2015
Second Quarter

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Executive Summary

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 Trumbull Neighborhood Partnership (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.
News and Updates

The TCLRC continues to work with the National Community Stabilization Trust (NCST), Chase Community Revitalization Program (CCRP) and private owners for the donation of properties. In the second quarter, the TCLRC secured two (2) donations from private owners, eight (8) REO donations, and is awaiting the transfer of an additional four (4) REO donations. Many of these donations come with significant monetary donations attached to them to assist in the demolition or rehabilitation of the property.

Last year’s $5,000 Side Lot Incentive Program funding from Huntington Bank has closed out and the TCLRC was able to award $250 Lowe’s gift cards to 20 side lot buyers. This allowed the buyers to defray the cost of making improvements to the lot, including tools, materials and supplies for lawn maintenance, gardening, landscaping, fence installation, and other approved projects. Huntington Bank provided another $7,000 in funds to TNP’s Side Lot Incentive Program for 2015-2016.
Ongoing Inventory Management

**TNP manages** the disposition of all land bank owned properties. This includes the sale of houses, side lots, and acreage parcels in the Land Bank.

**The Land Bank acquires** 15-30 new parcels a month through tax foreclosure. A number of properties are acquired through bank and private donations monthly.

Current Inventory

- **Side Lots**
  - 320 (-23)

- **Houses For Sale**
  - 18 (-5)

- **Acreage lots**
  - 14 (-1)

- **Demolition Candidates**
  - 68 (+57)

- **Pending Demolitions**
  - 15 (-1)
Improved Property Sales

In the second quarter of 2015, TNP facilitated the sale of sixteen (16) improved properties—four (4) as private demolitions and ten (10) as deed in escrow sales. Four (4) “deed in escrow” sales were to owner occupants, four (4) were to investors, two (2) property was sold to a nonprofit organization, and two (2) properties were sold move in ready. “Deed in escrow” sales are the result of a purchase agreement between the TCLRC and the buyer in which the deed is held until an agreed upon rehabilitation plan is complete. These sales have helped to stabilize neighborhoods and increase market values throughout the county. They have also allowed residents to have affordable housing options.

TNP is actively seeking the sale of eighteen (18) improved properties, eight (8) of which are temporarily reserved for owner occupants. 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 candidate for demolition, and identifies the appropriate maintenance plan, material salvage, pricing and restrictions for each property.
Side Lot Transfers

In the second quarter of 2015, TNP facilitated the sale of 47 side lots. Since March 2013, over 325 side lots have been transferred.

TNP conducts direct outreach for side lot sales. 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.

In instances where both adjacent property owners wish to purchase a side lot and both are qualified buyers, TNP assists neighbors in a lot split, through hiring certified surveyors in Trumbull County.
Demolition

Demolition is an ongoing activity within the Land Bank. TNP has sought to secure demolition resources where available. Private demolition is one avenue through which the need to demolish a severely dilapidated property can be attained. TNP has secured four (4) private demolitions in the second quarter of 2015, saving the Land Bank a potential $40,000 - $80,000 per house ($20,000 to $40,000 total) for public demolition. Currently an additional two (2) private demolitions are pending.

TNP is assisting the TCLRC with the demolition of Land Bank owned property via Ohio Housing Finance Agency’s (OHFA) Neighborhood Initiative Program (NIP). This program has allotted 3.2 million dollars to the TCLRC, for the demolition of residential structures. TNP has developed eleven (11) target areas, ten (10) within Warren City and one (1) in Girard. There will be additional target areas developed throughout the County to assist other municipalities, townships, and villages as Land Bank inventory allows.

In April 2015, the TCLRC was awarded an additional $986,616.00 for being one of the high performing Land Bank’s in Ohio. The award accounted in number of properties in the pipeline for acquisition as well as the number of properties currently in the Land Bank that are demolition candidates. With the services of the Trumbull County Treasurer’s, Prosecutor’s, Recorder’s and a number of other county departments, TNP was able to submit a competitive application that brought this additional funding into the county.

TNP and the TCLRC continue to identify houses for demolition. Through the NIP program TNP has been able to raze eighty-eight (88) structures, with an additional fifteen (15) under contract and twenty-eight (28) out for asbestos surveys. Once these demolitions are completed TNP will seek to transfer the properties to qualified end users through the Side Lot Program, or allow community members to pursue green public space projects.
TNP in partnership with the TCLRC has released the Lots to Love Program this quarter. This program is geared towards vacant lot reuse post demolition. The NIP program has allocated $6,000 per lot that can be used for ‘greening’ of the lot. TNP has turned to the community to propose greening projects on qualified vacant lots.

There are currently eight (8) Lots to Love projects underway which include a labyrinth, a hopscotch park, and several other projects. TNP has also partnered with the Trumbull County Health Department on turning two vacant lots into a bicycle park. The properties located on Woodland near the bike trail entrance have ~$12,000 from Lots to Love and an additional ~$7,000 from the Trumbull County Health Department which will allow $19,000 to revitalize once blighted properties. This bike park will include work out equipment, play areas for children, and bike repair equipment.

**Lots to Love Program**

**Washington St., Warren City**

Purchase Price: $16,500.00  
Rehab Amount: $70,000.00  
Total Investment: $86,500.00

This was an REO property that was sold to a young Warren couple. They were able to get funding through the Huntington Land Bank Program which allows them to borrow against the repairs they intend to do to the house.

Scope of Work: Full remodel of kitchen and bathrooms. Re-support foundation walls. New HVAC system hot water heater and update of electrical system. All interior flooring needs repaired and interior needs painted.

The property was transferred to the purchaser in April and the renovations will be completed by November of this year.

**Second Quarter Highlights**
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Once the proposal is accepted, TNP will work with skilled contractors to make the residents project a reality.

Lots to Love Program
Scott St., Warren City

Scope of Work:
Full remodel of the interior, including updated kitchen, new windows and patch and paint all plaster throughout the house. All the mechanics of the home were also replaced. The Land Bank also razed two properties, one on each side of the house, which will assist in the sale of this beautiful property.

Rehab Amount: $50,000.00
Sale Price: To be determined by selling agent

This home was rehabbed through TNP’s Adopt-a-Home Program which is a privately funded program that allows for the renovation and resale of the home. The proceeds from the sale are rolled back into the program for future renovations. The purpose of the program is to promote home ownership and restore homes throughout Warren’s Garden District.

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