

TRUMBULL NEIGHBORHOOD PARTNERSHIP

Winter 2016
Update

#BuildingABetterWarren



EXECUTIVE SUMMARY

The first quarter of 2016 has brought a freshness to TNP’s programming and partnership efforts. A vibrant and ambitious slate of activities were launched and set the tone for 2016 in Warren. From new homeownership opportunities, to increased access to resources for foods, and a series of new public art installations, programming is off to a strong start.

In addition to programming efforts, TNP has also continued to pursue and expand partnerships with

residents and organizations in order to drive the most effective impact in Warren. TNP is broadening its reach while creating a diverse and inclusive platform of programming.

We look forward to the spring and the launch of new rounds of Lots to Love, volunteer efforts, continued placemaking projects, and the season opening of the Warren Farmer’s Market.



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SIDE LOT INCENTIVE PROGRAM

TNP, via a partnership with Huntington National Bank and Lowe's, awarded 4 gift cards to new purchasers of side lots who will improve their new lots with garden space, landscaping, and tools needed to maintain. To the right new staff member Chris Martin awards Mr. Fairchild with his Side Lot Incentive Gift card.

Trumbull County Land Bank

TNP, in partnership with the Land Bank and the Garden District, continues its Adopt-a-Home program. This program is funded with private investment from several organizations and business owners in Warren to renovate blighted properties throughout the Garden District. TNP completed its second Adopt-a-Home project in 2015 and the property sold to an owner occupant moving back to the city in early 2016. The property, located at 139 Scott St. was turnkey and sold for \$42,000. The revolving fund was then used to complete our third Adopt-a-Home renovation in February of 2016 and the property is currently listed for sale to an owner occupant.

In February, TNP hired Chris Martin for the Housing Coordinator position. After an extensive search for qualified candidates Chris was selected from five applicants. He is a Cleveland native with a law degree from Cleveland State University and has a passion for community development. Chris is charged with all housing needs for TNP and the Land Bank including housing renovations and deed-in-

escrow sales, improved property donations, inspections, working with banks to finance buyers, and any future housing necessities for TNP. This position is vital to increasing housing renovations and homeownership opportunities. This quarter alone, TNP was able to renovate three homes and list them with prequalified realtors. This is an increase from the one home TNP was able to renovate the first quarter of 2015. Chris has been an invaluable addition to the TNP team.

IMPROVED PROPERTY SALES

In the first quarter of 2016, TNP facilitated the sale of seven (7) improved properties – six (6) of which were deed in escrow sales and one (1) was sold as a private demolition. All six (6) of the deed in escrow sales were to owner occupants that are required to live in the house for at least three years after their renovation is completed. Deed in escrow sales are the result of a purchase agreement between

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LAND BANK CONT.

the TCLRC and 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 forty (40) improved properties, twenty-eight (28) of which are temporarily reserved for owner occupants, and three (3) 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. In the first quarter, the Land Bank acquired fifty-four (54) improved properties 50% of which are demolition properties.

SIDE LOT TRANSFERS

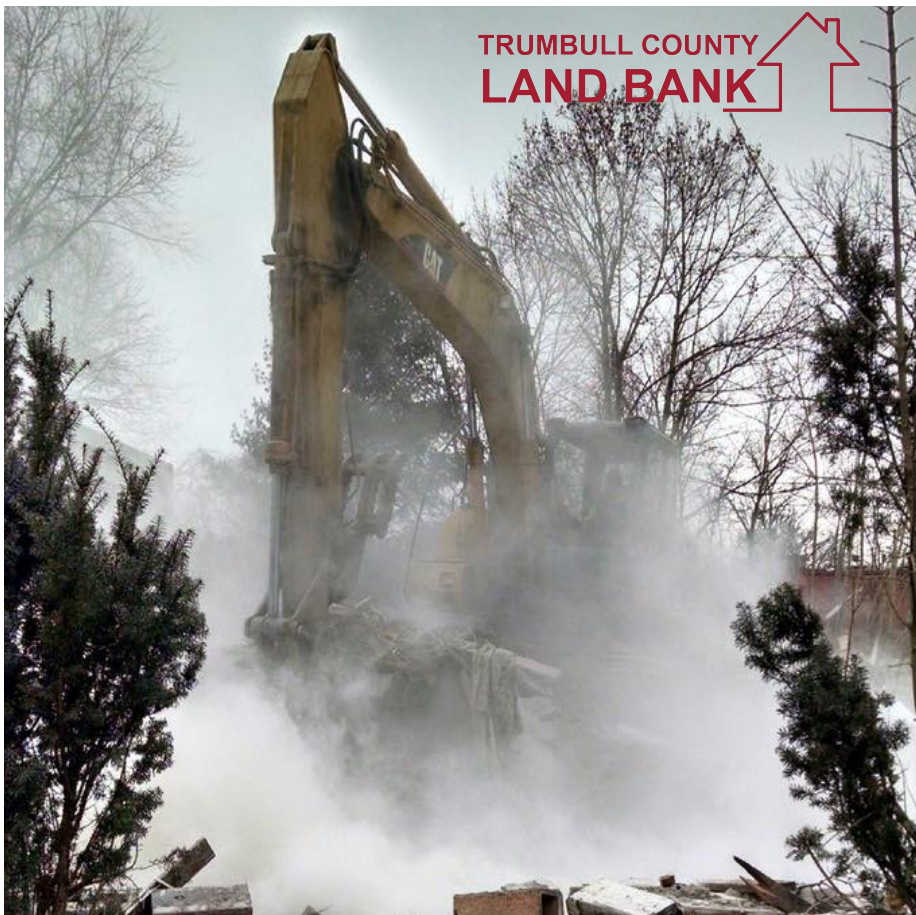
In the first quarter of 2016, TNP facilitated the sale of 28 side lots. Since March 2013, over 450 side lots have been transferred under the management of TNP. TNP conducts direct outreach for side lot sales. TNP staff visits each immediately adjacent neighbor for input regarding the future use of the Land Bank property and, in many cases, offers the property for sale through the Side Lot Program for yard expansion.

Since January of 2016, the Land Bank has acquired forty-one (41) vacant lots throughout Trumbull County. These lots have been field checked and will be sold to qualified buyers.

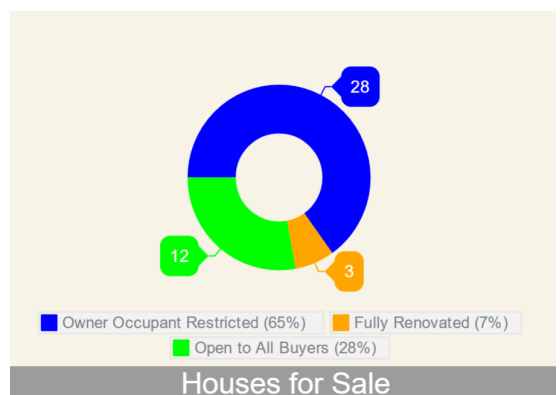
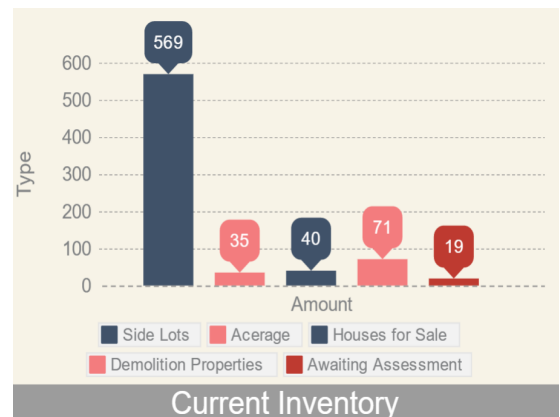
DEMOLITIONS

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 one (1) private demolition in the first quarter of 2016, saving the Land Bank a potential \$10,000 - \$20,000 per house for public demolition where necessary.

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 originally allocated 3.2 million dollars to the TCLRC, for the demolition of residential structures. Over the past year this allocation has increased to 4.8 million dollars due to the TCLRC being one of the higher performing Land Banks in the state.



Land Bank at a Glance



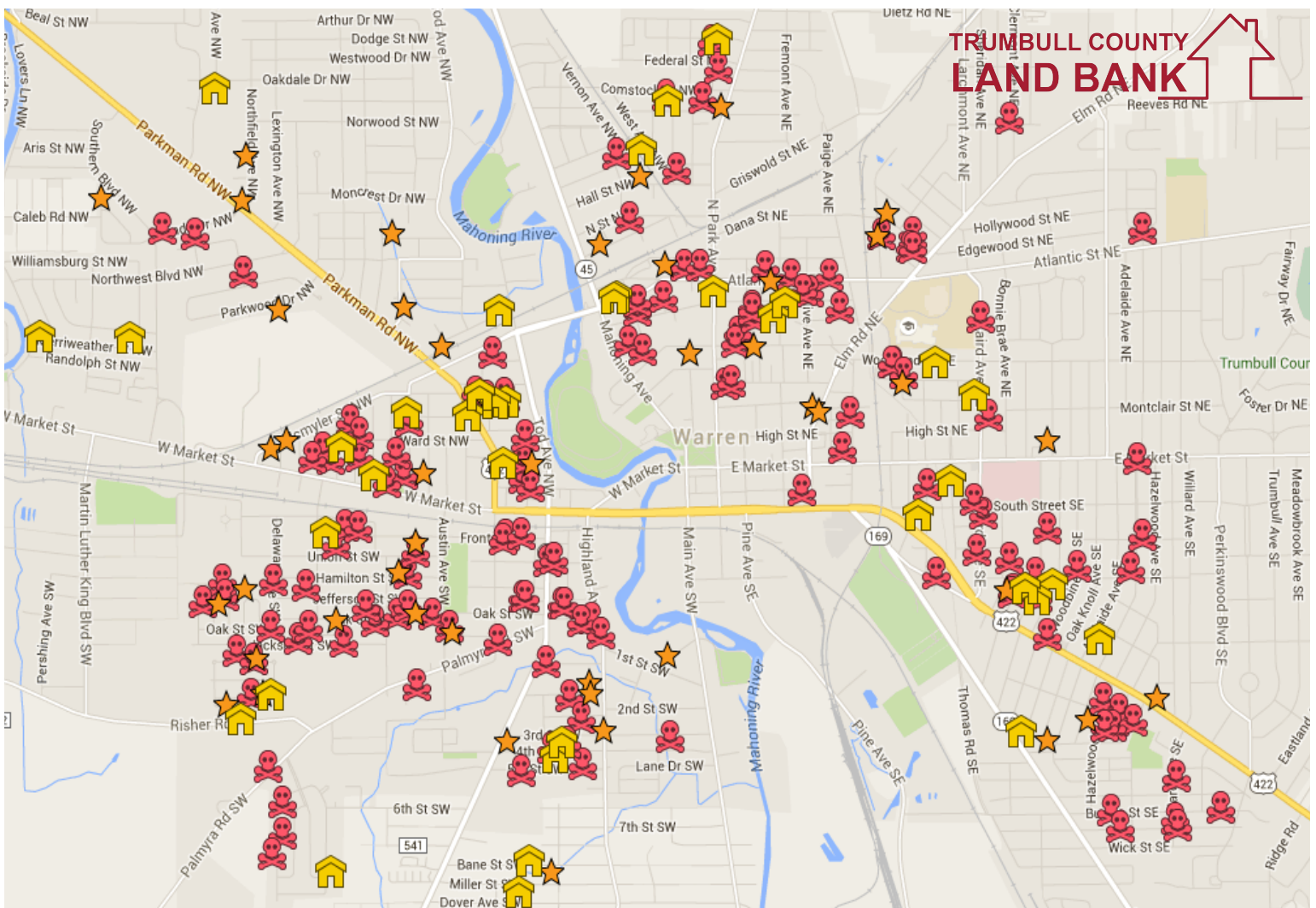
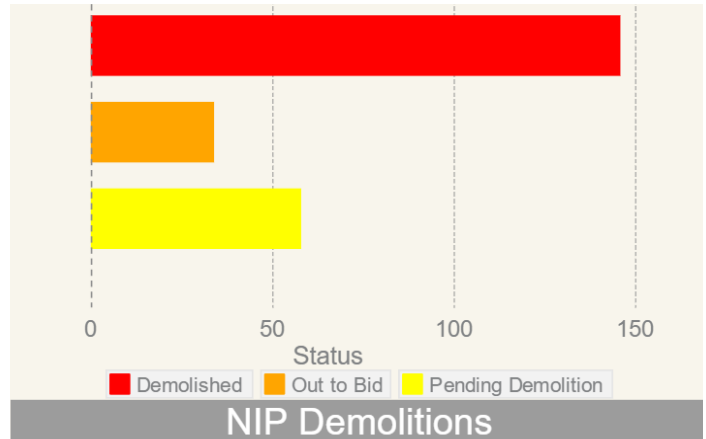
DEMOLITIONS CONT.

TNP has developed eleven (11) target areas, ten (10) within Warren City and one (1) in Girard. This quarter, TNP developed five (5) more target areas throughout the county to assist other communities with demolition needs. Moving the demolitions into other communities is vital to the revitalization of Warren and Trumbull County. These target areas are currently being reviewed by OHFA.

In December 2015 the Federal Treasury released an additional \$2 billion dollars to the federal HHF program and in January of 2016 Ohio was awarded \$97 million. After the allocation was announced, the Ohio Housing Finance Agency invited TNP and other high performing Land Banks in Ohio to a roundtable meeting to discuss the guidelines of the additional upcoming money being released to the Neighborhood Initiative Program for residential demolition. TNP will be applying for additional funding for demolition in the next 30-60 days.

TNP and the TCLRC continue to identify houses for demolition with the assistance of residents, city council, and other stakeholders from the community. Through the

NIP program, TNP has been able to raze one hundred and forty-six (146) structures, with an additional thirty-four (34) under contract, and fifty-eight (58) pending demolition. 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 through the Lots to Love Program.



WARREN ENRICHED

COMBINING VOLUNTEERS AND PROJECTS
TO CREATE NEIGHBORHOOD CHANGE

In March, TNP's Warren Enriched Program was awarded a Dominion Foundation Community Impact award for comprehensive revitalization efforts in Warren's neighborhoods. Over 5,000 volunteers were engaged in a range of different projects including clean-ups, the installation of 12 new Lots to Love sites, and two new mural projects. Specifically TNP was recognized for the creative combination of these placemaking efforts and traditional demolition and rehab activities.

Warren's residents are full of amazing drive and intention. Recognizing that our resident partners play the most important role in effective neighborhood revitalization efforts, TNP staff nominated two of the most active volunteers, Jennifer and Neil Hockman for recognition under the 2016 ServeOhio Service award for Northeast Ohio. The Hockmans are Lots to Love mentors and shepherds of the 1236 Buena Vista site. They have volunteered hundreds of hours to this site and others throughout the city. Mary Cannon, ServeOhio Program Development and Evaluation Officer will present the award on Monday, April 11 at 2:00 pm at the "Good-Looking View Children's Garden" 1236 Buena Vista NE. A reception will follow at Buena Vista Café from 3:00 to 5:00 pm. The Hockmans efforts have been supported by funding through a Wean Mentorship Grant, Neighborhood Initiative Program post demolition greening funding, and with technical support from TNP staff.

TNP's mobile community workspace is now in action. The box truck, generously donated by Paul Clouser of National Fire and Water, will allow TNP to provide tools and equipment on site to community gardens and Lots to Love projects, and will also serve as the command center for all major volunteer events hosted throughout the year.



Partnerships

TNP has continued making connections between residents, universities, and community groups with a goal to increase opportunity and access to resources for Warren's residents.

TNP continued relationships with Parsons The New School in NYC which included a visit in late February by a team from the school. Students and their professors toured efforts in

the Garden District to compliment classroom efforts that are working on site design, architectural proposals, and financing options for several new proposed projects in this neighborhood.

TNP also worked with Kent State University's Landscape Design Team to prepare renderings for the future Collaborative Learning Lab. Students

toured the site, hosted an idea generating workshop, and prepared and presented designs for the space.

TNP's ongoing partnership with the University of Cincinnati's School of Planning continued this semester with the hosting of two co-op students Paul Greve and Emily Silvius who are working with TCLRC efforts.



Public Art

Gianna Jones, pictured here with Julianna Welker, is a local high school student who planned and organized a series of paintings now affixed to a vacant downtown building slated for redevelopment activities.

Landscape Design

KSU's Landscape Design students presented proposals for a new project proposal in the Historic Perkins Homestead Neighborhood

Collaborative Learning

Students from Parsons The New School and Kent State University have continued studio efforts to connect classroom design with real world efforts.



GROW

GARDEN RESOURCES OF WARREN

TNP's GROW Program began in 2016 by focusing on educational experiences for urban market growers and leadership development for the community garden leaders. In February, Urban farmers, Daryl and Christina Campbell, attended the 2016 OEFFA (Ohio Ecological Food and Farm Association) Conference along with Sheila Calko, GROW Program Manager, to learn sustainable agricultural practices and network with hundreds of Ohio growers and agriculture experts. The Campbells grow at Roosevelt Community Garden in Warren and serve as vendors at TNP's Warren Farmer's Market held in Courthouse Square in Downtown Warren from June to October.

GROW held its 3rd Annual GROWing Garden Leadership training on March 5th at the Raymond J. Wean Foundation with 20 people in attendance. Some of the topics covered included: Essential

Components of Successful Community Gardens, Managing & Maintaining the Garden, Outreach & Volunteerism, Successfully Funding Your Garden & Working with a Fiscal Agent, and Garden Design & Planning with Nick Avila. Each garden leader was provided a GROWing Garden Leadership Resource Binder and will be provided technical support and educational opportunities by the GROW Program.

GROWing Healthy w/ Jessica Sowers Workshop Series

Apr 25 | May 02 | May 09 | May 16

Fermented Foods Class with Sophia Buggs

May 19

Farmer Mini Conference

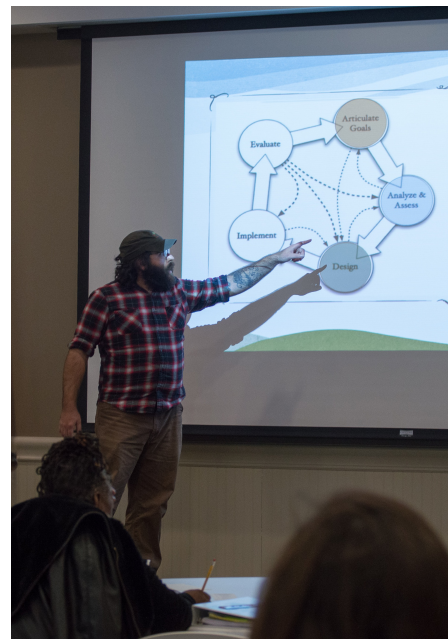
Apr 20

Raised Garden Bed Building

May 7

Square Foot Gardening

May 21



COURT ORDERED COMMUNITY SERVICE

TNP operates the Court Ordered Community Service (COCS) Program in partnership with Warren Municipal Court and the TCLRC. COCS acts as a sentencing alternative as well as a tool to fight blight throughout Warren City. In the first quarter of 2016, the COCS Program has continued to maintain 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 also maintains the post Neighborhood Initiative Program demolitions sites per Ohio Housing Finance Agencies guidelines. Additionally, the COCS Program 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 First Quarter Stats

Clients and Hours

New Clients - 44

Total Hours Assigned - 2,754

Total Hours Completed - 1,122.5

Community Service Activities

In the Winter of 2016, TNP's COCS program assisted community groups with clean-ups, boarded up properties at the request of the TCLRC and Warren City Health Department, and installed several public art displays throughout the city.

Financial Summary

FIRST QUARTER INCOME	
Foundations	\$128,000
Government Contracts	\$61,867
Government Grants	\$68,216
Program Income	\$38,126
Other Income	\$322
Total	\$296,530

FIRST QUARTER EXPENSES		
Program	Expenses	Percent of First Quarter Budget
Operating	\$69,340	33%
TCLRC	\$75,201	36%
GROW	\$31,400	15%
COCS	\$19,563	9%
Warren Enriched	\$13,817	7%
Total	\$209,321	

