

# TRUMBULL NEIGHBORHOOD PARTNERSHIP

Building A Better Warren

SECOND QUARTER 2016 PERFORMANCE REPORT



# Executive Summary

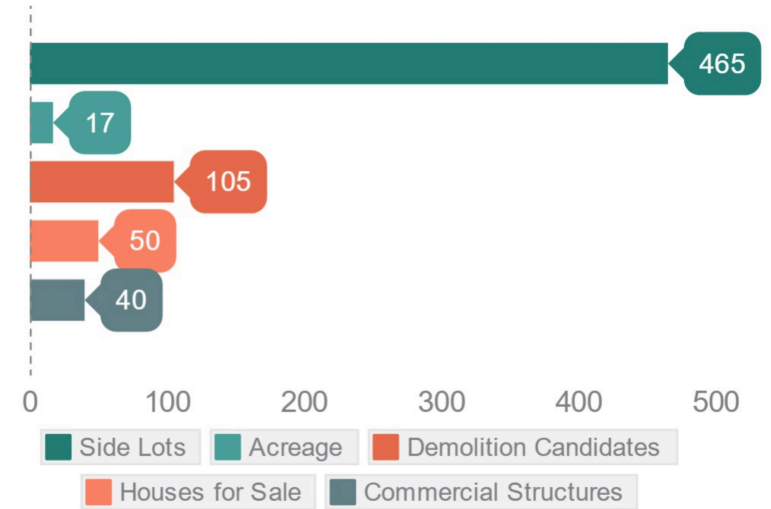
Spring arrived in Warren full of energy and enthusiasm that spread to the residents of Warren, community partners and staff members alike. Trumbull Neighborhood Partnership's programming efforts continue to make great progress in addressing issues of blight and disinvestment across the entire city. Residents continue to drive new efforts to strengthen their neighborhoods. This work is proving fruitful as new projects emerge in the place of blight and the long, worthwhile effort to breathe new life into the city continues to gain momentum. Thanks for participating in #BuildingABetterWarren!



# Trumbull County Land Bank

In the second quarter, Huntington Bank awarded TNP \$10,000 for its Side Lot Incentive Program. To date, Huntington Bank has awarded TNP \$32,000 since 2013 to implement this program, which offers \$250 Lowes gift cards to qualified owner occupants who purchase a side lot through the Land Bank. Gift cards are used to make aesthetic improvements to the property including landscaping, fencing, planting trees, etc. Over the past three years 48 gift cards have been awarded to individuals across the City of Warren.

TNP has also been selected as a host site for a team of volunteers from the National Civilian Community Corps to assist in its “Building A Better Warren” effort, a partnership between TNP and the Land Bank to renovate houses and create home ownership opportunities in Warren. The program will provide eight trained volunteers working 40 hours per week for six weeks this summer who will perform renovations on five Land Bank owned vacant homes and prepare them for home ownership. The purpose of the project is to reduce the post-rehab purchase price of these properties, which will be made available for sale to the public. Certified general contractors will finish the renovations after volunteer work is complete; sales will be restricted to owner occupants agreeing to live in homes for five years.



Current Land Bank Inventory



# Trumbull County Land Bank

## Improved Property Sales

In the second quarter of 2016, TNP facilitated the sale of twelve improved properties, seven of which were deed-in-escrow sales. Deed-in-escrow sales are the result of a purchase agreement between 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, and have also allowed residents to have affordable housing options. Two of the seven 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. Four of the sales were to investors. One house sold as a turnkey home after renovations were completed by a general contractor.



# Trumbull County Land Bank

## Improved Property Sales Cont.

TNP is actively seeking the sale of 50 improved properties, 33 of which are temporarily reserved for owner-occupants. Three are fully renovated properties. A fourth completely renovated home will soon also be for sale. TNP continues to maintain improved properties per the service contract with the TCLRC. As new improved properties enter into the Land Bank, TNP assesses and secures each property before identifying the home as either being salvageable or a demolition candidate. In the second quarter, the Land Bank acquired 49 improved properties. Over 50% of those properties were earmarked for demolition.



# Trumbull County Land Bank

## Side Lot Incentive Program



In the second quarter of 2016, TNP facilitated the sale of 39 side lots. Over 500 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.

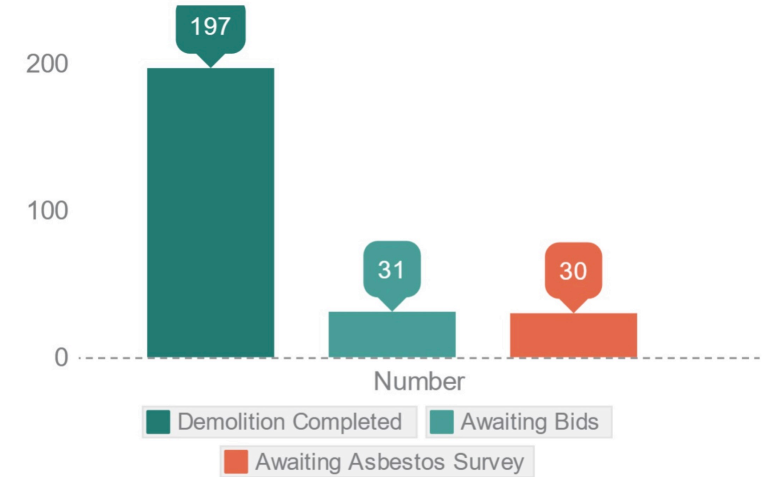
In the second quarter, the Land Bank has acquired 61 vacant lots throughout Trumbull County. These lots have been field checked and will be sold to qualified buyers.

# Trumbull County Land Bank

## Demolition

Demolition is an ongoing activity with the Land Bank, and 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 private demolitions in the second quarter of 2016, saving the Land Bank a potential \$20,000 - \$40,000 which can be utilized for demolition where private demolition is not an option.

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. This quarter TNP applied for additional demolition funds through the Land Bank to continue its goals of reducing blight and increasing the quality of life for residents of Warren and surrounding communities.

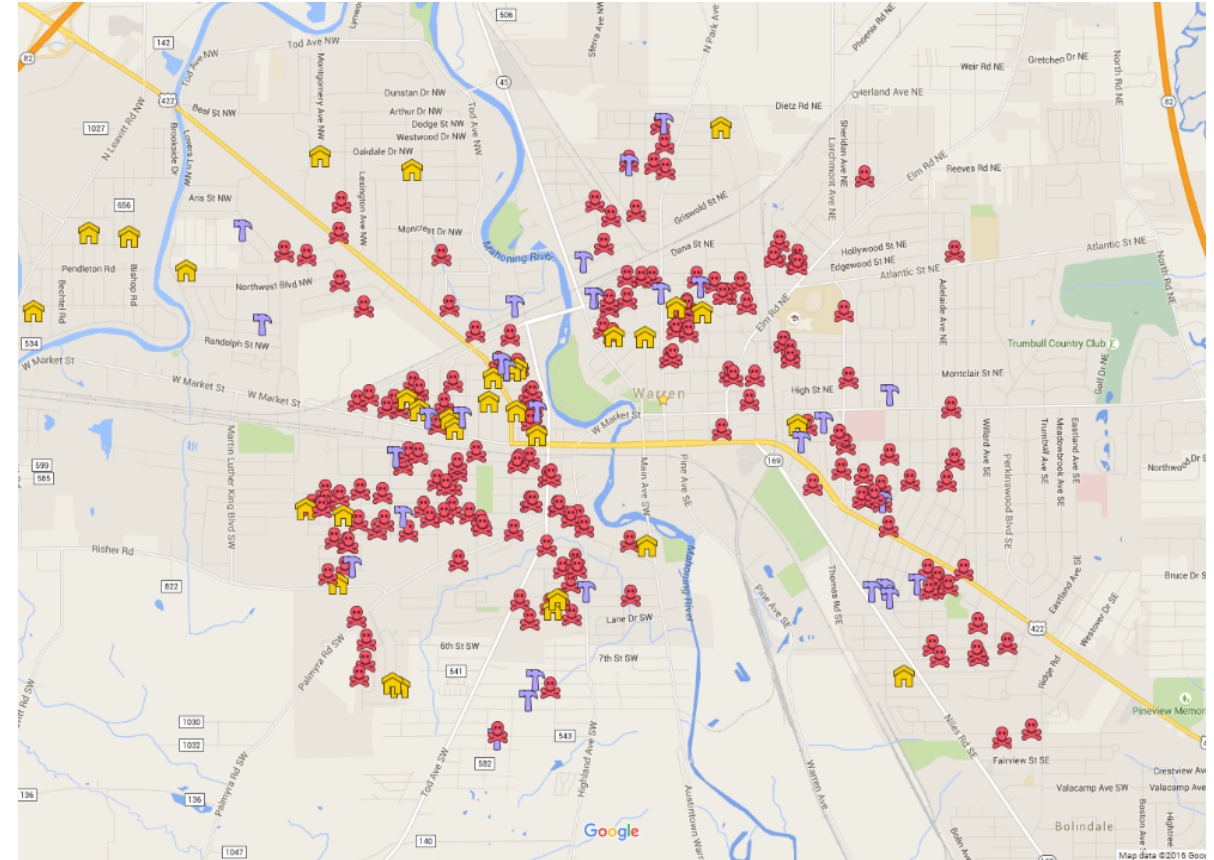


# Trumbull County Land Bank

## Demolition Cont.

This quarter, TNP submitted and OHFA accepted five new additional 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. TNP has already developed eleven original target areas, ten within Warren City and one in Girard, which continue to be active.

TNP and the TCLRC continue to identify houses for demolition with the assistance of residents and stakeholders from the community. Through the NIP program, TNP has been able to raze 197 structures, with an additional 61 slated for 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

## Volunteer Days

Warren Enriched's Clean up Crew focused on litter citywide in the month of April, with the Earth Day city clean up and tire pick ups, partnering with the City of Warren through an EPA grant. Historic Perkins Homestead Neighborhood Association, Northwest Neighborhood Association, WGH Robotics Team, SESCO, Kenmore Neighborhood Association, Express Junk Removal and Community Concerned Citizens II participated and served lunch. Peace of Hope garden and Mercer Street were completed and the month concluded with planting trees on Arbor Day on the Southeast side at the 2017 Willard "CABLE" Lots to Love site. Over 80 volunteers, including students from TMHA YouthBuild, participated in the listed events. Over 200 tires and 200+ bags of litter were collected. Clean up supplies were provided for two other neighborhood clean ups in May.



# Warren Enriched

## Volunteer Days

June 22-23 TNP hosted the SERVE volunteer efforts from North-Mar Church. Over 60 Junior High and High School students and adult leaders completed projects at York Ave Church of God, Central City Unity Garden, Warren Family Fitness Center, Peace of Hope and Our Place Gardens. Participants painted, moved rocks, built and planted garden beds, weeded and installed an irrigation system to conserve water. The volunteers were key to preparing the Garden District for TNP's annual Garden Crawl. The Clean up Crew will continue to work in Warren hosting the Old Fields Baptist Church from Old Fields, WV at the end of July. Look for the TNP Box truck on your street!



# Warren Enriched

## Lots to Love

The Lots to Love program kicked off the season with an application workshop on May 2. Plans for two new sites were submitted. On June 13, the "Tree of Life" had its opening with a pick up basketball court, an orchard, raised bed gardening and a corner rock wall to greet the neighborhood at Mercer and Belmont. Two vacant homes were recently torn down making way for the new projects. The improvements in the neighborhood have been a positive change with neighbors meeting for the first time to garden and to bring their children and grandchildren to enjoy healthy activities. A pick up basketball court is currently being installed at 744 Highland SW.

The Warren Community Prayer Garden at 586 Belvedere SE was dedicated on June 25.

The "CABLE" Lots to Love site hosted a Bike Rodeo in partnership with the Trumbull County Combined Health District's Creating Healthy Communities and Bikes for Warren; a Square Foot gardening workshop with Master gardener alumni Dave Wing; and an outdoor movie with the Robins Project Summer Box Office series all in May. Check the TNP website for future Lots to Love events!



# GROW

## Community Workshops

TNP's GROW Program started the second quarter with the F.A.R.M. Warren Mini-Conference held at the Raymond John Wean Foundation on April 20. The all-day conference featured information about a variety of topics including the complications that arrive during the cultivation of different types of berries, how to grow organic and the certifications required to label a farm organic, and how to sell and market produce and value added products in various markets.

GROW also hosted a four-week series on healthy eating titled, GROWing Healthy, that began in April and ran through May. The classes were taught by Jessica Sowers from Body Bliss Connection LLC. Workshops were held at Tod's Crossing located on the southwest side of Warren. Class participants were taught about nutrition, healthy eating habits, and meal preparation.



# GROW

## Community Workshops Cont.

GROW also held a series of workshops for community and home gardeners. The first workshop taught participants the process of building raised beds for gardening while helping to install the Fairview Gardens Community Garden at the corner of Draper St SE and Benton St SE. GROW also held a Plant Pest and Disease class taught by Lee Beers, OSU Trumbull County Extension Educator, to educate community gardeners about the different problems they may face during the garden season. Sophia Buggs of Lady Buggs Farm wrapped up the spring series with a class on fermented foods. The people that attended the class were treated to a variety of fermented foods including kombucha tea, sauerkraut, kimchee, and a few other tasty dishes.



# GROW

## Warren Farmers Market

June marked the beginning of The Warren Farmers Market, now in its fourth year at Courthouse Square in Downtown Warren, Ohio. There are a variety of vendors at each market selling locally produced goods including fruits, vegetables, breads, cupcakes, pies, jams, jellies, maple syrup, paintings, soap, and handcrafted clothing. There will be on average 16 different vendors at the market each week. The Fine Arts Council of Trumbull County hosts music at the market every week and there are also cooking/education demonstrations and free yoga classes at every market.



# Vacant Property Stabilization Program

## Court Ordered Community Service

TNP operates the Court Ordered Community Service (COCS) Program in partnership with Warren Municipal Court and the TCLRC. COCS acts a sentencing alternative as well as a tool to fight blight throughout Warren City. In the second 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.



### ***Clients and Hours***

***New Clients - 39***

***Total Hours Assigned - 2,163***

***Total Hours Completed - 295***

# Special Thanks to our Partners

30 Mile Meal, American Pinnacle Construction, AmeriCorpVISTA, Birdsong Farm, Body Bliss, Connection, Boko Photo, Chase Bank, Community Foundation of the Mahoning Valley, Community Concerned Citizens II, The Community Foundation of Western PA. and Eastern Ohio, Creating Healthy Communities—Trumbull County Combined Health District, D5 Group, Dominion Foundation, Eastgate Regional Council of Governments, Fine Arts Council of Trumbull County, Federal Home Loan Bank, Greater Warren Opportunity Network, GROW Youngstown, Historic Perkins Homestead Neighborhood Association, Huntington National Bank, Inspiring Minds, Kenmore Neighborhood Association, Kent State University, Lake to River Food Cooperative, Mahoning Valley Food Coalition, Mahoning Valley Habitat for Humanity, Mahoning Valley Organizing Collaborative, Mercy Health, National Fire and Water Repair, Neighborhood Housing Services of Greater Cleveland, Niles Food Forest, Northeast Warren Neighborhood Association, North End Environmental Development, North Mar SERVE, Northwest Neighborhood Association, Ohio Arts Council, Ohio Housing Finance Agency, Ohio State Extension (Mahoning and Trumbull County), Old Fields Baptist Church Old Fields West Virginia, Parsons School of Design, PNC Foundation, The Raymond John Wean Foundation, Residents of Warren and Trumbull County, Rotary Club of Warren, Southeast Neighborhood Association, Southwest Neighborhood Association, St. Paul Lutheran Church, Trumbull Art Gallery, Trumbull Career and Technical Center, Trumbull County Commissioners, TCJFS Summer Youth Program, Trumbull County Land Reutilization Corporation, Trumbull County Prosecutor's Office, Trumbull County SWCD, Trumbull County Treasurer's Office, Trumbull County YWCA, Thriving Communities Institute, Trumbull Memorial Health Foundation, Trumbull 100, United Way of Trumbull County, University of Cincinnati, School of Planning, USDA, US Department of HUD, Warren Bike to Work Committee, Warren City Police Department, Warren City Schools, Warren Municipal Court, Warren Paint and Glass, Warren SOUP, Wells Fargo, Western Reserve Land Conservancy, Youngstown Neighborhood Development Corporation, Youngstown State University, Youngstown/Warren Regional Chamber.

# Staff, Board, and Interns

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