



2017



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CORE FUNDERS:

The Raymond John Wean Foundation
City of Youngstown

PROGRAM INVESTORS:

Aimee and Lulu Seidel Foundation
AmeriCorps National Civilian Community Corps
AmeriCorps VISTA Project Site
AmeriCorps VISTA Support Grant
Bank of America Charitable Foundation
Boardman Rotary
Burton D. Morgan Foundation
CDFI Technical Assistance
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, Grass Cutting and Neighborhood Clean Up
City of Youngstown, HOME Investment Partnership
City of Youngstown Planning
Clif Bar Family Foundation
CNCS, AmeriCorps VISTA Support Grant
Community Foundation of the Mahoning Valley
Cortland Bank
Denise DeBartolo-York
Farmers National Bank
Fibus Family Foundation
Finance Fund
First Place Community Fund
Florence Simon Beecher Foundation
Frank and Pearl Gelbman Foundation

Home Depot Foundation
Home Savings Charitable Foundation
HUD Comprehensive Housing Counseling Grant
Huntington National Bank
Invest Health
J. Ford Crandall Foundation
James and Coralie Centofanti Charitable Foundation
John and Denise York Foundation
John D. Finnegan Foundation
John F. and Loretta Hynes Foundation
Kennedy Family Fund
Lowe's Charitable and Educational Foundation
Mahoning County Land Reutilization Corporation
Mahoning County Lead Hazard and Healthy Homes
Mercy Health Foundation
OCDCA Microenterprise Grant
Ohio Department of Transportation
Ohio Housing Finance Agency
PNC Foundation
Robert H. Reakirt Foundation
Schwebel Family Foundation
Senator Maurice and Florence Lipscher Charitable Fund
ServeOhio
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
US Department of Health and Human Services CED
US Department of Justice Innovations in Community-Based Crime Reduction
Walter and Caroline Watson Foundation
Ward Beecher Foundation
Wells Fargo Housing Foundation
Western Reserve Health Foundation
William Swanston Charitable Fund

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Mr. Eric Holm
Ms. Dollaine Holmes
Mr. Dominic Marchionda
Dr. Joseph Mosca, Ph.D.
Ms. Gemma Sole

AMERICORPS VISTA:

Drew Canfield, VISTA Leader
Isabel Pedraja
Alaina Wells

AMERICORPS REVITALIZE:

Damaris Grant
Omar Mahdee
Sean McRae
Jordan Wolfe

FULL-TIME STAFF:

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
Tammi Neuscheler, Housing Client Manager
Anika Jacobs-Green, Neighborhood Organizer
Katie Zetts, Financial Counselor
Anthony Florig, Food Access Program Coordinator
Heather Bielik, Safe Routes to School Coordinator
David Tamulonis, Marketing Coordinator
Charles Boss, Construction Team Member
Bill Happney, Construction Team Member
Tom Morrison, Construction Team Member
Mike Ondo, Construction Team Member
Nat Stipcianos, Construction Team Member
Patrick Willis, Construction Team Member
Tony Wylie, Construction Team Member
Richard McBride, REVITALIZE Supervisor
Dontae Madison, Grass Cutting and Clean Up Team Member

1,506
VOLUNTEERS ENGAGED IN
NEIGHBORHOOD IMPROVEMENT
EFFORTS

10,580
UNIQUE CUTS MADE BY THE YNDC
GRASS CUTTING AND CLEAN UP TEAM

15
ACTIVE NEIGHBORHOOD
ACTION TEAMS

28
COMMUNITY WORK DAYS
AND VOLUNTEER CLEANUP EVENTS





301
NEW CLIENTS ENROLLED IN
HUD-APPROVED HOUSING COUNSELING



418
CLIENTS RECEIVED
FINANCIAL LITERACY TRAINING

22
PROPERTIES ACQUIRED FOR
REHABILITATION

23
REHABILITATED HOMES
SOLD TO NEW HOMEOWNERS



21
VACANT HOME REHABILITATIONS
COMPLETED

783
ILLEGALLY DUMPED TIRES
REMOVED

31,441
LINEAR FEET OF
SIDEWALK SCRAPED

195
BAGS OF TRASH
REMOVED

4,835
YARDS OF DEBRIS
REMOVED





18
OWNER-OCCUPIED
LIMITED REPAIR PROJECTS COMPLETED



7
OWNER-OCCUPIED
REHABILITATION PROJECTS COMPLETED



23
YOUTH GREENING
GRANT PROJECTS COMPLETED

6,000
HOURS OF VOLUNTEER SERVICE
FROM AMERICORPS MEMBERS

188
MEDIA APPEARANCES

\$4,616,949.75
**AWARDED IN GRANTS
AND CONTRACT COMMITMENTS**

\$3,428,681.89
**GENERATED
IN PROGRAM AND GRANT INCOME**

367
**VACANT HOUSES
BOARDED UP AND SECURED**





15

**Existing Neighborhood Action Plans
Continue to be Implemented:**

**Brownlee Woods, Cornersburg, Crandall Park,
Garden District, Greater McGuffey, Idora,
Lincoln Knolls, Oak Hill, Pleasant Grove, Powerstown,
Rocky Ridge, Sharon Line, Taft-Cottage Grove,
Upper West Side, and Wick Park**



3

**Meetings of the
Citywide Action Team**



ACTION PLAN RESULTS

4,299

**Grass Cuts
at Vacant Structures**

196

**Properties
Boarded and/or Cleaned Up**

145

Lots Improved

43

**Properties
Repaired or Rehabilitated**

92

**Priority Properties
Brought into Code Compliance**

97

Trees Removed





ACTION PLAN RESULTS

\$1,325,830 In Grant Funds Raised

287 Trees Planted

1 Neighborhood Sign Installed

256 Properties Demolished

1 Better Block Event Held

28 Community Workdays Held

50 Street Segments Resurfaced



Implementation Plan Completed Including Four Initiatives:

- Small Business Safety
- Residential Property Safety
- Community Empowerment
- Neighborhood Revitalization

1,440

Doors Knocked on During Canvassing

277

Surveys Completed

159

Individuals Receiving Resources

\$850,000

in Implementation Funding Received

7

**South Avenue Businesses/Organizations
Received Safety Grants/Improvements**

Homestead Park Safety Training Held



Cameras

Glenwood Park, Homestead Park

Lighting

Glenwood Park, Homestead Park, John White Park

Pavilion Rehabilitation

Crandall Park

ADA-Accessible Walkways

Lynn Park, John White Park

Basketball Court Resurfacing

John White Park

Walking Path Repair

John White Park

Climbing Structures

Homestead Park, John White Park

Additional Ammenities, Grills, Benches, Bike Racks

Glenwood Park, Homestead Park, John White Park

Outdoor Fitness Equipment

John White Park

\$150,000 in funding from the William Swanston Charitable Fund
of the Community Foundation of the Mahoning Valley

\$16,500 from the Hine Fund of the Youngstown Foundation





14
Bicycles Given Away

815
Bicycle Helmets Given Away

134
Safe Routes to School Events Held

2,495
Students Participated
in Safe Routes to School Events

**\$30,000 Awarded
from ODOT for
Safe Routes to School Coordinator
to Encourage Safe, Active Transportation
Among Students**

**5,000 Linear Feet of Sidewalk Replaced,
800 Feet of Crosswalks Installed,
and 26 Curb Ramps Installed
around Taft Elementary**

COMMUNITY WORKDAYS

DAY OF CARING
RESULTS

28	Volunteer Community Workdays
1,506	Volunteers Engaged in Community Efforts
367	Vacant Properties Cleaned and Secured by Community Volunteers
500+	Volunteers
3+	Miles of Sidewalk Cleared
500	Tires Removed
660	Cubic Yards of Debris & Trash Removed

Volunteers cleaned out and helped rehabilitate 2906 Glenwood Avenue, which will include a community space and cafe once complete.

Volunteers began work to revitalize the Youngstown Playhouse by cleaning up the exterior and helping to clean out and organize the interior of this historic asset.









6

**Linear Miles of Sidewalk Cleaned Up
and Brought Back into Safe/Usable Condition**

160

**Tractor Trailers of Brush Cleared
from Sidewalks and Lots to Make it Safer to Walk**

31

**Vacant Lots Stabilized with Split Rail Fencing
and Greening Improvements,
Including 1942 Glenwood,
Former Site of Problem Corner Store Demolished in 2017**

125

**2-inch Caliper Trees Planted on Vacant Lots
to Restore Urban Tree Canopy on Glenwood Avenue**

2

**Community Murals Installed
by Artist Tommy Morgan:
1 on Glenwood Avenue
1 on Oak Hill Avenue**





148
One-on-One Meetings
Held with Resident Leaders

1,440
Houses Canvassed

277
Surveys Completed

Citywide Action Team Established Including:

47
Resident Leaders

A partnership with the Alliance For Congregational Transformation Influencing Our Neighborhoods (A.C.T.I.O.N.) was formed in order to combat predatory land contracts in the City of Youngstown by out-of-state companies.

24

**Individuals, Couples, & Businesses
Nominated for
Neighborhood Champion Awards**

5

**\$1,000 Grants Awarded
for Neighborhood Projects**

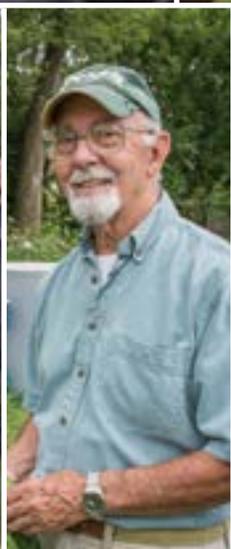
WINNERS:

Peggy Bosela
Joyce Davidson
Marguerite Douglas
Keland Logan
Thomas & Elnora Sipp

NOMINEES:

Mohammed Azam
Mary Danus
Tom Forestal
Rick Giles
Kyle Johnson
Eric Jones
Gary Koerth
Nancy & Russel Martin
Shalene McRae
Fr. Edward Noga & St. Patrick's Church
Jerry O'Hara
Fr. Kevin Peters
Tom Pipoly
John Slanina
Dorothy Smith
Southside Recycling
Claudia Sturtz
John Swierz
Raul & Victoria Valentine





10

**City Residents Hired Full Time
to Manage Day-to-Day
Property Maintenance Duties**

2,202

**Vacant Properties Received Regular
Grass Cutting and Lawn Maintenance**

10,580

**Unique Cuts Completed
NEARLY 4 TIMES
the Number Completed in 2014,
Prior to YNDC Management**





10

**City Residents Serving as YNDC
AmeriCorps REVITALIZE Team Members**

367

**Vacant Properties
Cleaned Up & Secured**

21

Vacant Homes Rehabilitated

783

Illegally Dumped Tires Removed

160

**Tractor Trailers of Blight
Removed from Vacant Properties**

6

**Linear Miles of Sidewalk Cleaned Up
& Brought Back into Usable Condition**

26

Neighborhoods Improved

2

AmeriCorps NCCC Teams Hosted

10

Members Serving at YNDC and TNP to Build the Capacity of Land Reuse, Housing, Neighborhood Stabilization, and Planning Programming at YNDC and Sub-Sites

1,506

Volunteers Managed to Support Community Projects

6,000+

Volunteer Hours Served

40

New Systems and Processes Implemented to Enhance Program Capacity

55

Staff & Volunteers Trained

28

Community Activities, Classes, & Workdays Coordinated

26

In-Kind Donations Leveraged to Support Revitalization Efforts





17

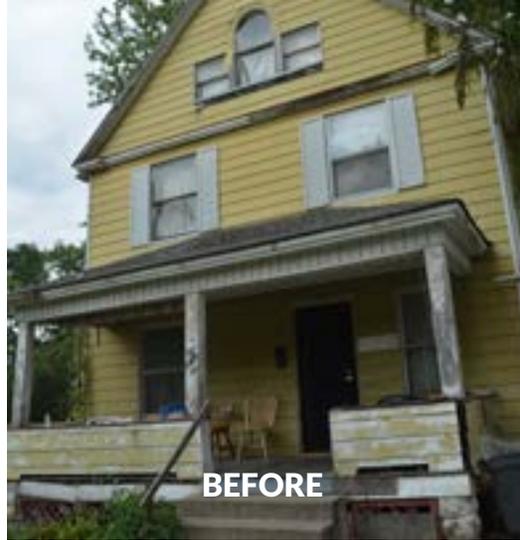
**Owner-Occupied Limited Repair Projects
Completed**

8

**Owner-Occupied Full Rehabilitations
Completed**

OWNER-OCCUPIED REPAIR





BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



22
Blighted Vacant Properties
Acquired for Rehabilitation

21
Vacant Properties
Rehabilitated





BEFORE



BEFORE



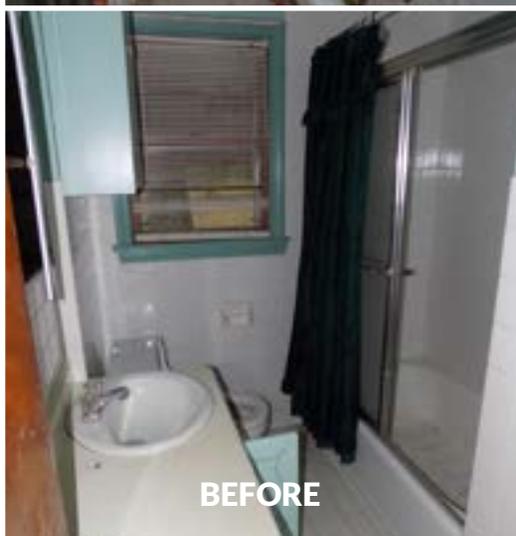
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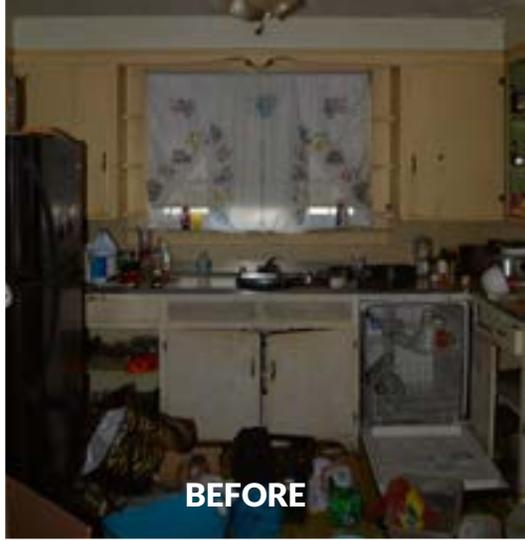
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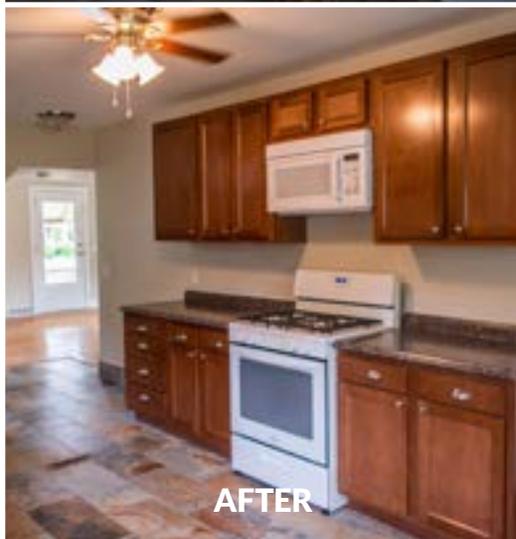
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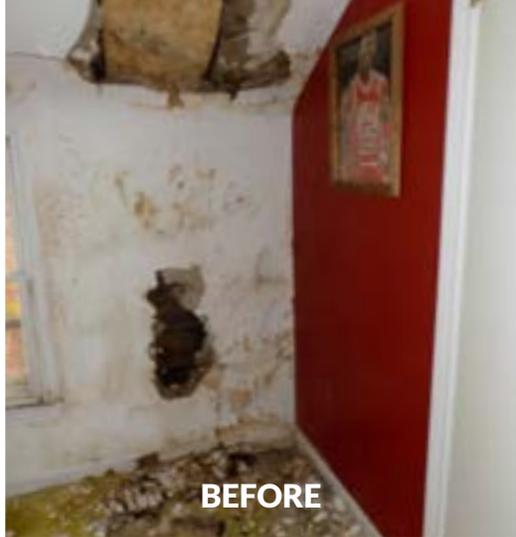
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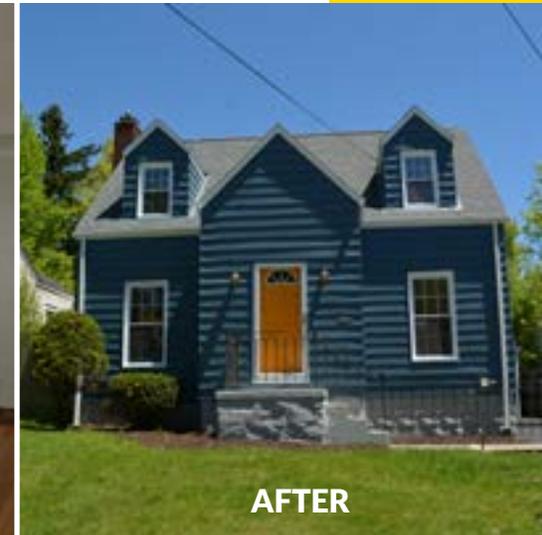
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AFTER



AFTER



BEFORE



BEFORE



AFTER



AFTER





301
New Clients Enrolled
in HUD-Approved Housing Counseling



54
Homes Purchased
by HUD-Approved Housing Counseling Clients

360
Total Clients Served
by HUD-Approved Housing Counseling



REVITALIZE HOME MORTGAGE

REVITALIZE Home Mortgage (RHM) launched a new community lending program in 2017 in partnership with the City of Youngstown, Home Savings Bank, The Raymond John Wean Foundation, and the Youngstown Neighborhood Development Corporation (YNDC). The City of Youngstown provided a \$500,000 grant and The Raymond John Wean Foundation provided a \$200,000 grant to capitalize the loan fund that provides first-mortgage loans to individuals who are unable to obtain bank financing to purchase homes rehabilitated by YNDC. Loans are serviced at no charge by Home Savings Bank.

RHM provides a first-mortgage financing source with flexible underwriting criteria for borrowers who don't meet requirements for conventional banking products. Specifically, RHM requires a lower minimum credit score than traditional lenders, accepts alternative sources of credit from applicants without a traditional credit score, and does not count deferred federal student loans in borrowers' debt-to-income ratio calculations – addressing barriers that typically trigger denials from traditional lenders. Education and accountability measures are also built into the program, providing new homeowners with the tools necessary to ensure that they are successful in the long term and encouraging wealth building.

RHM provided **1 first mortgage loan in 2017** and looks forward to obtaining CDFI certification and providing many more loans to homebuyers in 2018.



COMMUNITY LOAN FUND

4

Loans Paid Off

0

Foreclosures



58
Clients Received
One-on-One Financial Counseling

181
Clients Participated in Classes
and Received Technical Assistance

9

Free Cooking Classes Held at YNDC

45

**Free Cooking Classes Held
at Partner Organizations**

2

Free Farming Classes Held

4

**Farm Apprentices Trained
in Growing Techniques**

2

**Double-Up Outlets
Funded by USDA FINI**





\$22,000

in Farmer's Market Sales

\$10,358.50

USDA Food Insecurity Nutrition Incentive
Dollars Spent in 2017

\$2,730.00

Double-Up Direct Dollars

\$7,628.50

FVRxP Direct Dollars

Iron Roots Urban Farm offered C.S.A. shares for the 2017 Farmer's Market Season. C.S.A. stands for Community Supported Agriculture. It is a subscription business model for farms to provide their seasonal produce to customers. Iron Roots Urban Farm was able to serve over 60 individuals during the 2017 season, providing weekly shares of peppers, tomatoes, eggplants, and more!





13
Youth Greening Projects Completed

31
Vacant Lots Improved

24
Vacant Lots Stabilized
on Greater Glenwood Avenue Corridor

**Added new YNDC vehicle parking lot
to increase efficiency of operations
at 820 Canfield Road**

**UTV added to YNDC fleet
to complete snow removal
and property maintenance tasks**

**Acquired van for use
by Clean and Green Team**

**747 Parkview Avenue Garage
storage area expanded to provide additional space
for property maintenance
and neighborhood cleanup programming**

**White pickup added
to YNDC fleet
for construction team**



CONSOLIDATED STATEMENT OF FINANCIAL POSITION

Year Ended December 31

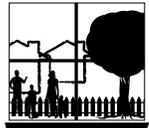
ASSETS		
	UNAUDITED 2017 TOTAL	UNAUDITED 2016 TOTAL
CASH & CASH EQUIVALENTS	\$483,600.51	\$522,229.42
ACCOUNTS RECEIVABLE	\$6,490.45	\$64,655.45
OTHER CURRENT ASSETS	\$339,416.54	\$416,735.00
FIXED ASSETS	\$1,534,527.59	\$1,398,415.82
OTHER ASSETS	\$1,384,096.15	\$1,399,879.64
TOTAL ASSETS	\$3,748,131.24	\$3,802,045.33
LIABILITIES & EQUITY		
TOTAL LIABILITIES	\$1,402,855.30	\$1,404,718.56
TOTAL EQUITY	\$2,345,275.94	\$2,397,326.77
TOTAL LIABILITIES & EQUITY	\$3,748,131.24	\$3,802,045.33

*12/31/17 Unearned Grants Receivable - \$4,616,949.75

CONSOLIDATED STATEMENT OF FINANCIAL INCOME & EXPENSES

Year Ended December 31

INCOME		
	UNAUDITED 2017 TOTAL	UNAUDITED 2016 TOTAL
FOUNDATION AND BANKS	\$457,371.25	\$321,955.00
DIRECT PUBLIC SUPPORT	\$7,820.41	\$9,559.12
GOVERNMENT GRANTS & CONTRACTS	\$1,389,472.36	\$1,548,185.76
INVESTMENTS	\$1,603.75	\$1,343.87
OTHER INCOME	\$5,809.43	\$4,800.45
PROGRAM INCOME	\$1,566,604.69	\$874,518.91
TOTAL REVENUE	\$3,428,681.89	\$2,760,363.11
EXPENSES		
PAYROLL	\$165,342.18	\$158,131.24
PAYROLL EXPENSES	\$13,895.84	\$12,395.89
FACILITIES & EQUIPMENT	\$43,185.49	\$16,464.22
OPERATIONS	\$50,418.98	\$48,067.97
INSURANCE & BENEFITS	\$13,727.00	\$32,314.60
MEETINGS	\$2,713.67	\$2,537.12
CONTRACT SERVICES	\$40,634.99	\$39,317.50
CONFERENCES & SEMINARS	\$2,786.82	\$10,360.71
PROGRAM EXPENSE	\$3,001,388.60	\$2,254,360.70
TOTAL EXPENSES	\$3,334,093.57	\$2,573,949.95
NET INCOME	\$94,588.32	\$186,413.16



**YOUNGSTOWN
NEIGHBORHOOD**
DEVELOPMENT CORPORATION

www.yndc.org • 330.480.0423
820 Canfield Road, Youngstown, Ohio 44511



Youngstown Neighborhood
Development Corporation



@youngstownndc

