

2025 Annual Report



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

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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
Direction Home
Enbridge
Edward W. Barr Charitable Foundation
Farmers National Bank
Federal Home Loan Bank of Cincinnati
Affordable Housing Program
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
Healthy Community Partnership
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
John S. and Doris M. Andrews Memorial
Fund
Key Bank Foundation

Mahoning County Commissioners
Mahoning County Land Reutilization
Corporation
Mahoning County Lead Hazard and Healthy
Homes
Mercy Health Foundation
National Community Reinvestment Coalition
Field Empowerment Fund
Ohio Housing Finance Agency
Ohio Housing Trust Fund
PNC Foundation
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 NIFA Gus Schumacher Produce
Prescription
USDA Rural Housing Preservation Grant
Walter and Caroline Watson Foundation
Ward Beecher Foundation
WesBanco
Western Reserve Health Foundation
William Swanston Charitable Fund
Youngstown Rotary Foundation

Team Members

Board of Directors

Ms. Debbi Grinstein, President
Mr. Juan Santiago, Vice President
Ms. Lisa Metzinger, Treasurer
Ms. Leigh Greene, Secretary

Mr. Julius Bennett
Ms. Rosetta Carter
Ms. Marguerite Douglas
Ms. Dollaine Holmes
Mr. Jon Howell
Mr. Phil Kidd
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
Ingrid Moore-Curry, Housing Program Coordinator
Faith Logan, Rental Program Coordinator
Alex Viglio, Housing Counselor
Susan Payton, Glenwood Fresh Market Manager
Grace Persing, Neighborhood Organizer
Jasmine Pierce, Neighborhood Stabilization Program Assistant
Jacob Stanko, Neighborhood Stabilization Program Assistant
Jeff Kramer, Housing Project Inspector
Matthew Shelby, Housing Project Inspector
Ellie Maurice, Housing Program Assistant
Shianna Gibbons, Marketing Coordinator
Lola Lewis, TreeCorps Arborist and Training Manager
Kenneth Bonifas, Property Maintenance Manager
Mike Ondo, Construction Team Member
Alan Williams, Construction Team Member
William Crues, Grass Cutting and Clean Up Team Member
Todd Graff, Grass Cutting and Clean Up Team Member
Brittany Haynes, Grass Cutting and Clean Up Team Member
Benjamin Naatz, Grass Cutting and Clean Up Team Member
Adam Wagner, Grass Cutting and Clean Up Team Member
Kurtis Williams, Grass Cutting and Clean Up Team Member
Patricia Tate, Glenwood Fresh Market Associate
Kimberly Smotrilla, Glenwood Fresh Market Associate

REVITALIZATION Review



Owner-Occupied Home
Repairs Completed

252

306

Housing Counseling
Clients Served

Homeowners
Created

22



11

Vacant Housing Units
Rehabilitated

New Residential
Units Constructed

31



918

Fresh Market
Members Served

Linear Feet of
Sidewalk Replaced

11,630



965

Trees
Planted

Cubic Yards of
Debris Removed

6,528

Housing Counseling

New Pre-Purchase
Clients Enrolled

105

Homes Purchased By
Housing Counseling Clients

22

Total Housing
Counseling Clients
Served

306

"Especially for new homeowners, it is nice to have that extra support that you may not get without [housing counseling]. So, I enjoyed it. I think it's pretty sweet."
- Emmanuel Padilla

Emmanuel Padilla

Housing Counseling Client Success Story

Emmanuel Padilla started his search for a home while he was living in an apartment with roommates. He has a girlfriend and a young son, and he was ready for more space. "I decided I was ready to have my own things, you know. I was sick of sharing a space with other people I didn't know," Emmanuel said. He contacted a real estate agent to start the process. It was his agent who told him about YNDC. "She was like, 'there's this great program that can help you get your first home,' and I was ready to jump on it," Emmanuel said. He toured a recently renovated home in the Idora neighborhood on the south side of Youngstown. This home is a short walk away from Lanterman's Mill in Mill Creek MetroParks. Once he saw the home, he had to have it.

Emmanuel connected with Alex for housing counseling sessions, and he says the sessions were stress-free. "Every couple of months, I talk to [Alex], and it's been great. He always answers any questions I might have," Emmanuel explained. Now, he tells everyone how YNDC helped him get his first home.



Real Estate Development

Rehabilitated Housing Units

YNDC secures and rehabilitates vacant properties so they can be returned to productive use as either homeownership opportunities or quality rental housing. Rehabilitation efforts preserve existing housing stock and neighborhood character, improve quality of life, and provide affordable housing options. This year, YNDC acquired three units for rehabilitation and completed 11 projects. Of those 11, six became homeownership opportunities and five became rental units. Five of these projects were done in partnership with the Mahoning County Land Bank as part of the Welcome Home Ohio program.

**Vacant Units Acquired
for Rehabilitation**

3

**Vacant Units
Rehabilitated**

11

Before

741 Sherwood Avenue



734 W. Laclede Avenue



3551 Shirley Road



After

741 Sherwood Avenue



734 W. Laclede Avenue



3551 Shirley Road



Real Estate Development

Single Family Units
Constructed For Sale

25

Multi-Family Units
Constructed For Rent

6

New Construction

YNDC builds high-quality, affordable, and accessible housing in Youngstown and Mahoning County to strengthen neighborhoods and support long-term community stability. This year, YNDC significantly increased its production of new housing units, constructing 31 units, **three times the number of units constructed in the previous year**. This included the construction of three solar-powered duplexes along Glenwood Avenue, believed to be the City of Youngstown's first net-positive buildings, creating more energy than they use. YNDC has expanded new construction to Mahoning County, building in the City of Struthers, the City of Campbell, and the Village of Sebring. Of these projects, 22 were done in partnership with the Mahoning County Land Bank as part of the Welcome Home Ohio program.

210 Granada Avenue



3253 Glen Oaks Drive



738 Mineral Springs Avenue



Glenwood Avenue Duplexes



730 Mineral Springs Avenue



16 New Homes Ground Breaking



Cliff View Street



Mineral Springs Avenue



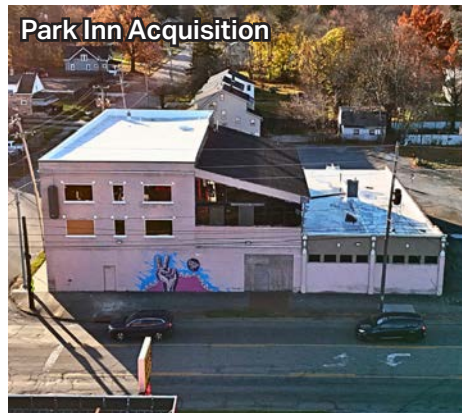
Glenwood Avenue Duplexes Ribbon Cutting



753 Mineral Springs Avenue
Ribbon Cutting



Park Inn Acquisition



Cliff View Street Ground Breaking



Struthers Ribbon Cutting



733 Lake Drive



Sebring Ribbon Cutting



Owner-Occupied Home Repair

Owner-Occupied Home
Repairs Completed

252

Roof
Replacements

124

Hot Water Tanks and Furnaces
Repaired or Replaced

31

Accessibility Modifications

43

Porch Repairs
and Replacements

16

Plumbing
Repairs

87

Before



After



Terryann Easterling

Owner-Occupied Home Repair Success Story

For over a year, Terryann's failing furnace filled her home with a loud noise each time it turned on—so loud it startled her young daughter, who has autism. The noise made daily life stressful, and Terryann knew the furnace was close to breaking down. On top of that, a storm had torn shingles from her roof, and soon after, water started leaking into her attic. The leak worsened, staining her walls and leaving Terryann worried about costly repairs she couldn't afford. "I was scared my roof would cave in or my furnace would quit in the middle of winter." Terryann had heard about YNDC's Essential Repair Program, but didn't apply at first because she wasn't sure she qualified. After calling, she learned she had been eligible all along. "I wish I had known," she said. "But once I called, the whole process was so easy." Within weeks, contractors arrived to replace her furnace and roof. Since the repairs, Terryann says her home feels safe again, and her daughter is calmer without the constant furnace noise. "It's such a relief," she said. "This program really came through for me, and I can finally stop worrying about what might go wrong next."



Neighborhood Stabilization

Tires
Removed

173

Yards of Debris
Removed

6,528

Grass
Cuttings

6,448

Trees
Planted

965

Dead/Hazardous
Trees Removed

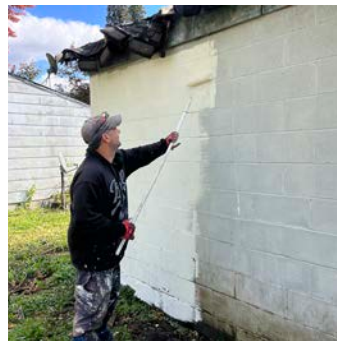
1,598

ISA
Trainings

24

Vacant Lot and Neighborhood Clean Up

YNDC provides regular maintenance to vacant lots, such as grass cutting, clearing debris and litter, and boarding up vacant properties to prevent further damage. Vacant Lot Clean Up improves public perceptions of neighborhoods and overall safety. This year, there were 6,448 grass cuttings, 173 tires removed, 61 properties cleaned up, 6,528 cubic yards of debris cleared, 13 vacant lots stabilized, and four homes boarded up.



Mahoning Valley TreeCorps

The Mahoning Valley TreeCorps program focuses on planting and maintaining healthy trees, removing dead or hazardous trees in Youngstown and Warren communities, and providing workforce training. This program enhances the environment and improves safety. This year, the program hit new highs with 965 trees planted, 1,598 dead/hazardous trees removed, and 24 tree trainings conducted with 252 participants in attendance.



Neighborhood Stabilization

Doorbell Cameras
Installed

399

Lights
Installed

80

Household
Participants

397

Business
Participants

24

Feet of
Sidewalks
Replaced

11,630

Feet of Fence
Installed

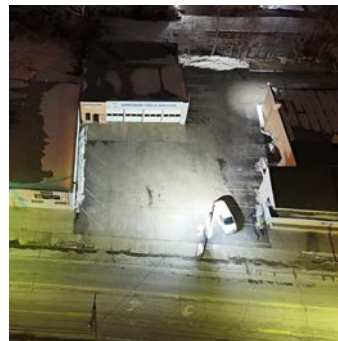
2,207

Feet of
Sidewalks
Scraped

995

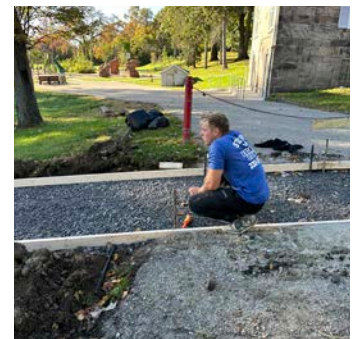
Community Safety Program

The Community Safety Program was created to address safety concerns in crime hot spots in Youngstown while fostering community trust. The program provides doorbell cameras and LED lights for residential and business properties. This year, 399 doorbell cameras were installed, 80 LED lights were installed, and over 400 households, businesses, and organizations participated.



Infrastructure Improvements

YNDC's infrastructure improvements are intended to enhance overall safety and walkability in neighborhoods. YNDC replaces broken sidewalks and installs new fencing on target blocks where new homes are being constructed or vacant homes are being rehabilitated. This year, 11,630 feet of sidewalks were replaced, 995 feet of sidewalks were scraped, and 2,207 feet of fencing were installed.



Glenwood Fresh Market



D.L. Market Member Success Story

D.L. became a member of the Glenwood Fresh Market when it first opened. Access to fresh produce was inconvenient but essential for his health. "Having access to fresh produce really made a difference in how I eat and feel," D.L. shared. Before the market, he found ways to incorporate fruits and vegetables, but at the Fresh Market, he could maintain

those healthy eating habits. He enjoyed the activities offered at the market—especially the cooking classes. He said, "Sue's a great cook. I've learned new techniques and recipes I use at home now. It's helped me eat better and try new things I normally wouldn't have." D.L. also sees the Fresh Market as a model for addressing food insecurity in cities like Youngstown. "This kind of resource should be available in more neighborhoods." Now that his term with the program is over, D.L. will continue the habits he's developed—shopping smart, looking for sales, and staying committed to a healthy lifestyle. "This place helped me, and I know it can help a lot of other people too."



Fresh Produce
Distributed

\$146,609

Unique
Visits

11,605

Members
Served

918

Households
Served

484

Healthy Eating
& Living Activities

138

Participants in Healthy
Eating & Living Activities

2,860

Neighborhood Engagement & Planning

Glenwood Neighbors Business Association

The Glenwood Neighbors Business Association organized the elimination of multiple blighted properties along the corridor. The group will continue to advocate for improvements to Glenwood Community Park, the former Bottom Dollar building, streetscape improvements to Glenwood Avenue, and for more information regarding the Mill Creek Sewer Interceptor project to ensure that disruption to traffic and business is minimized as construction along the corridor begins over the next several years.



Greater Glenwood Resident Survey

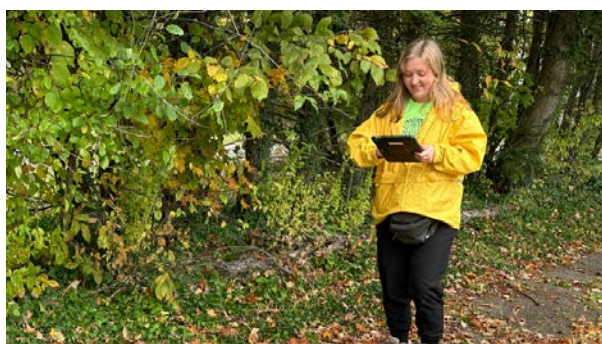
YNDC's team created a survey to gather resident feedback on the conditions of their neighborhoods, as well as ideas for improvement and concerns. The survey is ongoing, but the feedback will shape the Greater Glenwood Area Plan for the next several years. Preliminary findings focus on improving traffic and walkability, creating jobs and businesses, improving safety, and repairing homes.



Neighborhood Engagement & Planning

Greater Glenwood Property Condition Surveys

YNDC's team is conducting a property survey covering 3,000 properties across five nearby neighborhoods. The survey identifies the locations of all occupied homes and buildings with significant repair needs, all vacant properties, and all basic neighborhood infrastructure issues requiring attention. Once the survey is completed, the findings will inform the Greater Glenwood Avenue Area Plan.

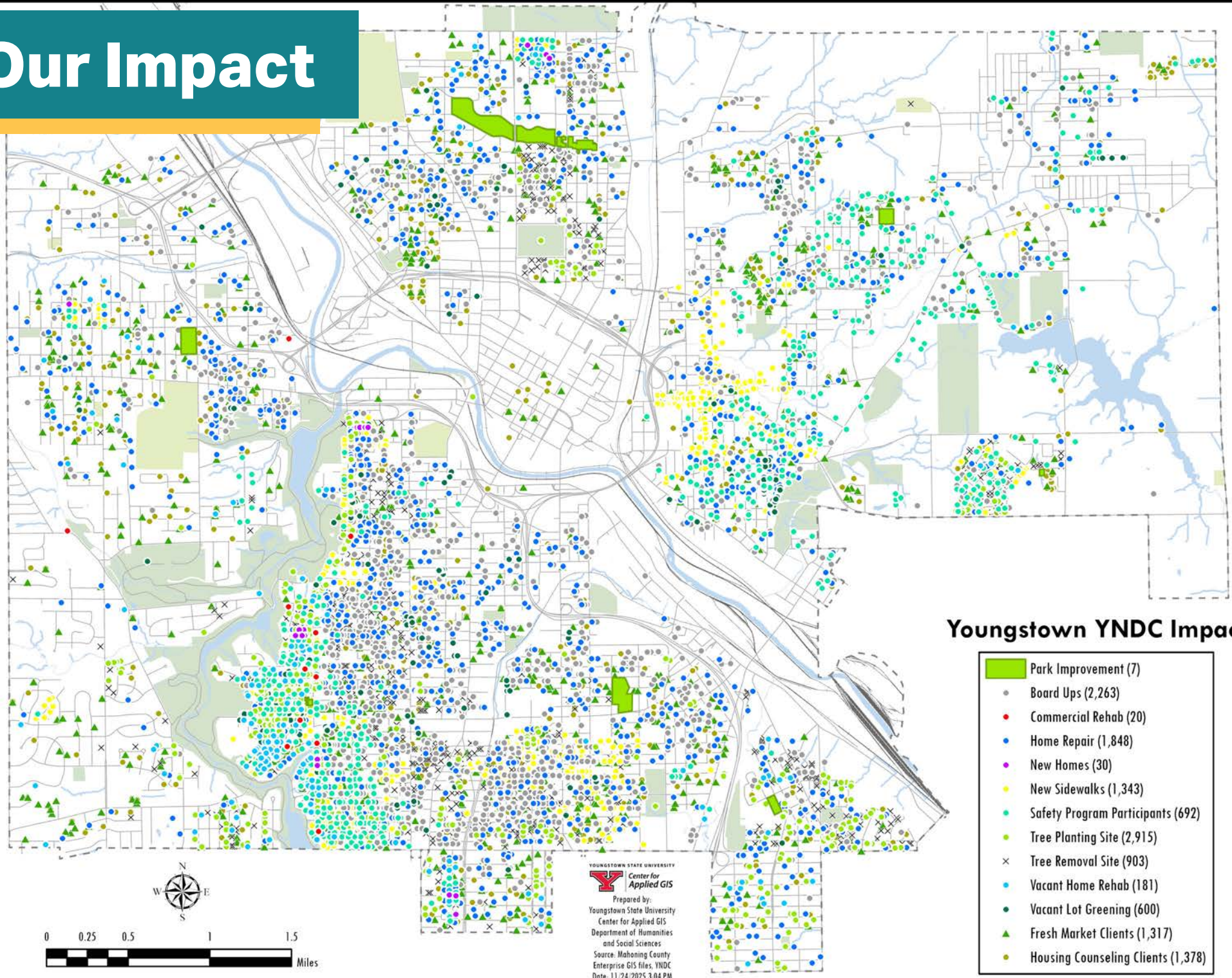


Property Condition Surveys - Sebring, Sharon, Farrell, and Hermitage

YNDC began assisting nearby communities in the Mahoning and Shenango Valleys, including Sebring, Sharon, Farrell, and Hermitage. As a first step, YNDC completed property condition surveys, which will help each community develop strategies and leverage resources to improve neighborhood conditions and quality of life.



Our Impact



Financial Statements

Statement of Financial Position as of December 31, 2025

Assets	12/31/25	12/31/24
Cash & Cash Equivalent	\$4,028,430.52	\$1,107,608.40
Accounts Receivable	\$128,821.05	\$3,002.57
Other Current Assets	\$4,307,026.20	\$1,872,234.40
Total Current Assets	\$8,464,277.77	\$2,982,845.37
Fixed Assets	\$8,752,173.89	\$6,923,711.07
Other Assets	\$268,105.21	\$342,793.18
Total Assets	\$17,484,556.87	\$10,249,349.62
Liabilities & Equity		
Liabilities	\$7,739,494.07	\$2,014,792.23
Equity	\$9,745,062.80	\$8,234,557.39
Total Liabilities & Equity	\$17,484,556.87	\$10,249,349.62

Financial Statements

Statement of Financial Income and Expense January - December 2025

Income	Jan-Dec 2025	Jan-Dec 2024
Foundations & Banks	\$1,366,109.93	\$967,295.41
Direct Public Support	\$13,889.27	\$6,210.11
Government Grants & Contracts	\$6,184,856.09	\$5,830,540.84
Investments	\$61,750.93	\$48,071.30
Other Income	\$151,848.14	\$196,294.62
Program Income	\$6,792,003.02	\$1,436,249.45
Total Income	\$14,570,457.38	\$8,484,661.73
Expenses		
Payroll	\$239,635.47	\$288,044.85
Payroll Expenses	\$5,720.70	\$6,235.72
Facilities and Equipment	\$25,360.99	\$17,363.32
Operations	\$107,535.52	\$89,758.63
Insurance and Benefits	\$117,611.86	\$128,038.82
Meetings	\$1,986.94	\$778.26
Contract Services	\$87,005.82	\$64,195.71
Conferences and Seminars	\$7,660.69	\$3,973.92
Program Expense	\$12,467,433.98	\$6,735,728.42
Total Expenses	\$13,059,951.97	\$7,334,117.65
Net Income	\$1,510,505.41	\$1,150,544.08



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

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