



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

PERFORMANCE REPORT

APRIL - JUNE 2025



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FUNDERS

CORE FUNDERS

The Raymond John Wean Foundation
City of Youngstown

Program Investors

Boardman Rotary
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
Denise Debartolo York
Direction Home
Enbridge
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
Key Bank Foundation

Lead Safe Ohio
Mahoning County Commissioners
Mahoning County Land Reutilization Corporation
Mahoning County Lead Hazard and Healthy Homes
Mercy Health Foundation
NeighborWorks America
Ohio Department of Development Welcome Home Ohio
Ohio Housing Trust Fund
Ohio Housing Finance Agency
PNC Foundation
Premier Bank
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
Walter and Caroline Watson Foundation
Ward Beecher Foundation
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
Vi Aguirre, Community Engagement Manager
Jasmine Pierce, Neighborhood Stabilization Program Assistant
Jacob Stanko, Neighborhood Stabilization Program Assistant
Jeff Kramer, Housing Project Inspector
Matthew Shelby, Housing Project Inspector
Aaron McClendon, Marketing Coordinator
Lola Lewis, TreeCorps Arborist and Training Manager
Mike Long, TreeCorps Project Manager
Kenneth Bonifas, Property Maintenance Manager
Mike Ondo, Construction Team Member
William Crues, 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
Anika Jacobs-Green, Glenwood Fresh Market Associate
Henrietta Lewis, Glenwood Fresh Market Associate
Grace Persing, Neighborhood Steward
Sabrina Johnson, Neighborhood Stabilization Intern

New Team Members



Sabrina Johnson

Neighborhood Stabilization Intern

Sabrina Johnson is a Neighborhood Stabilization Intern for the Youngstown Neighborhood Development Corporation. Sabrina assists YNDC's Neighborhood Stabilization Director and team with a variety of tasks to stabilize Youngstown's neighborhoods and to organize residents and partners around issues affecting neighborhoods. This work includes a variety of office, research, engagement, and field assignments.



REVITALIZATION REVIEW



**HOUSING COUNSELING
CLIENTS SERVED**

126



**HOMEOWNERS
CREATED**

6

2

**VACANT HOUSING
UNITS REHABILITATED**

**CUBIC YARDS OF DEBRIS
REMOVED FROM YOUNGSTOWN
NEIGHBORHOODS**

231

42

**ESSENTIAL REPAIRS
COMPLETED**

TREES PLANTED

523



Publications & Media

- Johnstown Group Going to Youngstown to See Revitalization Efforts - The Tribune Democrat
- Community Foundation Awards \$640K in Grants - The Business Journal
- Community Foundation awards \$640,000 to nonprofits in Valley - The Vindicator
- Foundation awards \$640K to Valley nonprofits - Tribune Chronicle
- YNDC Building Duplexes with Onsite Solar Panels - The Vindicator
- Development Awards \$6.8 million in Grants for Essential Home Repairs, Down Payment Assistance - The Highland County Press
- Mahoning, Trumbull County Organizations to Receive Grants for Essential Home Repairs - WFMJ
- State Awards \$1.4M in Grants to YNDC, TNP - The Business Journal
- State-Funded Program Increasing Local Housing Options - WKBN
- YNDC Breaks Ground on Solar-Powered Duplexes in Youngstown - WFMJ
- YNDC Breaks Ground on 3 Glenwood Avenue Duplexes - The Business Journal
- Solar-Powered Affordable Housing on Glenwood - WFMJ
- 3 More Brand-New Duplexes Going Up Along Glenwood Avenue - WKBN
- YNDC breaks ground on solar-powered duplexes - WFMJ
- YNDC Breaks Ground on Second Phase of Development Project - WKBN
- 2025 Housing Report Reveals Mahoning, Trumbull Counties' Vacant Homes Decreasing - Mahoning Matters
- Valley Lacks Housing of All Types, Panelists Say - The Business Journal
- Youngstown Neighborhood Development Corporation Receives \$1.1 million in Grant Funding - WFMJ
- Orchids and More Orchids for Easter - The Vindicator
- Rep. McNally Announces \$1.1M for Youngstown Neighborhood Development Corporation - Ohio House of Representatives
- Officials break ground on 3 new duplexes equipped with solar power in Youngstown - Mahoning Matters
- Akron Firm Acquires 43 Acres in Weathersfield; YNDC Breaks Ground on Duplexes - The Business Journal
- Mahoning, Trumbull Receive \$1.5 Million to Help Residents With Home Repairs - Mahoning Matters

Publications & Media

- YNDC Showcases New Homes for Sale in Youngstown - WKBN
- Ohio REALTORS on Solutions for Housing in Mahoning County Alongside Commissioners - Mahoning Matters
- Tree Planting Commemorates 3 Newly Revitalized Homes for Sale in Youngstown - Mahoning Matters
- Cuts Threaten Lead Removal Programs in the Valley - The Vindicator
- Safety Program Lights Up Area in Youngstown - WKBN
- Next Generation of Wean Fellows Selected and Ready to Create Social Change in the Mahoning Valley - Youngstown State University
- YNDC, Land Bank Break Ground on New Struthers Home - The Business Journal
- Wean Foundation Awards Grant to YSU for Fellowship Program - The Business Journal
- Safety Program Lights the Way for Glenwood Avenue - WKBN
- Groundbreaking Held for New Home on Wilson Street in Struthers - WFMJ
- Ground Broken on New Home in Struthers as Part of Development Project - WKBN
- Ground Broken for New Home in Campbell as Part of Development Project - WKBN
- New Building Breathes New Life into Campbell - The Vindicator
- Mahoning Valley TreeCorps Offers Free Tree Planting - The Business Journal
- YNDC Breaks Ground on Second Phase of Development Project - WKBN
- Youngstown CityScape Planting Trees on Lawns of Youngstown Residents - WFMJ
- Bike Share Youngstown Sets Ride and Health Fair - The Vindicator
- YNDC Ponders Plan for Former Park Inn Property - The Business Journal
- Former Local '90s Nightclub to be Repurposed - WYTV
- Former Local '90s Nightclub to be Repurposed - WKBN
- YNDC Acquires Old Park Inn Building in Youngstown as Part of Revitalization Plan - WFMJ
- YNDC celebrates 15 years of progress and change - WFMJ

New Grant Awards

- Ohio Department of Development - \$1,100,000 Housing Assistance Grant Program
- The Youngstown Foundation - \$200,000 New Construction Capacity
- Direction Home of Eastern Ohio Senior Levy - \$50,000 Glenwood Fresh Market
- The Huntington Foundation - \$30,000 Housing Counseling
- Walter E. And Caroline H. Watson Foundation - \$15,000 Clean and Green Equipment
- First National Bank of Eastern Ohio Community Foundation - \$10,000 Housing
- Frances Schermer Charitable Trust - \$5,000 Essential Repair



HOUSING COUNSELING

New Clients
Enrolled in Housing
Counseling

51

Homes Purchased
By Housing Clients

2

Total Housing
Counseling Clients
Served

126



Housing Counseling SPOTLIGHT

Suzi

After a divorce, Suzi began searching for a rental—until high prices made her rethink her options. “If I’m going to pay this much,” she thought, “I may as well buy.” But homeownership felt daunting. Unsure about her credit, income, and overall readiness, she turned to YNDC after learning about its Housing Counseling Program through Facebook and word of mouth.

That’s when she connected with Alex, YNDC’s HUD-Certified Housing Counselor. “Talking to Alex helped me realize my debt wasn’t as overwhelming as I thought,” Suzi said. With his guidance, she created a financial plan, paid off three credit cards, and built the confidence she needed to pursue homeownership.

Throughout the process, Alex provided calm, steady support. “He walked me through everything—finances, lending, closing. I could ask him anything,” she said. His regular check-ins helped her stay focused and informed.

Now settled into her new home, Suzi is enjoying a fresh start. “It feels like a blank canvas I can finally make my own,” she said. The home’s classic charm and modern updates were a perfect fit. She also took advantage of the City of Youngstown’s down payment assistance and energy efficiency grant to replace her windows.

Suzi encourages others to seek out housing counseling, no matter their situation. “It made a huge difference,” she said. “YNDC is a valuable resource that helped me more than I ever expected.”

Lamar

At just 27 years old, Lamar has reached an exciting milestone—purchasing his first home. For the Youngstown native, the decision to buy came after careful consideration and a growing sense of urgency. “At first, I wasn’t even thinking about buying,” Lamar admitted. “But when I saw how high rent had gotten, I realized that if I was going to be paying that much, I might as well be investing in something of my own.”

Lamar’s decision to stay in Youngstown was influenced not just by his roots but by the incentives available to first-time homebuyers in the city. “The city’s programs really caught my attention,” he said. “They made the idea of homeownership feel a lot more possible for someone my age.”

Through a friend, Lamar learned about YNDC’s Housing Counseling Program and decided to reach out. He was paired with HUD-Certified Housing Counselor Alex, who helped him create a financial plan tailored to his goals. “Alex really helped me prioritize my spending and figure out where I could save,” Lamar said.

“It was great to have someone who could answer all my questions and walk me through every step of the process.”

With guidance from YNDC, Lamar was able to purchase a fully renovated home that checked all the boxes—updated features, a great location, and the opportunity to build equity instead of continuing to rent. “This home was exactly what I needed,” he shared. “It’s comfortable, move-in ready, and just feels right. It marks the beginning of a whole new chapter in my life.”

Lamar encourages others—especially young people—to take advantage of the Housing Counseling Program. “Even if you’re just starting to think about buying, the counseling helps so much,” he said. “It gave me the confidence and knowledge I needed to make smart decisions. I’d recommend it to anyone looking to become a homeowner.”



REAL ESTATE DEVELOPMENT

Vacant Units
Rehabilitated

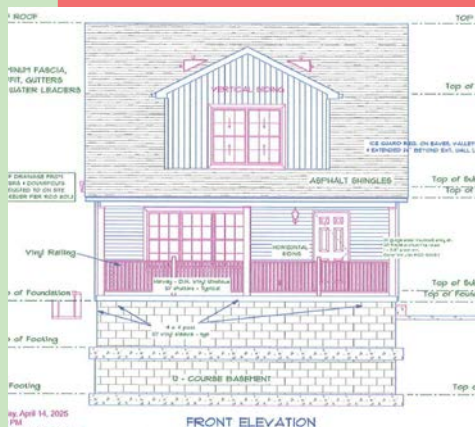
2

New Units
Under
Construction

13

New Units
Completed

9



REAL ESTATE DEVELOPMENT



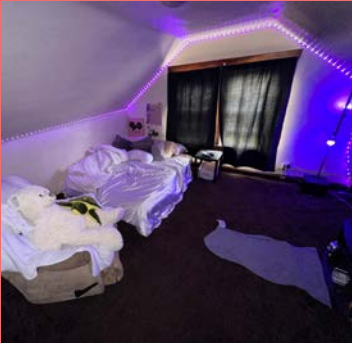
734 W LaCleda Ave.

BEFORE

AFTER

BEFORE

AFTER



REAL ESTATE DEVELOPMENT



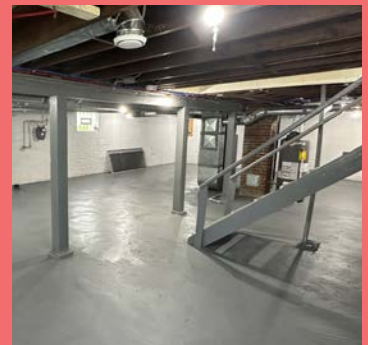
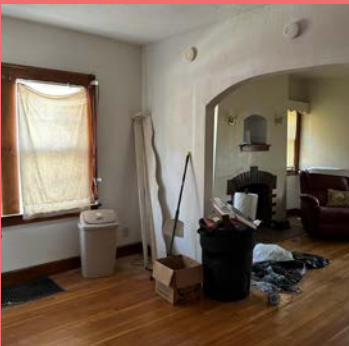
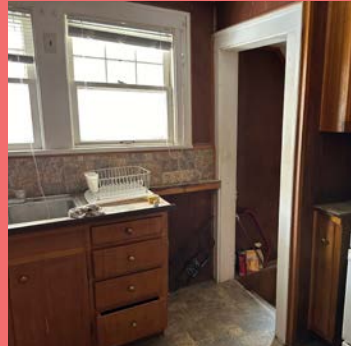
870 Canfield Rd.

BEFORE

AFTER

BEFORE

AFTER



REAL ESTATE DEVELOPMENT

Revitalization In Progress



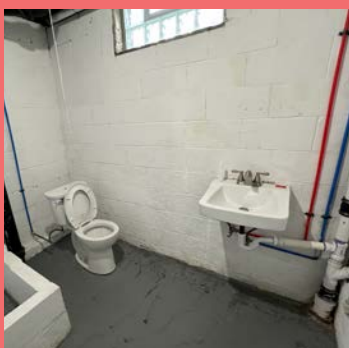
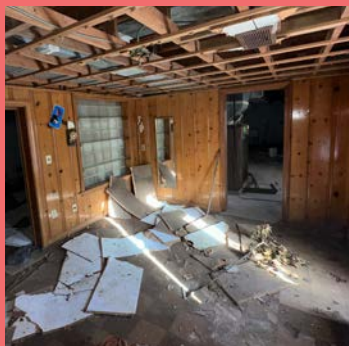
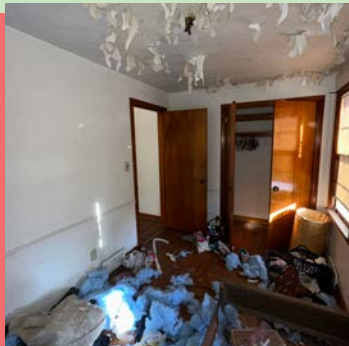
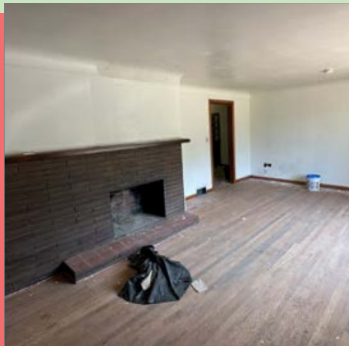
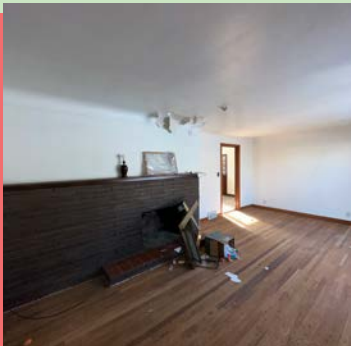
3551 Shirley Rd.

BEFORE

PROGRESS

BEFORE

PROGRESS



REAL ESTATE DEVELOPMENT

Revitalization In Progress



3222 Sheridan Rd.

BEFORE



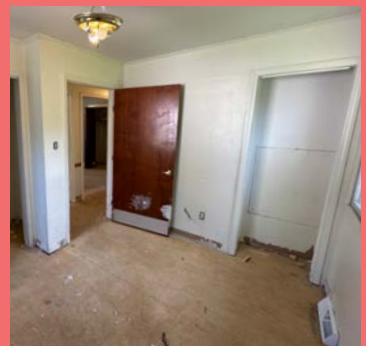
PROGRESS



BEFORE



PROGRESS



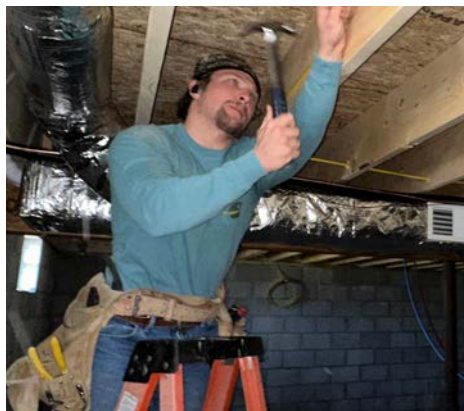
NEW CONSTRUCTION

CLIFF VIEW STREET PHASE 2

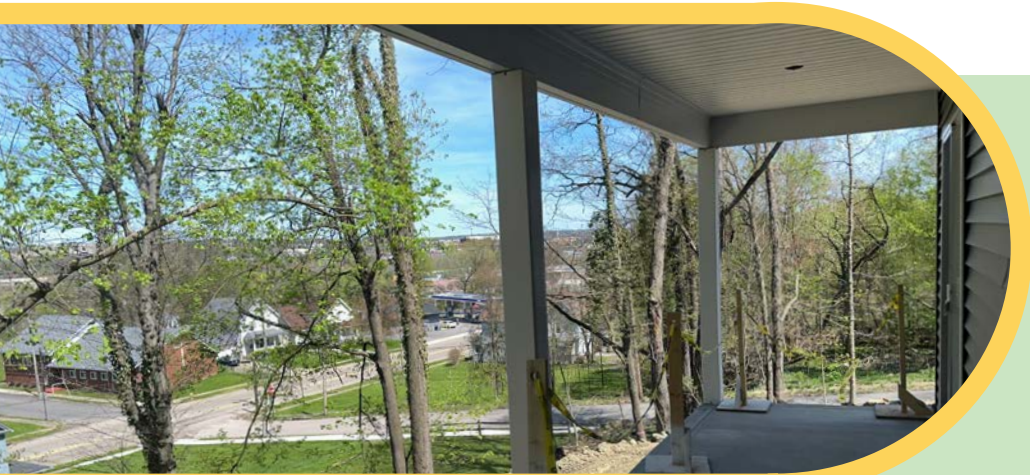


In 2023, YNDC launched the Bernard Street Revitalization Project with the goal of transforming a once-neglected stretch of Youngstown into a vibrant, high-quality residential corridor. Phase one focused on assembling vacant lots, removing debris, and constructing three new, energy-efficient homes. The work also included installation of new sidewalks, curbing, street paving, and essential infrastructure upgrades – all of which set the stage for long-term investment and neighborhood renewal.

Now, phase two of the project has been completed, adding three more single-family homes to what is now known as Cliff View Street. Each home features approximately 1,500 square feet of living space, with three bedrooms, two bathrooms, first-floor laundry, an open-concept kitchen and living area, and an attached two-car garage. These high-quality homes were made possible through construction financing from WesBanco, with Joe Koch Construction serving as the builder. The project received vital funding from the City of Youngstown through the HOME Investment Partnership and First Ward American Rescue Plan funding, as well as generous support from The Raymond John Wean Foundation and the Glenwood Neighbors Business Association.



NEW CONSTRUCTION CLIFF VIEW STREET



With all six homes now complete, the Cliff View Street project stands as a clear demonstration of YNDC's commitment to stabilizing neighborhoods, creating affordable housing opportunities, and improving the quality of life for Youngstown residents. The transformation of this street is the result of years of collaborative planning, investment, and community engagement – and it represents the kind of sustained, strategic effort needed to ensure long-term change.



NEW CONSTRUCTION

WELCOME HOME OHIO 2025



The Mahoning County Land Bank and YNDC have broken ground on nineteen new single-family homes in multiple locations throughout Mahoning County.

The nineteen new homes will feature several design models, including a Cape Cod, two other two-story models, and two ranch models. Each home will include at three bedrooms, two bathrooms, an open-concept living, kitchen, and dining area, a first-floor laundry room, front porch, and a two-car garage. The homes will be listed for sale at an affordable price and will include a 100 percent, fifteen-year property tax abatement on the new construction. Down payment assistance of \$10,000 will be available for eligible homebuyers through the At Home in Youngstown down payment assistance program. Additional down payment assistance of up to \$18,000 is also available to eligible buyers through a partnership with Huntington Bank.

This project is made possible by a grant awarded to the Mahoning County Land Bank from the Ohio Department of Development's Welcome Home Ohio grant program. Mercy Health Youngstown provided a community investment loan to finance the construction at a below-market interest rate. The Mahoning County Land Bank assembled the vacant lots where the new homes will be built.

Neighborhood improvements have been supported by the City of Youngstown on the blocks where construction is taking place, including new sidewalks, removal of dead street trees, tree planting, and other upgrades. Joe Koch Construction is serving as the builder for the project. The initiative also has support from the City of Youngstown, The Raymond John Wean Foundation, and other community stakeholders.



NEW CONSTRUCTION

GLENWOOD DUPLEXES PHASE 2



YNDC continues construction on three new duplexes that will be located at 3013, 3021, and 3031 Glenwood Avenue. The three duplexes will each have two, two bedroom, two bath apartment units along with covered parking. The units will be highly energy efficient and all electric. The units will have 104 percent on site power generation making the housing more affordable for tenants.

The duplexes are made possible with funding from the Federal Home Loan Bank of Pittsburgh Affordable Housing Program, Federal Home Loan Bank of Cincinnati Affordable Housing Program, Mahoning County, and The Raymond John Wean Foundation. Construction financing is provided by WesBanco and PNC Banks. Permanent financing is provided by WesBanco Bank. The vacant lots were acquired from the Mahoning County Land Bank. The project also received support from the City of Youngstown, Councilwoman Anita Davis, Glenwood Neighbors Business Association, and neighborhood groups!



NEW CONSTRUCTION

MINERAL SPRINGS AVENUE



On November 21, 2024, YNDC, the Mahoning County Land Bank, and community partners broke ground on six new single-family homes on Mineral Springs Avenue. Today, construction is complete, and the homes are now ready for new homeowners. Each features 1,475 square feet of living space, including three bedrooms, two and a half bathrooms, a first-floor laundry room, front porch, and a two-car detached garage. Priced at \$180,000, the homes offer high-quality, affordable housing with a 100% fifteen-year tax abatement and access to down payment assistance through the City of Youngstown's At Home in Youngstown program. The project was made possible by a Welcome Home Ohio grant awarded to the Mahoning County Land Bank, with construction financing from Farmers National Bank and additional support from the City of Youngstown, The Raymond John Wean Foundation, Glenwood Neighbors Business Association, and local residents.

The Mineral Springs project marks the culmination of more than a decade of neighborhood revitalization efforts. Since 2008, local residents and partners have worked together to address blight and reinvest in the community through demolition, greening, and home renovations, including YNDC's redevelopment of 1945 Glenwood Avenue and the construction of two new homes in 2021. The completion of these six homes is a major milestone in stabilizing the Glenwood corridor and highlights the lasting impact of coordinated, long-term investment in Youngstown neighborhoods.





Before



After



After

ESSENTIAL REPAIRS

42

ROOF REPLACEMENTS

24



Before



After



Before

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



After



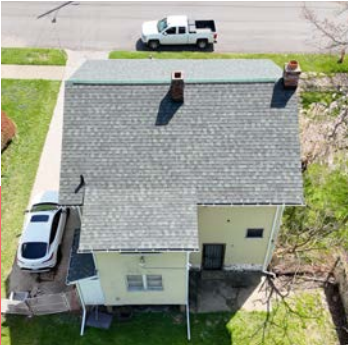
After

OWNER-OCCUPIED HOME REPAIR

Before



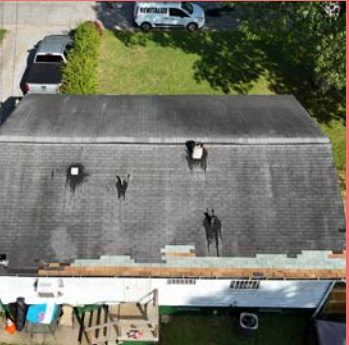
After



Before



After



OWNER-OCCUPIED HOME REPAIR SPOTLIGHT

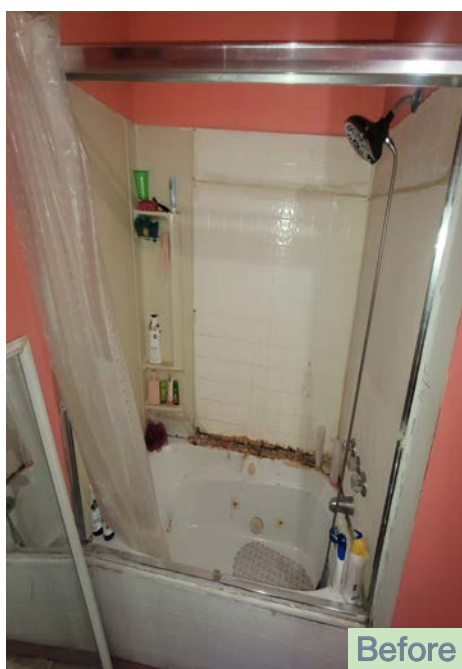


Aida

Everyday tasks can become overwhelming when health challenges arise – something Aida experienced firsthand following a recent surgery. With limited mobility, stepping into her old-fashioned bathtub became nearly impossible. “I couldn’t lift my legs high enough to get in,” she shared. What once was routine turned into a painful and emotionally draining ordeal. Being unable to bathe without extreme effort impacted her quality of life and left her feeling discouraged. “I would get upset and fall into a depression because I couldn’t shower,” Aida explained.

After hearing about the Youngstown Neighborhood Development Corporation’s Essential Home Repair Program from a family friend, Aida reached out for help.

From the moment she applied, she said the staff was kind, responsive, and walked her through every step. Once approved, contractors arrived quickly and completed the installation of an accessible shower within two days. The new shower has restored both her physical comfort and emotional well-being. “It’s made such a difference,” Aida said. “Now I can shower safely and easily.” Her story highlights the life-changing impact that simple home modifications can have for older adults and individuals with mobility limitations – and the importance of community programs that make them possible.



Before



After



OWNER-OCCUPIED HOME REPAIR SPOTLIGHT

Johnathan

After a powerful storm tore shingles from the roof of Johnathan's family home, he and his wife found themselves increasingly anxious about the condition of their house. Each time it rained or snowed, more damage occurred, and the risk of leaks loomed large. With young children at home, the concern wasn't just about property damage – it was about safety. "The weather in Ohio can be very unpredictable," Johnathan's wife Jailenis explained. "Every time it stormed, we lost more of the roof, and we worried that water would start coming in."

Fortunately, a connection to another local housing organization, which had recently replaced the family's windows, led them to the Youngstown Neighborhood Development Corporation (YNDC). The organization referred them to YNDC's Roof Replacement Program, and soon after, they submitted an application. While it took nearly a year for the roof to be replaced the family remained patient.

Linda

When Linda discovered water pooling around her water heater, she quickly realized that the appliance had sprung a leak—an expensive problem that, left unaddressed, could lead to significant damage. Living on a fixed income, she knew a repair like this could quickly become unmanageable. But she also knew where to turn. Having worked with the Youngstown Neighborhood Development Corporation (YNDC) before, Linda reached out to the organization's Essential Home Repair Program for help once again.

Linda wasn't new to the program—she had previously received assistance with a furnace replacement, as well as repairs to her stairs and handrails. That familiarity with the process made a difference. "I had already been through the program, so they had most of my information," she explained.

"We understood this was a major repair and we were just thankful there was a program out there to help," said Jailenis.

Once approved, the roof replacement itself took about three days. The couple expressed deep gratitude for the professionalism and care of the YNDC team. "Everyone we spoke to was helpful and knowledgeable," they shared. The new roof has provided not just shelter but peace of mind – ensuring their children have a safe and secure home. Their positive experience has already inspired action: "We were so impressed with the program, we referred our neighbor to YNDC too." Having moved from Puerto Rico four years ago, the family emphasized how much they appreciated the support and stability the program has provided. For Johnathan and his family, this wasn't just a home repair – it was a step toward a stronger, safer future.

"All I had to do was fill out a new application when it arrived in the mail, and everything moved quickly from there." Once her paperwork was complete, contractors were dispatched to her home, and the leaking water heater was replaced before it could cause further damage. Linda described the experience as smooth and professional from start to finish. "It was a great experience," she said. "Everyone I dealt with was courteous and efficient."

Now with a functioning water heater and peace of mind, Linda continues to be an advocate for YNDC's work. Her advice for others is simple but important: "If you need help, reach out. You can't get help if you don't ask." For Linda, YNDC's Essential Home Repair Program was more than just a service—it was a lifeline that helped her protect her home and maintain her independence.



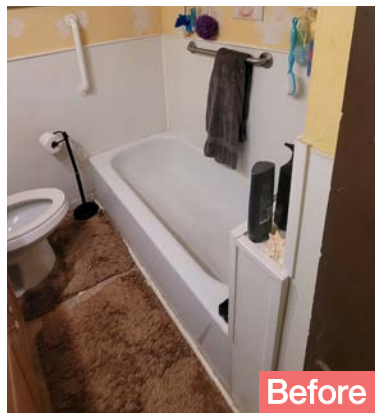
ESSENTIAL HOME REPAIR

42 Essential
Home Repair

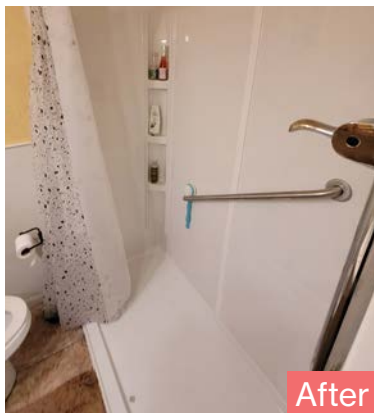
Projects Completed

Plumbing Repairs

6



Before



After

Accessible Showers
Installed

4

8

Hot Water Tank
Replacements

Snaked Drains

1

4

Toilet Repairs and
Replacements

Furnace Repairs and
Replacements

3

10

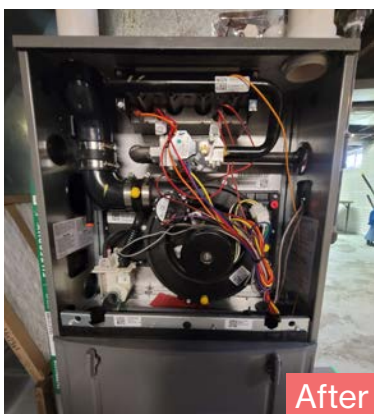
Porch Repairs and
Replacements

Other Accessibility
Modifications

6



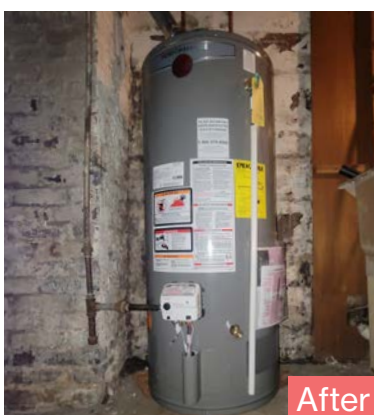
Before



After



Before



After

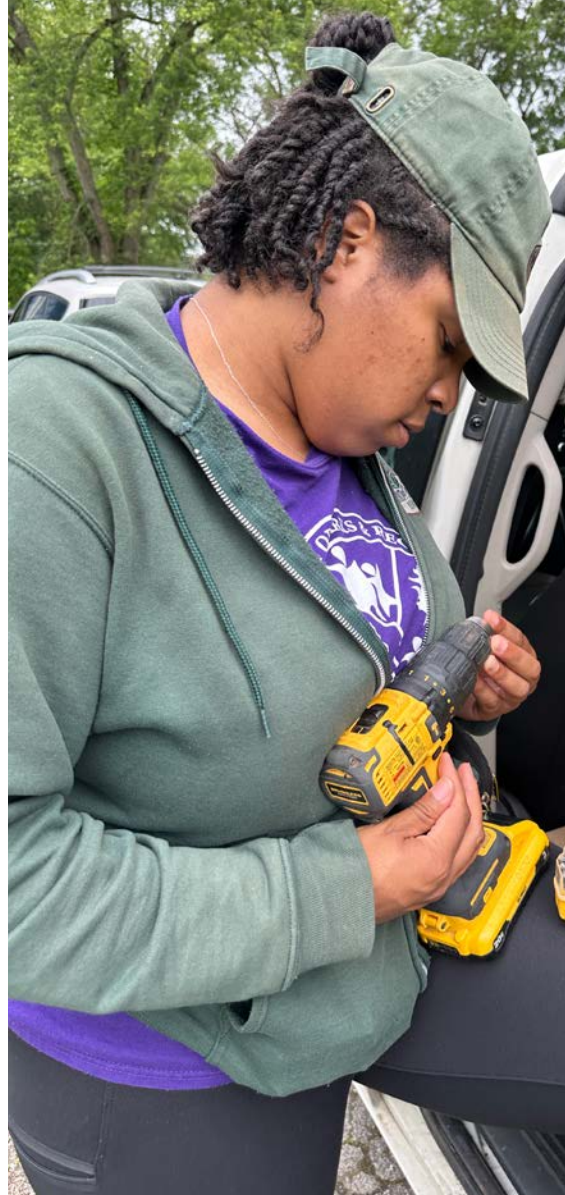
COMMUNITY SAFETY PROGRAM



YNDC, in partnership with the City of Youngstown and Councilman Jimmy Hughes, has expanded the Community Safety Program to multiple neighborhoods in the Second Ward of Youngstown (east side). An analysis of hot spots was completed this quarter and YNDC's community engagement and organizing team knocked on the doors of hundreds of households in multiple neighborhoods around the hot spots that were identified. In total, 194 households have been enrolled in the program this quarter and 119 doorbell security cameras have been installed on homes to date. YNDC will be installing at least 75 more cameras in the coming weeks.



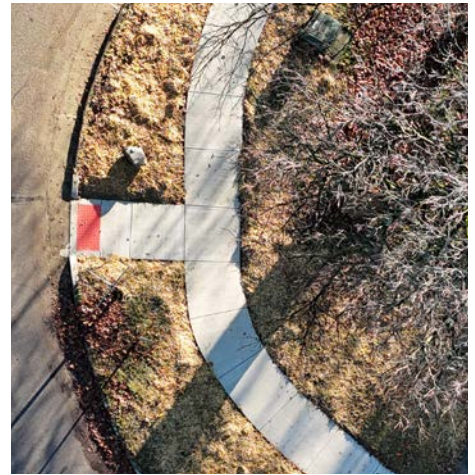
YNDC is also in the process of completing security lighting improvements to corridor businesses along Glenwood Avenue and will be extending lighting improvements to several additional corridors as part of the Community Safety Program. During the quarter, 25 new lights were installed to 7 corridor buildings. All of these lights are bright, energy-efficient LED dusk-to-dawn lights that require minimal maintenance by the building owners and focus on filling in gaps in lighting around commercial properties, public spaces, and open spaces along corridors in alignment with evidence-based practices.



GLENWOOD AVENUE CORRIDOR IMPROVEMENTS

SIDEWALK REPLACEMENT

YNDC secured \$97,000 in grants for the Where the Sidewalk Ends No More project, filling sidewalk gaps to improve walkability, especially for children. Partnering with the City of Youngstown, YNDC will also replace 3,500 feet of sidewalk along Glenwood Avenue by fall 2025. We are actively identifying areas that can benefit from this project and contracting the work to begin next quarter.



TREE PLANTING

YNDC completed spring tree planting along the Glenwood Avenue Corridor.



MAINTENANCE

YNDC completed routine maintenance to 480 properties including YNDC facilities, commercial buildings, homes, and vacant lots.



GLENWOOD AVENUE CORRIDOR IMPROVEMENTS

NEW CONSTRUCTION

YNDC completed phase 2 construction of 3 new single family homes on Cliff View Street.



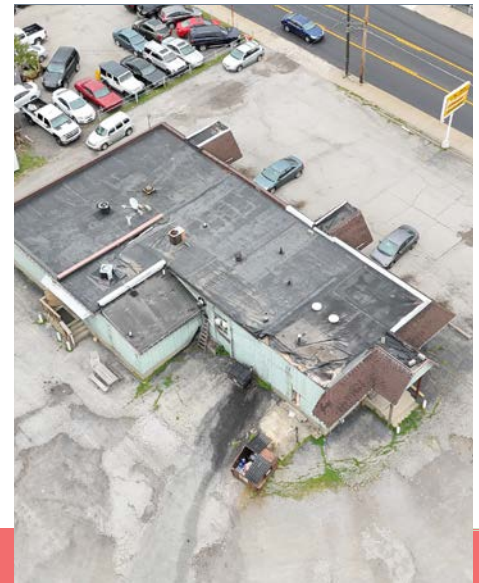
YNDC completed construction of 6 new homes on Mineral Springs Avenue.



YNDC continues construction of 3 new duplexes on Glenwood Avenue.



CORRIDOR IMPROVEMENTS



YNDC is working with the City of Youngstown, Council members Davis, Hughes, Ray, and White, and corridor business owners to make exterior improvements to buildings along the McCartney Road, Mahoning Avenue, Midlothian Boulevard, and Market Street corridors in Youngstown. The purpose of these building improvements is to help improve curb appeal of Youngstown's neighborhood corridors. Improvements will include new fencing, exterior painting, security lighting, signage, and other improvements. Outreach has been completed to building owners on all corridors, and improvements will begin during the next quarter.





MAHONING VALLEY TREECORPS

YNDC completed its spring planting season for Mahoning Valley TreeCorps, planting a total of 359 trees in tree lawns and community greenspaces throughout Youngstown this quarter. In total, YNDC and its partners planted 606 trees this spring: 436 in Youngstown and 170 in Warren. In addition to tree planting, YNDC's team also completed maintenance to over 1,100 trees planted in previous seasons throughout the quarter to include assessing tree health, staking, minor pruning and watering as needed.



As part of Mahoning Valley TreeCorps, YNDC and its partners completed a dead street tree inventory of Youngstown and Warren this quarter and began large-scale dead and hazardous tree removal in neighborhoods across both cities. The program is aimed at helping the cities of Youngstown and Warren catch up on the backlog of large, dead and hazardous street trees in tree lawns. In total, over 1,300 dead and hazardous trees will be removed when the work is fully complete later this summer.

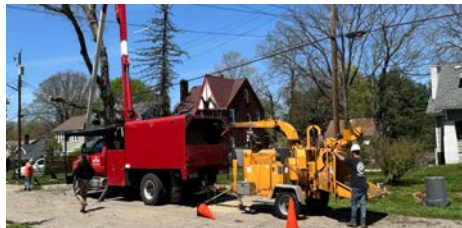


NEIGHBORHOOD CLEANUP



In partnership with the City of Youngstown, YNDC will be completing neighborhood improvement projects in neighborhoods throughout the Youngstown where new homes will be constructed in the coming months. Improvements will include replacing broken sidewalks, removing dead and hazardous street trees, and addressing other longstanding streetscape issues.

YNDC will begin neighborhood-wide cleanup efforts in multiple neighborhoods on the south and east sides in the coming weeks. Clean up work will include dead tree and overgrowth removal from vacant lots, cleanup of overgrown sidewalks, and removal of trash, tires, and illegal dumping from vacant homes and lots.





**Illegally Dumped
Tires
Removed**

24

**Cubic Yards of
Blight Removed**

231

**Linear Feet of Fencing
Installed**

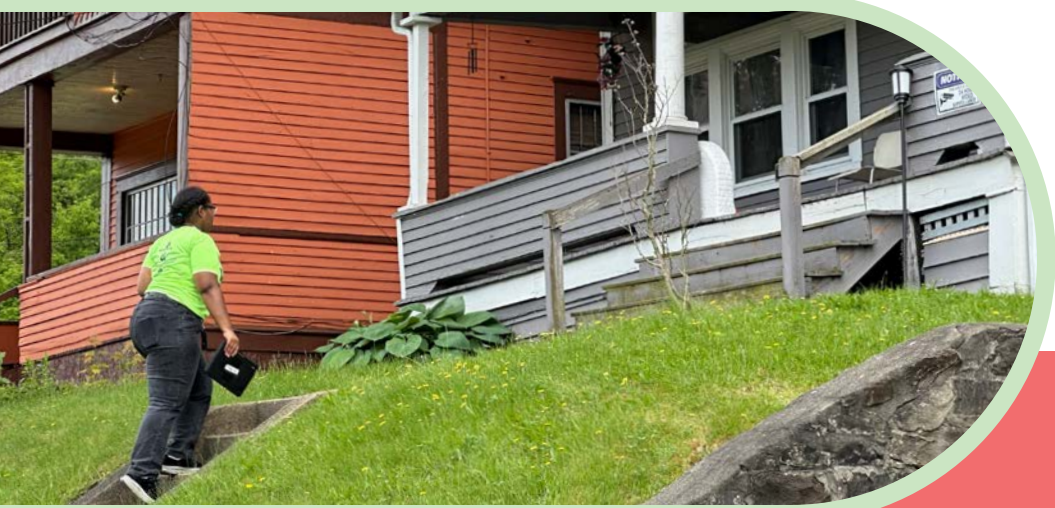
308



NEIGHBORHOOD CLEANUP



NEIGHBORHOOD ENGAGEMENT & ORGANIZING



This quarter, YNDC's Engagement and Organizing Team has focused outreach efforts on enrolling households and businesses in the Community Safety Program, Corridor Improvement Program, and to inform residents about upcoming Neighborhood Improvements Projects. In total, YNDC's team knocked on doors and visited over 2,400 residents and businesses throughout the quarter to collect feedback and inform them about YNDC's programs and services.



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 330.333.3561 to schedule an appointment.

The Glenwood Fresh Market is a produce prescription program that provides free fresh fruits and vegetables to households earning less than 200% of the Federal Poverty Guidelines. The program is based on a national model designed to improve the local food system by improving the affordability and consumption of fresh fruits and vegetables, grown and sourced locally, for low-income people. Households enrolled in the program receive \$25 per month in Market "credits" to spend on fresh fruits and vegetables at the Market, where 1 credit equals 1 dollar in produce at wholesale prices.



Makala

Since joining the Glenwood Fresh Market in the spring of 2023, Makala has seen a major transformation in her approach to food and nutrition. At the time, she was a full-time student trying to maintain a balanced diet on a limited budget – a challenge that often forced her to rely on processed foods and sugary options. “I always wanted to eat better, but fresh fruits and vegetables just weren’t accessible to me,” she shared.

That changed when she enrolled in the Fresh Market program. Now, she visits the market regularly and has learned to stretch her \$25 allotment over the course of a month, making fresh produce a consistent part of her meals. One of the biggest turning points came through the market’s cooking demonstrations. “There were a lot of things I didn’t know how to cook with,” Makala explained. “But the cooking classes taught me so many techniques and recipes. It’s changed how I eat and how I cook.”

Beyond food, Makala says the market has given her something more: a sense of community. “Everyone speaks to each other and is so friendly. It feels like a place where people really care,” she said. That welcoming environment, combined with the practical support, has had a meaningful impact on her life.

Looking ahead, Makala believes the Fresh Market program has the potential to help many more people in Youngstown and beyond. “There are so many people who need this kind of help but don’t know programs like this exist,” she said. “We should expand the outreach and let people know that fresh, healthy food can be within their reach.”

D.L.

Since its inception, D.L. has been a regular and enthusiastic member of the Glenwood Fresh Market. For him, access to fresh fruits and vegetables has not just been a matter of convenience – it’s been essential to maintaining his health and well-being. “Having access to fresh produce really made a difference in how I eat and feel,” D.L. shared. Before the market opened, he always found ways to make fruits and vegetables a priority, even relying on assistance programs to ensure they remained part of his diet. With the Fresh Market, he’s been able to maintain those habits without sacrificing other necessities.

D.L. credits the market with helping him stretch his food resources further. “It allows what I get elsewhere to last longer,” he explained, noting that the stability the market provided made it easier to stick to a balanced diet. Beyond groceries, he found value in the community-based programs offered at the market – especially the cooking classes.

“Sue’s a great cook,” he said with a smile. “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. sees the Glenwood Fresh Market as a model for addressing food insecurity in cities like Youngstown. “Food deserts are a major problem in inner cities,” he said. “This kind of resource should be available in more neighborhoods.” As someone who understands the challenges firsthand, D.L. believes expanding access to healthy food is critical to improving community health and stability.

Now that he’s completed his term with the program, D.L. plans to continue the habits he’s developed – shopping smart, looking for sales, and staying committed to a healthy lifestyle. He’s grateful for the time he spent as a Fresh Market member and remains an advocate for its mission. “This place helped me, and I know it can help a lot of other people too.”

GLENWOOD FRESH MARKET



Fresh Fruits and
Vegetables
Distributed
\$34,872

Unique
Visits
2,651

Members
Served
1,443

Unique
Households
Served
819

Healthy Eating
And
Living Activities
31

Participants in Healthy
Eating and Living
Activities
655

FINANCIAL STATEMENTS

STATEMENT OF FINANCIAL POSITION

As of June 30, 2025

Assets	As of June 30, 2025	As of June 30, 2025
Cash & Cash Equivalents	\$3,999,861.58	\$798,282.28
Accounts Receivable	\$8,039.83	\$3,426.68
Other Current Assets	\$2,560,365.61	\$1,465,842.16
Total Current Assets	\$6,568,267.02	\$2,267,551.12
Fixed Assets	\$6,923,775.38	\$6,042,640.49
Other Assets	\$274,690.45	\$365,066.74
Total Assets	\$13,766,732.85	\$8,675,258.35
Liabilities & Equity		
Total Liabilities	\$4,998,287.66	\$1,399,964.16
Total Equity	\$8,768,445.19	\$7,275,294.19
Total Liabilities & Equity	\$13,766,732.85	\$8,675,258.35

UNEARNED GRANT RECEIVABLES - \$22,352,961.92

*This is an unaudited statement.

FINANCIAL STATEMENTS

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

Income	Jan-June 2025	Jan-June 2024
Foundation and Banks	\$1,182,375.00	\$833,202.80
Direct Public Support	\$5,706.17	\$855.52
Government Grants & Contracts	\$2,686,329.26	\$1,144,060.82
Investments	\$17,402.40	\$24,565.85
Other Income	\$21,564.30	\$83,542.99
Program Income	\$2,665,116.73	\$438,858.26
Total Income	\$6,578,493.86	\$2,825,086.24
Expenses		
Payroll	\$117,053.09	\$118,877.95
Facilities & Equipment	\$11,439.72	\$6,867.99
Operations	\$45,824.02	\$42,294.26
Insurance & Benefits	\$83,108.58	\$71,664.79
Meetings	\$449.57	\$263.47
Contract Services	\$54,047.92	\$46,489.52
Conferences & Seminars	\$3,198.33	\$1,793.18
Program Expense	\$5,737,751.54	\$2,345,554.20
Total Expenses	\$6,052,872.77	\$2,633,805.36
Net Income	\$525,621.09	\$191,280.88

*This is an unaudited statement.



YOUNGSTOWN
NEIGHBORHOOD
DEVELOPMENT CORPORATION

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