

Youngstown Neighborhood Development Corporation

Annual Report 2019





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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
Direction Home
Dominion Community Impact Award
Farmers National Bank
FHLB of Indianapolis Neighborhood Improvement Program
FHLB Pittsburgh AHP
Fibus Family Foundation
Finance Fund
First National Bank Community Foundation
First Energy Foundation
Florence Simon Beecher Foundation
Frank and Pearl Gelbman Foundation
Garden Club of Youngstown
Home Depot Foundation
Home Savings Charitable Foundation
HUD Comprehensive Housing Counseling Grant
J. Ford Crandall Memorial Foundation

James and Coralie Centofanti Charitable Foundation
John and Denise York Foundation
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
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
US Department of Justice Community Based Crime Reduction





Team Members

BOARD OF DIRECTORS:

- Atty. Thomas Hull**, President
- Ms. Dollaine Holmes**, Vice President
- Mr. Steve Avery**, Treasurer
- Ms. Marguerite Douglas**, Secretary
- Mr. Julius Bennett**
- 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
- Tom Hetrick**, Neighborhood Planner
- Liz Ifill**, Office Manager
- Jennifer Evans**, Operations Assistant
- Leah Ifft**, Housing Client Manager
- 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
- Jeff Poling**, Construction Team Member
- Joshua Potkay**, Construction Team Member
- Patrick Willis**, Construction Team Member
- Caleb McFarland**, Construction Project Assistant
- Dontae Madison**, Grass Cutting & Clean Up Team Member
- Juan Morales**, Grass Cutting & Clean Up Team Member
- Sean McRae**, Grass Cutting & Clean Up Team Member

PART TIME:

- Linda Stouffer**, Housekeeping Team Member

Revitalization Review



902

Volunteers

3,554

Cubic Yards of Debris Cleared



6,804

Volunteer Hours

9,110

Linear Feet of Sidewalk Scraped

661

Tires Removed



Revitalization Review

55

Active Tool Shed Members

Housing Counseling Clients

438

17

Housing Units Developed

Homeowners Created

80

59

Owner-Occupied Home Repairs



Events, Media, & Awards



YOUNGSTOWN CITY COUNCIL PASSES ORDINANCE TO REGULATE LAND INSTALLMENT CONTRACTS

On Wednesday, February 6, 2019, more than 100 members of ACTION were in attendance as Youngstown City Council unanimously passed an ordinance to regulate land contracts in the City of Youngstown. Some highlights of the ordinance include: the requirement to obtain a Certificate of Code Compliance to ensure the property is compliant with city housing code, a requirement to disclose the value of the property by providing a statement with the Mahoning County Auditor's value, a requirement to provide evidence of title, a requirement to provide biannual statements, and remedies for vendees to seek damages and relief. Many thanks to Youngstown City Council, Mayor Brown, ACTION, all stakeholder groups, and residents that have been a part of this process.

YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION RECEIVES AWARD FOR COMMUNITY INVESTMENT AT ACTION BANQUET

On Thursday, May 2, the Youngstown Neighborhood Development Corporation (YNDC) was honored by ACTION at its annual banquet and presented an award for community investment. Thanks to ACTION for their continued partnership in REVITALIZATION.

YNDC CELEBRATES THE RENOVATION OF ITS 100TH VACANT HOME IN THE CITY OF YOUNGSTOWN

On Wednesday, April 17, 2019, the Youngstown Neighborhood Development Corporation (YNDC) and partners celebrated the renovation of 100 vacant residential structures resulting in 106 units of quality, move-in ready housing in the City of Youngstown.





Events, Media, & Awards

YNDC AWARDED DOMINION COMMUNITY IMPACT AWARD FOR CLEAN UP GLENWOOD AVENUE

On Tuesday, March 26, 2019, the Youngstown Neighborhood Development Corporation (YNDC) was awarded a Dominion Community Impact Award at an awards ceremony at the Great Lakes Science Center in Cleveland for its work along Glenwood Avenue on the south side of Youngstown. YNDC was one of 14 organizations throughout northeast Ohio selected for an award. YNDC was awarded for its ongoing Clean Up Glenwood Avenue program. Clean Up Glenwood Avenue is an ongoing effort to stabilize and revitalize Glenwood Avenue. Over the past year YNDC has completed multiple projects along Glenwood Avenue including: rehabilitating a four-unit apartment complex and single-family homes; cleaning and greening vacant lots; planting 145 trees; adding LED spotlights

to enhance safety at Glenwood Community Park; and reactivating one of the largest underutilized commercial buildings on the corridor. "The residents of Youngstown deserve to have neighborhood corridors that are safe, vibrant and provide economic opportunity and access to the essential quality-of-life needs," says Jack Daugherty, the YNDC's Neighborhood Stabilization Director. Clean Up Glenwood Avenue has also generated tangible economic benefits including six permanent jobs, 25 construction jobs and the opening of three businesses, helped YNDC forge strong community partnerships, and laid the ground work for additional development and improvement along the corridor. The grant award funds will be used to further improve the Glenwood Avenue Corridor.

YNDC HOUSING DIRECTOR HONORED AT GEMS OF THE VALLEY EVENT

On Thursday, August 22, YNDC Housing Director was named a 2019 Gems of the Valley Honoree by the Community Foundation of the Mahoning Valley their annual fundraiser for the Fund for Women and Girls. Other honorees included Dionne Dowdy, Patsy Kouvas, Susan Laird, Karen Schubert, Abby Webb, and Altrusa International of Youngstown.

Events, Media, & Awards



MAHONING VALLEY HISTORICAL SOCIETY PRESENTS COMMUNITY REVITALIZATION AWARD TO YNDC FOR RENOVATION OF 650 CLEARMONT

On Tuesday, June 18, 2019, the Mahoning Valley Historical Society presented the Community Revitalization Award to YNDC for the renovation of 650 Clearmont Drive at its 144th Annual Meeting at the Tyler Mahoning Valley History Center. 650 Clearmont Drive is multi-family residential property located at the corner of Clearmont Drive and Glenwood Avenue, was built in 1928 on land owned by Maria Cinquegrana, the wife of Agostino Cinquegrana- a grocer by trade. The early residents of 650 Clearmont Drive- which historically consisted of 650, 652, 654, and 656 Clearmont Drive included a diverse group of working class people who were first and

second generation immigrants. YNDC acquired the property in late 2014 as part of the Greater Glenwood Avenue corridor revitalization work, as the property had been vacant for almost twenty years and was significantly distressed. The property was stabilized and secured with boards painted to resemble doors and windows. In 2018, YNDC began the full revitalization and by December 2018 it was occupied by tenants for the first time in decades. YNDC attempted to preserve as much of the building's historic character as possible. Many thanks to YNDC for honoring our team with the Community Revitalization Award!

YNDC EXECUTIVE DIRECTOR RECEIVES DICK ALT AWARD FROM YOUNGSTOWN COLUMBIANA ASSOCIATION OF REALTORS

On Tuesday, September 10, YNDC Executive Director, Ian Beniston accepted the Dick Alt Fair Housing Award from the Youngstown Columbian Association of Realtors (YCAR). YNDC was selected for this honor due to its ongoing work to promote fair and quality housing for all residents of the Mahoning Valley. Many thanks to YCAR for the award!



Southside Revitalization

1,259

Individuals Attending Events

Additional Daily YPD Patrols

229



Southside Revitalization

201

Rental Inspections Completed

Rental Violations Issued

120

92

Rental Properties That Achieved Compliance

Southside Summer Experience Events

17



Park Improvements

◆ Lincoln Knolls Community Park:

Playground Constructed

Basketball Court Improved

◆ Homestead Park:

Boulder Playground Installed

ADA-Accessible Restroom Building

Installed

Lighting Installed





Neighborhood Cleanup/Day of Caring

892

Volunteers engaged

AmeriCorps NCCC Team engaged

1

6,804

**Volunteer hours worked, representing
over \$173,000 in volunteer labor**

**Over 170 vacant homes cleaned
and boarded**

90



Neighborhood Cleanup/Day of Caring

118

Tractor trailers of blight removed from Youngstown's neighborhoods

Linear miles of overgrown sidewalks scraped

1.7

1

Playground painted and improved



Neighborhood Cleanup/Day of Caring

661

Illegally dumped tires removed

Solar security lights installed to homes to improve neighborhood safety

198

7

Failing garages demolished and cleaned up for families in need





Glenwood Corridor Improvements

1 **Rehabilitated Commercial Unit Completed**

**Linear Feet of Sidewalk Replaced by
Glenwood Park**

340

1 **Vacant Single Family Home Rehabilitated**



Glenwood Corridor Improvements

8

Vacant Lots Stabilized

Vacant Properties Mowed and Maintained

400+

12

Large Dead Trees Removed

Total Individual Cuts Made

8,000+



Neighborhood Organizing

43

Residents engaged in structured training regarding housing quality issues and neighborhood leadership

Participants engaged in community meetings and actions

340+

417

One to ones completed with resident leaders and allies

Households canvassed to learn about housing issues and priorities

415



Neighborhood Organizing

Held two public task force meetings at Martin Luther Lutheran Church with over 350 people in attendance

Conducted a direct action on the four landlords by visiting their personal residences with members of the Youngstown Housing Task Force

Put four additional landlords on notice regarding property issues

Legal Aid settlement with Vision Property Management for \$260,000 to benefit victims of predatory housing practices and \$60,000 for City of Youngstown



Neighborhood Organizing

Began a Quality Group Homes subcommittee that is focused on increasing group home quality

Successfully advocated for the passage of land contract legislation by Youngstown City

Executed a community agreement with Youngstown's most notorious landlord, Mark R. King

Citywide Housing Occupancy and Quality Survey

Vacant Properties

1,841

Occupied Structures With Serious Code Violations

1,653

Of Occupied Properties With Serious Issues Were Owner-Occupied

53%

Of Occupied Properties With Serious Issues Were Renter-Occupied

47%

Occupied Structures With Deteriorated Roofs

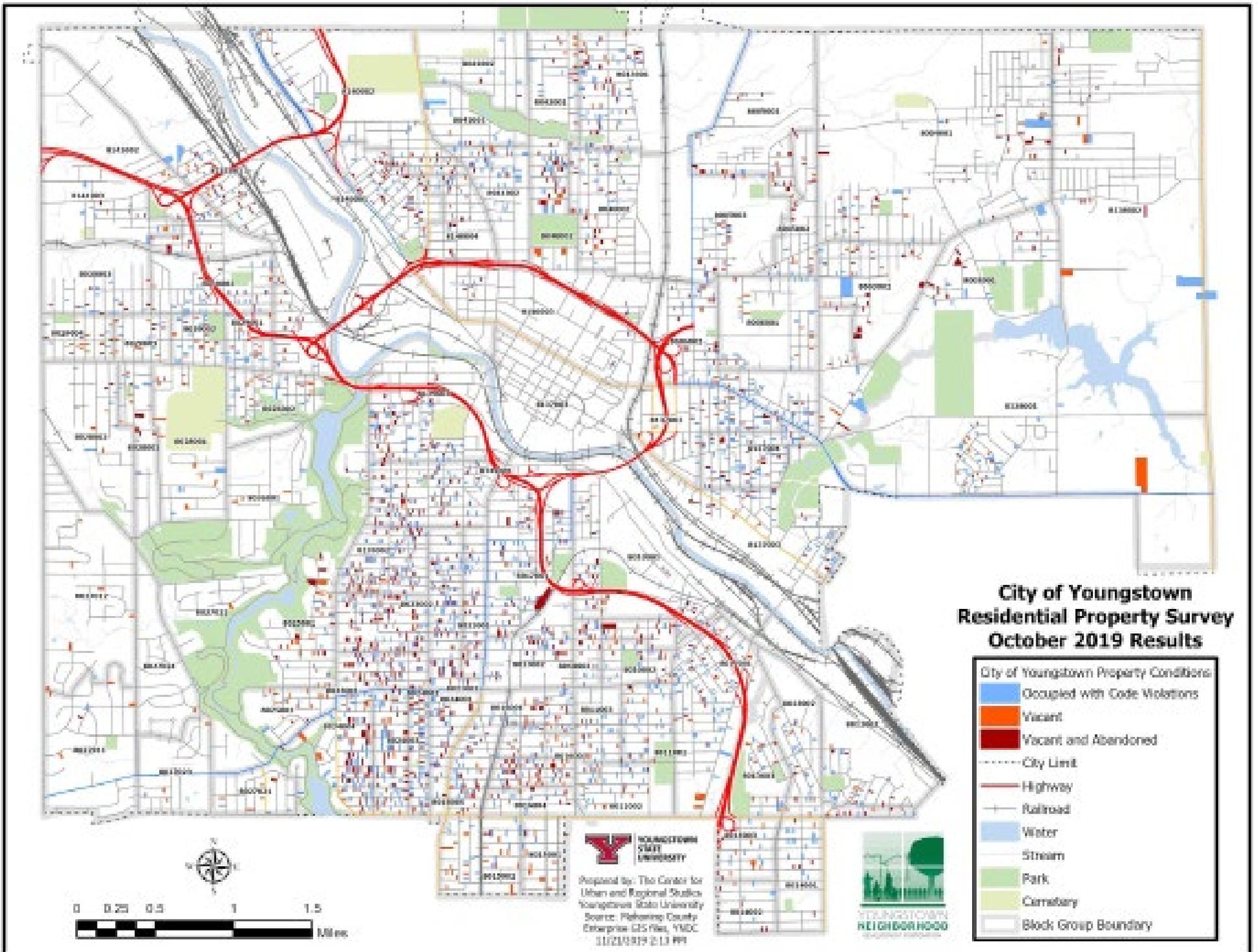
1,338

Occupied Structures With Peeling Paint Or Missing Siding

620

Occupied Structures With Missing And/Or Disconnected Gutters and Downspouts

467





Before



After



Before



After

Owner-Occupied Home Repair

45

Owner-Occupied Limited Repair Projects Completed

Owner-Occupied Full Rehabilitations Completed

14

65

Emergency Repair Projects Completed



Before



Before



Before



After



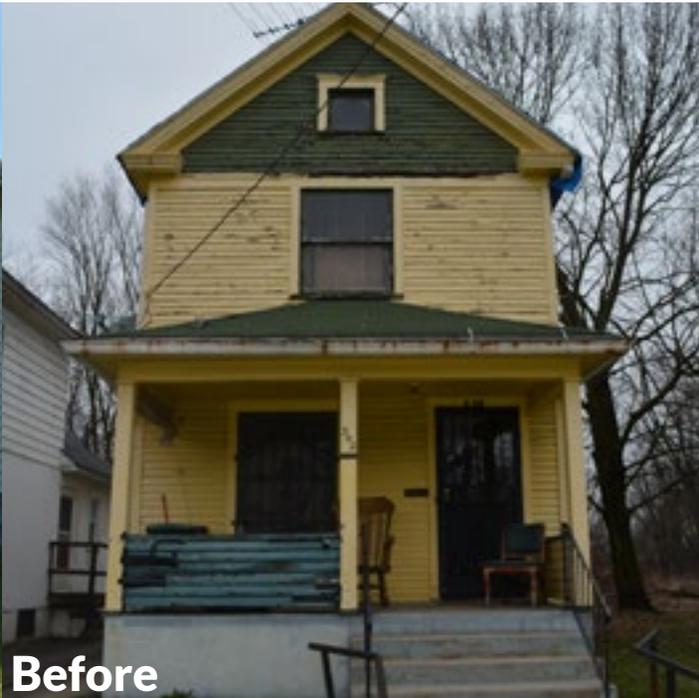
After



After



Before



Before



Before



After



After



After



Owner-Occupied Home Repair



342 WEST LACLEDE- OWNER OCCUPIED REPAIR SPOTLIGHT

Cheryl has lived in her home and has struggled with its condition for over sixteen years. She was using space heaters and her stove to keep warm, her roof was leaking, her siding was badly deteriorated, and there were many other issues with her home. In 2019, Cheryl was able to receive assistance through YNDC's Owner Occupied Home Repair program to address the issues with her home. YNDC replaced the furnace, roof, siding, and also made repairs to her walls, plumbing, and electrical systems. The work to make Cheryl's home a safe and quality living space was made possible through the financial support of the Federal Home Loan Bank of Pittsburgh's Affordable Housing Program. Cheryl was sincerely grateful for the improvements to her home and said, "My house looks amazing. I am so proud of Youngstown Neighborhood Development Corporation for fixing my house. It's a blessing."





Housing Development

26

Vacant Units Acquired for Development

Housing Units Developed

17



Before



Before



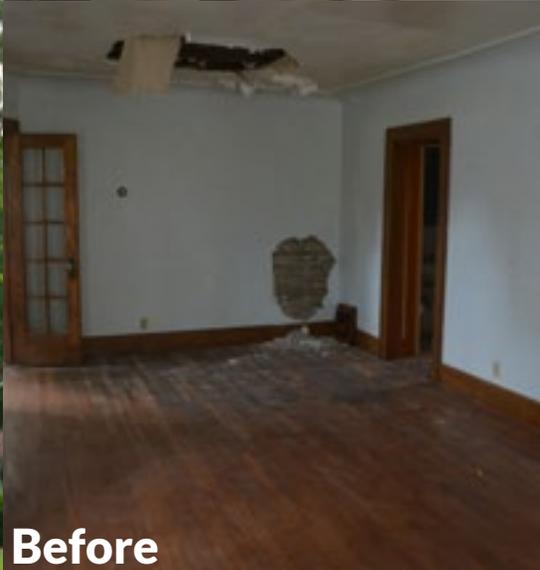
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After



Before



Before



After



After



Before



Before



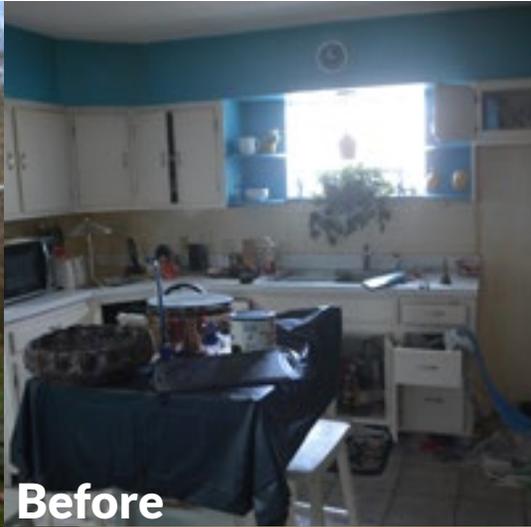
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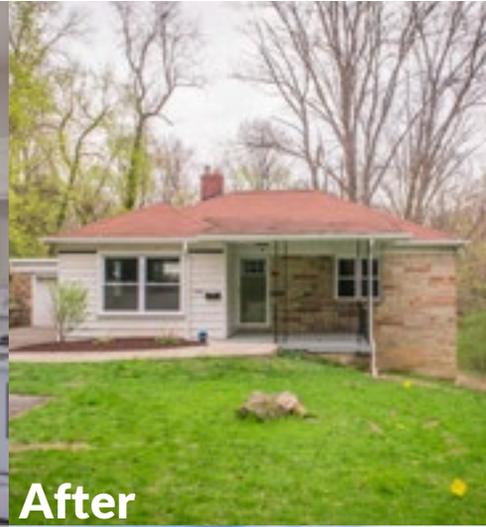
Before



Before



After



After



Before



Before



After



After



Before



Before



After



After



Before



Before



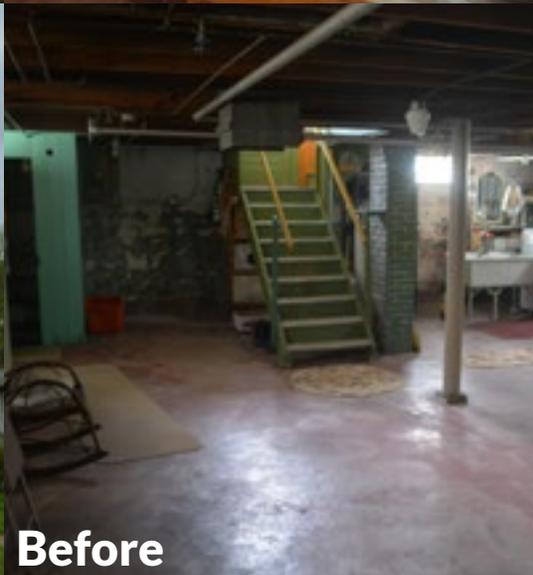
After



After



Before



Before



After



After



Before



Before



After



After



Before



Before



After



After



Before



Before



After



After

Helena Avenue



ONGOING NEIGHBORHOOD STABILIZATION EFFORTS BEGIN TO SHOW SUCCESS ON HELENA AVENUE

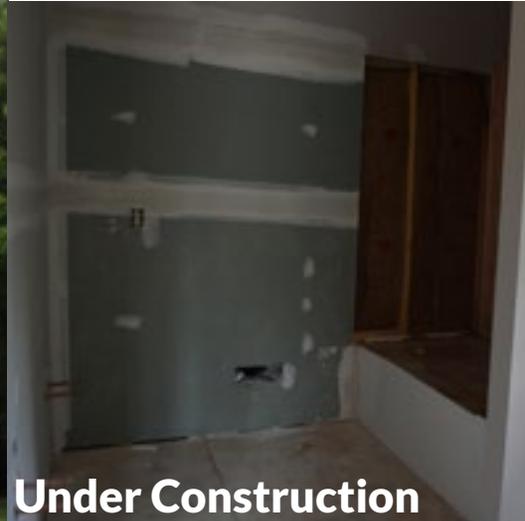
Since the completion of the Pleasant Grove Neighborhood Action Plan in October of 2014 aggressive efforts have been underway to stabilize Helena Avenue and the surrounding neighborhood. The progress on Helena Avenue since the completion of the action plan includes the following:

- ◆ Demolition of nine vacant and abandoned properties;
- ◆ Renovation of seven vacant units including the renovation of a historic three unit building constructed in 1910;
- ◆ Code enforcement compliance achieved at five properties;
- ◆ Home repair assistance provided to multiple homeowners;
- ◆ Greening of multiple lots and creation of sidelots for homeowners;
- ◆ and Construction of three new homes.

Taken together these results have eliminated abandoned properties, significantly increased investment in housing quality, and improved the quality of life on Helena Avenue. The work on the street and in the neighborhood is ongoing and continues to address challenges and improve the neighborhood. These results are not possible without the work of many partners including: Helena Avenue Residents, Handels Neighborhood Association, Mahoning County Land Bank, City of Youngstown, PNC Bank, Federal Home Loan Bank of Pittsburgh, National Community Stabilization Trust, Greenheart Companies, and others.



**Blighted House
Demolished at
4215 Helena**



Under Construction



After



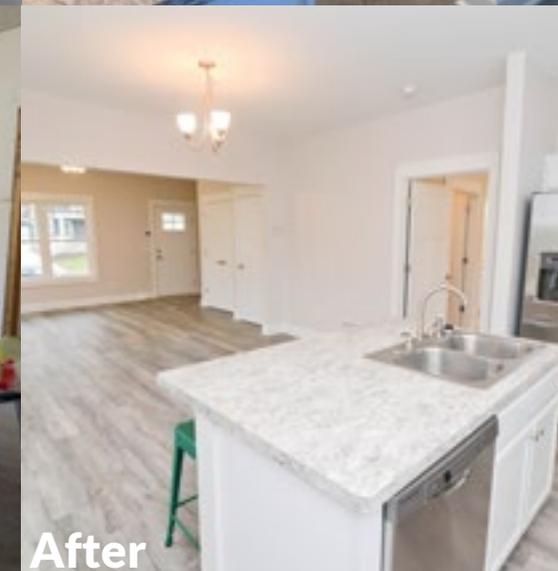
After



**Vacant Lot at
4212 Helena,
Prior to Construction**



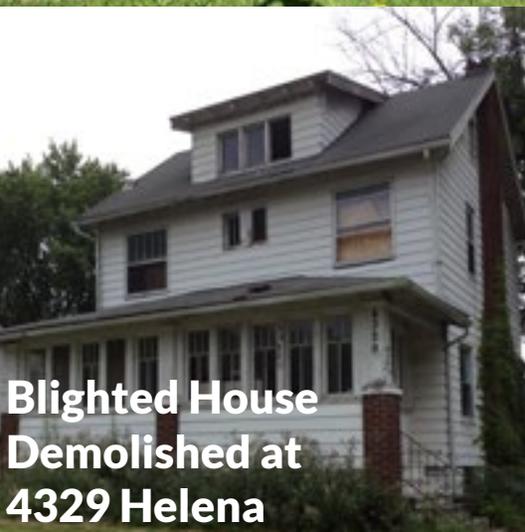
Under Construction



After



After



**Blighted House
Demolished at
4329 Helena**



Under Construction



After



After



264

New Clients Enrolled in Housing Counseling

Homes Purchased by Housing Counseling Clients

80

438

Total Housing Counseling Clients Served



Housing Counseling

COUNSELING CLIENT HOMEOWNER SPOTLIGHT: TERI CULLITON

Teri Culliton was the victim of predatory housing tactics, which resulted in her living in a home in major distress with many safety issues. Terri was finally able to get out of the home and move to an apartment, and after meeting a loan officer from a local bank she enrolled in YNDC's HUD-Approved Housing Counseling program. In September 2018, when Teri began counseling, she had no bank accounts, no credit score, no active credit, and no savings. YNDC's housing counseling program provided Terri with a workplan and the guidance to effectively address these issues and Terri began working hard to make progress toward her goals of becoming financially healthy and buying a home. She opened a checking account, established a credit builder loan with a local bank, opened a secured credit card, and began saving money. She made all her payments on time, used her credit card responsibly, paid off outstanding judgements, and began to save as much as she could. Just over one year later, Teri now has a credit score of 710 and has savings of \$2,600. She recently met with a loan officer, received her prequalification for a VA loan, and is under contract to purchase a home.

Dough House Cookies



DOUGH HOUSE COOKIES OPENS COOKIE SHOP IN YNDC'S KITCHEN FACILITY

Dough House Cookies opened a cookie shop in YNDC's Billingsgate Avenue kitchen facility. Dough House Cookies is the brainchild of TaRee J. Avery, owner and operator of southern startup, The Nashville Cookie Bar. With Dough House, TaRee decided to relocate back to her hometown in Northeast Ohio, change the company's name and continue her mission to blend the traditional flavors she was raised on with new flavor combinations she has come to know and love. From Chocolate Chip and Oatmeal Raisin to Brown Butter Blueberry and Lavender Lemon, Dough House Cookies is giving the old a new spin & bringing big flavors to the local cookie scene. Specializing in small batch orders, event catering, and custom cookie buffets.

Healthy Eating

Spent on Fruits and Vegetables

\$110,157.18

Unique Households Served by Produce Perks SNAP Double Up and Mercy Health Fruit and Vegetable Prescription Program

4,000+

Percentage of SNAP Housholds in Mahoning and Trumbull County Served by Produce Perks Program

16%

Individuuals Attending Youngstown Farmers Market

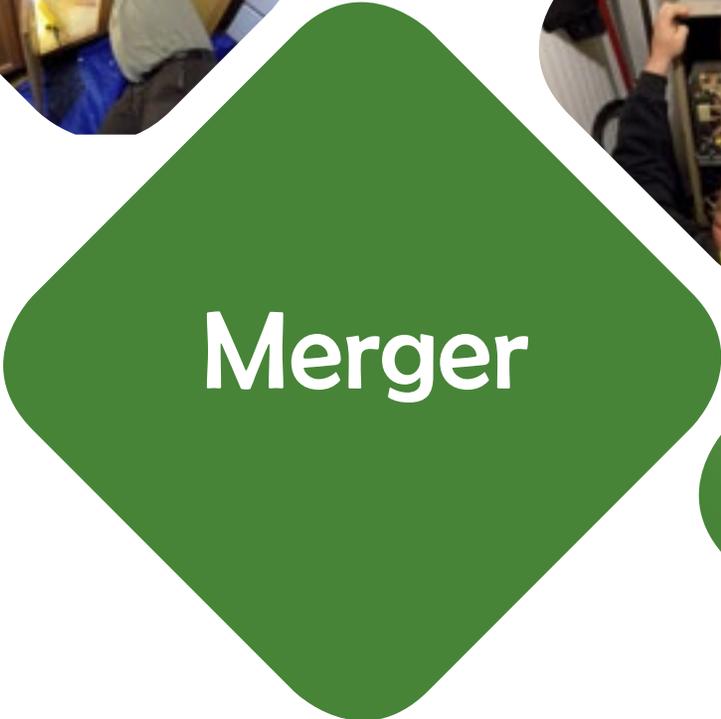
1,900

Outlets Offering Produce Perks SNAP Double Up:

Youngstown Farmers Market, Cultivate Cafe, Howland Farmers Market, Warren Farmers Market, Cornersburg Sparkle, South Avenue Sparkle, Warren Sparkle, South Avenue Save-a-lot, Warren Save-a-lot, Lincoln Knolls Save-a-lot, Gypsy Lane Save-a-lot, Struthers IGA, ACTION Pop-up Farmers Markets

13





YNBC AND INTERFAITH HOME MAINTENANCE SERVICE COMPLETE MERGER

The Youngstown Neighborhood Development Corporation (YNBC) and Interfaith Home Maintenance Service (Interfaith) have completed a merger of the two organizations. The boards of YNBC and Interfaith approved an agreement and plan of merger in August 2019 and completed the process of merging over the month of September. Effective September 30, 2019, the merger is now complete with YNBC as the surviving corporation. Interfaith's employees and assets are now part of YNBC and Interfaith's emergency home repair program continues as part of YNBC.



Financial Statements

UNAUDITED STATEMENT OF FINANCIAL POSITION

Year Ended December 31

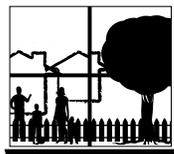
ASSETS		
	UNAUDITED 2019 TOTAL	UNAUDITED 2018 TOTAL
CASH & CASH EQUIVALENTS	\$557,685.61	\$674,891.37
ACCOUNTS RECEIVABLE	\$9,402.32	\$4,905.88
OTHER CURRENT ASSETS	\$1,286,188.14	\$106,188.92
FIXED ASSETS	\$2,483,128.45	\$2,355,977.47
OTHER ASSETS	\$1,688,162.76	\$1,378,013.47
TOTAL ASSETS	\$6,024,567.28	\$4,519,977.11
LIABILITIES & EQUITY		
TOTAL LIABILITIES	\$2,860,039.48	\$1,730,850.17
TOTAL EQUITY	\$3,164,527.80	\$2,789,126.94
TOTAL LIABILITIES & EQUITY	\$6,024,567.28	\$4,519,977.11

*12/31/2019 UNEARNED GRANTS RECEIVABLE - \$5,356,019.18

UNAUDITED STATEMENT OF FINANCIAL INCOME & EXPENSES

Year Ended December 31

INCOME		
	UNAUDITED 2019 TOTAL	UNAUDITED 2018 TOTAL
FOUNDATION AND BANKS	\$403,360.53	\$731,453.86
DIRECT PUBLIC SUPPORT	\$401,070.69	\$4,278.11
GOVERNMENT GRANTS & CONTRACTS	\$2,856,516.13	\$1,759,211.24
INVESTMENTS	\$7,028.28	\$4,340.39
OTHER INCOME	\$48,704.64	\$22,022.55
PROGRAM INCOME	\$879,104.50	\$758,222.10
TOTAL REVENUE	\$4,595,784.77	\$3,279,528.25
EXPENSES		
PAYROLL	\$158,387.93	\$150,674.03
PAYROLL EXPENSES	\$13,168.17	\$12,208.55
FACILITIES & EQUIPMENT	\$128,062.88	\$20,618.26
OPERATIONS	\$77,723.21	\$50,111.91
INSURANCE & BENEFITS	\$68,305.73	\$37,281.60
MEETINGS	\$1,818.99	\$862.28
CONTRACT SERVICES	\$49,827.52	\$38,493.47
CONFERENCES & SEMINARS	\$3,886.64	\$6,251.38
PROGRAM EXPENSE	\$3,533,529.74	\$2,382,111.48
TOTAL EXPENSES	\$4,034,710.81	\$2,698,612.96
NET INCOME	\$561,073.96	\$580,915.29



**YOUNGSTOWN
NEIGHBORHOOD**
DEVELOPMENT CORPORATION

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Youngstown, Ohio 44511

 Youngstown Neighborhood
Development Corporation

 @youngstownndc

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