



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

**2024
ANNUAL
REPORT**



TABLE OF CONTENTS

1	Funders
3	Team Members
4	Revitalization Review
5	Major Grant Awards
9	Housing Counseling
11	Real Estate Development
22	Owner-Occupied Home Repair
27	Glenwood Avenue Corridor Improvements
33	Neighborhood Engagement & Organizing
37	Neighborhood Cleanup
40	Mahoning Valley TreeCorps
42	Glenwood Fresh Market
44	YNDC Impact
45	Financial Statements

FUNDERS

CORE FUNDERS

The Raymond John Wean Foundation
City of Youngstown

Program Investors

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
Enbridge
Farmers National Bank
Federal Home Loan Bank of Cincinnati Affordable Housing Program
Federal Home Loan Bank of Cincinnati Carol M. Peterson Housing Fund
Federal Home Loan Bank of Pittsburgh Affordable Housing Program
First National Bank Community Foundation
Florence Simon Beecher Foundation
Frances Schermer Charitable Trust
Frank and Pearl Gelbman Foundation
Healthpath Foundation of Ohio
HUD Comprehensive Housing Counseling Grant
HUD Older Adult Home Modification Program
Huntington Foundation
J. Ford Crandall Memorial Foundation
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
NeighborWorks America
Ohio Housing Trust Fund
Ohio Housing Finance Agency
PNC Foundation
Premier Bank
Produce Perks Midwest
Schwebel Family Foundation
Senator Maurice and Florence Lipscher Charitable Fund
The Youngstown Foundation
Thomases Family Endowment of the Youngstown Area Jewish Federation
United Way of Youngstown and the Mahoning Valley
USDA Forest Service Urban and Community Forestry Inflation Reduction Act Grant Program
USDA Rural Housing Preservation Grant
Walter and Caroline Watson Foundation
Ward Beecher Foundation
Western Reserve Health Foundation
William Swanston Charitable Fund
Youngstown Rotary Foundation

INDIVIDUAL DONORS

Toma Barclay
Michael Beckham
Harry Benchwick
Ian and Krista Beniston
Germaine and Julius Bennett
Lauren Berry
Martin Boetcher
Leslie A. Brown
Nicholas Chretien
Alex Czayka
Tricia D'Avignon
Andrew Danus
Jack and Janis Daugherty
Carl Diggs
Patricia Dougan
Marguerite Douglas
Kaytlin Felger
Suzanne Fleming
Debora Flora
Debbi and Jeff Grinstein
Marcia Haire-Ellis
Windhaven House Inc.
Promise-Community Hub
Larisa Hull
Thomas Hull
Jordan Karim
Jennifer Kendall
Phil Kidd
Amanda King

Kennedy Kish
Mary Krupa
Elliot Legow
Shawna L'Italien
Alan Mallach
John McNally
Lisa Metzinger
Albert and Rosalyn Miller
Justin Mondok
Sara Palowitz
David Redig
Jennifer and Jason Roller
Robert Rostan
George Rovder
Alan Setz
Gary Sexton
Michael Shirilla
Willet Sims
Dave Slanina
David Sokol
JoAnn Stock
John Swierz
Pat Tate
Sara Tkac
Tonya Traylor
John Welsch
Chris White
Jessica Williamson

TEAM MEMBERS

Board of Directors

Ms. Marguerite Douglas, President

Mr. Juan Santiago, Vice President

Ms. Debbi Grinstein, Treasurer

Mr. Phil Kidd, Secretary

Mr. Steve Avery

Mr. Julius Bennett

Ms. Rosetta Carter

Ms. Leigh Greene

Ms. Lisa Metzinger

Mr. Chris White

Ian Beniston, AICP, HDFP, Executive Director

Tiffany Sokol, HDFP, Housing Director

Jack Daugherty, AICP, HDFP, Neighborhood Stabilization Director

Sara Daugherty, Reinvestment Director

Liz Ifill, Office Manager

Jennifer Kendall, Housing Program Manager

Sara Palowitz, Housing Program Coordinator

Faith Logan, Housing Program Coordinator

Alex Viglio, Housing Counselor

Susan Payton, Glenwood Fresh Market Manager

Vi Aguirre, Community Engagement Manager

Jasmine Pierce, Neighborhood Stabilization Program Assistant

Matthew Shelby, Housing Project Inspector

Aaron McClendon, Marketing Coordinator

Lola Lewis, TreeCorps Arborist and Training Manager

Mike Long, TreeCorps Project Manager

Jeff Kramer, Property Maintenance Manager

Kenneth Bonifas, Property Maintenance Manager

Mike Ondo, Construction Team Member

Joshua Potkay, Construction Team Member

Angel Cruz, Grass Cutting & Clean Up Team Member

Brittany Haynes, Grass Cutting & Clean Up Team Member

Kurtis Williams, Grass Cutting and Cleanup Team

Steve Sabatini, Grass Cutting & Clean Up Team Member

Adam Wagner, Grass Cutting & Clean Up Team Member

Patricia Tate, Glenwood Fresh Market Associate

Anika Jacobs-Green, Glenwood Fresh Market Associate

Henrietta Lewis, Glenwood Fresh Market Associate

Grace Persing, Neighborhood Stabilization Intern

Jacob Stanko, Neighborhood Stabilization Intern

REVITALIZATION REVIEW



HOUSING COUNSELING
CLIENTS SERVED

273

HOMEOWNERS
CREATED

74

8,350

LINEAR FEET OF
SIDEWALKS
SCRAPPED

ROOF REPLACEMENTS
COMPLETED

175

16

VACANT HOUSING
UNITS REHABILITATED

CUBIC YARDS OF DEBRIS
REMOVED FROM YOUNGSTOWN
NEIGHBORHOODS

4,174

184

ESSENTIAL REPAIRS
COMPLETED

TREES PLANTED

641



MAJOR GRANT AWARDS

Welcome Home Ohio

\$5,000,000

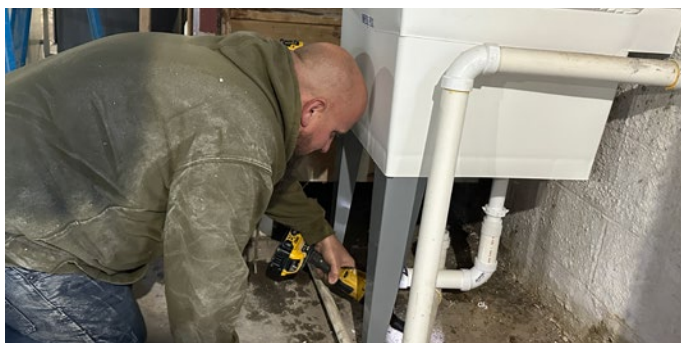
On Thursday, October 24, 2024, the Ohio Department of Development (ODOD) awarded \$5,000,000 in Welcome Home Ohio (WHO) program funding to Mahoning County Land Bank (MCLB) in partnership with the Youngstown Neighborhood Development Corporation (YNDC) to create new affordable housing opportunities. The ODOD grant will be used to construct 19 new homes for affordable homeownership. The new homes will be constructed in multiple neighborhoods throughout Youngstown and Mahoning County.

Huge thanks to the Mahoning County Land Bank for the ongoing partnership and to the Welcome Home Ohio program!



Federal Home Loan Bank of Cincinnati Affordable Housing Program

\$2,541,000



On November 21, 2024, YNDC was awarded 3 grants totaling \$2,541,000 from the Federal Home Loan Bank of Cincinnati's Affordable Housing Program. YNDC partnered with Premier Bank on two of the applications.

One application was awarded \$1,500,000 and will support home repair to 150 units of housing. Our second application submitted through Premier Bank was awarded \$336,000 and will support the construction of six new rental units. YNDC also partnered with Huntington Bank on one application that was awarded \$705,000 and will support down payment assistance of up to \$18,000 per unit to 30 homeowners in the Mahoning Valley.



Many thanks to the Federal Home Loan Bank of Cincinnati, Premier Bank and Huntington National Bank!

Welcome Home Ohio

\$2,415,000



On Wednesday, May 29, 2024, the Ohio Department of Development (ODOD) awarded \$2,415,000 in Welcome Home Ohio (WHO) program funding to Mahoning County Land Bank (MCLB) in partnership with the Youngstown Neighborhood Development Corporation (YNDC) to create new affordable housing opportunities. The ODOD grant will be used to renovate six vacant houses and build six newly constructed homes, for a total of 12 affordable homeownership units.

YNDC will leverage additional funding to ensure high quality renovations that contribute to neighborhood stabilization, return vacant property to productive use, and create high quality affordable homeownership opportunities.



MCLB will purchase six newly constructed homes from YNDC using WHO Purchasing funds. The new homes will be a minimum of three bedroom, two bathroom, two-car garage homes.

YNDC will manage the development and construction of six vacant houses, including one that MCLB owns on Stocker Avenue

Huge thanks to the Mahoning County Land Bank for the ongoing partnership and to the Welcome Home Ohio program!

City of Youngstown CDBG and HOME Funds

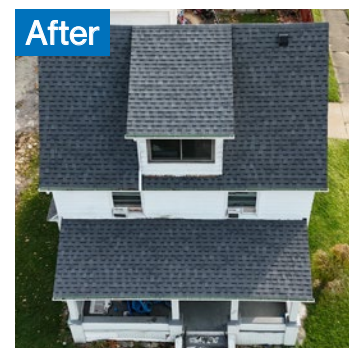
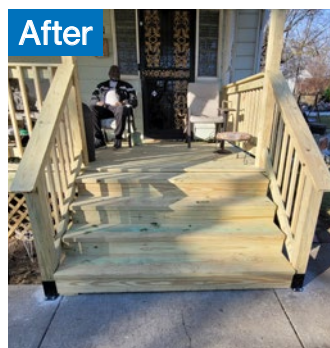
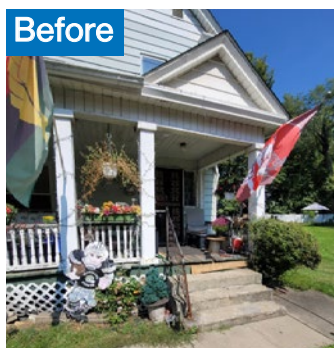
\$1,650,649

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:

- HOME50 Strategic Acquisition And Rehabilitation \$141,779
- HOME50 New Construction \$470,649
- CDBG50 Roof Replacement \$300,000
- CDBG50 Emergency Repair \$300,000
- CDBG50 REVITALIZE \$40,000

-CDBG Neighborhood Improvements \$540,000

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



Federal Home Loan Bank of Pittsburgh

\$1,500,000



On Thursday, December 12, 2024, the Youngstown Neighborhood Development Corporation was awarded \$1,500,000 in grants from the Federal Home Loan Bank of Pittsburgh's Affordable Housing Program for affordable housing development. PNC Bank is the member bank supporting YNDC's application and partnering on the projects.

Avenue and the renovation of four homes on Pearce Avenue and Lake Drive. "YNDC is happy to announce this investment that will allow for the creation of another ten high quality new housing units along the greater Glenwood Avenue corridor as part of our long term and incremental neighborhood stabilization work. We are grateful to our partners at the Federal Home Loan Bank of Pittsburgh, PNC Bank, Mahoning County Land Bank, City of Youngstown, Mahoning County, The Raymond John Wean Foundation, Flying High and others for their support and partnership in creating this success," said Ian Beniston, YNDC Executive Director. The projects will be completed in 2025.



The grant award will assist with the construction of three new duplexes in the City of Youngstown along Glenwood



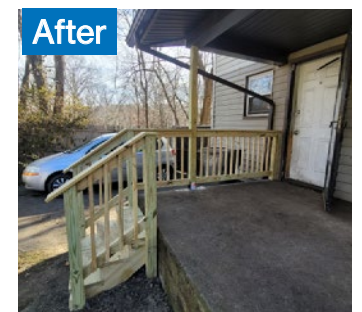
HUD Older Adult Home Modification Program

\$1,250,000

On April 9, 2024, YNDC was awarded a \$1.25 Million Grant from the HUD Older Adult Home Modification Program grant. This was a nationally competitive grant program and YNDC was one of three awardees in Ohio.

The funding will be used to make accessibility modifications and necessary repairs for households with an older adult. YNDC is partnering with EasterSeals and Trumbull Neighborhood Partnership (TNP) on the program.

The services will be provided in Mahoning and Trumbull Counties. TNP and YNDC will complete the necessary outreach and intake processes. Occupational Therapists and Occupational Therapy Assistants from Easterseals will conduct assessments of eligible homes and assist with prioritizing necessary home modifications. YNDC will manage the projects.



Congressionally Directed Spending Award

\$1,020,000

On Saturday, March 9, 2024, President Biden signed H.R. 4366, the "Consolidated Appropriations Act, 2024," into law. The bipartisan spending bill including a Congressionally Directed Spending award of \$1,020,000 for the Foster Theater

that was put forth by US Senator Sherrod Brown. The funding will be used for the renovation of the Foster Theater. YNDC is humbled and extremely grateful for the support of US Senator Sherrod Brown and his team in

Brown and his team in prioritizing YNDC's request. YNDC is also thankful for the support of all of our community partners that allowed us to demonstrate this project is a priority. HUGE thank you to all involved.



Lead Safe Ohio

\$800,000



On February 15, 2024, the Mahoning County Commissioners approved an agreement between YNDC and the Mahoning County Healthy

Homes and Lead Hazard Control Department to provide \$800,000 in Lead Safe Ohio funding to YNDC. The funding will be used to make lead safe improvements to housing units in the City of Youngstown. Huge thanks to the Mahoning County Commissioners and Mahoning County Healthy Homes and Lead Hazard Control Department!

The Raymond John Wean Foundation

\$600,000

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!



HOUSING COUNSELING

New Clients
Enrolled in Housing
Counseling

273

Homes Purchased
By Housing Clients

71

Total Housing
Counseling Clients
Served

321





Housing Counseling SPOTLIGHT

LORRAINE

After decades away, Lorraine returned to Youngstown in 2008 with the goal of planting roots in the community through homeownership. Through the Youngstown At Home Program, she was able to purchase a home renovated by YNDC which exceeded her expectations. The property featured hardwood floors, updated windows and doors, and a spacious enclosed back porch. Lorraine immediately embraced her new neighborhood, building connections with her neighbors and finding common ground with the community. She describes homeownership as a transformative experience, significantly enhancing her quality of life. Already, she has begun beautifying her property, planting over 150 spring bulbs and planning additional landscaping projects.

Lorraine's journey to homeownership was marked by determination and a commitment to learning. Through YNDC's Housing Counseling program, as well as courses offered by Fannie Mae, Freddie Mac, and Catholic Charities, she gained valuable knowledge about the homebuying process and her responsibilities as a homeowner. Having previously lived in apartments for ten years, Lorraine acknowledges that the transition to homeownership required perseverance but believes the results were well worth the effort. Her story highlights the impact of programs like YNDC's Housing Counseling in empowering residents to achieve long-term stability and pride in their homes while contributing to neighborhood revitalization efforts in Youngstown.



REAL ESTATE DEVELOPMENT

Vacant Units
Acquired for
Rehabilitation

17

Vacant Units
Rehabilitated

9

New Units
Constructed

7



REAL ESTATE DEVELOPMENT

844 W Indianola



4333 Helena



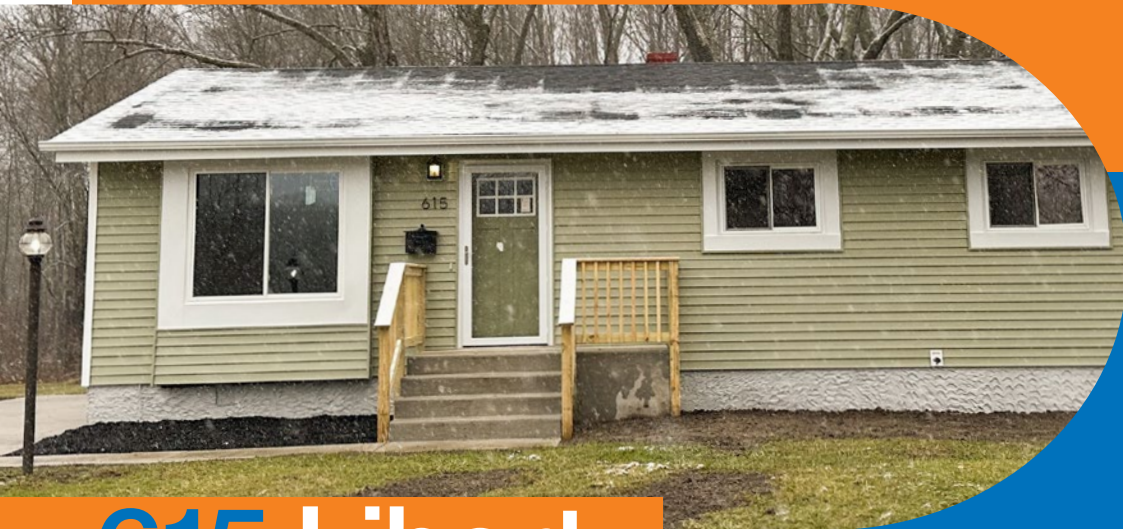
135 S Osborn



2836 Rogers



REAL ESTATE DEVELOPMENT



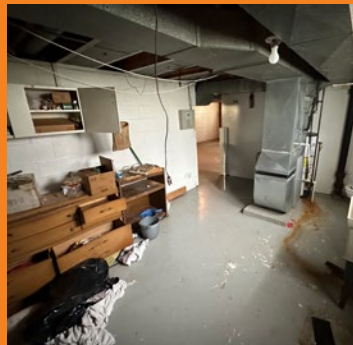
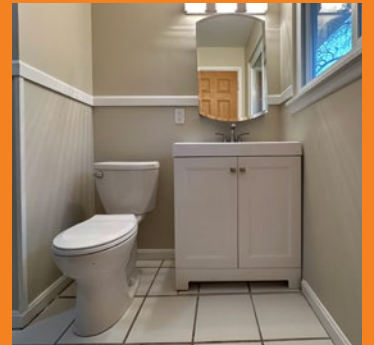
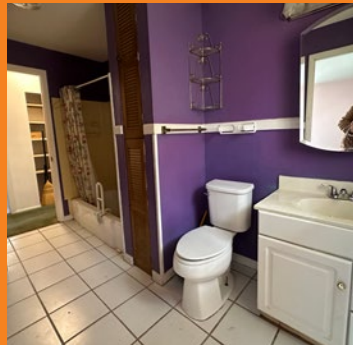
615 Liberty

BEFORE

AFTER

BEFORE

AFTER



REAL ESTATE DEVELOPMENT



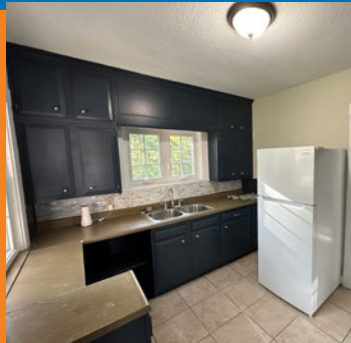
2836 Rogers

BEFORE

AFTER

BEFORE

AFTER

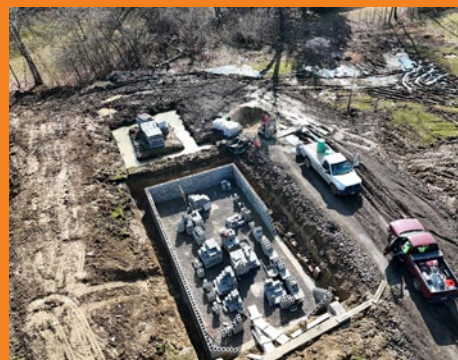
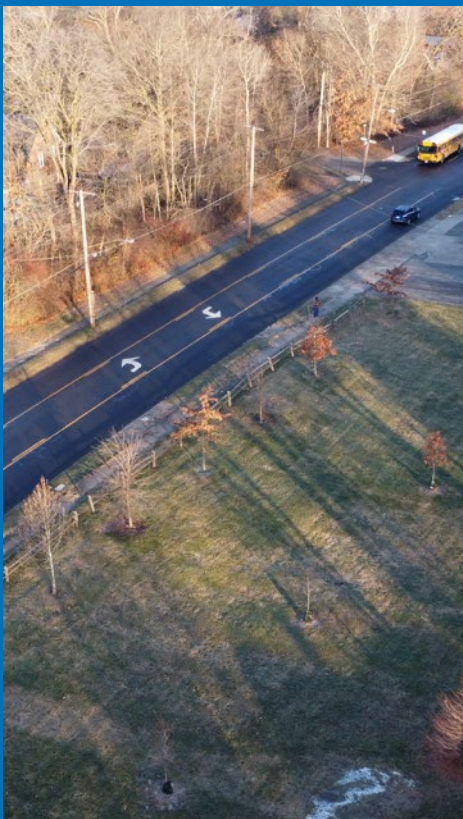


NEW CONSTRUCTION

GLENWOOD DUPLEXES



On September 18, YNDC proudly marked the construction of two duplexes at 3017 and 3029 Glenwood Avenue. This transformative project created four modern, energy-efficient apartment units, each featuring two bedrooms, two bathrooms, open-concept living, dining, and kitchen areas, as well as in-unit laundry. Each 1,100-square-foot unit includes covered and visitor parking, providing safe and comfortable homes for new residents.



NEW CONSTRUCTION GLENWOOD DUPLEXES



The success of this development reflects the power of collaboration. Financing was provided from the Federal Home Loan Bank of Pittsburgh's Affordable Housing Program and the City of Youngstown's HOME program, with PNC Bank serving as YNDC's partner bank and construction financier. The Mahoning County Land Bank provided the lots, while Joe Koch Construction led the building efforts. Additional support came from The Raymond John Wean Foundation, Sixth Ward Councilwoman Anita Davis, surrounding neighbors, and the Glenwood Neighbors Business Association.

With the completion of these duplexes, YNDC continues to strengthen the Glenwood Corridor by transforming vacant lots into quality housing, fostering neighborhood revitalization, and supporting long-term community stability. Looking ahead, YNDC will construct a second phase of development in spring 2025.



NEW CONSTRUCTION

BERNARD STREET



In 2023, YNDC embarked on the Bernard Street New Revitalization Project, transforming a long-neglected section of Youngstown into a thriving residential corridor. This ambitious endeavor was made possible through a collaborative partnership with the City of Youngstown, Councilman Julius Oliver, and the Mahoning County Land Bank. With \$725,000 in American Rescue Plan funding secured by Councilman Oliver, the project set the stage for significant neighborhood revitalization.

The first step involved assembling and replatting all vacant lots on the north side of Bernard Street. YNDC worked closely with the Mahoning County Land Bank to acquire these properties while also assisting the homeowner at 321 Glenwood Avenue with critical exterior repairs, ensuring existing residents benefited alongside new development.



By March 2024, site preparation was in full swing. Over 550 cubic yards of debris, dead trees, and overgrown vegetation were cleared from the lots. This groundwork laid the foundation for constructing three new, energy-efficient single-family homes at 1024, 1032, and 1040 Bernard Street. Each home features approximately 1,500 square feet of living space with three bedrooms, two bathrooms, first-floor laundry, an open-concept kitchen and living area, and an attached two-car garage.



NEW CONSTRUCTION BERNARD STREET



The project's success reflects a powerful network of support. PNC Bank provided construction financing, while Joe Koch Construction served as the builder. Additional backing came from The Raymond John Wean Foundation, the City of Youngstown, and the Glenwood Neighbors Business Association. Community engagement and cross-sector collaboration were integral in turning the vision for Bernard Street into a reality.

On September 26, 2024, YNDC proudly completed Phase One of the Bernard Street project. This milestone included constructing three new homes, repairing broken sidewalks, installing curbs, repaving the street, and upgrading essential infrastructure like water boxes. The remaining lots have already been prepared for Phase Two, which will break ground Quarter 1 2025.





New Homeowner SPOTLIGHT

ROBERT

Robert, a Wisconsin native and military veteran, became the proud first owner of a newly constructed home on Bernard Street, part of YNDC's affordable housing initiative. After years of renting, Robert was drawn to the opportunity to customize a home that aligned with his vision of comfort and functionality. The thoughtfully designed layout, including an open kitchen with an island and a built-in dishwasher, far exceeded his expectations and stood out compared to other homes he toured. "This home is much closer to what I wanted—and what I deserved—than I ever expected," Robert shared. Situated next to Mill Creek Park, the property offers serene trails perfect for long hikes with his dog, providing an added sense of tranquility and connection to nature.

Since settling into his new home, Robert has embraced Youngstown's welcoming community. His neighbors have already made an effort to connect, creating a stark contrast to his years of renting, where building relationships was rare. Beyond the neighborhood, Robert is inspired by the city's revitalization efforts and sees promise in its growth and development. He praises YNDC's mission to create affordable housing opportunities, which allowed him to nearly purchase his home outright. Robert's excitement about being the first resident of the Bernard Street project is palpable, as he looks forward to watching the neighborhood flourish. His story highlights the impact of YNDC's work to transform lives and neighborhoods by providing high-quality, affordable housing that fosters community pride and stability.



NEW CONSTRUCTION

MINERAL SPRINGS



On November 21, 2024, YNDC, the Mahoning County Land Bank, project partners, and community supporters celebrated the groundbreaking of six new single-family homes on Mineral Springs Avenue. This milestone represents the culmination of over a decade of dedicated efforts to transform this neighborhood through strategic investment, community organizing, and collaborative development.

The six new homes will each feature 1,475 square feet of modern living space, including three bedrooms, two and a half bathrooms, an open-concept living, kitchen, and dining area, a first-floor laundry room, a front porch, and a two-car detached garage. Priced at no more than \$180,000, the homes will benefit from a 100% fifteen-year property tax abatement. Down payment assistance will also be available for eligible buyers through the City of Youngstown's At Home in Youngstown program, making homeownership more accessible to local residents.



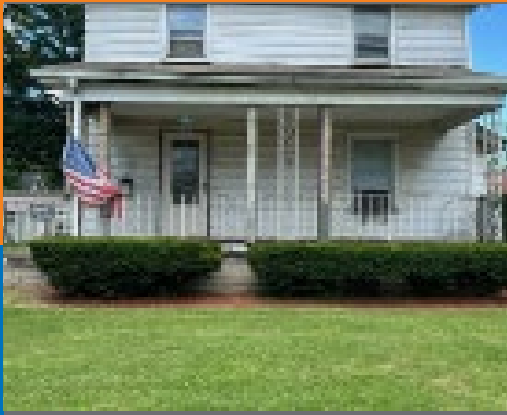
NEW CONSTRUCTION MINERAL SPRINGS



This project is made possible through a Welcome Home Ohio grant from the Ohio Department of Development awarded to the Mahoning County Land Bank, with construction financing provided by Farmers National Bank. Over the past ten years, YNDC and the Mahoning County Land Bank have worked tirelessly to assemble vacant lots and prepare the area for redevelopment. The project also received support from the City of Youngstown, The Raymond John Wean Foundation, the Glenwood Neighbors Business Association, and local residents.

The journey toward this moment began in 2008, when neighbors organized to combat blight on Mineral Springs Avenue. Efforts included the demolition of Gina's Corner Store by the City of Youngstown, extensive greening initiatives, tree planting, and the renovation of 1945 Glenwood Avenue by YNDC. The construction of two new homes in 2021 further demonstrated the potential of this corridor. Today, the Mineral Springs project stands as a beacon of community-led revitalization and sustainable neighborhood development.





After



Before



Before

OWNER- OCCUPIED HOME REPAIR

The Youngstown Neighborhood Development Corporation offers a Roof Replacement and Essential Home Repair program to assist residents of owner-occupied, single family homes with essential repairs such as actively leaking roofs, furnace and plumbing repairs, and accessibility modifications at no cost.



After



After



After

ROOF REPLACEMENTS

175

ESSENTIAL REPAIRS

184

TOTAL OWNER- OCCUPIED HOME REPAIRS

359

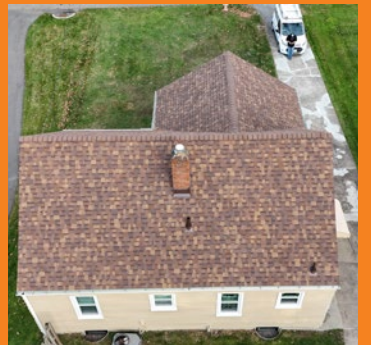
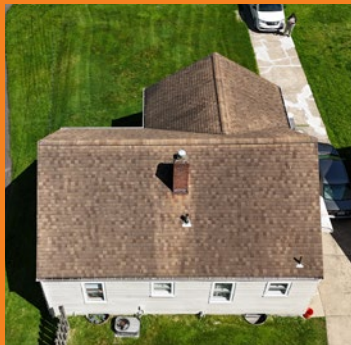
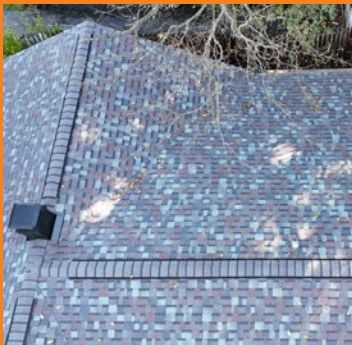
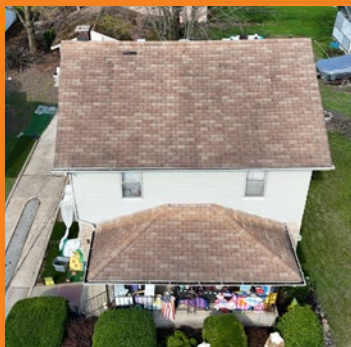
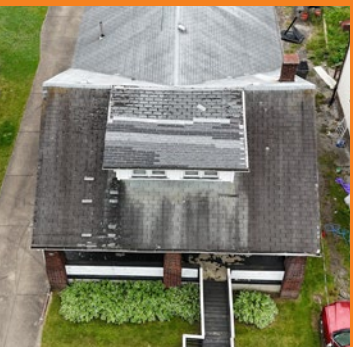
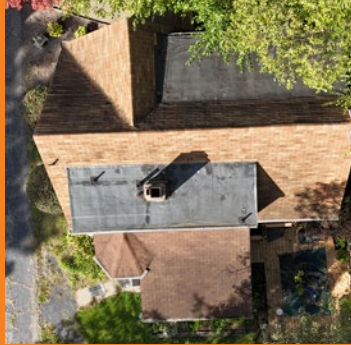
OWNER-OCCUPIED HOME REPAIR

Before

After

Before

After



OWNER-OCCUPIED HOME REPAIR SPOTLIGHT

Linda

Linda, a senior living on a fixed income with her husband, faced a dire situation when her porch began to collapse, causing significant safety and structural concerns. The concrete steps were detaching from the foundation, leaving a gap that threatened to allow water into the home and potentially flood the basement. Additionally, the deteriorating condition of the porch placed her homeowner's insurance at risk of cancellation, compounding her worries. "It was dangerous and unsafe," Linda recalled. Concerned for her safety and the security of her home, she sought help through YNDC after learning about their essential home repair program on television. Despite her hope for a quick resolution, Linda remained patient throughout the process, which took approximately six months from application to project completion.

Thanks to YNDC, Linda's porch has been repaired, ensuring her home's safety and preserving her insurance coverage. She expressed deep appreciation for the program, noting the professionalism and courtesy of everyone involved. "It's great that there are programs like this helping residents keep up their homes and neighborhoods," Linda said. Her story highlights the critical role YNDC plays in addressing urgent housing issues for vulnerable residents, ensuring they can remain in their homes safely and securely. For Linda, the repairs not only restored her porch but also brought peace of mind and a renewed sense of stability.

Roark

For Roark, his home has always been a source of pride. Having lived there for many years, he has worked hard to maintain and preserve it. However, when a leak sprang in his roof, the situation quickly escalated into a critical issue. Roark, a former contractor, noticed the problem as the plaster in his ceiling began to bulge ominously. "The bulge kept growing bigger, and I knew it was going to burst and fall any day," he explained, his voice filled with concern. Aware of the potential dangers, he knew the weight of falling plaster could cause significant harm. "That plaster is heavy – it could come down and split your skull," he added. Unfortunately, the timing of the leak couldn't have been worse. Roark, who once would have fixed the issue in a matter of hours, is now unable to perform physical labor due to a heart condition that leaves him with only 20% heart function. Adding to the financial strain, he had recently replaced his furnace, leaving little room in his budget for unexpected repairs. Remembering the assistance YNDC provided years ago with painting his home, Roark reached out to the Roof Replacement Program for much-needed help.

YNDC responded promptly, and the roof replacement was completed with care and precision. "The team was great," Roark shared, expressing his deep appreciation for both the YNDC staff and the contractors who carried out the replacement. Not only was his roof restored, but additional issues with his porch were also addressed, reflecting the contractors' commitment to going above and beyond. Roark was particularly impressed with their attention to detail, from the quality of the work to the thorough cleanup after the project was finished. "You have to be patient, but I'm incredibly grateful for the help I received," he said. With his roof replaced and home secured, Roark now feels a sense of relief and renewed safety. The project not only resolved a potentially hazardous situation but also gave him peace of mind, allowing him to focus on enjoying his home again. His story underscores the vital role YNDC's Roof Replacement Program plays in empowering homeowners to overcome challenges and remain securely in their homes, even in difficult circumstances.



OWNER-OCCUPIED HOME REPAIR SPOTLIGHT

Jennie

When Jennie's hot water heater suddenly stopped working, it turned her daily routines into a series of difficult challenges. Over several days, she noticed her water taking longer to heat, until it eventually stopped working altogether. "It was really taking a toll on me," she shared. Living with chronic back pain, Jennie found it especially hard to manage without warm water. "I have to sit down to shower, and trying to take quick, cold showers was a challenge," she explained. Additionally, her passion for cooking became more burdensome because washing dishes without hot water was nearly impossible. On a fixed income and struggling to make ends meet, Jennie knew she couldn't afford to replace the water heater on her own. Feeling overwhelmed, she was referred to YNDC's Essential Home Repair Program and decided to reach out. Jennie described the experience as transformative. "I get goosebumps just talking about

how good everyone was to me," she said. From the moment she made the call, Jennie felt a sense of relief, noting how pleasant and informative the staff were. Within weeks, a contractor came to assess her needs, and soon after, the repair was complete. "When I was finally able to take a warm shower and soothe my back pain, I felt blessed beyond words," Jennie shared. The program not only restored her home's functionality but also allowed her to stay in her home – something she feared wouldn't be possible without help. Jennie emphasized the importance of having organizations like YNDC in the community. "This program is so valuable for people like me who don't have anywhere else to turn during an emergency," she said. Thanks to the Essential Home Repair Program, Jennie can now live in her home with comfort and dignity.



Sharon

When Sharon moved into her home, she quickly realized her roof was a significant problem. "Every time a storm came through, I would see shingles flying off, and water would start leaking in multiple places," Sharon shared. The damage wasn't just inconvenient – it was a source of constant stress and disruption in her daily life. "I would get really anxious whenever it rained and was constantly putting out buckets to catch the water." With young children to care for and facing the challenges of a tough economy, Sharon knew she needed help. Familiar with local programs that assist homeowners, she turned to YNDC's Roof Replacement Program. Sharon described her experience with the program as seamless and uplifting, crediting the team for making a difficult situation much easier to navigate. "The office staff was easy to work with, and the contractors were great," she said. "I felt really blessed to find this program and receive the assistance I needed."

Thanks to YNDC, Sharon's roof has been completely replaced, and her worries about storms and leaks have vanished. She even got to choose the colors for her new roof, which gave her an added sense of pride in her home and its appearance. Now that her roof is stabilized, Sharon is looking ahead to making additional improvements to her property to ensure it remains a safe and welcoming environment for her family. She expressed heartfelt gratitude for the support, noting, "If you're serious about your property and want to stay where you are, don't wait until the problem gets worse – YNDC can help." Without this program, Sharon believes it would have been nearly impossible to address the issue on her own, especially with her limited resources. The roof replacement not only provided a safe and secure roof over her family's head but also renewed Sharon's confidence in the future of her home and her ability to maintain it for years to come.



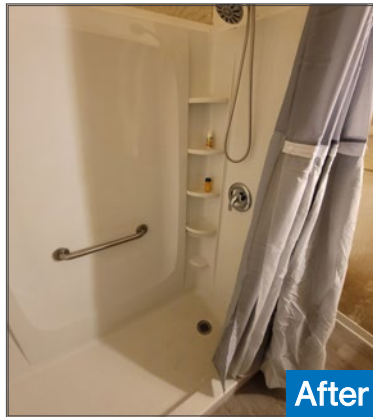
ESSENTIAL HOME REPAIR

184 Essential Home Repair

Projects Completed



Plumbing Repairs
70



Accessible Showers Installed

22

15

Hot Water Tank Replacements



Snaked Drains

13

14

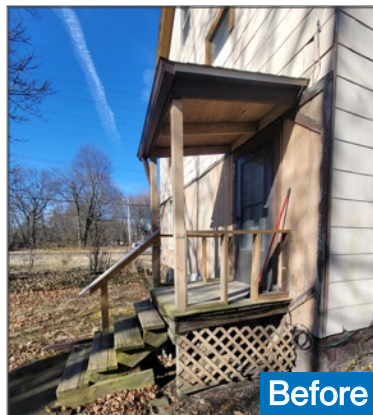
Toilet Repairs and Replacements

Furnace Repairs and Replacements

38

42

Porch Repairs and Replacements



Other Accessibility Modifications

34

GLENWOOD AVENUE CORRIDOR IMPROVEMENTS



YNDC's team completed a variety of clean up projects along the Glenwood Avenue Corridor and surrounding areas to continue to improve conditions in 2024. Projects included clearing overgrowth from sidewalks, planting of 59 new shade trees, demolishing vacant structures beyond rehabilitation, and assisting several business owners with exterior property clean up to improve community safety and curb appeal. Businesses assisted with cleanup included Glenwood Truck Repair, Voice of Hope Shelter, Ohio Gas Mart, and the former Bottom Dollar Grocery store now owned by the City of Youngstown. YNDC also cleaned up and greened multiple abandoned commercial lots along Glenwood Avenue and West Indianola Avenue that were littered with concrete and asphalt remnants. YNDC cleared the lots of concrete and blacktop, graded and seeded them, and installed split rail fencing to improve their appearance, prevent illegal dumping, and make them easier to maintain until a future end-use can be identified. YNDC's Grass Cutting and Cleanup Team also scraped, edged and cleaned up 2,100 linear feet of sidewalks along and adjacent to Glenwood Avenue.



GLENWOOD AVENUE CORRIDOR IMPROVEMENTS

SIDEWALK REPLACEMENT

YNDC is working with the City of Youngstown to replace 3,500 linear feet of sidewalk along the Glenwood Avenue Corridor. Sidewalk work is scheduled to begin in the spring and should be completed by the fall of 2025. YNDC's Grass Cutting and Cleanup Team also scraped, edged, and cleaned up 2,100 linear feet of sidewalks along and adjacent to Glenwood Avenue.



TREE PLANTING

YNDC planted 59 new shade trees in the Glenwood Avenue Corridor.



DEMOLITION

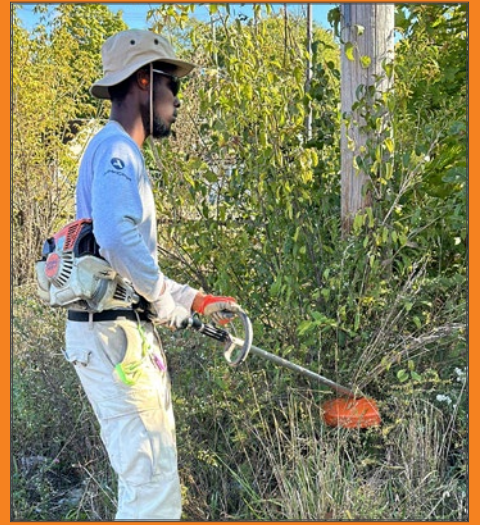
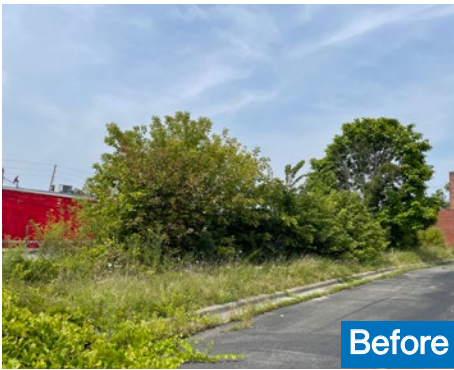
YNDC demolished the property at 3617 Glenwood Avenue.



GLENWOOD AVENUE CORRIDOR IMPROVEMENTS

CLEAN UP

YNDC completed property clean up to improve community safety and curb appeal. Businesses assisted with cleanup included Glenwood Truck Repair (formerly Rick Bates Garage), Voice of Hope Shelter, Ohio Gas Mart, and the former Bottom Dollar Grocery store now owned by the City of Youngstown.



SPLIT RAIL INSTALL

YNDC completed 1,080 feet of split rail fence installation.



GLENWOOD AVENUE CORRIDOR IMPROVEMENTS

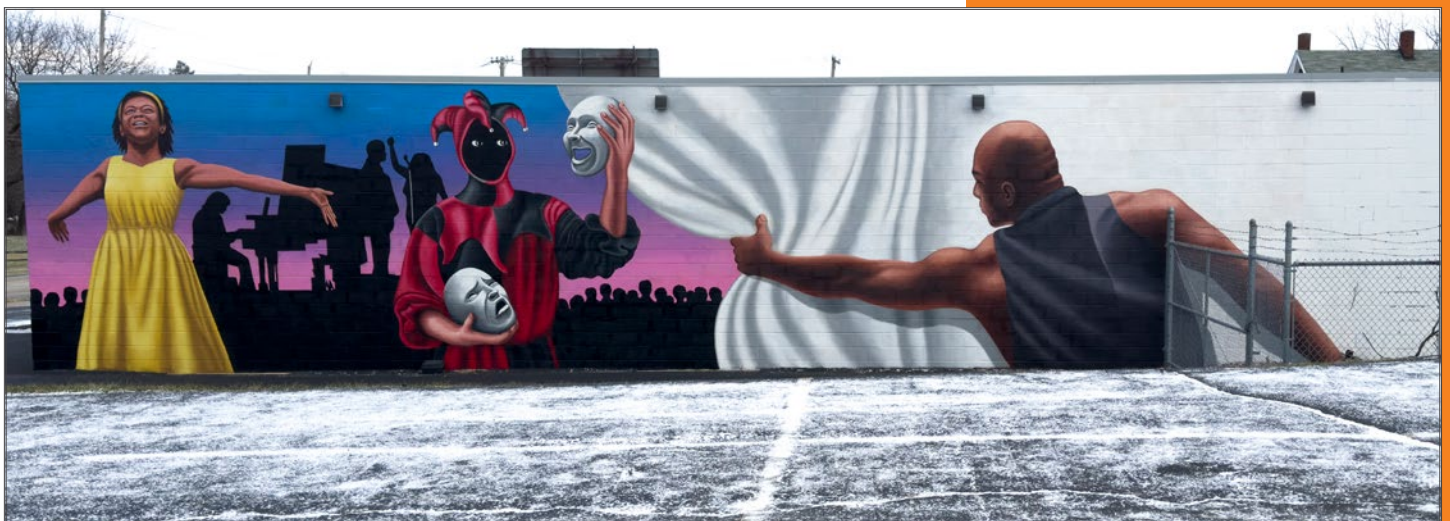
MAINTENANCE

YNDC completed routine maintenance to 435 properties resulting in more than 7,320 cuts of grass.



PUBLIC ART

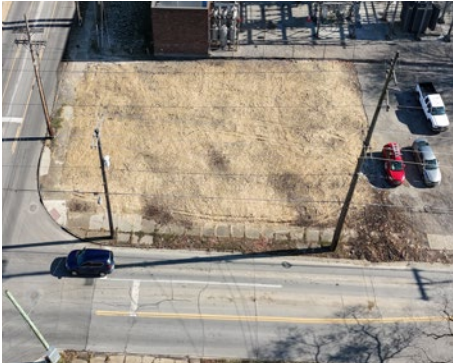
YNDC brought public art projects to 1945 and 2246 Glenwood.



GLENWOOD AVENUE CORRIDOR IMPROVEMENTS

GREENING

YNDC completed greening to 11 vacant lots.



PLANNED DEVELOPMENT

In 2023, the Glenwood Neighbors Business Association advocated for the vacant former-Bottom Dollar store on Glenwood Avenue to be returned to the City of Youngstown so that a productive end-use could be identified. The building had been vacant for nearly 10 years, during which time ONE Health Ohio purchased the building from the City, promising to turn it into a health clinic. 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 a petition that raised attention to city officials and the media and compelled ONE Health to return the property to the City. In 2024, the City developed a plan and allocated funds to renovate the building into a community marketplace that will include a variety of food, health, and social resources for the benefit of the surrounding neighborhood. Renovations are slated to begin in 2025.



GLENWOOD AVENUE CORRIDOR IMPROVEMENTS

NEW CONSTRUCTION

YNDC completed new construction of two new duplexes at 3017 and 3029 Glenwood Avenue.



YNDC completed phase 1 construction of 3 new single family homes on Bernard Street .



YNDC broke ground on 6 new single family homes on Mineral Springs Avenue.



NEIGHBORHOOD ENGAGEMENT & ORGANIZING



In 2024, the Youngstown Neighborhood Development Corporation (YNDC) continued to strengthen its commitment to building vibrant, safe, and connected communities through neighborhood engagement and organizing. By bringing residents, businesses, and stakeholders together, YNDC tackled critical issues head-on, transforming challenges into opportunities. Whether advocating for the repurposing of the long-vacant Bottom Dollar building into a community asset, launching an innovative Community Safety Program, or rallying against negligent landlords through the Youngstown Housing Task Force, YNDC empowered neighborhoods to take action for lasting change. These collective efforts not only addressed immediate needs but also laid the groundwork for sustained community revitalization.

This year's engagement initiatives also extended to beautification and environmental restoration. From large-scale cleanups in Lincoln Knolls and West Indianola Avenue to the ambitious planting of 641 shade trees through the Mahoning Valley TreeCorps, YNDC demonstrated its dedication to enhancing the quality of life across Youngstown and Warren. The organization's programs, such as the Glenwood Fresh Market and collaborations with partners like AmeriCorps NCCC, provided essential resources to residents while fostering a spirit of cooperation and hope. These achievements underscore the power of united action in addressing community challenges and building a brighter future for all.



COMMUNITY SAFETY PROGRAM



In 2024, YNDC piloted its Community Safety Program in the Greater Glenwood Avenue area. The program aims to improve neighborhood safety by uniting residents and business owners in a coordinated effort to prevent crime in their community using evidence-based practices for crime prevention through environmental design (CPTED). In 2024, YNDC provided 256 households and 17 businesses with 892 security lights, 230 doorbell cameras, greatly exceeding program goals for the first year. The program was created based on resident feedback and helps to build cooperation and mutual trust between residents, corridor business owners, and the police to prevent and solve crime. The program will continue to grow in 2025 to include more participants and additional neighborhoods.



YOUNGSTOWN HOUSING TASK FORCE



The Youngstown Housing Task Force has continued to fight for safe and quality housing for all of Youngstown's residents in 2024. Through these efforts, a new problem landlord was identified, Youngstown Houses LLC, which acquired over 300 properties in Youngstown's neighborhoods the previous year. In only one year, Youngstown Houses already had over 180 properties with active code enforcement cases, owed the City over \$11,600 in fines, had dozens unresolved tenant complaints, and had been imposing rent increases on tenants. The Task Force set out to meet with the owners of Youngstown Houses LLC to review the issues and compel them to take reasonable steps to resolve them using a community agreement. In July, after multiple friendly attempts to contact Youngstown Houses went unheeded, the Task Force organized a direct action to compel them to come to the table. More than 80 members of the Task Force and organizational allies boarded buses and visited the local property management office for Youngstown Houses in attempts to meet with the manager, who made a hasty retreat from the premises upon the group's arrival. The action and events leading up to it raised attention to city officials and the media, prompting a detailed investigative report and further action by Youngstown's Property Code Enforcement Department to bring their properties into compliance.

A representative from Youngstown Houses subsequently reached out to the Task Force as a result of the action, and over 40 members met with him in August to review the terms of the community agreement. The agreement outlined eight key actions, including registering all rental properties, resolving outstanding code violations, and improving communication with tenants and the City. Despite the Task Force's efforts to reach a resolution, Youngstown Houses refused to sign the agreement, prompting the Task Force to pursue further community and legal action. YNDC organizers and Task Force members went door-to-door to over 300 properties owned by the company and talked to over 100 tenants. The Task Force listened to tenant concerns, informed them of their legal rights, and referred them to free legal assistance as needed through Community Legal Aid. The Task Force will continue to take steps to hold Youngstown Houses accountable over the next year as well as address additional problem landlords and housing policy issues.

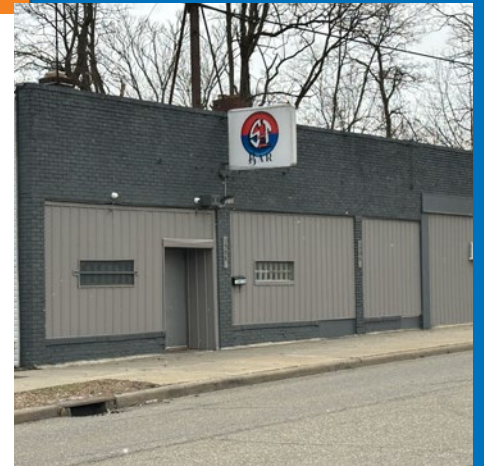


GLENWOOD NEIGHBORS



The Glenwood Neighbors is an association of approximately 50 business owners, institutions, neighborhood leaders, congregations, and organizations in the Glenwood Avenue area who work together to improve quality of life and encourage reinvestment along the corridor. The association holds regular meetings to discuss collective concerns and to organize around corridor revitalization efforts. In 2024, the Glenwood Neighbors helped YNDC kick off the Community Safety Program and hosted a meeting with the Department of Public Works to discuss and answer questions about the Mill Creek Sewer Interceptor project and how it will impact businesses and traffic on Glenwood Avenue and the surrounding area. The group also prepared multiple petitions to urge city officials to address issues along the corridor this year.

Glenwood Neighbors also successfully executed a community agreement with Ohio Gas Mart to make exterior improvements to their property to improve curb appeal and reduce trash and safety issues on the premises, including the replacement of its broken gas station price sign, which was completed in December. Several businesses also made significant exterior improvements to their properties this year including York Mahoning, which renovated its facade and installed new business signage; Glenwood Grounds, which added an outdoor patio and pergola; and ST's, which painted and renovated its facade.



NEIGHBORHOOD CLEANUP



AmeriCorps NCCC

In the fall of 2024, YNDC hosted a 5-member AmeriCorps National Civilian Community Corps (NCCC) Team, Oak 7, from September 16 through November 7. AmeriCorps NCCC 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 service projects that respond to local community needs throughout the United States. The Oak 7 team was composed of Naomi Winters, Jahari Henry, JC Sargeant, Quinn Toebes, and Team Leader Monte Edwards. During the team's time in Youngstown, they assisted YNDC's team with the planting of 338 trees, the clean up of 59 vacant properties, the boarding of 1 vacant property, clearing over 1 linear mile of overgrown sidewalks, and the removal of 82 tons (27 full dumpsters) of debris and overgrowth from Youngstown's neighborhoods.



6th and 2nd WARD NEIGHBORHOOD CLEAN UP



YNDC completed a large-scale cleanup effort in the Lincoln Knolls neighborhood this year as part of ongoing neighborhood and corridor cleanup work in partnership with the 2nd Ward Councilman Jimmy Hughes and the City of Youngstown. This included the removal of 59 large dead and dying street trees throughout the neighborhood and the cleanup of 27 vacant and abandoned properties. YNDC's Grass Cutting and Cleanup Team removed 1,100 cubic yards (37 roll-off dumpsters) of overgrowth and debris from the neighborhood as cleaned up and restored over 1,000 linear feet of overgrown sidewalks.



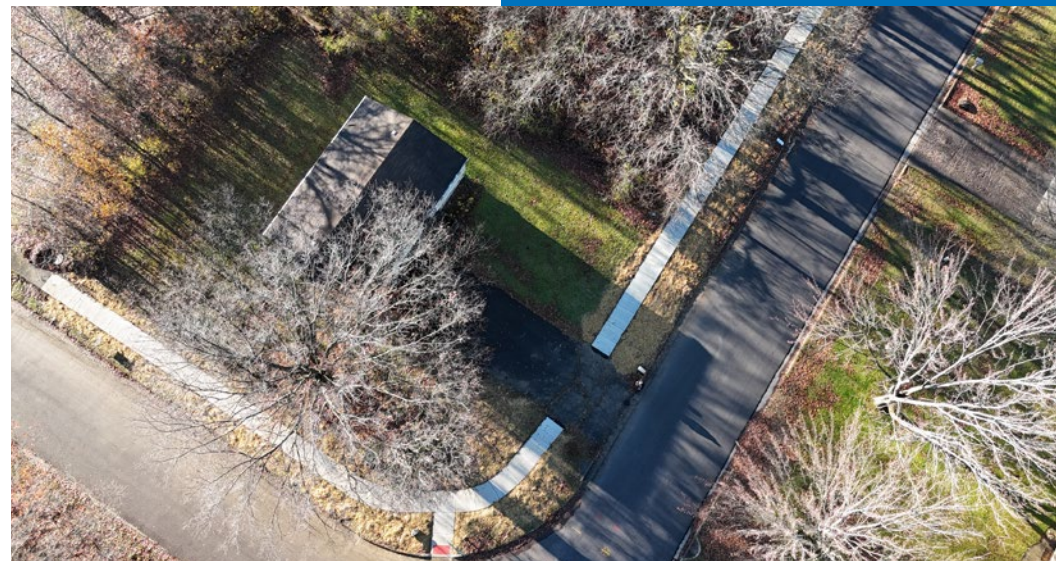
In addition to cleaning existing sidewalks, YNDC also installed 400 linear feet of new sidewalks and an ADA accessible curb ramp at the corner of Rutledge Drive and Maranatha Drive so that residents throughout the neighborhood can safely walk to Lincoln Knolls Community Park.



YNDC completed facade improvements to Lorenzino's Bocce Club and The Take Out in the city's 2nd Ward.

Cleanup work is being planned for additional neighborhoods throughout the Second Ward in the coming year.

YNDC also began a large-scale cleanup effort in the 6th Ward in partnership with Councilwoman Anita Davis and the City of Youngstown. This work has started with cleanup of sidewalks, overgrowth, and vacant properties along West Indianola Avenue to complement planned improvements by the City of Youngstown to the former Bottom Dollar building at the corner of Glenwood Avenue and West Indianola Avenue. Work to date has included clearing over 2,800 linear feet of overgrown sidewalks and removing over 790 cubic yards of overgrowth and debris (26 roll-off dumpsters).





Vacant Houses
Boarded
5

Linear Miles of
Overgrown
Sidewalks Cleaned
1.58

Illegally Dumped
Tires
Removed
172

Tractor Trailers of
Blight Removed
139

Vacant Properties
Cleaned Up and
Improved
403

NEIGHBORHOOD CLEANUP

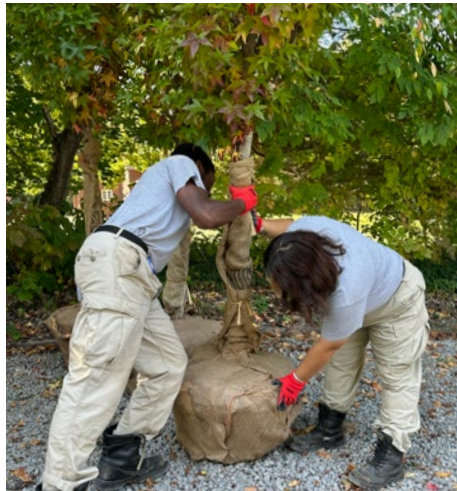




MAHONING VALLEY TREECORPS

Mahoning Valley TreeCorps is an initiative led by YNDC that includes Trumbull Neighborhood Partnership, Youngstown CityScape, the Healthy Community Partnership, and many community partners. TreeCorps aims to restore the urban tree canopy in the cities of Youngstown and Warren in order to improve health and make the urban forest accessible to all.

YNDC and its partners completed the largest tree planting in organizational history this year planting a total of 641 2" caliper shade trees in Youngstown and Warren (533 in Youngstown and 108 in Warren). These trees are between 8' and 14' tall at the time of planting and have an immediate visual impact on the neighborhoods where planted. In time, these trees will help to provide needed shade and restore the tree-lined streets in both cities, providing environmental, health, and economic benefits to surrounding residents.



MAHONING VALLEY TREECORPS



In Youngstown, trees were planted in the following neighborhoods: Belle Vista, Brier Hill, Brownlee Woods, Buckeye Plat, Cottage Grove, Downtown, Idora, Kirkmere, Lansingville, Lincoln Knolls, Newpor, Oak Hill, Pleasant Grove, Warren, and Wick Park. YNDC's TreeCorps team has already begun knocking on doors and conducting outreach for planting in 2025 and have identified hundreds of new sites for the spring. Anyone in the Cities of Youngstown or Warren who is interested in having a tree planted in their tree lawn may request one by using the following link: <https://tinyurl.com/treecorps>

YNDC also hosted its first International Society of Arboriculture (ISA) Certified Arborist Exam Prep course this fall, engaging 13 local professionals in the forestry and tree care industry in Youngstown and Warren. The 20-hour course focused on providing participants with the knowledge and study skills needed to obtain their Certified Arborist credential. All 13 participants had a 100% attendance rate throughout the course and 5 passed the Certified Arborist exam on their first attempt, exceeding the statewide average. All 8 of the remaining participants are completing rigorous follow-up study sessions this winter and intend to retake the exam in March of 2025. The goal of the course is to better equip our local tree care workforce to manage a healthy urban tree canopy in Youngstown and Warren and to compete for and fill local jobs in the profession.

In 2024, YNDC hosted a series of Volunteer Tree Training classes that were free and open to the public. Sessions were held in both Youngstown and Warren and engaged over 80 participants. The courses covered a variety of topics related to urban tree planting, care and maintenance that included both classroom time and practical field training planting, pruning, and inventorying trees.



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. 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.



This year, the Fresh Market team partnered with Mercy Health's Stepping Out Fitness program to provide free fitness classes which are now held four times a month at the Market and cover specific activities that program participants have expressed interest in and that are suitable for beginners in order to promote a healthy lifestyle. In total, the Market has hosted 241 healthy eating and living activities in 2024, involving a total of 8,429 participants. Since the Fresh Market opened its doors in March of 2022, we have provided over 2,500 unique Market participants with FREE fresh and healthy produce, serving over 1,300 unique households. The Market has received over 46,289 visits to obtain fresh and healthy food and has distributed \$756,513 in fresh fruits and vegetables.



GLENWOOD FRESH MARKET

Fresh Fruits and
Vegetables
Distributed
\$244,588

Unique
Visits
16,615

Members
Served
1,792

Unique
Households
Served
997

Healthy Eating
And
Living Activities
124

Participants in Healthy
Eating and Living
Activities
3,680

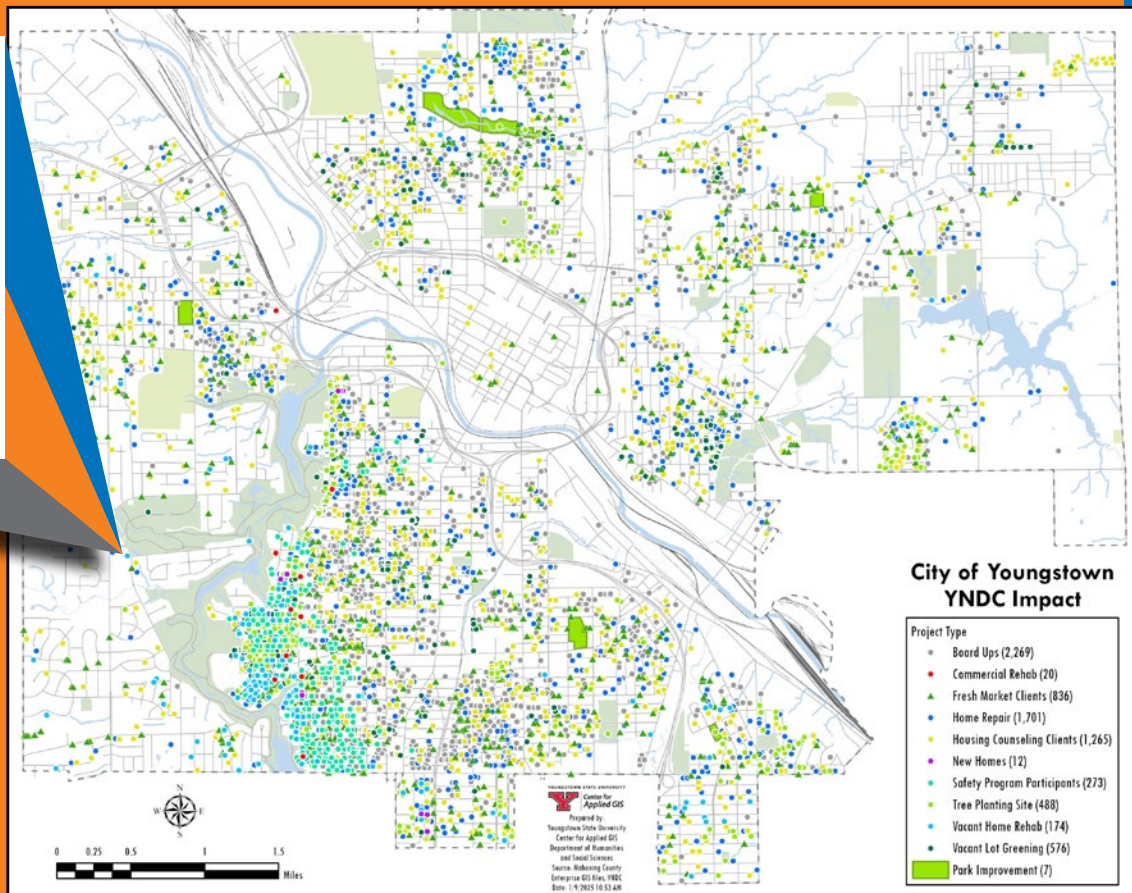


YNDC IMPACT

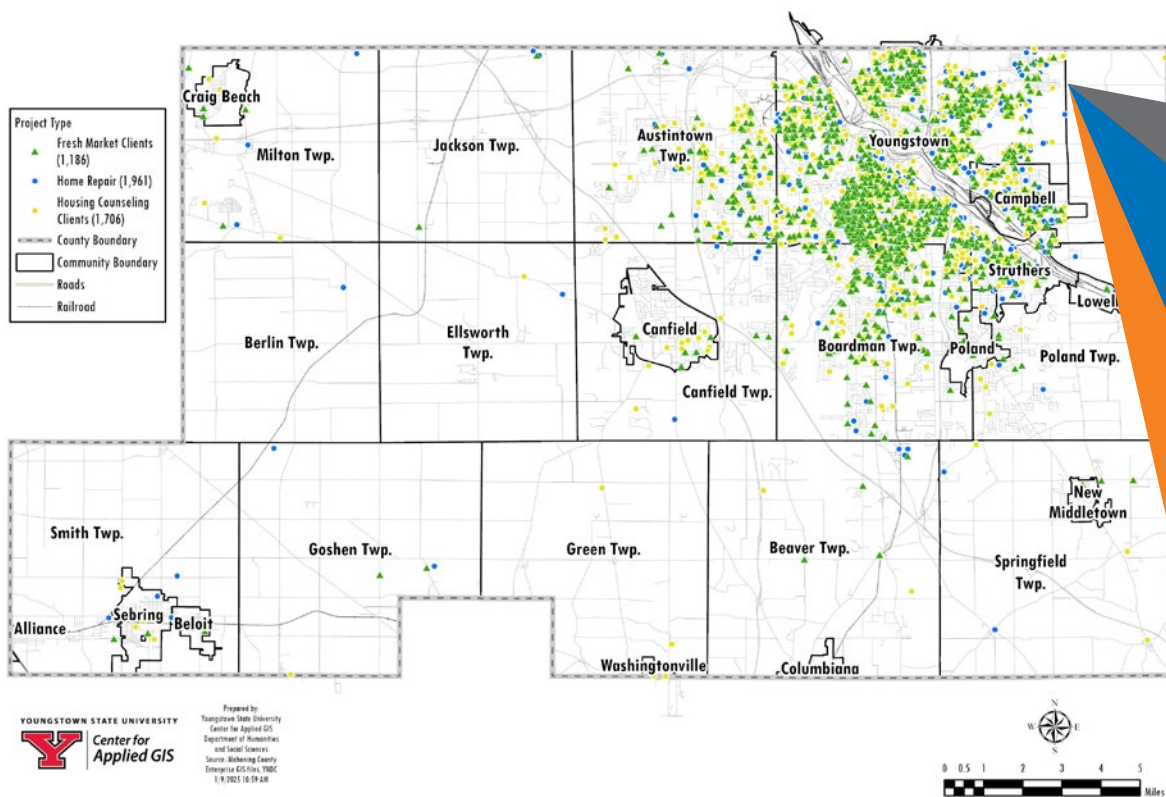
MAPS HIGHLIGHT YNDC IMPACT SINCE OPERATIONS BEGAN IN 2010

576
VACANT LOTS
GREENED

2,269
VACANT
PROPERTIES
BOARDED UP



Mahoning County YNDC Impact



1,961
OWNER-OCCUPIED
HOME REPAIRS

1,706
HOUSING
COUNSELING
CLIENTS SERVED

FINANCIAL STATEMENTS

STATEMENT OF FINANCIAL POSITION As of December 31, 2024

Assets	12/31/24	12/31/23
Cash & Cash Equivalents	\$1,522,332.56	\$796,735.92
Accounts Receivable	\$3,017.00	\$5,200.47
Other Current Assets	\$1,423,147.12	\$1,784,979.40
Total Current Assets	\$2,948,496.68	\$2,586,915.79
Fixed Assets	\$6,823,016.34	\$5,175,765.00
Other Assets	\$348,525.55	\$375,825.96
Total Assets	\$10,120,041.60	\$8,138,506.75
Liabilities & Equity		
Total Liabilities	\$1,593,571.09	\$1,057,938.26
Total Equity	\$8,526,470.48	\$7,080,568.49
Total Liabilities & Equity	\$10,120,041.60	\$8,138,506.75

UNEARNED GRANT RECEIVABLES - \$23,245,079.25

* This is an unaudited statement.

FINANCIAL STATEMENTS

STATEMENT OF FINANCIAL INCOME & EXPENSE January 1 - December 31, 2024

Income	Jan-Dec 2024	Jan-Dec 2023
Foundation and Banks	\$977,503.41	\$659,854.06
Direct Public Support	\$2,210.29	\$31,398.72
Government Grants & Contracts	\$5,847,273.70	\$5,318,466.51
Investments	\$41,226.47	\$27,488.22
Other Income	\$195,965.93	\$166,120.43
Program Income	\$1,428,105.41	\$840,741.13
Total Income	\$8,492,285.24	\$7,044,069.07
Expenses		
Payroll	\$264,824.36	\$257,742.52
Payroll Expenses	\$6,235.72	\$5,643.42
Facilities & Equipment	\$15,117.99	\$108,422.47
Operations	\$88,817.13	\$88,442.47
Insurance & Benefits	\$93,668.74	\$68,687.52
Meetings	\$778.26	\$769.07
Contract Services	\$64,195.71	\$56,349.83
Conferences & Seminars	\$3,934.32	\$5,962.67
Program Expense	\$6,503,603.02	\$5,521,783.74
Total Expenses	\$7,041,175.25	\$6,113,804.11
Net Income	\$1,451,109.99	\$930,264.96

* This is an unaudited statement.



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

www.yndc.org | 330.480.0423

820 Canfield Road, Youngstown, Ohio 44511

 @YtownNDC   @youngstownndc