EMPOWERING RESIDENTS THROUGH PROGRAMMING AND PROJECTS THAT IMPROVE THE QUALITY OF LIFE IN THE NEIGHBORHOODS OF WARREN AND TRUMBULL COUNTY OHIO
INTRODUCTION

2017 has been nothing short of transformational for TNP and for our community. Our long-term vision of creating quality full-time jobs while executing our neighborhood blight remediation plans finally came to fruition, as our Building A Better Warren (BABW) jobs program celebrated its first full year in 2017. The team currently consists of 3 full-time team members, who work year-round and receive health benefits. Creating much-needed jobs while revitalizing our neighborhoods is one of our proudest accomplishments to date.

The work of blight remediation is multi-pronged, and includes demolition of those structures that are too far gone (through the Trumbull County Land Bank, we tore down almost 150 houses in 2017), but not before our BABW team deconstructs the properties and TNP resells all of the salvaged parts and pieces, saving them from the landfill and putting them to good use by re-purposing them. Even more importantly, we saved over 50 houses, creating home ownership in the place of vacancy and helping turn vacant houses into homes owned by their occupants. For those that we did demolish, in many cases we installed split rail fence, planted trees, put up a basketball hoop, or otherwise greened the space in some way.

We continued our work mitigating the impact of food deserts through unwavering support for urban agriculture, the management of an expanded Farmers Market, and the development of new incentives and programming for both consumers and producers. In late 2017 we completed our Warren Community Food Security Strategic Plan, and have gained a number of new partners, including the Trumbull NAACP and Second Baptist Church in an effort to not only increase food access for residents but to support a robust and equitable local food economy.

We were blessed and humbled to accomplish these and many other projects and programs this year, far too many to list here but all with one theme: TNP staff, board, team, and family engaging our residents and partnering to create the Warren and Trumbull County that we all want.

To all of the residents of Warren and Trumbull County, thank you for your ongoing support of our organization, and all the best to you in 2018.

All the best is yet to come!

Matt Martin
Executive Director
Financials

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*2017 Unaudited
** Please see TCLRC Annual Report for TCLRC Financials

BOARD OF DIRECTORS
Jim Brutz, President
Steve Ferreebee, Vice President
Kelly Hutchison, Secretary
Sarah Braun, Treasurer
Andy Barkley
Don Emerson
Genevieve Germaniuk
Jill Merolla
Shenika Oliver
Deryck Toles
Mark Walkoxe
Roy Yancey

TEAM
Matt Martin, Executive Director
Lisa Ramsey, Deputy Director
Shawn Carvin, Land Bank Program Director
Cassandra Clevenger, GROW Program Director
Denise Rising, Community Outreach Coordinator
Miles Jay, Community Organizer
Nick Bellas, COCS Supervisor
Jarrod MacCartney, Design & Marketing Associate
Mikenna McClurg, Land Bank Program Associate
Korey Gail, Land Bank Housing Associate
Frank Abbott, BABW Leader
T'Kyn Frank, BABW Team Member
Rachael Miller, BABW Team Member

AMERICORPS VISTAS
Chrissy Campbell
Julie Coleman
Rachel Dunn
Carl Henneman

STUDENT INTERNS
Christian Bennett
Kerry Flynn
Landon Kline
Madeline LaPoila
Vision & Mission

Neighborhood Revitalization in Warren & Trumbull County

Vision
The vision of TNP is to transform communities into meaningful places where people invest their time, money, and energy into their homes and neighborhoods; where residents have the capacity to manage day-to-day issues; and where neighbors feel confident about the future of their neighborhood.

Mission
The mission of TNP is to empower residents through programming and projects that improve the quality of life in the neighborhoods of Warren and Trumbull County, Ohio.

Madeline LaPolla, a senior at Miami University (OH) served as an intern at TNP in 2017. - TNP partners with colleges and universities to facilitate academic internships and other collaborations.
The mission of the Trumbull County Land Reutilization Corporation is to return land and vacant abandoned properties to productive use, reduce blight, increase property values, support community land-use goals, and improve the quality of life for all county residents.

In late 2010, the Trumbull County Land Reutilization Corporation (TCLRC) was established by the Trumbull County Treasurer’s Office with support from the Trumbull County Commissioners and the Trumbull County Prosecutor. The TCLRC and TNP have partnered since the inception of the Land Bank, and went into a contractual agreement in March of 2013 because of a shared commitment to increase the quality of life throughout Trumbull County by returning derelict vacant property back to productive use. TNP manages the sale, transfer, disposition, demolition, rehabilitation, and reutilization of all Land Bank-owned property.

In 2017, TNP continued to perform demolitions from a $13.2 million award through OHFA’s Neighborhood Initiative Program. The effort serves as a significant response to the blight remediation needs of Trumbull County Communities, and nearly 450 homes have been demolished in the last five years. TNP anticipates the demolition of 250 - 300 structures in 21 strategic target areas throughout the county in 2018.

Demolition

Financial Highlights

Parcel Sales
$651,542.00

Rehab Investment Leveraged
$1.2 million

Habitat for Humanity is an active partner working on the shared mission of creating homeownership opportunities.
Belmont Street basketball hoop and garden - TNP strives to turn vacant, blighted properties into neighborhood assets through resident-driven vacant lot reuse projects. TNP has been able to create numerous active and passive vacant lot reuse projects that are open to and guided by the community.

**Vacant Land Reuse**

- 858 vacant lots sold to date
- 822 vacant lot inventory

**Side Lot Incentive Program**

The Side Lot Incentive Program, funded by a $10,000 grant from Huntington, provides a $250 gift card to Lowe’s for eligible residents who have purchased a side lot from the Trumbull County Land Bank. The gift card enables them to purchase tools, materials and supplies to make improvements to the property.

**2017 Numbers - Side Lots Sold**

- 30 side lot incentive cards awarded
- 153 side lots sold
- 22 split rail fences installed on post-demo lots

Miles Jay presents a $250 Lowe’s gift card to a resident allowing them to improve the vacant side lot that they recently purchased from the Land Bank.
Housing Partners

501c3 Partners

In addition to working directly with the public to create home ownership opportunities, TNP and the TCLRC collaborate with local non-profits and other partners to renovate salvageable houses and establish homes for owner occupants. In 2017, TNP worked with Habitat For Humanity, Team Sanders Inc., The Mahoning Valley Dream Center, Project H.O.P.E., Trumbull Career and Technical Center, Trumbull County YouthBuild, United Returning Citizens, TMHA, and Adopt-A-Home.

All of these groups have stepped up to not only save vacant houses, but to serve their own constituents and target populations by creating home ownership and tapping into the spirit of volunteering and donations that helps move our community forward.

TEAM SANDERS INC.

TNP works with non-profits to achieve their goals, often donating houses directly. TNP donated 924 E. Market to Team Sanders Inc., who then renovated the property and awarded it to a family.

PROJECT H.O.P.E.

TNP worked with Niles’ non-profit The Avenue and Main on Project H.O.P.E., providing the entity with a vacant home which they then renovated using significant donations from the community to create a home ownership opportunity at 205 Cedar for 80% of the market value.
Deed-in-Escrow

A deed-in-escrow sale is the result of a purchase agreement between TCLRC and the buyer in which the deed is held until an agreed upon rehabilitation plan is complete. Deed-in-escrow sales help TNP generate significant neighborhood revitalization throughout the county.

317 BONNIE BRAE AFTER REHAB
TNP performs in-house renovations on a number of properties each year for resale to homeowners. Sale is restricted to owner-occupants willing to occupy the home for a minimum of 3 years.

The repair cost for this property was $37,650, and the sale price was $41,000. TNP renovated and resold 15 move-in ready properties in 2017.

828 MCMANUS BEFORE REHAB
In addition to performing renovations itself, TNP also sells a significant amount of property as-is through its deed-in-escrow program, a do-it-yourself program wherein the land bank holds the title while the buyer executes their proposed work plan.

This property in Leavittsburg sold for $5,000 and required $12,000 in repairs. TNP sold 42 houses through deed-in-escrow in 2017.

42 houses sold through the deed-in-escrow program in 2017

Deed-in-Escrow

+63%
Owner Occupant

+25%
Investor

+12%
Non-profit

42 houses sold through the deed-in-escrow program in 2017

317 BONNIE BRAE AFTER REHAB
The repair cost for this property was $37,650, and the sale price was $41,000. TNP renovated and resold 15 move-in ready properties in 2017.
Building a Better Warren

The BABW team serves in 4 major categories:
1. Renovation of vacant houses
2. Deconstruction before demolition
3. Landscape maintenance
4. Landscape installation after demolition

Chemical Bank supported the BABW Program with funding for tools and supplies. While the labor component of BABW is sustainable through its efforts, a variety of entities and institutions stepped up to support the program in other ways. PNC gave $3,500 for tools and supplies, and the US Department of Health and Human Services funded the (pending) construction of an operations facility through a Community Economic Development grant.

BABW Team installing split-rail fencing after a demolition.
Trumbull Neighborhood Partnership’s Building A Better Warren (BABW) program connects the need for resident-driven community revitalization with job creation, putting residents to work in full-time, year-round jobs doing the work of blight remediation. The program offers residents training and employment in renovation, deconstruction, landscape installation, and vacant property maintenance in order to stabilize the city’s vacant and blighted properties, mitigate the impacts of blight, and create home ownership opportunities.

Program participants build marketable skills, gain long-term employment, and have the chance to develop professionally, all while directly improving their community. BABW seeks to create nine new jobs, of which 75% will be filled by low-income individuals. After one year, BABW employs 3 full-time employees. TNP’s BABW Program is part of the implementation phase of the organization’s neighborhood planning process, a process funded and developed through the US Department of Housing and Urban Development (HUD) Community Challenge program from 2012-2015 in partnership with the City of Warren and Mayor Doug Franklin. Both the jobs program and the work taken on by the Building A Better Warren team are direct results of TNP’s execution of these neighborhood plans.
GROW

TNP’s Garden Resources of Warren (GROW) Program is a multi-faceted urban agriculture and local food program that supports efforts to mitigate the impact of food deserts in Warren. In 2017, GROW was able to provide additional support to community gardeners through a series of workshops titled GROWing Better Gardens. The Warren Farmers Market also expanded in 2017 to include the Warren Farmers Market at Quinby Park.

GROWing Better Gardens

In 2017, GROW started the GROWing Better Gardens Workshop series. Participants that attended these workshops learned how to manage their community garden plots and home gardens to increase their yields.

TOPICS COVERED
Soil Health and Fertility, Heirloom Seed Saving, Pest ID and Plant Disease, Vermicomposting 101, Square Foot Gardening

5 workshops
41 class participants
200 community gardeners at GROW gardens
17 gardens provided technical support
over 41,000 sq ft tilled production space
GROWing Garden Leadership

GROWing Garden Leadership Participants finished the training with a better understanding of how to develop a mission statement, how to control pests in their gardens without harsh chemicals, and developed a better understanding of fundraising for community gardens.

TOPICS COVERED

GROWing Health and Wellness

GROWing Health and Wellness is a series of workshops and classes that teach community members different recipes and encourage drinking more water, eating more produce that is in season, and learning new cooking techniques, and practicing mindfulness.

TOPICS COVERED
Living Healthy 101, Eating for Immune Health Boosting Brain Health, Small, Healthy Meals on a Budget, Fermented Foods, Food Preservation Techniques, Eat the Rainbow

Julie Coleman & Chrissy Campbell - TNP AmeriCorps VISTAS doorknocking in advance of the Warren Farmers Market pop-up market at Quinby Park

Sophia Buggs teaches a class on the art, science, and magic of fermentation
Warren Farmers Market

The Warren Farmers Market at Courthouse Square and the Warren Farmers Market at Quinby Park are completely local farmers markets where growers and artisans sell their locally grown and crafted products directly to consumers. The mission of the markets is to provide a venue for people to connect with local farmers and food producers, to allow local makers to sell their hand-crafted goods, to create opportunities for learning about healthy eating and wellness, and to provide a space for the community to gather and socialize. In 2017, TNP and Second Baptist Church was able to provide transportation to the market at no cost to riders throughout the city of Warren.

2017 Farmers Market in Numbers

**COURTHOUSE**

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**QUINBY**

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In 2016, TNP was awarded a Community Food Projects Planning Grant through the United States Department of Agriculture. As part of this grant, a Community Food Security Assessment was completed by GROW. The results of this assessment were disseminated to the community through a series of strategic planning meetings. From these meetings, a Warren Community Food Security Strategic Plan was created and released in September at the Warren Farmers Market at Courthouse Square in a press event including the City of Warren and other community stakeholders. In the report, recommendations are compiled into four categories: Transportation, Community Education, Urban Agriculture, and Local Food Economy.

Download your copy of our strategic plan today at WarrenFarmersMarket.org
Warren Enriched

Volunteers Lending a Hand

JFK Service Retreat Day

157 students from John F. Kennedy Catholic School spent Arbor Day with TNP pitching in to clean up litter and blighted properties near their campus in Southeast Warren. Thanks for Building A Better Warren, Eagles!

EOEP

TNP Community Organizer Miles Jay led a canvassing effort, knocking on 700 doors on Warren’s Southeast and Southwest sides as part of a joint effort with Eastern Ohio Education Partnership

MVCAP

VISTAS from the Mahoning Valley College Access Program joined TNP for a workday at Roosevelt Garden
Better Block

In May 2017, TNP hosted a Better Block on Pine event that showcased the block on Pine Street between Market and Franklin Street in Downtown Warren. Closing the street to demonstrate a plaza design, the community gathered and hosted an artist co-op space, performed live music, challenged each other to a life-sized chess game with Chess Is Life, and added several permanent pieces of public art to the block.

Highland Terrace

In late summer, TNP partnered with Project Play in Highland Terrace and, with support from the William Swanston Charitable Foundation, was able to install a playground to be enjoyed by the children that reside in the neighborhood.

Team Sanders

TNP always seeks to support our friends at Team Sanders, and this year we passed along donated free-range turkeys from Meadowhawk Farm in Champion for a food giveaway.
TNP believes the arts play an important role in community revitalization. The award of an Art Start grant from the Ohio Arts Council provided TNP with the opportunity to commission four local artists to create art at four of Warren’s public transit sites. Participating artists included Doug Meyer, Jessica Matusky, Lizz Belts, and Brian Starkey.

“Groups such as TNP need to continue. Inspiration is an antidote for hopeless situations.”
- Doug Meyer, Rustbelt Rebirth

“"We love Jessica’s design. We’ve been working on renovating and restoring this building. This mural will add a lot of momentum to our efforts. Everybody says something positive when they pass it. I’ve seen people taking pictures by it. It’s a really good thing for this corner." - Steve Namola, Property Manager IOOF Building

Artist Doug Meyer’s sculpture improved the aesthetic of downtown Warren while providing a functional bike rack in front of Trumbull Family Fitness
A common sense sentencing alternative

COCS (Court Ordered Community Service)

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<td>Trumbull County Job &amp; Family Services Clients</td>
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Agencies / Organizations Assisted:
Warren City Environmental Services
Scrap tires collected - 1,639
Warren Greenhouse
Beatitude House
Trumbull Family Fitness
Trumbull County Dog Warden
Warren City Health Department
David Grohl Alley clean-ups
Litter pick-up (city wide venues)
Habitat for Humanity
Public Art
Warren Township Zoning