

2024

CITY OF WARREN

PARCEL

INVENTORY

UPDATE

Phone : 330 647 6301

Email : info@tnpwarren.org
Web : tnpwarren.org

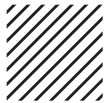
Address :
736 Mahoning Ave NW,
Warren, OH 44483



TRUMBULL
NEIGHBORHOOD
PARTNERSHIP

TRUMBULL COUNTY
LAND BANK





tnpwarren.org



CONTENTS

01/02
INTRODUCTION

03/04
METHODOLOGY

05/06
GRADING SCALE

07/08
SIDE BY SIDE

09/10
OCCUPIED LOTS
/ VACANT LOTS /
KEY TAKEAWAYS

11/12
COMMUNITY
ENGAGEMENT

13/14
RECOMMENDATIONS
& ACTIONS

15/16
CONCLUSION



INTRODUCTION

2024

In the years after its 2010 launch, Trumbull Neighborhood Partnership (TNP) conducted a citywide parcel inventory of the City of Warren to inform the organization’s housing strategy. Warren has struggled with a high number of vacant homes due to rapid population decline largely as a result of loss of industry. TNP’s inventory, launched in 2013, catalogs the number of homes and commercial properties in the entire city as well as their occupancy status: vacant or occupied. Buildings are also ranked based on their overall condition as well as the condition of individual features such as their roofs, landscaping, and siding.

With this data, TNP is able to identify vacant properties and determine action steps to mitigate blight. The structures in the worst condition that may be a danger to the public are often able to be demolished, and the land is returned to productive use. Other structures may be able to be rehabilitated and returned to productive use in a much more usable and beneficial state, creating opportunities for home ownership. This process helps to boost owner occupancy of Warren homes and stabilize neighborhoods, with the organization demolishing over 1,200 vacant properties and renovating over 600 since the release of the inventory and correlated neighborhood housing plans in 2015.

In 2023, TNP pursued an updated inventory to help inform expanded strategies in the post-Covid era. Advancements in GIS technology have allowed the 2023 inventory to be done fully digitally, and the data collected is more accessible and detailed. Photos accompany every survey as well as all property information including who owns the property, parcel numbers, and whether the owner of a home actually lives in it. Data helps to show trends in both vacancy and its remediation efforts both citywide and along neighborhood or ward boundaries, and help inform updates to strategies enacted by non-profit and governmental entities.

TNP continues to engage local residents and present the data of the updated parcel inventory through community meetings and other community events. The input of residents is incredibly valuable and helps TNP to decide future uses for land where properties have been demolished. Potential future development includes uses such as community gardens, side lot sales, and the types of preferred land reuse may change depending on changing priorities within the community. Ultimately, the parcel inventory is a tool that is used to address blight and demonstrate the continuous improvement of Warren communities.

CITY OF WARREN PARCEL INVENTORY



To obtain new parcel data for the City of Warren, Trumbull Neighborhood Partnership staff conducted a city-wide updated parcel inventory. The survey took place throughout 2022 and 2023 and was limited to the City of Warren boundary. The survey application that was used is called ReGrid, a program that offers on-the-go surveying capabilities and an online database of all survey data conducted for the City of Warren. For each parcel, the following characteristics were detailed along with a picture and any significant notes about the property.



- A Excellent
- B Good
- C Fair
- D Deteriorated
- F Unsafe /Hazard

The first attribute that was surveyed was property type with the options of residential, multi-family (duplex or triplex), mixed-use (residential and commercial), apartment complex, commercial/ industrial, and vacant land. The second attribute that all properties were categorized by was the occupancy status. The properties were either vacant or occupied; vacant land had the options of being maintained, unmaintained, feral (going back to nature), and a parking lot.

The survey application that was used is called **ReGrid**, a program that offers on-the-go surveying capabilities and an online database of all survey data conducted for the City of Warren.

All of the residential properties, or those with the property types of residential, multi-family (duplex or triplex), mixed-use (residential and commercial), and apartment complex, were graded based on the quality of the property's landscaping and grass, windows and doors, paint and siding, gutters, roof, porch, garage, driveway, overall condition, and sidewalk condition. All of these options

were graded on a scale of A to F, with A meaning excellent and F meaning unsafe or a hazard. More detail on how properties were surveyed can be found in the image on pages 5 and 6.



METHODOLOGY



landscaping, windows and doors, exterior condition, roof, driveway and parking lot, overall condition, and sidewalk condition.

All commercial/industrial properties were graded based on the quality of the property's landscaping, windows and doors, exterior condition, roof, driveway and parking lot, overall condition, and sidewalk condition. The same A to F grading scale was used. For vacant land, the only attributes surveyed were type of vacant land and the sidewalk condition. The results of the updated parcel survey are in the following sections.

GRADING SCALE



A - Excellent



B - Good



C - Fair



D - Deteriorated



F - Unsafe/Hazard

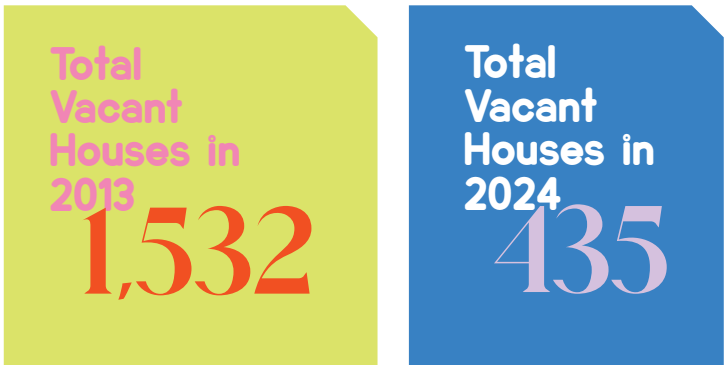
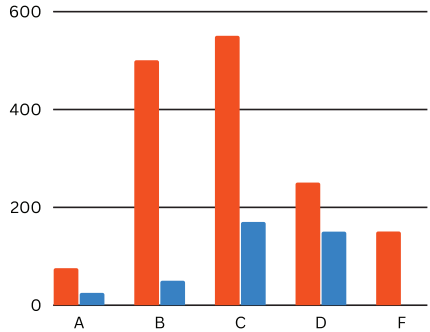
LANDSCAPING / GRASS	Recently cut/trimmed	Could be mowed/trimmed more frequently
WINDOWS / DOORS	Newer, clean, good trim, no cracks/missing panes	In good condition, minor touch-ups, no cracks/missing panes
PAINT / SIDING	Clean, no touch-ups necessary	Cleaning or minor touch-ups, some paint chipping
GUTTERS	Newer, clean, empty, well-maintained	Older, clean or mostly clean
ROOF	Newer, no issues	Older, no major issues
PORCH	Well-maintained, no touch-ups necessary	Maintained, minor touch-ups only
GARAGE	Well-maintained, no touch-ups necessary	Maintained, minor touch-ups only
DRIVEWAY	Well-maintained, no touch-ups necessary	Maintained, minor touch-ups only

Landscape is unkempt, needs attention	High grass, weeds, overgrown foliage	Cannot reach doors/see structure due to overgrown grass/foliage
Cracked windows present, trim cracked, doors need repair	Missing windows or severely broken windows present, trim cracked	House is completely open
Major painting/required	Major painting required, open holes, some siding missing	Major painting required, damage to walls, significant missing siding
Need repair and/or are very clogged	Falling off, missing	Missing
Deteriorating, shingles are weathered	Holes present, shingles missing and/or unstable, needs replaced	In danger of collapse
Needs repairs/major paint	Needs major repairs/major paint	In danger of collapse
Needs repairs, missing garage door	Needs major repairs	In danger of collapse
Crumbling, major cracks, weeds	Needs to be repaved, overgrown	Barely visible, needs to be repaved

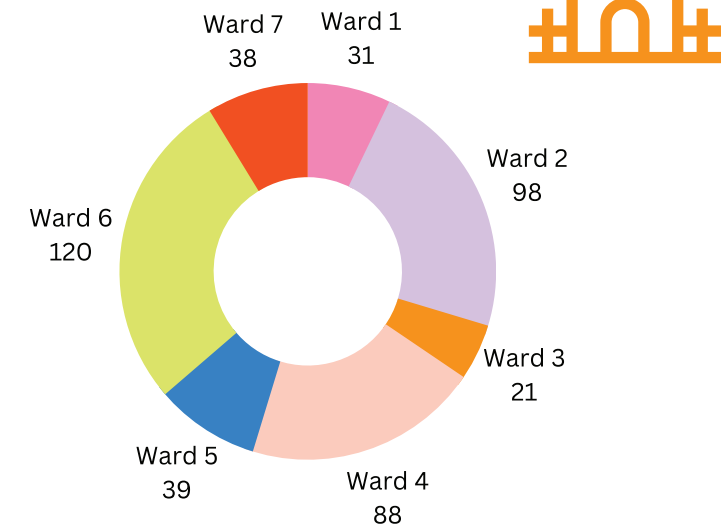
SIDE by SIDE

Looking at the number of vacant houses from the updated property survey compared to the 2013 property survey total, it's clear that the number of vacant houses has decreased dramatically. Compared to 1,532 houses that were vacant a decade ago, only 435 remain vacant today.

Vacant Housing by Grade 2013 vs 2024



Number of Vacant Houses



For the number of vacant houses, Ward 6 (Southwest Side) has 120 vacant houses. Most of the houses that are vacant in the sixth ward are graded as C or D for their overall condition, both grades having 45 properties each. This is followed by properties that are graded with an F (19). The sixth ward has the most properties that were given a C or worse for their overall condition (109) along with the most properties given an F overall (19).

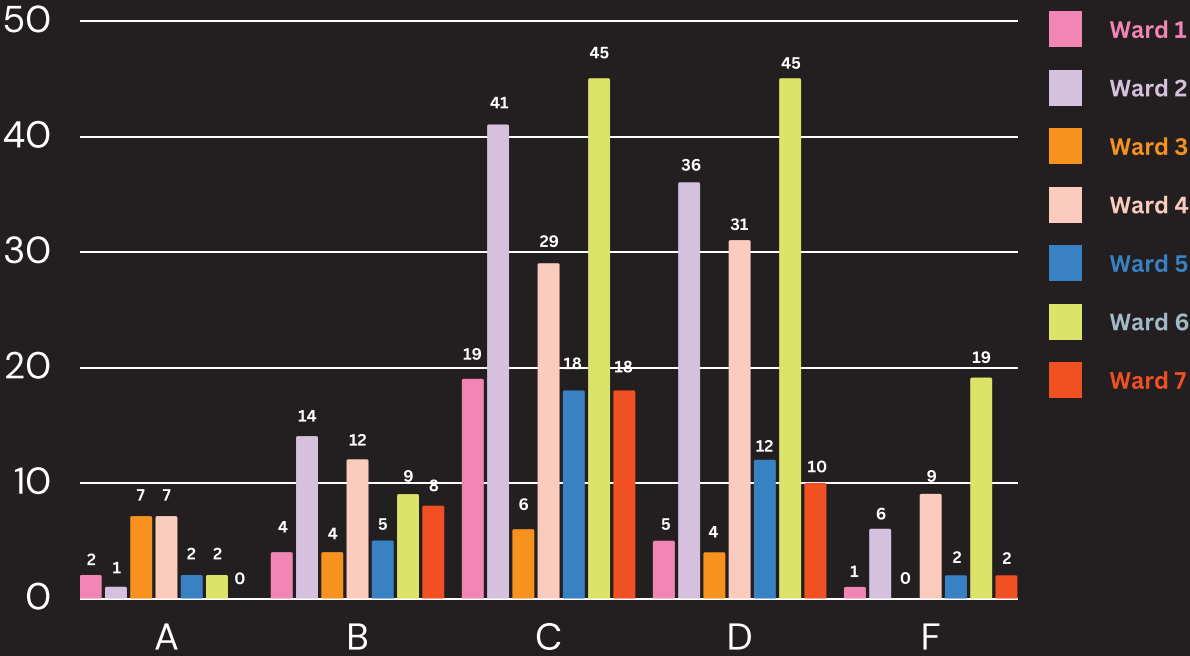
The second ward (North Central) has 98 vacant properties. Like the sixth ward, most of the houses

were graded as a C or D (41, 36) followed by those graded with a B (14). The fourth ward (Central and Southeast Side) follows closely behind with 88 vacant residential properties. Like the sixth and fourth wards, the most houses in the ward were given a C or D (29, 31) for their overall condition, followed by properties given a B (12). The first, third, fifth, and seventh wards all have under 40 vacant residential properties. The totals are 31, 21, 39, and 38 respectively.

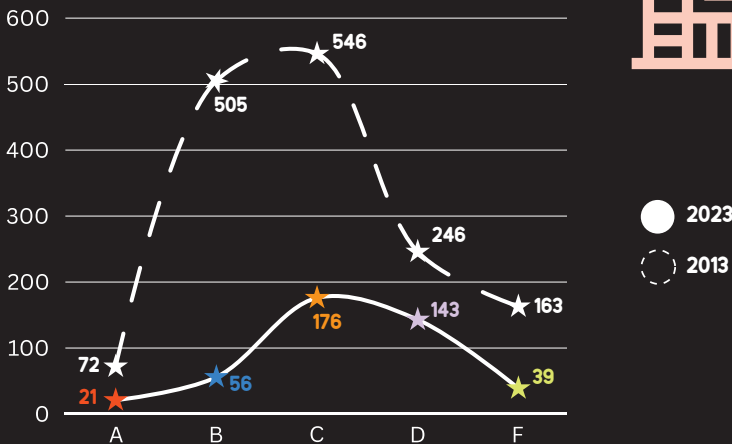
How Many Residential Properties Are Vacant And What Are Their Scores?



How Many Residential Properties Are Vacant by Score and Ward for 2023



Comparison of Vacant Residential Properties in 2013 vs. 2023 Survey Results



Data Breakdown of Vacant Residential Properties by Score

grading scale	A	B	C	D	F
31 ward 1	2	4	19	5	1
98 ward 2	1	14	41	36	6
21 ward 3	7	4	6	4	0
88 ward 4	7	12	29	31	9
39 ward 5	2	5	18	12	2
120 ward 6	2	9	45	45	19
38 ward 7	0	8	18	10	2
2024 survey	21	56	176	143	39
2013 survey	72	505	546	246	163

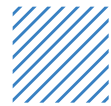


VACANT LOTS

The decrease in vacant houses ultimately leads to an increase in vacant land. The 2023 parcel survey shows an increase in vacant land due to all of the completed demolitions over the past decade.

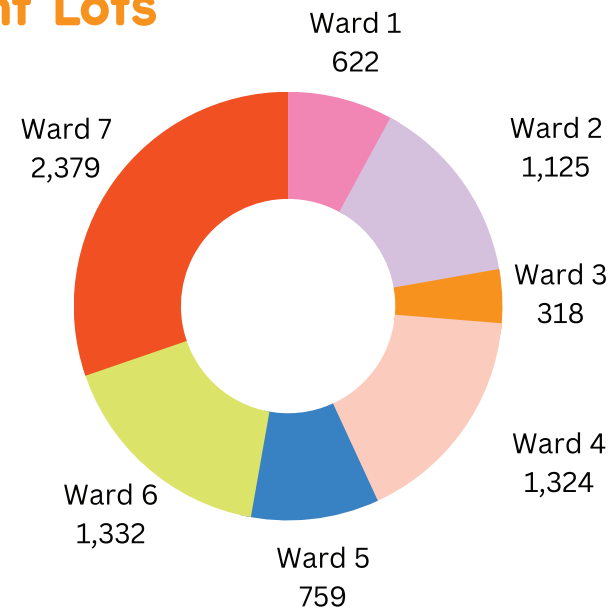
Overwhelmingly, the seventh ward (West Side) leads in vacant land with 2,379 parcels that are categorized as vacant. The sixth and fourth ward are with 1,332 and 1,324 parcels respectively. The second ward has 1,125 parcels

of vacant land, the fifth ward (Southeast Side) has 759 parcels, the first ward (Northwest Side) has 622 parcels, and the third ward (Northeast Side) has 318 parcels of vacant land.



Number of Vacant Lots

Total Vacant Lots **7,859**



KEY TAKEAWAYS

Both this updated parcel inventory and the 2013 parcel inventory provide crucial information about housing in the City of Warren to nonprofits, city officials, and homeowners about what their communities look like now and what they may look like in the future. Below are graphs and tables detailing the information gathered from the 2023 updated parcel inventory.



The majority of occupied residential properties in the City of Warren had a B for their overall condition, with 5,372 properties having this grade. This is followed by occupied properties with an overall condition of A (3,815). There were 2,615 properties with an overall condition grade of C, 204 properties with a D rating, and there were 6 occupied residential properties with an F rating. The third ward has the most occupied residential properties with an A overall condition rating

(1,508), followed by the first ward (903). The second ward has the most properties with an overall rating of D (57), whereas the sixth ward has the most occupied residential properties with an overall rating of F (4).

OCCUPIED STRUCTURES

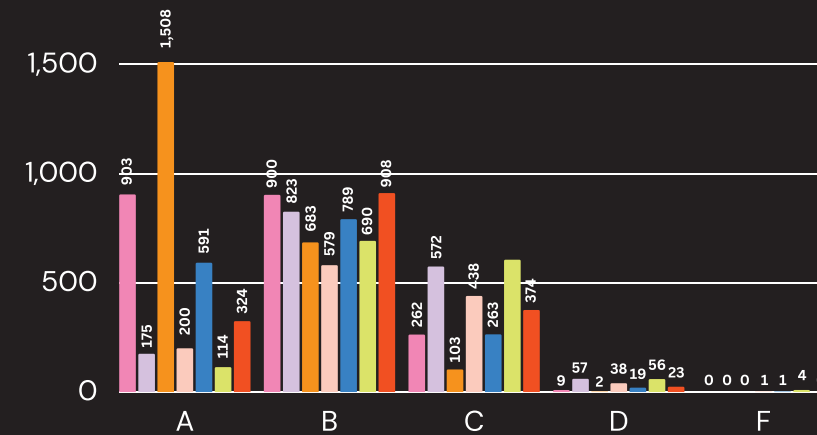
- Ward 1
- Ward 2
- Ward 3
- Ward 4
- Ward 5
- Ward 6
- Ward 7



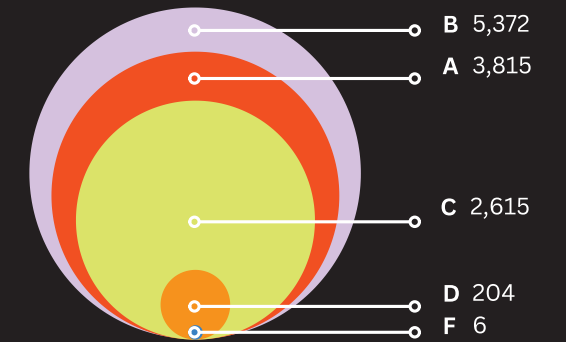
For occupied commercial properties, most of them (379) have an overall condition rating of an A. This is followed by a B grade (287), C (74), D (13), and finally F (1). With the fourth ward comprising the central business district, it makes sense to have the most commercial properties in this area. The fourth ward has

the most A (131) and B (96) rated properties and is tied with the second ward for the most C rated properties (22). The second ward has the most D rated properties (7). Lastly, the fourth ward is the only ward to have an F rated property (1).

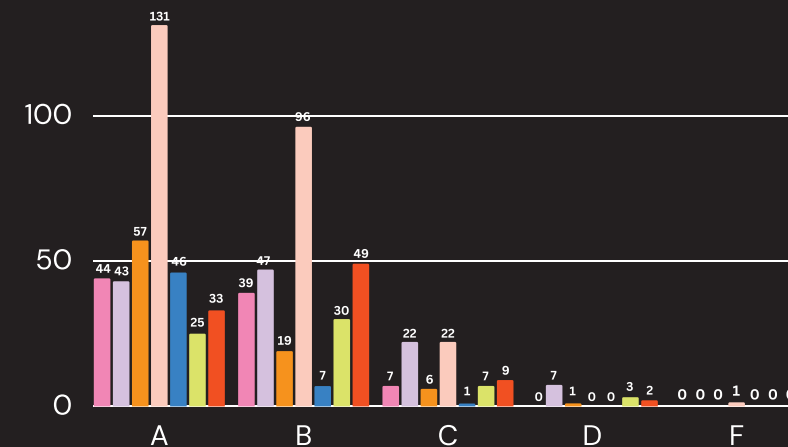
Condition of Occupied Residential Properties



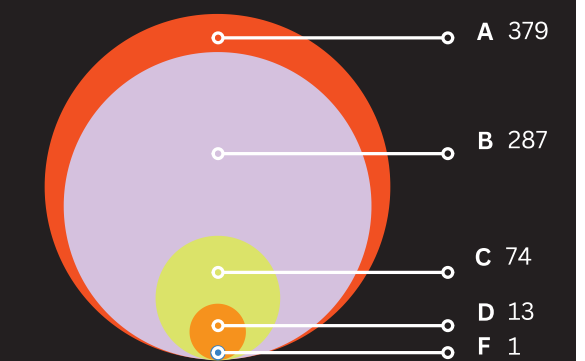
Occupied Residential Per Score



Condition of Occupied Commercial Properties



Occupied Commercial Per Score



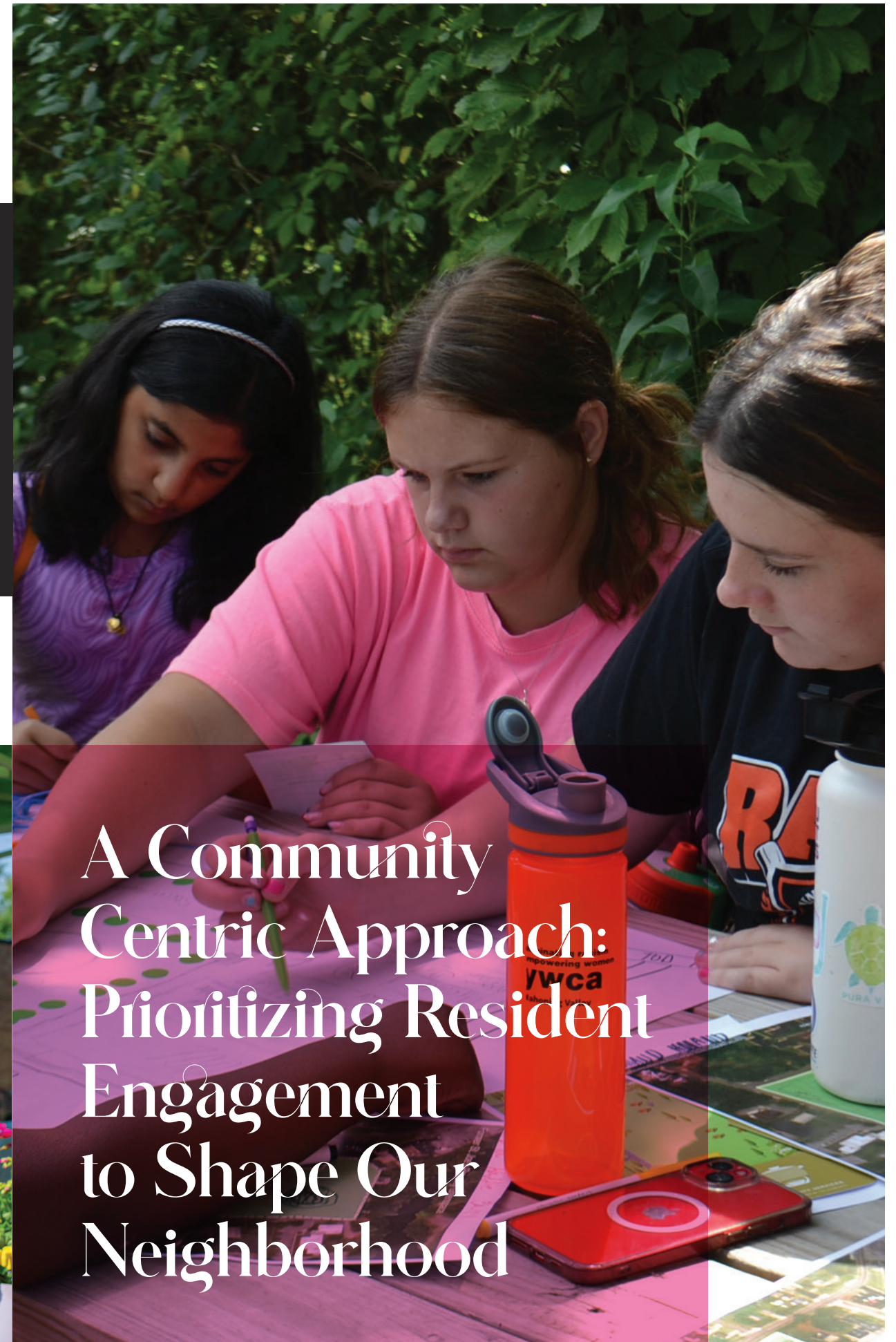
COMMUNITY ENGAGEMENT

TNP takes great care to ensure that its work in the community is informed by the community. Resident engagement is a key driver of the strategies and policies through which the organization performs its community development interventions. TNP works directly with neighborhood associations, and non-profit partners, and employs direct community engagement via door knocking and hotspotting at high traffic areas to gather resident feedback. The organization also engages residents directly through the use of conventional and social media, and direct programming like community clean-ups, mini-grants, and technical support for beautification.

Empowering
Residents &
Promoting
Beautification
Efforts

To share information found with the updated parcel inventory, Trumbull Neighborhood Partnership attended and held meetings with the neighborhood associations within the City of Warren. At these meetings, residents were informed about TNP programming and what the organization does throughout the city. Along with this, residents were given updated information about vacancy in their community, information about different TNP programs, and ideas about what post-demolition land could turn into. Resident feedback continues to inform the work through property referral.

In 2023, there were several viable neighborhood associations, including some that are quite active. **Community Concerned Citizens 2 (CCC2)** is active at Quinby Park and is one group working on the Southwest side of town. **Kenmore (KNA)**, **Roosevelt Neighborhood Association (RNA)**, and **Historic Perkins Homestead (HPHNA)** all serve the smaller neighborhoods they are named for, and **NorthWest Neighborhood Association (NWNNA)** and the **SouthEast Side Community Association (SESCA)** both serve their respective quadrants.



A Community
Centric Approach:
Prioritizing Resident
Engagement
to Shape Our
Neighborhood

RECOMMENDATIONS & ACTIONS



While the remedial actions of the last decade have served to stabilize the housing stock, continuing to demolish vacant, derelict houses that are unable to be saved and pose a risk to the community will help make the neighborhoods of Warren safer.

Next, after an intense community-wide focus on residential blight remediation for the past decade, an emphasis on the remediation and reuse of commercial sites will be vital moving forward. The city has a history that includes the remediation of brownfield sites throughout the city and in the county. Demolishing dilapidated commercial sites and reusing the land will help the community move forward economically and remove blight for new development.

TNP and the Trumbull County Land Bank renovate properties in two ways: in-house and buyer renovated. In-house renovations occur when the property that is acquired by the Land Bank does not pose a hazard to the community and is a candidate to be saved. After the property undergoes an in-house renovation, it is sold directly to members of the community. For buyer renovated properties, the buyer submits a proposal to renovate the vacant home and must show available funds to complete the project. Once the renovation is complete, they must obtain an occupancy permit from the Building Department before they take ownership.

To continue the success of the past decade, more actions must be taken. First, continuing to maintain demolition efforts is crucial.

TNP utilizes their partnership with the Trumbull County Land Bank by acquiring unsafe houses and demolishing them.



Public Gardens / Greenspace

North Mar Church members help create a prayer garden at the site of a TNP demolished residential property.



Side Lots

A maintained side lot in the City of Warren.



Emergency Home Repair

TNP staff with a community member discussing repairs.

Post demolition land can serve a greater purpose than just being a vacant plot of land. One way that post demolition land can be reused is by creating public gardens and greenspace. These gardens can serve as a place for relaxation and community gathering. At the gardens, there are areas for children to play, places to sit, and some vegetable and fruit gardens. Involving community members in the decision-making process of what could be in the garden will help them be more invested in the property and increase the chance of them using the amenities.

Along with gardens, vacant parcels can also be sold to adjacent property owners through TCLRC's side lot program. The side lot program allows residents of properties adjacent to Land Bank owned vacant land to purchase the land at a discounted price. Eligible residents may receive a Lowe's gift card when purchasing the lot(s). This program allows people who own their homes to increase the value of their property with the addition of new land and put the lots into the hands of people who will maintain them.

With the newfound stability in the housing stock due to strategic demolition and renovations, new housing construction can begin to take place.

TNP also invests in the quality of existing homes through their Emergency Home Repair program, which helps Trumbull County homeowners who need an emergency repair in their homes. The program covers repairs such as furnace replacements, hot water tank replacements, electrical or plumbing repairs, roof repair or replacements, steps/railings construction, and bathroom accessibility modifications. Its purpose is to end vacancy before it begins by keeping people in their homes.

Conclusion

The City of Warren has struggled with vacancy and blight due to the loss of industry and population in the area. In 2013, a comprehensive residential property inventory was conducted to begin trying to fix these issues. Categorizing the type of property, its occupancy status, and the condition of the property, the survey was used to determine the first strategy for removing blight in the city. Now, ten years later, the updated parcel inventory shows what Warren looks like after years of housing demolition and renovation.

With the advancements in GIS technology, the new survey was able to be conducted digitally. Properties were graded on an A through F scale, with A meaning excellent and F meaning unsafe

or hazardous. The key takeaway from the survey is that there are significantly less vacant properties in the city. There are now only 435 standing of the 1,532 that there were in 2013 but in-turn, there is more vacant land as a result.

The data collected in the 2023 survey lays the foundation for the coming years of TNP's strategy to remove blight and improve the community. Working with community members and neighborhood associations has been crucial, as involving the community is an important part of community development. By attending numerous neighborhood association meetings, TNP was able to inform members about the state of their community.

Now, ten years later, the updated parcel inventory shows what Warren looks like after years of housing demolition and renovation.



Demolishing the properties that are far beyond saving is a key way to stabilize the housing stock. For the houses that can be saved, renovations are key.

Finally, for next steps, strategic demolitions are still crucial. Demolishing the properties that are far beyond saving is a key way to stabilize the housing stock. For the houses that can be saved, renovations are key. Both in-house and buyer renovated properties work to save the houses that do not pose a health risk to the community. In-house renovated properties are then sold directly to interested community members. Reusing post demolition vacant land is another strategy. Two options are the creation of community garden /greenspace and selling the lot to adjacent property owners. New construction, particularly of quality affordable housing, is also an option for vacant land reuse that should be pursued throughout the city. Lastly, to prevent vacancy before it starts, the Emergency Home Repair program relieves the burden on homeowners who need repairs to the homes by covering the costs. This is to help homeowners stay in their homes.

All of the information gathered in the recent parcel inventory helps create strategies that promote sustainable community development through projects and programs that increase the quality of life in Warren's neighborhoods. Demolition, renovation, land reuse, and community engagement all go hand-in-hand creating communities with increased well-being. While Warren's past is influenced by population decrease and a loss of industry, Warren's future can be influenced by prosperous communities and a greater quality of life for its residents.