The Neighborhood Initiative Program (NIP) was established in 2014 to stabilize property values by removing vacant and blighted properties in targeted areas in an effort to prevent future foreclosures for existing homeowners.
The Trumbull County Land Bank was formed to help return vacant and abandoned properties in Trumbull County, Ohio, to productive use.

From 2005 to 2010, the number of home foreclosures in Trumbull County increased dramatically. The result was thousands of vacant or abandoned homes, the decay of which severely affected home values and the quality of life for everyone in the community. The Trumbull County Land Reutilization Corporation (TCLRC), informally known as the Trumbull County Land Bank, was launched as a strategic response to this crisis. Formed in 2010, the Land Bank is intended to help reclaim properties, protect the county tax base, and restore real estate markets. It works cooperatively with cities, townships, villages, other units of government, lenders, and individual property owners to acquire troubled real estate and return it to productive use.

The Trumbull County Land Bank was able to secure Neighborhood Initiative (NIP) funding through the Ohio Housing Finance Agency to address abandoned, blighted properties throughout Trumbull County. Like all of the Land Bank’s programming, a strategic, resident first approach was taken to address blight in our communities. This highly successful program has allowed for much of the blight in our neighborhoods to be addressed in the wake of these efforts, the Land Bank continues to fight to reclaim properties through the creation of homeownership opportunities and blight remediation.
The Neighborhood Initiative Program (NIP) has been an overwhelming success in Trumbull County, allowing us to remediate blight in communities most impacted by the foreclosure crisis. Our partnership in administering the program has paved the way for a more stable housing stock, improved the quality of life for our residents, and mitigated much of the property value lost through rampant blight.

The program enabled our partnerships with the municipalities, townships, and villages of Trumbull County to create 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 vacant houses, but in many cases to provide greening installations, perform deconstruction, and conduct the required maintenance. All of this activity not only supports a higher quality of life in neighborhoods, but supports a stronger local economy as the work is performed by local contractors. With every dollar spent through NIP, $1.50 is generated in direct local economic impact.

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 plan 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.

We have been able to take this significant investment from the federal government’s Hardest Hit Fund and leverage it tenfold into our local economy.

We are grateful and proud to have been a participant in the Neighborhood Initiative Program.

Shawn Carvin
Land Bank Director
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
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Back Cover
Warren, Ohio is the county seat of Trumbull County. The municipality is located in northeastern Ohio, approximately 14 miles northwest of Youngstown and 15 miles west of Pennsylvania. As of the 2020 Census, the population was 39,514. It is part of the Youngstown-Warren-Boardman, OH-PA metropolitan statistical area. According to the 2020 Census the median income for Warren households was $29,375 and approximately 2,522 households live below the poverty-level. Warren’s population is 68% White, 27% African American, 0.13% Native American, 0.42% Asian, 0.03% Pacific Islander, 4% from other races, and 1.98% from two or more races. Hispanic or Latino of any race were 1.04% of the population. This is an economically disadvantaged community that has suffered many job losses, especially in manufacturing which long served as the economic base of this once thriving community.

Trumbull County, Ohio

As of the 2020 Census the county population was 206,491. It is part of the Youngstown-Warren-Boardman, OH-PA metropolitan statistical area. According to the 2010 Census the median income for Trumbull County households was $42,296 and approximately 15.4% of the population lives below the poverty-level. Trumbull's population is 90.21% White, 7.90% Black or African American, 0.15% Native American, 0.45% Asian, 0.02% Pacific Islander, 0.21% from other races, and 1.07% from two or more races. 0.80% of the population were Hispanic or Latino of any race. Like Warren, this is an economically disadvantaged county that has suffered decades of disinvestment and job loss.
Trumbull County’s housing market has seen a steady increase in property values since the start of the Neighborhood Initiative Program (NIP) in 2014. In addition to market value increases, there has been higher quality housing through private investment into our neighborhoods.

**Vacancy Data**

Trumbull County has faced decades of disinvestment and population loss, dating back to the 1970s. The 2008 foreclosure crisis brought with it additional vacancy and blight issues and further affected housing values throughout Trumbull County and much of the country.

In 2011, TNP in partnership with the City of Warren received a HUD Community Challenge Grant, which allowed for a parcel level inventory of the City of Warren, as well as the creation of neighborhood plans – which were resident driven and informed to create plans that were accountable to our residents. During this process, TNP identified 1,500 vacant houses with over 900 in need of demolition. In addition, TNP studied the county and determined another 3,000 vacant properties throughout the county with nearly 1,500 in need of demolition.
Program Background

The goal of the Neighborhood Initiative Program (NIP) is to stabilize property values by removing vacant and blighted properties in targeted areas in an effort to prevent future foreclosures for existing homeowners.

Target Area Methodology

The Land Bank took a strategic approach to its creation of demolition target areas for the NIP program. It started with resident and stakeholder outreach to determine areas of need and where those needs should be focused first. Throughout this outreach process, the Land Bank identified a number of emerging concerns from residents – that demolition activities should be focused around schools, institutions and in neighborhoods with high concentrations of blight. From these suggestions the Land Bank was able to create 22 target areas in 14 communities in Trumbull County.

Beyond the initial outreach, the Land Bank continued to perform outreach throughout the life of the NIP program to ensure our efforts were creating a real impact in our communities. This continued outreach allowed for expansions of existing target areas and helped further focus its activities on needs of our communities.

The impact that the Land Bank’s demolitions have had in the neighborhoods surrounding our schools has helped our students and families greatly. With a large portion of our student body walking to school, demolishing blighted homes has created a safer path to school for our students – many of whom walk or ride bikes. In addition, we had the opportunity to partner with the Land Bank through vacant land reuse projects to allow our students to be a part of the revitalization of their neighborhoods.

- John Lacy, Executive Director of Business Operations, Warren City Schools
The TCLRC was awarded a $12,195,966.32 Neighborhood Initiative Program (NIP) allocation through the Ohio Housing Finance Agency (OHFA). This funding was awarded through five re-allocation rounds by OHFA, with additional funds awarded due to the TCLRC’s high level of performance. Since 2014, the TCLRC has been exceptional stewards of NIP funds, with one of the lowest average demolition costs per property in the state, allowing for the demolition of over 1,028 residential derelict abandoned structures.

The COVID-19 pandemic did stifle the organization’s ability to acquire vacant properties through the conventional tax foreclosure process, but even with these hurdles the Land Bank was successfully able to demolish 1,028 houses through NIP.
TNP’s Building a Better Warren Program

Community Partnerships

“The Building a Better Warren Program has had an enormous impact on our community and residents, both as a job creation and workforce development program assisting our residents and as a neighborhood revitalization program working to clean up our community through renovation, deconstruction, landscaping, and greening installations.”

- Matt Martin, TNP Executive Director

Building off of NIP and the capacity of TNP to create jobs, the organization launched its Building a Better Warren Program (BABW) in 2015, which connects low income, under- or unemployed area residents to full-time jobs. Program participants are led by a skilled team leader and conduct pre-demolition salvage, post-demolition greening and lawn maintenance, and property renovation. These year-round positions teach important hard and soft skills, offer wrap-around services including external trainings in the field related to renovation, one-on-one counseling around financial literacy, and other opportunities specific to individual areas of personal and professional development interests.

Many of the pre and post demolition work required and related to NIP were handled by the BABW crew. These tasks include: intake assessments to determine end use of the property, whether that be demolition or renovation; board-up services; minor deconstruction prior to the demolition; green infrastructure installation post-demolition; and maintaining the properties throughout the Land Bank’s ownership.

### Jobs & Outcomes

**Created Through Strategic Neighborhood Revitalization**

- 541 pre-demo properties deconstructed & salvaged to reduce landfill waste
- 942 detailed intake inspections
- 536 board-ups on blighted properties
- 14 hazardous trees removed
- 89 vacant lot reuse projects
- 8,718 individual cuts on post-demolition lots

**Leveraged $6 Million in Government, Foundation, & Private Funding**
Deconstruction

Prior to the demolition of a blighted structure, the Trumbull County Land Bank partnered with Trumbull Neighborhood Partnership’s Building a Better Warren Program to perform deconstruction activities, removing architectural salvage and other reusable materials to be inventoried and stored for use in future projects. The crew salvages doors, windows, furnaces, water heaters, and other objects that can be safely removed. The products are then reused in a variety of fashions, whether matching the original intended use of the product or being repurposed into something totally different.

Salvage Material Sales

Salvaged materials were offered for sale to the public, and also at a discounted rate to clients renovating Land Bank owned properties through the organization’s Deed-in-Escrow program. Through this program members of the general public can purchase houses from the Land Bank at a steeply discounted price, with the requirement that the buyer renovates the property while the Land Bank holds title.

During each year since deconstruction activities began, TNP and the Trumbull County Land Bank has held a number of salvage sales where the community is invited to come and purchase materials for art, renovation work, and other crafts.

These sales allowed a space to showcase the materials and educate residents on the benefit of these activities to the environment. All sales averages between 200-300 people who came from across the region to purchase the materials saved prior to the demolition of homes through NIP.
Highlights

Lots to Love Projects

Lots to Love was a program borne out of the Neighborhood Initiative Program. Lots to Love was a resident driven program which allowed for public spaces to be installed in neighborhoods by the residents of these neighborhoods. The Land Bank provided post-demo greening dollars to the projects and acted as the project liaison, assisting with resources, logistics and technical assistance to the residents spearheading the project. Lots to Love projects included basketball courts, community gardens, passive greenspaces, prayer gardens, and a number of other projects on post-demo lots.

Scott St. Reno & Demo

The Land Bank sought to reuse salvaged materials when possible to decrease costs for renovation projects, or to match the original or intended character and design of a structure.

The 100 block of Scott Street in Warren is an excellent and unique example of salvaged materials being used in renovation projects. Three blighted houses sat in a row, and were acquired by the Land Bank. Two of the houses, 131 and 149 Scott, were demolished using NIP funding. The center house, 139 Scott, was renovated. The renovation used architectural salvage and other materials removed from the two adjacent properties that were demolished. The end result was a beautifully restored 1905 Victorian home, which was sold to a buyer that has lived in the property since 2016.
Niles Target Area Case Study

The West Niles Target Area is an excellent example of the positive impacts of the Neighborhood Initiative Program. Strategic demolition coupled with new development and housing renovations has caused significant change in this neighborhood. Since 2014, the Land Bank in partnership with community organizations, have completed 11 renovations, two of which were affordable housing opportunities; completed four new construction projects on post-demolition sites, transferred 37 vacant lots; and completed 23 NIP demolitions completed in the target area. The community and neighborhood have seen this impact and have continued to invest their resources into the continued revitalization of their neighborhood.

Occupied Warren

The Land Bank partnered with multiple stakeholders including the Fine Arts Council of Trumbull County (FACT), Trumbull Art Gallery, Trumbull Neighborhood Partnership and others to bring public art programming and events into focus. Public art is a crucial component of community development, adding an aesthetic element and civic engagement into the realm of neighborhood revitalization. TNP partnered with FACT to host two Occupied Warren events, replacing blight with art. At the completion of the weekend long art shows, the two homes containing the temporary art exhibits were demolished through NIP.

Lead Safe Demolitions

In 2017, the Land Bank and TNP partnered to perform research and developed a list of best practices for reducing hazardous lead dust emitted by demolitions. Following this research, the Land Bank created policies to assist in these efforts. In addition to the organization’s policy changes, door hangers were placed on all surrounding properties to a demolition site to educate neighbors on the hazards and provide best practices in reducing potential contamination at their properties. A yard sign was placed at each demolition site and a website was created, lead safedemo.org, providing additional best practices and educational information for residents. All Land Bank contractors were required to complete a training to ensure they knew the hazards as well.

Thanks to the good work being done by the Trumbull County Land Bank, Trumbull County is looking better every day. They are providing a valuable service to our community.

- Sandra O’Brien, Ohio State Senator
The Land Bank initially created 12 strategic demolition target areas in three communities in Trumbull County and quickly expanded this to include 22 target areas in 14 communities in the county. Target areas were based on areas with concentrated blight where performing strategic demolition would assist in revitalizing the neighborhood and community as a whole. In addition to demolition, the Land Bank completed renovation work, greening installations, and vacant lot sales in all of the target areas established through the Neighborhood Initiative Program (NIP). While these programs all exist county wide, the highest impact was clearly visible in the target areas, as these were the communities most in need of blight remediation efforts.

The funds were critical for remediating blight throughout Trumbull County. That work was made possible through a variety of partnerships and cooperative efforts; most notably the Trumbull County Land Bank and Trumbull Neighborhood Partnership. Those two entities have been indispensable to the county and remain the driving force behind our revitalization efforts.

- Mauro Cantalamessa, Trumbull County Commissioner
City-wide demolition not only addresses the blight in terms of curb appeal, but also opens up the door for neighborhood redevelopment. The Cedar Street project took a blank canvass in a low-moderate income area and allowed for brand new housing, which will have a positive impact on the surrounding property. This, coupled with the Avenue & Main revitalization project had led the way for housing improvements in a once stagnant area.

- Steve Mientkiewicz, City of Niles, Mayor
# The Target Areas

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<td>Masury</td>
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### Demolitions (69)
- Total Demolitions (69)
- NIP Lots (22)
- Side Lot Incentive Cards (8)
- Commercial Vacant (4)

### Vacant Lot Sales (71)
- Total Lots Sold (45)
- NIP Lots (22)
- Side Lot Incentive Cards (8)
- Commercial Vacant (4)

### Housing Sales (17)
- Owner Occupant Sales (10)
- Developer Agreement Sales (6)
- Investor Sales (1)

### Trumbull Memorial
- Gardens (33.33%)
- Greening (66.67%)

### Willard
- Demolitions (93)
- Greening (85.71%)
- Lots to Love (14.29%)

### Trumbull County Land Bank
- Owner Occupant Sales (3)
### Trumbull County Land Bank

<table>
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<tr>
<td>Greening Installations (8)</td>
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</table>

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**Historic Perkins**

- Total Lots Sold: 49
- NIP Lots: 13
- Side Lot Incentive Cards: 1
- Vacant Lot Sales: 63
- Owner Occupant Sales: 3
- Developer Agreement Sales: 1
- Housing Sales: 4
- Demolitions: 29
- Greening Installations: 3

**AmVets**

- Total Lots Sold: 90
- NIP Lots: 51
- Side Lot Incentive Cards: 25
- Commercial Vacant: 3
- Housing Sales: 7
- Demolitions: 122
- Lots to Love: 1
- Greening Installations: 8

---

**Trumbull County Land Bank**
NIP Target Area Data

Girard
- Housing Sales (8)
- Owner Occupant Sales (4)
- Developer Agreement Sales (4)
- Vacant Lot Sales (11)
- NIP Lots (2)
- Demolitions (9)
- Greening Installations (1)
- Owner Occupant Sales (4)
- Developer Agreement Sales (2)
- Housing Sales (6)
- Vacant Lot Sales (59)
- Demolitions (8)
- Grening Installations (1)

Parkwood
- Housing Sales (6)
- Owner Occupant Sales (4)
- Developer Agreement Sales (2)
- Vacant Lot Sales (58)
- NIP Lots (1)
- Demolitions (8)
- Greening Installations (1)
Bolindale

Total Lots Sold (22)
NIP Lots (9)
Vacant Lot Sales (31)
Owner Occupant Sales (2)
Developer Agreement Sales (3)
Housing Sales (5)

Demolitions (23)

Brookfield

Total Lots Sold (65)
NIP Lots (11)
Vacant Lot Sales (76)
Owner Occupant Sales (2)
Developer Agreement Sales (3)
Greening Installations (1)
Housing Sales (4)

Demolitions (18)

Trumbull County Land Bank
Trumbull County Land Bank

Belmont

Vacant Lot Sales (21)
- Total Lots Sold (17)
  - NIP Lots (4)
  - Side Lot Incentive Cards (0)
  - Commercial Vacant (0)
  - Industrial Vacant (0)

Demolitions
- Demolitions (2)
- Demolitions (10)

Greening Installations
- Community Gardens (0)
- Lot to Love (0)
- Greening Installations (2)

Vacant Lot Sales
- Vacant Lot Sales (21)
- Vacant Lot Sales (17)
- Vacant Lot Sales (4)
- Vacant Lot Sales (0)
- Vacant Lot Sales (0)
- Vacant Lot Sales (0)
- Vacant Lot Sales (0)
- Vacant Lot Sales (0)

Newton Falls

Vacant Lot Sales (35)
- Total Lots Sold (35)
- NIP Lots (0)
- Side Lot Incentive Cards (0)
- Commercial Vacant (0)
- Industrial Vacant (0)

Demolitions
- Demolitions (1)

Vacant Lot Sales
- Vacant Lot Sales (35)
- Vacant Lot Sales (1)
- Vacant Lot Sales (0)
- Vacant Lot Sales (0)
- Vacant Lot Sales (0)

Housing Sales (1)
- Owner Occupant Sales (1)
- Developer Agreement Sales (0)
- Investor Sales (0)
Target Area Totals

Vacant Lot Sales

1,139 TOTAL

- 367 NIP Lots
- 23 Commercial Vacant
- 1 Industrial Vacant
- 162 Side Lot Incentive Cards

Greening Installations

- 67 Greening Installations
- 17 Lots to Love
- 10 Community Gardens
While the Land Bank has always been involved with homeownership opportunities, there is now the ability to develop more turn-key, affordable housing opportunities. Trumbull County has seen a stark decrease in turn-key ready housing and where they do exist sales prices are often unobtainable to many of our residents. In addition, the Land Bank, in partnership with Trumbull Neighborhood Partnership, has begun to assist homeowners through emergency home repair and its Paint Plus program, used to assist residents with exterior home improvements.

The Land Bank will continue to address blight, renovate properties, and perform its core neighborhood revitalization programming with the addition of new programs as we see needs arise in our community.
Looking to the Future

Our Partners Make It All Possible