Looking to the Future
INTRODUCTION

2020 marks ten years of Building a Better Warren for Trumbull Neighborhood Partnership. What we have accomplished in our first decade is truly a testament to the power of resident-driven, quality of life initiatives. We have leveraged resources to improve the material conditions in our neighborhoods, and while we are far from finished, what we’ve achieved so far couldn’t have been done without you. There is no shortcut to community organizing and no way to do community development without community involvement. These are the ideals we hold dear as we continue to increase home ownership, improve food access, organize residents and remediate blight. Our work is certainly rife with challenges, but no challenge has been tougher than doing this work in 2020.

Since 2010, we have operated from a very specific formula that stems from a community development standpoint and is used to assess the challenges facing our community. From this lens, we have developed interventions by organizing residents and deploying resources to mitigate such challenges. While COVID-19 has generated a new normal from which the world operates, our formula remains the same. We have done our best to continue our neighborhood work with as little disruption as possible while adjusting our protocols to preserve public health, and adapting our work to address the impacts of the pandemic itself.

2020 has seen us engage in new efforts like working remotely, delivering PPE to nursing homes, rising to the challenge of increased need in home repair, and assisting partner organizations in offering emergency relief for rent, mortgage, utilities, and food. Additionally, we have continued on with our more standard work, including the transition from an emphasis on residential demolition to an increased focus on home renovations and emergency repair. We have expanded our organizing efforts to ensure that we can respond to needs in real time by increasing our online presence and utilizing new platforms to digitally share information with residents, staff, and partners. We have ramped up our work in corner stores to mitigate the impacts of food insecurity at a time when its effects are especially acute. We hosted our Warren Farmers Market with adjusted protocols and sought to shore up the local food system by developing resources and incentives for consumers, growers, and retailers. We assisted in sharing information about voter registration, the US Census, and eviction and foreclosure prevention with our residents. We also did intake for rental assistance applications, providing aid to the community. In short, we made sure to keep the momentum of our community moving forward in a time when life seemed to come to a halt.

There is no spinning the reality that the challenges are profound; TNP’s Emergency Home Repair list has quadrupled since March, and local responses to foreclosure and eviction reveal the very real possibility of significant challenges ahead, which we will rise to meet as we did in 2020.

The most important part of 2020 has been you, our community supporters. Whether you are a resident, partner, funder, stakeholder or all of the above, we have sought to stay in contact and stay responsive during these hard times. COVID-19 has resulted in many changes to all of our lives, some of them temporary and some of them seemingly more permanent. TNP would like to thank all of our residents and partners for supporting us in our endeavors and we look forward to another decade of working with you to improve the quality of life in the neighborhoods of Trumbull County.

Matt Martin
Executive Director
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.

Financials

<table>
<thead>
<tr>
<th>Revenue</th>
<th>2020*</th>
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<tbody>
<tr>
<td>Foundations</td>
<td>$671,520.00</td>
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<tr>
<td>Government Grants</td>
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<td>Government Contracts</td>
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<td>Program Income</td>
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<tr>
<td>Other Income</td>
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<td><strong>Total</strong></td>
<td><strong>$1,983,757.11</strong></td>
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<table>
<thead>
<tr>
<th>Expenses</th>
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<tbody>
<tr>
<td>Operating Expenses</td>
<td>$184,485.31</td>
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Programs

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<tr>
<th>TCLRC</th>
<th>$648,998.13**</th>
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<tbody>
<tr>
<td>GROW</td>
<td>$176,642.88</td>
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<tr>
<td>Warren Enriched</td>
<td>$170,526.06</td>
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<tr>
<td>Building a Better Warren</td>
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<td><strong>Total</strong></td>
<td><strong>$1,589,748.57</strong></td>
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</table>

*2020 Unaudited
** Please see TCLRC Annual Report for TCLRC Financials
Neighborhood Revitalization in Warren & Trumbull County

Our Partners Make It All Possible

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 diligently worked 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 over 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.

The Land Bank, in partnership with TNP, was awarded a Targeted Brownfield Assessment grant through the Ohio EPA to perform environmental surveying on an abandoned gas station in Hubbard Township. This work wrapped up in the end of 2020, with petroleum detected in the soil, leaching from the underground storage tanks, TNP has applied to the Ohio EPA’s Bureau of Underground Storage Tank Regulation (BUSTR) to remediate the contaminated, Class C, gas station, to include razing the structure, removal of underground petroleum storage tanks, soil contaminant remediation and long-term environmental monitoring of the site to ensure the property is no longer an environmental hazard.

Demolition

Demolitions Completed
164
Private Demolitions
10
Total Demolitions Completed to Date
1,016

$2,216,503.01 Invested Countywide for Residential Demolitions in 2020 Through the Neighborhood Initiative Program (NIP)

Outreach

Over 750 door hangers and 500 letters were mailed to neighbors of acquired land bank property seeking direct resident engagement in the future of these blighted properties.
**Building a Better Warren Crew** - Building a Better Warren crew cleaning Karl St. through a partnership with Geauga-Trumbull Solid Waste District and Warren Township. This cleanup culminated in the removal of six boats, approximately 2,735 tires (totaling 7.84 tons), electronic waste such as televisions, and over 33.6 tons of furniture, trash, and debris.

The **Side Lot Incentive Program** was renewed in 2020 with the help of Huntington Bank and another grant of $10,000. The grant provides $200 gift cards to Lowe’s for eligible residents who have purchased a side lot from the Trumbull County Land Bank. 29 gift cards were awarded in 2020, which enable residents to purchase tools, landscape materials and supplies to make improvements to their new property.

- **1,476** Vacant Lots Sold (to date)
- **196** Vacant Lots Sold (in 2020)
- **25** 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.
- **196** Side Lots Sold
- **29** Side Lot Incentive Cards Awarded
- **73** NIP post-demolition properties sold
- **6** Property Renovations Assisted
- **6** Buildable / Commercial Lots Sold
- **21** Greening installations on post demo lots
Community Investment

Property Sales
$470,867.19

Private Investment Leveraged
$1.1 Million

Home Ownership

25% Make over $75,000
20% Make under $22,000
12% Make between $60,000 - $75,000
10% Make between $45,000 - $60,000
13% Make between $34,000 - $45,000

70% First Time Home Buyers

20% Make under $22,000
16% Make between $22,000 - $34,000

6 Renovations completed through partnerships with Warren-Trumbull HOME Consortium and the Federal Home Loan Bank of Pittsburgh. These houses were fully renovated, turn-key ready homes that will provide lead safe affordable housing for the community.
Vacant Land Inventory

- 8 Agricultural (125 Acres)
- 55 Commercial (26 Acres)
- 3 Industrial (104 Acres)
- 1,400 Residential (267 Acres)
- 1,467 Total (523 Acres)

Improved Property Inventory

- 37 For Sale
- 35 Pending Demolition
- 13 Reserved for Renovation
- 43 Under Contract for Renovation
- 23 Commercial Structures
- 151 Total Improved Properties

Inventory Management

- 37 For Sale
- 35 Pending Demolition
- 13 Reserved for Renovation
- 43 Under Contract for Renovation
- 23 Commercial Structures
- 151 Total Improved Properties

Improved Properties Sold

- Owner Occupant: 51%
- Investor: 14%
- Developers: 12%
- Private Demolitions: 23%

216 Properties Acquired

- BEFORE
  - Purchase Price: $3,500
  - Rehab Amount: $19,675
  - Market Value: $26,900

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

456 MCDONALD
MCDONALD, OH
BABW

Building a Better Warren in 2020

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.

123
Detailed intake assessments on properties acquired to determine the final end-use that best benefits the community.

2,610
Individual cuts on vacant properties

4
Hazardous trees removed

42
Pre-demolition properties salvaged to reduce waste taken to landfills

74
Board-ups completed on blighted properties

12
Property renovations to reduce costs and in turn transfer those savings to homebuyers

123
Detailed intake assessments on properties acquired to determine the final end-use that best benefits the community.
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 cities’ 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.

BABW was awarded $10,000 from PNC and $5,000 from TCF Bank to continue their efforts.

TNP, through BABW, and Geauga Trumbull Solid Waste District entered into a contract to clean up illegal dumping sites and litter throughout Trumbull and Geauga Counties. This $27,500 grant allowed for 3 seasonal workers to clean up these sites over a 6-month period. During that time, BABW collected:

- 3,345 tires
- 68 pieces of furniture
- 134 recycling pickup sites
- 21 Vacant Land Reuse Projects
- 46.9 tons of solid waste
- 72 pieces of electronic waste
- 134 recycling pickup sites
- 21 Vacant Land Reuse Projects
- 68 pieces of furniture
- 46.9 tons of solid waste
- 72 pieces of electronic waste
Coalition Building

TNP staff collaborated with the Trauma-Informed Care Steering Committee to host a Trauma Resiliency Summit Change Heal Rise at Kent Trumbull. The Trauma Summit was well attended by 200+ residents. Jefferson BUILD students lead a breakout session that tied poetry and trauma.

Census Outreach

In 2020, the United States completed the Decennial Census and Trumbull Neighborhood Partnership worked with community stakeholders to promote the completion of the census with community partners. This included participating in the US Census 2020 Trumbull County Complete Count Committee, working with City Club of the Mahoning Valley to organize a community forum for the census that was later aired on WYSU in February, community outreach at the Warren Farmers Market, and a Facebook Online Event where community members had a chance to ask questions about the census.

Voter Registration

TNP partnered with APRI (A. Philip Randolph Institute), League of Woman Voters Greater Youngstown, Valley Votes, Citizens Uniting Citizens, Ohio Votes, Common Cause Ohio, and the NAACP to host 20+ drive-thru voter registration drives. These events focused on voter registration as well as early and absentee voting. TNP also partnered with Trumbull Metropolitan Housing Authority to conduct voter registration at designated TMHA locations including Trumbull Homes, Highland Terrace, Warren Heights, and Tod’s Crossing. TNP hosted National Voter Registration Week in September. TNP hosted virtual census and voter information zoom panels streamed on Facebook Live- with 1k views. During these campaigns over 200 individuals registered to vote. Staff also partnered with Common Cause Ohio to conduct election protection work in Trumbull County.
Building Understanding Improving Leadership Dream (BUILD)

BUILD, an organizing effort to build youth leaders in the community, partnered with Warren City Schools (Lincoln, Jefferson, Willard, and Monroe Center) along with S.T.E.A.M. Academy, Rivergate, and Youth Build on civic engagement training. BUILD promotes civic engagement opportunities in education by providing an intellectual, challenging, fun, and creative learning environment that will assist with strategy and building everyday life skills.

Jefferson and Willard Men of Distinction Program (M.O.D.)

TNP collaborated with Jefferson and Willard School to mentor two amazing youth, Jamar and Dennis, through the M.O.D Program. The Men of Distinction program is lead by school counselor’s Ms. Vlahos and Ms. Phillips at Jefferson and Willard Elementary. The M.O.D. Program was designed to be a mentoring program focusing on building social and emotional soft skills for young boys that attend Willard and Jefferson Elementary School.
Local Food Systems

Trumbull Neighborhood Partnership continued its commitment to work with community stakeholders to build a stronger and more sustainable local food system. This was done through continued support to community gardens through the GROW Technical Support Program, the Warren Farmers Market, the Mahoning Valley Farmers Market Network, administration of a USDA Farmers Market Promotion Program grant that was awarded in December of 2019, and other programming. TNP, in collaboration with the Trumbull Soil and Water Conservation District and Ohio State University Extension Trumbull County, was awarded a $48,918 Community Foods Project Grant in October of 2020 to extend farmer training programs and opportunities for local food producers to create new value-added products lines.

Paradise Gardens

Paradise Gardens started their community garden project with support from TNP in 2020 in Warren’s Southwest Neighborhood.

Summit Academy School

Summit Academy School garden began selling their fresh produce at the Warren Farmers Market with support provided by the GROW Program.

Building Regional Food Systems

The Mahoning Valley Farmers Market Network is a collective of eight Direct to Consumer Markets, four Direct-to-Consumer Farms and various other imputations. In 2020, the collective came together under the leadership of Trumbull Neighborhood Partnership to apply for funding to adapt the Mahoning Valley’s Farmers Markets into safe spaces to shop due to the COVID-19 pandemic.
The Warren Farmers Market at Perkins Park, was held weekly at its new location, on Tuesdays from 3pm to 6pm and continued its vision as an essential resource for the community. Precautions recommended by the Trumbull County Combined Health Department and City of Warren, due to the COVID-19 Pandemic, were put in place to ensure safety for the shoppers and vendors. Locally grown food and handmade products saw an increase in sales August/September 2020 as compared to 2019, as the attendance gained momentum as a safe outdoor space to shop. The total sales were reported at $26,871.25 and the average attendance was tracked totaling 191 weekly, slightly lower than the 201 weekly attendance of 2019. WFM maintained an active and necessary role in civic engagement, providing resources and guidance for the 2020 Census and voter registration led by TNP, The League of Women Voters, Citizens Unitng Citizens and Valley Votes. Trumbull County Action Program created a sign up station for preschoolers and the Woman, Infants, and Children Farmers Market Nutrition Program distributed vouchers for fresh fruits and vegetables.
Food Access

Community Store Initiative

United Fresh Foundation
Awarded $5,000

TNP was awarded $5,000 from the United Fresh Foundation to increase healthy food access. Over 3,000 vouchers were distributed in total. Flyers were distributed through Inspiring Minds, Warren City Schools, Summit Academy, Trumbull Family Fitness, and Children’s Food Giveaway.

Participating stores consisted of: Lit’l Macs Food Store (NW), SmartMart Food Store (SE), Shadi Food Mart (SW), and Watu Market (SE).

Finance Fund - Healthy Food Ohio
Awarded $25,000

TNP was awarded $25,000 from the Healthy Food Ohio Finance Fund to assist local convenience stores in upgrading equipment and in turn increasing their ability to sell fresh fruits and vegetables. Proper, safe equipment remains a barrier for community stores eager to stock more fresh produce for sale.

Venturing into New Territories

This collaboration highlights the expansion of the Healthy Community Store Initiative throughout Trumbull County while alleviating financial and distribution barriers for store owners when trying to expand their fresh produce offerings.

Flying High

Established a new partnership with a Warren community store to sell locally grown fresh foods.

Cottage Market

Received a new freezer to support the sale of fresh, healthy food. Funds were provided through the Creating Healthy Coalition (CHC) to increase fresh produce access in the Niles healthy convenience store initiative.

Increasing Distribution Networks

TNP continues to address food-access insecurities through the Community Store Initiative to help store owners connect with local produce.
Whatever It Takes

Volunteers Lending a Hand

Pictured above is Kim Mascarella, Howland Township Planning Director, preparing all of the PPE deliveries to be distributed. To the right, TNP staff pause to take a socially distanced photo before they leave with the deliveries.

PPE, including gloves, masks, and face shields were distributed to medical centers, nursing homes, and social service agencies to ensure their staff could continue to provide needed services safely.

The Trumbull County Emergency Management Center mobilized with the Trumbull County Planning Commission to deliver critically needed Personal Protective Equipment across Trumbull County within days of the state shut-down.