

# 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 Smotilla**, Glenwood Fresh Market Associate

# REVITALIZATION Review



Owner-Occupied Home Repairs Completed

**252**



Homeowners Created

**22**



New Residential Units Constructed

**31**



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."**

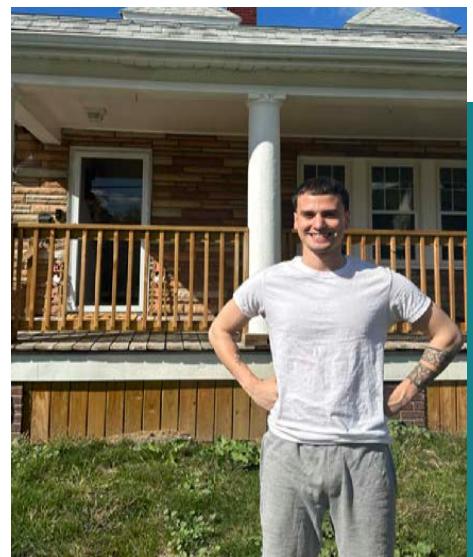
- Emmanuel Padilla

## 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.

### Before



### After



**Vacant Units Acquired for Rehabilitation**

**3**

**Vacant Units Rehabilitated**

**11**

# Real Estate Development

**Single Family Units  
Constructed For Sale**

**25**

**Multi-Family Units  
Constructed For Rent**

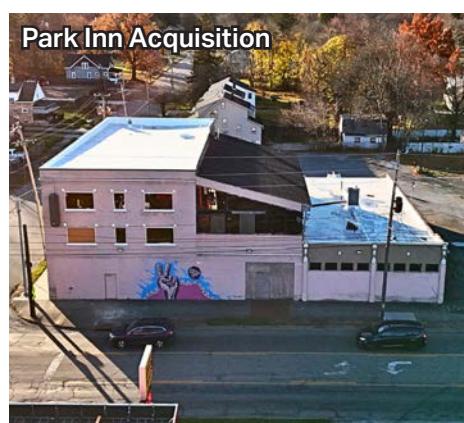
**6**



## 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.





# 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



## 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."



## After



# 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

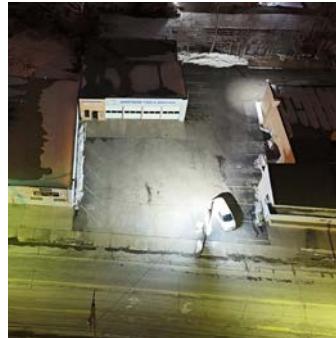
**2,207**

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.

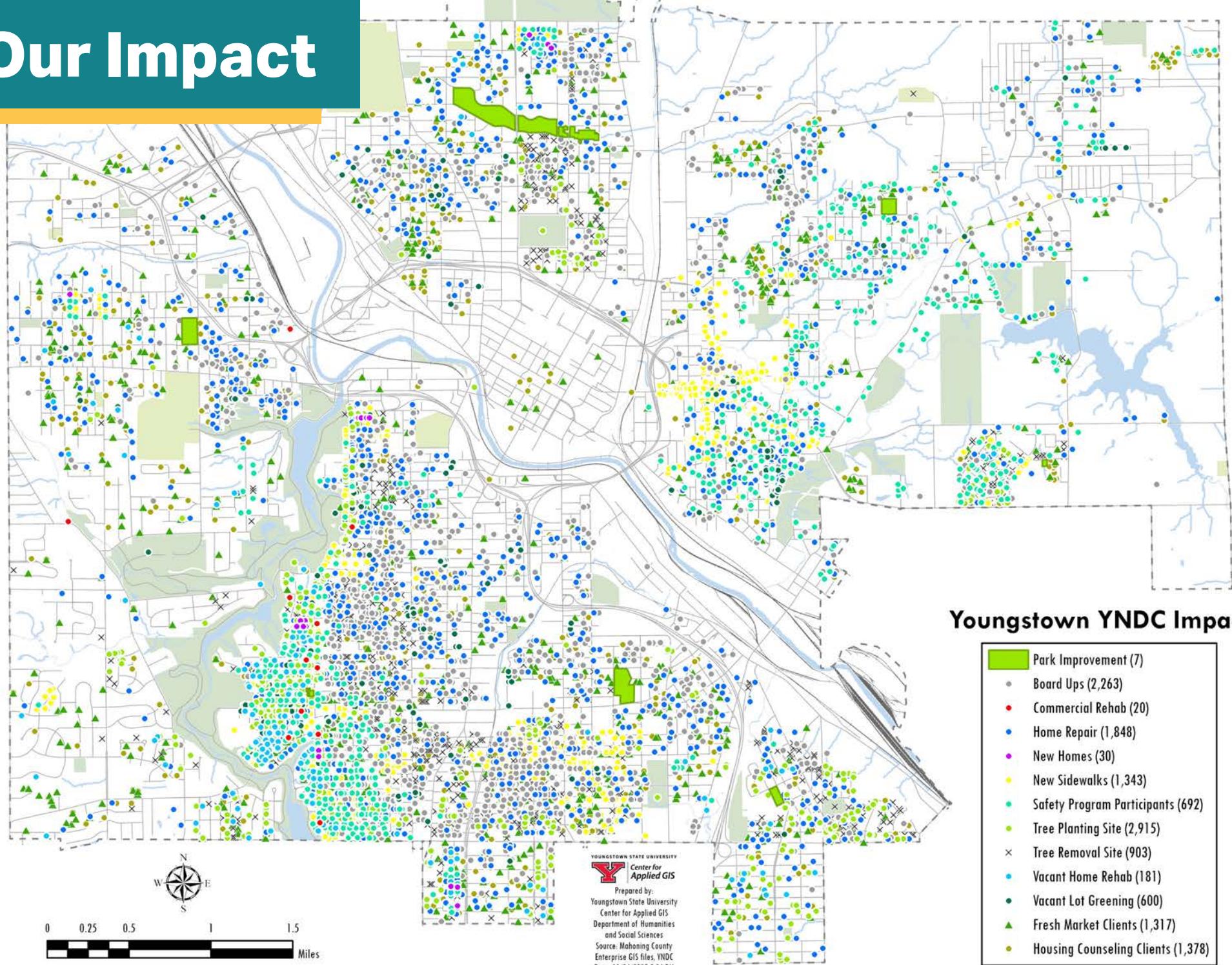


## Property Condition Surveys - Sebring, Sharon, Farrell, and Hermitage

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

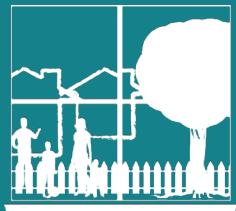
## Statement of Financial Position as of December 31, 2025

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
<b>Total Current Assets</b>	<b>\$8,464,277.77</b>	<b>\$2,982,845.37</b>
Fixed Assets	\$8,752,173.89	\$6,923,711.07
Other Assets	\$268,105.21	\$342,793.18
<b>Total Assets</b>	<b>\$17,484,556.87</b>	<b>\$10,249,349.62</b>
Liabilities & Equity		
Liabilities	\$7,739,494.07	\$2,014,792.23
Equity	\$9,745,062.80	\$8,234,557.39
<b>Total Liabilities &amp; Equity</b>	<b>\$17,484,556.87</b>	<b>\$10,249,349.62</b>

# 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
<b>Total Income</b>	<b>\$14,570,457.38</b>	<b>\$8,484,661.73</b>
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
<b>Total Expenses</b>	<b>\$13,059,951.97</b>	<b>\$7,334,117.65</b>
<b>Net Income</b>	<b>\$1,510,505.41</b>	<b>\$1,150,544.08</b>



# YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION

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