Annual Report 2014

TRUMBULL NEIGHBORHOOD PARTNERSHIP

Empowering residents through programming and projects that improve the quality of life in the neighborhoods of Warren, Ohio.

Students from the Inspiring Minds Program lend some muscle at the Peace of Hope Garden in Warren's Garden District.

TRUMBULL NEIGHBORHOOD PARTNERSHIP

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MISSION & VISION

Neighborhood revitalization in Warren & Trumbull County

OUR MISSION

The mission of Trumbull Neighborhood Partnership is to empower residents through programming and projects that improve the quality of life in the neighborhoods of Warren, Ohio.

OUR 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.

TRUMBULL NEIGHBORHOOD PARTNERSHIP

Public Art Program

TOP LEFT | Warren's famous Painted Lady (top right) received an updated fence courtesy of TNP's Public Art Project.

ABOVE | "Let her sleep, for when she wakes, she will move the world." Congratulations to Thomas Morgan and his "Sleeping Giant," Winner, Mahoningside Mural Project.

The goal of The Public Art Program is to create beauty in vacant spaces and to reward artists for their contribution to the improvement of Warren, Ohio.

COMMUNITY OUTREACH

Community engagement that ensures TNP programming is resident driven

IN 2014, TNP engaged more than 250 residents in localized meetings to discuss what was important to them, what types of land re-use they would like in their neighborhoods, and what specific projects or parcels they would like to see addressed.

WARREN CITIZENS ARE CONCERNED ABOUT:

- Jobs
- Education
- Crime
- Safety
- Blight
- Vacant property
- High grass
- Recreation
- Pubic art
- Passive green spaces

ABOVE | Proposal for green space produced by a Westside resident at one of TNP's ongoing community outreach meetings pictured below.

INSET | Michael Engram of Gamechangers presents at a Warren SOUP event. Warren SOUP is a grassroots, micro-funding effort that allows new community improvement ideas a chance to win start-up funding from an audience of residents

TRUMBULL NEIGHBORHOOD PARTNERSHIP

GROW

Returning vacant land to productive use

GROW (GARDEN RESOURCES OF WARREN) is an urban agriculture and local food effort that supports the transformation of vacant lots into community gardens capable of providing fresh produce, building community, reducing food insecurity, and providing local, accessible resources for healthy food.

ABOVE | As part of the GROW initiative, TNP partners with the Lake to River Cooperative to bring a farmers market to Courthouse Square on Tuesdays during the growing season.

ABOVE | Adam Keck at the Porter Street Garden in Warren's Garden District, tilling the earth to plant barley.

RIGHT | TNP and Birdsong Farms presented a Growing Garlic Workshop this fall. Nearly twenty garlic-lovers were in attendance.

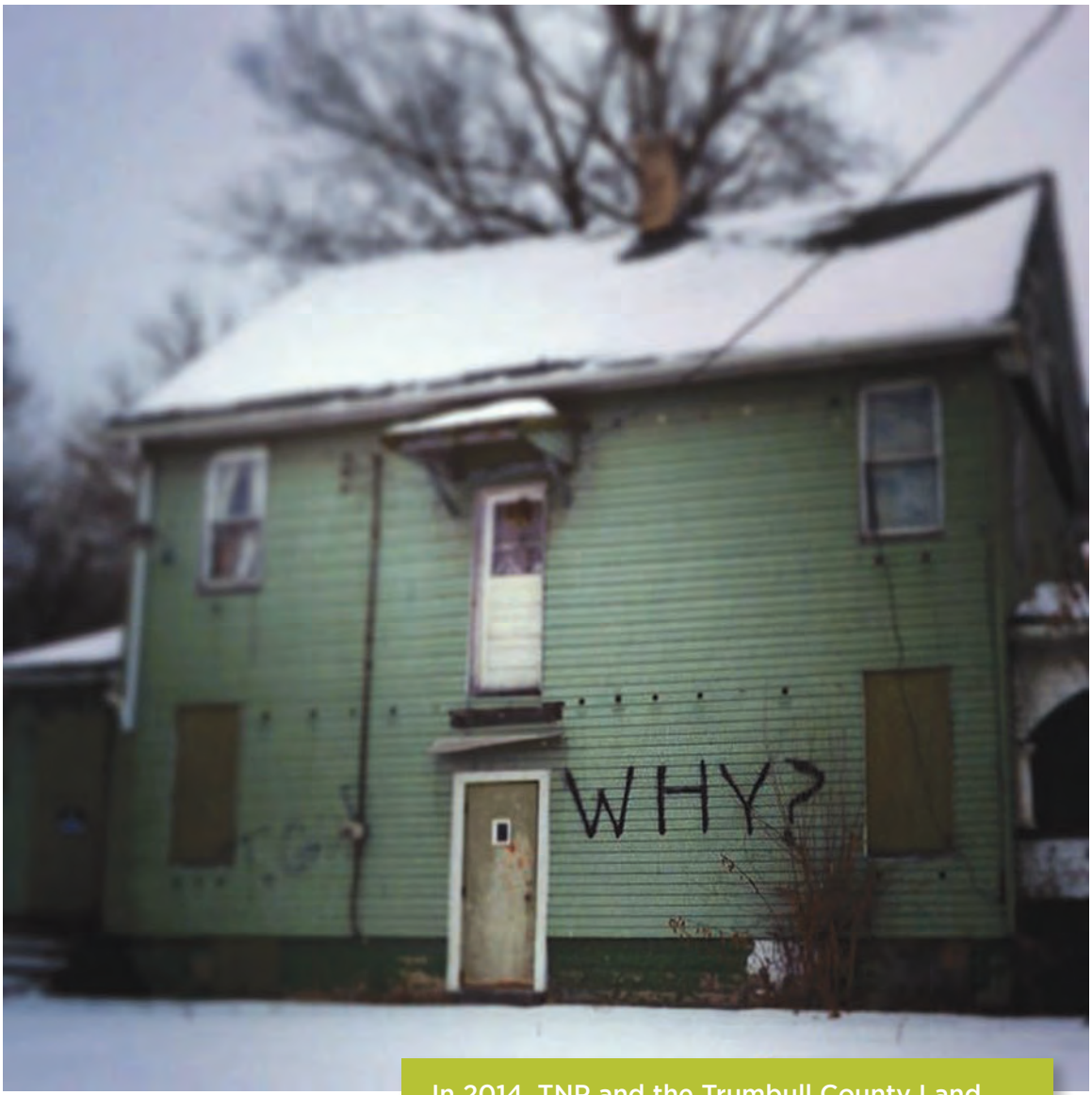
TRUMBULL NEIGHBORHOOD PARTNERSHIP

TRUMBULL COUNTY LAND BANK

Returning derelict vacant property to productive use and creating home ownership

2014 REPORT
TRUMBULL COUNTY
LAND BANK

The mission of the Trumbull County Land Reutilization Corporation 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.



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 TNP have partnered since the inception of the Land Bank, and went 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 all Land Bank owned property.

In 2014, TNP and the Trumbull County Land Bank were awarded a $3.2 million demolition grant by OHFA that serves as a significant response to this question. Nearly 500 homes have been demolished in Warren in the last five years and this effort hopes to bring down another 250 or more.

TRUMBULL NEIGHBORHOOD PARTNERSHIP

2014 REPORT
TRUMBULL COUNTY
LAND BANK

Demolishing an old image

DEMOLITION IS AN ongoing activity within the Land Bank. TNP has secured eight (8) private demolitions in 2014, saving the Land Bank a potential $80,000 to $160,000 for public demolition. TNP anticipates the demolition of 250 structures in 11 strategic target areas throughout the county in 2015.

Before demolition, TNP makes every effort to salvage and repurpose materials from vacant houses for use in other home renovations, public art installations, and various projects.. In 2014, TNP partnered with Habitat for Humanity to conduct public sales of salvaged materials.

Side Lot Incentive Program

Throughout 2014, TNP facilitated the sale of 114 side lots. TNP staff visits 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 property expansion.

ABOVE | Intern Travis Gysegem presents Warren resident Jim Pinion with a Lowes Home Improvement gift card courtesy of Huntington Bank for TNP's Side Lot Incentive Program.

The Peace of Hope Garden on Mercer Street was developed by Rachel Dunn and was supported by TNP's Side Lot Incentive Program.

TRUMBULL NEIGHBORHOOD PARTNERSHIP

2014 REPORT
TRUMBULL COUNTY
LAND BANK

The Hughes Mansion

The Hughes Mansion, a classic Queen Anne structure, stands at 634 North Park. Built in 1877 by W.S. Kernohan and purchased by Alfred Hughes in 1910, the home has been abandoned for decades. In 2014, TNP began a multi-media campaign (social media as well as organizations focused on historic properties) to find a buyer. After appearances in "This Old House" magazine, amg Foundation, a Youngstown-based start-up, was selected. amg will conduct a $500,000 renovation to create veteran's transitional housing, turning a great house into a great home once again.

Volunteers were recruited to clean up the Hughes Mansion including students from Warren G. Harding's basketball team and robotics team.

TNP's efforts to improve the presentation of the Hughes Mansion would not have been successful without our volunteers' help.

For more information about the Hughes Project check http://www.amgfoundation.org/hughes-mansion-renovation.html

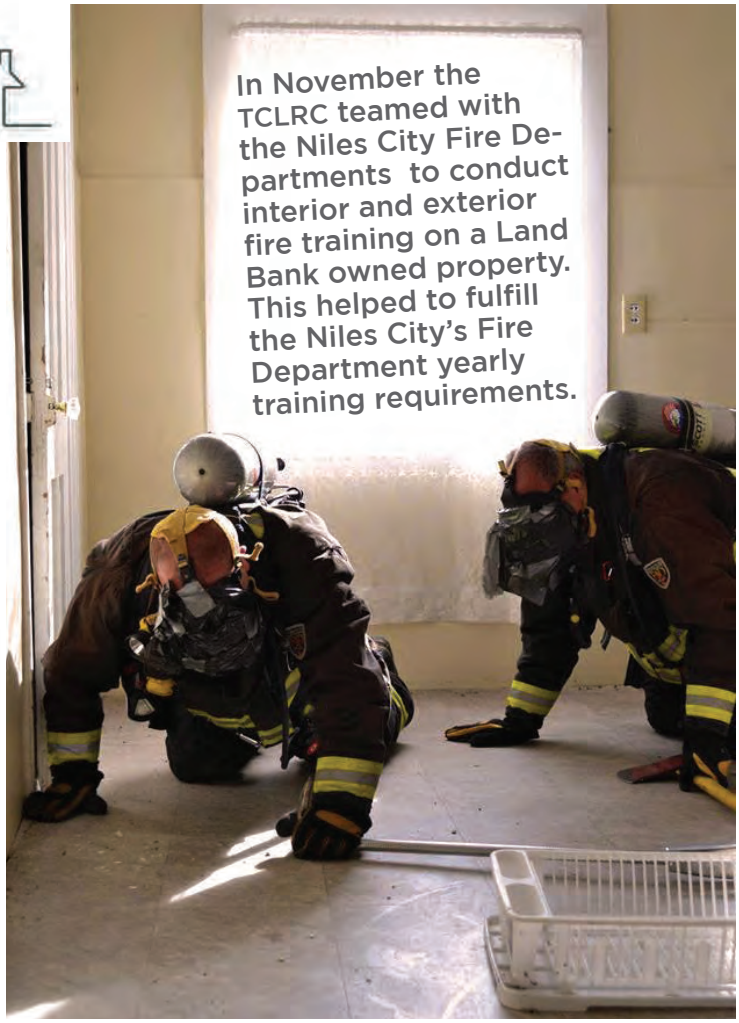
TNP's proposition — that the property was essentially "free to a good home"— was explored by hundreds before the amg Foundation was ultimately selected to turn the mansion into a home.

TRUMBULL NEIGHBORHOOD PARTNERSHIP

Improved Properties

2014 REPORT
TRUMBULL COUNTY
LAND BANK

IN 2014, TNP FACILITATED THE SALE of seventy-nine (79) improved properties–eight (8) as private demolitions and sixty-eight (68) as deed in escrow sales. Thirty-three (33) "deed in escrow" sales were to owner occupants thirty-five (35) were to investors and 3 were developer agreements. Since entering into a formal agreement with the TCLRC, TNP has leveraged over $850,000 in private investment toward housing rehabilitation, promoting significant neighborhood stabilization throughout the county.



In November the TCLRC teamed with the Niles City Fire Departments to conduct interior and exterior fire training on a Land Bank owned property. This helped to fulfill the Niles City's Fire Department yearly training requirements.

"I am excited to move into the neighborhood and be a part of something more than just buying a home. We are able to grow with the Garden District and bring life back into the area,"

Amanda Palmore
ADOPT-A-HOME PURCHASER

TNP is actively seeking the sale of twenty-four improved properties, 7 temporarily reserved for owner occupants, and 2 fully renovated and for sale, move in ready. Bids from investors and/or owner occupants are continually accepted for the non-reserved properties. TNP continues to maintain improved properties per the service contract with the TCLRC. As new improved property enters into the land bank, TNP assesses and secures each property before identifying the home as either salvageable or a candidate for demolition.

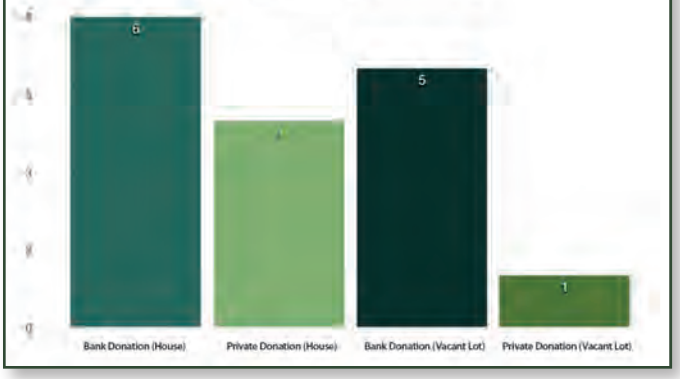
TRUMBULL NEIGHBORHOOD PARTNERSHIP

Adopt-a-Home Program

In 2014, TNP in partnership with the TCLRC, gregg's gardens, and Trumbull 100, started the Adopt-a-Home Program, with the goal to revitalize Warren's oldest neighborhood. Private contributions are used to fully renovate vacant houses. Proceeds from the sale of these houses to new owner/occupants goes into renovating another house to be put up for sale. The process continues to repeat itself.

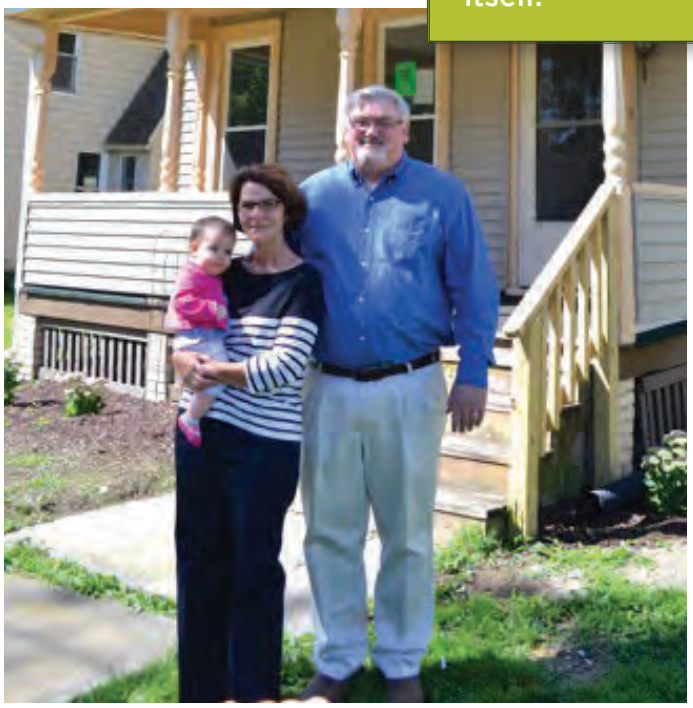
2014 DONATIONS

DONATION TYPE	UNITS
Bank Donation (House)	6
Private Donation (House)	4
Bank Donation (Vacant Lot)	5
Private Donation (Vacant Lot)	1



TOP | The first home in the Adopt-a-Home Program, 453 Vine Street, Warren, was completed in September, 2014, courtesy of Bill Casey, owner of Warren Glass and Paint.

ABOVE | The graph shows the mix of donations to TNP for both house and lot improvements. New donations are always accepted and may be used to renovate additional homes.



ABOVE | The Bill Casey Family in front of the home renovated with his contribution to the Adopt-a-Home Program.

TRUMBULL NEIGHBORHOOD PARTNERSHIP

The Garden District

Revitalizing Warren's Oldest Neighborhood

RIGHT
Stone walls like these, visible throughout the Garden District, are constructed from stones taken from foundations of houses before demolition. These native stone walls were added to the district in 2014.

gregg's gardens

ABOVE | Another new addition. Handmade birdhouses like the one above were installed throughout the Garden District, adding another element in the effort to repopulate Warren's oldest neighborhood.

garden DISTRICT

The Giving Tree Garden in the Garden District was inspired by the Shel Silverstein classic and serves as an educational resource for youth, offering free gardening classes in the summer.

TRUMBULL NEIGHBORHOOD PARTNERSHIP

COMMUNITY PARTNERSHIPS

COCS
court ordered community service

TNP continues to operate a Court Ordered Community Service Program in partnership with the Warren Municipal Court and the Trumbull County Land Bank. COCS is a sentencing alternative and a tool to fight blight.

COCS 2014 SUMMARY

WARREN MUNICIPAL COURT	
Clients Assigned	90
Assigned Hours	6681
Completed Hours	2920.5
OTHER COURTS	
Clients Assigned	15
TOTAL ALL COURTS	
Clients Assigned	105
Total Client Hours Assigned	7695.5
Total Client Hours Completed	3508
TOTAL COURT ORDERED SANCTIONS	
In lieu of jail	25
Probation	15
Fine & costs	65
Participating Courts | Assigned Hours / Completed Hours	
Warren Municipal	6681 / 2920.5
Trumbull County Common Pleas	542.5 / 388.5
Trumbull County Eastern District	156.5 / 88.5
Mercer County, PA	125 / 25
Canton Municipal	100 / 12
Ohio Adult Parole Authority	60 / 49.5
Trumbull County Central District	30 / 24
Total Hours of Community Service Projects/Tasks	
TCLRC Grass, clean-outs, landscaping, board-ups	169.5
COCS Board-ups	69
COCS Secures	42
COCS Re-Board	73.5
WCHD Board-ups	31
WCHD Re-Board	12
WCHD Secures	37.5
Citizen Groups	20.5
Downtown	21
Miscellaneous TAG, Wean	126.5

Collaborating with other local efforts

LEFT | Sheila Calko accepts a check from the Warren Rotary Club on behalf of Warren SOUP.

RIGHT | TNP staffers take their turn at prepping soup for an upcoming Warren SOUP event.

ABOVE LEFT | COCS client helps with public art installation in the Garden District.

ABOVE RIGHT | Land Bank program manager Shawn Carvin presents Donna Penn & family a pasture-raised turkey from Meadowhawk Farm, Champion OH.

TRUMBULL NEIGHBORHOOD PARTNERSHIP

ORGANIZATION

Partners & Supporters

Residents of Warren & Trumbull County, TAG, FACT, Warren Bike to Work Committee, Warren Soup, Inspiring Minds, TCJFS Summer Youth Program, Warren City Schools, Youngstown State University, YNDC, RAC, MVOC, WNLC, warrenexpressed.org, Trumbull County YMCA, Lake to River Food Cooperative, Humility of Mary Health Partners, The Raymond John Wean Foundation, TCLRC, HUD, Warren Municipal Courts, Warren City, Trumbull County Health Department, CFMV, Huntington, Trumbull 100, PNC Foundation, Dominion Foundation, USDA, Wells Fargo, Chase Bank, Huntington National Bank, Habitat for Humanity, Federal Home Loan Bank, Trumbull County YWCA, amg Foundation, Birdsong Farm, GROW Youngstown, Warren Paint and Glass, Kent State University, Mahoning Valley Hope Center, Youngstown Warren Regional Chamber,Trumbull County SWCD, WRLC, Ohio Arts Council, Rotary Club of Warren, OHFA, TMHF, Ohio Attorney General's Office, Office Depot, USDA, Niles Food Forest, Mahoning Valley Food Coalition.

2014 REVENUE		
Foundation and Banks		$219,935.00
Program Income		329,725.30
Direct Public Support		1,928.00
Government Grants and Contracts		1,000.00
Other Income		7,735.18
Investment Income		311.44
	Total Revenue*	**$560,634.92**
2014 EXPENSES		
Operating Expenses		$102,186.80
Programs		
HOMES		37,557.04
TCLRC		136,012.85
COCS		50,308.10
HUD CC		169,284.96
GROW		42,327.63
gregg's gardens		14,824.23
Public Art		6,169.08
Vacant Properties		1,619.51
Sidelot Incentive Program		5,000.00
	Total Expenses*	**$565,290.20**

*THE 2014 FINANCIALS HAVE NOT YET BEEN AUDITED.

TNP Staff, left to right | Lisa Ramsey, Shawn Carvin, Sheila Calko, Matt Martin, Mikenna McClurg, Nick Bellas, Marissa Williams.

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