

# ANNUAL REPORT 2015

## TRUMBULL COUNTY LAND BANK

Revitalizing neighborhoods and improving the quality of life for the residents of Trumbull County



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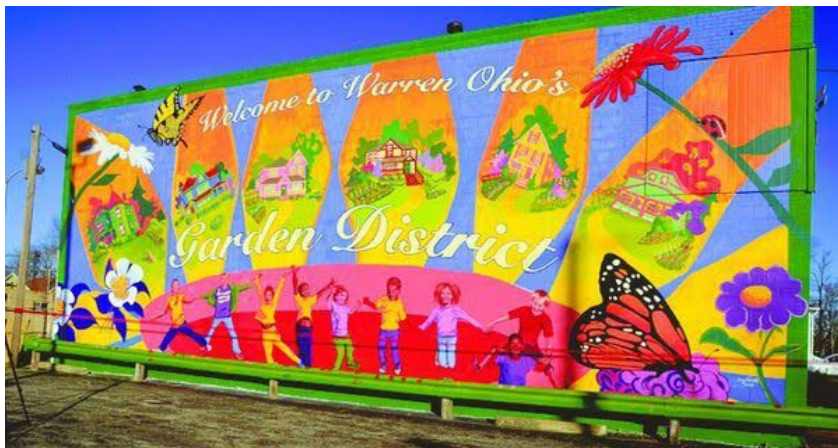
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All information provided by Trumbull Neighborhood Partnership for the Trumbull County Land Bank.



## NEWS AND UPDATES

TNP and the TCLRC has continued to partner with several organizations to reclaim vacant derelict properties and drive neighborhood revitalization. In 2015, TNP in partnership with the TCLRC, Gregg's Gardens, and Trumbull 100 has continued the very successful Adopt-a-Home Program. The second house, located at 139 Scott St, was completely renovated and sold to a young Veteran moving back to Warren. The housing rehabilitation was not the only effort TNP and the TCLRC put into the corner of North Park and Scott St in downtown Warren. Both adjacent houses to 139 Scott St.



were demolished due to their deplorable conditions and were replaced with passive landscape. TNP also received a grant from the Ohio Arts Council which allowed for a large mural to be painted on the Land Bank owned commercial structure located at 125 Scott.



In addition, the TCLRC has partnered with Trumbull Career and Technical Center's Adult Construction Program, providing the school with discounted properties so students could receive hands-on training with construction and rehabilitation. The Warren City Police Department also began using TCLRC properties that are in the pipeline for demolition to conduct trainings needs for the department.

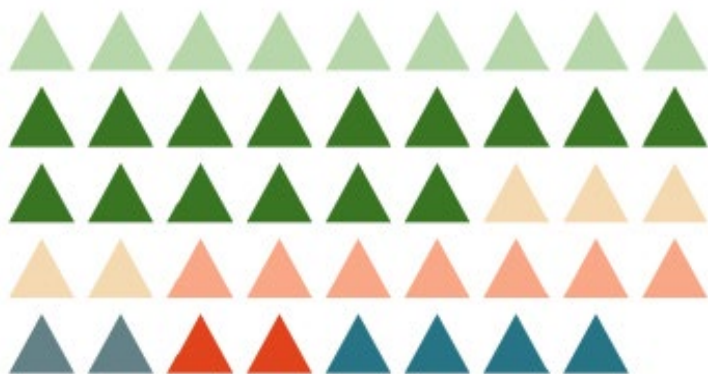


## IMPROVED PROPERTY SALES

In 2015, TNP facilitated the sale of 44 improved properties— seven as private demolitions, four as fully renovated move in ready properties and 37 as deed in escrow sales. Deed in escrow sales are the result of a purchase agreement between the TCLRC and the buyer in which the deed is held until an agreed upon rehabilitation plan is complete. Additionally, the Land Bank transferred five properties to nonprofit partners and two properties to government entities for demolition purposes. In 2015, TNP leveraged over \$600,000 in private investment toward housing rehabilitation, promoting significant neighborhood revitalization throughout the county.

TNP is actively seeking the sale of 27 improved properties, 19 of which are temporarily reserved for owner occupants, and two in the process of rehabilitation that will be placed on the market move in ready. Bids from investors and/or owner occupants are continually accepted for the non-reserved 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 candidate for demolition, and identifies the appropriate maintenance plan, pricing and restrictions for each property.

### IMPROVED PROPERTY SALES 44 TOTAL



**\$603,846** in leveraged rehab





**Above:** 4164 Parkwood Avenue, Liberty Township  
Purchase amount: \$5,000, Renovation amount: \$30,000

**Below:** 118 Christian Avenue, Hubbard City  
Purchase amount: \$3,500, Renovation amount: \$20,000



## SIDE LOT TRANSFERS

Throughout 2015, TNP facilitated the sale of 130 side lots returning them back to productive use in the community. This includes the transfer of 12 post demolition lots as well as two properties transferred to Liberty Township for a park and potentially the new fire department. Since TNP began management of the TCLRC in March 2013, over 420 side lots have been transferred.

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 as a property expansion.

TNP, in partnership with the Land Bank, continues to have great success with the Side Lot Incentive Program. 2015 is the third consecutive year that Huntington Bank has awarded TNP funds to provide gift cards to individuals who buy side lots from the Land Bank. The program allows buyers to defray the cost of making improvements to the lot, including tools, materials and supplies for lawn maintenance, gardening, landscaping, fence installation, and other approved projects. In 2015, TNP has been able to award 25 \$250 Lowe's gift cards to TCLRC side lot purchasers.



**Above:** The resident installed a low brick wall and fencing unit with the \$250 Side Lot Incentive gift card on Washington Street.

**Right:** Lisa Ramsey, TNP Assistant Director, gives a Warren resident a gift card to do improvements to his recently purchased side lot.



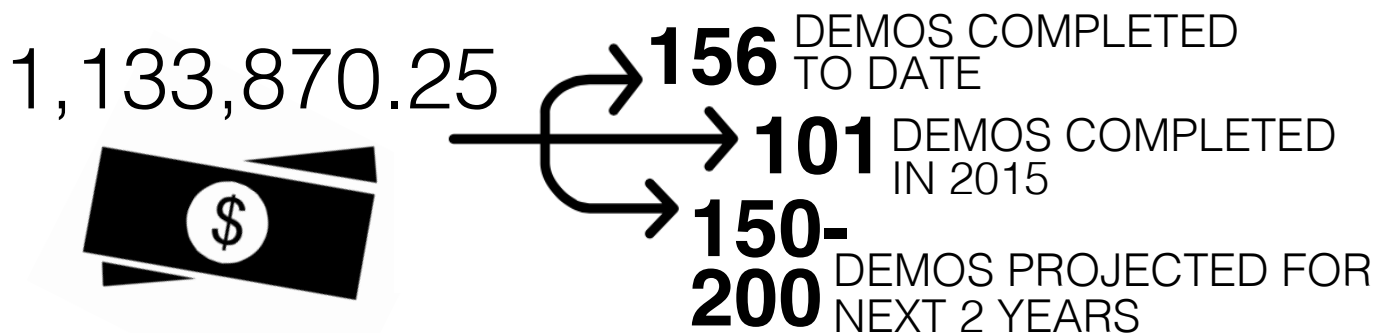
## DEMOLITIONS

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 seven private demolitions in 2015, saving the Land Bank a potential \$70,000 to \$140,000 total for public demolition.

TNP has developed 11 target areas, ten within Warren City and one 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 for being one of the high performing Land Banks in Ohio. The award accounted in number of properties in the pipeline for acquisition as well as the number of properties currently in the Land Bank that are demolition candidates. Again in November 2015, the TCLRC was awarded an additional \$500,000. 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 in both reallocation proposals and bringing the demolition allocation to a total of \$4,896,016.

TNP and the TCLRC continue to identify houses for demolition. TNP has been working with Trumbull County communities to develop new target areas in neighborhoods that are in need of demolition. This process will allow the TCLRC to serve a larger area under the NIP demolition grant.

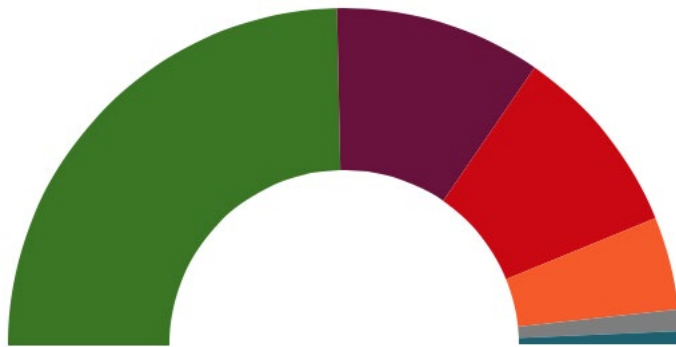
### DEMOLITIONS COMPLETED THROUGH NEIGHBORHOOD INITIATIVE PROGRAM



# ANNUAL HIGHLIGHTS

## ONGOING INVENTORY MANAGEMENT

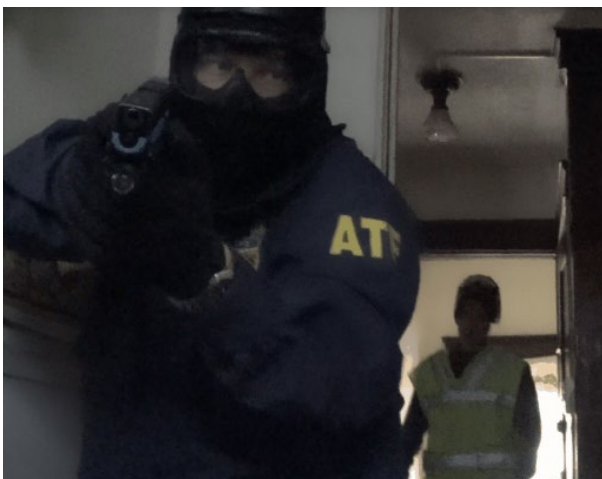
TNP manages the disposition of all houses, side lots, and acreage properties acquired by the TCLRC. It is through the partnership with the Trumbull County Treasurer and Prosecutor that TCLRC is able to acquire 20-30 new properties a month through tax foreclosure and private and bank donations.



■ DEMOLITION CANDIDATES (49%)  
■ VACANT LOTS >1 ACRE (20%) ■ FOR SALE (18%)  
■ COMMERCIAL PROPERTY (9%)  
■ RENOVATION IN PROGRESS (2%)  
■ INDUSTRIAL VACANT (1%)

### POLICE TRAINING IN LAND BANK HOUSES SLATED FOR DEMOLITION

Between the time of the house being condemned and its actual demolition, the Land Bank offers these houses as a setting for the Warren Police Department to train its officers. They practice routine procedures that the officers could face during their time of service.



“ Being able to train in these types of structures gives our officers a chance to train in a realistic situation. We appreciate your (The Land Bank) cooperation in allowing us to use these properties. ”

**-Lt. Greg Hoson, Warren City Police Department**

## ANNUAL HIGHLIGHTS



### 2017 WILLARD

After the demolition, the vacant lot was transformed into a Lots to Love site known as the Willard Park. Several partners including teachers from HOPE Academy for Autism, Summit Academy, Willard K-8 and TNP worked together to develop and execute the plans for the park. The goal of the park is to provide an interactive and inclusive space for physical activity, play, performing arts, agricultural growing curriculum, and neighborhood engagement. The park hosts handicap accessible raised beds and seating, a small stage for performing, a large scale xylophone for children, a remote control car track and many other accessories to facilitate a healthy and active neighborhood.

## ANNUAL HIGHLIGHTS

### LOTS TO LOVE

TNP began the Lots to Love Program in early 2015. The program empowers residents to beautify their neighborhoods through community organizing and vacant lot reuse post demolition. This program was developed from money allocated through Ohio Housing Finance Agency's, Neighborhood Initiative Program (NIP). NIP allows for up to \$6,000 per lot, post demolition, to be used for greening projects.

TNP has turned to residents to determine the projects they want to see in their neighborhood. Residents must get petitions signed by at least 10 property owners in the neighborhood before the projects can move forward.

Residents and the TNP staff work hand in hand to develop the plan into a reality. In 2015, ten projects were completed. These projects include pocket parks, community gardens, a bike park, and other public space projects.

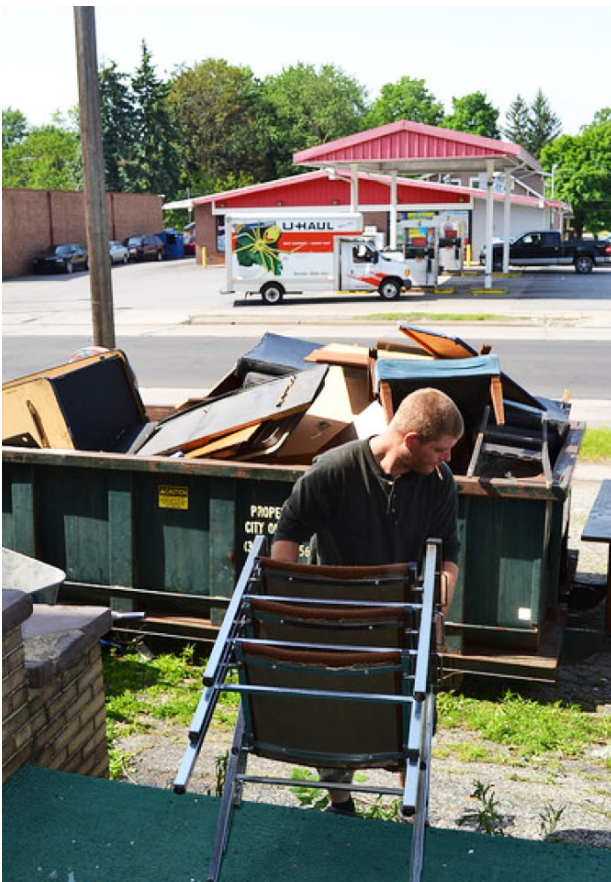


## ANNUAL HIGHLIGHTS

### 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 as a sentencing alternative as well as a tool to fight blight throughout Warren City. In 2015, the COCS Program mowed over 1000 Land Bank lots and houses. In addition to mowing, the COCS Program has boarded up 195 Land Bank owned homes throughout the county.

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.



## CONTACT US

TRUMBULL NEIGHBORHOOD PARTNERSHIP  
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LAND BANK**

