

Trumbull Neighborhood Partnership

Second Quarter 2015 Performance Update



KSU Design Showcase featured work by design studios of graduate and undergraduate students.



First-time Homebuyer Audrey Foreback purchased a newly renovated Trumbull County Land Bank home on Laird Avenue through Trumbull Neighborhood Partnership.

Executive Summary

The second quarter of 2015 was a busy season of closing out the HUD Community Challenge Grant and launching new initiatives. In June, TNP released a 2015-2018 Strategic Plan for the organization, the result of a five month planning process that resulted in a refined focus of organizational and programming goals over the next 3 years. TNP is firmly committed to revitalizing Warren's neighborhoods with deliberate focus on resident engagement in all planning and programming, and the plan reflects that commitment. Plans continue to be distributed in print to residents, government, and other stakeholders by staff and are available digitally at tnpwarren.org.

TNP staff participated as panelists and presenters for the Center for Community Progress's 2015 Reclaiming Vacant Properties and the Pittsburgh Community Reinvestment Group 2015 Community Development Summit, allowing us to share best practices with other communities both regionally and nationally, and to help shine a regional light on our local efforts. TNP staff also spoke at multiple local events including the Regional Chamber of Commerce's Good Morning Warren event, Trumbull 100's Annual Meeting, and a convening of the Eastgate Regional Council of Governments, all chances to share TNP's work and advocating for greater support of work that benefits Warren's residents.

TNP has worked closely with local universities - Youngstown State University (YSU) and Kent State University (KSU) - and also with Parson's The New School (TNS) in New York City to develop innovative projects addressing issues of post-demolition land use. Students from KSU's College of Architecture and Environmental Design (CAED) were a part of two design studios (in the Architectural Studies and Master of Landscape Architecture programs) aimed at imagining a new future for Warren and its residents. This semester long collaboration culminated in a May presentation of the student's work. To-date at least two projects conceived in this process have been brought to life on post-demolition lots. TNS has, for two years, sent classes to Warren to participate in planning, design, and implementation of design projects. This year's class finished with a gallery display in Trumbull Art Gallery titled The Integral City: Reimagining Warren and also added a summer internship team charged with the implementation of half a dozen land use sites including a prayer labyrinth, several gardens, and an exercise park. Both universities offered studio level design input and implementation assistance for resident driven land use through TNP's ongoing "Lots to Love" Program. TNP is also hosting a YSU graduate student completing studies in phytoremediation on post-demolition sites testing positive for lead presence. The focus on resident driven work fostered through direct outreach coupled with a higher level of design and implementation expertise has raised the bar for the incorporation of vacant space following demolitions into existing neighborhoods. These projects bring life to dead space and activate a sense of community in neighborhoods challenged for momentum.

Trumbull County Land Bank (TCLB)

TNP continues to operate as the administrator of the Neighborhood Initiative Program, under which TNP is the shepherd of \$3.2 million in funding for demolitions in target areas in Trumbull County. TNP continues to be high performer in this program and was awarded an additional \$986,616 toward demolition efforts in Trumbull County, primarily in the city of Warren. Seven rounds of properties have been demolished or are under contract, meaning **88** severely blighted and abandoned homes are no longer a burden on residents in the neighborhood with several hundred more demolitions pending through the life of the program.



Strategic demolition continues to proceed throughout the city.

While demolition remains a high priority for TNP, the continued development of homeownership opportunities out of salvageable homes is also of increasing importance to TNP and the TCLB. A strong relationship between TNP, the TCLB, Huntington National Bank, local realtors, and other lending institutions has opened up avenues to successful homeownership to many residents for whom have long been renters. In many instances the cost of homeownership is cheaper than a market rate rental unit. TNP continues to operate a deed-in-escrow program for rehab which leverages private market resources in developing a quality home and also a rehab program under which TNP oversees the process of rehabbing a home that is then made available strictly to owner occupants. Sixteen properties were moved forward in 2015's second quarter.

2015 Q2 Activity

Side Lot Transfers	47
Improved Property Sales	16
Demolitions	44



The Side Lot Incentive Program continues to allow residents to improve their newly purchased side lots.

Garden Resources of Warren (GROW)

TNP's GROW Program held a GROWing Healthy: Health and Wellness workshop series April 13th, 20th, 27th, and culminated with a cooking class on May 4th. The class was taught by certified Health & Wellness Coach, Jessica Sowers and covered topics such as understanding cravings, eating for energy, meal planning on a budget, and interpreting food labels. 10 people attended the workshops and cooking class.



The GROWing Garden Leadership Training equips residents with the skills needed to successfully launch or maintain a community garden space.

With help from GROW, a new community garden was started by the Girl Scouts Troop 0564, which is a northeastern Ohio troop consisting of girls ages 5-9. The troop chose to build a community garden on a vacant lot on Linden Avenue in Warren where several of the girl scouts reside. TNP provides technical assistance, some plants, and mentorship to the Linden Avenue Garden. GROW Program staff continued to plan for the Warren Farmer's Market and conduct outreach in the community about our new Double Your Dollars SNAP/EBT incentive program.

GROWing Garden Leadership training took place in late March with 7 community gardeners in attendance, representing community gardens from Warren and Niles. They learned about developing a new/existing garden, creating a vision, organization, funding, and garden planning.



Girl Scout Troop 0564 worked hard on their new community garden on Linden Avenue.

HUD Community Challenge

In June, TNP was excited to publish and release Neighborhood Level Planning Documents that were the result of three years of extensive public outreach, stakeholder collaboration, and data collection. Each of the five plans provided a housing market analysis, summary of public input, data from the parcel survey on housing conditions and vacancy data, and listed prioritized strategies specific to each neighborhood. These plans have already been used to inform new programs, projects, and funding applications to implement strategies to address vacancy and blight. Plans continue to be distributed in print to residents, government, and other stakeholders by staff and are available digitally at tnpwarren.org.

WARREN CITIZENS ARE CONCERNED ABOUT

Jobs	Vacant Property
Education	High Grass
Crime	Recreation
Safety	Public Art
Blight	Passive green spaces

Warren Enriched: Lots to Love

As one of the first programs to emerge from the HUD Community Challenge Grant's implementation phase - Warren Enriched - TNP's Lot's to Love was successfully launched in early spring and saw the initial application of nearly a dozen community driven land use proposals. Eight of these projects moved beyond the proposal stage and are currently in various states of progression, with at least two already completed and under use in their communities. The first completed project is at the corner of West Market and Vermont and features a passive park space. Additional projects including a bike park, an expansion of a public art and flower garden, a labyrinth, a prayer garden, and a hopscotch park are all slated to be completed by the end of summer. All projects are community driven and technically and fiscally supported by TNP.



A passive park space was created on a post-demolition lot on the corner of West Market and Vermont.



The Labyrinth on Tod Avenue comes to life with the help of volunteers.

Warren Enriched: Adopt-A-Home

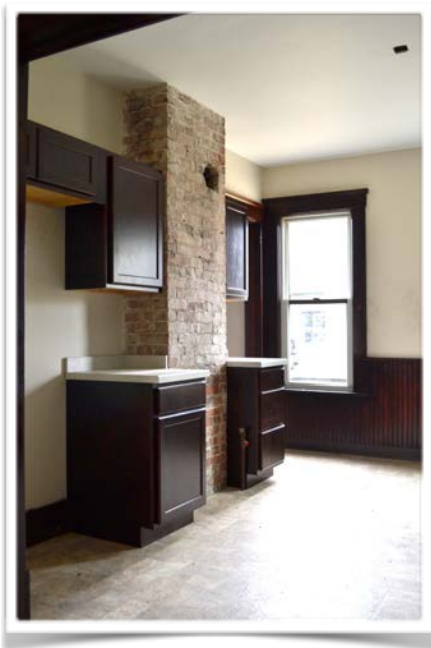
The Adopt-a-Home program, created in 2014 by contributions from local businesses and individuals including Bill Casey of Warren Paint and Glass and Trumbull 100, began its second rehab of a Garden District property after the successful sale of 453 Vine to first time homebuyers. 139 Scott Street was selected as the next Adopt-A-Home project and work began in May and was completed in early July. This four bedroom, 1.5 bath home is full of character and perfectly situated one block from downtown Warren and two blocks from the library, amphitheater and Perkins Park. TNP and the TCLB demolished two adjacent derelict vacant houses with NIP funding and then used Adopt-a-Home funding to fully renovate the remaining property. Freshly on the market, this home is available for owner-occupant purchase and represents the best of a collaborative and strategic effort that truly begins to stabilize neighborhoods.



Above left: 139 Scott (green home) stands between two blighted homes in the process of demolition.

Above right: Nearing completion, 139 Scott received a new exterior color palette along with much needed interior improvements.

Bottom left: The interior retains significant historical charm post rehab.



Court Ordered Community Service (COCS)

The Court Ordered Community Service program has continued to operate in full swing throughout the spring months, boarding and securing vacant properties and responding to resident complaint calls. The program has been instrumental in assisting in sprucing up Warren after a long and hard winter. During the second quarter, 725 client community service hours have been completed.

New clients assigned: 30

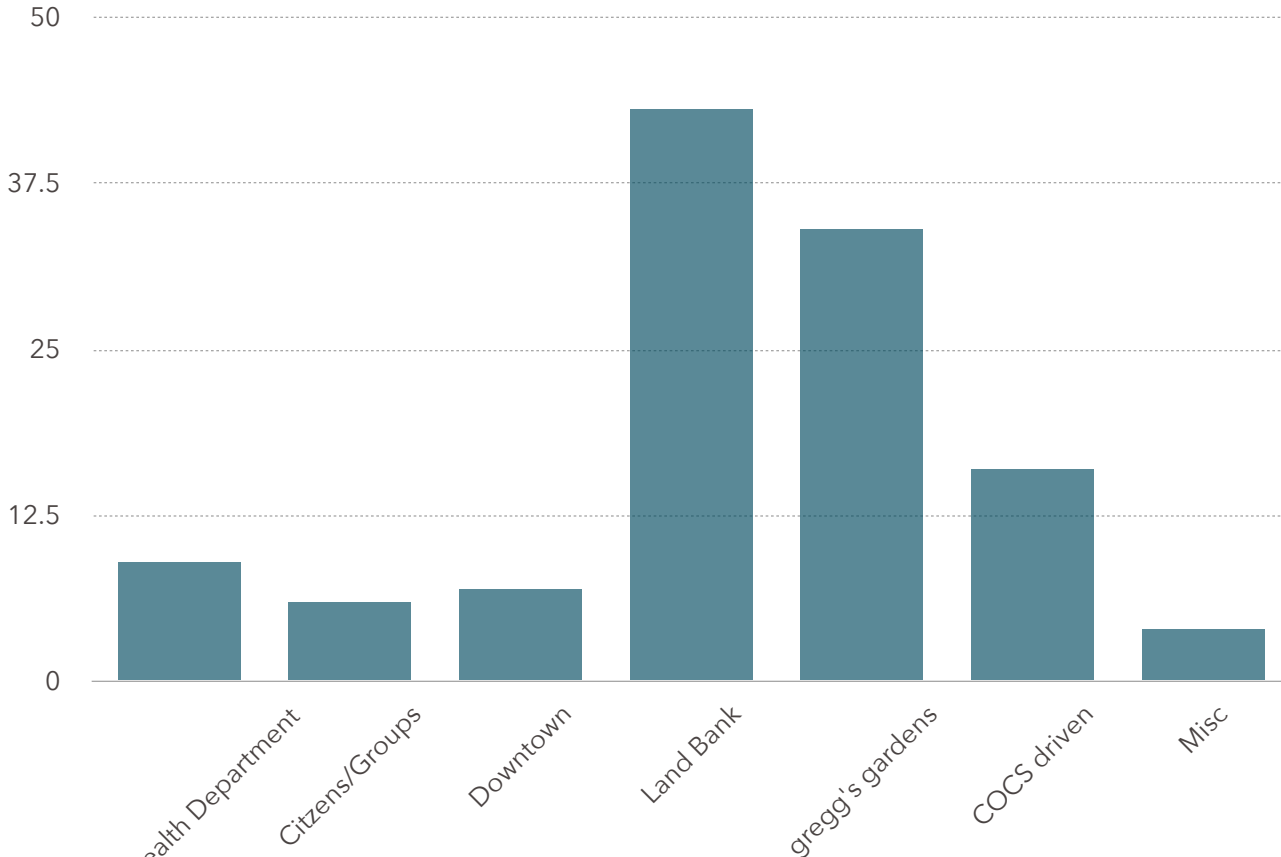
Participating jurisdictions:

Warren Municipal Court
Trumbull County Common Pleas Court
King County, Washington District Court

Client Total hours assigned: 2285

Total hours completed: 725 (32%)

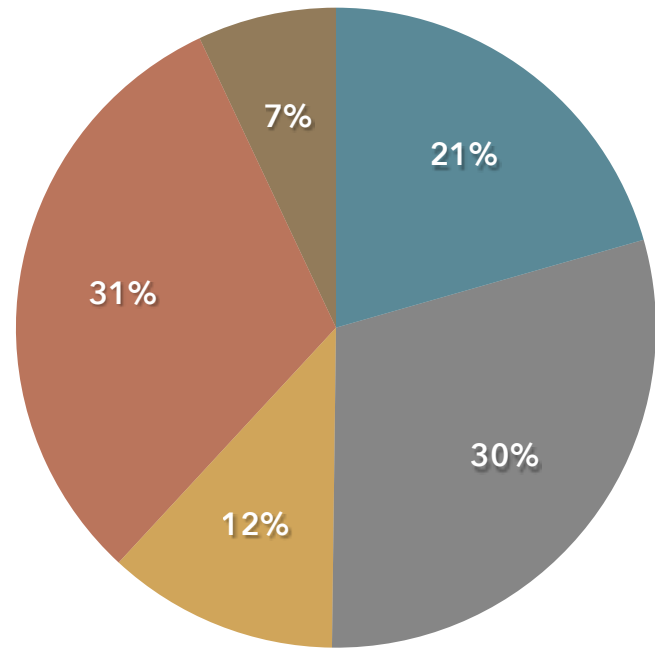
Community Service Hours Completed by Request



Second Quarter Financials

Expenses at a Glance

Income	
Wean	\$50,000.00
HUD CC	\$19,800.32
TCLRC	\$26,815.21
NIP	\$32,983.13
COCS	\$7,833.30
Misc. Income	\$5,728.89
TOTAL INCOME	\$143,160.85



● Operating
 ● TCLRC
 ● COCS
 ● HUD CC
 ● GROW

Expenses		
	Percent of 2nd Q Budget by Program	
Operating	\$20,708.98	61%
TCLRC	\$29,827.59	83.4%
COCS	\$11,759.61	82.8%
HUD CC	\$31,314.10	128.7%
GROW	\$7,059.43	44%
TOTAL EXPENSES	\$138,169.71	