

Youngstown Neighborhood Development Corporation Performance Report | July - September 2023



REVITALIZE 2023

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Funders

CORE FUNDERS

The Raymond John Wean Foundation
City of Youngstown

PROGRAM INVESTORS

Aimee and Lulu Seidel Foundation

Bernard and Elaine Soss Family Charitable Trust

Big Lots Foundation

CareSource

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 Foundation

Eastgate Regional Council of Governments

Farmers National Bank

Federal Home Loan Bank of Cincinnati Affordable Housing Program

Federal Home Loan Bank of Pittsburgh Affordable Housing Program

Fibus Family Foundation

Finance Fund

First National Bank Community Foundation

First Energy Foundation

Florence Simon Beecher Foundation

Frances Schermer Charitable Trust

Frank and Pearl Gelbman Foundation

George and Virginia Pugh Foundation

Healthpath Foundation of Ohio

HUD Comprehensive Housing Counseling Grant

Huntington National Bank

J. Ford Crandall Memorial Foundation

John S. and Doris M. Andrews Memorial Fund

John D. Finnegan Foundation

John F. and Loretta Hynes Foundation

Key Bank Foundation

Mahoning County Commissioners

Mahoning County Land Reutilization Corporation

Mahoning County Lead Hazard and Healthy Homes

Mark Fusillo

Meisel & Pesses Family Foundation

Mercy Health Foundation

Ohio Housing Trust Fund

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 Gus Schumacher Nutrition Incentive Program COVID Relief and Response Program

USDA Food Insecurity Nutrition Incentive

USDA Rural Housing Preservation Grant

U.S. Department of Housing and Urban Development

W. and H. Bender Memorial Fund

Walter and Caroline H. Watson Foundation

Ward Beecher Foundation

Wells Fargo Housing Foundation

Western Reserve Health Foundation

William Swanston Charitable Fund

Team Members

BOARD OF DIRECTORS

Ms. 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. Mary Danus
Ms. Dollaine Holmes
Mr. Matt Strang
Mr. Chris White

TEAM MEMBERS

Ian Beniston, AICP, HDFP, Executive Director
Tiffany Sokol, Housing Director
Jack Daugherty, AICP, HDFP, Neighborhood Stabilization Director
Liz Ifill, Office Manager
Kayshia Washington, Community Engagement Fellow
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, Marketing Assistant
Matthew Shelby, Housing Project Inspector
Jeff Kramer, Construction Team Member
Mike Ondo, Construction Team Member
Joshua Potkay, Construction Team Member
Juan Morales, Grass Cutting & Clean Up Team Member
Juan Tejada-Tavera, Grass Cutting & Clean Up Team Member
Alex Wagner, Grass Cutting & Clean Up Team Member
Vi Aguirre, 7th Ward Neighborhood Improvement Assistant
Patricia Tate, Neighborhood Steward
Anika Jacobs-Green, Glenwood Fresh Market Associate
Henrietta Lewis, Glenwood Fresh Market Associate
Joe Jadue, Property Surveyor
Jacob Stanko, Neighborhood Stabilization Intern
Kevin Stein, Property Survey Intern

New Team Members

Matthew Shelby

Housing Project Inspector

Matthew Shelby is the Housing Project Inspector for the Youngstown Neighborhood Development Corporation. Under the supervision of the Housing Director, Matt screens properties for necessary repairs, writes up project specifications, inspects completed repairs, and communicates deficiencies.



Joe Jadue

Property Surveyor

Joe Jadue is a Property Surveyor for the Youngstown Neighborhood Development Corporation. Under the direction of the Neighborhood Stabilization Director, Joe is conducting a citywide housing quality and property conditions survey of the neighborhoods in Youngstown. This includes traveling every street and conducting a parcel-by-parcel survey documenting the occupancy status and condition of every residential and commercial property in the city of Youngstown.



Year-to-Date Revitalization Review

907

PARTICIPANTS IN
PUBLIC MEETINGS
AND ACTIONS

1,168

VOLUNTEER
HOURS

55

VACANT
HOUSES BOARDED

616

TIRES REMOVED

2,341

CUBIC YARDS OF
DEBRIS CLEARED

110

NEW CLIENTS
ENROLLED IN
HOUSING
COUNSELING

10,620

LINEAR FEET
OF SIDEWALKS
SCRAPED

140

ROOF
REPLACEMENTS
COMPLETED

Media & Awards

- How to Watch, Stream Youngstown's 'City Centric' Episode on PBS Western Reserve - Mahoning Matters
- Homeownership Within Reach Through Local Programs - WKBN
- In-Depth on Youngstown Housing with YNDC Director Ian Beniston - WKBN
- Mahoning County Cities With Oldest Houses Seeing Larger Home Valuations - WKBN
- Austintown Retiree Gets Fresh Start at New Glenwood Market - The Vindicator
- Halleck: \$2.6M Needs Cut From Department Requests - Morning Journal
- Penguin City to Host Watch Party for PBS Show 'City Centric' - The Business Journal
- Additional \$100k Allocated for Revitalization Project for Historical Youngstown Theatre - WFMJ
- Landmark Building Sold; Plenty of Work, Not Enough Tradesmen - The Business Journal
- Board of Control OKs \$100K for Foster Theater Renovation - The Business Journal
- Penguin City to Host Watch Party for PBS Show 'City Centric' - The Business Journal
- PBS Series Spotlights People Who Reflect Youngstown, Sharon - The Business Journal
- Youngstown Featured on New 'City Centric' PBS Western Reserve Series - Mahoning Matters
- Business Briefs - Tribune Chronicle
- First Glenwood Festival Celebrates City of Youngstown - The Vindicator
- First Annual Glenwood Avenue Festival Kicks Off Saturday - WFMJ
- What's Happening at This Weekend's Glenwood Avenue Festival? - Mahoning Matters
- 5 Festivals to Check Out This Weekend in the Mahoning Valley - Mahoning Matters
- Looking To Buy a Starter Home? They're More Expensive Than Ever - Business Insider
- ODNR Inducts Seven Into Ohio Natural Resources Hall of Fame - Farm and Dairy
- Neighborhood Homes Investment Act Would Give Incentive to Revitalize Low-Income Areas - WFMJ
- YNDC Broadens Plan for Affordable Housing - The Business Journal
- YNDC Talks Neighborhood Homes Investment Act - The Business Journal
- Road Tax Money and Rescue Plan Funds Awarded - WKBN
- Is Ohio Really That Great of a Place for First-Time Homebuyers? - Business Insider
- YNDC Honored For Big Project - WFMJ Interview
- YNDC to Host Its First Glenwood Avenue Festival - The Business Journal
- \$1.1M fire escape replacement OK'd - The Vindicator
- Climbing Tree Coming to Pocket Park in Youngstown's Sixth Ward - WFMJ
- Oliver Seeks ARPA Funds for Center 'Designed to Incubate Community' - The Business Journal
- 3 Ohio cities ranked among most affordable places to live in US - Cleveland.com
- Youngstown Neighborhood Development Corp gets \$10k from Dominion Energy - WFMJ
- Dominion Energy Ohio's Annual Community Impact Awards Provide \$110,000 to 11 Ohio Nonprofits - Dominion Energy News Release
- Greening America's Smaller Legacy Cities - Lincoln Institute of Land Policy
- Youngstown Approves Facade Funds for 5 Businesses - The Business Journal

Media & Awards

YNDC RECEIVES DOMINION COMMUNITY IMPACT AWARD FOR GLENWOOD PLAZA RENOVATION

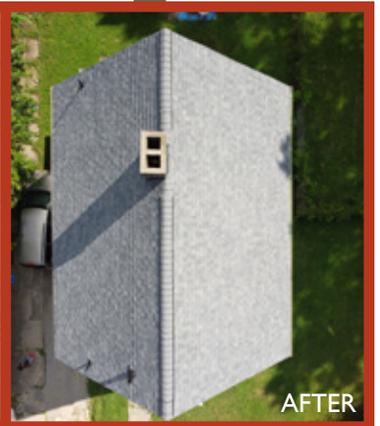
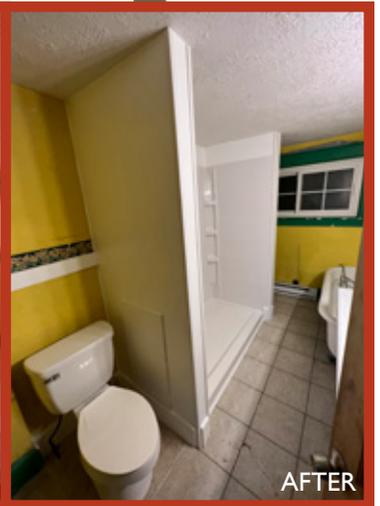
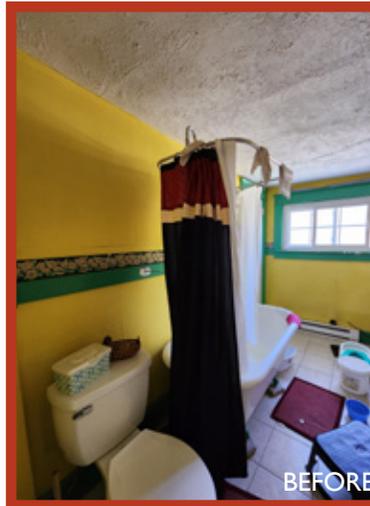
On Thursday, July 27, YNDC was presented a Dominion Community Impact Award with a \$10,000 prize for our work revitalizing the Glenwood Plaza. In 2022, YNDC transformed the vacant, fire-damaged commercial plaza on Glenwood Avenue in Youngstown into a vibrant hub of neighborhood activity that is now fully occupied with minority-owned and neighborhood-serving businesses that have created economic opportunity for residents while meeting neighborhood quality-of-life needs. The project has generated \$2 million in reinvestment to date, created/retained 23 jobs, and served thousands of people who live in the surrounding neighborhoods. Many thanks to the Dominion Foundation for the recognition!



New Funding

YNDC Q3, 2023 GRANT AWARDS

- City of Youngstown, CDBG49, Emergency Repair: \$335,000
- City of Youngstown, CDBG49, Roof Replacement: \$311,947
- City of Youngstown, HOME49, Strategic Acquisition and Rehabilitation: \$300,000
- City of Youngstown, American Rescue Plan, Foster Theater Renovation: \$100,000
- Mahoning County Commissioners, American Rescue Plan, 1st Ward Sidewalk Replacement: \$89,000
- City of Youngstown, CDBG49, Foster Theater Renovation: \$50,000
- KeyBank Foundation, Emergency Repair: \$20,000
- The Huntington Foundation, Housing Counseling: \$15,000
- Dominion Community Impact Award, Glenwood Plaza: \$10,000



Learning Exchanges

CONGRESSMAN BILL JOHNSON VISITS YNDC AND EXPRESSES SUPPORT FOR THE NEIGHBORHOOD HOMES INVESTMENT ACT

On August 8, US Congressman Bill Johnson visited YNDC to learn about YNDC's work and discuss the Neighborhood Homes Investment Act (NHIA). YNDC and the Youngstown Housing Task Force had previously contacted Congressman Johnson asking for his support of this important legislation. At our August 8 meeting, Congressman Johnson expressed his support for the NHIA and announced he was signing on as a cosponsor.

The NHIA is designed to address the value gap in distressed neighborhoods by providing a new federal tax credit for the construction and renovation of single family housing. The NHIA will be a critical tool supporting revitalization in communities like Youngstown, the Mahoning Valley, and throughout Ohio, where housing values often do not support the cost to build or renovate a home.

NHIA will provide a much needed source of equity for non-profit housing developers and other local housing developers to build new homes and renovate existing vacant and distressed properties and will enable organizations like YNDC to accelerate our efforts to eliminate blight and vacancy, increase property values and equity growth for existing homeowners, reduce racial inequity in homeownership and neighborhood conditions, increase affordable homeownership opportunities, and contribute to overall neighborhood stabilization outcomes.

According to the NHIA Coalition, NHIA could finance the construction or rehabilitation of about 500,000 homes over 10 years if a Neighborhood Homes Tax Credit is enacted. Furthermore, \$125 billion in total development activity is expected, alongside \$56 billion in wages and salaries, \$26 billion in federal tax revenue and \$12 billion in state and local government revenue. More information can be found here: <https://neighborhoodhomesinvestmentact.org/>

A big thank you to Congressman Bill Johnson for supporting the Neighborhood Homes Investment Act. If you support this legislation, please contact Congressman Johnson's office at 330.967.7312 and let him know.



Learning Exchanges

YNDC AND PARTNERS VISIT PITTSBURGH TO LEARN MORE ABOUT HOUSING DEVELOPMENT PROJECTS

On Thursday, August 31, YNDC, Habitat for Humanity of the Mahoning Valley, and several staff from the City of Youngstown's Community Development Division visited Pittsburgh to learn more about a recent housing infill project including vacant home rehabilitation and new construction in the East Liberty neighborhood developed using New Markets Tax Credits. We visited with staff from East Liberty Development Inc. and Rising Tide Partners to learn more about the project details and also toured several of the project sites.

Our group also visited Module Housing to learn more about developing housing using the modular construction process. Module Housing is a modular construction company in Pittsburgh that has received national attention for its innovative modular process.

Many thanks to East Liberty Development Inc., Rising Tide Partners, and Module Housing for hosting us!



Events

WEAN PROFESSIONAL DEVELOPMENT SEMINAR

On August 2, YNDC hosted about 20 YSU students that are part of the Raymond John Wean Foundation's Summer Nonprofit Leadership Fellowship program for a professional development seminar. The program places undergraduate students at YSU in paid summer internship/fellowship positions in order to explore potential careers in the nonprofit sector and nonprofit leadership. YNDC's Neighborhood Stabilization Intern, Jacob Stanko, participated in the program throughout the summer, and provided an overview of the organization and the work he completed as part of the seminar. Students were also provided with an organizational tour by YNDC, Economic Action Group (EAG), and the Mahoning County Land Bank – two partner organizations that also hosted students this summer – to demonstrate the impact of our collective work to improve quality of life and economic opportunity in Youngstown's neighborhood. Jacob will continue to work for YNDC this fall and into the future as he works to complete his degree at YSU.



Events

GLENWOOD AVENUE FESTIVAL

On Saturday, August 19, at the Youngstown Playhouse, YNDC and the Glenwood Neighbors hosted the first Glenwood Festival. The free family friendly event was attended by more than 500 people.

The event included a Kids Zone with a bounce house, games, cookie decorating, face painting, snow cones, Youngstown Fire Department truck, Youngstown Police Department car, mobile library, and more. The food trucks and vendors included: TortaMo, ST's, Karter's Korner, Melina's Sweet and Savory Treats, Tra's Gourmet Sandwiches, Pie Oh My, and Astia's Sweet Lemonade. Entertainment was provided by DJ Jocko and the Mercy Health Stepping Out Program featuring the Slay Steppas Line Dance Team. The event also had community resources available including the Mercy Health Dental Van and others.

Thank you to everyone who attended the event and made it a success!



Events

GLENWOOD AVENUE FESTIVAL



Housing Counseling

HOUSING COUNSELING SPOTLIGHT

Charnitta is a YNDC Housing Counseling client and first-time home buyer who highly recommends this FREE program. She chose to live in Youngstown because of the low cost of living in the area and how close it is to everything. The spacious interiors, red brick, and hardwood floors drew her to her home. She loves her new neighborhood. "There's always something going on," she said. She was so happy to find this home in her price range and in her son's school district so he didn't have to change schools. Charnitta was set up for success, and she encourages anyone who dreams of owning their own home, especially those who are first-time home buyers, to enroll.

Congratulations Charnitta! Thank you for your investment in Youngstown's neighborhoods and best wishes in your new home!



28

**NEW CLIENTS
ENROLLED IN
HOUSING
COUNSELING**

1

**HOMES
PURCHASED
BY HOUSING
COUNSELING
CLIENTS**



Real Estate Development



2

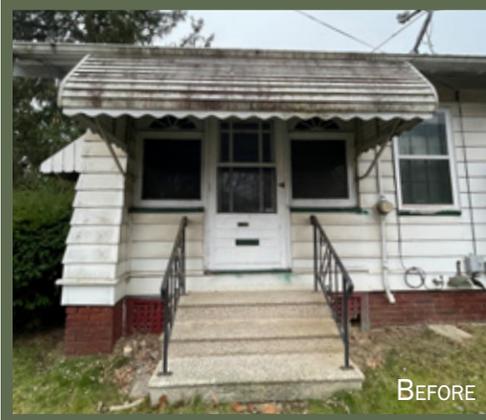
**VACANT UNITS
ACQUIRED FOR
REHABILITATION**



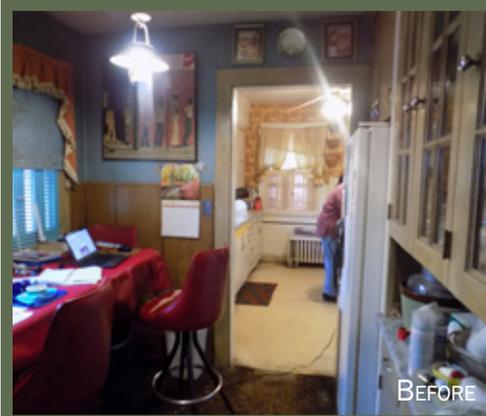
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**VACANT UNIT
REHABILITATED**

Real Estate Development



Real Estate Development



New Homeowner Spotlight

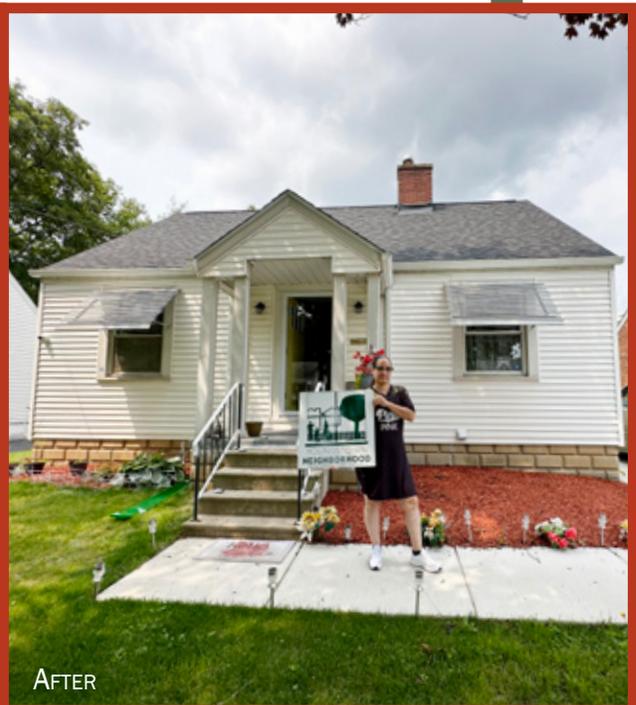
Jesica has lived in Youngstown since she was five years old. After living in a YNDC rental for three years, she purchased a YNDC home in April. She takes great pride in her home and has put a lot of work into making it look fantastic, inside and out! Her yard is adorable, with numerous flowers and plants and matching red mulch. "I love my nice cozy yard," she said.

Her favorite part about her new neighborhood is how peaceful it is. She had been looking for a Cape Cod style home to share with her son, and she was so happy to find this one. Jesica had been building her credit for years, making good financial choices and saving money so she could purchase her own home. She would recommend a YNDC home to others because everything had been updated and upgraded, and the home was ready for her to put her finishing touches and move right in. She said, "I love the house. It's comfy."

Congratulations Jesica! Thank you for your investment in Youngstown's neighborhoods and best wishes in your new home!



BEFORE



AFTER

Owner-Occupied Home Repair

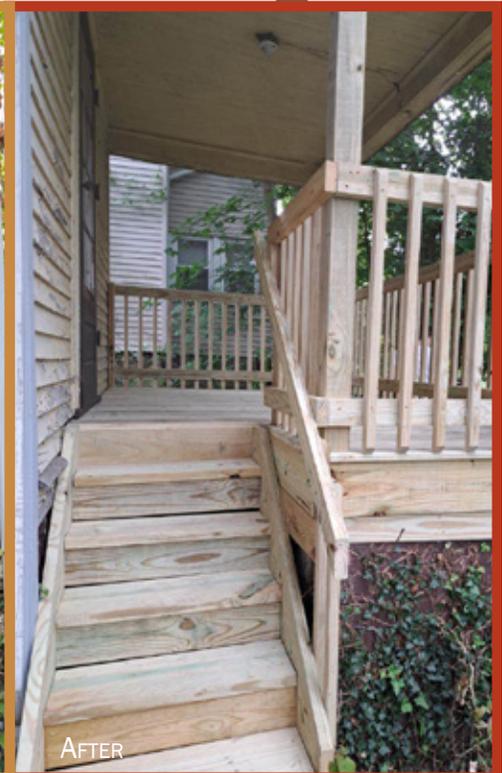
97

Roof Replacements
Completed

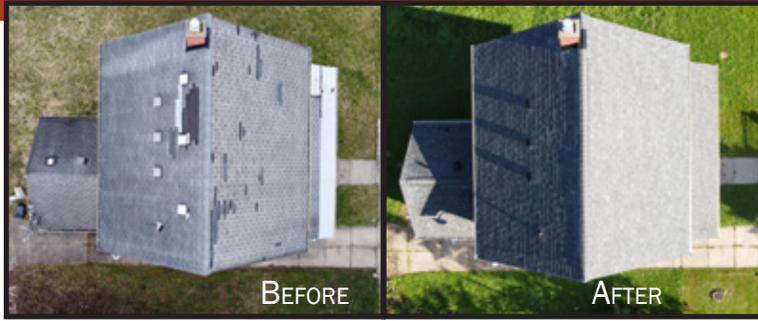


38

Emergency Repair
Projects Completed



Owner-Occupied Home Repair



Owner-Occupied Home Repair

OWNER OCCUPIED HOME REPAIR SPOTLIGHT

Janell has lived in her home for 12 years. Her old roof had deteriorated, causing water to leak into her bedroom where her ceiling was falling in. Janell loves her peaceful, centrally-located neighborhood where everyone knows each other and looks out for each other. “We are our own little community,” she said.

YNDC replaced Janell’s roof and stopped the leaks. She is grateful to have a new roof that keeps the rain out so she can stay in her home for many years to come. This new roof was made possible by The Affordable Housing Program of The Federal Home Loan Bank of Cincinnati.



Karen has lived in the same Youngstown neighborhood her whole life and in her current home for over 40 years. She purchased the home to be near her parents who lived in the home behind hers.

After an ice storm, water began to leak into her front room and dining room. Her insurance company would not help, and she was feeling very hopeless. YNDC was able to replace her roof. “I am so grateful to YNDC that they could come and help with my roof,” she said.

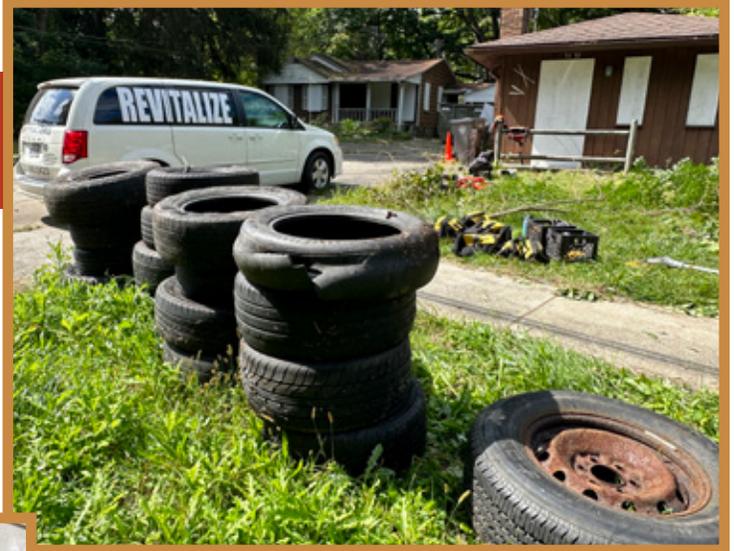
Karen loves her home and her neighborhood, and she plans to stay there for the rest of her life. Now that her roof has been replaced, she feels so much relief. She said, “I am able to be a little more joyful. I am not as concerned. I’m looking forward to living the rest of my life here.” This new roof was made possible by the Carol M. Peterson Housing Fund of The Federal Home Loan Bank of Cincinnati.



Neighborhood Cleanup

89

Tires Removed



33

Vacant Houses Boarded



3236

Grass Cuts



Neighborhood Cleanup

The Grass Cutting and Cleanup Team has been working on cleaning out multiple properties that YNDC will be rehabilitating and gearing up to complete a number of exciting projects this fall. In partnership with AmeriCorps NCCC, the Team is in the process of boarding approximately 70 structures that were identified as open and unsecured as part of the Citywide Property Condition Survey completed this summer, and will be planting 112 two-inch caliper shade trees this fall in partnership with nearly a dozen neighborhood groups and organizations as part of Youngstown TreeCorps. In addition, YNDC will resume several large-scale neighborhood cleanup projects on the east and south sides that will build from work completed earlier this year to clean up vacant properties and clear overgrown sidewalks to make them safer to use and access for neighboring residents.



Neighborhood Engagement and Organizing

YOUNGSTOWN HOUSING TASK FORCE RECONVENES

On August 30, the Youngstown Housing Task Force (Task Force) met to address housing quality and problem properties. The Task Force is currently focused on reviewing and supporting relevant local, state, and federal housing policy, and holding problem landlords accountable for the condition of their properties.

At the August meeting the Task Force policy discussion included: the recent co-sponsorship by Congressman Bill Johnson of the Neighborhood Homes Investment Act and possible efforts to seek support of Congressman David Joyce and Senator J.D. Vance for this important legislation.

The Task Force's problem property discussion included a review of data about the top problem property owners. As a result of this data review and discussion, the Task Force voted to address the conditions of Youngstown Houses LLC. Currently Youngstown Houses LLC has 304 properties, 33 properties that are not registered with the City of Youngstown, 30 properties with open code enforcement cases, and at least 50 properties with significant exterior issues based on a recent property condition survey. The Task Force will attempt to execute a community agreement with Youngstown Houses LLC to address these conditions.

The Youngstown Housing Task Force will also meet with Mahoning County Treasurer Daniel Yemma to request action to address the large tax delinquency balances of a number of problem property owners.

The Youngstown Housing Task Force is a diverse group of Youngstown neighborhood leaders working together to ensure all people in Youngstown and the Mahoning Valley have safe, fair, and quality housing.



Neighborhood Engagement and Organizing

In addition to the work of the Youngstown Housing Task Force, YNDC has been assisting neighborhood leaders with efforts to organize around preventing SOBE Thermal Energy Solutions from opening a tire pyrolysis plant in the Arlington neighborhood on Youngstown's north side. Neighborhood leaders organized a coalition, known as SOBE Concerned Citizens, who have worked throughout the summer to collect a petition signed by 800 Youngstown residents and stakeholders opposing the project, which has been submitted to the Mayor and Council, urging them to prevent the tire plant from opening on the grounds that it violates the city's zoning code and comprehensive plan. SOBE Concerned Citizens also collected and submitted dozens of public comments opposing efforts by the Ohio EPA to grant an emissions permit for the site based on the grounds that the technology is untested, not proven safe, and puts multiple vulnerable populations in the surrounding neighborhoods at risk of potential health and safety hazards. On September 20, 2023, neighborhood leaders from across the city spoke before Youngstown City Council and compelled Council to unanimously pass a resolution opposing the project. Work will continue into the fall to take additional measures to prevent the tire gas plant from opening in the middle of a neighborhood where residents are strongly opposed and local laws clearly state it cannot be located.

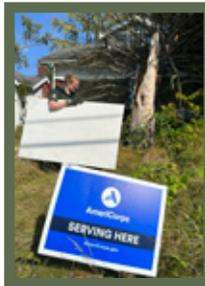


STOP SOBE!

Neighborhood Stabilization

AMERICORPS NCCC OAK 4 TEAM ARRIVES IN YOUNGSTOWN TO COMPLETE NEIGHBORHOOD CLEAN UP PROJECTS AND TREE PLANTING

On Saturday, September 16, AmeriCorps National Civilian Community Corps (NCCC) team Oak 4 arrived in Youngstown to complete neighborhood improvement projects and tree planting with YNDC and multiple partners. The team is composed of Team Leader Naomi Brown, Isaac Kraemer, Nick Savarese, Christopher Hites, Alex Thomas Tutt, Lizzy Davis, and Christian Wilson. The team will be cleaning up and securing vacant property, planting trees, and completing other neighborhood improvement projects.



Glenwood Fresh Market



Financial Statements

STATEMENT OF FINANCIAL POSITION As of September 30, 2023

Assets	9/30/23	9/30/22
Cash & Cash Equivalents	\$537,242.30	\$749,940.71
Accounts Receivable	\$7,415.93	\$4,114.33
Other Current Assets	\$1,803,221.94	\$2,036,665.74
Total Current Assets	\$2,347,880.17	\$2,790,720.78
Fixed Assets	\$4,888,640.59	\$3,771,358.61
Other Assets	\$361,977.58	\$420,442.33
Total Assets	\$7,598,498.34	\$6,982,521.72
Liabilities & Equity		
Total Liabilities	\$1,149,281.20	\$1,168,054.00
Total Equity	\$6,449,217.14	\$5,814,467.72
Total Liabilities & Equity	\$7,598,498.34	\$6,982,521.72

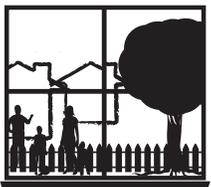
UNEARNED GRANT RECEIVABLES as of 9/30/23 - \$10,665,601

* This is an unaudited statement.

Financial Statements

STATEMENT OF FINANCIAL INCOME & EXPENSE January 1 - September 30, 2023

Income	January-September 2023	January-September 2022
Foundation and Banks	\$338,089.88	\$445,340.00
Direct Public Support	\$13,158.23	\$4,667.50
Government Grants & Contracts	\$2,987,094.65	\$2,501,423.54
Investments	\$4,975.20	\$300.39
Other Income	\$119,135.12	\$41,103.63
Program Income	\$571,006.43	\$860,115.73
Total Income	\$4,033,459.51	\$3,852,950.79
Expenses		
Payroll	\$187,045.04	\$162,033.38
Payroll Expenses	\$4,368.60	\$4,475.60
Facilities & Equipment	\$10,944.66	\$12,355.43
Operations	\$44,511.13	\$43,120.56
Insurance & Benefits	\$67,102.70	\$51,298.95
Meetings	\$769.07	\$578.94
Contract Services	\$48,189.83	\$40,582.05
Conferences & Seminars	\$2,863.26	\$1,010.20
Program Expense	\$3,417,457.00	\$2,926,495.58
Total Expense	\$3,783,251.29	\$3,241,950.69
Net Income	\$250,208.22	\$611,000.10



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

www.yndc.org | 330.480.0423

820 Canfield Road, Youngstown, Ohio 44511



@YtownNDC



@youngstownndc