

Performance Report

April - June 2026



YOUNGSTOWN NEIGHBORHOOD

DEVELOPMENT CORPORATION

Table of Contents

Funders	3
Team Members	4
REVITALIZATION Review	5
Housing Counseling	6
Real Estate Development	7
Owner-Occupied Home Repair	10
Neighborhood Stabilization	11
Glenwood Fresh Market	13
Neighborhood Engagement & Planning	14
Financial Statements	16

Funders

Core Funders

The Raymond John Wean Foundation
City of Youngstown

Program Investors

Bon Secours Mercy Health Foundation
City of Sharon, Community Development Block Grant
City of Sharon, Pennsylvania HOME Program
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 of Eastern Ohio
Enbridge
Edward W. Barr Charitable Foundation
Farmers National Bank
Federal Home Loan Bank of Cincinnati Affordable Housing Program
Federal Home Loan Bank of New York 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

KeyBank Foundation
Mahoning County Commissioners
Mahoning County Land Reutilization Corporation
Mahoning County Lead Hazard and Healthy Homes
National Community Reinvestment Coalition Field Empowerment Fund
Ohio Housing Finance Agency
Ohio Housing Trust Fund
Pennsylvania Department of Community and Economic Development, Neighborhood Assistance Program
PNC Foundation
Produce Perks Midwest
Ruth Beecher Charitable Trust
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

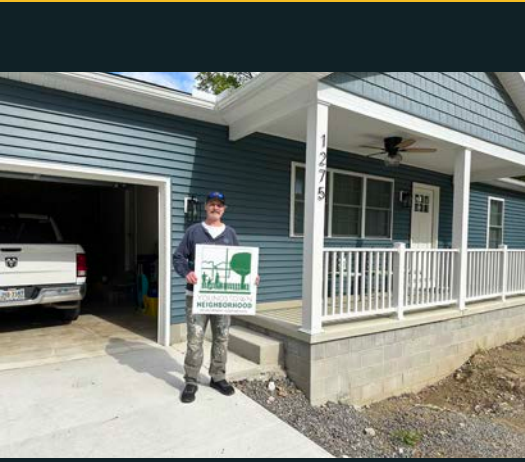
Board of Directors

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

Mr. Julius Bennett
Ms. Dollaine Holmes
Mr. Jon Howell
Mr. Phil Kidd
Ms. Ky Pegues
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
Gary Franklin, Chief Financial Officer
Liz Ifill, Office Manager
Jennifer Kendall, Owner-Occupied Home Repair Program Director
Sara Palowitz, Owner-Occupied Home Repair Project Coordinator
Ingrid Moore-Curry, Owner-Occupied Home Repair Client Coordinator
Faith Logan, Rental Program Coordinator
Alex Viglio, Housing Counselor
Susan Payton, Glenwood Fresh Market Manager
Jeff Kramer, Owner-Occupied Home Repair Project Inspector
Tida Wright, Owner-Occupied Home Repair Project Inspector
Grace Persing, Neighborhood Organizer
Jasmine Pierce, Neighborhood Stabilization Program Assistant
Jacob Stanko, Neighborhood Stabilization Program Assistant
Ellie Maurice, Real Estate Development Program Assistant
Sue Fabian, Real Estate Development Administrative 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
Brittany Haynes, Grass Cutting and Clean Up Team Member
Kurtis Williams, Grass Cutting and Clean Up Team Member
Ke'Andre Cundiff, Grass Cutting and Clean Up Team Member
Daevon McDowell, Grass Cutting and Clean Up Team Member
Doug Ramos, Grass Cutting and Clean Up Team Member
Brycen Mahone, Grass Cutting and Clean Up Team Member
Kimberly Smotrilla, Glenwood Fresh Market Associate
Shannon Zink, Glenwood Fresh Market Associate
Sandip Kharel, Property Survey Intern
Charles Miller, Property Survey Intern
Alex Manda, Property Survey Intern

REVITALIZATION Review



Owner-Occupied
Households Assisted
with Home Repairs

15

184

Housing Counseling
Clients Served



Homeowners
Created

56

11

Vacant Units Acquired
for Rehabilitation

New Single-Family
Units Under Construction

34

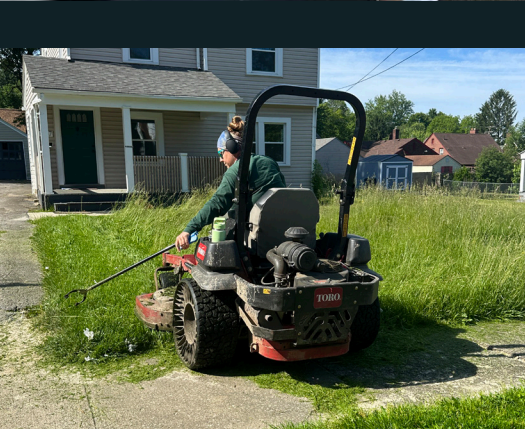


379

Fresh Market
Members Served

Linear Feet of
Fence Installed

815



198

Trees
Planted

Cubic Yards of
Debris Removed

1,630

Housing Counseling

New Pre-Purchase
Clients Enrolled

40

Homes Purchased By
Housing Counseling Clients

23

Total Housing
Counseling Clients
Served

184

"I'm relieved to be in my own home. This whole place is mine. I'm so glad I'm no longer renting, too. Rent was actually getting close to double the mortgage. I truly believe God led me to this house."

- Martha Taylor

Martha Taylor

Housing Counseling Client Success Story

In 2020, when the COVID-19 shutdown orders were issued, many were stuck at home, including Martha Taylor. Additionally, rent was rising, leaving her in what felt like an impossible situation. During that time, Martha decided she wanted to own a home. Martha started researching and came across YNDC and its Housing Counseling Program. Martha participated in YNDC's program to better understand her budget and the homebuying process. With her dedication and YNDC's support, she felt ready, but she had one last thing to work on. "I was already primed. Things were already in motion, but YNDC had done the biggest part of it, which was getting my credit in order." She needed to improve her credit and eliminate her credit card debt. She said it was with Alex's guidance that she was able to pay off her credit cards faster. "I thought to pay off the larger ones first, and then work on the smaller ones, but Alex said it was better to get the smaller ones out of the way and then focus on the larger ones. Within a six-month period, I paid off five credit cards." Once her credit cards were paid off, Martha said God had guided her to buying a home. "I believe it was God who led me to it, because I was looking at a mortgage calculator and it popped up. I was like, 'What in the world is this?' I went to it, applied, and all the while, I still had Alex giving me counsel on what I should do." After six years, Martha found her home and moved in. "I'm relieved to be in my own home. This whole place is mine. I'm so glad I'm no longer renting, too. Rent was actually getting close to double the mortgage. I truly believe God led me to this house." Martha says she recommends the counseling program to any homebuyer. "In the long run, it helps you get your finances in order and look at your finances differently than how you did before."



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 quarter, YNDC acquired 11 units for rehabilitation and completed one project at 2502 Stocker Avenue. This projects were done in partnership with the Mahoning County Bank as part of the Welcome Home Ohio Program.

**Vacant Units
Rehabilitated**

1

**Vacant Units
Acquired For
Rehabilitation**

11

Before



In Progress



Real Estate Development

**Single-Family New
Construction Units
In Progress**

34

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 quarter, YNDC is in the process of constructing 34 new single-family housing units throughout the City of Youngstown and the City of Struthers. Projects are being completed in partnership with the City of Youngstown as part of the American Rescue Plan and HOME Programs and the Mahoning County Land Bank and the City of Struthers as part of the Welcome Home Ohio Program.



Groundbreaking at 234 Mumford Circle



Framing at 734 Cohasset Drive



Completed Rehabilitation of 2502 Stocker



Foundation Building at 954 Winona Avenue



Roofing at 78 Prospect Street



826 Woodford Avenue Rehabilitation



Siding Installation at 165 Sexton Street



2203 Volney Road Rehabilitation



90 Center Street



818 Billingsgate Avenue Rehabilitation



Owner-Occupied Home Repair

Owner-Occupied
Households Assisted with
Home Repairs

15

Roof Replacements

3

Hot Water Tanks and
Furnaces Repaired
or Replaced

1

Accessibility
Modifications

33

Porch Repairs
and Replacements

8

Plumbing
Repairs

16

John Hunter

Owner-Occupied Home Repair Success Story

John has lived in his home on the west side of the City of Youngstown for over a decade. About eight years ago, John said he had the back half of his roof replaced but recently noticed small droplets coming from the ceiling near the back patio. Knowing how serious a leak is, he hired a housing inspector to evaluate the roof. The findings came as a bit of a shock. Despite the leak being in the back of the home, the inspector said the roof on the front of the house needed to be replaced. The repair came with a large price tag. "He wanted to charge me something like \$15,000. Obviously, I can't afford that. Not many people can." While at work, John's coworker told him about his experience with YNDC and its emergency repair program. John immediately contacted YNDC to see if he could qualify for assistance. John was relieved to learn he qualified and applied right away. John said it was everything a homeowner could need.

"I contacted YNDC last winter, maybe a little before that, because the weather was cold, and they came out right away. The roof repair was done quickly." John said the program requirements were reasonable for the cost of the repairs made. "I mean, financially, I couldn't afford the repairs. Plus, I'm not looking to sell my home. So, I'm completely satisfied." Now, John shares with others about how YNDC helped him and how it could help them, too.



Before



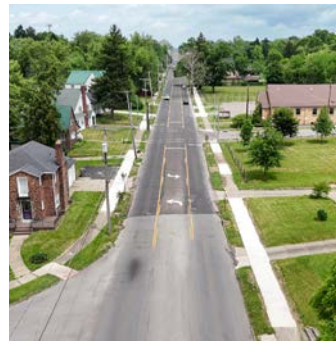
After



Neighborhood Stabilization

Neighborhood Clean Up and Improvements

YNDC provides regular maintenance to vacant lots, such as grass cutting, clearing debris and litter, and boarding up vacant properties to prevent further damage. As part of the Clean Up efforts this quarter, YNDC removed 53 tires, cleaned 66 properties, cleared 1,630 cubic yards of debris, stabilized 5 vacant lots, and boarded 2 vacant homes. For Neighborhood Improvements, 3,425 feet of sidewalks were replaced, and 815 feet of fencing was installed. YNDC is in the process of planning clean up and greening of dozens of properties throughout the summer along with sidewalk replacement in several strategic locations on the south, east, and west sides of the city.



Tires
Removed

53

Yards of Debris
Removed

1,630

Sidewalks
Replaced

3,425

Fence Installed

815

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, improves safety, and helps sustain the urban tree canopy. This quarter, the program planted 198 trees, removed 122 dead/hazardous trees, and hosted 3 free tree training classes for partners and the public covering the topics of chainsaw safety and operation, tree diseases, and tree identification, with a total of 54 participants. Tree aftercare classes will be held next quarter.



Trees
Planted

198

Dead/Hazardous
Trees Removed

122

Neighborhood Stabilization

Community Safety Program

The Community Safety Program was created to help residents and business owners realize their own collective power to improve safety in their neighborhoods by installing subscription-free doorbell cameras on homes and LED security lights on businesses in areas with known crime hotspots. This spring, YNDC's team has been canvassing neighborhoods across the south and east sides of the city to enroll new participants in the program. YNDC is coordinating with ESA Park Apartments to install new security lighting to public spaces surrounding the complex. Lights and doorbell cameras will be installed in the summer.



Corridor Improvements

Construction work to complete Corridor Improvement Projects on Market Street, East Midlothian Boulevard, and McCartney Road began in earnest this quarter. In total, improvements are being completed to 11 buildings across all three corridors, benefiting a total of 14 businesses as well as the surrounding communities. Improvements have included a variety of exterior renovations that address needed repairs and also improve curb appeal. Projects are wrapping up and will be fully complete over the next quarter.



Glenwood Fresh Market



Loretta Stevens

Market Member Success Story

Loretta became a Glenwood Fresh Market member in 2023. Before her membership, she said she didn't prioritize her diet as much as she should have. "They really helped me with getting fresh vegetables throughout the month. I'm diabetic, so it really helps." After consistent access to fresh produce, she noticed a difference in her health. "Overall, I feel a lot better than

63. I'm up walking around a lot better. My skin and hair are a lot more luxurious too." Loretta's membership has ended, but she loved the market and shared her experience with others. Now, she still visits the market with current members who are friends and family. When she was a member, Loretta enjoyed Susan's cooking demonstrations the most, and she plans to continue to attend non-member activities like Chair Aerobics to continue prioritizing her health. Loretta said besides free fruits and vegetables, the Fresh Market is an invaluable source of information. During a recent visit, Loretta learned about The Senior Farmers' Market Nutrition Program, which she said she would not have known about without the Fresh Market. "That's the best part about it. I hope everyone else gets the message because it's more than just fruits and vegetables. You know what I mean? It's good for the whole community."



Fresh Produce Distributed

\$68,036

Unique Visits

4,291

Members Served

379

Households Served

166

Healthy Eating & Living Activities

31

Participants in Healthy Eating & Living Activities

646

Neighborhood Engagement & Planning

Glenwood Neighbors Business Association

On April 16, the Glenwood Neighborhood Business Association met for its quarterly meeting. During the meeting, stakeholders discussed upcoming community events, safety, updates on new residential construction, and plans for the intercept sewer project along Glenwood Avenue. The GNBA is a coalition of neighborhood leaders, business owners, and institutional stakeholders along Glenwood Avenue who work together to improve safety, quality of life, and economic opportunity along the corridor and in surrounding neighborhoods on Youngstown's Southside.



Property Condition Surveys

YNDC completed and shared the findings from the Greater Glenwood Resident Survey. The survey was made up of more than 2,430 households in the neighborhoods on the south side of Youngstown. The findings reaffirmed long-standing neighborhood priorities focused on housing quality, safety, infrastructure, and access to essential services. YNDC will use both individual feedback and collective survey findings to guide program design, resource allocation, and advocacy.



Neighborhood Engagement & Planning

Greater Glenwood Neighborhoods Open House

On May 12, YNDC hosted its Greater Glenwood Neighborhoods Open House at the Jaylex Event Center. The event provided an opportunity for residents of the Greater Glenwood Neighborhoods to provide feedback on strategies for a neighborhood plan that will guide further development over the next ten years. More than 125 residents attended the open house. The strategies presented were grounded in a listening campaign that involved visiting more than 2,400 households in the planning area. The campaign generated detailed feedback from hundreds of households about their priorities for the future of the neighborhood. A final plan will be released in the summer of 2026.



Financial Statements

Statement of Financial Position as of June 30, 2026

Assets	June 30, 2026	June 30, 2025
Cash & Cash Equivalent	\$9,700,556.88	\$4,042,397.64
Accounts Receivable	\$20,212.43	\$8,039.83
Other Current Assets	\$5,392,903.04	\$1,766,064.87
Total Current Assets	\$15,113,672.35	\$5,816,502.34
Fixed Assets	\$8,683,391.01	\$7,634,081.17
Other Assets	\$243,240.64	\$272,991.10
Total Assets	\$24,040,304.00	\$13,723,574.61
Liabilities & Equity		
Liabilities	\$10,447,605.29	\$5,037,380.24
Equity	\$13,592,698.71	\$8,686,194.37
Total Liabilities & Equity	\$24,040,304.00	\$13,723,574.61

Unearned Grant Receivables - \$19,219,725.11

*This is an unaudited statement.

Financial Statements

Statement of Financial Income and Expense January - June 2026

Income	June 30, 2026	June 30, 2025
Foundations & Banks	\$1,203,000.00	\$1,182,375.00
Direct Public Support	\$2,090.71	\$5,706.17
Government Grants & Contracts	\$5,952,746.05	\$2,647,037.13
Investments	\$103,327.38	\$31,151.51
Other Income	\$40,360.75	\$21,139.50
Program Income	\$4,131,819.96	\$2,668,054.77
Total Income	\$11,433,344.85	\$6,555,464.08
Expenses		
Payroll	\$147,879.33	\$117,053.09
Payroll Expenses	\$4,962.45	\$0.00
Facilities and Equipment	\$59,060.88	\$11,439.72
Operations	\$129,684.68	\$46,013.40
Insurance and Benefits	\$4,985.28	\$79,380.51
Meetings	\$1,524.98	\$449.57
Contract Services	\$53,646.68	\$54,047.92
Conferences and Seminars	\$6,593.96	\$3,208.33
Program Expense	\$6,451,817.29	\$5,792,234.56
Total Expenses	\$6,860,155.53	\$6,103,827.10
Net Income	\$4,573,189.32	\$451,636.98

*This is an unaudited statement.



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

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

 @YtownNDC   @youngstownndc