TRUMBULL NEIGHBORHOOD PARTNERSHIP
Building A Better Warren

THIRD QUARTER 2016 PERFORMANCE REPORT
Executive Summary

The third quarter of 2016 was a period of programmatic and staffing growth for Trumbull Neighborhood Partnership. New projects emerged throughout the city and innovative partnerships leveraged resources and to continue to create positive change in Warren. TNP staff expanded to include Cassandra Clevenger, hired as the Garden Resources of Warren Program Manager and Samm Lewis, Office Administrator. TNP also welcomed 3 AmeriCorp Vistas - Michelle Comanescu, Carl Henneman, and Kristin Riley. Our team is looking forward to the final quarter of 2016 and closing this year out on a high note. Thanks for participating in #BuildingABetterWarren!
Trumbull County Land Bank

Highlights

TNP released a commercial property RFP in May on behalf of the Land Bank and after much interest in the property at 158 Pine Street, a proposal was accepted. TNP now has 14 Land Bank commercial properties available for purchase. Buyers are required to provide documentation revealing proposed end use of the property, renovation plan, experience with commercial renovations, and financial capability to complete the mutually agreed upon scope of work.

TNP, in partnership with the Land Bank, was awarded an opportunity through the AmeriCorps National Civilian Community Corp (NCCC), which brought 7 volunteers working 40 hours per week for 6 weeks to perform renovations on vacant homes in preparation for home ownership. The volunteers completed work ranging from cleaning out debris to interior painting on three homes. Through this effort TNP was able to secure $4,000 in material donations from local businesses and organizations. Collectively the renovations of these three houses received the benefit of volunteer labor and donated materials values in excess of $28,000. This will offset renovation costs significantly for the Land Bank which will in turn reduce the purchase price for potential buyers. Property sales are restricted to owner occupants.
Trumbull County Land Bank

Improved Property Sales

In the third quarter of 2016, TNP facilitated the sale of 12 improved properties, 7 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. This “DIY” Program allows homebuyers to purchase property as is and fix it up themselves before being awarded the deed.

TNP is actively seeking the sale of 47 improved properties, 32 of which are temporarily reserved for owner-occupants; one fully renovated property is also available, also restricted to owner occupants. Three additional properties are in the process of being renovated. 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 third quarter, the Land Bank acquired 20 improved properties. Over 75% of those properties were earmarked for demolition, a much needed effort to remediate our housing community’s housing stock.
In the third quarter of 2016, TNP facilitated the sale of 48 side lots. Nearly 550 total side lots have been transferred under the management of TNP to date.

Huntington Bank awarded TNP $10,000 for its Side Lot Incentive Program in 2016. To date, Huntington Bank has awarded TNP $32,000 over a four year period to implement this program. This program offers $250 Lowes gift cards to qualified owner occupants who purchase a side lot through the Land Bank for improvements to their newly purchased property. In the third quarter, TNP awarded 10 side lot incentive gift cards to eligible applicants.

Also in the third quarter, the Land Bank has acquired 42 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 continues 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 5 private demolitions in the third 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.

TNP continues to work with communities across Trumbull County to identify and assist in remediating blight through the Neighborhood Initiative Program (NIP). There are 16 established target areas in five communities throughout the county. TNP is currently working with Niles, Newton Falls, Liberty, and Howland to develop an additional 6 target areas.
Warren Enriched
Volunteer Days

July began with a focus on greenspace, public areas, and remediation of bighted spaces. AmeriCorps VISTAs, interns and volunteers canvassed the neighborhood and invited every household to July 8th’s Garden Crawl in Warren’s Garden District. Many hours were spent beautifying for this fun outreach event. TNP hosted an AmeriCorps NCCC group that helped to rebuild the greenhouse at the C.A.B.L.E. Lots to Love site, beautify the Historic Perkins Rose Garden and assist the Warren Initiative Program with Neighborhood Pride week for the SE neighborhoods. Old Fields Baptist Church spent a week in Warren returning to install a timber lined walkway for “Our Place” a Lots to Love site at 580 Highland SW and cutting down trees with members of King of Kings Fellowship COGIC at 634 Hoyt St SW. Three youth groups from Old Fields spent afternoons at the Good Looking View Garden, Historic Perkins Rose Garden and Our Place.

A Bike Safety Rodeo in partnership with Creating Healthy Communities, Akron Children’s Hospital, the Safe Kids Trailer, Team Sanders, Inc., Macaroni Kids, and Second Baptist Church “A House of Hope” on Saturday, August 13 fitted 27 children with helmets, provided bike riding education with an obstacle and safety course ending the event with 44 children and adults completing a safe ride/walk from Second Baptist through Highland Terrace and on to Jefferson K – 8 school.
Warren Enriched

Volunteer Days

August 20 was the beginning of the Warren Municipal Justice Building clean up and beautification with community members and volunteers from MVCAP. Work continued on 9/11, with volunteers also helping out at Warren Streetscape. The work was finished on September 18. Improvements were made to the entrance and to the islands in the parking lot with bushes and flowers planted at the corners. Over 40 hours were tallied by 10 volunteers. Volunteers will continue to maintain the planted corners. SESCA Pride week August 15-22 was led by the Warren Initiative Program completing 20 home lots on 6 streets in the SE neighborhood. Another volunteer day in August was the United Way at Work serving disabled, veterans and the over 60 in our city and surrounding communities served at 30 homes and Veteran’s Memorial Park Tod Ave NW at Norwood. Twenty teams from local businesses, hospitals, corporations and TNP combined time and talents to help others.

Warren Enriched volunteers are looking forward to the Warren Peninsula Better Block Saturday, October 15 from 1 to 6 pm and Make A Difference Day Saturday, October 22 9 am at Woodland Bike Park at Woodland and Logan NE.
Warren Enriched

Lots to Love

The “Tree of Life” rock wall at Belmont and Mercer was built by neighbors and TNP interns with perennials and grasses planted, featuring annuals from the Warren City Greenhouse.

The second pick up basketball court 6th Ward Basketball Project “Hoop Dreams” was installed at 744 Highland SW. The court is nestled in a grove of trees. Community members began shooting hoops the minute the work trucks left the site. The court provides a safe environment for healthy outdoor exercise and competition.

With funding from a Wean Neighborhood SUCCESS grant the C.A.B.L.E. Lots to Love site is gaining a playhouse with construction by TNP’s Building A Better Warren crew. C.A.B.L.E. had several raised garden beds in full bloom this summer.

Two additional Lots to Love sites are currently being installed: 736 Homewood SE “Laugh, zen, love…” A zen rock wall garden for peace and tranquility. All materials used at the site were reclaimed from a building supply lot. A Japanese maple was planted in the center. A children’s area will be completed next month. The neighbors enjoy the public space.
During the third quarter, TNP’s GROW Program hosted two workshops. The first took place on July 23rd at Dickey Community Garden. The topic for this workshop was “How to Create Healthy Garden Soils.” College Student Patrick Belli of The New School in New York, New York taught the class. Eight participants learned how important it is to make sure your soil is healthy so that hazardous chemicals that may be present are not biologically available for plants to absorb. Patrick discussed different types of compost that can be used to build your garden soil including cow manure, leaf compost, general plant compost, worm castings, and compost tea. AmeriCorps Vista Kristin Riley was also able to impart her expertise in how to propagate your own earthworms and everyone that attended the class was extremely pleased to meet some of her little compost machines. There was also a demonstration on how to make compost tea, which is a natural liquid fertilizer that can be applied directly to foliage of plants or the soil itself.
GROW
Community Workshops Cont.

A second workshop was held on September 15 at the Warren YWCA and was taught by Sophia Buggs of Lady Buggs Farm. More than a dozen people attended and were treated with a variety of fresh and delicious, locally grown and fermented kimchi, sauerkraut, kombucha, fire cider, and keifer. Sophia also taught participants how to make their own sauerkraut and how foods that undergo the process of fermentation can be a fantastic addition to a healthy diet.
It was an exciting season at the Warren Farmers Market. The weather was fantastic this year, which led to great vendor and customer turnout. We were also able to pilot our transportation program for the market in partnership with Second Baptist Church “A House of Hope.” TNP plans to also offer this service in 2017. We were also able to hold a lot of small events at the market this season. These include a contest for catching Pokemon at the market, Lit Fest which was an event to promote literacy in which participants were able to supply material for the Seedfolks of Warren project, and a Rain Barrel Giveaway which included two local artists painting rain barrels live and Amy Reeher from Trumbull Soil and Water Conservation District to provide education about the installation and uses of rain barrels. The two painted barrels were given away at the Market’s Harvest Party.
Vacant Property Stabilization Program
Court Ordered Community Service
TNP continues to operate 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 engage clients in the fight against blight throughout Warren City. In the third 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 – 56
Total Hours Completed – 979
Total Hours Completed YTD – 3420.5
Special Thanks to our Partners

Staff, Board, and Interns

Matt Martin, Executive Director
Lisa Ramsey, Assistant Director
Shawn Carvin, Land Bank Program Manager
Nick Bellas, COCS Manager
Denise Rising, Community Outreach Coordinator
Mikenna McClurg, Program Assistant
Chris Martin, Housing Coordinator
Cassandra Clevenger, GROW Program Manager
Samm Lewis, Office Administrator
Jarrod MacCartney, Graphic Designer
Frank Abbott, BABW Team Leader
Quantis McNair, BABW Team Member
Jim Brutz, President
Steve Ferrebee, Vice President
Sarah Braun, Treasurer
Andy Barkley
Genevieve Germaniuk
Kelly Hutchison
Jill Merolla
Shenika Oliver
Deryck Toles
Mark Waltko
Roy Yancy
Michelle Comanescu, AmeriCorp Vista
Carl Henneman, AmeriCorp Vista
Kristin Riley, AmeriCorp Vista
Korey Gall, Intern
Landon Kline, Intern
Madeline LaPolla, Intern
Leslie Lamb, Intern

www.tnpwarren.org  info@tnpwarren.org  330-599-9275