



YOUNGSTOWN  
**NEIGHBORHOOD**  
DEVELOPMENT CORPORATION

# PERFORMANCE REPORT

JULY - SEPTEMBER 2025



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# FUNDERS

## CORE FUNDERS

City of Youngstown

The Raymond John Wean Foundation

## 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 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

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

## Staff

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  
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  
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 & Clean Up Team Member  
Todd Graff, Grass Cutting & Clean Up Team Member  
Brittany Haynes, Grass Cutting & Clean Up Team Member  
Benjamin Naatz, Grass Cutting & Clean Up Team Member  
Adam Wagner, Grass Cutting & Clean Up Team Member  
Kurtis Williams, Grass Cutting and Cleanup Team  
Patricia Tate, Glenwood Fresh Market Associate  
Kimberly Smotrilla, Glenwood Fresh Market Associate  
Grace Persing, Neighborhood Steward



# New Team Members



## Ellie Maurice

### *Housing Program Assistant*

Ellie Maurice is the Housing Program Assistant for the Youngstown Neighborhood Development Corporation. Under the supervision of the Housing Director, Ellie assists with organizational marketing and administration of YNDC's housing programs.

## Alan Williams

### *Construction Team Member*

Alan Williams is a Construction Team Member for the Youngstown Neighborhood Development Corporation.

Alan works with a team to complete housing rehabilitation projects to improve the quality of life in strategic Youngstown neighborhoods.



## Todd Graff

### *Grass Cutting and Clean Up Team Member*

Todd Graff is a Grass Cutting and Clean Up Team Member for the Youngstown Neighborhood Development Corporation. Todd collaborates with a team of professional and labor staff in the implementation of large scale grass cutting and clean up of vacant housing, boarding of vacant homes, vacant lot management, basic construction, and other field and maintenance projects to improve the quality of life in strategic Youngstown neighborhoods.

## Kimberly Smotrilla

### *Glenwood Fresh Market Associate*

Kimberly Smotrilla is a Glenwood Fresh Market Associate for the Youngstown Neighborhood Development Corporation. Kimberly assists in the operation of the Glenwood Fresh Market and creates a welcoming environment to achieve program service goals including: increasing access to fresh food, inspiring healthy eating, and maintaining a clean, organized and functional environment.



# REVITALIZATION REVIEW



Housing Counseling  
Clients Served

145

Homeowners  
Created

3

3

Vacant Housing Units  
Rehabilitated

Cubic Yards of Debris Removed  
from Youngstown  
Neighborhoods

4125

24

Essential Repairs  
Completes

Dead Trees Removed

638

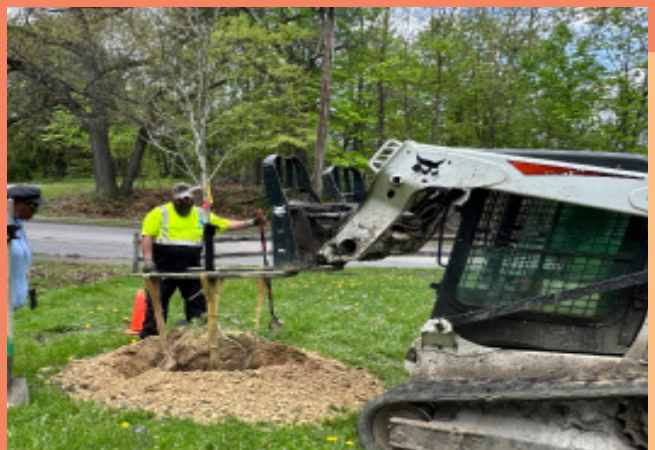
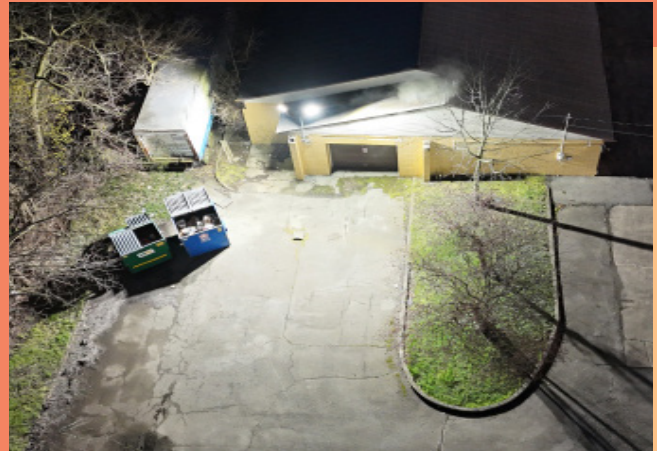
# Publications & Media

- YNDC Acquires Old Park Inn Building in Youngstown as Part of Revitalization Plan - WFMJ
- Riders Taken For A Spin - The Vindicator
- YNDC to Finish 46 New Affordable Homes in Youngstown By Next Year - The Vindicator
- YNDC, Landbank Team Up to Build 16 New Homes - WFMJ
- Groundbreaking Begins Build of 16 New Homes in Youngstown - WKBN
- Affordable Housing Project Underway in Youngstown - The Business Journal
- Orchids and Onions - The Vindicator
- Land Bank Moves Against Cuts - Tribune Chronicle
- YNDC Breaks Ground on New Home in Sebring - WFMJ
- Groundbreaking Begins Construction of New Home in Sebring - WKBN
- Former Royal China Property Almost Ready for Redevelopment - The Business Journal
- YNDC Breaks Ground on 2 New Mahoning County Housing Development Sites - Mahoning Matters
- Orchids and Onions - The Vindicator
- Rehabilitation Program Prioritizes Home Foundation and Roof Safety in Campbell - Citizen Portal
- Economic, Community Development Leaders Work to Advance Communities - The Business Journal
- Journal Opinion: Building Homes Enables Job Growth - The Business Journal
- Youngstown Playhouse Murals Getting Refresh - WKBN
- Local Builders and Mahoning Valley Nonprofits Collaborate on Housing Solutions - Mahoning Matters
- Valley Must Meet Challenge of Growth in Jobs, Population - Tribune Chronicle
- Youngstown Rolls Out Plan for Economic Development - The Business Journal
- Youngstown Foundation Announces \$1.2 Million In Grants - WKBN
- Youngstown Foundation Announces \$1.2 Million in Grants - Tribune Chronicle



# New Grant Awards

- The Federal Home Loan Bank of New York Affordable Housing Program - \$1,000,000 for Home Repair in Sharon and Farrell, Pennsylvania
- Florence Simon Beecher Foundation - \$20,500 for Clean and Green Equipment
- John S. and Doris M. Andrews Memorial Fund - \$10,000 for Clean and Green Equipment
- National Community Reinvestment Coalition Field Empowerment Fund - \$10,000 for Housing Counseling
- Thomases Family Endowment of the Youngstown Area Jewish Federation - \$10,000 for the Community Safety Program
- Edward W. Barr Charitable Foundation - \$6,000 for Clean and Green Equipment





# HOUSING COUNSELING

New Clients  
Enrolled in Housing  
Counseling

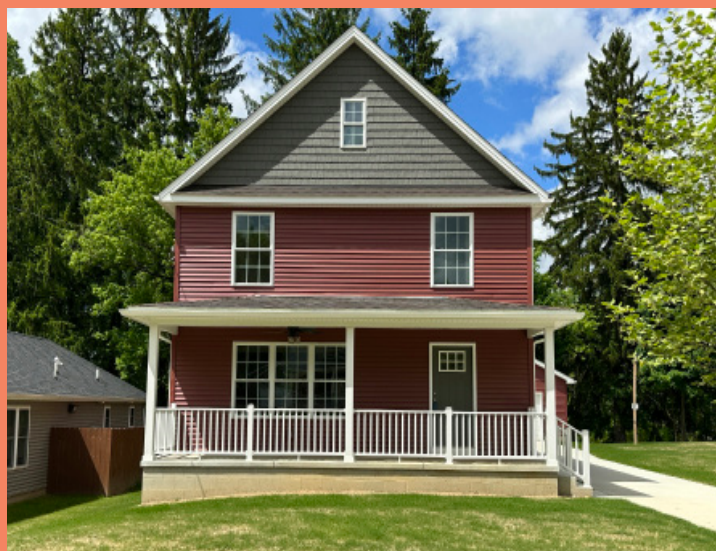
36

Homes Purchased  
By Housing Clients

6

Total Housing  
Counseling Clients  
Served

145





# Housing Counseling SPOTLIGHT

## Adriana

When Adriana move to Ohio from Houston, Texas in 2018, she rented a home where she felt there was no opportunity to personalize and grow. As issues with the home kept coming up and not getting fixed in a timely manor, Adriana decided it was time to buy a home of her own. Adriana soon realized that it was challenging to find a house that fit her needs.

"Its hard out there in housing."

While looking for a home that would serve as a base for her family, Adriana found a home built by YNDC. Through the buying process, Adriana went through YNDC's HUD-approved Housing Counseling Program, which she now recommends to anyone looking to purchase a home.

## Shaquilla

As Shaquilla's rent continued to rise, she began to feel that it was finally time to purchase a home. Shaquilla searched for the perfect home, and as a first-time homebuyer, the task seemed overwhelming.

After seeing nearly 30 homes with a realtor, Shaquilla found the right home for her. A safe, new build, perfect for her and her family.

During the buying process, Shaquilla went through YNDC's HUD-approved Housing Counseling Program.

"Alex put into perspective how important it was to take preparatory steps. He solidified the importance of paying off certain loans and watching how I spend certain amounts during the buying process."

"Alex was very nice, talking about mortgage protection, making updates to the home in a year."

Adriana shared that the money-management conversations were thorough and informative, and one of the main reasons why she shares the program with others.

Shaquilla, now settled into her new home, encourages anyone looking to purchase their first home to go through the Housing Counseling Program.

"It is not an aggressive thing. It is a lot of back and forth feedback looking at where you are now and how to get where you need to be. It was a lot of 'let's try this and see if we can achieve this result in this timeline'. It was relaxed, but it is real help."





# REAL ESTATE DEVELOPMENT



Vacant Units  
Rehabilitated

3



Before



After

New Units  
Under  
Construction

22





# REAL ESTATE DEVELOPMENT



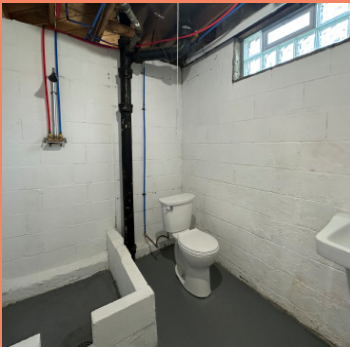
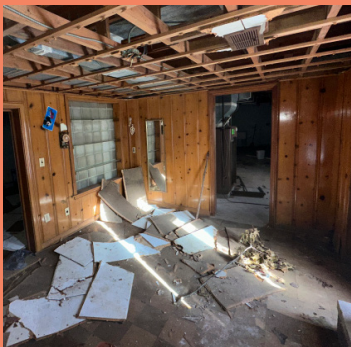
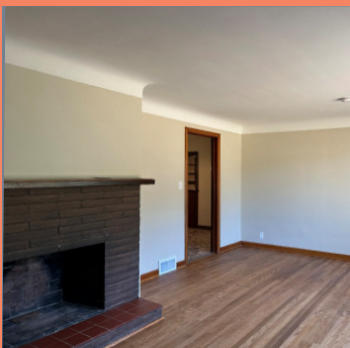
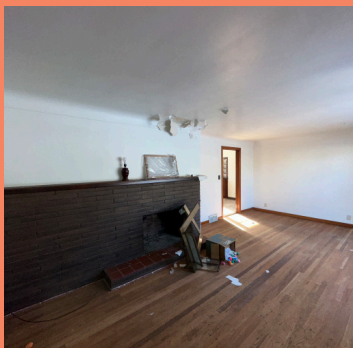
3551 Shirley Rd.

BEFORE

AFTER

BEFORE

AFTER





# REAL ESTATE DEVELOPMENT



3222 Sheridan Rd.

BEFORE

AFTER

BEFORE

AFTER





# REAL ESTATE DEVELOPMENT

## Revitalization In Progress



733 Lake Dr.

BEFORE

PROGRESS

BEFORE

PROGRESS





# REAL ESTATE DEVELOPMENT



4340 Helena Ave.

BEFORE

PROGRESS

BEFORE

PROGRESS





# NEW CONSTRUCTION

## MAHONING COUNTY LAND BANK HOMES



YNDC continues making progress with new housing construction. In June, YNDC, in partnership with Mahoning County Land Bank, completed six new homes on Mineral Springs Avenue, and currently has 22 additional single family homes under construction, the first of which will be completed in the next month.





# NEW CONSTRUCTION

## GLENWOOD DUPLEXES PHASE 2



YNDC completed construction on three new duplexes on Glenwood Avenue this quarter. Each duplex holds two, two-bedroom, two-bathroom apartments that are available for rent to qualified tenants. Each apartment features in-unit laundry, a spacious open concept living area, and kitchen fully equipped with a fridge, range, and microwave range hood.

The completion of these duplexes marks the end of Phase 2 of Glenwood Duplex development, with a total of five duplexes now housing tenants on Glenwood Avenue.

The units are energy efficient and all electric with net zero energy usage, producing their own electricity via solar panels. More energy is produced on site than used by the buildings.







Before



After



Before



After

## 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 repair, such as actively leaking roofs, furnace and plumbing repairs, and accessibility modifications at no cost.

ESSENTIAL  
REPAIRS

24

ROOF  
REPLACEMENTS

30



After



After



Before



After



# OWNER-OCCUPIED HOME REPAIR

Before

After

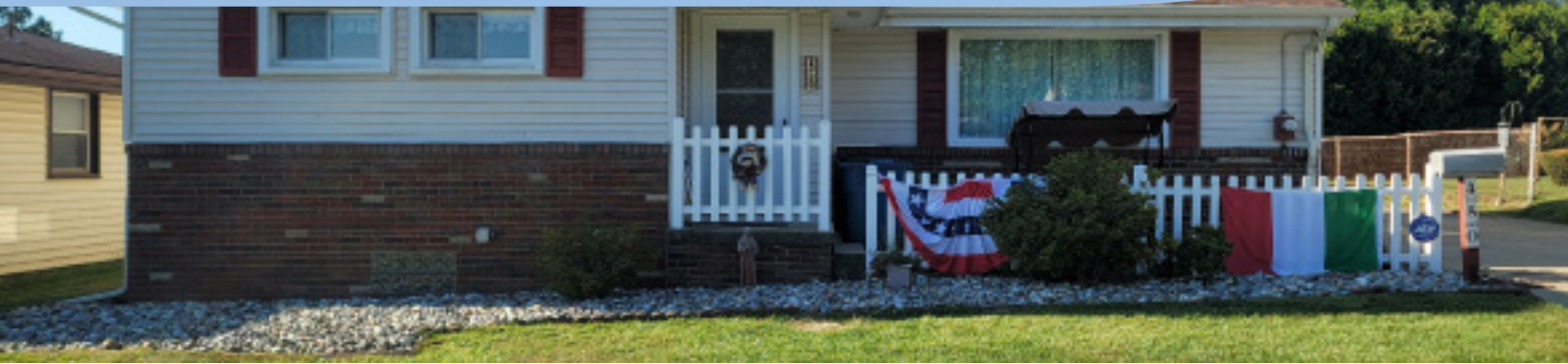
Before

After





# OWNER-OCCUPIED HOME REPAIR SPOTLIGHT



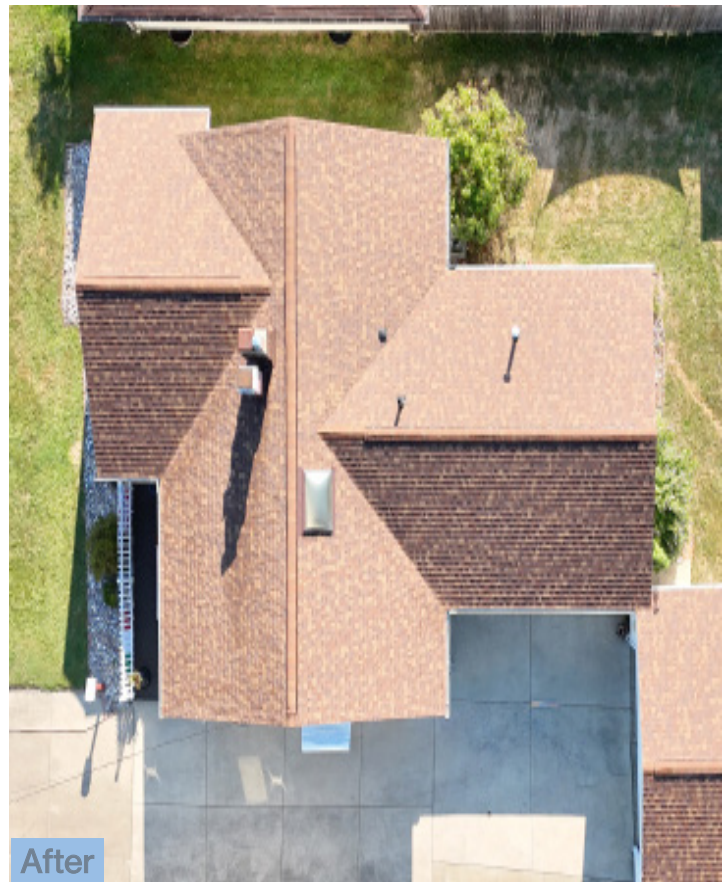
## Vivian

When storms and gusts of wind continued to strip her roof of shingles, Vivian became concerned that if the damage continued, she would start to see water entering her home. At almost 93 years old, Vivian was worried she would never have the means to replace the roof on her own. Through the Mahoning - Youngstown Community Action Partnership (MYCAP), Vivian learned that she could qualify for a free roof replacement with YNDC.

"I am so thankful for them [donors] because at my age, and my income, I could have never afforded a new roof, ever. Thank you so much."

Vivian shared that she tells everyone she knows about the program, saying she already has friends who have submitted applications of their own.

Thanks to her new roof, Vivian is no longer worried that water will get into her home.





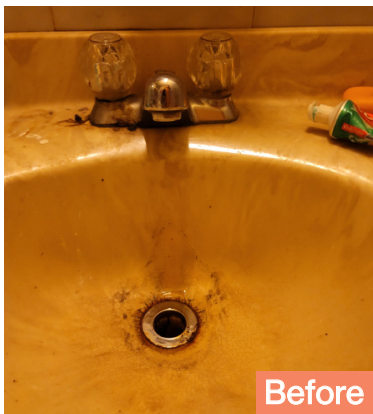
# ESSENTIAL HOME REPAIR



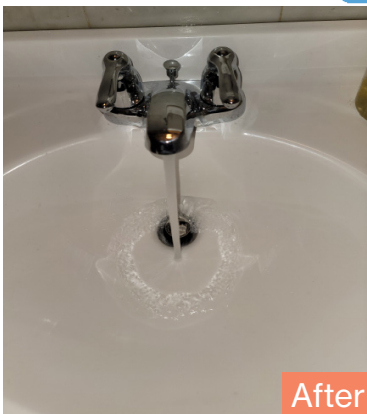
## Projects Completed

Plumbing Repairs

14



Before



After



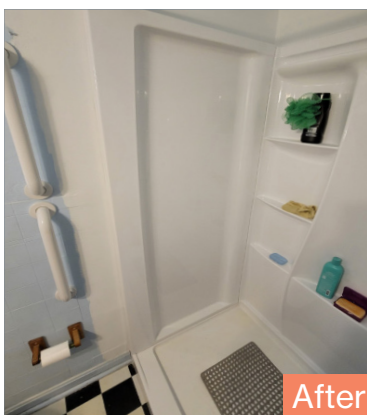
Before



After



Before



After

Accessible Showers  
Installed

2

3

Hot Water Tank  
Replacements

Door Replacements

2

3

Floor Replacements

Furnace Repairs and  
Replacements

1

9

Porch Repairs and  
Replacements

Other Accessibility  
Modifications

5

# OWNER-OCCUPIED HOME REPAIR SPOTLIGHT

## Lorraine

Lorraine went without hot water for over one year, and after many temporary fixes, a friend pointed her in the direction of YNDC's Essential Repair program.

Lorraine shared that during the winter months especially, not having hot water started to take its toll. After a smooth installation process, Lorraine says her new hot water tank works wonderfully.

"I can take hot showers now. That's definitely good."

After getting her new hot water tank, Lorraine has recommended the program to many others



BEFORE



AFTER



BEFORE



AFTER

## Ned

Ned's 110-year-old porch was slanted and falling apart, leading to safety concerns for anyone who had to cross the porch to reach his front door. His front door did not close properly and was challenging to lock.

A neighbor told Ned about YNDC's Essential Repair program, and Ned was able to receive both a new porch and new front door through that program.

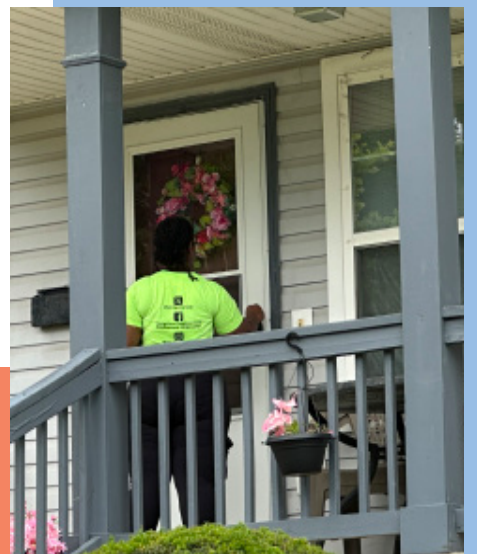
"It was very exciting. The guys that did it were just so meticulous. They made it perfect. That was their goal. I feel so much safer now that my door is fixed. I feel secure, you know. I am not embarrassed to hear about the porch looking so bad. I feel blessed because I could never afford something like that."



# NEIGHBORHOOD ENGAGEMENT & ORGANIZING



YNDC's Community Engagement Team has visited 2,756 unique households to date to collect feedback from residents about how they feel their neighborhood is doing and what they would like to see improve in the coming years in the Greater Glenwood Avenue area, which consists of multiple neighborhoods between High Street, West Midlothian, Market Street, and Mill Creek Park. YNDC has collected detailed feedback from over 150 households thus far, and anticipates receiving responses from about 250 households by the time we are finished visiting all households two times. The data will be used to inform the strategies for improving neighborhood conditions in the Greater Glenwood Area Plan.





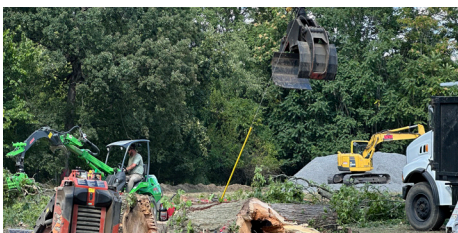
# NEIGHBORHOOD CLEANUP



YNDC completed significant cleanup and brush clearance to the former Buckeye Elementary School site in the 7th Ward in partnership with the Buckeye Plat Neighborhood Association in order to assist the group with grassroots efforts to transform this vacant lot into a passive neighborhood park which will include a walking trail and picnic areas for neighbors.

YNDC also cleared brush and overgrowth from sidewalks along East High Street and Lansdowne Boulevard in the 2nd Ward in preparation for installing new sidewalks along Lansdowne Boulevard this coming Spring. A stretch of Lansdowne Boulevard from East High Street to Adelaide Avenue lacks sidewalks, which has forced East High School students to walk in the street on their way to and from school. New sidewalks will be built where they are missing in the Spring to connect East High School safely to Oak Street and the surrounding neighborhoods.

YNDC is removing hazardous trees, cleaning and greening vacant lots, and installing new sidewalks in neighborhoods throughout the city where we are building and renovating homes as part of the Neighborhood Improvements program in partnership with the City of Youngstown. Dozens of hazardous trees will be removed from vacant lots and tree lawns, and well over a mile of sidewalks replaced by the time work is complete during the next quarter.







Illegally Dumped  
Tires  
Removed

24

Dumpsters of  
Blight Removed

7

Linear Feet of  
Split-Rail Fencing

308

## NEIGHBORHOOD CLEANUP







# MAHONING VALLEY TREECORPS

This quarter, YNDC focused on removing dead and hazardous street trees in neighborhoods across the city as part of Mahoning Valley TreeCorps. In total, YNDC will have removed 1,223 dead and hazardous street trees across the city from tree lawns and public greenspaces as work concludes by the end of the year. Youngstown has thousands of dead, dying, and dangerous shade trees in tree lawns and public spaces. These trees are not only unsightly but pose real danger to adjacent residents as well as adjacent homes, power lines and buildings. Removal of dead and hazardous trees has long been a priority for residents, and this generational investment in tree canopy management will help the City of Youngstown's forestry crew to catch up with the problem. As part of Mahoning Valley TreeCorps, YNDC and its partners will replace these trees by planting nearly 5 times as many public shade trees as have been removed, helping to restore the city's tree-lined streets for the next generation.





# COMMUNITY SAFETY PROGRAM



YNDC has installed 387 doorbell cameras so far this year in multiple neighborhoods throughout the city as part of the Community Safety Program. This quarter, outreach and camera installations focused on neighborhoods in the 2nd Ward on Youngstown's East Side as well as on blocks throughout Youngstown where YNDC is building and renovating housing.

YNDC also installed 39 bright dusk-to-dawn LED security lights on businesses and adjacent public spaces along Glenwood Avenue to improve safety along the corridor. YNDC will be installing security lighting along additional corridors including McCartney Road, Market Street, Midlothian Boulevard, and Mahoning Avenue in the coming months.

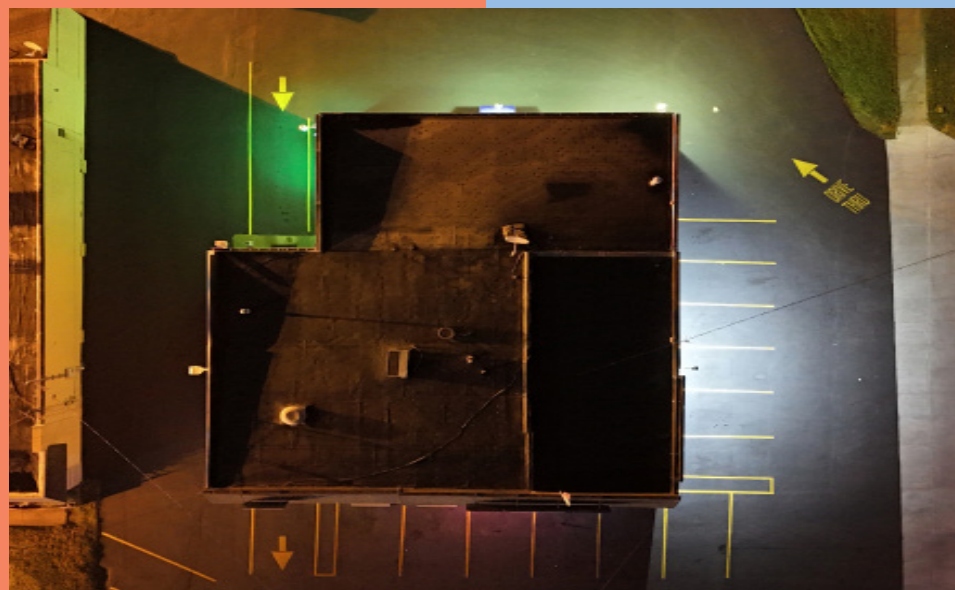




# CORRIDOR IMPROVEMENTS



YNDC is currently working with 22 local businesses on Market Street, Midlothian Boulevard, McCartney Road, and Mahoning Avenue to make exterior improvements to their properties that will eliminate outstanding exterior code issues, improve lighting and safety in the public spaces around the businesses, and enhance curb appeal for their properties. This is part of a coordinated effort in partnership with the City of Youngstown to improve curb appeal and support businesses on Youngstown's neighborhood business corridors. YNDC is working to obtain cost estimates and improvements are set to begin in the next quarter.



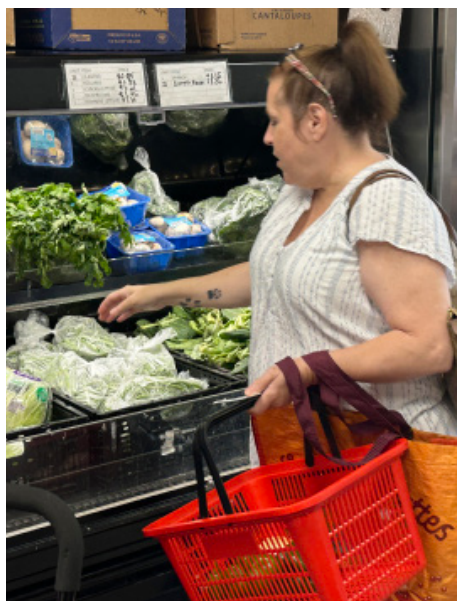


# GLENWOOD FRESH MARKET



The Glenwood Fresh Market is currently enrolling new members! Residents of Youngstown who earn less than 200% of the Federal Poverty Guidelines are encouraged to apply.

Please contact Susan, the Market Manager, at 330.330.3561 to schedule an appointment.





## Deborah

After being diagnosed with diabetes, Deborah wanted to focus on healthy eating habits, but felt fresh produce was out of reach. When a family member told Deborah about the Glenwood Fresh Market, she saw an opportunity to get fresh produce.

"My doctor said my numbers are fantastic. He asked 'what are you doing?' It is just eating habits!"

Being a client of the Glenwood Fresh Market has given Deborah the knowledge on how to use fresh produce to improve physical health. Deborah shared that she intends to continue using this knowledge even when she is no longer a client.



## Michael

Michael is a recently enrolled client at the Glenwood Fresh Market. He shares that his favorite part of the Fresh Market is the outreach to their clients and even those not enrolled in the program.

Michael has gained knowledge in healthy-eating and cooking healthy recipes, all while having more access to fresh produce. Healthy habits feel far more achievable than they did before.

"It gives me a healthy outlook, when it comes to eating, meals, and nutrition, I feel like I am keeping things balanced."





**GLENWOOD**

**FRESH**

**MARKET**

Fresh Fruits and  
Vegetables  
Distributed  
**\$28,699.10**

Unique  
Visits  
**2,272**

Members  
Served  
**990**

Unique  
Households  
Served  
**550**

Healthy Eating  
And  
Living Activities  
**36**

Participants in Healthy  
Eating and Living  
Activities  
**631**





# Financial Statements

## STATEMENT OF FINANCIAL POSITION As of September 30, 2025

Assets	As of Sep. 30, 2025	As of Sep. 30, 2024
Cash & Cash Equivalents	\$943,190.44	\$765,743.26
Accounts Receivable	\$10,588.88	\$6,927.93
Other Current Assets	\$6,434,849.56	\$1,870,567.57
Total Current Assets	\$7,388,598.88	\$2,643,238.76
Fixed Assets	\$7,078,022.25	\$6,700,330.12
Other Assets	\$270,506.70	\$359,255.48
Total Assets	\$14,737,127.83	\$9,702,824.36
<b>Liabilities &amp; Equity</b>		
Total Liabilities	\$5,906,417.08	\$2,186,949.78
Total Equity	\$8,830,710.75	\$7,515,874.58
Total Liabilities & Equity	\$14,737,127.83	\$9,702,824.36

UNEARNED GRANT RECEIVABLES - \$24,547,292.13

\* This is an unaudited statement.



# Financial Statements

## STATEMENT OF FINANCIAL INCOME & EXPENSE January 1 - September 30, 2025

Income	Jan-Sep 2025	Jan-Sep 2024
Foundation and Banks	\$1,294,009.93	\$860,734.00
Direct Public Support	\$6,941.45	\$871.55
Government Grants & Contracts	\$3,766,443.83	\$2,837,569.71
Investments	\$52,046.36	\$45,646.59
Other Income	\$59,443.61	\$191,455.84
Program Income	\$3,228,743.42	\$676,240.58
Total Income	\$8,407,628.60	\$4,612,518.27
Expenses		
Payroll	\$185,090.97	\$195,894.52
Facilities & Equipment	\$16,231.96	\$11,034.01
Operations	\$84,588.12	\$57,327.55
Insurance & Benefits	\$111,365.36	\$94,043.55
Meetings	\$857.75	\$499.69
Contract Services	\$65,650.42	\$54,880.21
Conferences & Seminars	\$4,335.36	\$2,748.72
Program Expense	\$7,349,715.11	\$3,761,909.75
Total Expenses	\$7,819,741.95	\$4,180,657.00
Net Income	\$587,886.65	\$431,861.27

\* This is an unaudited statement.









YOUNGSTOWN  
**NEIGHBORHOOD**  
DEVELOPMENT CORPORATION

[www.yndc.org](http://www.yndc.org) | 330.480.0423

820 Canfield Road, Youngstown, Ohio 44511



@YtownNDC



@youngstownndc