



## Youngstown Partners with Eight River Cities for \$32.42 Million NSP2 Grant Application

As the lead entity under the Mahoning River Cities, the CDA is submitting a \$32.42 million application for the Neighborhood Stabilization Program II grant.

In the biggest recent example of regional collaboration, Youngstown is joined by the cities of Warren, Niles, McDonald, Struthers, Campbell, Lowellville, Newton Falls and Girard.

In addition to partnering with these cities, Youngstown will also be working with non-profits, which will take on some of the land banking and redevelopment responsibilities. In the application the CDA has outlined a three-year spending plan that includes demolition, land banking, rehabilitation and redevelopment.

### Demolition

The CDA has asked for

\$7,931,000 that would go toward demolishing a total of 1,603 units across the nine cities. Youngstown would receive an allocation of \$5,984,000, which would fund demolition for 1,200 structures in the city itself.

### Acquisition

A total of \$10,550,000 will go toward acquisition and rehabilitation. The CDA will work with Youngstown and Trumbull Metropolitan Housing Authorities. It will also partner with non-profit housing organizations.

### Land Banking

A total of \$3,189,000 will go toward land banking, which will achieve a projected outcome of 995 units.

### Redevelopment

A total of \$3,800,000 will go toward redevelopment. Individually, the City of Youngs-

town will work with \$1,300,000 of the funding for a projected outcome of nine new rental units for residents at 50 percent AMI.

### Other

A total of \$3,750,000 will go toward financing home purchases. Additionally, up to 10 percent of total funds requested, \$3,200,000, will go toward administrative costs.

All grant funding must target residents at 120 percent of the area median income. Additionally, 25 percent of the funds must go toward housing for residents at 50 percent of the median income. In order to be eligible for funding, the CDA also needed to show that the targeted areas had a foreclosure rate of at least 18. The CDA submitted the application to the U.S. Department of Housing and Urban Development on July 17.

## Local Filmmaker to Produce Neighborhood Documentary

Writer and director Chris Rutushin will produce a documentary that looks at Youngstown neighborhoods and examines how the city's changes have affected its residents.

Rutushin, who directed the locally-filmed "Fine-Tune," will work with local musician Khaled Tabbara of The Zou to produce the film.

Rutushin and Tabbara met

with CDA Director Bill D'Avignon last month to discuss the project, which will be filmed in sections. Much of the filming will explore how residents deal with changes to their streets caused by relocation, abandonment and even demolition.

The documentary will become a timeline of sorts for the changing face of Youngstown.

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## Youngstown Implements Sustainable Deconstruction Program

The CDA has completed the first two deconstructions in a series of projects part of the city's new deconstruction program, which will become the first choice over traditional demolition. Using deconstruction will allow the city to reuse 60 percent of materials.

David Bennink, of Reuse Consulting, has educated the CDA on proper deconstruction practices and is overseeing the project. The project was made possible through a grant from region 5 of the Ohio Environmental Protection Agency; the grant also

requires the CDA to develop deconstruction guidelines. By the end of 2009, the CDA aims to complete at least 10 more deconstructions. The CDA received considerable attention from the local media for their first deconstruction project, a Brentwood Avenue property.



The Business Journal, The Vindicator, and local TV stations WYTV Channel 33 and WKBN Channel 27 all covered the event. Environmental building blogs have even covered the story.

"Blighted and abandoned structures are a huge financial burden for the community. It is about transforming this tremendous challenge into an opportunity," said Special Projects Coordinator Steve Novotny.

The city hopes that the deconstruction will become a viable alternative to demolition.

## Habitat for Humanity Holds Ribbon Cutting for East Side Homes

Habitat for Humanity of Mahoning County had a ribbon cutting ceremony July 11 to celebrate the construction of two new homes, located on 16 and 20 Maranatha Dr. in Youngstown.

The ceremony also gave attendees a chance to tour the houses.

The ground was blessed for the homes at the end of February, and construction started in March. Volunteers worked on them daily. The homes were

funded through a contribution of over \$150,000 from local and national sponsors. The recipients will move into their new homes later this month.

The new homes are part of a four-home initiative in the East side, and were built by volunteers from St. Charles Borromeo Parish of Boardman, Mahoning County Youth Build, Westminster College, local neighborhoods and other locations.

There are definite plans for Habitat to build one more

home, though it is looking to build a total of two. The homes will likely also be on Maranatha; Habitat says there is room for three more homes at that location.

With the construction of two new homes, Habitat for Humanity has now built a total of 30 houses, which are Energy Star rated. Habitat for Humanity has been providing new homes for Mahoning County since 1992, when it first constructed two new houses.

**"There are definite plans for Habitat to build one more home, though it is looking to build a total of two."**

## City Plans Demolition, Acquisition Projects for NSP Grant Funds



With funds from the Neighborhood Stabilization Program, the City of Youngstown plans to demolish 400 structures and implement acquisition and rehabilitation projects with Youngstown Metropolitan Housing Authority and Youngstown Neighborhood Development Corporation. Youngstown was awarded \$2.7 million in NSP funds. Out of this, \$1.3 million will go toward

demolition, making the removal of blighted structures the top focus for the city. To date, four demolition contracts have been let, for a total of 30 structures at a cost of \$66,297.

In addition to demolition, the city will also work with housing projects. Partnering YMHA and YNDC, the city will start shortly on Acquisition and Rehabilitation projects. A total of \$1.1 million is allocated to this activ-

ity, of which \$678,000 will benefit housing for low income persons.

Youngstown will also use NSP funds to continue research started with Youngstown State University. A contract for the Regional Property Information System (RPIS) was signed between the city and YSU for \$58,000 of the \$270,000 of NSP funds set aside for administrative purposes.

## Sub-recipient Highlight: Beatitude House

**“The goal of the program is to give non profits the opportunity to build a for profit side to their organizations.”**

As part of a project that helps non profits develop successful for profit programs, Beatitude House will start a “green” cleaning service that will employ some of the clients that the organization helps.

Beatitude House was one of six non profits chosen by The Wean Foundation to train with Common Wealth Ventures. The goal of the program is to give non profits the opportunity to build a for profit side to their organizations.

The project will also give the women that Beatitude House helps the chance to learn valuable workplace skills.

The cleaning service will become part of the focus of the Potter’s Wheel. Eventually, the service

will be jointly owned by Beatitude House and the workers.

Women who become cleaning service employees will undergo training and receive a living wage.

Eventually, some of them could become field supervisors or work with marketing and sales. Beatitude House plans to hire low-income individuals as part-time cleaners.

The service will be located at The Education and Career Preparation Site in Youngstown’s West side.



The Potter’s Wheel Education and Career Preparation Program was developed in 1997 to offer career counseling, computer literacy, counseling, tutoring, financial literacy, GED prep and life skills to women.

Sponsored by the Ursuline Sisters, the Beatitude House was started in 1991 to help disadvantaged women and children.

It offers free housing to homeless families for up to two years, and also offers a Permanent Supportive Housing Program for homeless women with disabilities or those with children with disabilities. The Beatitude House also works with Trumbull County Housing Collaborative to bring its services to Warren.



## CDA to Hold CDBG Training for 19 Sub-recipients, Awardees

The CDA will hold CDBG training meetings for sub-recipients and sub-awardees from August 18-19 from 9 a.m. to 1 p.m. in the Community Room of the Covelli Center.

The first session, on Aug. 18, will be for previous

recipients, while the second session, on Aug. 19, will be for new recipients and sub-awardees from the city. A total of 19 sub-recipients and sub-awardees, including governmental agencies, non profits, for profits, and city departments, will attend training. Beverly Hosey, director

of Monitoring and Compliance at the CDA, will be in charge of the training. Hosey said she aims to make the sessions interactive. While there are numerous regulations involved, it is important to understand the vision behind the funds. “This is all for the community,” she said.

## Dayton Symposium to Challenge *Forbes*’ “Dying Cities” Label

From August 7-9, The City of Dayton will host the 10 Living Cities Symposium and Arts Festival on the one-year anniversary of the *Forbes*’ “Dying Cities” article.

CDA Director Bill D’Avignon and Mayor Jay Williams will attend the event, where the mayor will deliver a presentation about the *Youngstown 2010* Plan.

The event will feature artists, activists, community leaders and organizers. The Symposium will dedicate a day to urban development.

On the second day of the event, planning leaders will get a chance to present current city planning projects that each of their cities are working on. The event will also merge city plan-

ning with artistic appreciation. Artists from all ten cities will be showing their work.

Additionally, Dayton also planned a photography contest, in which professional photographers will submit photos illustrating why the 10 cities are not “dying,” but rather “living” instead. The photography will be displayed at the Symposium.

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HUD's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination. To fulfill this mission, HUD will embrace high standards of ethics, management and accountability and forge new partnerships — particularly with faith-based and community organizations — that leverage resources and improve HUD's ability to be effective on the community level.



The CDA's Mission is to positively impact the quality of life for city residents while remaining sensitive to their needs and concerns. To accomplish this, the CDA will efficiently and effectively administer resources to help eliminate slum and blight in neighborhoods, foster suitable and positive living environments, and expand economic opportunities. Resources will be amplified by partnering with organizations having similar missions. Services will be provided in a manner that is fair, consistent, compliant and professional, with respect for the dignity of the citizens served.

## Youngstown Rated One of 10 Best Cities to Start a Business

### “Youngstown, Ohio, anyone?”

This question graced the cover of Entrepreneur Magazine's August issue, which ranked the city as one of the top 10 places to start a business. The nine other cities were Las Vegas, Portland, Ore., Orlando, Fla., San Diego, Phoenix, Atlanta, Madison, Wis., and Austin, Texas.

The magazine labeled Youngstown “The Dreamer,” for its efforts to abandon its past economic struggles, and highlighted the Youngstown Business Incubator as a strong asset. Specifically, the article pointed to Turning Technologies. In the article, Co-founder Mike Broderick credited the success of Turning Technologies to the low cost of rent in the city. “I've found Youngstown to be a brilliant place for a startup,” Broderick told the magazine.

The city received accolades

for its positive attitude toward embracing change. Broderick in particular, noted that the accessibility of government officials made it easier to accomplish things.

“In most markets, I'd just be running another small company,” he said. “But here, I can dial the congressman or mayor when I'm having problems and they'll take my call. That gives you the ability to accomplish a lot of things,” Broderick told the magazine. Though it was noted that Youngstown had past economic turmoil, the article stressed that the city was emerging from this, stating that “in the last decade, something special has happened.”

The article has received considerable attention in the blogging world, where it's been picked up and further distributed. While it's refreshing to see an article that is for rather than against

Youngstown, the nature of the article gives the city a unique marketing opportunity. Youngstown can post its new top 10 status every-

Establish your business in  
**YOUNGSTOWN**  
A TOP 10 CITY TO  
START A BUSINESS  
**Entrepreneur**  
MAGAZINE

where — on banners around the city, on logos, on its website. In a Vindicator article about the topic, Mayor Jay Williams spoke to the same idea. “It will help us as we go out and continue to sell ourselves nationally,” he said.

By making the status visible and accessible, the city will create a positive attitude toward change. It will be a significant tool in attracting prospective businesses to the area. Just as importantly, however, the visibility will also boost the morale of local businesses and citizens.

“It will help us as we go out and continue to sell ourselves nationally.”