

TRUMBULL COUNTY
LAND BANK

Annual Report 2018



REVITALIZING
NEIGHBORHOODS
AND IMPROVING THE
QUALITY OF LIFE FOR
RESIDENTS OF
TRUMBULL COUNTY



#BuildingABetterWarren

Welcome to the

TRUMBULL COUNTY LAND BANK



The mission of the Trumbull County Land Reutilization Corporation, informally known as the Land Bank, is to return 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 Trumbull Neighborhood Partnership (TNP) have partnered since the inception of the Land Bank, and entered into a contractual agreement in March of 2013 because of a shared commitment to increase 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 Land Bank owned property.

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PREPARED BY





Introduction

The work of the Trumbull County Land Bank, through its partnership with Trumbull Neighborhood Partnership, continued to improve, advance, and impress. Now in its 8th year, the Land Bank's impact in our neighborhoods through the execution of innovative, progressive programming has made it an invaluable tool in the revitalization of our neighborhoods throughout Trumbull County.

The Land Bank's mission is to return vacant land and 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, and the Land Bank continues to match distressed properties with both homeowners and economic development partners who acquire, renovate and return these properties to the tax roll.

This year, the Land Bank supported TNP in its relocation to a new home for our programming partnership. Having one campus to house both the administrative and labor portions of TCLRC's efforts

is important to our work, and doing so by renovating a long vacant house and building a new structure on vacant land allows for the partnership to put its mission into action by reclaiming vacant space for productive use.

We have continued to do that reclamation work countywide in 2018, hitting some of our highest program totals to date while also adding new resources and programs to our toolkit, and even bringing home an award from the Ohio CDC Association as "Community Development Partner of the Year" along with several staff awards. We look forward to a productive 2019 and thank you to all of our partners who have helped us get here.

Sam Lamancusa,
TCLRC Board President

FINANCIALS

2018*

Revenue

DTAC Share	\$425,297.52
Donations	\$123,048.27
Government Grants	\$3,162,230.55
Other Income	\$8,075.94
Program Income	\$634,058.95
Total	\$4,241,711.23

Expenses

General Operating	\$377,692.68
Acquisition	\$160,180.55
Maintenance	\$404,373.02
Renovation	\$136,861.23
Demolition	\$2,466,822.50
Total	\$3,545,929.98

*2018 Unaudited

BOARD OF DIRECTORS

Sam Lamancusa

Trumbull County Treasurer
Board President

Dan Polivka

Trumbull County
Commissioner

Mauro Cantalamessa

Trumbull County
Commissioner

Arnold Clebone

Township Representative

Michael Keys

Municipal Representative

Marlin Palich

Real Estate Professional

James Pirko

Community Representative

LEGAL COUNSEL

Rebecca A. Smith, Esq.

ACCOUNTING

Sforza & Walker CPAs Inc.

OPERATIONS

Trumbull Neighborhood
Partnership

In 2018, TNP entered into purchase agreements for 52 improved properties: 21 as deed-in-escrow agreements with owner occupants and eight as deed-in-escrow agreements with investors. 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 completed. Additionally, the Land Bank renovated and sold five houses and transferred four properties to non-profit partners.

TNP leveraged over 1.1 million in private investment toward housing rehabilitation, promoting significant neighborhood revitalization throughout the county. For buyers who want financing options, TNP established partnerships specifically for Land Bank properties with Cortland Bank as well as with REVITALIZE Home Mortgage, a community development financial institution affiliated with Youngstown Neighborhood Development Corporation and supported by the Raymond John Wean Foundation. These partnerships allow buyers to leverage not only their own capital, but also capital provided by financial organizations from across the Valley in order to rehabilitate properties throughout Trumbull County. Bids from investors and/or owner occupants are continually accepted for non-restricted properties. TNP continues to maintain improved properties through a service contract with the TCLRC. As new improved property enters the Land Bank, TNP assesses and secures each property before identifying the home as either salvageable or a candidate for demolition, and identifies the appropriate maintenance plan, pricing, and restrictions for each property.

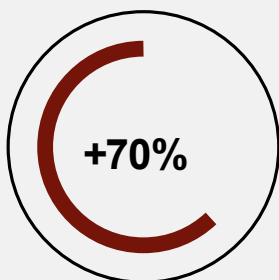


Improved Property Sales

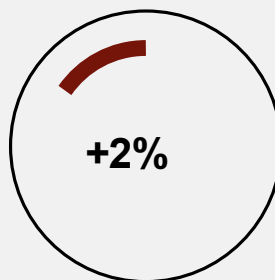


3690 BUENA VISTA, HUBBARD

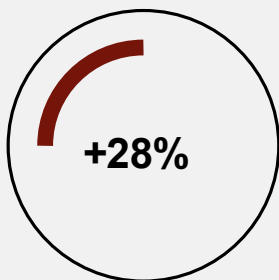
PURCHASE PRICE: \$10,000
RENOVATION AMOUNT: \$35,000



Owner Occupant



Non-profit



Investor



645 JOAN, GIRARD

PURCHASE PRICE: \$12,500
RENOVATION AMOUNT: \$40,150



1255 ATLANTIC, WARREN

TRUMBULL CAREER & TECHNICAL CENTER PARTNERSHIP
RENOVATION AMOUNT: \$40,000

380 House Viewings in 2018

Inventory Management

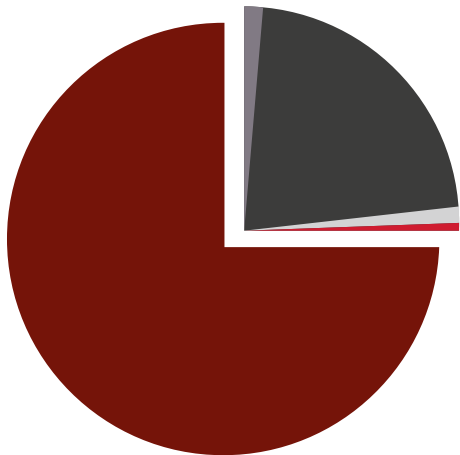


356 Wheeler, Hubbard

Renovation Amount: \$57,000
Sale Price: \$81,500

In-House Renovations

Trumbull Neighborhood Partnership performed in-house renovations on five properties, investing over \$225,000. These houses were sold to owner occupants, many of whom were first time home buyers, committed to live in the houses for a minimum of three years.



Current Inventory

- Residential Vacant - 1,219
- Agricultural Vacant - 11
- Commercial Vacant - 35
- Residential Structures- 162
- Commercial Structures - 34



461 Properties
Acquired in 2018

Acquisition By Year

⌆
+9%
2016

⌆
+22%
2017

⌆
+1.5%
2018

Vacant Lot Transfers

Side Lot Success Stories



+168

Vacant Lots Sold
in 2018



+67

Side Lots Sold
After NIP Demolition



+19

Side Lot Incentive
Gift Cards

In 2018, TNP facilitated the sale of 157 side lots, returning them back to productive use in the community. This includes the transfer of 67 post demolition lots. Since TNP began management of the TCLRC in March 2013, over 1,027 side lots have been transferred. In addition, TNP facilitated the sale of 11 buildable lots to buyers interested in new development, agriculture, and property expansions.



+1,027

Total Vacant Lots
Sold to Date

TNP conducts direct outreach for property as it enters the Land Bank. TNP staff visit 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 side lot to promote property expansion.

TNP, in partnership with the Land Bank, continues to have great success with the Side Lot Incentive Program. The program allows buyers to defray the cost of making improvements to their newly purchased lot, including tools, materials, and supplies for lawn maintenance, gardening, landscaping, fence installation, and other approved projects. In 2018, 19 qualified property owners received gift cards which ultimately leveraged over \$15,000 in private investment.



Deloris Green

“The Land Bank did such a great job on the demolition and the lot, The Side Lot Incentive Program is a fantastic program, I was so excited because nobody ever gave me nothing in life and this was the first time and I put it to good use...I can mow both lots in 45 minutes!” - Deloris Green

Blight Remediation

Demolition is an ongoing activity within the Land Bank. TNP actively works to secure demolition resources where available. Private demolition is one avenue through which the need to demolish a severely dilapidated property can be achieved. This method has assisted in communities where the Neighborhood Initiative Program is unable to remove blighted houses due to guideline restrictions. TNP has secured 16 private demolitions in 2018, allowing the funds saved to be used towards other public demolition needs.

TNP has developed 24 demolition target areas throughout Trumbull County to address the eligible communities' demolition needs. TNP has been successful in acquiring and demolishing blighted, abandoned properties, which has assisted TNP in securing over 13 million dollars of funding through the Ohio Housing Finance Agency's (OHFA) Neighborhood Initiative Program (NIP) allocated for the demolition of blighted residential structures. With the support and services provided by the Trumbull County Treasurer's, Prosecutor's, and Recorder's Offices along with a number of other county departments, TNP and the Land Bank remain competitive statewide for future reallocation of funding. TNP and the Land Bank proactively identify houses for demolition through community outreach, neighborhood surveys, and partnerships with local political subdivisions. TNP continues to work with Trumbull County communities to develop new strategic target areas in neighborhoods that have demolition needs, allowing funds through NIP to be used to have the largest impact in our communities.

NIP Targeted Communities

- Brookfield
- Girard
- Howland
- Hubbard City
- Hubbard Township
- Leavittsburg
- Masury
- Newton Falls
- Niles
- Warren
- Warren Township
- Weathersfield

Demolitions

Demolitions Completed Through Our Neighborhood Initiative Program

Six Hundred
Ninety Seven
to Date

300
demolitions
projected
for 2019

262
demolitions
completed
in 2018

11
post-
demolition
greening
projects

16
private
demolition
sales in 2018

A. 441 Parkman Road during demolition. This blighted house in Warren's Southwest neighborhood was demolished in 2018 through NIP.

B. 1252 Belle St. in the Trumbull Memorial neighborhood was demolished and will be marketed to adjacent property owners for property expansion.



Annual Highlights



2018 Ohio CDC Association Awards

The Trumbull County Land Bank was awarded the 2018 Community Development Partner of the Year, an award presented for the TCLRC's partnership with TNP and its support of all of TNP's programming including the Building a Better Warren Program that creates jobs and gives individuals the opportunity to gain skills while improving neighborhoods.



Land Bank Associates Korey Gall and Mikenna McClurg were awarded the Ned D. Neuhausel Award for their role in providing affordable housing to our residents and being advocates on behalf of our communities housing needs. Korey and Mikenna are truly a dynamic duo when it comes to progressive, innovative programming to fulfill people's hopes and dreams of homeownership.

Safety Services Partnerships



“

The members of the Warren Fire Department were able to continue our partnership with the Trumbull County Land Bank to further cultivate and improve our members skills and abilities through training. By creating unique, realistic scenarios and evolutions we are able to obtain invaluable growth, confidence, and skill development for both our newest employees and veterans alike. We continue to look forward to the upcoming year's training through our partnership with the help of the Trumbull County Land Bank.

Lt. Randy Stelk
Warren Fire Department

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BUSTR Grant

In Early 2018, TNP was awarded \$100k through the Ohio EPA's, Bureau of Underground Storage Tank Regulation (BUSTR) to remediate a contaminated, Class C, gas station, to include razing the structure, removal of underground petroleum storage tanks and soil contaminant remediation, along the 422 Corridor in Girard. In late 2018, TNP was awarded an additional \$250k to allow for additional environmental testing and remediation on the site to ensure the property is environmentally sound for future development.



Building A Better Warren

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 remediating blight. 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.

Connecting Residents to Employment & Improving Neighborhoods



BABW team assisting homeowners during Make A Difference Day

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



BABW team preparing to secure an abandoned house.



203
pre-demolition
properties
salvaged



32
vacant lot
reuse projects



1,644
individual cuts
on post
demolition lots



197
blighted property
board-ups

Lots to Love



TNP's Lots to Love Program has continued to build partnerships and assets in our communities. The program empowers residents to beautify their neighborhoods through community organizing and vacant lot reuse post-demolition. TNP and the Land Bank currently assist in maintaining and seeking resources for dozens of properties across the City of Warren to include

community gardens, urban farms, passive greenspace, pocket parks, and community meeting spaces. The Lots to Love efforts stem from the implementation of TNP's neighborhood plans, where residents identified a need for more active, safe spaces for youth in our community.

TNP is working on developing a long-term vacant land reuse strategy to address the glut of vacant land plaguing our city and county. We will continue to partner with residents, political subdivisions and partner organizations to create sustainable green infrastructure projects.



TRUMBULL
NEIGHBORHOOD
PARTNERSHIP



11

Greening
Projects



197

Board Ups



21

Community
Partners Provided
Support



500+

Tires & Over Five
Tons of Litter &
Debris Removed
from City Streets &
Clean-Ups



www.lead safedemo.org

TNP was granted resources to connect residents of Warren with information, models, and best practices regarding safe interaction with urban soil in a post-industrial environment currently experiencing near-constant demolition of vacant property. EPA's Environmental Justice Small Grants program provides funding to help communities understand and manage exposure to environmental hazards and risks. TNP created the lead safe demolition website to mitigate harmful impacts of lead and airborne hazards from demolition.





#BuildingABetterWarren



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