

Annual Report

2023

#BuildingABetterWarren

#BuildingABetterWarren



736 Mahoning Ave.,
Warren, OH 44483

tnpwarren.org



TRUMBULL
NEIGHBORHOOD
PARTNERSHIP

Looking to the Future



Caitlyn Brown
Home Repair Program Coordinator



Gillian Costantino
BABW Coordinator



Terrence Eddington
COCS Program Supervisor



Jessica King
Land Bank Special Programs Coordinator



Jarrod MacCartney
Design & Marketing Coordinator



Matt Martin
Executive Director



Mikenna McClurg
Housing Coordinator

“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.”

“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.”



Lisa Ramsey
Deputy Director



Rhonda Saunders
BFT Farm Manager

Board of Directors

- | | | |
|------------------------------------|---------------------|---------------|
| Don Emerson , President | Andy Barkley | Mark Waltko |
| Jim Brutz , Vice President | Genevieve Germaniuk | Roy Yancey |
| Kelly Hutchison , Secretary | Jill Merolla | Stella Angelo |
| Sarah Braun , Treasurer | Deryck Toles | |



Gary Smith
BABW Team Member



Ashley Yuhasz
Land Bank Administrator



Sevasti Tripoulas
Community Programs Coordinator



Hailey Zelinsky
BABW Program Coordinator



Lydia Lynch
Food Access Coordinator

Our Partners Who Make It All Possible

Residents of Warren and Trumbull County, Akron Children’s Hospital of the Mahoning Valley, Akron Children’s Hospital Safe Kids, All Voting is Local, AmeriCorps VISTA, Beautiful Whirl’d, Bookworms of Warren, Brite Energy Incubator, the Business Journal, Carol M. Peterson Housing Fund, Central State University Extension, Cleveland Urban Design Collaborative, Common Cause, Community Foundation of the Mahoning Valley, Community Concerned Citizens II, Community Legal Aid, Community Volunteer Council, Creating Healthy Communities—Trumbull County Combined Health District, D5 Group, Dave Grohl Alley Committee, Earth Angel Farms, Eastgate Regional Council of Governments, Election Protection, 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, Friendship Baptist Church, Fund for Warren’s Future, Garfield Community Garden, Grace African Methodist Episcopal, Geauga Trumbull Solid Waste District, Greater Ohio Policy Center, Girard City Council, Girard Tenants Association, Habitat for Humanity of the Mahoning Valley, Harvard University’s Graduate School of Design, Healthy Community Partnership, Healthy Hearts and Paws Project, Homes Savings Foundation, Mahoning Lodge, Inspiring Minds, John F. Kennedy Catholic School, Harm Reduction Ohio, Historic Perkins Homestead Neighborhood Association, Hometown Holidays, Huntington National Bank, Kennedy Family Fund, Kenmore Neighborhood Association, Kent State University, Lowe’s, Mahoning Valley YWCA, Mercy Health Foundation,

Modern Methods Brewing, 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 College Preparatory School, Ohio CDC Association, Ohio Department of Development, Ohio EPA, Ohio Housing Finance Agency, Ohio Land Bank Association, Ohio State University Extension (Mahoning and Trumbull Counties), Ohio Votes, Parsons School of Design, Plant Ahead Ohio, PNC Foundation, Policy Link, Policy Matters, Power of the Arts, Produce Perks Midwest Ohio, The Raymond John Wean Foundation, Roosevelt Area Neighborhood Watch Group, Rotary Club of Warren, Second Baptist Church of Warren, SCOPE, SMARTS, South Eastside Community Association, St. Vincent De Paul, Inc. Northeast Ohio, SWAG Sisters, The Freedom Bloc, The Loop Group/ Circle Park, Third Space Action Lab, Thriving Communities Institute, Transforming Justice Reimagine Appalachia, Trauma Informed Care Team (Trumbull County Family and Children First Council), Tribune Chronicle, TriYouCares, Trumbull Art Gallery, Trumbull Board of Elections, Trumbull Career and Technical Center, Trumbull Community Action Program, Trumbull County Commissioners, Trumbull County Farm Bureau, Trumbull County Historical Society, Trumbull County Jail, 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 County SWCD, Trumbull County Sheriff’s Office, Trumbull County Tourism Bureau, Trumbull County Treasurer Sam Lamancusa and Staff, Trumbull County Planning Commission, Trumbull Family Fitness, Trumbull Memorial Health Foundation, 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 Heritage Center, Warren Municipal Court, Warren Paint and Glass, Warren - Trumbull CIC, Warren - Trumbull HOME Consortium, Warren Trumbull NAACP, Warren-Trumbull County Library, Warren YWCA, 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 External Affairs Government Relations and Economic Development.



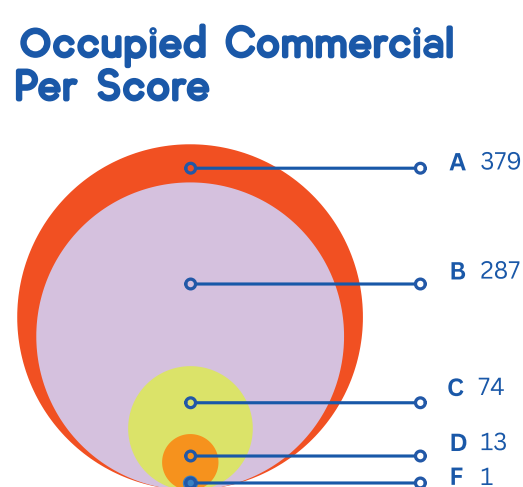
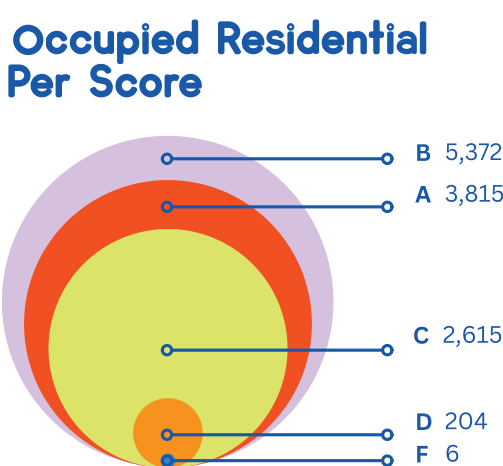
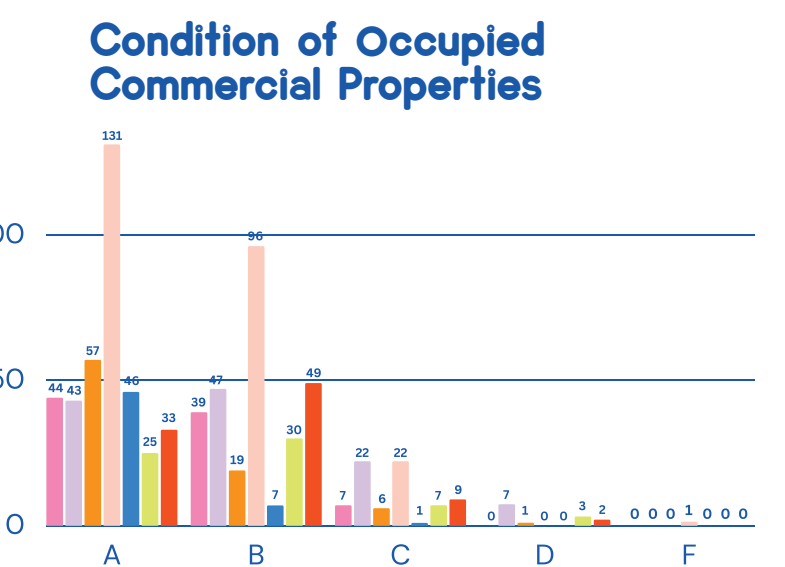
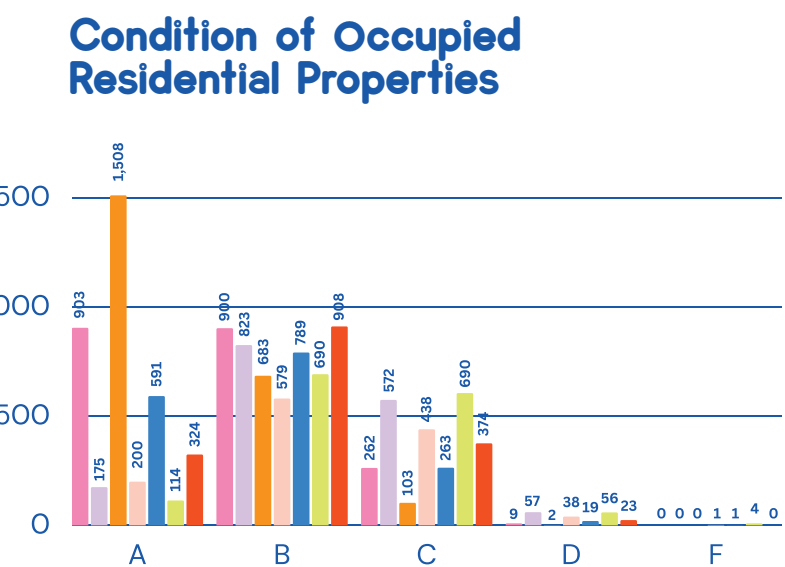
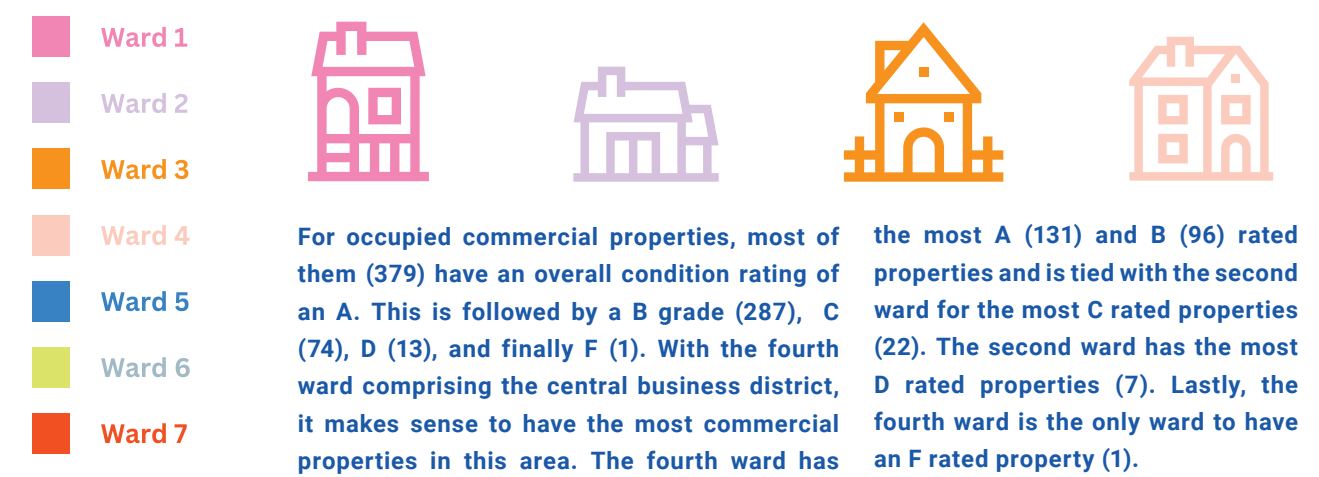
Revenue	2023*
Foundations	\$1,499,452.21
Government/Other Grants	\$750,146.84
Government/Other Contracts	\$370,501.63
Program Income	\$316,985.83
Other Income	\$75,366.58
Total	\$3,012,453.09

Expenses	
Operating Expenses	\$250,040.79
Programs	
TCLRC	\$1,355,332.83**
GROW	\$205,573.66
Warren Enriched	\$283,259.24
Building a Better Warren	\$383,077.25
Total	\$2,477,283.77

* 2023 Unaudited
** Please see TCLRC Annual Report for TCLRC Financials

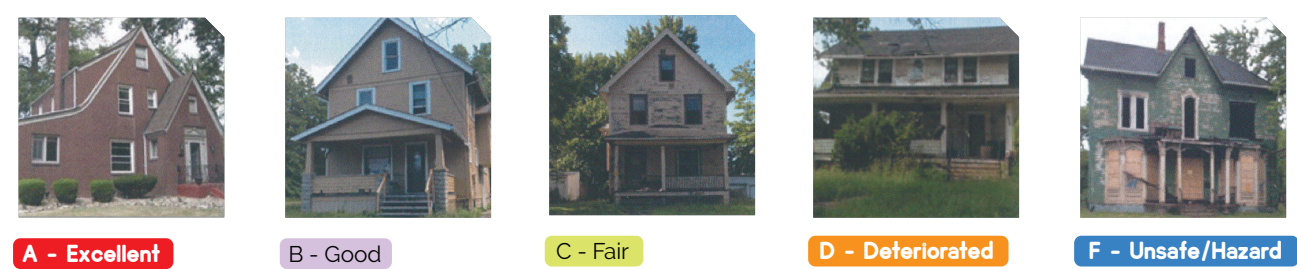


Artwork on the pavement of Perkins Park



Parcel Inventory

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.



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. 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.

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 land, which goes towards beautifying 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.

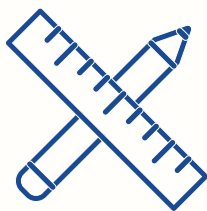
With the newfound stability in the housing stock due to strategic demolition and renovations, new housing construction can begin to take place.

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.

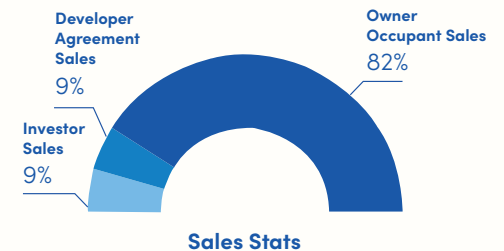
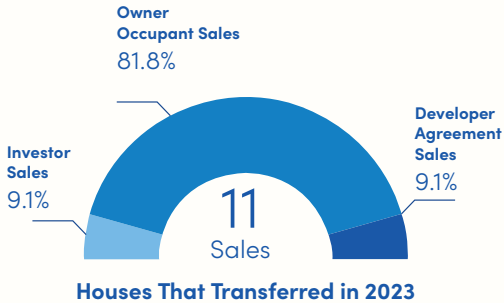
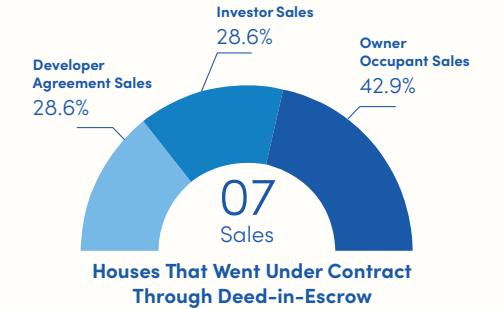
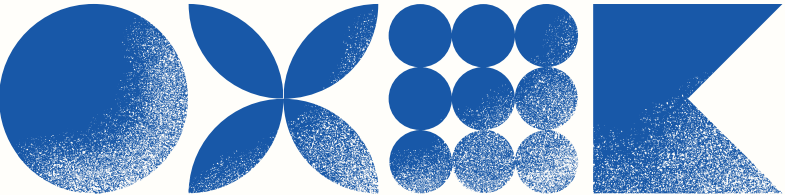


Community Investment / Home Ownership

\$425,900
Total Property Sales



\$78,952
Private Investment
Leveraged



Vacant Land Reuse

1,969
Vacant Lots Sold to Date

233
Side Lot Sales

95
Through NIP Demolition

06
Commercial Vacant Lot Sales



Highlights

A continuing priority for TNP is the sale of vacant side lots to adjacent property owners. In 2023, staff contacted neighbors of 488 side lots to encourage the transition of these properties into private ownership. Of those lots, 143 were sold to neighbors for the expansion of property and placed those properties back into active use.



38
Side Lot Incentive Cards Given Out

02
Greening Installations on Post Demo Lots (vinyl fencing & raised beds)

Commercial Improved Property

125 Scott St
A two-story building located blocks away from downtown will be turned into a family owned deli and pizza shop.

Commercial Improved Property

1810 Highland
Was purchased by adjacent property owners who currently own several storage facilities and have plans to turn this property into another location. These will be open to individual and commercial storage opportunities.



Side Lot Incentive Program

TNP was awarded \$10,000 from Huntington Bank for the Side Lot Incentive Program, which will allow the organization to award \$200 Lowe's gift cards to the purchasers of Land Bank Side Lots.





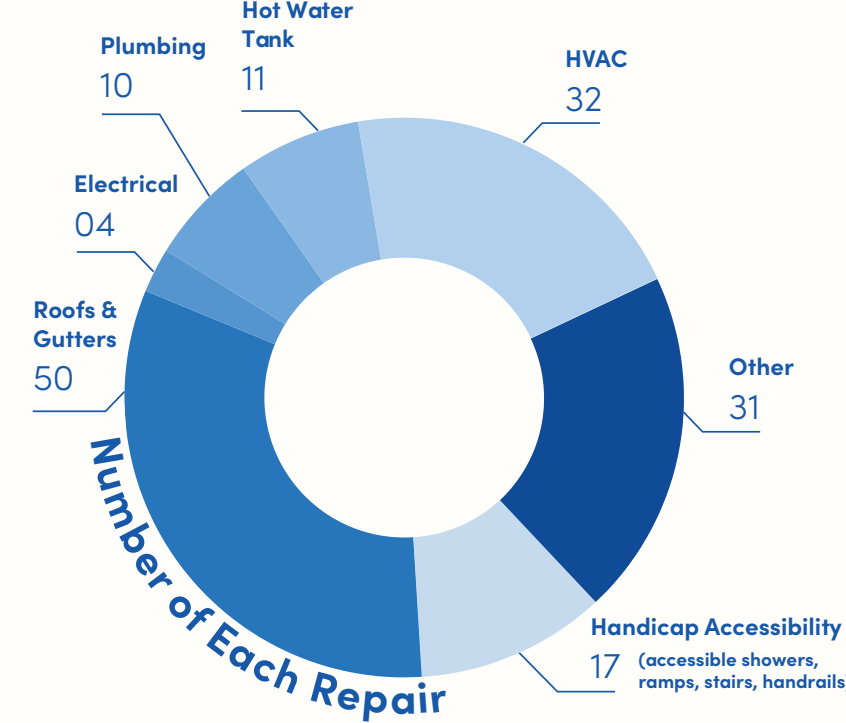
Emergency Home Repair

155
Total
Repairs

118
Total
Households
Helped



In 2023, TNP successfully completed its fifth year of the emergency home repair program. Throughout the year, the program achieved its highest impact to date by providing assistance to 118 households in Trumbull County requiring home repairs. This was made possible through secured



funding obtained from various sources, including the City of Warren, the Trumbull County Commissioners, the Federal Home Loan Bank of Cincinnati, and the Ohio Department of Development Housing Assistance Grant Program.

During this period, TNP's efforts resulted in the completion of 155 repairs in these households that addressed needs such as roof replacements, furnace installations, hot water tank replacements, resolution of electrical and plumbing issues, as well as addressing essential accessibility requirements. This year TNP was able to address more safety

needs in households as we installed 112 smoke detectors and carbon monoxide detectors to 16 households that did not have any.

With more funding available through our emergency home repair program for 2024, we will be able to continue our goal to increase the number of households and repairs done throughout Trumbull County and will be able to keep families safely living in their homes.

- Repairs Offered Include:
- Roofing
 - Electrical
 - Plumbing & Bathroom
 - Furnace / Hot Water Tank / AC
 - Handicap Accessibility (accessible ramps, stairs, & handrails)
 - Other unsafe emergency items

Demolition

Completed in 2023

88

Residential Demolitons

03

Commercial Demolitons

02

Private Demolitons



1,318

Total Demolitons to Date

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.

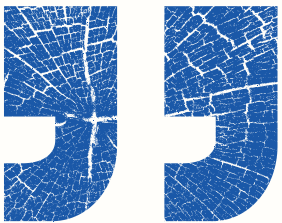
TNP and the Land Bank have diligently worked to build wealth in neighborhoods through the acquisition and disposition of properties, which buyers invest their time and resources in to create homeownership opportunities and equity in their property. Started in 2010, the Land Bank has continued to build its programming and impact throughout Trumbull County's neighborhoods. Since its inception, the Land Bank has demolished over 1,500 properties, renovated 500 and facilitated the sale of over 1,700 vacant lots to adjacent property owners, all to create healthier neighborhoods through the remediation of blight and access to homeownership opportunities.

The Land Bank applied for **\$12.5M** through the Ohio Department of Development Building Demolition and Site Revitalization Program grant to perform demolitions on **236 locations** in November.



66

“In 2023, **\$3,263,231** was invested countywide through the Ohio Department of Development Building Demolition and Site Revitalization Program.”



Brownfields

The Trumbull County Land Bank applied for a Brownfield Remediation Grant through the Ohio Department of Development (ODOD) to perform various brownfield remediation tasks across 4 locations **totaling \$3.1 million.**

1

USEPA Brownfield Cleanup

2

Gas Station Cleanups
Bureau of Underground Storage Tank Regulations

4

Open Cleanups

6.7M

2

Finished Cleanups

Building a Better Warren

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.

Over the course of a year, the BABW crew helped conduct the city-wide parcel survey collecting data around the current housing and land conditions throughout the city.

TNP was able to pair three BABW team members with two construction crews for over 400 hours of onsite job training in order to advance their skills and allow them to network in their field. These skills include, but are not limited to, general carpentry, building decks/porches, installing insulation, hanging/finishing/painting drywall, cabinet/fixture installation and proper placement of smoke and carbon monoxide detectors. Each team member that has gone through training not only advances their skills and knowledge but is also able to pass the information down to other team members creating a trickle-down learning effect.



Full Time Jobs with Benefits Created for Residents of our Community to develop their professional skills through on-the-job training in activities that directly benefit the community they live in.

04
Vacant Land Reuse Projects

35
Hazardous Trees Removed



19
Pre-Demolition Properties Salvaged Reducing Waste Taken to Landfills

4,075
Individual Cuts on Vacant Properties

49
Board-ups Completed on Blighted Properties

04
Property Renovations to Reduce Costs and in Turn Transfer Those Savings to Homebuyers



Building a Better Warren (BABW) Grant

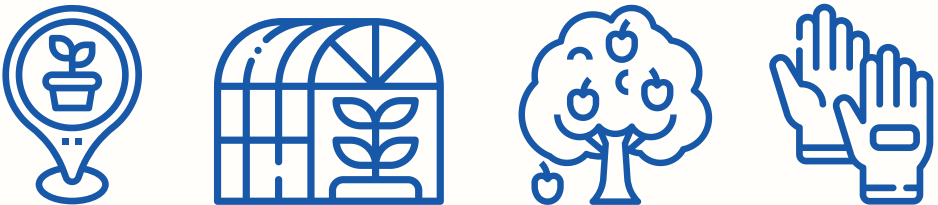
TNP’s Building a Better Warren Grant program provided 10 eligible applicants a mini-grant award of up to \$500 to clean up or beautify their Warren neighborhood.

Approved projects included installing, painting, or repairing playground equipment or fencing, landscaping treatments, signage, graffiti removal, and flower garden beds. This program is operated in partnership with the Community Foundation of the Mahoning Valley and the Kennedy Family Fund.



Grant Awardees

Community Volunteer Council (CVC), Dickey Community Garden, Fairfield Memorial Garden, Free Indeed Urban Farm, Garfield Community Garden, Glow Garden at the Victory Community Urban Garden, Laird Communal Garden, Trumbull County Youth Organization at Interfaith Park, Warren Grown, Willard Community Garden.



Feel the Urge to Splurge

Sarah Thomas of Warren Grown accepts a BABW Gift Card.



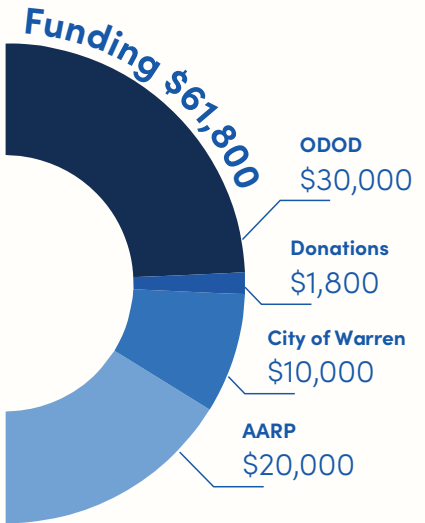
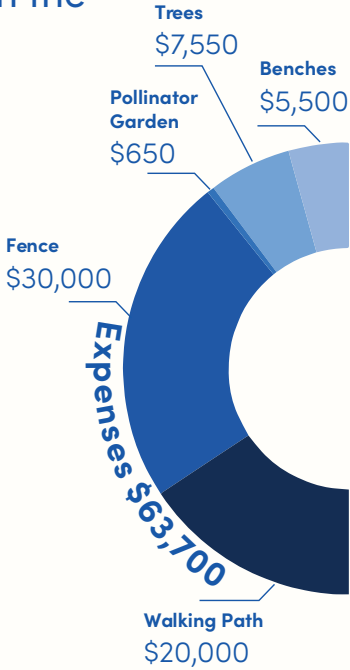


Riverside Park

The former St. Joe’s Riverside Hospital, located at 1307 Tod Ave. NW, was demolished. Through ODOT funding, site cleanup began in 2022 and was completed in the summer of 2023.

Trumbull Neighborhood Partnership secured funds from AARP’s Community Challenge grant in May 2023 to turn the recently demolished site into a usable greenspace. The **\$20,000 grant** went towards the creation of a walking path, and TNP was able to leverage an additional **\$12,000** with the City of Warren and local donors. Funding helped purchase trees, 6 benches, and picnic tables provided by Warren City Schools.

Through partnerships with [Plant Ahead Ohio](#), [Operation Pollination](#), [Trumbull Soil and Water Conservation District](#), [Warren Rotary Club](#), and [Trumbull County Metroparks](#), the site was able to be officially named **Riverside Park** in October. A pollinator garden was established on the site, and 100 native and non-invasive trees were planted by over **50 volunteers** at a tree planting event. The **2,000 foot walking path** was completed in October, and benches and picnic tables were installed in November 2023.





Collaborate

Building a Better Table Series 1
Educating the Community in a 3-Part Series

- Who Makes the Decisions?
- Who's Got the Power?
- Who's Making the Change?

Building a Better Table Series 2
Environmental Justice

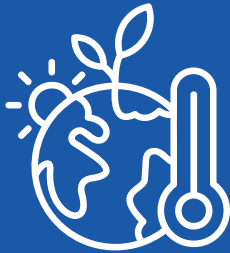
Partners

Community Foundation of the Mahoning Valley, United Returning Citizens, the YWCA, and the League of Women Voters of Greater Youngstown

Outreach

Youth Community Clean-ups

Voter Registration



Advocate

Canvassing with Girard and Girard Mayor Melfi

Partners

Stonegate Apartments, Community Legal Aid, Girard Tenants Association, and the City of Warren



Community Organizing

Educate

Trauma Informed Care (TIC)
Group and Community Intervention

Community Trauma, Trauma 101, and Resiliency
Trainings in Various Neighborhoods Throughout Trumbull County.

Part 1 - Adverse Childhood Experiences (ACES)

Part 2 - Resiliency Factors That Keep Us Going

Trainings were Held at Grace AME Church on September 16th and September 23rd.



Beginning Farmer Training Program

Trumbull Neighborhood Partnership partnered with Central State University Extension's Fastrack Farming Program again for 2023. The program is designed for individuals interested in becoming a certified farmer, or farmers wanting to expand their agricultural knowledge. Geared primarily towards minorities, those with disabilities, and veterans, the program ran from April through October 2023. The weekly workshops included topics such as hydroponics, soil management and health, pest and disease management, beekeeping, vegetable and small fruit farming, farming sales and business, and more. Participants also had the opportunity to work on their own farm throughout the course of the program. They also participated in the Warren Farmers Market, and sold their produce weekly there.

12
Participants
Graduated the
Program



309
Volunteer Hours
Spent on the Farm



36
Different Varities
Planted



Warren Farmers Market

201	3,417	11
Average Weekly Attendance	Shoppers Serviced in 2023	Average Vendor Attendance

The Warren Farmers Market is a vibrant community gathering that celebrates local agriculture and promotes healthy living. Located in the heart of Warren, Ohio, the market offers a diverse range of fresh produce, locally sourced meats, artisanal crafts, and homemade goods.

The Warren Farmers Market returned to the historic downtown district for its 11th summer season. Farm fresh fruits and vegetables, eggs, honey, homemade desserts, snacks, teas and handmade soaps, candles, oils, jewelry, and artwork were made available to the community. Open Tuesdays, early June through the first week of October, from 3:00-6:00PM, the market is a great place to shop locally and connect food growers and entrepreneurs with the community.

\$3,064

in Sales for Produce Perks

Total Sales for 2023
\$26,477

Events @ the Market: 10 Year Celebration / National Farmers Market Week / Health Fair / Kid’s Day / Christmas in July / Bring Your Pet Day / Conservation Day / Stuff a WPD Cruiser – Back to School Supplies



“Providing healthy food access to the residents of the City of Warren. 8 non-profit organizations participated in sharing their mission.”



05	02	06
Minority Vendors	New Produce Vendors	Rides Through Transport



8

Years of the Market

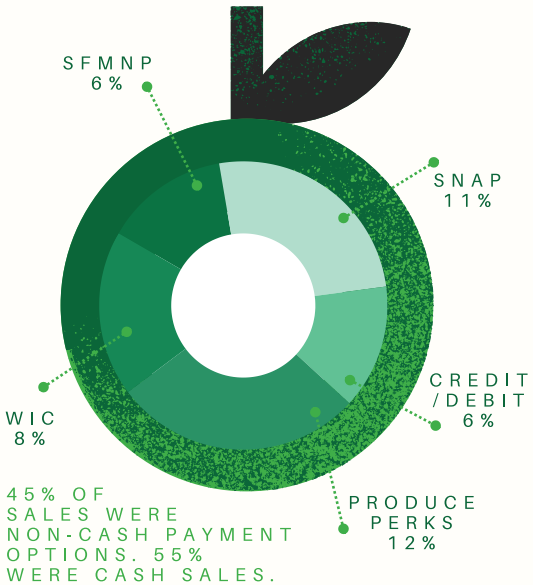
Total Sales
\$237,794

The total sales were reported at \$26,477 and the average attendance was tracked totaling 201 weekly. WFM maintained an active and necessary role in civic engagement, providing resources and guidance for the voter registration process with the help of Fair Shake, Trumbull Art Gallery offered art opportunities every week at the market through their Angels for Art Education Program, and the Warren Public Library offered assistance in library card registration and a book check out kiosk for children.

Women, Infants, and Children Farmers Market Nutrition Program distributed vouchers for fresh fruits and vegetables. Senior Farmers Market Promotion Program provided coupon booklets to seniors through [Direction Home of Ohio](#).

Through a partnership with [Central State University Extension](#), bi-monthly cooking demonstrations occurred for customers to learn a new recipe using fresh produce from the market.

Cash & Non-Cash Payments



POP Kids Club / WFM

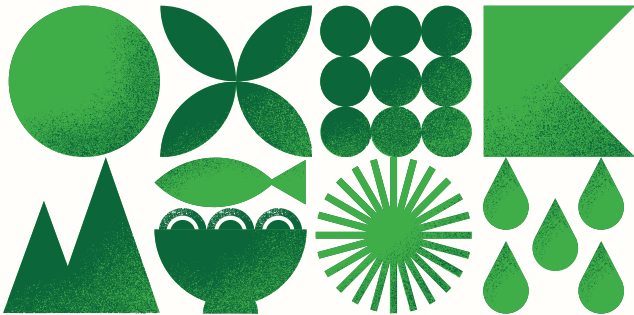


“The Power of Produce Kids Club gives children an opportunity to try new fruits and vegetables at the market weekly. Kids get to try a new recipe, and participate in activities related to produce. They can also try the Two Bite Challenge, in which they try two bites of the featured fruit or vegetable and receive a \$2 coupon for produce at the market.”



\$268
POP Kids Sales

18
Average Kids Participating Weekly



GROW & Community Clean-ups



Events & Outreach

Warren Farmers Market Information Session // **Beginning Farmer Training Program** Information Session with Central State University Extension // Journaling in the Garden with Kimberly L Ford at Women’s Park // **Vaping and Tobacco Cessation with Trumbull County Combined Health District** // Trumbull County Master Gardeners Volunteers Community Garden Night Out with Ohio State University Extension // **G.I. Health Cooking Class Series with Mercy Health** // Zumba Fitness Classes with Tamara Cooper // **Diabetes Cooking Class Series with Mercy Health** // Seniors Cooking Classes with CSU Extension // **Kids’ Cooking Classes at 21st Century Program** //



An Earth Day Celebration
Trumbull Neighborhood partnership kicked off the community cleanup season with a Warren Citywide Earth Day volunteer event on April 22, made possible by the Go Green Grant. Clean-ups continued in the city’s parks, neighborhoods, and public spaces through August. **26 groups** in the City of Warren participated. **329 litter bags** were collected, 51 spaces were cleaned up, and about 100 volunteer hours were tracked. This project addressed community insecurity by building a stronger network of volunteers, instilling ownership of neighborhoods, relieving stress, and increasing a sense of wellness.



TNP Provided Technical Support to the Following 16 Community Gardening Projects
Dickey Community Garden, Garfield Community Garden, Historic Perkins Homestead Neighborhood Association Rose Garden, Inspirational Memorial Garden, Inspiring Minds Community Garden, Laird Communal Garden, Oddfellows, Our Place, Porter Street Community Garden, Paradise Gardens Development, Roosevelt Community Garden, TriYouCares, Urban Community Victory Garden, Warren Community Prayer Garden, Warren Grown Farm, Willard Community Garden

GROW / Community Gardens



11

Community Gardens
Were Awarded \$100
Grants Each to Grow
and Distribute Produce
Within Their Communities



525

In-Kind Donations of
Vegetable and Flower
Plants and Seeds for
Community Gardeners
Distributed

10

Community
Gardens Were
Provided Plants



A Seed Catalog
at the TNP
Office was
Available for
the Community
to Utilize.

Tool Lending
Rakes, Shovels, Hoes,
Clippers, Bags, and Gloves
were Available for
17 Gardens and Tiny Parks.

07

Tilling
Support
for Gardens



Healthy Community Store Program



The Healthy Community Store Program continues to increase healthy food access within convenient stores that offer fresh produce.

The Healthy Community Store Program was able to offer healthy snack options in six of the stores as a way to expand healthy options with longer shelf lives in stores.

The program was also able to partner with the Beginning Farmer Training Program and sell their extra produce to five of the community stores. The produce sold out almost every time, and customers were able to learn about where their food came from.



Lucky 7 Food Mart's healthy living mural was completed in the summer of 2023!

The mural was created by two local artists, Shawn Crum & Steve Wishnewski, and can be seen on the west wall of the East Market building as you leave the city. Girard Save-A-Step is in the process of getting a healthy eating and living mural installed on the exterior of the building. A local artist is designing the mural which is set to be complete in January 2024.



There are now 10 locally owned convenience stores that offer fresh produce and other healthy food options throughout the Warren-Trumbull County area. Among the store owners, is a shared commitment to improving food security in Warren and changing the narrative around what convenience stores offer in our community.





TRUMBULL
NEIGHBORHOOD
PARTNERSHIP