contributions to the revitalization of Youngstown's neighborhoods!**

# New Team Members



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

**TaRee Avery** is the Housing Program Assistant for The Youngstown Neighborhood Development Corporation. Under the supervision of the Housing Director, TaRee collaborates with a team of professional staff to manage all administrative tasks related to Housing Programming, including phone calls, processing applications, data entry, document preparation, filing, scheduling, and reporting.





# Neighborhood Organizing and Planning

Prepared For:  
Youngstown Neighborhood Development Corporation  
820 Canfield Road  
Youngstown, Ohio 44511

Prepared By:  
Bowen National Research  
Author: Patrick M. Bowen, President  
155 E. Columbus Street, Ste. 220  
Pickerington, Ohio 43147  
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patrickb@bowennational.com

Effective Date  
March 31, 2020

Job Reference Number  
19-600



### Youngstown Housing Task Force Meets to Discuss Next Steps

On Tuesday, March 10, the Youngstown Housing Task Force met to discuss the next steps the group will take to address housing quality issues affecting Youngstown's neighborhoods. The group reviewed an analysis of problem landlords prepared by Neighborhood Planner Tom Hetrick to begin planning next steps in its Landlord Accountability campaign, and reviewed progress toward addressing neglect in Youngstown's group homes and proposed policy changes as part of its Quality Group Homes campaign. Additionally, the Task Force voted to take a stand against new rule changes regarding the Community Reinvestment Act that would allow banks to legally redline neighborhoods and to ask our public officials to do the same. The Task Force will also send letters to U.S. Senators Brown and Portman encouraging them to support a bill that would add protections against the use of predatory land contracts in neighborhoods across the country.

### YNDC, City of Youngstown, and YSU CURS Release Citywide Housing Needs Assessment

On Tuesday, April 28, the City of Youngstown, Youngstown State University Center for Urban and Regional Studies, and YNDC completed a citywide housing needs assessment. The study was completed by Bowen National Research and provides detailed information on the state of housing in the City of Youngstown to include housing quality, housing supply, and gap analysis. The study also included a resident survey completed by more than 1,500 participants. The housing needs assessment and resident survey are being used to inform the development a citywide housing strategy to improve housing quality for all Youngstown residents.

**Before**



**After**



# Owner-Occupied Home Repair

## LIMITED REPAIR PROJECTS COMPLETED:

33 N. Truesdale	275 Potomac	568 W. Warren
136 Byron	369 Emerson	1017 Bentley
143 W. Boston	478 Fairgreen	2467 Datson
		2834 Guss

## FULL REHABILITATION PROJECTS COMPLETED:

55 E. Chalmers	230 E. Boston	813 Dryden
60 Eliot	304 Emery	1323 Republic
104 Lincoln Park	342 W. LaCledde	1377 Green
135 W Myrtle	358 Kenmore	1591 Clay
228 Carroll	730 Oxford	3519 Hudson

## EMERGENCY REPAIRS: 70

**Before**



**After**



**Before**



**After**



**Before**



**After**



**Before**



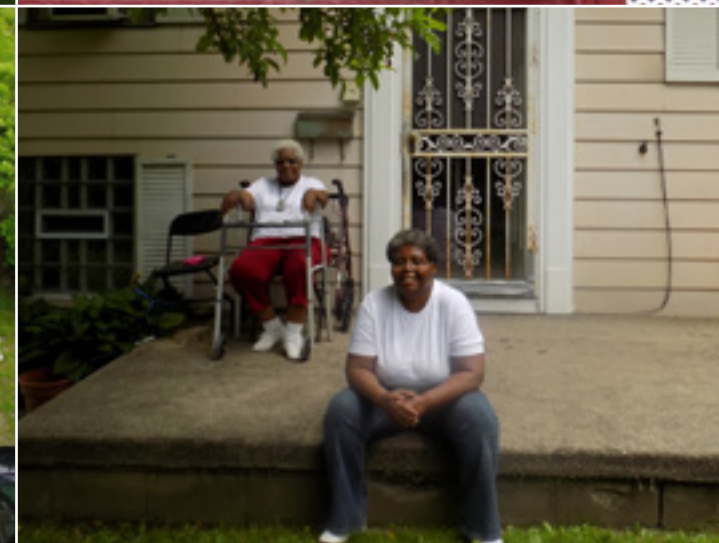
**After**



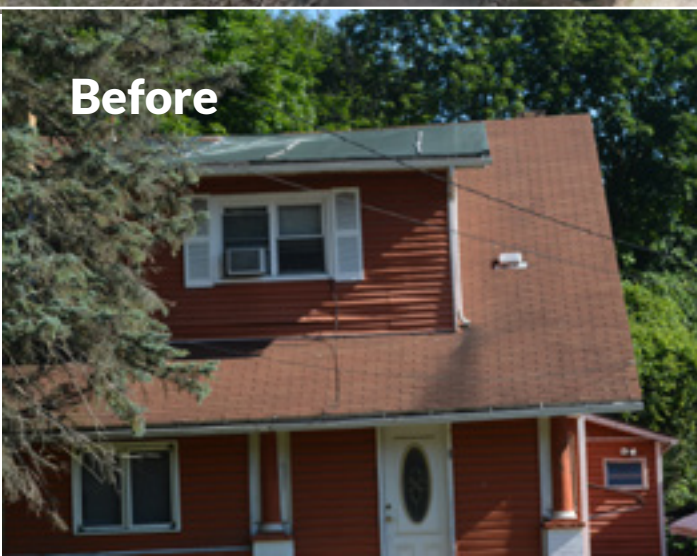
**Before**



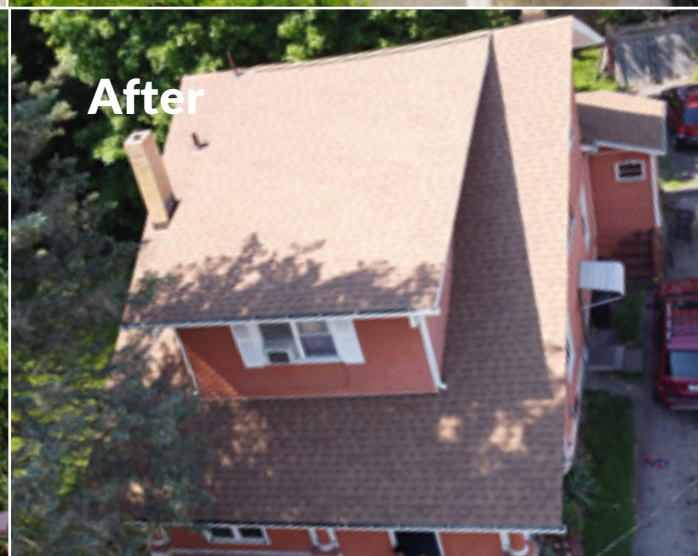
**After**



**Before**



**After**





**907 Bonnie Brae  
Before**



**Before**



**After**



**After**

**COMPLETED**

- 907 Bonnie Brae - RENTED
- 932 Bonnie Brae - RENTED
- 948/950 Canfield - RENTED
- 984 Bears Den - SOLD
- 1565 Medford - SOLD
- 1730 Glenwood - RENTED
- 2215 Volney - RENTED
- 3231 Neosho - RENTED
- 3536 Arden - SOLD
- 3608 Risher - SOLD

**IN PROGRESS**

- 924 Bonnie Brae
- 911 Canfield
- 1810 Volney
- 1945 Glenwood
- 3512 Shirley

**ACQUISITION**

- 726 Lake
- 740 Lake
- 911 Canfield
- 924 Bonnie Brae
- 932 Bonnie Brae
- 984 Bears Den
- 1565 Medford
- 1945 Glenwood
- 2315 Volney
- 3231 Neosho
- 3512 Shirley

# Acquisition & Rehabilitation



**948/950 Canfield  
Before**



**Before**



**After**



**After**



**3536 Arden  
Before**



**Before**



**After**



**After**



**3608 Risher  
Before**



**Before**



**After**



**After**





**1565 Meford  
Before**



**Before**



**After**



**After**



**3231 Neosho  
Before**



**Before**



**After**



**After**



**1730 Glenwood  
Before**



**Before**



**After**



**After**



**932 Bonnie Brae  
Before**



**Before**



**After**



**After**



**984 Bears Den  
Before**



**Before**



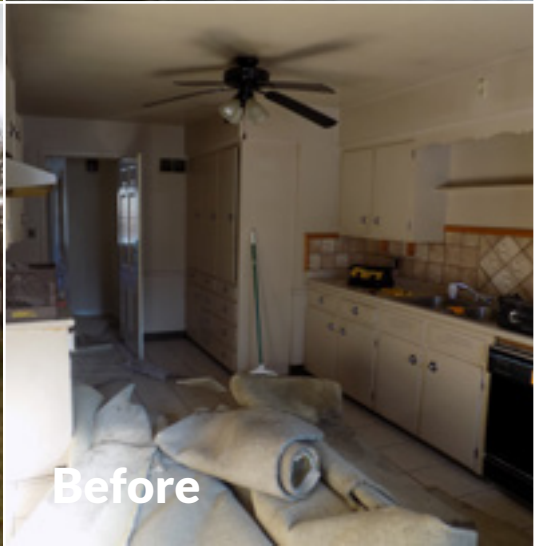
**After**



**After**



**2215 Volney  
Before**



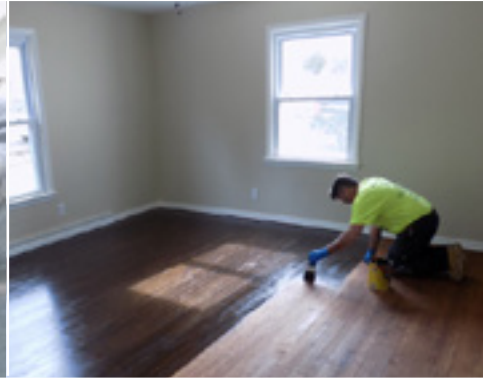
**Before**

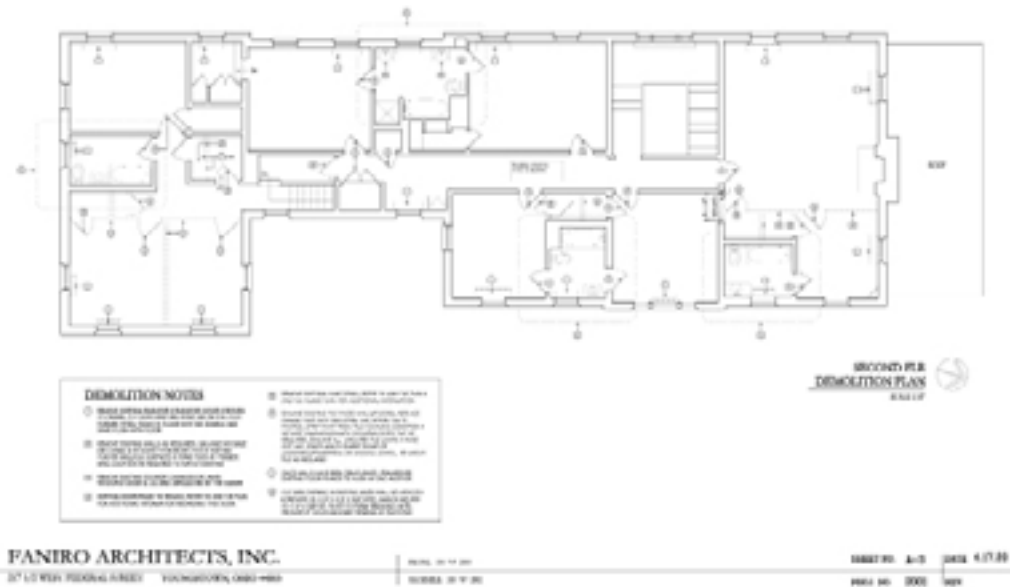


**After**



**After**





# Acquisition & Rehab

## YNDC Launches Campaign to Revitalize 1810 Volney Road

1810 Volney Road was donated to YNDC in late 2019. The historic home at 1810 Volney was built by Emery McKelvey in 1927 and was later used for decades as a Carmelite monastery and worship center led by Father Richard Madden, an organizer and spiritual leader who fought to keep the monastery open for the people of Youngstown during a time of great social and economic hardship following the collapse of the local steel industry.

YNDC plans to improve parking and outdoor meeting space, upgrade mechanical systems, and restore the first floor of the property for use as a Neighborhood Action Center to conduct public and group meetings to organize residents to address systemic neighborhood problems and improve our neighborhoods. The renovation will allow for the continued use of the facility as a civic center and preserve the landmark property as a neighborhood asset for generations to come.

## YNDC Reaches Goal for 1810 Volney Road Individual Campaign

As of June, 30, 2020 more than 230 people have made individual donations totaling more than \$26,000 to the campaign to renovate 1810 Volney Road as a neighborhood action center and to provide quality housing. The exterior clean up of the property has begun and full renovation of the property will begin in July and be completed in the fall of 2020.





# Acquisition & Rehab

## **YNDC Acquires and Begins Clean Up of 1945 Glenwood Avenue**

YNDC acquired the 4,500 square foot building at 1945 Glenwood Avenue and begun clean up. The building is located adjacent to the Youngstown Playhouse and is covered on two sides by murals. This project is part of an ongoing effort to clean up Glenwood Avenue and a broader development project that will include new housing in the future. The building will be available for rent once the clean up is complete.



# Acquisition & Rehab

## Land Bank, YNDC Continue to Advance Partnership with Commercial Revitalization of West Side Property

The Mahoning County Land Bank and Youngstown Neighborhood Development Corporation are working together to sell a newly renovated West Side commercial building that had sat vacant for more than a decade.

The recent listing of the 2,240-square-foot structure at 984 Bears Den Road for sale marks another milestone in the partnership of the two agencies to restore and revive vacant, abandoned properties.

“This is a major step in our partnership with YNDC,” said Debora Flora, Land Bank executive director. “The process is much like our work with residential properties -- we’re taking a non-marketable and abandoned property, finding out what we need to do to bring it back to life and restoring it as a marketable property with a clean title – but in this case, we’re helping to bring employment, too. And we so badly need that here so that excites me all the more.”

The Land Bank acquired the building after it was foreclosed on for non-payment of real estate taxes. YNDC acquired the building earlier this year from the Land Bank and recently completed renovations, including the installation of a new roof, two new furnaces and a staircase leading to an upper storage loft. It also restored utilities, overhead doors, electrical work and more.

The Land Bank specializes in acquiring vacant, abandoned properties and repurposing them, and YNDC’s services include renovating properties and marketing them to qualified buyers. This marks the partners’ first commercial revitalization venture.

The building features two small offices, a bathroom, a heated garage with four overhead doors and a fenced-in backyard.

It formerly housed a company that makes aluminum products for the construction industry, as well as an automotive repair shop.

“We’re excited to see what we can continue to do with commercial revitalization by joining forces with community partners like YNDC,” said Debora.



# Homeownership

**New Clients Enrolled in Housing Counseling**

**67**

**Homes Purchased by Housing Counseling Clients**

**9**

**Total Housing Counseling Clients Served**

**131**

**Before**



# Homeownership



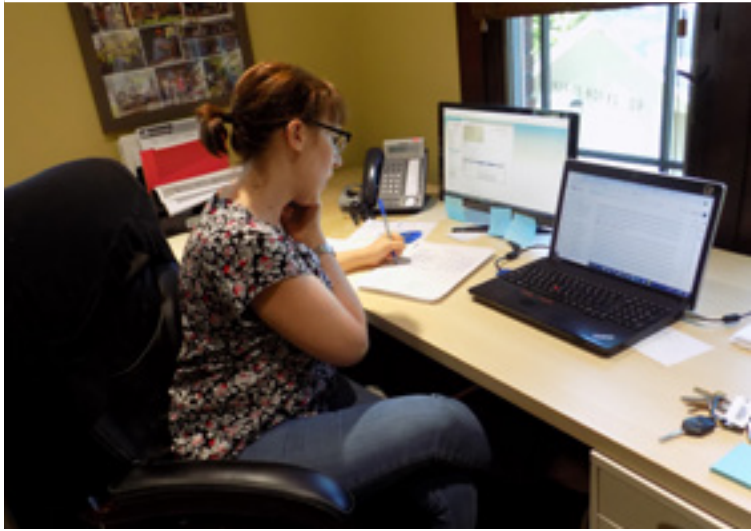
**After  
4329  
Helena**

**Homeowner Spotlight: February 2020**

Kyle and Kimberly were both born and raised in Youngstown and wanted to stay local. They had been house hunting for a very long time before they came across the listing for YNDC's new construction at 4329 Helena Avenue. They instantly fell in love with the home - the space that their home provides, that it was move-in ready, and the Handel's Neighborhood where it is located. Every aspect of this home was exactly what they were looking for. They are both first time home buyers and this experience has changed their lives a lot. The increased responsibility of owning a home and caring for a larger space has been an exciting new challenge for the couple. Through housing counseling, the homeowners were set up for success and they highly recommend YNDC's HUD-Approved Housing Counseling program for anyone in the homebuying process, especially for those who are first time home buyers. Congratulations, Kyle and Kimberly! Thank you both for your investment in Youngstown's neighborhoods and best wishes in your new home!

**Mortgage Assistance Program**

In response to the economic impact of the COVID-19 pandemic, YNDC is providing mortgage payment assistance to eligible Youngstown residents who lost employment income on or after March 14, 2020 as a result of the COVID-19 outbreak.







# Neighborhood Stabilization

## **AmeriCorps NCCC Cedar 1 Team Arrives in Youngstown to Complete Neighborhood Clean Up Projects**

On Tuesday, March 10, AmeriCorps National Civilian Community Corps (NCCC) team Cedar 1 arrived in Youngstown to complete neighborhood improvement projects with YNDC, the City of Youngstown, and other partners.

The team is composed of Team Leader Joshua Scherrer, Rachel Richey, Wyatt McClellan, Daphne Lynd, Meadow Wheaton, Tony Bransky, Ashley Cosgrove, Abby Cummings, Christian Hoffman, and Lashawn Cox. The team closed up and secured vacant properties. Their time in Youngstown was decreased due to the COVID - 19 Pandemic.



### **Produce Perks SNAP Double Up Expands to Four Save-A-Lot Grocery Stores**

The Produce Perks SNAP Double Up program has expanded to four Save-A-Lot grocery stores -- South Avenue, Lincoln Knolls, Gypsy Lane, and Warren. The Produce Perks SNAP Double Up program provides up to \$10 per day in fresh fruits and vegetables to SNAP/ EBT recipients who make an equivalent purchase of fresh produce using their SNAP/EBT benefits. The program is available at the following locations: Cornersburg Sparkle, South Avenue Sparkle, Struthers IGA, South Avenue Save a Lot, Lincoln Knolls Save a Lot, Gypsy Lane Save a Lot, Niles Sparkle, Warren Sparkle, and Warren Save a Lot.

# Healthy Eating

# Economic Impact



## YNDC's 10-Year Economic Impact Calculated at Over \$61,000,000

Using economic impact multipliers from the National Association of Home Builders and other sources, YNDC calculated the cumulative 10-year impact of its neighborhood revitalization work, valued over \$61,000,000, supporting and creating at least 64 jobs each year.

# Financial Statements

## UNAUDITED STATEMENT OF FINANCIAL POSITION

January 1 - June 30, 2020

ASSETS		
	UNAUDITED 6/30/2020 TOTAL	UNAUDITED 6/30/2019 TOTAL
CASH & CASH EQUIVALENTS	\$1,160,089.23	\$853,547.24
ACCOUNTS RECEIVABLE	\$5,743.31	\$1,320.15
OTHER CURRENT ASSETS	\$394,936.51	\$81,758.05
FIXED ASSETS	\$2,814,165.20	\$2,573,799.53
OTHER ASSETS	\$1,639,380.89	\$1,531,132.51
<b>TOTAL ASSETS</b>	<b>\$6,014,315.14</b>	<b>\$5,041,557.48</b>
LIABILITIES & EQUITY		
TOTAL LIABILITIES	\$2,247,997.18	\$1,862,049.97
TOTAL EQUITY	\$3,766,317.96	\$3,179,507.51
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$6,014,315.14</b>	<b>\$5,041,557.48</b>

\*3/31/19 Unearned Grants Receivable - \$3,467,967.80

## UNAUDITED STATEMENT OF FINANCIAL INCOME & EXPENSES

January 1 - June 30, 2020



INCOME		
	UNAUDITED 6/30/2020 TOTAL	UNAUDITED 6/30/2019 TOTAL
FOUNDATION AND BANKS	\$388,625	\$291,907
DIRECT PUBLIC SUPPORT	\$34,599.23	\$45,438.97
GOVERNMENT GRANTS & CONTRACTS	\$1,485,911.87	\$1,049,455.97
INVESTMENTS	\$2,449.61	\$6,016.59
OTHER INCOME	\$44,219.39	\$11,897.27
PROGRAM INCOME	\$367,079.88	\$367,712.41
<b>TOTAL REVENUE</b>	<b>\$2,317,985.76</b>	<b>\$1,772,428.21</b>
EXPENSES		
PAYROLL	\$77,564.56	\$73,574.11
PAYROLL EXPENSES	\$5,231.16	\$9,313.34
FACILITIES & EQUIPMENT	\$6,543.17	\$7,057.23
OPERATIONS	\$43,378.59	\$39,723
INSURANCE & BENEFITS	\$34,688.79	\$27,217.90
MEETINGS	\$20.97	\$1,510.88
CONTRACT SERVICES	\$31,692.66	\$27,452.13
CONFERENCES & SEMINARS	\$192.15	\$652.62
PROGRAM EXPENSE	\$1,516,883.55	\$1,009,873.33
<b>TOTAL EXPENSES</b>	<b>\$1,716,195.60</b>	<b>\$1,196,374.54</b>
<b>NET INCOME</b>	<b>\$601,790.16</b>	<b>\$576,053.67</b>



**YOUNGSTOWN  
NEIGHBORHOOD**  
DEVELOPMENT CORPORATION

[www.yndc.org](http://www.yndc.org)  
330.480.0423  
820 Canfield Road  
Youngstown, Ohio 44511

 Youngstown Neighborhood  
Development Corporation

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