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.
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While these deliverables highlight the Land Bank’s tangible achievements, the real success of this year lies in the Land Bank’s impact. It is easy to forget that for every demolition, renovation, and house and vacant lot sale, there is an impact on the lives of our communities’ residents. This is what makes our efforts so important. Creating affordable homeownership opportunities, removing neighborhood safety concerns and beautifying our community changes the lives of so many, and it rarely goes overlooked.

I want to take this time to thank 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 and has put much time and efforts into building an effective and efficient Land Bank that I am proud to be a part of. Without all of our partners we would not be the impactful organization we have grown to be over the past 10 years. We are truly in this together.

We have a decade of impactful neighborhood revitalization behind us and we are excited to see what impact we will have in the upcoming decade. We will continue our efforts and we hope to impact even more lives, helping our residents to reclaim their neighborhoods. Every year I am shocked and proud of the work that we were able to accomplish and I have no doubt that 2021 will be just as impressive!

Sam Lamancusa
TCLRC Board President
## FINANCIALS

### 2020* Revenue

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<tr>
<th>Description</th>
<th>Amount</th>
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<tr>
<td>DTAC Share</td>
<td>$484,268.49</td>
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<tr>
<td>Government Grants</td>
<td>$2,216,503.01</td>
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<td>Other Income</td>
<td>$6,042.53</td>
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<td>Program Income</td>
<td>$471,990.72</td>
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<td><strong>Total</strong></td>
<td><strong>$3,178,804.75</strong></td>
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### 2020* Expenses

<table>
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<th>Description</th>
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<tr>
<td>General Operating</td>
<td>$239,076.42</td>
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<tr>
<td>Acquisition</td>
<td>$115,270.60</td>
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<td>Maintenance</td>
<td>$243,244.15</td>
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<tr>
<td>Renovation</td>
<td>$85,808.28</td>
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<td>Demolition</td>
<td>$1,458,655.10</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$2,142,054.55</strong></td>
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*2020 Unaudited
In 2020, TNP entered into purchase agreements for 34 improved properties: 22 as deed-in-escrow agreements with owner occupants, 5 as developer agreements, and 7 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 renovation. 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 Land Bank completed 6 in-house renovations 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 lead safe affordable housing for the community.

“I am a HOMEOWNER thanks to the Land Bank! I totally gave up on ever being a homeowner. You guys made one of my dreams come true, some never see this day they pay for their homes forever and never see a deed to it.”

-Ms. Fern Shaw
Deed-in-Escrow Program Purchaser
31 STAMBAUGH, GIRARD

PURCHASE PRICE: $7,500
RENOVATION AMOUNT: $12,050
AUDITOR MARKET VALUE: $26,100

1032 ORLO NW, WARREN

PURCHASE PRICE: $5,000
RENOVATION AMOUNT: $11,750
AUDITOR MARKET VALUE: $42,600

Owner Occupant 51%
Developer 12%
Investor 14%
Private Demolition 23%

376 House Viewings in 2020
Inventory Management

In-House Renovations

Trumbull Neighborhood Partnership performed in-house renovations on 6 properties, investing nearly $400,000. 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.

2729 Burton St. SE, Warren

Current Inventory

- Residential Vacant - 1,400
- Agricultural Vacant - 8
- Commercial Vacant - 55
- Residential Structures - 139
- Commercial Structures - 23

216 Properties Acquired in 2020

Acquisition By Year

- 461 2018
- 460 2019
- 216 2020
Vacant Lot Transfers

196 Vacant Lots Sold in 2020

73 Side Lots Sold After NIP Demolition

1,476 Total Vacant Lots Sold to Date

In 2020, TNP facilitated the sale of 196 vacant lots, returning them back to productive use in the community. This includes the transfer of 73 post-demolition lots. There have been 1,476 vacant lots transferred since the inception of the Land Bank. TNP also facilitated the sale of 6 commercial vacant lots to buyers interested in new development and expansions of their existing properties.

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 offer the property for sale as a side lot to promote property expansion.

In partnership with Huntington Bank, the Land Bank received another $10,000 in grant money to continue the 7th year of the Side Lot Incentive Program. The program allows buyers to defray the cost of making improvements to their newly purchased lot, including the purchase of tools, materials, and supplies for lawn maintenance, gardening, landscaping, fence installation, and other approved projects. In 2020, 29 qualified property owners received gift cards which ultimately leveraged over $21,500 in private investment.

Side Lot Success Stories

Shirley Lisk

Ms. Lisk was awarded a side lot incentive gift card and was able to use those funds to assist in the restoration of her newly purchased side lot. She installed a new privacy fence and added additional landscaping to beautify her property and add space for her and her dog to enjoy!
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 the Neighborhood Initiative Program (NIP) is unable to remove blighted houses due to guideline restrictions. TNP secured 10 private demolitions in 2020, allowing the funds saved to be used towards other public demolition needs.

TNP has developed 22 demolition target areas throughout Trumbull County to address the eligible communities’ demolition needs. TNP has been successful in acquiring and demolishing blighted, abandoned properties, which has assisted TNP in securing over 13 million dollars of funding through the Ohio Housing Finance Agency’s (OHFA) Neighborhood Initiative Program (NIP) allocated for the demolition of blighted residential structures. With the support and services provided by the Trumbull County Treasurer’s, Prosecutor’s, and Recorder’s Offices along with a number of other county departments, TNP and the Land Bank remain competitive statewide for future reallocation of funding. TNP and the Land Bank proactively identify houses for demolition through community outreach, neighborhood surveys, and partnerships with local political subdivisions.

In 2020, TNP went into an agreement with OHFA, in partnership with the Ohio Department of Health to demolish residential structures identified by the state as lead hazardous properties. This funding completed the removal of 19 lead contaminated houses under the Lead Initiative Program (LIP). OHFA and ODH adopted the “Trumbull Protocol for Safe Lead Demolition” for all LIP demolitions, requiring that demolition contractors hose all properties before and during demolition, to reduce the spread of lead dust and create a safer environment for residents. Free downloadable documents to explain the hazards of lead during demolition can be found at www.leadsafedemo.org.

OHFA Identified & Approved Target Communities

- Brookfield
- Girard
- Howland
- Hubbard City
- Hubbard Township
- Leavittsburg
- Liberty
- Masury
- Newton Falls
- Niles
- Warren
- Warren Township
- Weathersfield
- Weathersfield
- Mineral Ridge
Demolitions

Demolitions Completed Through The Neighborhood Initiative Program

One Thousand Twenty Three to Date

A. The Land Bank partnered with Brookfield Township, Braceville Township and the Trumbull COG to demolish 3 structures, one of which was a commercial building that had long sat vacant.

B. 195 Belmont in Warren’s Central City was demolished in late 2020. This property, often called the Painted Lady, had fallen into severe disrepair and became a safety concern for the neighborhoods.
Program Highlights

In 2020, the Land Bank partnered with JDR Holdings and PNC Bank to bring new housing units to the City of Niles. The Land Bank and JDR Holdings was awarded a grant through the Federal Home Loan Bank of Pittsburgh which allowed for these new, affordable housing units to be developed on Cedar Ave and Cherry St. One unit was completed in 2020 and the other three will wrap up in early 2021.

New Development

We would like to thank everyone who participated in our interactive renovation for the home at 2729 Burton St SE in Warren! It was amazing to see the community come together to show off their interior design skills and with each winning vote, the contractor turned the designs into reality.

This home sold to a first time homebuyer, who loved every color and design feature that went into this home.

First Time Home Buyers

- 25% Make over $75,000
- 20% Make under $22,000
- 12% Make between $60,000 - $75,000
- 10% Make between $45,000 - $60,000
- 13% Make between $34,000 - $45,000

Household Income

- 20% Make between $22,000 - $34,000

Age Range

- 16% 65+
- 4% 18 - 24
- 23% 25 - 34
- 29% 45 - 54
- 25% 35 - 44

Education Level

- 29% High School Equivalent
- 29% Master's Degree
- 16% Associate's Degree
- 3% Trade School
- 3% Some College

70% First Time Home Buyers
“My husband and I had a great experience with the Trumbull County Land Bank! We were able to make our house into our dream home thanks to the opportunity they gave to us! It was a very affordable fun way to buy our first home! They were easy to contact and to work with through the whole process and we couldn’t be happier to finally move in and start our journey in our newly remodeled home!”

- Taylor Murray

Commercial Demolition

The Land Bank partnered with a number of organizations in 2020 to demolish 6 commercial structures. The Land Bank and Brookfield Township were able to demolish the Great Wolf Lounge in partnership with the Trumbull County Council of Governments (COG). The demolition and remediation of the former Brookfield Fuel Express was completed through a BUSTR grant that was awarded to the Land Bank. This $250,000 grant allowed for remediation of the environmental hazards at the site to include the demolition of all structures. In late 2020, a new application was submitted to ODS for another clean-up project at the former Clark’s Gas Station in Hubbard. Lastly, the Land Bank worked with the City of Warren to demolish a number of deteriorated commercial structures. These buildings were public safety concerns and cleared the way for new development opportunities within the city.
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.

The BABW team works in the community by:
- Renovating vacant houses
- Deconstructing before demolition
- Installing landscaping after demolition
- Maintaining green spaces

Connecting Residents to Employment & Improving Neighborhoods

42 pre-demolition properties salvaged

123 intake assessments

2,610 individual cuts on post demolition lots

74 blighted property board-ups
Vacant Land Reuse Projects

The Community Art Project was created as a way to utilize post-demo funding to create public art for residents, by residents in their neighborhoods, with the hopes of engaging residents and creating a welcoming, creative space where a once dilapidated house once stood. The pandemic made some challenges as far as being able to reach out to residents outside of social media avenues, but we were able to receive 2 submissions; 1 is currently being put together: The Farm on Front Street. The Farm on Front Street is a collaboration with community members and the Yoga Room to create a garden and art space for residents to visit to do yoga, meditate or pray, as well as garden. Using recycled materials and rain barrels, this garden will be self-sufficient and beautiful. Before winter the layout of the garden beds was placed and a shed was purchased. Spring will bring flowers, vegetables and art throughout the summer.