Trumbull County Land Bank August 2016 Report

Prepared by Trumbull Neighborhood Partnership

Highlights

TNP in partnership with the Land Bank, was awarded a grant through the Americorps National Civilian Community Corp (NCCC) which brought 7 volunteers working 40 hours per week for 6 weeks to perform renovations on TCLRC owned vacant homes and prepare them for home ownership. The volunteers completed work ranging from cleaning out debris to interior painting on three homes which has significantly reduced renovation costs. The end of August brought the completion of this project and through this effort TNP was able to secure $4,000 in material donations from local businesses and organizations. Collectively the renovations of these three houses received $28,132.11 worth of volunteer labor and donated materials. This will offset renovation costs significantly for the Land Bank which will in turn reduce the purchase price for potential buyers.

Caption: NCCC team members prepping to paint the ceiling of a Land Bank house.

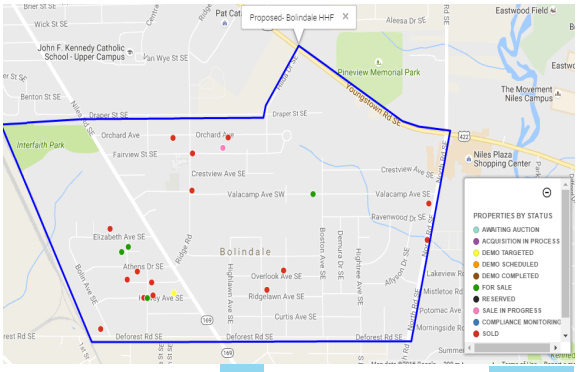
Residential Property Sales

In August, TNP entered into six deed in escrow contracts. Four of these properties are for owner occupants and two will be conveyed to investors. TNP also conveyed 6 improved properties to new owners in August. One of these properties, located in Warren, was in partnership with Habitat for Humanity in which they will be renovating the property for their programming. In August, there were 7 residential improved properties acquired by the Land Bank through tax foreclosure. Currently, 49 properties are listed for sale through the Land Bank, one of which is fully renovated.

TNP also facilitated the sale of 15 side lots and distributed five Side Lot Incentive gift cards to qualified side lots buyers in August. With the addition of August's sales, the total side lots sold to date is over 575.

Demolition

TNP continues to work with communities across Trumbull County to identify and assist in remediating blight through the Neighborhood Initiative Program (NIP). There are 16 established target areas in five communities throughout the county. TNP is currently working with Niles, Newton Falls, Liberty, and Howland to develop an additional 6 target areas to send to the Ohio Housing Finance Agency (OHFA) for approval. In addition to these new target areas, TNP is in the process of contacting every municipality, township and village in Trumbull County to identify their specific demolition needs and attempt to develop strategic target areas through NIP. OHFA requires a target area to have a concentration of blighted, vacant, tax delinquent properties in a geographic area. TNP also must provide supporting data to show that demolitions in these specific target areas will increase surrounding properties' market values.



Caption: Map of a proposed target area in Howland's Bolindale Neighborhood.