



Annual Report 2019

INTRODUCTION

The close of the decade presents an opportunity to reflect on our work, our community, and the journey from 2010 to 2020. The transition into 2010 was challenging – TNP was launched in 2010 with our neighborhoods experiencing some of the worst effects of the housing market crash and economic recession. Blight and vacancy soared alongside unemployment and foreclosure rates.

Warren, like many other communities and particularly post-industrial “rust belt” cities, faced the enormous challenge of stepping forward and paving a new path with a smaller population, a weakened economy and a blighted housing stock. TNP was formed to combine a commitment to nuts and bolts neighborhood revitalization with the principles of community organizing in order to identify and develop innovative, resident driven strategies and gathering resources to revive our distressed neighborhoods.

We now move into 2020 having addressed significant challenges, celebrated our successes, and acknowledged that a new set of challenges awaits. Like many of Ohio’s smaller cities, we are doing better than we were a decade ago but not as well as we could be.

To this end we have continued to operate the highly successful Trumbull County Land Bank by reaching out to neighbors of land bank owned properties for input on the future of the land in the neighborhood. The Trumbull County Land Bank itself was created a decade ago in large part thanks to a grass-roots organizing effort, and TNP manages the land bank in the spirit it was created - which is to say in a manner that is accountable to the public and responsive to the needs of the community.

This has led to the successful securing of over \$13 million in demolition funding and leveraging over \$6 million in renovation dollars across this time period which has gone a long way to stabilizing neighborhoods- increasing safety, stabilizing property values, and improving the quality of life. In this time we have renovated over 350 salvageable vacant properties, demolished roughly 1,000 that could not be saved, and revitalized over 1200 vacant lots. TNP has also been able to assist dozens of existing homeowners with emergency home repairs.

Beyond just structural improvements, TNP has worked with residents to identify significant issues affecting the quality of life of our community members including food insecurity, hazards presented by lead paint, vacant land reuse, development and updating community spaces, public art, brownfields, and economic development. In 2019 alone, TNP staff supported residents in adding fresh food sales to 5 corner stores, connected 350 volunteers to community projects, installed a new playground at Quinby Park, hosted over a dozen public events, canvassed over 2,500 residents for input on the development of the Warren Park Action Plan, and held Reach One Teach One mentoring programs at 5 locations impacting over a hundred students.

It is a true privilege to be able to do this work, and an honor to being doing this work with our residents leading the charge. We have sought to increase the quality of life across Warren and Trumbull County while using resident leaders and resident driven strategies to guide the work. The successes of this work are visible throughout the community, but even more important, the truest success is found in the strengthened and growing community pride found throughout the community. Many folks are beginning to share in a vision of a thriving Trumbull County, and have joined us in the work of Building A Better Warren.

To Our Residents



Financials

2019*

Revenue

Foundations	\$781,733.80
Government Grants	\$544,945.27
Government Contracts	\$109,000.00
Program Income	\$478,982.00
Other Income	\$41,819.69
Total	\$1,956,480.76

Expenses

Operating Expenses	\$225,965.80
Programs	
TCLRC	\$487,324.55**
GROW	\$210,697.48
Warren Enriched	\$332,450.24
Building a Better Warren	\$308,424.51
Total	\$1,564,862.58

*2019 Unaudited

** Please see TCLRC Annual Report for TCLRC Financials

BOARD OF DIRECTORS

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 Steve Ferrebee, *Vice President*
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 Deryck Toles
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TEAM

Christian Bennett, *Food Access Coordinator*
 Isaac Carrino, *Special Project Associate*
 Jake Carrino, *BABW Team Leader*
 Shawn Carvin, *Land Bank Director*
 Cassandra Clevenger, *Community Resource Coordinator*
 Terrence Eddington, *COCs Program Supervisor*
 Ti'Ryn Frank, *BABW Team Member*
 Matt Hallas, *BABW Team Member*
 Gary Honeywood, *BABW Team Member*
 Miles Johnson, *Community Organizer*
 Jessica King, *Land Bank Program Associate*
 Landon Kline, *BABW Team Coordinator*
 Jarrod MacCartney, *Design & Marketing Associate*
 Matt Martin, *Executive Director*
 Mikenna McClurg, *Land Bank Program Coordinator*
 Juan Miranda, *BABW Team Member*
 Lisa Ramsey, *Deputy Director*
 Denise Rising, *Community Outreach Coordinator*
 Jeremy Starr, *Land Bank Demolition Coordinator*
 Sev Tripoulas, *AmeriCorps VISTA*

Vision & Mission

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.

**Neighborhood
Revitalization
in Warren &
Trumbull County**



Residents of Warren and Trumbull County, Akron Children's Hospital of the Mahoning Valley, Akron Children's Hospital Safe Kids, AmeriCorps VISTA, Any Given Child, The Avenue & Main, Beautiful Whirl'd, Body Bliss Connection, Bookworms of Warren, Brite Energy Incubator, the Business Journal, Chemical Bank, Chess is Life, Christmas on the Square, Community Foundation of the Mahoning Valley, Community Concerned Citizens II, Creating Healthy Communities—Trumbull County Combined Health District, D5 Group, Dave Grohl Alley Committee, EarthAngelFarms, Eastgate Regional Council of Governments, Farmers National Bank, Federal Home Loan Bank of Cincinnati, Federal Home Loan Bank of Indianapolis, Federal Home Loan Bank of Pittsburgh, Fine Arts Council of Trumbull County, First Place Foundation, For the Love of Bikes and Warren, Friendship Baptist Church, Fund for Warren's Future, Garfield Community Garden, Greater Ohio Policy Center, Habitat for Humanity of the Mahoning Valley, Healthy Community Partnership, Homes Savings Foundation, Independent Order of Odd Fellows: Mahoning Lodge, The Junior Organizers, Inspiring Minds, John F. Kennedy Catholic School, Historic Perkins Homestead Neighborhood Association, HPAC Warren G. Harding High School, Huntington National Bank, Kennedy Family Fund, Kenmore Neighborhood Association, Kent State University, Lady Buggs Farm, Lake to River Food Cooperative, Light up the Square, Lowes, Macaroni Kids, Mahoning Valley College Access

Program, Mercy Health Foundation, National Fire and Water Repair, National Safe Kids USA and Corporate Sponsors, Northeast Ohio Community Alternative Program, NorthMar SERVE, Northwest Neighborhood Association, Northwood Realtors, Ohio Arts Council, Ohio CDC Association, Ohio EPA, Ohio Housing Finance Agency, Ohio Land Bank Association, Ohio State University Extension (Mahoning and Trumbull Counties), Old Fields Baptist Church Old Fields West Virginia, Parsons School of Design, PNC Foundation, Policy Link, PolicyMatters, Power of the Arts, Project H.O.P.E., The Raymond John Wean Foundation, Revitalize Home Mortgage, Roosevelt Area Neighborhood Watch Group, Rotary Club of Warren, Second Baptist Church of Warren, SCOPE, SMARTS, SPRUCE Home Decor, South Eastside Community Association, St. Paul Lutheran Church, St. Vincent De Paul, Inc. Northeast Ohio, STEAM Academy of Warren, SWAG Sisters, The Loop Group/Circle Park, Third Space Action Lab, Thriving Communities Institute, Tribune Chronicle, Trumbull Art Gallery, Trumbull Career and Technical Center, Trumbull County Commissioners, Trumbull County Dog Warden, Trumbull County Farm Bureau, Trumbull County Herb Society, Trumbull County Historical Society, Trumbull County Job and Family Services, Trumbull County Youth Build, Trumbull Metropolitan Housing Authority, Team Sanders Inc., Trumbull County WIC, Trumbull County Land Reutilization Corporation, Trumbull County Prosecutor's Office, Trumbull County Recorder's Office, Trumbull

Our Partners Make It All Possible

County SWCD, Trumbull County Sheriff's Office, Trumbull County Tourism Bureau, Trumbull County Treasurer Sam Lamancusa and Staff, Trumbull County YWCA, Trumbull County Planning Commission, Trumbull Family Fitness, Trumbull Informed Care Committee, Trumbull Memorial Health Foundation, Trumbull 100, United Methodist Community Center, United Returning Citizens, United Way of Trumbull County, United States Department of Agriculture, United States Department of Housing and Urban Development, United States Environmental Protection Agency, United States Department of Health and Human Services, Warren Bike to Work Committee, Warren City Council, Warren City Environmental Services, Warren City Mayor Doug Franklin, Warren City Police Department, Warren City Fire Department, Warren City Schools, Warren City Water Department, Warren Expressed, Warren Family Mission, Warren Greenhouse, Warren Heritage Center, Warren Municipal Court, Warren Paint and Glass, Warren - Trumbull CIC, Warren - Trumbull HOME Consortium, Warren Trumbull NAACP, Wells Fargo, Western Reserve Health Department, Western Reserve Land Conservancy, William Swanston Charitable Foundation, Youngstown Neighborhood Development Corporation, Youngstown / Warren Regional Chamber and 422 Corridor Project, YSU NEOMED, YSU Regional Economic Development Initiative



Trumbull County Land Bank



Returning Derelict Vacant Property to Productive Use and Creating Home Ownership

The mission of the Trumbull County Land Bank 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.

TNP and the Land Bank have worked diligently to build wealth in neighborhoods through the acquisition and disposition of properties, which buyers invest their time and resources in to create homeownership opportunities and equity in their property. Started in 2010, the Land Bank has continued to build its programming and impact throughout Trumbull County's neighborhoods. Since its inception, the Land Bank has demolished roughly 1,000 properties, renovated 350 and facilitated the sale of over 1,200 vacant lots to adjacent property owners, all to create healthier neighborhoods through the remediation of blight and access to homeownership opportunities.



In early 2019, TNP was awarded **\$250k** 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 in Brookfield Township along a main thoroughfare connecting Sharon, PA and Brookfield, OH.

Demolition

Total Completed To Date

Residential Properties

859

Commercial Properties

3

Private Demolitions

90

\$1,973,250
Invested
Countywide
for Residential
Demolitions
in 2019

Through the
Neighborhood
Initiative
Program (NIP)

Outreach

Over 2,000 door hangers and 750 letters were mailed to neighbors of acquired land bank property seeking direct resident engagement in the future of these blighted properties.

We Want You To Love
Where You Live



Side Lot Incentive Program - A homeowner in Warren used their Side Lot Incentive card combined with personal investment to install a fence and trees on their newly purchased side lot.



1,276

Vacant Lots
Sold
(to date)



243

Vacant Lots
Sold
(in 2019)

Vacant Land Reuse



Side Lot Incentive Program

The Side Lot Incentive Program, renewed in 2019 with a \$10,000 grant from Huntington, provides a \$200 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.

18



Accessibility modifications and emergency home repairs were completed on owner occupied houses in need of immediate improvement. Funding for these projects was provided through awards from the Housing Assistance Grant Program, Federal Home Loan Banks of Cincinnati and Indianapolis, PNC Bank, Chemical Bank, and the Trumbull County Commissioners.



243

Side Lots
Sold



108

Board Ups



19

Side Lot
Incentive
Cards
Awarded



6

Property
Renovations
Assisted



10

Buildable /
Commercial
Lots Sold



115

Tires & Over Five
Tons of Litter &
Debris Removed
from City Streets
& Clean-Ups by
COCS and
Volunteers

Financial Highlights

Property Sales

\$574,051

Private Investment Leveraged

\$931,000

Home Ownership Partner Organizations

In 2019, the Land Bank partnered with a number of organizations to create homeownership opportunities. One of those organizations was The Avenue and Main in Niles and their Project Hope Program. The Land Bank was able to donate the house at 205 Cedar that was originally slated for demolition because of the extensive amount of work the property needed to bring it back to a habitable state. To offset the costs of the renovation, the Avenue and Main was able to secure donations from the Cafaro Foundation, Home Federal Savings and Loan, the Warren Area Board of Realtors and Carter Lumber who donated materials. After completing the renovation, the home was sold for 80% of the appraised value to Alexis DeLalor and her family who were able to move back to the area from Florida. Alexis said she had wanted to come back to Niles because she has family here and was excited that the home was only a couple blocks from her grandmother. The neighbors also expressed their support for the project and were happy to have a new family move into the neighborhood. The Avenue and Main has a goal of renovating a home in all 4 wards of Niles and the Land Bank looks forward to partnering with them in the future.



After picture of 205 Cedar in Niles



Before picture of 205 Cedar in Niles



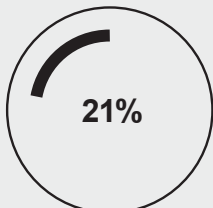
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Adopt-a-Home Mini Grants were awarded to help Deed-in-Escrow buyers cover unexpected expenses during the course of renovation

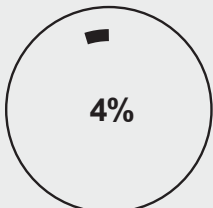
Improved Properties Sold



Owner Occupant



Investor



Developers



Private Demolitions

Renewal & Restoration



Vacant Land Inventory

8 Agricultural (125 Acres)
39 Commercial (26 Acres)
3 Industrial (104 Acres)
1,338 Residential (255 Acres)
1,388 Total (510 Acres)

Inventory Management



Improved Property Inventory

54 For Sale
114 Pending Demolition
14 Reserved for Renovation
29 Commercial Structures
211 Total Improved Properties

446
Properties Acquired

BEFORE

Sale Price: \$7,500
 Rehab Amount: \$7,225
 Market Value: \$30,600



AFTER

Fully renovated home through the Land Bank's Deed-in-Escrow Program

518 ARLINGTON AVE
NEWTON FALLS, OH

BABW

**Building a
Better Warren
in 2019**

6

**Full-Time Jobs
with Benefits
Created for the
Residents of Our
Community**

to develop their
professional skills
through on-the-job
training in activities
that directly benefit
the community they
live in

12

Hazardous
trees
removed

3,034

Individual
cuts on vacant
properties

108

Board-ups
completed
on blighted
properties

99

Pre-demolition
properties
salvaged to reduce
waste taken to
landfills



Connecting Residents to Employment & Improving Neighborhoods



217
Detailed intake assessments on properties acquired to determine the final end-use that best benefits the community

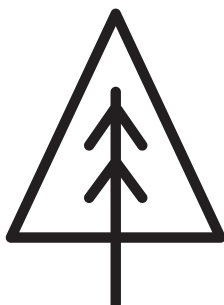
64
Hours of formal skills training

40
Hours of financial literacy training

7
Community partners assisted



Trumbull Neighborhood Partnership's award winning Building a Better Warren (BABW) program connects the need for resident-driven community revitalization with job creation, putting residents to work in full-time and 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 housing stock, 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.

GROW Events & Outreach

Warren Farmers Market Information Session // GROWing Garden Leadership // Let's Cycle in the City Day 1 and 2 // Founders Exchange - Local Market Food Vending // How Do I Start a Garden? // Native Pollinators // How to GROW Your Food Based Business // Food Safety in the Kitchen at the St. Vincent DePaul Society // Journaling in the Garden with Ginny Taylor at Willard Community Garden // Native Pollinators // Pest ID and Plant Disease with The Ohio State University Trumbull County Extension and Secrest Community Garden // Invasive Species with ECO Environment Collaborative and the Community Victory Garden // Canning and Preservation with the Ohio State University Trumbull County Extension // What is Clean Eating with Wellness Warriors // Cycling in the City 2 with Living and Loving Life Cycling // Take Charge of your Diabetes with The Ohio State University Trumbull County Extension.



Seeds to Soil

The Seeds to Soil Project had another successful year in 2019, giving away over 2,250 starter plants to community gardens in the City of Warren. Unforgiving temperatures made the team nervous but the plants started by 10 volunteers in the Roosevelt High Tunnel provided another bounty of tender starter plants for our community gardeners to share. The goal of the project is to help offset some of the costs associated with starting a garden plot.



15

Community gardens provided technical support and supplies



27

Engaged corner store owners to learn more about the barriers they face in offering or expanding fresh produce



8

Backyard gardens provided technical support



2,250

Plants Distributed

Transportation

The Warren Farmers Market at Quinby Park was held monthly on Fridays from 3pm to 6pm and saw a 73% increase in participation in 2019. The market was promoted heavily through a grassroots door knocking campaign conducted by TNP's Community Organizers and supported by Community Concerned Citizens II to bring awareness to healthy food access in Warren's southern neighborhoods.



595

In-Kind Donations of Plants and Seeds for Community Gardeners in the City of Warren





POP CLUB

Pop Club Family Enrollment	84 Adults
Pop Club Children Enrollment	142 Children
Average Pop Club Attendance	30 Weekly
POP Buck Voucher Reimbursement Rate	81.45%

SALES

WFM POP Club	\$1,018
WFM EBT Sales Yearly	\$2,018
WFM WIC Sales Yearly	\$1,265
WFM Credit Sales Yearly	\$1,864
WFM Double UP / Produce Perks Sales	\$7,955
Total Market Sales (Vendor Reported)	\$31,108



Children try a new fruit or veggie every week to join the Two Bite Club & earn POP Bucks



POP Bucks are spent by children with local farmers on fruit and veggies to eat at a later time



100% of families surveyed felt the club was effective in inspiring their child/children to try fruits and vegetables

Warren Farmers Market



6

Pop Club Families also rode the market transportation shuttle



94%

of children ask for fruits and vegetables from the club at home



273

2-Bite Challenges

Courthouse Square

The Warren Farmers Market at Courthouse Square, held weekly on Tuesdays from 3pm to 6pm, saw an increase in sales and attendance in 2019. The total sales were reported at \$31,108 and average attendance was reported at 201 weekly. The market held over 40 cooking demonstrations, provided free transportation in partnership with Second Baptist Church, live music by the Fine Arts Council of Trumbull County and free weekly yoga class sponsored by Body Bliss Connection LLC.

POP Club

The Power of Produce (POP) Club, a 10-week program for children ages 5-12 at the Warren Farmers Market, was tailored from a successful national model built by the Farmers Market Coalition. As part of the Power of Produce Club Toolkit, a guidebook, an activity book, fliers, passports, and POP Bucks were provided.

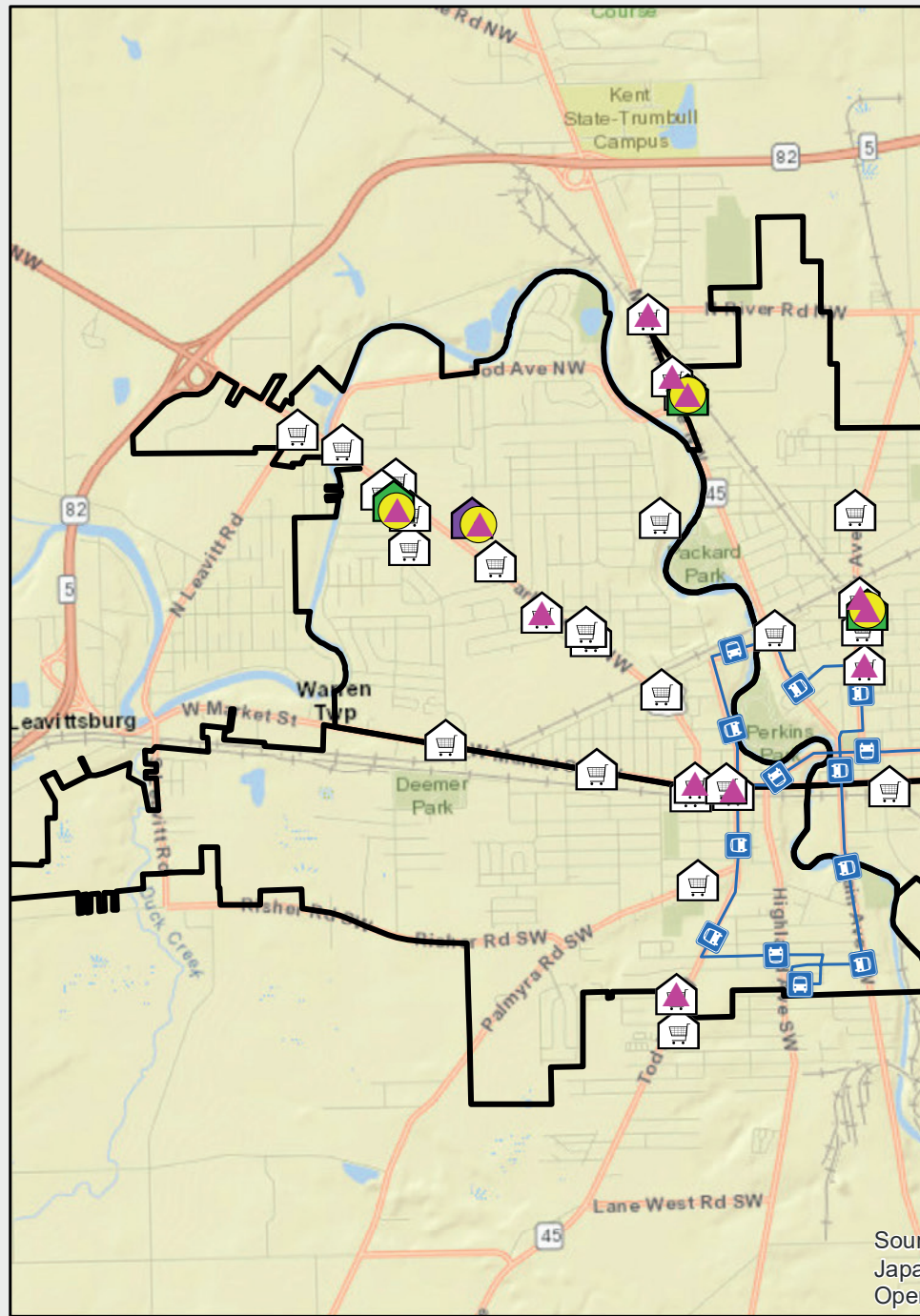
Market Payment Incentive Programs

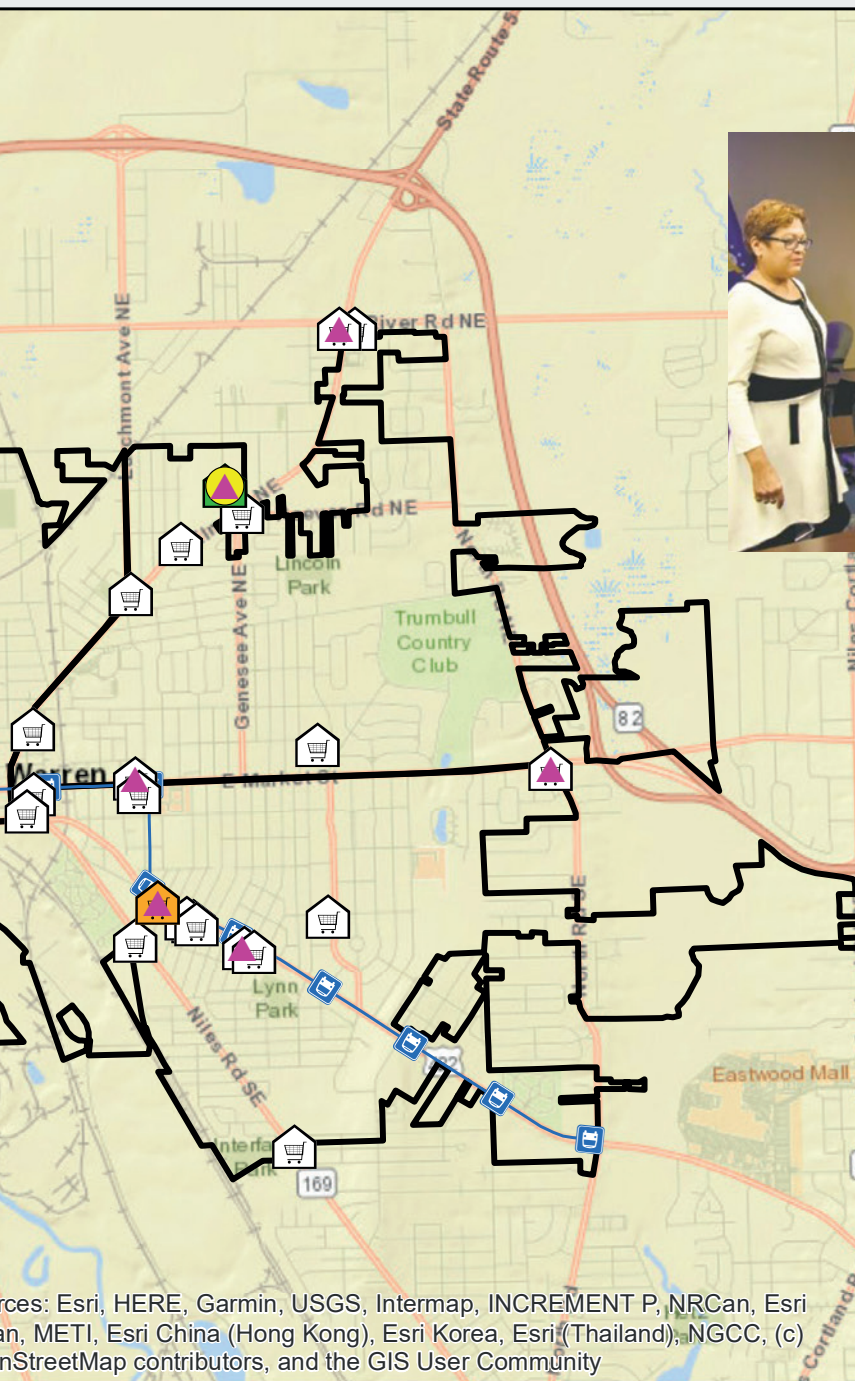
The Warren Farmers Market works with various partners to accept a variety of payment programs that are designed to make fruits and vegetables more affordable to low income individuals, seniors, and those with long-term chronic illness.

Food Access

TNP takes on the initiative to increase food access with convenient stores that offer fresh produce. Multiple convenient stores have taken on the initiative to implement fresh produce offerings, to which TNP provided Good Food Here marketing materials and media outlet resources. In October of 2019, a community event was held at the Lucky 7 Corner Store and several dozen residents came in support of fresh produce offerings. At the event, residents were able to receive health screenings by the Warren City Health Department, and recipes from the cooking demonstrations were given away along with fresh cooked meals.

There are now nine locally owned convenient stores that offer fresh produce, including six newly built relationships, and a shared commitment to improving food security in Warren and changing the narrative around what convenient stores offer in our community.





Map data sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

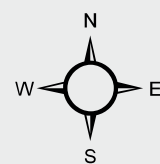


Transportation to existing community resources, including healthy food, remains a significant barrier for many of Warren's most distressed neighborhoods. TNP's Trumbull County Food Access Coordinator offered suggested new routes for WRTA's fixed route expansion that will take place in 2020.



Warren Produce Access

- | | | | |
|--|-------------------------|--|------------------------------|
| | Supermarket Store Types | | 2019 Fresh Produce Locations |
| | Grocery Store Type | | 2016 Fresh Produce Locations |
| | Convenience Store Type | | 2019 Bus Route |
| | Other Store Types | | Neighborhood Boundary |



0 0.5 1 2 Miles

Community Organizing



In support of TNP's Warren Parks Action Plan TNP staff employed a canvassing team to survey nearly 2,500 residents, engaging residents around park conditions, usage, and overall quality of life issues to be reflected in the plan slated for early 2020 release.



Amvets Park (133)
Burbank Park (284)
Circle Park (376)
Deemer Park (190)
North End Park (260)
Packard Park (543)
Perkins Park (401)
Southwest Park (126)
Quinby Park (240)
Total # of Surveys 2,553



St Joe's Riverside

TNP partnered with the North West Neighborhood Association and Someplace Safe to hold a rally at the long abandoned former St. Joe's Riverside Hospital. Residents and government alike are invested in galvanizing resources in pursuit of a much-needed demolition at the site. Local and State leaders publicly gave support and will continue to seek funding at the State and Federal levels. TNP works with state-level partners like Greater Ohio Policy Center, Thriving Communities Institute, and Policy Matters to pursue funding and policy implementations to address blight and other issues.



Reach One, Teach One

Through Reach One, Teach One (ROTO), TNP partners with Jefferson School, Steam Academy, the Trumbull County Juvenile Justice Center (JJC), and Sojourner to the Past to engage and mentor young people seeking positive change. At Jefferson School all 6th grade students go through 9 weeks of the ROTO program, and at the end of each 9 week session a new group of sixth grade students are rotated into the program.

At Steam Academy, the ROTO program works with 6th, 7th, and 8th grade students. Each session is focused on youth civic engagement with the overall concept of changing the world. JJC ROTO program is geared as an alternative program to work with youth at the detention center. The residents at JJC wrote and received a grant for \$1,000 from Cortland Bank. Jefferson's ROTO program has partnered with Sojourner to the Past's non-violence week. Jefferson School was the first Warren City School to walk in the nonviolence parade in Youngstown, OH for nonviolence week in 2019.



Warren Enriched

Volunteers Lending a Hand



35

Beautification
and Clean-up
Projects
Completed



Good Deed's Day -

TNP partnered with the national Good Deed's Day initiative and local community organizations and hosted nearly a dozen community projects



Beautification Projects - Beautification projects completed with volunteers and neighborhood associations / groups across the city



1,571

Volunteer Hours

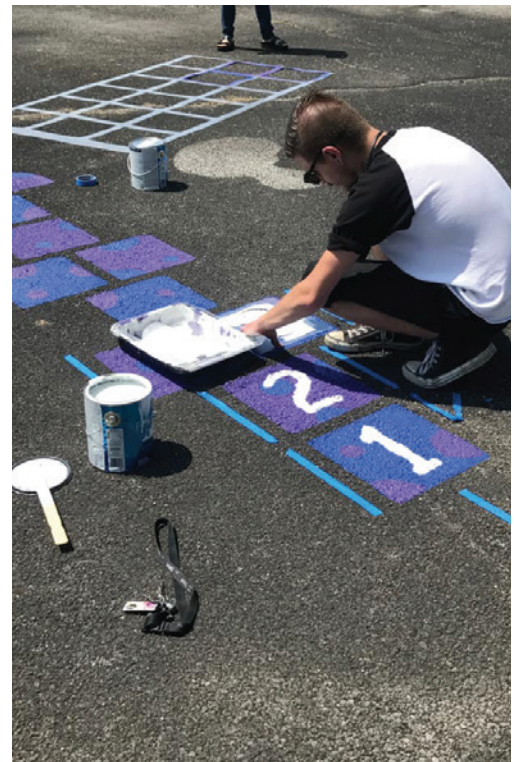
Quinby Park Playground Completed - October 4th Ribbon Cutting and A Day at the Park with Quinby Farmers Market, helmet fitting and giveaway. TNP and partners installed the new equipment thanks to support from the William Swanston Charitable Fund



Occupied Warren & Public Art



TNP partners with multiple stakeholders, including the Fine Arts Council of Trumbull County (FACT), Trumbull Art Gallery, and others to bring public art programming and events into focus. Public art is a crucial component of community development, adding an aesthetic element and civic engagement into the realm of neighborhood revitalization. TNP partnered with FACT to host a second Occupied Warren (ArtOfWarren.com), replacing blight with art. TNP also partnered with CCCII to bring arts programming to complement infrastructure improvements at Quinby Park.





TRUMBULL
NEIGHBORHOOD
PARTNERSHIP

#BuildingABetterWarren



tnpwarren.org
trumbullcountylandbank.org
warrenfarmersmarket.org