TRUMBULL COUNTY
LAND BANK







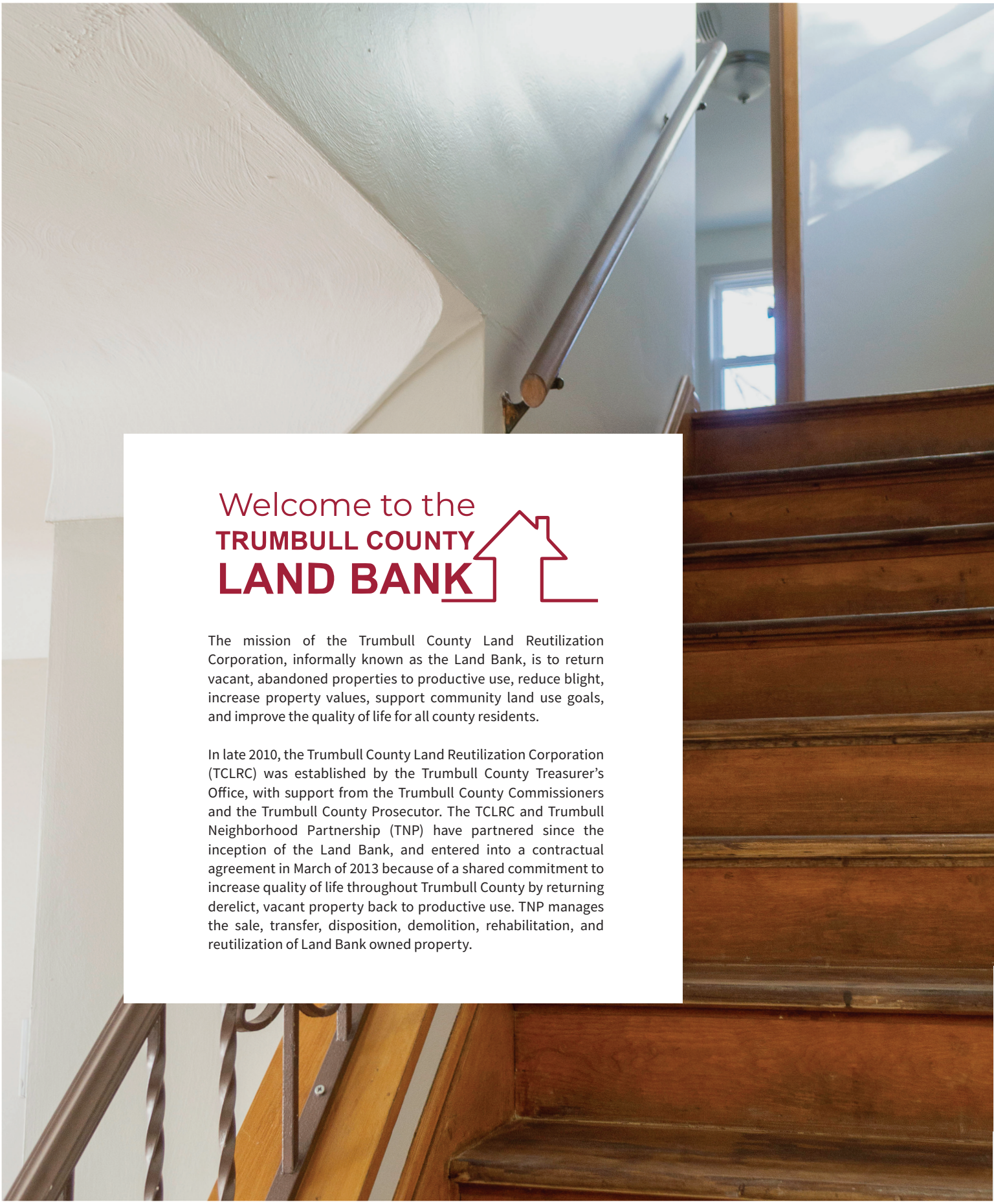
TRUMBULL
NEIGHBORHOOD
PARTNERSHIP







Annual Report 2021



Welcome to the TRUMBULL COUNTY LAND BANK

The mission of the Trumbull County Land Reutilization Corporation, informally known as the Land Bank, is to return vacant, abandoned properties to productive use, reduce blight, increase property values, support community land use goals, and improve the quality of life for all county residents.

In late 2010, the Trumbull County Land Reutilization Corporation (TCLRC) was established by the Trumbull County Treasurer's Office, with support from the Trumbull County Commissioners and the Trumbull County Prosecutor. The TCLRC and Trumbull Neighborhood Partnership (TNP) have partnered since the inception of the Land Bank, and entered into a contractual agreement in March of 2013 because of a shared commitment to increase quality of life throughout Trumbull County by returning derelict, vacant property back to productive use. TNP manages the sale, transfer, disposition, demolition, rehabilitation, and reutilization of Land Bank owned property.



Table of Contents

Introduction	03
Financials	04
Improved Property Sales	05
Inventory Management	07
Vacant Lot Transfers	08
Demolitions	09
Annual Highlights	11

PREPARED BY

TRUMBULL NEIGHBORHOOD PARTNERSHIP







Letter from the President

2021 was another exciting year for the Land Bank, the beginning of a new journey with a more renovation forward approach to our work. It is my humble belief that the Land Bank has never fallen short of its mission to support our residents and neighborhoods through blight remediation, homeownership opportunities, and vacant land reuse, with this year being no different.

This year brought an end to the Neighborhood Initiative Program (NIP), a demolition and greening program which was initially awarded to the Land Bank in 2014. The program enabled our partnerships with the municipalities, townships, and villages of Trumbull County to manifest real change in the material conditions of neighborhoods as a response to blight, vacancy, and abandonment of residential property. We were able to not only remove over 1,000 derelict abandoned vacant houses, but in many cases to provide greening installations, perform deconstruction, and conduct the required maintenance.

NIP has cleared the way for our neighborhoods to prosper: as demolitions have been a primary focus of the Land Bank, it was part of our strategic plans to begin the process of revitalizing our neighborhoods and we have taken that goal to heart. As demolitions slow down, the Land Bank has worked to invest millions of dollars in renovations, emergency home repairs, and exterior home improvements to assist the homeowners and residents that call these neighborhoods home.

2021 ended with the demolition of 77 blighted, abandoned properties, the renovation of 26 properties through the Deed-in-Escrow and In-House renovation programs, the sale of 260 vacant residential lots, and the award of 48 Side Lot Incentive gifts cards to help resident beautify their new lots. These numbers continue to highlight the Land Bank's steadfast commitment to our community.

As always, I have to give a huge thank you to all of our partners who have made this work possible. A special thank you to Trumbull Neighborhood Partnership, the organization that manages the Land Bank; none of this work would be possible without their dedication to the Land Bank's mission and progressive approach to neighborhood revitalization.

While 2021 was an exciting and impactful year, time has shown that we only get better with age, so I am excited to show the community that we will continue to support it and the Land Bank will continue to bring positive change into 2022.

Sam Lamancusa

Sam Lamancusa
TCLRC Board President

FINANCIALS

	2021*
Revenue	
DTAC Share	$458,106.19
Government Grants	$1,737,614.43
Other Income	$2,075.99
Program Income	$1,082,274.79
Total	**$3,280,071.40**
Expenses	
General Operating	$265,529.09
Acquisition	$143,266.96
Maintenance	$224,041.25
Renovation	$637,996.57
Demolition	$1,251,766.84
Total	**$2,522,600.71**

***2021 Unaudited**

BOARD OF DIRECTORS

Sam Lamancusa
Trumbull County Treasurer
Board President

Mauro Cantalamessa
Trumbull County
Commissioner

Greg Cizmar
Township Representative

Niki Frenchko
Trumbull County
Commissioner

Michael Keys
Municipal Representative

ACCOUNTING

Sforza & Walker CPAs Inc.

OPERATIONS

Trumbull Neighborhood Partnership

In 2021, TNP entered into purchase agreements for 26 improved properties: 21 as deed-in-escrow agreements with owner occupants, 3 as developer agreements, and 2 as deed-in-escrow agreements with investors.

The Deed-In-Escrow program is a great opportunity for people in our community to become homeowners. One of the ways the TCLRC helps improve and stabilize neighborhoods is by offering vacant homes to residents, typically for a reduced price which allows for the bulk of their funding to be used towards the renovation portion. The TCLRC holds the deed until the agreed upon work has been completed ensuring that the results benefit the new homeowner as well as helping to improve the surrounding neighborhood.

TNP and the TCLRC completed 6 in-house renovation 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 quality affordable housing for the community.



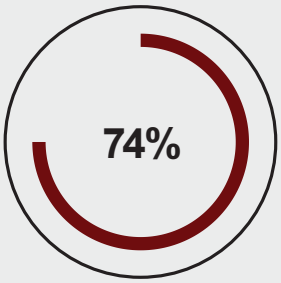
Improved Property Sales



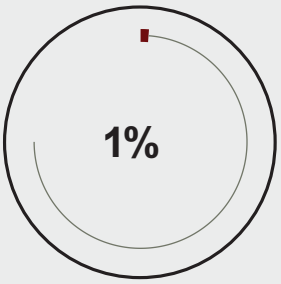
141 AUSTIN AVE, WARREN

PURCHASE PRICE: $3,500
RENOVATION AMOUNT: $20,650

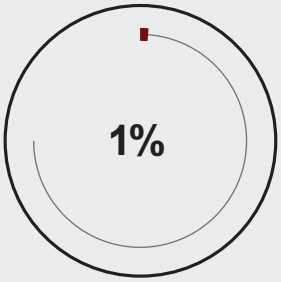




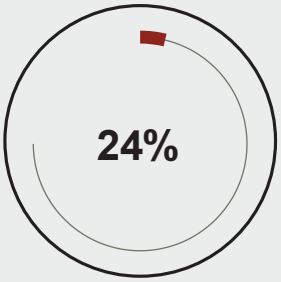
Owner Occupant



Developer



Investor



Private Demolition

496 House Viewings in 2021



330 MORRISON AVE, NEWTON FALLS

PURCHASE PRICE: $12,500
RENOVATION AMOUNT: $15,630



475 HOMEWOOD AVE, WARREN

PURCHASE PRICE: $5,000
RENOVATION AMOUNT: $24,350

Inventory Management

3,750 Properties
Acquired from
2012 - 2020





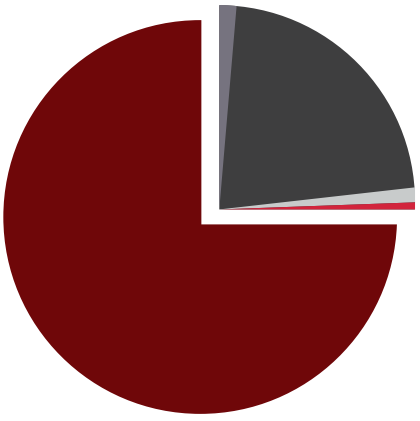


In-House Renovations

Trumbull Neighborhood Partnership performed in-house renovations on 6 properties, investing nearly **$450,000**. These houses were sold to owner occupants, many of whom were first time home buyers, committed to live in the houses for a minimum of three years.



163 Properties
Acquired in 2021



Current Inventory

- Residential Vacant - 1,237
- Agricultural Vacant - 9
- Commercial Vacant - 76
- Residential Structures - 139
- Commercial Structures - 14

Acquisition By Year

2019	2020	2021
460	216	163

Vacant Lot Transfers

260
Vacant Lots
Sold in 2021

120
Side Lots Sold
After NIP Demolition

48
Side Lot Incentive
Gift Cards

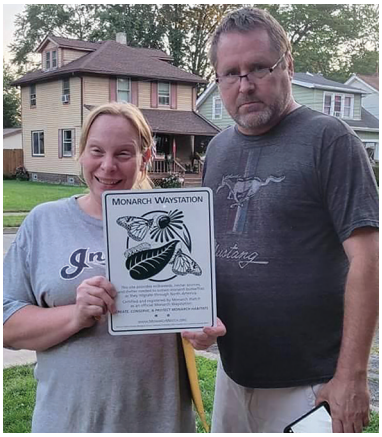
1,736
Total Vacant Lots
Sold to Date

In 2021, TNP facilitated the sale of **247 side lots**, returning them back to productive use in the community. This includes the transfer of **120 post demolition lots**. Since TNP began management of the TCLRC in March 2013, over **1,736 side lots** have been transferred. In addition, TNP facilitated the sale of **13 buildable lots**, this year to buyers interested in new development, agriculture, and property expansions.

TNP conducts direct outreach for property as it enters the Land Bank. TNP staff visit each immediately adjacent neighbor for input regarding the future use of the Land Bank property and, in many cases, offers the property for sale as a side lot to promote property expansion.

TNP, in partnership with the Land Bank, continues to have great success with the Side Lot Incentive Program. The program allows buyers to defray the cost of making improvements to their newly purchased lot, including tools, materials, and supplies for lawn maintenance, gardening, landscaping, fence installation, and other approved projects. In 2021, **48 qualified property owners** received gift cards which ultimately leveraged nearly **$24,000** in private investment.

Side Lot Success Stories



“Thank you for the amazing opportunity to promote beauty and conservation of land and pollinators through your side lot program. 24 yrs ago a country girl thrown into the city lost all hope of the beauty and land to sow, you came along and brought me hope and desire to bring the country to the city”

- Angela Cope, Side Lot Buyer

Blight Remediation

Demolition is an ongoing activity within the Land Bank. TNP actively works to secure demolition resources where available. Private demolition is one avenue through which the need to demolish a severely dilapidated property can be achieved. This method has assisted in communities where resources are unavailable or unable to remove blighted houses due to funding guideline restrictions. TNP secured seven private demolitions in 2021, allowing the funds saved to be used towards other public demolition needs.

In 2021, the Neighborhood Initiative Program (NIP) came to an end. Through this program, the Land Bank was able to demolish 1,028 properties throughout Trumbull County. This allowed for many of the worst properties in communities to be demolished, making way for future development. The program was a huge success and had a huge impact on the residents living in neighborhoods with significant blight and vacancy.

The Land Bank has worked for the past 11 years to reduce blight through demolition, brownfield remediation and vacant land reuse projects, and continues to perform much needed blight remediation. In 2021, the Land Bank was awarded two EPA grants for environmental assessments of brownfield sites and a BUSTR grant to demolish and remediate the environmental hazards at an old gas station. The Land Bank will continue to seek brownfield remediation and demolition funding as we move into 2022.



> “
>
> The Trumbull County Land Bank through the Neighborhood Improvement Program has helped the City of Warren restore the sense of community in our neighborhoods. From the quality of life, to increasing property values. The Land Bank has been a tremendous partner in beautifying our neighborhoods.
>
> - ***Eddie Colbert,*** *City of Warren Director of Safety and Services*

Demolitions

Demolitions Completed Through Our Neighborhood Initiative Program

One Thousand One Hundred Ninety-Nine to Date

70
demolitions completed

4
post-demolition greening projects

7
private demolition sales

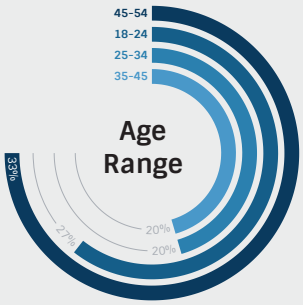
50
demolitions projected for 2022

A. The Land Bank worked with the City of Warren to get a number of vacant, abandoned and blighted commercial structures demolished in the Peninsula area, west of Downtown.

B. 1026 Garden in Warren's Central City was demolished in mid 2021. This longtime vacant property had fallen into severe disrepair and became a safety concern for the neighborhoods.







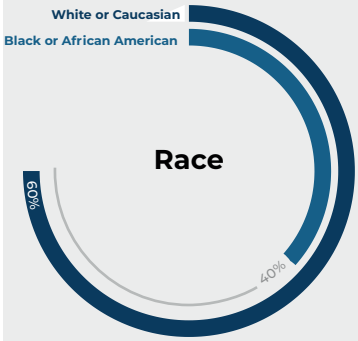


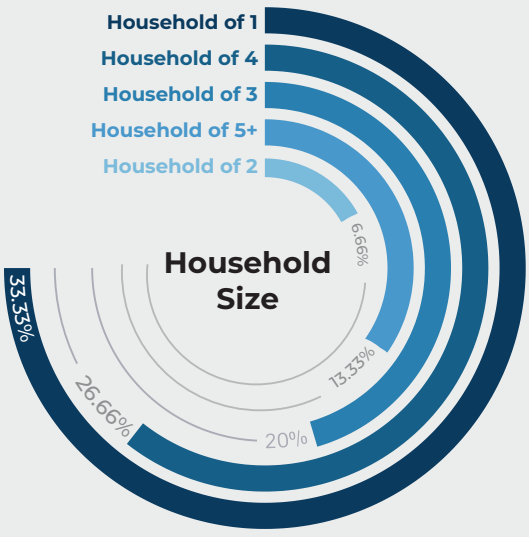


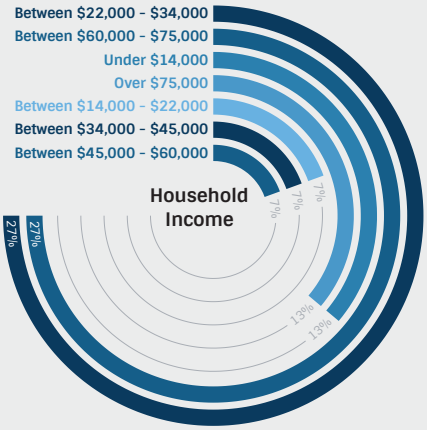
Outreach

TNP has worked with the Ohio Land Bank Association (OLBA) and local legislatures on resources for brownfield remediation and addressing blight in our community. Through this partnership and advocacy, $500MM was allocated statewide for work on brownfields and commercial and residential demolition. TNP continues to support and play an active role in the OLBA and its efforts to bring resources to counties across the state.

Program Highlights









BABW completed one full renovation and a number of emergency home repairs on occupied homes, where they brought the properties up to code and created safe living conditions for residents and new homebuyers.



BUSTR Grant

In June the Land Bank, in partnership with Trumbull Neighborhood Partnership (TNP), received its third BUSTR Abandoned Gas Station Grant to fund the cleanup work at the Clark's Gas Station in the City of Hubbard, along a main thoroughfare along a main thoroughfare into Hubbard's downtown. The grant, administered by the Ohio Development Services Agency (ODSA), funded 100% of the cost of demolition, underground storage tank removal, and environmental cleanup activities. The Land Bank will continue its efforts to address brownfield sites throughout the county, with plans to submit over $10MM in brownfield grants in 2022.



Building A Better Warren

Trumbull Neighborhood Partnership's Building A Better Warren (BABW) program connects the need for resident-driven community revitalization with job creation, putting residents to work in full-time, year-round jobs remediating blight. The program offers residents training and employment in renovation, deconstruction, landscape installation, and vacant property maintenance in order to stabilize the city's vacant and blighted properties, mitigate the impacts of blight, and create home ownership opportunities.



Connecting Residents to Employment & Improving Neighborhoods



The BABW team works in the community by:

- Renovating vacant houses
- Deconstructing before demolition
- Installing landscaping after demolition
- Maintaining green spaces



30 pre-demolition properties salvaged

61 intake assessments

2,175 individual cuts on post demolition lots

68 blighted property board-ups

CREATING SAFE LIVING CONDITIONS

TNP and the Land Bank partnered with Mahoning County Healthy Homes to certify a number of employees and contractors in lead abatement. With the concerns around lead hazards in homes, and the affect it can have on families, we are seeking to get contractors lead abatement certified to ensure lead safe practices are used in Land Bank housing renovations.In 2021, TNP was able to send 10 individuals through the Lead Abatement Contractor Training. TNP has a commitment to reduce lead and other environmental hazards in our work and this effort brings us one step closer.

BA BW

FOR RESIDENTS & NEW HOMEBUYERS

4 Hazardous Trees Removed

39 Projects Worked on with Community Partners to Assist in Their Programming Goals and Continue Their Work for Our Community







6 Full-Time Jobs with Benefits Created

1,400 Tires and Over Five Tons of Litter and Debris Removed from City Streets and Clean-ups



TRUMBULL
NEIGHBORHOOD
PARTNERSHIP

TRUMBULL COUNTY
LAND BANK

Shawn Carvin - Land Bank Director
Shawn@tnpwarren.org
330-469-6828

For Questions Regarding TNP
info@tnpwarren.org
(330) 647-6301

tnpwarren.org
trumbullcountylandbank.org

736 Mahoning Ave NW
Warren, OH 44483