

THANK YOU FOR EVERYTHING YOU DO TO MAKE YOUNGSTOWN A BETTER PLACE

WHAT A BEAUTIFUL HOUSE! THANKS YNDC!

I LOVE THAT YOU KEEP HOUSING AFFORDABLE IN OUR AREA

THE HANDEL'S NEIGHBORHOOD ASSOCIATION GREATLY APPRECIATES ALL THE HARD WORK PLANTING TREES IN OUR NEIGHBORHOOD

THANK YOU FOR PUTTING LOVE AND CARE INTO HOMES TO BRING THEM BACK TO BEAUTY

YOU GUYS ARE KILLING IT! THANKS FOR ALL YOU DO

THANK YOU, YNDC, FOR EVERYTHING YOU DO FOR THE PEOPLE AND NEIGHBORHOODS OF YOUNGSTOWN

THANK YOU FOR HELPING PEOPLE IN NEED IN YOUNGSTOWN! WE NEED MORE OF THIS

I LOVE THE WORK YOUR ORGANIZATION IS DOING IN THE YOUNGSTOWN COMMUNITIES TO RESTORE HOMES AND CREATE VIABLE AND AFFORDABLE HOUSING FOR FAMILIES. THANK YOU

WHAT AN AMAZING LABOR OF LOVE RESTORING THE PROPERTY TO ITS ORIGINAL SPLENDOR

AWESOME THINGS GOING ON IN THE CITY THROUGH YNDC

YOU ARE YOUNGSTOWN'S GREATEST ASSET! THANK YOU FOR EVERYTHING YOU DO, ESPECIALLY IN INDIAN VILLAGE AND THE GLENWOOD CORRIDOR!

THANK YOU FOR REVITALIZING THIS GEM **THANK YOU YNDC! YOU HAVE MADE OUR CITY SO MUCH BETTER!**

ANOTHER BEAUTIFUL HOME RESTORED. A BIG THANK-YOU TO ALL THAT ARE INVOLVED WITH YNDC. OUR NEIGHBORHOOD IS GETTING MORE BEAUTIFUL EVERYDAY WITH ALL THE WORK THAT YOU FOLKS DO.

WHAT A BEAUTIFUL AND UNIQUE HOME! SO HAPPY TO SEE IT WAS RESTORED

THANKS FOR SAVING ANOTHER BEAUTIFUL YOUNGSTOWN HOUSE I'M SO HAPPY THIS HOME WAS ABLE TO BE RESTORED AND NOT DEMOLISHED

YOU DO SUCH GREAT WORK HELPING THE PEOPLE OF YOUNGSTOWN WHEN OTHERS DIDN'T KNOW WHAT TO DO.

ABSOLUTELY BEAUTIFUL! THANKS FOR SAVING AND NOT TEARING DOWN

I HAVE BENEFITED MUCH FROM YOUR PROGRAMS! THE GLENWOOD FRESH MARKET IS SUCH A BLESSING TO SO MANY, MYSELF INCLUDED. THANK YOU YNDC REDEVELOPMENT OF THIS CORNER IS SUCH A POSITIVE IMPACT FOR A MAJOR CORRIDOR OF THE CITY. THANK YOU

THANK YOU FOR BELIEVING IN OUR CITY! SO GLAD THIS PIECE OF HISTORY IS BEING SAVED

YNDC HELPS PEOPLE STAY WHERE THEY WANT TO

I LOVE HOW Y'ALL ARE BRINGING THE CITY BACK TO HOW I REMEMBER IT SO MUCH BETTER TO SEE THEM SAVED THAN BEING DEMOLISHED

LOOKING BEYOND TO THE BONES OF A HOME AND RESTORING IS NOT EASY, BUT WORTH IT.

THANK YOU FOR HELPING THE YOUNGSTOWN COMMUNITY!

ANOTHER BEAUTIFUL REHAB! KEEP IT UP, AND THIS NEIGHBORHOOD WILL ONCE AGAIN BE A DESIRABLE PLACE TO LIVE! THANKS FOR ALL YOU DO TO KEEP YOUNGSTOWN ON THE ROAD TO RECOVERY

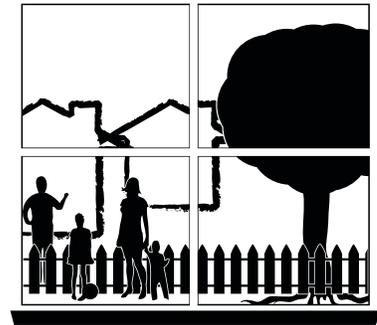
IT'S REALLY GREAT TO SEE PROPERTY BEAUTIFIED AND NOT DEMOLISHED. IT JUST TAKES DETERMINED PEOPLE TO MAKE DRAMATIC CHANGES IN AN AREA. YOU ARE DOING A GREAT SERVICE

THANK YOU TO THE ENTIRE YNDC TEAM FOR SAVING AND RESTORING ANOTHER BEAUTIFUL AND CHARMING BUILDING

YNDC IS A GREAT ASSET TO OUR TOWN! I LOVE DRIVING THROUGH THE GLENWOOD AVENUE AREA AND SEEING ALL THE FANTASTIC IMPROVEMENTS THAT HAVE BEEN MADE. LOOKS GREAT!!

SOME FAMILY WILL GET TO LIVE IN THIS CHARMING NEIGHBORHOOD, IN A BEAUTIFULLY RESTORED HOME!

THANK YOU! THANKS! THANK YOU! THANK YOU YNDC!



**YOUNGSTOWN
NEIGHBORHOOD**
DEVELOPMENT CORPORATION

ANNUAL REPORT 2023



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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 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
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
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

INDIVIDUAL DONORS

Diann Abraham
Robert and Gloria Aey
Sara Althouse
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Mark Barbash
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Branch Street Coffee Roasters
Leslie Brown
Matthew Campbell
Carla Cannatti
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Francis Centofanti
Charities Aid Foundation America
Rhonda Cobourn
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Earnest Croom
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Vince Gennaro
Glen Gardners
Glenwood Coffee LLC
Leigh Greene
Greenheart Companies LLC
Gary Hassay
William Hayden
Richard Vincent Hill
Dollaine Rose Holmes
Kristin Howard
Larisa Hull
Thomas Hull II
Leah Ifft
Invoke Coffee LLC
Sarah Jacobson
Jordan Karim
Mary Krupa
Jennifer Kuczek
Diane Leone
Paul Mallin
David Mann
Gina Marinelli
Megan McElhaney
Rob McMillen
John McNally
Lisa Metzinger
Molina Healthcare
Justin Mondok
Hunter Morrison
Karla Murthy
Annemarie Elizabeth Nauert
Network For Good
Alexandra Nikolchev
John Koly Noga
Katie Phillips
David Price
David Redig
Rebecca Rogers
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Jennifer Roller
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George Rovder
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Sheila Triplett
DJ Valentine
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Vicki Vicars
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John Welsch
Westminster Women's Association
Mindy Wiesensee
Shannon Williams
Tida Wright
Janet Yaniglos
Mark Zidian

TEAM MEMBERS

BOARD OF DIRECTORS

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

Mr. Steve Avery
Mr. Julius Bennett
Ms. Rosetta Carter
Ms. Mary Danus
Ms. Dollaine Holmes
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
Adam Wagner, Grass Cutting & Clean Up Team Member
Patricia Tate, Neighborhood Steward
Anika Jacobs-Green, Glenwood Fresh Market Associate
Henrietta Lewis, Glenwood Fresh Market Associate
Vi Aguirre, 7th Ward Neighborhood Improvement Assistant
Jacob Stanko, Neighborhood Stabilization Intern

REVITALIZATION REVIEW

275

**HOUSING
COUNSELING
CLIENTS
SERVED**

11

**HOMEOWNERS
CREATED**

16,860

**LINEAR FEET OF
SIDEWALKS SCRAPED**

241

**ROOF
REPLACEMENTS
COMPLETED**

9

**VACANT
HOUSING
UNITS
REHABILITATED**

2,591

**CUBIC YARDS OF DEBRIS
REMOVED
FROM YOUNGSTOWN'S
NEIGHBORHOODS**

175

**EMERGENCY
REPAIRS
COMPLETED**

251

**TREES
PLANTED**

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!



YNDC HOUSING PROGRAM MANAGER HONORED AT GEMS OF THE VALLEY EVENT

On Thursday, October 12, YNDC Housing Program Manager Jennifer Evans was named a 2023 Gems of the Valley Honoree by the Community Foundation of the Mahoning Valley at their annual Fund for Women and Girls event.

Other honorees included Lynn Anderson with Sustainable Youngstown, Meghan DeGregory with Thrive 1010, Allison Smith with Outreach Quilt and Artists Guild, and Dee Traylor with Mercy Health.

Congratulations to all of the honorees and thank you for your commitment to serving our community!

YNDC AWARDED HISTORIC PRESERVATION AWARD FROM MAHONING VALLEY HISTORICAL SOCIETY

On Tuesday, June 27, YNDC was awarded a Community Revitalization Award from the Mahoning Valley Historical Society as part of their annual Historic Preservation Awards.

The award was presented to YNDC for the renovation of 3711 Glenwood Avenue, a historic four unit apartment building constructed in 1926. Many thanks to the Historical Society for the recognition.



YNDC EXECUTIVE DIRECTOR JOINS STEERING COMMITTEE



Ian Beniston joined the Middle Neighborhoods National Steering Committee. The Steering Committee advises the National Community Stabilization Trust and provides input to NeighborWorks

America in their leadership of the middle neighborhoods initiative.

YNDC HOUSING DIRECTOR JOINS OCDCA BOARD



Tiffany Sokol was appointed to the Ohio Community Development Corporation Association Board of Trustees. The OCDCA fosters vibrant neighborhoods and improves the quality of life in all

communities through advocacy and capacity building of member agencies.

MAJOR GRANT AWARDS

USDA FOREST SERVICE URBAN AND COMMUNITY FORESTRY INFLATION REDUCTION ACT GRANT PROGRAM

\$5,000,000

On October 12, 2023 YNDC and partners including: Mahoning County Land Bank, City of Youngstown, Trumbull County Land Bank, Trumbull Neighborhood Partnership, Youngstown Cityscape, Healthy Community Partnership, Lola Lewis and other partners announced a \$5,000,000 grant award from the USDA Forest Service Urban and Community Forestry Inflation Reduction Act Grant Program for the Mahoning Valley TreeCorps project. The funds will be used to develop a tree inventory and management plan, provide forestry training to local professionals and young adults, create living wage jobs, plant and sustain thousands of trees, and address urgent mature tree canopy maintenance and removal needs.



CITY OF YOUNGSTOWN AMERICAN RESCUE PLAN FUNDS

\$1,500,000

On Thursday, June 29, the City of Youngstown approved \$1.5 million in American Rescue Plan funds for YNDC to complete a citywide roof replacement project. This work is part of a collaborative citywide roof replacement project funded by the City of Youngstown with partnerships including Direction Home of Eastern Ohio, Mahoning Youngstown Community Action Partnership, Building Neighborhoods of Youngstown, City of Youngstown, and YNDC. Huge thanks to the City of Youngstown for funding and leading this effort!



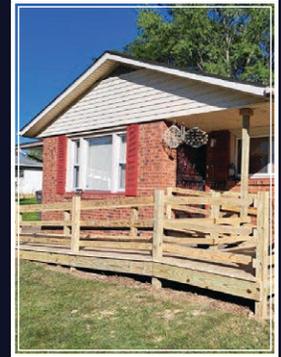
OHIO DEPARTMENT OF DEVELOPMENT HOUSING ASSISTANCE GRANT PROGRAM

\$1,110,000

On March 1, YNDC was awarded a \$1.11 Million Grant Award from the Ohio Department of Development Housing Assistance Grant Program.

The grant will provide emergency home repairs and handicapped accessibility modifications to homeowners who are at or below 50% of Area Median Income in Mahoning County.

The funds will be used to complete 373 units. Huge thanks to the Ohio Department of Development for the major support of our home repair efforts!



FEDERAL HOME LOAN BANK OF CINCINNATI AFFORDABLE HOUSING PROGRAM

\$1,000,000



On Thursday, November 16, the Youngstown Neighborhood Development Corporation was awarded a \$1,000,000 grant from the Federal Home Loan Bank of Cincinnati's Affordable Housing Program for home repair in the City of Youngstown.

Premier Bank is the member bank supporting YNDC's application and project. The grant award will be used to complete emergency home repairs for 100 households in the City of Youngstown in 2024.

YNDC is grateful to the Federal Home Loan Bank of Cincinnati, Premier Bank, City of Youngstown, The Raymond John Wean Foundation, United Way of Youngstown and the Mahoning Valley, and other partners for their support and partnership in making this grant award possible.

CITY OF YOUNGSTOWN CDBG AND HOME FUNDS

\$996,947

The City of Youngstown has awarded Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds to YNDC for multiple housing and neighborhood improvement projects:

HOME49 Strategic Acquisition and Rehabilitation - \$300,000

CDBG49 Roof Replacement - \$311,947

CDBG49 Emergency Repair - \$335,000

CDBG49 Foster Theater Renovation - \$50,000

Many thanks to the City of Youngstown, Community Planning and Economic Development, City Council, and Mayor Brown for the support and partnership!



THE RAYMOND JOHN WEAN FOUNDATION 2024 GENERAL OPERATING GRANT

\$600,000

On Tuesday, December 5, The Raymond John Wean Foundation awarded a \$600,000 grant to YNDC. The grant provides support for general operating, neighborhood organizing, and a Community Engagement Fellow.

The Raymond John Wean Foundation is a private foundation that has a vision of empowered residents, creating a healthy, vibrant, equitable, and economically stable Mahoning Valley. The mission of the Foundation is to advance community building in the under-resourced communities of Warren and Youngstown, in Ohio's Mahoning Valley, through a powerful combination of grantmaking, capacity building, convening, and partnerships.

YNDC is sincerely grateful for the ongoing support and strategic partnership with The Raymond John Wean Foundation since YNDC was created!



FEDERAL HOME LOAN BANK OF PITTSBURGH AFFORDABLE HOUSING PROGRAM

\$600,000



On Thursday, December 14, the Youngstown Neighborhood Development Corporation was awarded a \$600,000 grant from the Federal Home Loan Bank of Pittsburgh's Affordable Housing Program for the development of affordable housing. PNC Bank is the member bank

supporting YNDC's application and project. The grant award will be used to construct two new duplexes on Glenwood Avenue as part of YNDC's long term and incremental work to increase housing quality and stabilize the greater Glenwood Avenue corridor. YNDC is grateful to the Federal Home Loan Bank of Pittsburgh, PNC Bank, City of Youngstown, The Raymond John Wean Foundation, Flying High, and other partners for their support and partnership in making this grant award possible.

HOUSING COUNSELING

207

**NEW CLIENTS
ENROLLED
IN HOUSING
COUNSELING**



10

**HOMES
PURCHASED
BY HOUSING
COUNSELING
CLIENTS**



275

**TOTAL
HOUSING
COUNSELING
CLIENTS
SERVED**



HOUSING COUNSELING SPOTLIGHT

Charnitta



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 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!

HOUSING COUNSELING SPOTLIGHT

Avery

Avery moved to Youngstown when she was 15 years old. “I just love my city,” she said. “I enjoy everything about it; the people, the scenery. I think Youngstown is worth the time and effort.”

A lot of prayer led her to buy this specific home. She has friends and family in the neighborhood, and she loves the peace and quiet. She expanded her square footage so much in this home, she even has an extra room she can use as an office. Her new home has two full decks she can enjoy year round. She said, “I am an East Sider. I grew up here, and my mom bought her first house here.”

Avery is a success story of our HUD-Approved Housing Counseling Program. “They made me discipline myself in my finances so I could save money,” she said. “I cut back on things I didn’t need, and savings became my goal. It helped me clean up my credit, and it wasn’t overbearing. I set a goal, started small, and worked my way

to bigger payments. By the time I got to the bigger payments, I was used to making payments, so it developed into a habit for me.”

She has suggested this free program to many people, and encourages anyone struggling with their finances to take advantage of this opportunity. “They can tell you what you need to do and get you started on the right track,” she said.

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



REAL ESTATE DEVELOPMENT



**VACANT UNITS
ACQUIRED FOR
REHABILITATION**

9



AFTER

BEFORE

**VACANT UNITS
REHABILITATED**

9





AFTER



BEFORE



BEFORE



AFTER



BEFORE



AFTER



BEFORE



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BEFORE



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AFTER



BEFORE



AFTER



BEFORE



AFTER

NEW HOMEOWNER SPOTLIGHT

Jesica

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."

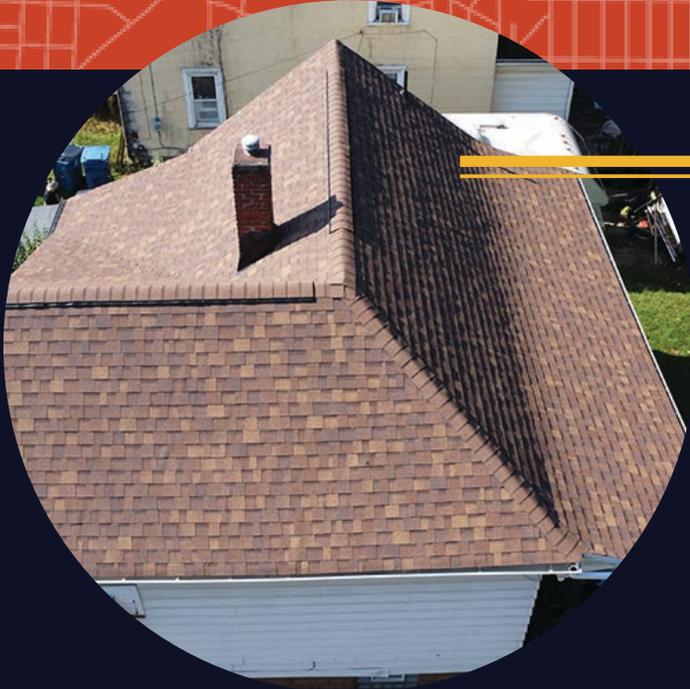
Congratulations Jesica! Thank you for your investment in Youngstown's neighborhoods and best wishes in your new home!



BEFORE

AFTER

OWNER-OCCUPIED HOME REPAIR



241

**Roof
Replacements**

175

**Emergency
Repairs**



OWNER-OCCUPIED HOME REPAIR



OWNER-OCCUPIED HOME REPAIR SPOTLIGHT

Janell



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



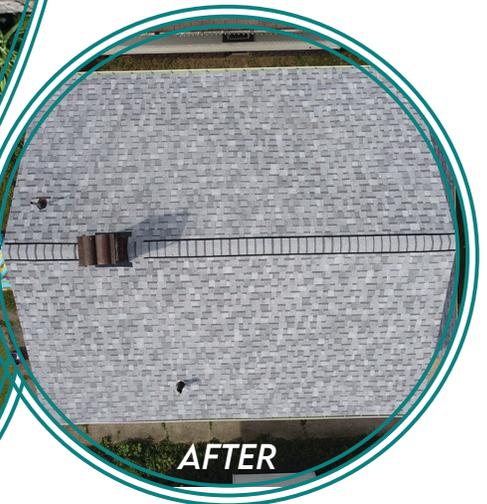
Karen has lived in the same Youngstown neighborhood her whole life and in her current home for over 40 years. She purchased the home to be near her parents who lived in the home behind hers. After an ice storm, water began to leak into her front room and dining room. Her insurance company would not help, 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.

OWNER-OCCUPIED HOME REPAIR SPOTLIGHT

James

James has lived in his home for 8 years. His roof was full of holes and the leaks were causing numerous issues throughout the home, including a bathroom full of pigeons! YNDC replaced his roof and now he doesn't have to worry about rain (or pigeons) coming into his home. He takes pride in his house and loves his neighborhood. He can often be found on his front porch, chatting with neighbors, and watching over the neighborhood. YNDC also installed a furnace and a hot water tank, improving his quality of life and making it possible for his family to stay in their home.



EMERGENCY HOME REPAIR

175



Emergency Home Repair Projects Completed



51

**PLUMBING
REPAIRS**

31

**HOT
WATER
TANK
REPLACEMENTS**

24

SNAKED DRAINS

25

**TOILET
REPAIRS
AND
REPLACEMENTS**

51

**FURNACE
REPAIRS
AND
REPLACEMENTS**

31

**MISCELLANEOUS
ACCESSIBILITY REPAIRS**

8

**ACCESSIBLE
SHOWERS
INSTALLED**

30

**PORCH
REPAIRS AND
REPLACEMENTS**

GLENWOOD CORRIDOR IMPROVEMENTS



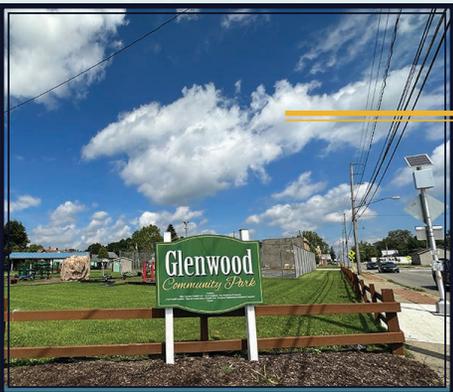
MAINTENANCE

YNDC completed routine maintenance to 439 properties resulting in more than 8,340 cuts of grass.



GLENWOOD SIDEWALK REPLACEMENTS

YNDC is working with the City of Youngstown to replace approximately 3,500 linear feet of broken and unsafe sidewalks along the Glenwood Avenue Corridor as part of ongoing efforts to implement the Glenwood Avenue Active Transportation Plan in alignment with resident priorities. This project is estimated to be completed in 2024.



GLENWOOD PARK SURVEY

YNDC's Community Engagement Fellow surveyed over 100 children in the Greater Glenwood area about what they think is most important for improving Glenwood Community Park. This feedback will be used to guide planned investments in the park over the next year. High priorities identified by youth included: additional playground equipment and swings, more trees and shade, a splash pad, lighting and cameras to improve safety, and higher quality benches and tables for the pavilion.

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!



FACADE GRANT IMPROVEMENTS

The City of Youngstown Facade Grant Program was created by the City of Youngstown to assist small businesses with matching grants of up to \$20,000 to make improvements to the exterior of their properties on Youngstown's commercial corridors. These improvements include painting and repairing building facades, installing new landscaping and signage, putting up security lights and cameras to improve safety, repairing/replacing parking lots, and many other long-term exterior investments that will bolster business and make Youngstown's corridors more attractive and inviting places for residents to shop.

YNDC's Community Engagement Fellow visited all of the businesses and institutions on Glenwood Avenue to inform them about this opportunity and encourage them to apply. YNDC's team provided technical assistance to businesses that needed help preparing their applications for the program. A total of 9 Glenwood Avenue businesses have been awarded facade grants to date, several additional are submitting applications or waiting to receive response to their requests. Outreach and technical assistance has also been extended to businesses along multiple corridors on the East Side, the 7th Ward, and in the Handel's Neighborhood. Three additional businesses have received facade grants thus far as a result of these efforts, and more are anticipated in early 2024.



BEFORE



AFTER

GLENWOOD GROUND'S



BEFORE



AFTER



BEFORE



AFTER

BETHEL CHURCH OF GOD IN CHRIST



BEFORE



AFTER

LAFRANCE CLEANERS

FACADE GRANT IMPROVEMENTS

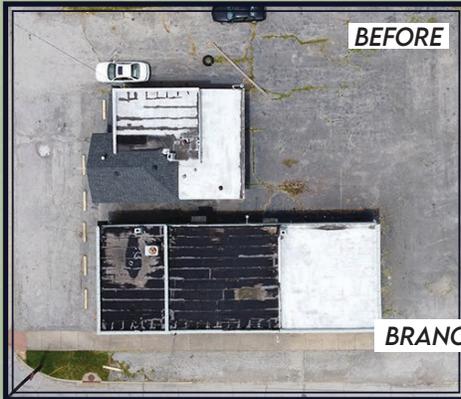


BEFORE



AFTER

DRE DRAMATICS



BEFORE



AFTER

BRANCH STREET



BEFORE



AFTER

G'S CHOP SHOP



BEFORE



AFTER

SCOTT AUTO GROUP

BUSINESS OPENINGS AND PLANNED DEVELOPMENT

QUICKMED URGENT CARE

QUICKmed Urgent Care has opened a new location on Glenwood Avenue in YNDC's Glenwood Plaza located at 2915 Glenwood Avenue. This is the first urgent care facility to open in the City of Youngstown. QUICKmed is a locally owned and operated urgent care in northeast Ohio. QUICKmed operates multiple standalone urgent care clinics and YOUcare clinics located on school campuses.



SAVANNAH JOE'S

Joseph Bowers has opened 6 restaurants for other people and knew it was time to strike out on his own. With 30 years of restaurant experience, an immense love for good food, and his family recipes passed down from generation to generation, he officially opened his new Glenwood Avenue restaurant, Savannah Joe's, on March 28, 2023. The restaurant specializes in authentic, southern-style, low country cuisine.

On the menu, you will find a variety of "food for your soul." Fried Green Tomatoes, Cajun Chicken, Fried Catfish, Shrimp and Grits, Smothered Pork Chops, Macaroni and Cheese, Candied Yams, Collard Greens, Sweet Potato Pie, and Peach Cobbler are just few of the dishes on the menu. Joe said, "I put my heart, soul, and spirit into the preparation of all our signature dishes. The meals that I prepare are made with the finest ingredients and served with care."



FOSTER THEATER

YNDC finalized the architectural and engineering work for the redevelopment and renovation of the Foster Theater. The building will be renovated as commercial space and housing. YNDC plans to begin construction in 2024.



BUSINESS OPENINGS AND PLANNED DEVELOPMENT



GLENWOOD AVENUE AND HIGH STREET DEVELOPMENT

YNDC finalized plans for the construction of three new homes on Bernard Street on the block bounded by Glenwood Avenue, High Street, Rockview Avenue, and Bernard Street. Construction will begin in spring 2024.



GLENWOOD AVENUE DUPLEXES

YNDC finalized plans for the construction of two new duplexes in the 3000 block of Glenwood Avenue. The duplexes will create four new units of quality rental housing. Construction will begin in spring 2024.



2649 GLENWOOD AVENUE, FORMER BOTTOM DOLLAR

The City of Youngstown acquired this vacant property in 2023. Plans are currently being developed to productively reuse the property.



BEBC BEAUTY COLLEGE

BEBC Beauty College opened at 2246 Glenwood Avenue. BEBC Beauty College is a full service beauty college and is located adjacent to Beyond Expectations Barber College.



VACANT HOUSING RENOVATION

In 2023 YNDC completed the renovation of 5 vacant housing units in the greater Glenwood Avenue corridor, and 5 more are currently under renovation. YNDC also acquired 7 vacant units in the greater corridor area.

NEIGHBORHOOD ENGAGEMENT & ORGANIZING

GLENWOOD NEIGHBORS BUSINESS ASSOCIATION



Glenwood Neighbors is an association of approximately 50 business owners, neighborhood leaders, congregations, and organizations in the Glenwood Avenue area who work together to improve quality of life and encourage reinvestment along the corridor. While the group has been loosely affiliated since 2011, YNDC's Community Engagement Fellow met with all of the members and organized them into a formal association in 2023. The Glenwood Neighbors now meet



quarterly to engage with one another, to discuss and resolve shared issues, and to organize around strategies to improve Glenwood Avenue. In 2023, the Glenwood Neighbors achieved a number of accomplishments, including organizing a successful campaign to return the vacant former Bottom Dollar grocery store to the City of Youngstown for productive reuse, planning the first Glenwood Avenue Festival event attended by over 500 community members, helping to



develop a new community lighting and camera program, and working with a corridor business owner with efforts to reduce crime around the business. A total of 8 Glenwood Neighbors businesses applied for and were awarded facade grants to make significant exterior improvements to their businesses, many of which are complete or currently underway.

BOTTOM DOLLAR BUILDING ACQUIRED BY CITY WITH PLANS TO REDEVELOP

YNDC worked with the Glenwood Neighbors to submit a signed petition requesting ONE Health Ohio move forward with its long-held plans to redevelop the vacant and dilapidated Bottom Dollar grocery store building on Glenwood Avenue into a community health clinic-- or return the building to the City of Youngstown. The property sat vacant for nearly a decade since the grocery store closed its doors. ONE Health Ohio purchased the building from the City in 2018 and promised to turn it into a health clinic within 3 years. Instead, the property continued to sit empty

and deteriorate, frustrating nearby residents and corridor business owners. A total of 44 members of Glenwood Neighbors signed the petition, which was submitted to ONE Health's CEO and city officials. As a

result, the City called in its agreement with ONEHealth and reacquired the building in June, with plans to redevelop it into a community marketplace next year in alignment with community priorities.



YOUNGSTOWN HOUSING TASK FORCE RECONVENED



The Youngstown Housing Task Force, a coalition of residents, faith leaders, and concerned citizens, has strengthened its presence and representation across the city in 2023. Resuming monthly in-person meetings, the Task Force focuses on addressing crucial housing issues in Youngstown, such as problem landlords, tax delinquency, and public policy. Recently, the Task Force initiated a campaign targeting one of the city's largest problem landlords, coordinating a day of action where neighborhood leaders reported dozens of properties to Code Enforcement using SeeClickFix. This effort led to inspections, violation notices, and enforcement actions for over 70 properties, compelling the landlord to address maintenance issues. Employing various grassroots tactics, the Task Force actively discourages out-of-town property investors from purchasing homes in Youngstown, using methods like phone banking and letter writing. Additionally, the Task Force successfully compelled legal action by the Mahoning County Treasurer against a tax-delinquent property investor, ensuring fair contributions to property taxes.

The Task Force has also been organizing around state and national policies that will encourage investment in quality, affordable housing in Youngstown's neighborhoods. In 2023, the Youngstown Housing Task Force successfully compelled Mahoning Valley Congressman Bill Johnson to co-sponsor the Neighborhood Homes Investment Act, a bipartisan bill that will provide new resources to rehabilitate vacant houses in Youngstown's neighborhoods as well as help low-income homeowners to make investments in their own homes. The Task Force is currently working to compel other legislators in the Mahoning Valley region to support this important bill as well as pushing for several state-level housing policy reforms that will help to improve housing quality and housing stability in Youngstown's neighborhoods.

SOBE CONCERNED CITIZENS



YNDC collaborated with the SOBE Concerned Citizens, a group of neighborhood leaders, to thwart the construction of a tire chip pyrolysis plant by the out-of-town company SOBE Thermal Energy at the former Youngstown Thermal plant in the Arlington neighborhood on Youngstown's north side. The proposed plant, set to operate in a predominantly Black neighborhood with extremely high asthma rates, raised significant health and safety concerns. Residents vehemently opposed the project, citing violations of zoning codes and the city's comprehensive plan. YNDC assisted in the creation and dissemination of a petition, signed by over 800 residents and institutional leaders, addressing zoning and environmental justice issues. Residents actively spoke out at public meetings, submitted over 100 written comments, and garnered support from the Mayor and City Council, resulting in a unanimous resolution against the EPA's permit for the plant. Currently, the Ohio EPA is reviewing public feedback, and resident leaders plan to persist in their ongoing campaign to address what they view as a crucial racial and environmental justice crisis imperiling the well-being of surrounding residents.

NEIGHBORHOOD SURVEY RESULTS

YNDC's Neighborhood Stewards and Community Engagement team completed a neighborhood priorities survey in multiple neighborhoods on Youngstown's South Side. Priorities identified by residents in both neighborhoods generally align with what residents have said in other neighborhoods - improve community safety, fix vacant homes, address nuisance properties, and help homeowners make needed repairs to their homes. A full report and summary on the findings of both surveys will be analyzed and released publicly in 2024. YNDC plans to scale up its citywide neighborhood priority surveys in additional neighborhoods throughout the city in 2024.



NEIGHBORHOOD PLANNING

YNDC COMPLETED CITYWIDE PROPERTY CONDITION SURVEY IN PARTNERSHIP WITH THE CITY OF YOUNGSTOWN

YNDC conducts a citywide property conditions survey in Youngstown once every 2 years in partnership with the City of Youngstown and Youngstown State University. The purpose is to document current property conditions throughout Youngstown to inform programs and strategies aimed at maximizing impact at improving quality of life and housing in Youngstown's neighborhoods. As part of the 2023 Property Conditions Survey, YNDC's team walked every street and surveyed every residential and commercial property in the city. The survey documented all vacant properties and all occupied properties with significant exterior issues including grossly peeling paint, missing siding, hoarding or trash, collapsing components, and roof deterioration. The results of the

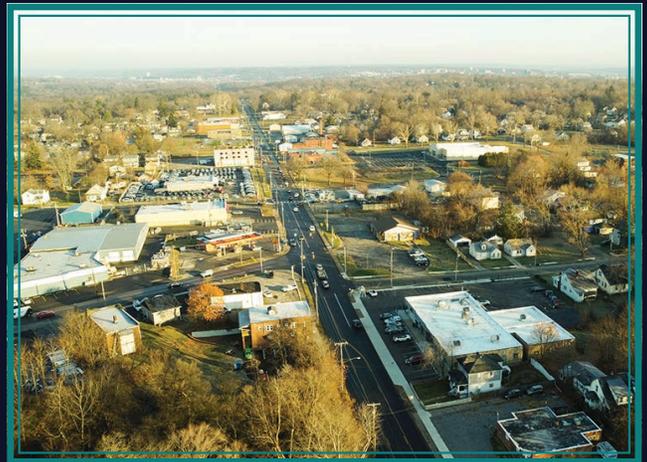
survey documented the following: 740 Vacant and Tax Delinquent Residential Properties, 1,030 Vacant and Taxes Paid Residential Properties, 1,738 Occupied Residential Properties with Roof Issues, 622 Occupied Residential Properties with Other Exterior Issues, 53 Vacant and Tax Delinquent Commercial Properties, 222 Vacant and Taxes Paid Commercial Properties, and 56 Occupied Commercial Properties with Exterior Issues. The survey is currently being used to inform home repair, demolition, land assembly, and other programs and strategies operated by YNDC and its partners to improve quality of life in Youngstown's neighborhoods.



GLENWOOD AVENUE CORRIDOR PLANNING FOR APPALACHIAN COMMUNITY GRANT

In 2023, YNDC worked with Eastgate Regional Council of Governments, the City of Youngstown, OHM Advisors, Glenwood Neighbors, resident leaders and Mill Creek MetroParks to develop and submit a grant proposal to make significant improvements to the streetscape and infrastructure along Glenwood Avenue to better connect the corridor with Mill Creek MetroParks and to make the street safer for pedestrians, cyclists, and transit riders in alignment with

the Glenwood Avenue Active Transportation Plan. Proposed improvements include new wayfinding signage, improved sidewalks and street lighting, safer transit stops with well-lit shelters, improved bike and pedestrian connections to Mill Creek Metroparks, and a safer redesign of the intersection at Glenwood Avenue and Canfield Road.



GLENWOOD FRESH MARKET

The Glenwood Fresh Market is a produce prescription program that provides free fresh fruits and vegetables to households earning less than 200% of the Federal Poverty Guidelines. The program is based on a national model designed to improve the local food system by improving the affordability and consumption of fresh fruits and vegetables, grown and sourced locally, for low-income people. The program evolved from YNDC's ongoing work to improve access and affordability of fresh and healthy food in Youngstown's neighborhoods and represents its best capacities and experience in developing and managing commercial real estate, organizing neighborhoods, planning for neighborhood health, and increasing access and consumption of healthy food. Households enrolled in the program receive \$25 per month in Market "credits" to spend on fresh fruits and vegetables at the Market, where 1 credit equals 1 dollar in produce at wholesale prices. The Market also stocks donated healthy food items from food banks and other sources to supplement the produce to create healthy meals (e.g. dry goods, milk, meat, canned veggies, etc.), which do not count against Market credits.

Between 2022 and 2023, the program has served a total of 2,500 unique participants and distributed a total of over \$480,000 in fresh fruits and vegetables, the majority of whom are people of color and residents of Youngstown. About 22% of all participants served by the program are children, and 27% are senior citizens. YNDC completed

an anonymous evaluation survey of Market members in 2023. Over 200 participants responded. Over 77% reported that they were eating more fruits and vegetables and experiencing improved health outcomes as a result of the program, including feeling better, having more energy, significant weight loss, lower A1C levels, lower blood pressure, lower cholesterol, better digestion, and other improvements. A preliminary data analysis completed by the Gretchen Swanson Center for Nutrition found that the program is improving fruit and vegetable consumption, food security, and overall health outcomes for participants.



THANK YOU ALL FOR YOUR DEDICATION!! I HAVE BENEFITTED MUCH FROM YOUR PROGRAMS! THE GLENWOOD FRESH MARKET IS SUCH A BLESSING TO SO MANY, MYSELF INCLUDED. THANK YOU, YNDC!
-GINGER

I EAT MUCH HEALTHIER LUNCHES AND DINNERS THANKS TO THE GLENWOOD FRESH MARKET.
-JUDY

MY HEALTH HAS IMPROVED BECAUSE I'M EATING MORE VEGETABLES AND SALADS. I HAVE MORE ENERGY. THE PEOPLE WHO WORK AT THE MARKET ARE THE NICEST I'VE MET.
-AARON

\$253,478

**FRESH FRUITS
AND VEGETABLES
DISTRIBUTED**

18,136

UNIQUE VISITS

469

MEMBERS SERVED

240

**UNIQUE HOUSEHOLDS
SERVED**

90

**HEALTHY EATING AND
LIVING ACTIVITIES**

3,754

**PARTICIPANTS IN
HEALTHY EATING AND
LIVING ACTIVITIES**

NEIGHBORHOOD CLEANUP

AMERICORPS NCCC OAK 4 TEAM

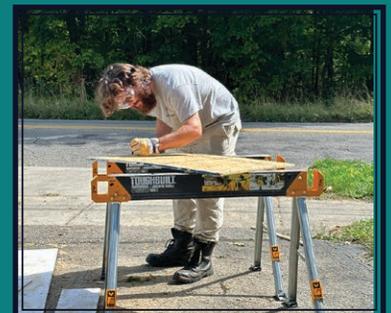


In the fall of 2023, YNDC sponsored an AmeriCorps NCCC team in Youngstown who assisted with neighborhood cleanup and improvement activities across the city. AmeriCorps NCCC (National Civilian Community Corps) is a full-time, team-based national service program for 18-26 year-olds who are deployed across the country to complete a variety of 3-12 week service projects that respond to local community needs throughout the United States. YNDC's AmeriCorps NCCC team, known as Oak 4, included: Team Leader Naomi Brown, and members Isaac Kraemer, Nick Savarese, Christopher Hites, Alex Thomas Tutt, Lizzy Davis, and Christian Wilson. During their six weeks of service in Youngstown, the Oak 4 helped YNDC's Grass Cutting and Cleanup Team board up 73 vacant and unsecured structures, clean up over a mile of overgrown sidewalks, clear over 6 roll-off dumpsters of trash and debris, recycle 219 illegally dumped tires, and plant 112 shade trees in neighborhoods all across the city.



THE HANDEL'S NEIGHBORHOOD ASSOCIATION GREATLY APPRECIATES ALL THEIR HARD WORK ON PLANTING TREES IN OUR NEIGHBORHOOD!

-MELISSA



NEIGHBORHOOD CLEANUP

YNDC's grass cutting and cleanup team completed several large scale neighborhood-based cleanup projects on the south and east sides of Youngstown as part of a coordinated strategy to improve neighborhood conditions in areas with high concentrations of vacant property. YNDC also boarded and secured all vacant and unsecured structures identified during the 2023 Citywide Property Conditions Survey in all neighborhoods throughout the city. In total, YNDC's clean up efforts in Youngstown's neighborhoods in 2023 included all of the following:

84 ←

**Vacant Houses
Boarded**



→ **3.2**

**Linear Miles
of Overgrown
Sidewalks
Cleaned Up**



750

**Illegally Dumped
Tires Removed**



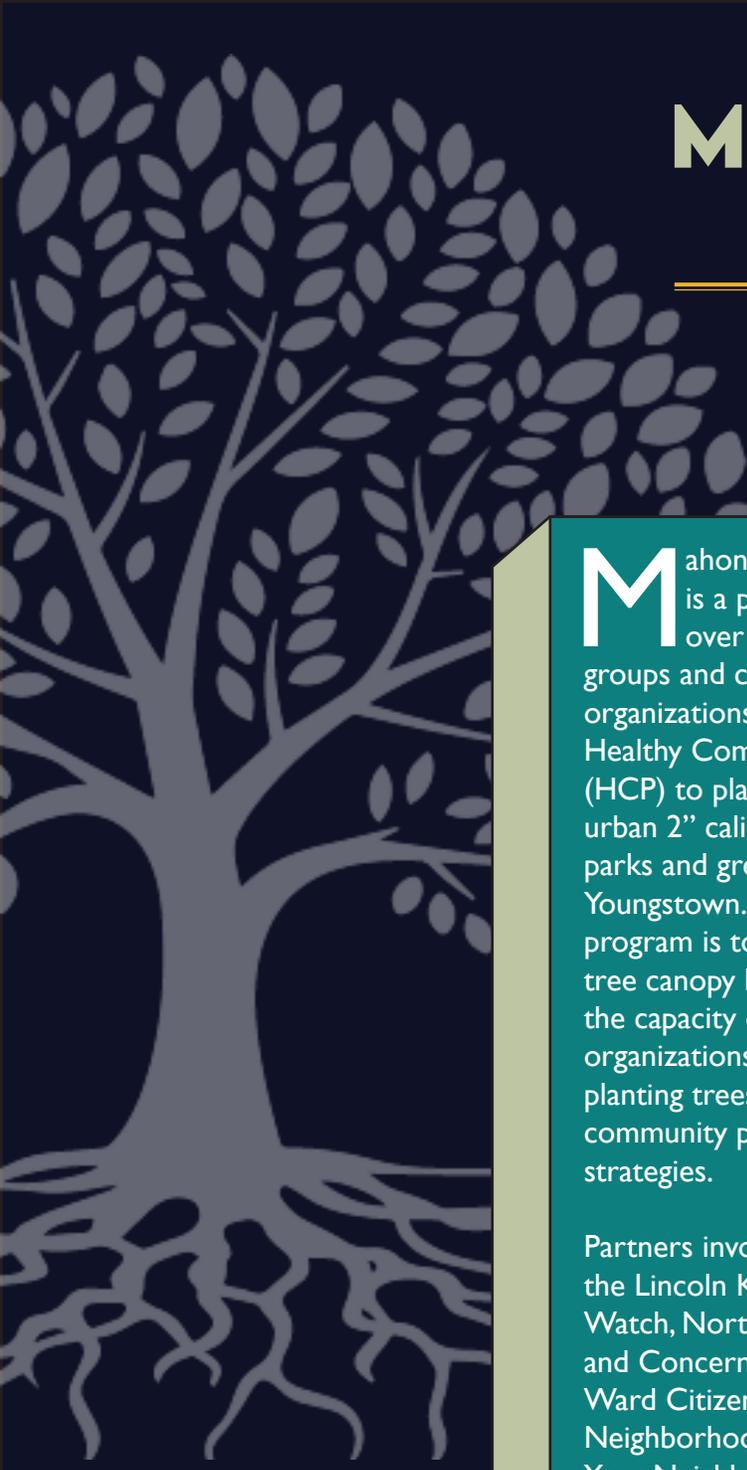
86

**Tractor Trailers of
Blight Removed**



403

**Vacant Properties
Cleaned Up and
Improved**



MAHONING VALLEY TRECORPS

TRECORPS PLANTED 251 TREES IN 2023

Mahoning Valley TreeCorps is a partnership between over dozen neighborhood groups and community organizations who are part of the Healthy Community Partnership (HCP) to plant at least 250 hearty urban 2” caliper shade trees in parks and greenspaces throughout Youngstown. The purpose of the program is to restore the urban tree canopy by strengthening the capacity of groups and organizations who are already planting trees as part of existing community plans and planting strategies.

Partners involved in 2023 included the Lincoln Knolls Community Watch, Northeast Homeowners and Concerned Citizens, 7th Ward Citizens Coalition, Handel’s Neighborhood Association, Know Your Neighbor Block Watch, Upper North Heights Neighborhood Association, Treez Please, and Commonwealth Inc, Youngstown CityScape, the City of Youngstown Parks and Recreation Department, Plant Ahead Ohio, and HCP’s Parks and Greenspaces Action Team. Special thanks to Plant Ahead Ohio President and HCP Parks and Greenspaces co-chair Lola

Lewis for guiding planting activities! YNDC and the TreeCorps partners planted 251 two-inch caliper shade trees in 8 parks and 105 community greenspaces and tree lawns throughout the city. Parks where trees were planted include Glenwood Park, Wick Park, Pemberton Park, Lynn Park, Jackson Park, Lincoln Knolls Community Park, Crandall Park, and the McCartney Road median.

Together with HCP and the TreeCorps partners, YNDC successfully leveraged a \$5 million grant from the US Department of Agriculture’s Inflation Reduction Act Urban and Community Forestry Program, which will greatly strengthen regional tree canopy restoration activities in the neighborhoods of Youngstown and Warren over the next 5 years. Through Mahoning Valley TreeCorps, YNDC and its partners will plant 5,500 shade trees, provide forestry training to 150 young adults and professionals, remove at least 570 dead mature trees from tree lawns, and create multiple forestry jobs focused on planting and maintaining the tree canopy of both cities.

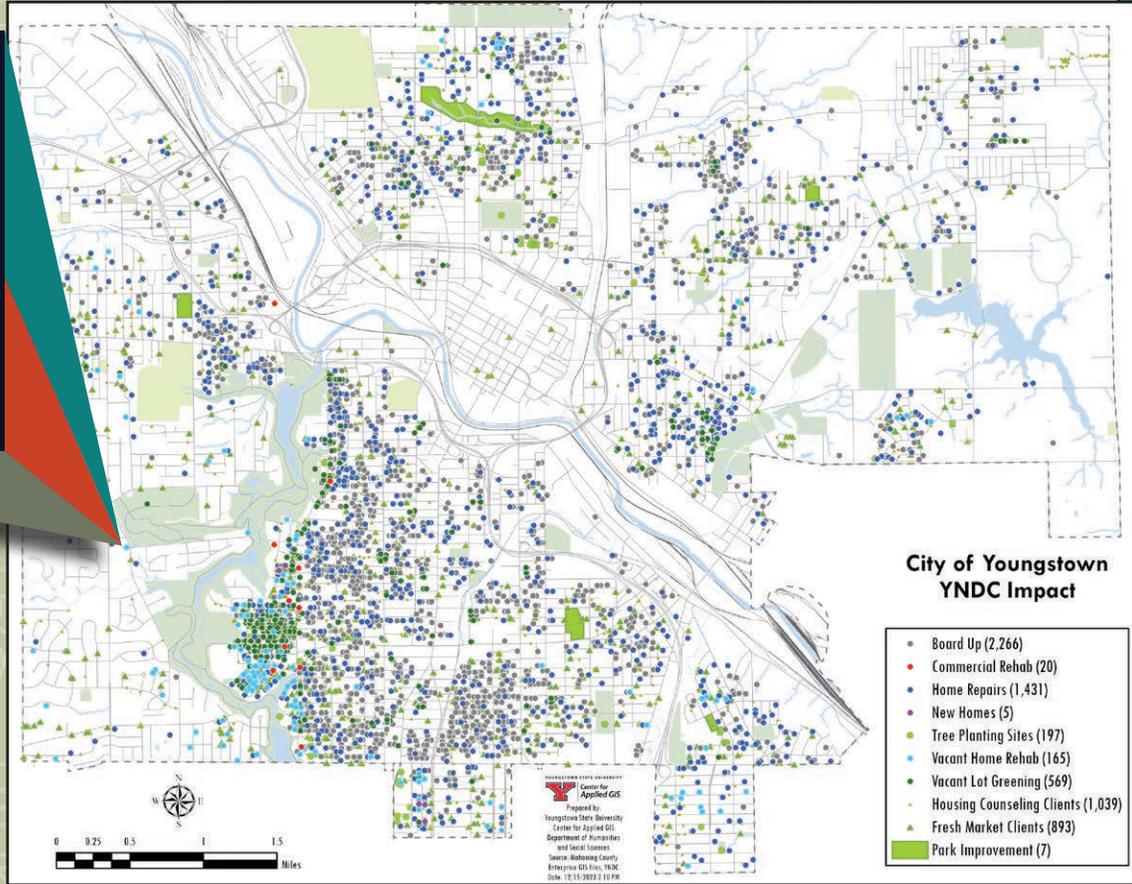


YNDC IMPACT

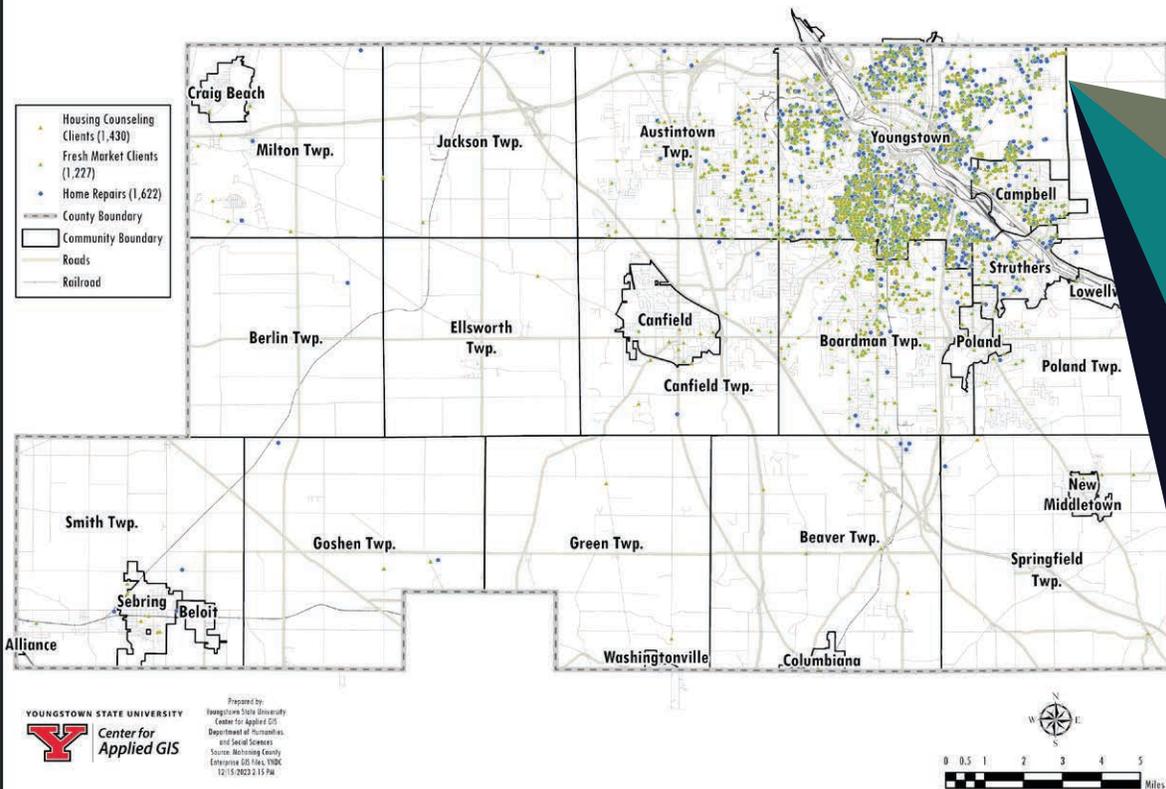
MAPS HIGHLIGHT YNDC IMPACT SINCE OPERATIONS BEGAN IN 2010

**569
VACANT LOTS
GREENED**

**2,266
VACANT
PROPERTIES
BOARDED UP**



Mahoning County YNDC Impact



**1,622
EMERGENCY
HOME REPAIRS**

**1,430
HOUSING
COUNSELING
CLIENTS SERVED**

FINANCIAL STATEMENTS

STATEMENT OF FINANCIAL POSITION As of December 31, 2023

Assets	12/31/23	12/31/22
Cash & Cash Equivalents	\$784,736.02	\$700,905.05
Accounts Receivable	\$6,422.79	\$2,210.03
Other Current Assets	\$1,798,294.89	\$1,718,444.73
Total Current Assets	\$2,589,453.70	\$2,421,559.81
Fixed Assets	\$4,954,899.26	\$4,751,030.15
Other Assets	\$358,537.41	\$367,513.36
Total Assets	\$7,902,890.37	\$7,540,103.32
Liabilities & Equity		
Total Liabilities	\$915,946.65	\$1,340,807.61
Total Equity	\$6,986,943.72	\$6,199,295.71
Total Liabilities & Equity	\$7,902,890.37	\$7,540,103.32

UNEARNED GRANT RECEIVABLES - \$11,412,326.05

* This is an unaudited statement.

FINANCIAL STATEMENTS

STATEMENT OF FINANCIAL INCOME & EXPENSE January 1 - December 31, 2023

Income	Jan-Dec 2023	Jan-Dec 2022
Foundation and Banks	\$564,854.06	\$923,465.00
Direct Public Support	\$14,585.16	\$9,765.80
Government Grants & Contracts	\$4,965,613.61	\$4,002,522.48
Investments	\$20,684.75	-\$5,048.29
Other Income	\$122,595.62	\$62,358.40
Program Income	\$831,750.45	\$1,338,784.77
Total Income	\$6,520,083.65	\$6,331,848.16
Expenses		
Payroll	\$240,817.37	\$217,304.27
Payroll Expenses	\$5,643.42	\$4,475.60
Facilities & Equipment	\$11,843.39	\$113,052.69
Operations	\$87,086.40	\$70,745.21
Insurance & Benefits	\$68,687.52	\$56,411.65
Meetings	\$769.07	\$721.94
Contract Services	\$56,349.83	\$48,481.95
Conferences & Seminars	\$5,962.67	\$2,228.31
Program Expense	\$5,255,275.97	\$4,823,460.92
Total Expenses	\$5,732,435.64	\$5,336,882.54
Net Income	\$787,648.01	\$994,965.62

* This is an unaudited statement.



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

www.yndc.org | 330.480.0423

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@YtownNDC



@youngstownndc