

Greater Glenwood Neighborhood Survey

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YNDC is committed to improving quality of life by building and encouraging investment in neighborhoods of choice for all. Over the past fifteen years, YNDC's team has worked tirelessly to forge partnerships to advance neighborhood progress, to engage and empower residents and neighborhood groups to take action to address neighborhood challenges, and to develop its internal capacity to scale up effective programs that provide lasting impact in neighborhoods.



YOUNGSTOWN **NEIGHBORHOOD**

DEVELOPMENT CORPORATION

Overview

Throughout 2025 and into 2026, YNDC staff conducted a door-to-door survey of more than 2,430 households in the Idora, Indian Village, Newport, Oak Hill, and Warren neighborhoods on the south side of Youngstown. The survey provides a point-in-time assessment of how residents perceive neighborhood conditions and identifies the most important issues and opportunities they face.

Residents were also asked about Glenwood Avenue and their shopping habits to understand what types of businesses and services are most needed along the corridor. This feedback will inform the priorities of the Greater Glenwood Plan, a comprehensive corridor and neighborhood strategy under development at the time of this report.

While YNDC regularly surveys residents to align programs and resources with community priorities, this effort builds on previous comprehensive survey rounds that allow changes to be tracked over time. The following report presents initial findings from the Greater Glenwood resident survey.



Neighborhoods

The survey area includes the Idora, Indian Village, Newport, Oak Hill, and Warren neighborhoods on Youngstown's south side. Together, these neighborhoods extend from High Street on the north to Midlothian Boulevard on the south, and from Mill Creek MetroParks to the west to Market Street on the east.

In total, the area covers approximately 7.5 square miles, or 4,800 acres, with Glenwood Avenue running roughly 3.2 miles. The map below illustrates the neighborhoods along Glenwood Avenue.



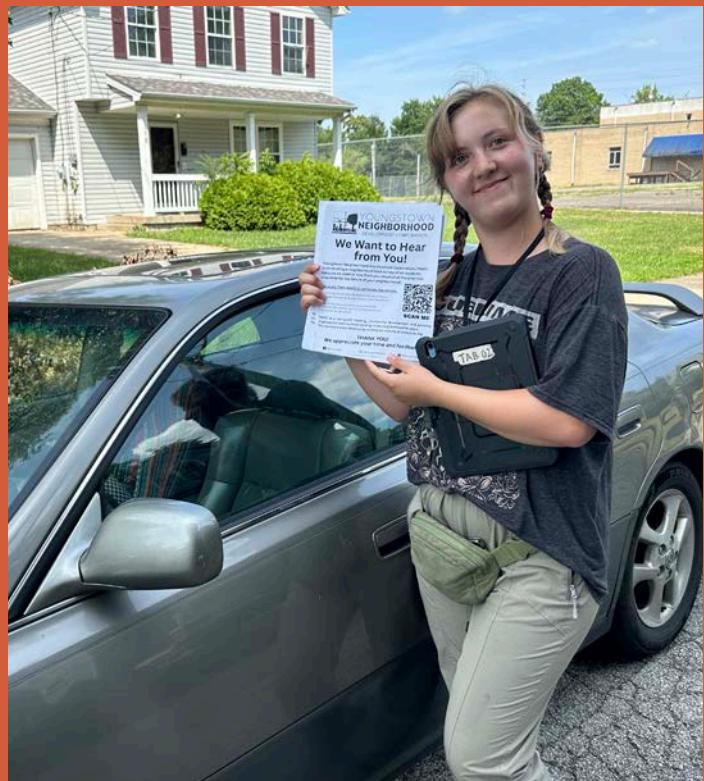
Methodology

YNDC staff updated and refined previous neighborhood survey questions to assess how residents perceive neighborhood conditions have changed since the 2021 publication of results. The survey focused on quality of life, safety, housing conditions, neighborhood priorities, and experiences along the Glenwood Avenue corridor.

Beginning in the summer of 2025, staff visited all accessible, occupied households within the Idora, Indian Village, Newport, Oak Hill, and Warren neighborhoods. Staff knocked on every door, introduced themselves and the survey, and requested permission to ask a series of questions about how residents feel about their neighborhood.

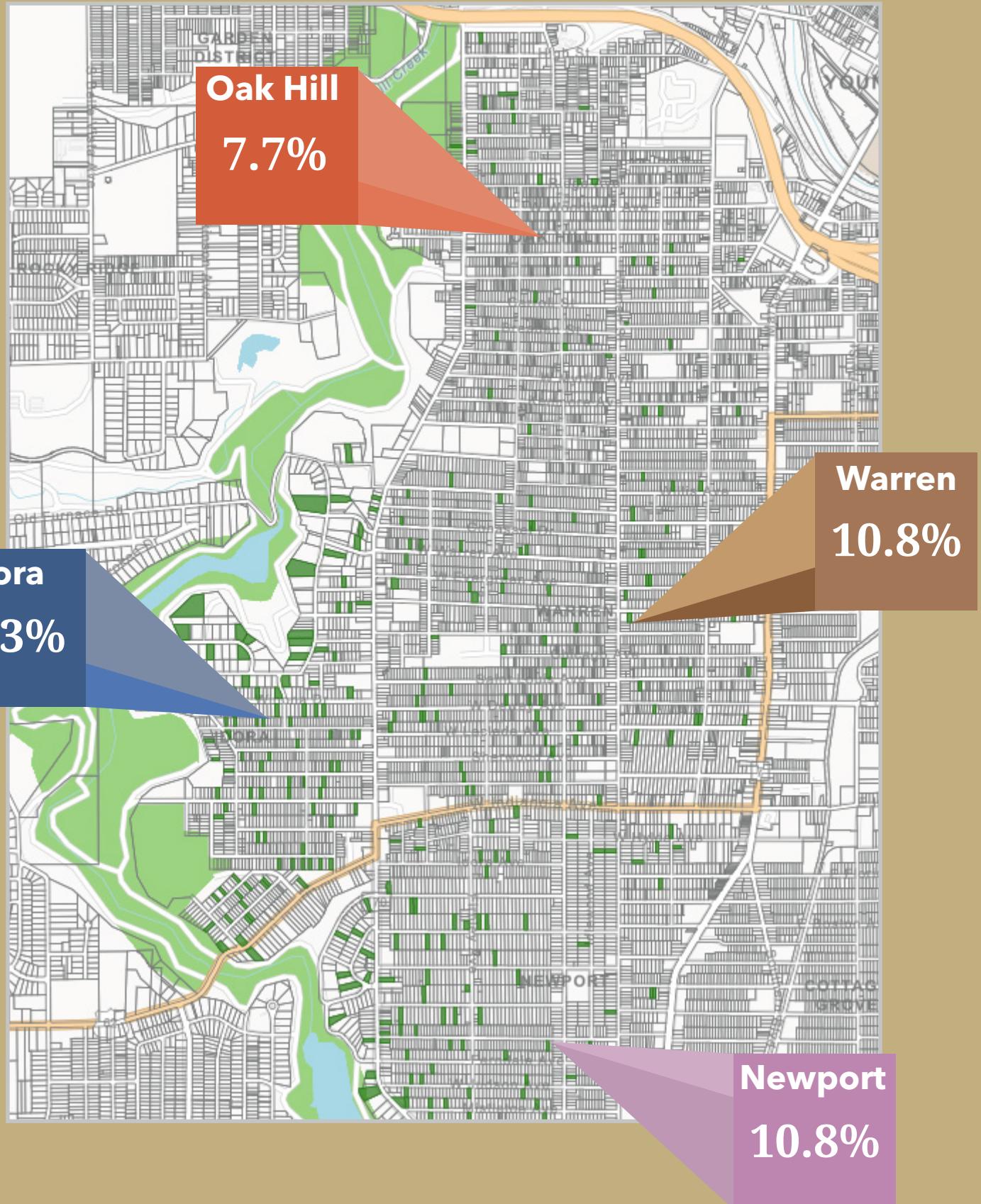
Each address was visited at least twice. If no one answered on the first visit, staff left a flier with information about the survey and instructions for completing it by phone or online. If there was no response on the second visit, staff left an additional flier, and, where YNDC had a phone number or email address, followed up at least twice using those contact methods.

To increase responses from older and disabled individuals, staff visited Calvary Tower. Additionally, YNDC posted about the survey in its newsletter and shared its progress with the Glenwood Business Neighbors Association. To compliment resident responses, surveys with a similar set of questions were also issued to visitors and owners of businesses along Glenwood Avenue to compare perspectives. A total of 2,483 doors were knocked on and 291 surveys were completed, resulting in a 12.0% response rate.



Methodology

Outreach and Response Rate

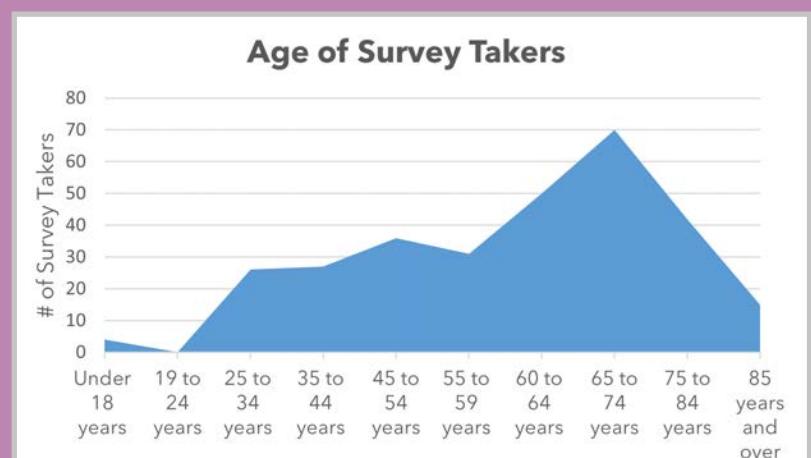
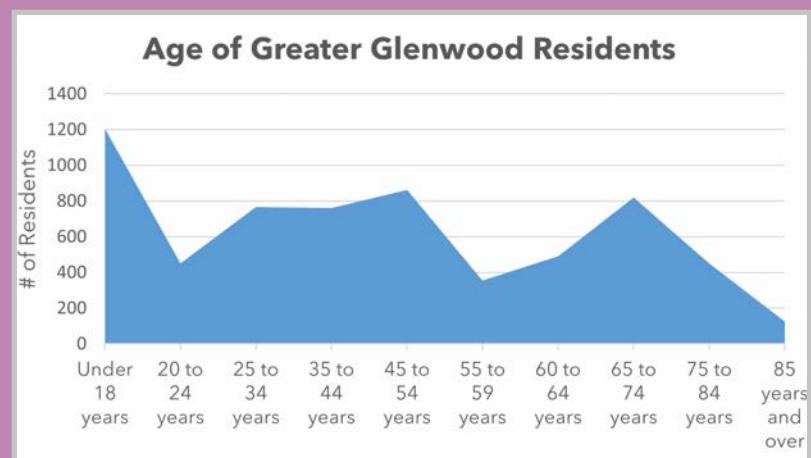
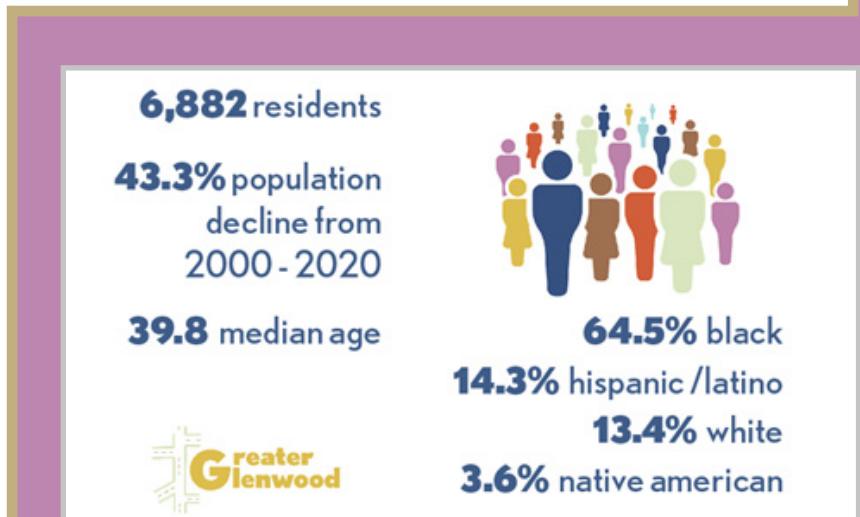


Demographics

The combined population of the surveyed neighborhoods is 6,882, based on the 2023 5-Year American Community Survey. Overall, the age, race, sex, tenure, and homeownership trends of survey respondents generally reflect the broader neighborhood population, with a few notable differences highlighted below.

To compare survey responses to neighborhood demographics, this analysis uses census tracts 8021, 8023, 8024, 8025, and 8139. Tracts 8021 and 8023 include Warren and blocks south of Warren Avenue, some of which may be considered part of Oak Hill, which is primarily in tract 8139; tract 8129 also includes the Mahoning Commons, which is outside the survey area. Tract 8024 covers both Indian Village and Newport, and tract 8025 covers Idora; census tract and neighborhood boundaries do not align perfectly because neighborhoods are not official geographic designations.

Residents age 60 and older make up 27% of the total population, but 59% of the survey respondents, reflecting that older adults are more likely to be home during the day and that many households are multigenerational. Older adults were also more likely to answer the door and respond to the survey than younger members. Surprising to surveyors, several residents took the survey through their security cameras because they were at work or taking care of others. Future Greater Glenwood planning efforts will include additional youth-focused outreach to diversify feedback.

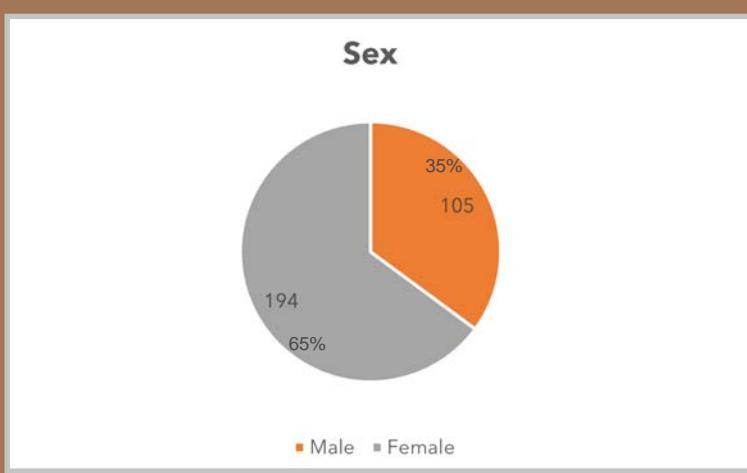
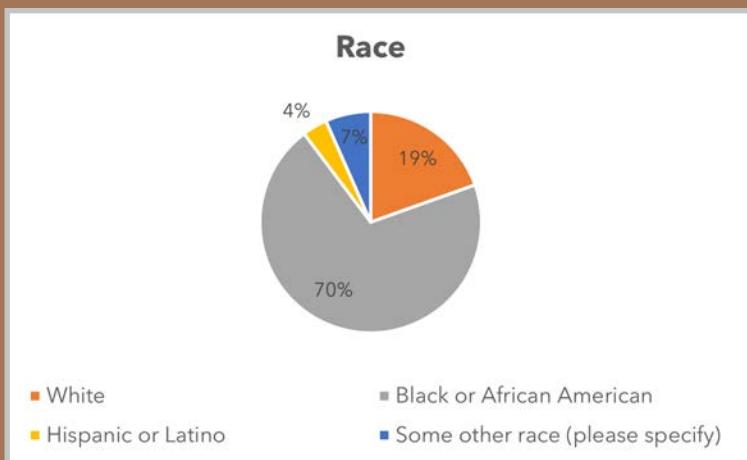


Demographics

Most respondents are Black (70%), compared to 65% of area residents. Nineteen percent of respondents are White, compared to 13% of the population; 4% are Hispanic or Latino, compared to 14% of the population; and 7% identify as Other, compared to 8% of the population. To increase responses from Hispanic and Latino residents, YNDC created and distributed a Spanish-language flier and survey.

Women represent 50.1% of the Greater Glenwood population but 65% of survey respondents. This discrepancy may reflect who is more likely to answer the door as well as the concentration of men in multifamily buildings and care facilities where survey access was more limited.

Long-term residents are strongly represented: 48% of respondents have lived in their homes for 21 years or more, compared to an estimated 32% of households that have lived in their homes 24 years or more in census data. Homeowners also make up a larger share of respondents (79%) than of all the households (61%), in part because homeowners are more likely to remain in place and respond to the survey. YNDC continues building relationships with tenants who may be less likely to participate.



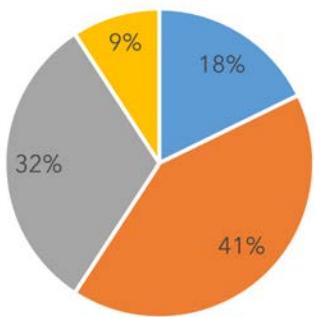
Neighborhood Safety and Stability

When asked how their neighborhood has changed since the beginning of the COVID-19 pandemic, **73% of respondents say that the neighborhood has improved or stayed the same**. Idora residents were most likely to report improvement (57%), followed by Newport (43%), Warren (41%), and Oak Hill (21%).

Residents who felt their neighborhood had improved often pointed to better property conditions, visible revitalization, and long-term neighbors who look out for one another. Examples as to why people say the neighborhood has improved include:

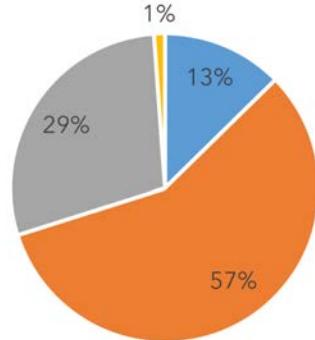
- "People have gotten things done to their homes. I've seen several properties revitalized." -Idora resident
- "I've seen a lot of improvement in the Youngstown area, but maybe not on my street or in my neighborhood. I've seen sidewalks replaced in other neighborhoods you guys (YNDC) have done that may not have needed it as badly as my street. Still, I believe you guys did remove some dead trees of on our street that needed down." -Oak Hill resident
- All the neighbors have been here for years, and it's been nice. It's like family." -Warren resident

Greater Glenwood



■ Gotten worse ■ Improved ■ Stayed the same ■ Unsure

Idora

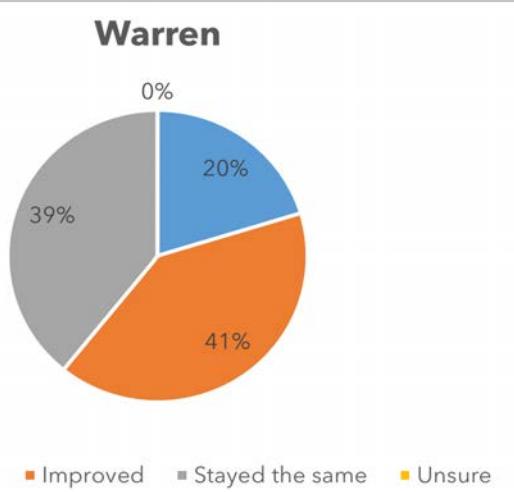


■ Gotten worse ■ Improved ■ Stayed the same ■ Unsure

Neighborhood Safety and Stability

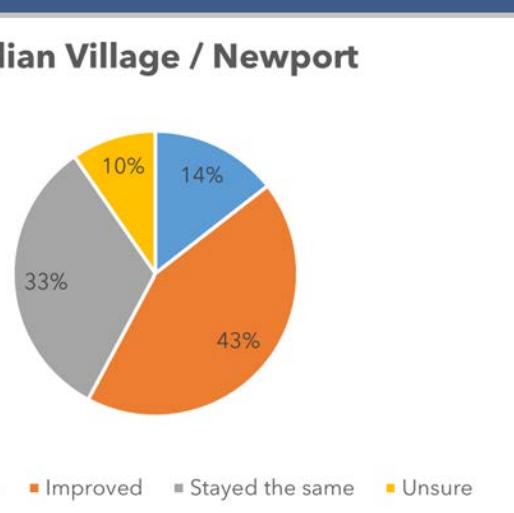
Those who felt things had stayed the same described both positive and negative aspects, noting long-term reductions in gang activity but persistent vacant properties and a lack of things to do. Residents that say their neighborhoods have stayed the same included the following responses:

- "Over the past ten years it's gotten better. Gangs are down, but (the drop in) crime is stagnant for the last five years." -Idora resident
- "There have been some improvements, but honestly, it's only just started. It still feels the same. There are only one or two houses on a block nowadays, and there's nothing to do in the city." -Oak Hill resident



A smaller share of respondents, particularly in Oak Hill (28%), said their neighborhood has gotten worse, compared to 20% in Warren, 14% in Indian Village/Newport, and 13% in Idora. Reasons included aging homeowners struggling to maintain properties, overgrown and poorly maintained vacant lots, and weaker screening or management of rental properties. When asked why it had gotten worse, responses included:

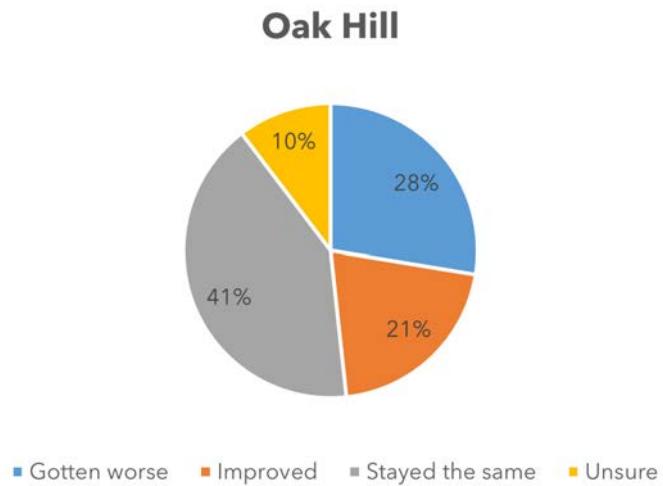
- "Homes are not being kept up because people are elderly." -Idora resident
- "Nothing is new or beautified in this area. Empty lots are barely cut during the summer." -Warren resident
- "The old property manager vetted people well. Not anymore. Now, felons can come live here, and the rules aren't as strict." -Warren resident



Neighborhood Safety and Stability

On a scale of 1 (not at all safe) to 5 (very safe), residents rated overall neighborhood safety at **4.0**, with **91% giving a score of 3 or higher**. Idora is perceived as safest, with 95% rating safety at 3 or higher, followed by Warren at 93% and Indian Village/Newport and Oak Hill at 86%.

Residents who feel safe (ratings 4-5) emphasized strong neighbor relationships and a lack of direct problems on their blocks. Those who reported feeling somewhat safe (3) or unsafe (1-2) cited concerns about gun violence, drug activity, traffic and speeding, property crimes, and slow or inconsistent police response.



Thirty-six households participated in both 2021 and 2025 surveys. Their average safety rating increased from 3.9 in 2021 to 4.1 in 2025, and most reported that their neighborhood had stayed the same or improved over time, with only two saying it had gotten worse.

Priorities

Residents rated eight neighborhood priorities on a scale of 1 (not at all important) to 5 (very important). Overall, respondents placed the greatest emphasis on **quality of life and safe neighborhoods**, and most priorities received high average scores. The priorities and their average ratings were:

Infrastructure (fix streets and sidewalks) - 4.5

Jobs & Business (create jobs and businesses) - 4.3

Safety (improve safety and reduce crime) - 4.3

Home Repair (repair occupied homes) - 4.3

Blight (repurpose vacant buildings and land) - 4.3

Pride (increase neighborhood involvement and pride) - 4.3

New Homes (fix vacant houses and build new homes) - 4.2

Recreation (improve parks and recreation facilities) - 3.8

recreation
safety
repair
new
pride
blight
infrastructure
business

Top Neighborhood Priorities

Idora	Indian Village / Newport	Oak Hill	Warren
Infrastructure	Jobs & Business	Infrastructure	Infrastructure
Jobs & Business	Infrastructure	Home Repair	Blight
Safety	Safety	Jobs & Business	Safety

Priorities

Residents who prioritized **infrastructure** called for repaving streets, repairing sidewalks and curbs, improving drainage, replacing missing street signs, upgrading lighting, and improving snow removal and street sweeping. **Jobs & Business** comments focused on the need for a grocery store and better access to quality, affordable fresh food, as well as more opportunities for youth employment and skill-building.

Responses include the following:

"City officials need to stick to what they say during election time, such as providing more lighting if they say they will." -Oak Hill resident

"Kids and young adults need a fund or voucher for them to do chores like helping with the lawns for the elderly (job training)." -Warren resident

"Clearing dead trees, uncovering sidewalks from overgrowth, and maybe even closing the street (to cars) altogether (would improve the street)." -Oak Hill resident

"We need things to do and rebuild (the city), (I) don't like all the blank space." -Warren resident

Under **safety**, residents emphasized reducing shootings and visible drug activity, increasing police presence and better lighting, and addressing reckless driving and speeding, especially on major streets like Glenwood and Hillman. **Home repair** priorities included assistance for low-income, older, and long-term homeowners with roofs, structural repairs, weatherization, accessibility improvements, and basic maintenance, along with stronger landlord accountability and better screening of tenants.

Responses include the following:

"House improvements for all these individuals; grass cutting programs to help the seniors. We used to have a program where the kids got paid to cut the grass and lawnmowers were provided. The person that got their grass cut would sign a slip and the kids would turn that in and get paid for their hours." -Oak Hill resident

"Making programs user friendly for the elderly." -Oak Hill resident

"Get rid of crime and drugs in the neighborhood." -Idora resident

"Control the people blowing through the lights. People even cut through my yard during chases." -Warren resident

"Safety (is the most important) so that I can be outside more confidently and not worry about our residents walking to the stores by themselves." -Warren resident

"Fix all the houses that are not up to code." -Newport resident

Priorities

For **blight**, residents want vacant lots and public spaces cleaned and maintained, illegal dumping addressed quickly, and prominent vacant commercial properties reused. **Pride**-related feedback highlighted the desire for block watches, community events, and better communication and engagement with elected officials and city decision-makers. Responses include the following:

"Improve the look of the community to improve the outlook of the people and the way they feel when they step outside their homes so they have pride in their community so that everybody works together to keep it nice looking." -Oak Hill resident

"(I've) only been here for six weeks but (don't know about) community activities. The area is not welcoming." -Newport resident

"Clean up the dumping and trash. Help or hold landlords and homeowners accountable." -Newport resident

"Please do something with vacant lots after houses are torn down. It's good the houses are gone, but something has to be done with the land." -Warren resident

"(I'd like to) hear more directly from elected officials and have information on when meetings are and how to be involved." -Warren resident

While there was extensive feedback on supporting existing homeowners, there was relatively less detailed discussions of **new homes**, even though residents stressed the need for more affordable and good-quality housing options. **Recreation** received somewhat lower scores, but caregivers emphasized the importance of safe, well-maintained parks and supervised spaces and programs for youth.

Responses include the following:

"We need more homes (because there aren't options)." -Warren resident

"Create more programs to own homes (help create homeowners)." -Oak Hill resident

"(We need) community spaces and activities for young people." -Idora resident

"(We need) something to keep kids entertained and busy. Prevention will keep them out of trouble." -Newport resident

Priorities

Neighborhood-level results show similar overall rankings with some differences in emphasis. Idora and Indian Village/Newport have closely aligned priorities, while Oak Hill and Warren generally gave slightly lower scores for each priority, possibly reflecting more respondents choosing "4" instead of "5". In Oak Hill, responses particularly emphasized keeping long-time owner-occupants safe and in decent homes and restoring basic services on Glenwood so residents do not have to travel far for everyday needs. There was not a statistically significant number of responses from renters in Oak Hill.

When asked if the survey had missed anything important, residents shared additional ideas that largely reinforced and expanded on the eight core priorities. Many comments focused on practical ways to make existing priorities more effective, especially around fresh food access, safety, home repair services, blight, and neighborhood pride.

Under **Infrastructure** and **Safety**, residents emphasized better streetlighting, cameras, and enforcement of speeding and reckless driving on streets like Glenwood and Hillman, as well as more traffic calming measures such as speed bumps, guardrails, and safer crossings for children and seniors. **Jobs & Business** comments highlighted the need to address food access directly by improving access to quality, affordable groceries and quick, healthy meals in the neighborhood.

Within **Home Repair**, residents asked for maintenance services such as lawn care, snow removal, tree trimming, and small repairs for elderly and disabled neighbors, along with simpler applications, clearer communication, and help navigating probate and transitions when homeowners move into assisted living. They also called for stronger landlord accountability, including responses to complaints, limits on sharp rent increases, and better upkeep, especially from corporate owners.

Comments related to **New Homes** stressed preserving affordable homeownership and rental options and ensuring that households of color can confidently see Greater Glenwood as a neighborhood of choice. For **Blight**, residents called for stronger code enforcement, faster demolition of dangerous structures, and better oversight of group homes and halfway houses.

Under **Pride**, residents expressed a desire for more gathering spaces, block watches, and opportunities to connect with neighbors, as well as clearer, more accessible communication from City Council and other elected officials about meetings, priorities, and the use of major funding sources.

Finally, **Recreation** feedback emphasized the need for reliable, high quality youth programs and safe, welcoming spaces and activities for young people.

Housing Conditions

Residents rated their satisfaction with their housing on a scale of 1 (not at all satisfied) to 5 (very satisfied). The average satisfaction score for Greater Glenwood is **3.9**, with homeowners averaging **4.0** and renters averaging **3.5**. Given that 89% of homes in the area were built before 1970, understanding these ratings is important for targeting repair and reinvestment.

Residents who are satisfied or very satisfied often cite pride in their homes, quiet streets, strong relationships with neighbors, and convenient access to Mill Creek MetroParks, as well as recent improvements such as new roofs, siding, or repairs that help keep homes in their families. Those who gave a rating of 3 generally felt their homes were manageable but aging, with needed repairs to roofs, windows, paint, insulation, and accessibility features, or they reported that nearby problem properties affected how they feel about their housing.

Respondents who rated their housing 1 or 2 reported serious health and safety concerns, including leaking roofs, mold, termites, failing furnaces, and hoarding conditions. Renters in this group often described frustration with unresponsive landlords, increasing rents, and fear of displacement if they complain or seek help, leaving them feeling unsafe in their homes and uncertain about alternatives.

When asked what specific repairs would make their homes more livable, residents identified needs in three main categories. Exterior needs include roofs, gutters, foundations, windows, doors, and insulation. Interior needs include furnaces, water heaters, electrical upgrades, plumbing repairs, kitchen and bathroom updates, ceiling and stair repairs, and lead and mold remediation, along with accessibility modifications such as ramps, wider doorways, first-floor bathrooms, safer stairs, and grab bars.

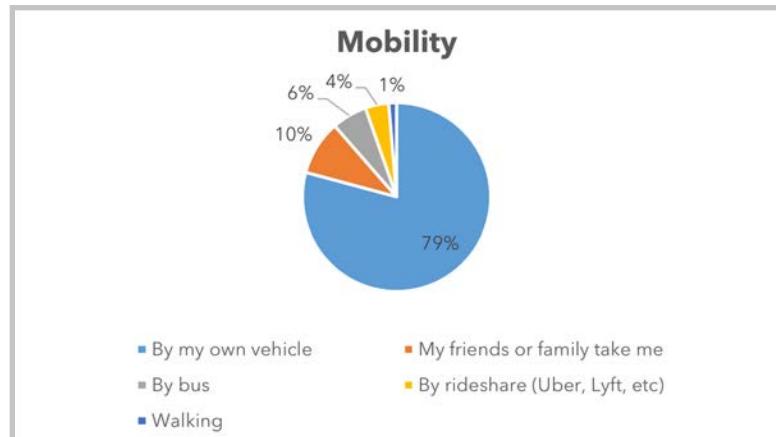
Other requested improvements include resurfacing driveways, rebuilding porches and steps, and repairing or replacing garages. These responses point to the need for coordinated home repair, weatherization, and accessibility programs that can help long-term homeowners and vulnerable renters remain safely housed in Greater Glenwood.

Housing Satisfaction					
	Greater Glenwood	Idora	Indian Village / Newport	Oak Hill	Warren
Overall	3.9	4.0	3.8	-	3.9
Homeowner	4.0	4.1	4.0	3.9	4.0
Renter	3.5	3.7	3.2	-	3.3

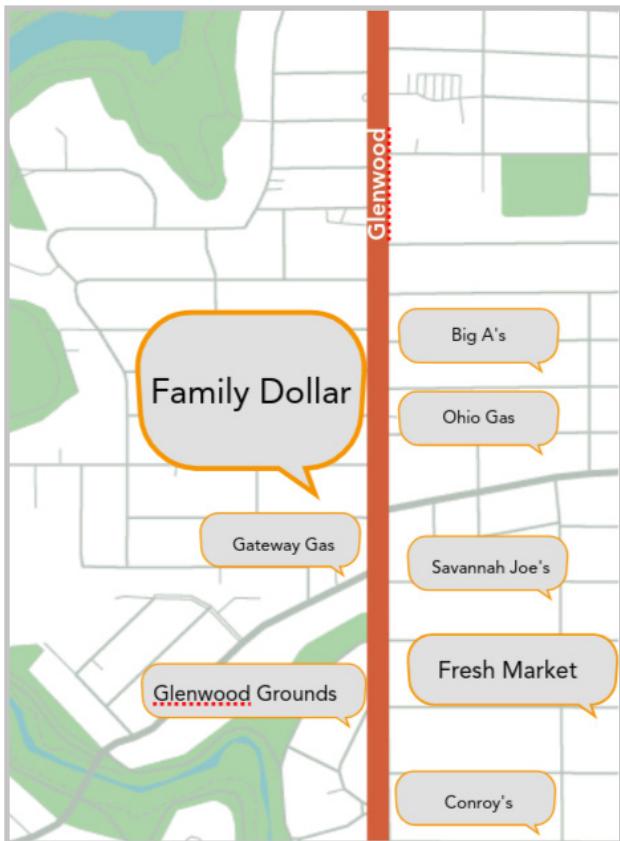
Glenwood Corridor

To support the revitalization of Glenwood Avenue and better understand how residents access everyday essentials, the survey asked about transportation, shopping patterns, and desired and undesired business types on Glenwood and similar neighborhood serving commercial streets. Seventy nine percent of respondents usually drive themselves or ride with a family member, while a smaller number described shopping trips by bike, e-bike, or transit, often to Walmart in Boardman.

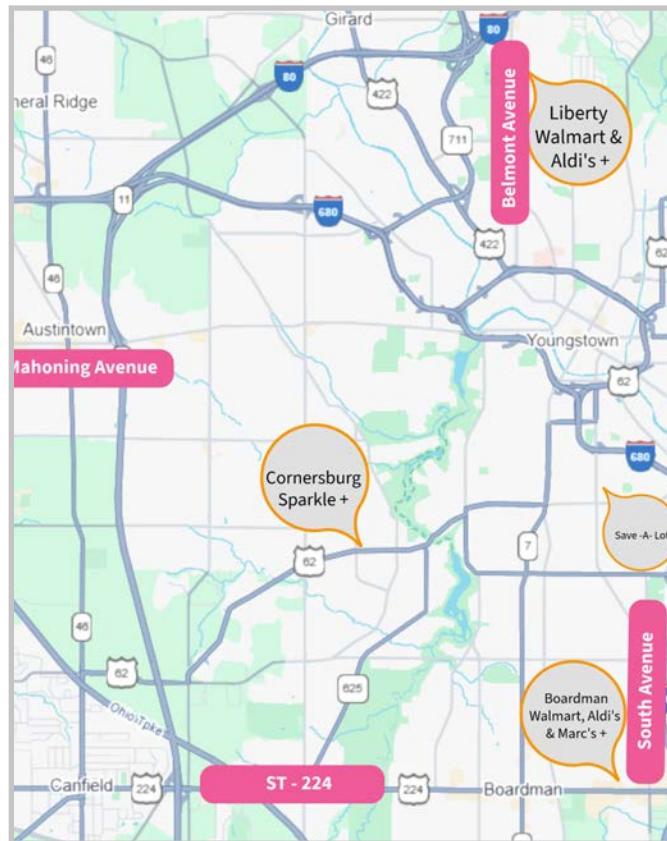
Most residents reported using Family Dollar and similar stores on Market Street for small convenience items and daily necessities. For most larger purchases, they travel to major commercial corridors such as Belmont Avenue in Liberty Township and South Avenue and State Route 224 in Boardman Township, reflecting that current shopping options on Glenwood Avenue are viewed as too limited.



Where Residents Shop on Glenwood



Where Residents Shop Regionally



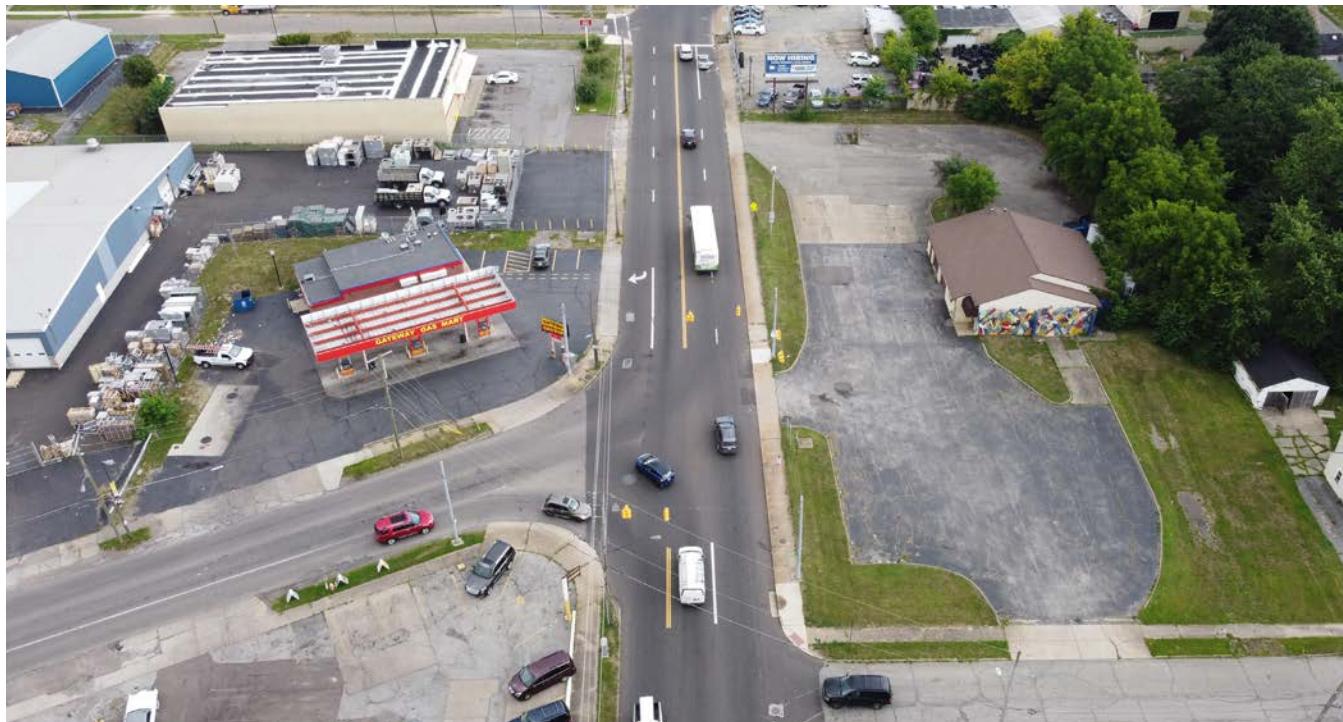
Glenwood Corridor

A full service grocery store is by far the most requested new business on Glenwood, as residents describe the area as a food desert and note that shopping at stores such as Aldi, Marc's, Meijer, Walmart, and other "reasonable" options requires reliable transportation. Many residents mentioned the recent closure of Sparkle and their shift to Save-A-Lot on South Avenue, though those with reliable transportation still prefer Walmart in Boardman.

Other frequently requested services include a pharmacy or clinic, laundromat, hardware or auto parts store, banking services, and additional options for ready-made meals and sit-down or café style dining. Residents said they often travel to places such as Mahoning Avenue in Austintown, Belmont Avenue in Liberty, Cornersburg Plaza in Youngstown, the Eastwood Mall area in Niles, South Avenue and State Route 224 in Boardman, and specialty or Amish markets in Columbiana for food and entertainment, and they are generally not inclined to go Downtown.

There is a strong preference for locally-owned businesses that keep money in the neighborhood, provide jobs, and help change the stigma associated with the South Side without displacing current residents. Residents strongly oppose additional bars, nightclubs, adult businesses, and liquor stores, as well as more vice-oriented shops (smoke/vape, cannabis dispensaries, payday lenders), used car lots, shabby car washes and gas stations, and low-quality convenience stores.

Residents also expressed concerns about businesses that draw large, unmanaged crowds and indicated little support for additional large apartment complexes or substance abuse treatment centers and halfway houses on or near the corridor.



Conclusion

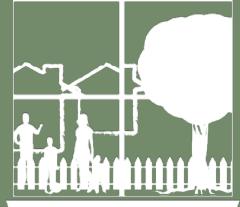
The Greater Glenwood resident survey **reaffirms long standing neighborhood priorities focused on housing quality, safety, infrastructure, and access to essential services.**

Residents call on the City to provide a more consistent police presence, address reckless driving and problem properties quickly, and maintain streets, sidewalks, lighting, and public spaces at a higher standard.

From community partners and institutions, residents seek reliable, high-quality programs for youth, expanded homeownership and home repair assistance, and better access to fresh food and health services close to home. They also want more opportunities to connect with one another and to recognize neighbors who maintain well kept homes and contribute positively to the community.

YNDC will use both individual feedback and collective survey findings to guide program design, resource allocation, and advocacy. The resident survey will be complemented by input from businesses, visitors, and youth to shape the recommendations of the Greater Glenwood Plan and to ensure that future investments reflect neighborhood priorities.





YOUNGSTOWN NEIGHBORHOOD DEVELOPMENT CORPORATION

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