Performance Report

July - September 2026



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

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Funders

Core Funders

The Raymond John Wean Foundation
City of Youngstown

Program Investors

Bon Secours Mercy Health Foundation
Canfield Christian Church
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
Howmet Foundation
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 E. and Caroline H. 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
Jennifer Tierney, Owner-Occupied Home Repair Program Assistant
Daniel Tirabassi, Owner-Occupied Home Repair Project Assistant
Shianna Gibbons, Marketing Coordinator
Timothy Krohn, Marketing Assistant
Sue Fabian, Real Estate Development Administrative Assistant
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
Rae Garrett, Grass Cutting and Clean Up Team Member
Charles Turner, Grass Cutting and Clean Up Team Member
Ken Scheetz, Grass Cutting and Clean Up Team Member
Kimberly Smotrilla, Glenwood Fresh Market Associate
Shannon Zink, Glenwood Fresh Market Associate

Q3 REVITALIZATION Review









Owner-Occupied Households Assisted with Home Repairs	24
129	Housing Counseling Clients Served
Homeowners Created	8
10	Rehabilitation of Vacant Units In Progress
New Single-Family Units Under Construction	23
193	New Fresh Market Members Enrolled
Linear Feet of Fence Installed	870
46	Trees Planted
Cubic Yards of Debris Removed	1,420

Housing Counseling

New Pre-Purchase Clients Enrolled

29

Homes Purchased By Housing Counseling Clients

8

Housing Counseling Clients Served

129

"It seems like there's a lot of work going on around here, my street being a result of some of that work. I met most of my neighbors and they're all very nice people. I love it. It's peaceful."

-Jerry Heavener, New Homeowner



Jerry Heavener

Housing Counseling Client Success Story

Jerry isn't a first-time homebuyer, but he was beginning a new chapter which included searching for a new place to call home. "After 20 years, I got a divorce and I was in the market for a new house. I was on Realtor.com daily, even hourly sometimes." That is when he came across homes listed by YNDC. "I saw the new construction homes, and they were very affordable." Jerry toured a new home on Cliff View Street, formerly known as Bernard Street. The road was part of a two-phase revitalization project for YNDC and its partners, which included new homes, improving public infrastructure, clearing debris, and providing home repairs to a homeowner's house. "I just fell in love with the layout of the house and it seems to have been built really well." After his tour, Jerry stuck around the new neighborhood. "I moved from Austintown and it is actually quieter here than it was over there," Jerry said. "I stayed in the driveway for two hours, just waiting and watching the neighborhood. There were two cars in two hours that went by." While Jerry isn't a first-time homebuyer, it was his first time buying alone which he said was overwhelming at first. "This person and that person said, 'We need this paperwork and that paperwork.' My lender just stepped in and said, 'Don't worry about this. I will take care of this for you.' He was incredible on the financial end of it. I still have most of my hair because of him. With all things considered, buying the home was a speedy process." After moving, Jerry is starting to check out the Greater Glenwood area and is amazed by the community. "There are a ton of businesses on Glenwood and they all have these nice paintings. It seems like there's a lot of work going on around here, my street being a result of some of that work. I also met most of my neighbors and they're all very nice people. I love it. It's peaceful."



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 one commercial and four residential units for rehabilitation and has 10 homes in various stages of renovation. YNDC is also in the process of rehabilitating several commercial properties along Mahoning Avenue on Youngstown's west side.

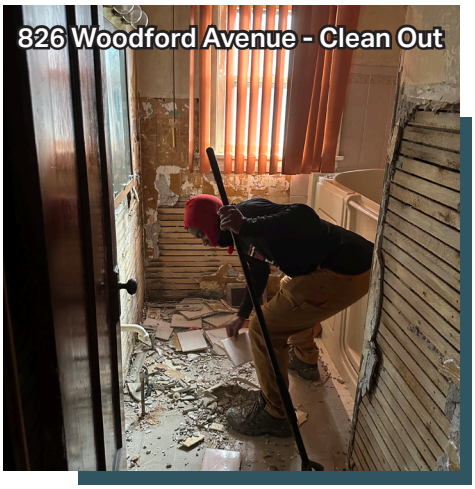
Vacant Units In Progress

10

Vacant Units Acquired For Rehabilitation

5


1730 Mahoning Avenue - Commercial Unit Rehabilitation


826 Woodford Avenue - Clean Out


2233 Glenwood Avenue - Recently Acquired Unit


836 and 840 Canfield Road - Two Recently Acquired Units


2203 Volney Road - Rehab In Progress

Real Estate Development

Single-Family New Construction Units In Progress

23

Single-Family New Construction Units Completed

11

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 has completed construction of 11 single-family units with eight homes in Struthers and three in Youngstown. YNDC is also in the process of constructing 23 additional new single-family housing units throughout the City of Youngstown. 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.


434 8th Street - Unit For Sale


734 Cohasset Drive - Construction In Progress


3515 Sheridan Road - New Unit For Sale



973 Winona Drive - Construction In Progress


165 Sexton Street - Unit For Sale


1947 Wakefield Avenue - Foundation Dig


840 Canfield Road - Tree Removal


1661 Mahoning Avenue - Recently Acquired Unit


3318 and 3310 Sheridan - Newly Constructed Home and Vacant Rehabilitation


2203 Volney Road - Drywall


3310 Sheridan Road - Painting


78 Prospect Street - Kitchen


836 Canfield Road - Clean Out


2305 Overlook Avenue - Construction In Progress


2826 Rogers Road - Clean Out

Owner-Occupied Home Repair

Owner-Occupied Households Assisted with Home Repairs

24

Roof Replacements

18

Hot Water Tanks and Furnaces Repaired or Replaced

6

Accessibility Modifications

41

Porch Repairs and Replacements

13

Plumbing Repairs

30

Ernestine Townsend

Owner-Occupied Home Repair Success Story

For almost a decade, Ernestine had to carefully navigate the deteriorating front porch of her home. The combination of loose stones, dirt, and a missing handrail created a daily safety hazard. She had tried repairing the porch herself, "For over 10 years, we had reapplied the bricks and what have you. The last year and a half or two years, it kind of just fell apart. It wasn't doing it anymore." Ernestine has always known about YNDC and its repair program, which helped her before. "A couple of years ago, they did my roof and they did a really good job on that." So when the porch got too bad she called YNDC again. "I contacted YNDC to see whether or not I could get some help, and they said I could. There was a little bit of a waiting list and I called just to stay updated on where I was and to stay in contact. One of the representatives had been very nice and considerate to me." Now, she has a brand-new wooden porch at the front of her home and she's no longer concerned about potentially slipping on loose rocks. Ernestine says she does recommend YNDC's Owner-Occupied Home Repair Program to others. She said when her roof was done, not too many people asked about the repairs, but the porch has caught people's eye. "Every time people pass here, it's a little obvious it's new. They'll stop and ask who did it, and I tell them YNDC."



Before



After



Neighborhood Stabilization

Neighborhood Clean Up and Improvements

Tires Removed

51

Yards of Debris Removed

1,420

Sidewalks Replaced

2,043

Fence Installed

870

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 51 tires, cleaned 71 properties, cleared 1,420 cubic yards of debris, stabilized 18 vacant lots, and boarded 2 vacant homes. For Neighborhood Improvements, 2,043 feet of sidewalks were replaced, and 870 feet of fencing was installed. YNDC partnered with the City of Youngstown to secure a $2.5 million Residential Economic Development District (REDD) Grant from the State of Ohio. The project will replace over 80,000 sq. ft of sidewalk and resurface over 70,000 sq. yd of roads throughout Youngstown where new housing is being built.







Mahoning Valley TreeCorps

Trees Planted

46

Dead/Hazardous Trees Removed

107

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 46 trees, removed 107 dead/hazardous trees, and hosted 5 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 41 participants.







Neighborhood Stabilization

Community Safety Program

Free Doorbell Cameras Installed

213

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 quarter, YNDC finished installing 213 subscription-free doorbell cameras for homeowners throughout the south and east sides of the City of Youngstown. YNDC is also coordinating with businesses on the east side of Youngstown to install new or improved lighting surrounding the buildings.







Corridor Improvements

Businesses with Exterior Improvements Completed

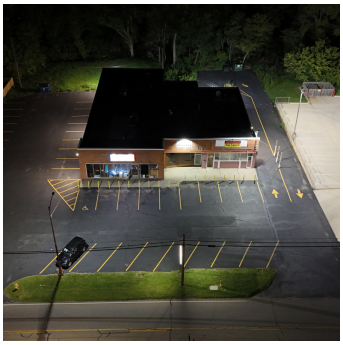
17

Buildings with Exterior Improvements Completed

11

Corridor Improvement Projects on Market Street, East Midlothian Boulevard, and McCartney Road were completed this quarter. In total, improvements we're made to 11 buildings across all three corridors, benefiting a total of 17 businesses as well as the surrounding communities. Improvements include a variety of exterior renovations that address needed repairs and improve curb appeal. Corridor Improvement Projects were completed with support from City of Youngstown councilmembers and American Rescue Plan funding.







Glenwood Fresh Market



Judy Smith

Market Member Success Story

Judy has been a Glenwood Fresh Market member for almost two years. After hearing about free, fresh produce in Youngstown, Judy was all for it. She said she loves eating healthy but the cost was keeping her from consistently including fresh produce in her diet before joining the Fresh Market. "I love vegetables, but the costs are so high." Since joining, Judy said she has learned more ways to cook with vegetables because of the cooking demos and samples. "It helps me. I'm eating a lot more vegetables every week. I'm making soups every week. Susan's got good recipes that have helped me get all the nutrients that I need." Judy lives on the east side of Youngstown and said she loves coming to the market. Judy said she has found a good community here. "I love the whole thing, but the people are so nice. The girls who work here are wonderful, too. But, I lost my husband almost three years ago now, so this gets me out of the house and gets me around people." Judy says she's found so much good at the market that she tells everyone how they can get involved too. "It's a great community thing, too. I spread the word around a lot. I pass on every single flyer that I get here, even the ones for the Mobile Markets or food giveaways. I think everyone who can sign up here should come and check it out. It's a beautiful thing."

Fresh Produce Distributed

$50,834

Unique Visits

3,402

New Members Enrolled

193

New Households Enrolled

84

Healthy Eating & Living Activities

37

Participants in Healthy Eating & Living Activities

855









Neighborhood Engagement & Planning

Property Condition Survey - City of Youngstown

This quarter, YNDC completed a citywide property condition survey of the City of Youngstown. The survey documented the exterior condition of all residential, commercial, and institutional properties in every neighborhood throughout the city. YNDC works with the City of Youngstown to complete this survey routinely every 2-3 years to track changes in neighborhood conditions. The survey also identifies vacant properties throughout the city. Over 4,000 properties had been documented in the survey. The survey findings help guide the work of YNDC, municipal agencies, and community partners in developing strategies to improve neighborhood conditions including guiding home repair, demolition, land assembly, and related activities.





Property Condition Survey - City of New Castle

This quarter, YNDC completed its first citywide property condition survey of the City of New Castle. The survey documented the exterior condition of all residential, commercial, and institutional properties in every neighborhood throughout the city. Over 3,000 properties had been documented in the survey. The survey findings help guide the work of YNDC, municipal agencies, and community partners in developing strategies to improve neighborhood conditions including guiding home repair, demolition, land assembly, and related activities.





Financial Statements

Statement of Financial Position as of September 30, 2026

Assets	Sept. 30, 2026	Sept. 30, 2025
Cash & Cash Equivalent	$5,756,556.62	$925,876.95
Accounts Receivable	$22,017.40	$10,558.88
Other Current Assets	$8,348,161.78	$4,438,637.44
Total Current Assets	**$14,126,735.80**	**$5,375,073.27**
Fixed Assets	$9,041,156.98	$8,604,756.66
Other Assets	$262,444.87	$269,411.20
Total Assets	**$23,430,337.65**	**$14,249,241.13**
Liabilities & Equity		
Liabilities	$6,563,787.09	$5,932,402.36
Equity	$16,866,550.56	$8,316,838.77
Total Liabilities & Equity	**$23,430,337.65**	**$14,249,241.13**

Unearned Grant Receivables - $15,155,265.07

*This is an unaudited statement.

Financial Statements

Statement of Financial Income and Expense
January - September 2026

Income	Sept. 30, 2026	Sept. 30, 2025
Foundations & Banks	$1,343,250.00	$1,294,009.93
Direct Public Support	$110,958.47	$6,928.22
Government Grants & Contracts	$11,471,981.24	$3,727,151.70
Investments	$153,797.26	$57,275.01
Other Income	$45,097.29	$59,518.61
Program Income	$5,865,527.75	$3,230,105.67
Total Income	$18,990,612.01	$8,374,989.14
Expenses		
Payroll	$289,304.43	$185,090.97
Payroll Expenses	$9,523.40	$1,906.90
Facilities and Equipment	$85,271.10	$16,231.96
Operations	$169,380.66	$85,298.39
Insurance and Benefits	$7,284.03	$107,247.95
Meetings	$2,093.11	$867.75
Contract Services	$56,038.82	$65,650.42
Conferences and Seminars	$7,881.21	$4,379.81
Program Expense	$10,516,794.08	$7,826,033.61
Total Expenses	$11,143,570.84	$8,292,707.76
Net Income	$7,847,041.17	$82,281.38

*This is an unaudited statement.

YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

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Youngstown Neighborhood
Development Corporation

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