

Performance Report

January - March 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	12
Neighborhood Engagement & Planning	13
Financial Statements	14

Funders

Core Funders

The Raymond John Wean Foundation
City of Youngstown

Program Investors

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

Mercy Health Foundation

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

Thomas 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
Grace Persing, Neighborhood Organizer
Tida Wright, Owner-Occupied Home Repair Program Assistant
Jasmine Pierce, Neighborhood Stabilization Program Assistant
Jacob Stanko, Neighborhood Stabilization Program Assistant
Jeff Kramer, Housing Project Inspector
Ellie Maurice, Real Estate Development 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
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

18

94

Housing Counseling Clients Served

Homeowners Created

7

5

Vacant Housing Units Rehabilitated

New Residential Units Constructed

14

191

Fresh Market Members Served

Linear Feet of Fence Installed

582

306

Trees Planted

Cubic Yards of Debris Removed

3,035

Housing Counseling

New Pre-Purchase
Clients Enrolled

32

Homes Purchased By
Housing Counseling Clients

7

Total Housing
Counseling Clients
Served

94

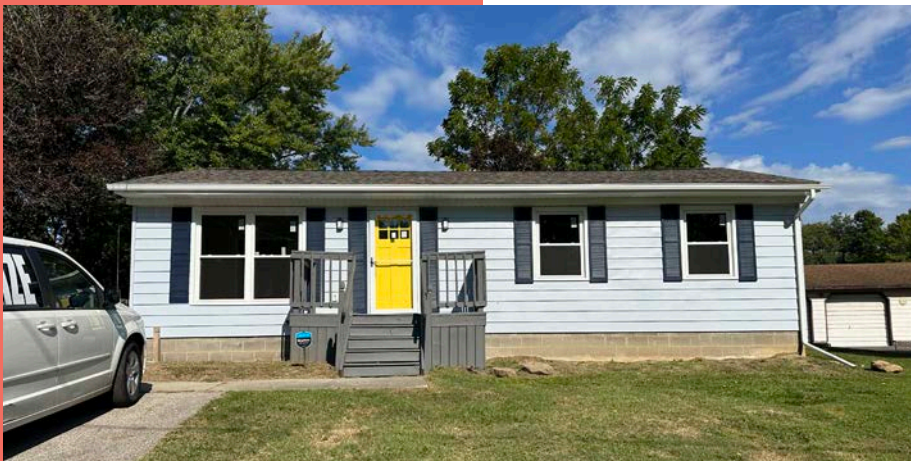
"This is all I ever wanted for me and my girls — just our own place, something to call home. I'm from Maryland, and it costs too much money to live there. So, to actually be able to buy a house here, it means a lot."

- Ashley Tate

Ashley Tate

Housing Counseling Client Success Story

For the past four years, Ashley has lived in rentals with her daughter and boyfriend. She knew rentals were temporary, and she wanted to own a home where her family could live comfortably. A little over a year ago, she tried to pursue homeownership but was denied during pre-approval. Ashley spent the next year working to improve her credit and explored different lending options. "I was approved through a different mortgage company, and I started looking at houses, and everything just started progressing a little bit more. Around November, everything became more solid. It just brought out, like, a lot of emotions," Ashley said. She had heard of YNDC through Catholic Charities, but it was her Realtor who introduced her to the rehabilitated house with the yellow front door that would ultimately become her home. "When we found this house, he found out it was a YNDC house, and it just made it all better because you guys do beautiful homes and you make it real for people." She joined YNDC's housing counseling program and works with Alex on her budget. "Alex helped me see where I was spending too much money and where I needed to put my money. I've done a lot better since hooking up with Alex and working on my budget because working on my budget got me here." Since joining the counseling program, she recommends it to everyone. "I work with a lot of girls, and we're CNAs. All we want is a home because we take care of people, and we see that they no longer have a 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 quarter, YNDC acquired five units for rehabilitation and completed five projects. Of those five, two became homeownership opportunities and three became rental units. These projects were done in partnership with the Mahoning County Bank and the City of Youngstown as part of the Welcome Home Ohio Program and the Federal Home Loan Bank of Pittsburgh's Affordable Housing Program.

**Vacant Units
Rehabilitated**

5

**Vacant Units
Acquired For
Rehabilitation**

5

Before

4340 Helena Avenue



512 Clearmont Drive



2655 Pearce Avenue



After

4340 Helena Avenue



512 Clearmont Drive



2655 Pearce Avenue



Real Estate Development

Single-Family Units
Constructed For Sale

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 quarter, YNDC completed six new single-family housing units. Projects were completed in partnership with the City of Youngstown as part of the American Rescue Plan and HOME Programs and the Mahoning County Land Bank as part of the Welcome Home Ohio Program.



New Construction



Two New Homes on Aberdeen Avenue



Three Rehabilitated Units on Pearce Avenue



Concrete Paving at Pearce Avenue



New Homes on Bonnie Brae Avenue



Stocker Avenue Rehabilitation



New Construction



Stocker Avenue Rehabilitation



36 Maranatha Court



Clearmont Avenue Rehabilitation



Owner-Occupied Home Repair

Owner-Occupied Home Repairs Completed

18

Hot Water Tanks and Furnaces Repaired or Replaced

11

Accessibility Modifications

15

Porch Repairs and Replacements

2

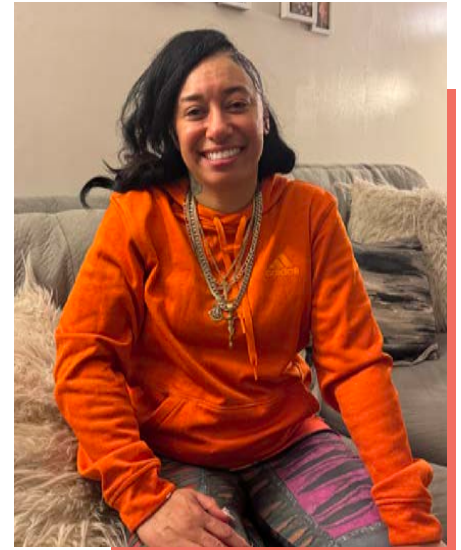
Plumbing Repairs

9

Kismet Johnson

Owner-Occupied Home Repair Success Story

Kismet has been homebound since a work injury left her recovering. Warmer seasons turned into colder ones, and Kismet's furnace wasn't working. It was Kismet's sibling who informed her that YNDC could help her with the broken furnace. Kismet has been living in her home for eight years, and her furnace has not worked properly for two winters. To stay warm, Kismet used four space heaters throughout her house. At the time, she was unaware of how dangerous it was. Since she was spending more time at home, Kismet contacted YNDC for assistance. Her furnace was over 30 years old. They no longer manufactured that specific furnace or had the necessary part to repair it. She says overall, the replacement was quick and efficient. "I was allowed to be here, sit, and cheer. They just went into the basement and did their work. I didn't have to go down there or do anything." In January, some of the coldest days were hovering at -10, breaking another record low for the area. However, YNDC was able to assist Kismet before the storm. "That was a big help, because I would've been in the house with the space heaters all day. I would've been stuck in the house all day, and I would have froze. I appreciate you guys."



Before



After



Neighborhood Stabilization

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 quarter, there were 194 tires removed, 171 properties cleaned up, 3,035 cubic yards of debris cleared, 6 vacant lots stabilized, and 55 vacant 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, improves safety, and helps sustain the urban tree canopy. This quarter, the program planted 306 trees, removed 140 dead/hazardous trees, and created 8 ISA certified arborists.



Tires
Removed

194

Yards of Debris
Removed

3,035

Vacant Homes
Boarded up

55

Trees
Planted

306

Dead/Hazardous
Trees Removed

140

ISA
Certified
Arborists

8

Glenwood Fresh Market



Janet Moody Market Member Success Story

Janet became a Glenwood Fresh Market member about two years ago. After only a handful of visits to the market, Janet suffered a heart attack and could no longer make it to the market. Janet spent months physically recovering and wanted to focus even more on her health. Starting with continuing her membership at the Fresh Market. Rejoining the market

was a priority for her because fruits and vegetables were hard to come by before her membership. "This is a blessing, getting fresh fruit and vegetables. I look forward to coming up here," Janet said. It has been six months since rejoining, and Janet says she isn't the only one benefiting from a more balanced diet. "I have [noticed a difference in my health] and my family, too. Now, they are able to go into the refrigerator and get fresh fruits and vegetables [to eat]." On top of the health and nutritional benefits, she says it's the sense of community at the market that makes her visits even more special. "Just coming up to see everybody and relating and talking to them. It's real fun. Susan is an excellent cook," Janet said.



Fresh Produce Distributed

\$22,263

Unique Visits

1,569

Members Served

191

Households Served

106

Healthy Eating & Living Activities

33

Participants in Healthy Eating & Living Activities

728

Neighborhood Engagement & Planning

Glenwood Neighbors Business Association

On Tuesday, February 17, 2026, the Glenwood Neighbors Business Association hosted Mayor Derrick McDowell at its quarterly meeting. The Mayor provided updates on several projects related to the greater Glenwood Avenue corridor and answered questions from business owners. 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.



Greater Glenwood Resident Survey

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.



Financial Statements

Statement of Financial Position as of March 31, 2026

Assets	March 31, 2026	March 31, 2025
Cash & Cash Equivalent	\$6,877,640.48	\$1,172,992.23
Accounts Receivable	\$206,191.75	\$2,847.05
Other Current Assets	\$4,103,394.26	\$3,181,447.24
Total Current Assets	\$11,187,226.49	\$4,357,316.52
Fixed Assets	\$8,224,369.30	\$6,970,185.10
Other Assets	\$245,476.60	\$310,503.93
Total Assets	\$19,657,072.39	\$11,638,005.55
Liabilities & Equity		
Liabilities	\$10,067,277.29	\$2,335,121.48
Equity	\$9,589,795.10	\$9,302,884.07
Total Liabilities & Equity	\$19,657,072.39	\$11,638,005.55

Unearned Grant Receivables - \$29,275,709.10

*This is an unaudited statement.

Financial Statements

Statement of Financial Income and Expense January - March 2026

Income	Jan-Mar 2026	Jan-Mar 2025
Foundations & Banks	\$168,000.00	\$868,875.00
Direct Public Support	\$1,110.75	\$1,059.10
Government Grants & Contracts	\$1,472,706.30	\$953,309.01
Investments	\$43,911.62	\$3,532.52
Other Income	\$12,027.54	\$13,103.49
Program Income	\$2,101,001.39	\$361,284.45
Total Income	\$3,798,757.60	\$2,201,163.81
Expenses		
Payroll	\$66,235.92	\$55,989.91
Facilities and Equipment	\$39,784.50	\$5,187.57
Operations	\$43,599.27	\$24,834.76
Insurance and Benefits	\$105,869.84	\$54,008.93
Meetings	\$314.24	\$0.00
Contract Services	\$46,174.50	\$41,085.42
Conferences and Seminars	\$2,379.79	\$1,567.61
Program Expense	\$2,924,098.51	\$950,163.05
Total Expenses	\$3,228,456.57	\$1,132,837.25
Net Income	\$570,301.03	\$1,068,326.68

*This is an unadudited statement.



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

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

 @YtownNDC   @youngstownndc