

TRUMBULL NEIGHBORHOOD PARTNERSHIP



EXECUTIVE SUMMARY

TRUMBULL NEIGHBORHOOD PARTNERSHIP CELEBRATE FIVE YEARS!

Fall in Ohio is always filled with renewed focus and ambition. The heat of summer fades away and the holidays move ever closer. The promise of change this fall produced a wide variety of new projects, programs, and activity. Of all of the many wins and advances in Warren this fall, perhaps the greatest of all was an increased level of resident engagement in the task of changing neighborhoods for the better.

December will mark five years of an incredible journey for Trumbull

Neighborhood Partnership. What began with a small group of ambitious residents with the backing of the Raymond John Wean Foundation, is now a successful community development cooperation running a highly effective slate of programming with a staff of nine and hundreds of volunteers. We are so proud of the work that has been accomplished so far and look forward to the opportunities and challenges that lay ahead as we seek lasting change through partnerships and residents.



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Trumbull County Land Bank

TNP, in partnership with the Land Bank, formed a housing partnership with Trumbull County Career and Technical Center (TCTC) adult program. This program will provide Land Bank properties to the TCTC Adult Building Maintenance/Construction Trades Program at a reduced cost. TCTC students will have the opportunity to experience hands on training through the rehabilitation of the house. Graduates from the program earn an OSHA certificate as well as a NCCER certificate. Once the students graduate and the house is complete, TCTC will offer the home for public sale to owner occupants. The buyers must reside in the house for at least three years.

This year's Ohio Land Bank Conference, held by the Thriving Communities Institute, was September 21-23 in Cleveland. TNP and the TCLRC have been recognized as a high performing land bank state wide and through this TNP has been invited to present at this conference the past

two years. This year TNP staff and the Treasurer presented on four panels. These panels include: a housing rehab panel that will discuss the TCLRC's approach to rehabilitating houses, a social media session that will cover how social media has helped programming and visibility for our organization, a panel reviewing community involvement and the important role this plays in building a community focused organization, and the highly successful partnership between TNP and the Land Bank.

IMPROVED PROPERTY SALES

In the third quarter of 2015, TNP facilitated the sale of eleven (11) improved properties—two (2) as private demolitions and nine (9) as deed in escrow sales. Five (5) deed in escrow sales were to owner occupants, four (4) were to investors. Deed in escrow sales are the result of a purchase agreement between the TCLRC and



SIDE LOT INCENTIVE PROGRAM

TNP, via a partnership with Huntington National Bank and Lowe's awarded 11 gift cards to new purchasers of side lots who will improve their new lots with garden space, landscaping, and tools needed to maintain. The photo on the right is a fencing project completed in late summer.



LAND BANK CONT.

the buyer in which the deed is held until an agreed upon rehabilitation plan is complete. These sales have helped to stabilize neighborhoods and increase market values throughout the county. They have also allowed residents to have affordable housing options.

TNP is actively seeking the sale of seventeen (17) improved properties, ten (10) of which are temporarily reserved for owner occupants and three properties are fully renovated, move in ready properties. TNP continues to maintain improved properties per the service contract with the TCLRC. As new improved property enters into the land bank, TNP assesses and secures each

property before identifying the home as either salvageable or a demolition candidate, and identifies the appropriate maintenance plan, pricing and restrictions for each property.

SIDE LOT TRANSFERS

In the third quarter of 2015, TNP facilitated the sale of 44 side lots. Since March 2013, over 370 side lots have been transferred under the management of TNP. TNP conducts direct outreach for side lot sales. TNP staff visits each immediately adjacent neighbor for input regarding the future use of the land bank property and, in many cases, offers the property for sale through the Side Lot Program for yard expansion.

In instances where both adjacent property owners wish to purchase a side lot and both are qualified buyers, TNP assists neighbors in a lot split through hiring certified surveyors in Trumbull County.

DEMOLITIONS

Demolition is an ongoing activity within the Land Bank. TNP has sought to secure demolition resources where available. Private demolition is one avenue through which the need to demolish a severely dilapidated property can be attained. TNP has secured two (2) private demolitions in the third quarter of 2015, saving the Land Bank a potential \$10,000 - \$20,000 per house (\$20,000 to \$40,000 total) for public demolition.

TNP is assisting the TCLRC with the demolition of Land Bank owned property via Ohio Housing Finance Agency's (OHFA) Neighborhood Initiative Program (NIP). This program has allotted 3.2 million dollars to the TCLRC, for the demolition of residential structures.



Land Bank at a Glance

Current Inventory

Side Lots - 436

Houses for Sale - 17

Average Lots - 15

Demolition Candidates - 35

Pending Demolitions - 29

Third Quarter Sales Activity

Sold 11 improved properties - 2 as private demolitions, 9 deed in escrow (5 owner-occupants, 4 investors)

Sold 44 side lots

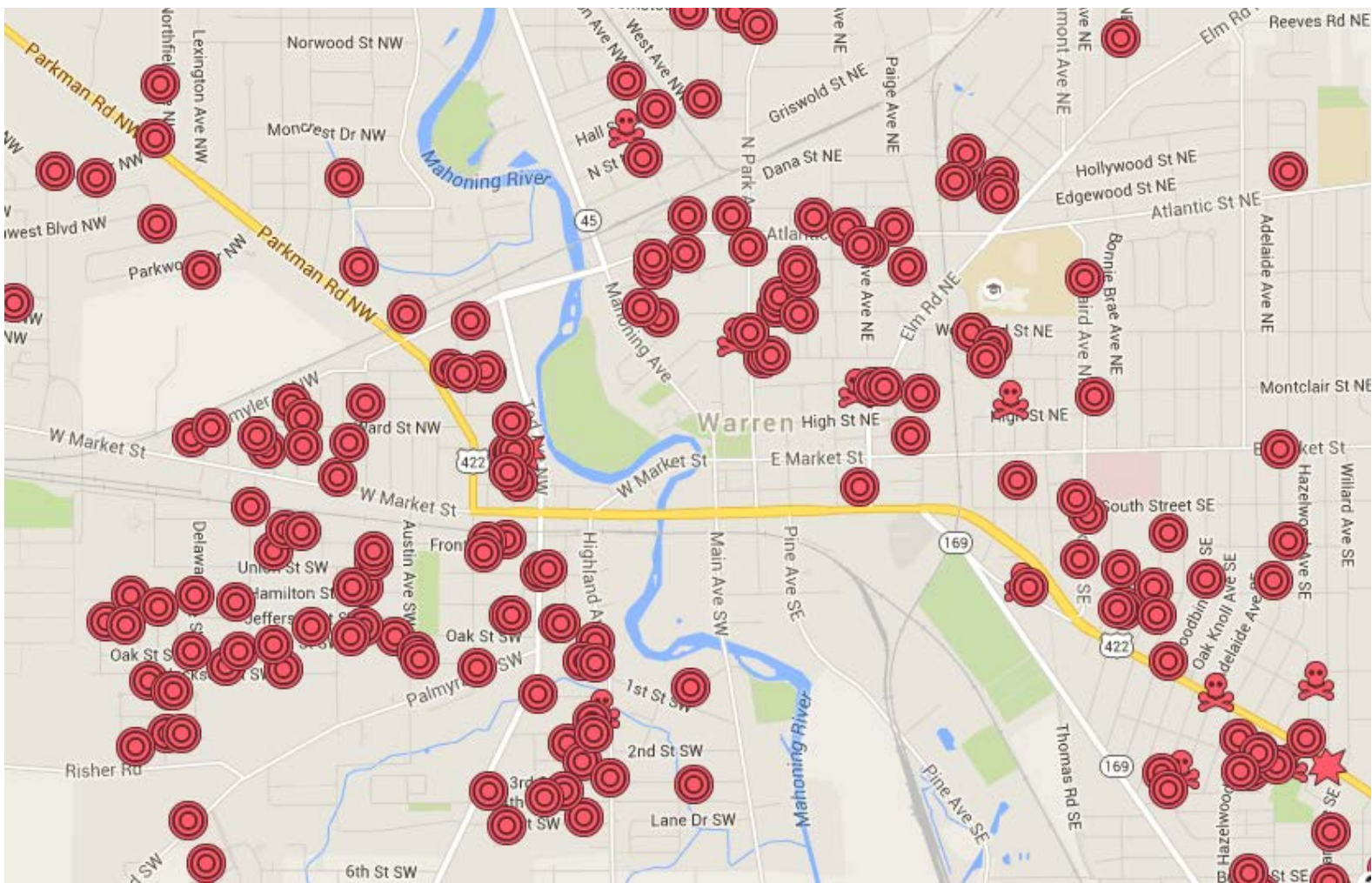
DEMOLITIONS CONT.

TNP has developed eleven (11) target areas, ten (10) within Warren City and one (1) in Girard. There will be additional target areas developed throughout the County to assist other municipalities, townships, and villages as Land Bank inventory allows.

In April 2015, the TCLRC was awarded an additional \$986,616.00 for being one of the high performing Land Bank's in Ohio. The award accounted in the number of properties in the pipeline for acquisition as well as the number of properties currently in the Land Bank that are demolition candidates. With the services of the Trumbull County Treasurer's, Prosecutor's, Recorder's and a number of other county departments, TNP was able to submit a

competitive application that brought this additional funding into the county.

TNP and the TCLRC continue to identify houses for demolition. Through the NIP program, TNP has been able to raze eighty-eight (88) structures, with an additional fifteen (15) under contract, twenty-nine (29) awaiting bids and twenty-five (25) out for asbestos surveys. Once these demolitions are completed TNP will seek to transfer the properties to qualified end users through the Side Lot Program, or allow community members to pursue green public space projects.



WARREN ENRICHED

COMBINING VOLUNTEERS AND PROJECTS TO CREATE NEIGHBORHOOD CHANGE

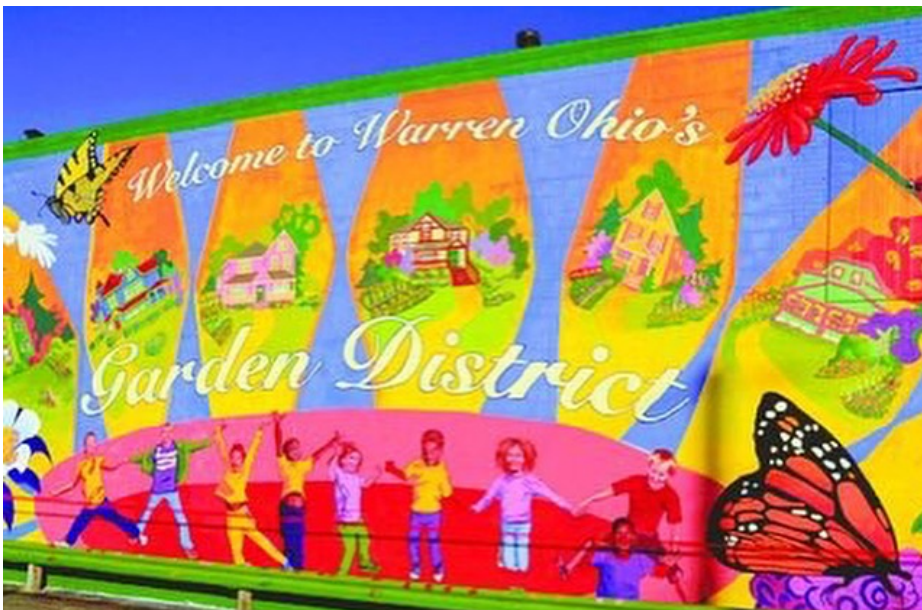
In May TNP published neighborhood plans developed under a Community Challenge Grant through the US Department of Housing and Urban Development. This grant provided resources for the purposes of planning and outreach in Warren's neighborhoods with an emphasis on citizen engagement and inclusionary dialogue. In public meetings residents noted common concerns and themes in their neighborhoods – including blight, vacancy, crime, abandoned open space, and lack of recreation infrastructure. Beyond the complaints, residents also added ideas and plans, and TNP staff began to notice a trend of willingness of residents to lead change.



As a direct reaction to these issues, ideas, and willingness, TNP began building volunteer capacity throughout the city through a Warren Enriched effort called “Building A Better Warren” – both with residents and community groups- and striking out to paint fences and fix basketball courts, plants flowers and build stone walls. The effort attracted everyone from the neighbors next door to entire church groups from adjacent communities, and also became a facilitating mechanism for corporate volunteer days and partnerships with other existing annual efforts like United Way Day of Caring Trumbull County and Make A Difference Day.

TNP’s Warren Enriched has also used public art as a community development tool, raising money for large scale installations of murals and inviting the public to vote and help select from the pool of sketches submitted by local artists.

The most recent mural was completed in the Fall of 2015 by artist Amy Novelli and is located at the Scott Street entrance to the Garden District on North Park.



Lots to Love

A second effort under Warren Enriched is TNP's Lots to Love program which was successfully launched in early spring of 2015 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 most already completed and in use in their communities. Projects include a bike park, an expansion of a public art and flower garden, a labyrinth, a prayer garden, and a hopscotch park. All

projects are community driven and receive technical assistance, fiscal sponsorship, and site support from TNP. Residents have made the long term commitment to the maintenance and upkeep of each site.

In the Fall of 2015 TNP provided an internship opportunity for a Landscape Design student at KSU who is working closely with a local grassroots group to design and install a pocket park dedicated to youth programming in one of Warren's

most blighted neighborhoods. This partnership will include design options created by the intern with the input of the local group initiating the process and has guided the successful application for a Wean Mentorship Grant and is providing the foundation for an application to the Wean Neighborhood Success Program.

The path to change...



Pre-demolition

1236 Buena Vista was in significant disrepair, abandoned, and a nuisance



Demolition

1236 Buena Vista was demolished through the Neighborhood Initiative Program, a grant awarded to the Trumbull County Land Bank and administered by TNP.

Lots to Love

Residents of the neighborhood applied to create this active children play space through TNP's Lots to Love program. Using a \$6,000 budget and under TNP's guidance, volunteers turned this lot into a vibrant place that includes garden beds, outdoor musical instruments, a play area, a green house, and seating.



GROW

GARDEN RESOURCES OF WARREN

TNP's GROW Program concluded its 2016 season of the Warren Farmer's Market in Courthouse Square in early October. The market grew from last year with 13 vendors participating this season, including Warren's first urban farmer, Daryl Campbell. Our inaugural year of the Double Your Dollars SNAP/ EBT incentive program resulted in \$3,742 in SNAP/EBT sales.

The GROW Program constructed a hoop house at the Roosevelt Community Garden to be used to start plants from seed for our community gardens, for season extension growing, and educational programming. Thanks to Warren urban farmer Daryl Campbell, Nick Avila (providing technical support), Warren City Schools, Trumbull Memorial Health Foundation (funding support), and all the volunteers for helping make this project succeed.

TNP's GROW Program partnered with Eric Barrett, OSU Extension Educator to hold an urban fruit tree pruning clinic at the Central City Community Garden in Warren on September 23rd. Attendees learned how to properly plant, prune, and maintain fruit trees in an urban environment.

Farmers Matt Herbruck and Dave Waldeck from Birdsong Farm (Warren Farmer's Market vendors) shared their knowledge and experience growing organic garlic with Warren gardeners at GROW Program's Garlic Planting Class at the Giving Tree Garden on October 22nd.



COURT ORDERED COMMUNITY SERVICE

TNP operates the Court Ordered Community Service (COCS) Program in partnership with the Warren Municipal Court and the TCLRC. COCS acts a sentencing alternative as well as a tool to fight blight throughout Warren City. In the third quarter of 2015, the COCS Program has mowed over 250 Land Bank lots and houses. In addition to mowing properties the COCS Program also ensures that all Land Bank properties are secured by boarding the structures and regularly inspecting them.

This program has maintained all the post Neighborhood Initiative Program demolitions sites per Ohio Housing Finance Agencies guidelines. The COCS Program also works with the Warren City Health Department and other city agencies to secure and/or mow nuisance complaint properties.

COCS continues to assist resident groups, civic organizations, downtown efforts, and the Warren City Health Department in various activities that positively benefit the city of Warren.



COCS Third Quarter Stats

Clients and Hours

New Clients - 38

Total Hours Assigned - 2,353

Total Hours Completed - 1,539.5

Community Service Activity Hours

Assisting Community Groups - 58

Downtown - 38

Warren City Health Department Board-ups - 39

COCS Identified Board-ups - 16

NIP Maintenance Program - 157

GROW - 6

Other - 37

Financial Summary

THIRD QUARTER INCOME	
Wean Foundation	\$50,000
TCLRC	\$43,986
Neighborhood Initiative Program	\$72,637
Farmer's Market Promotion Program	\$13,403
Warren Municipal Court	\$8,205
Warren Enriched	\$26,258
Misc. Income	\$14,099
Total	\$228,588

THIRD QUARTER EXPENSES		
Program	Expenses	Percent of Third Quarter Budget
Operating	\$35,723	17%
TCLRC	\$106,593	52%
GROW	\$30,556	15%
COCS	\$12,292	6%
Warren Enriched	\$21,356	10%
Total	\$206,520	

