Land Banks and CDC’s – A Perfect Partnership

The Trumbull County Land Reutilization Corporation
&
Trumbull Neighborhood Partnership
Who is TNP?

- Trumbull Neighborhood Partnership is a 501(c)3 non-profit Community Development Corporation serving the neighborhoods of Warren, Ohio.
- Our mission is to empower residents and promote sustainable community development through projects and programs that increase the quality of life in Warren's neighborhoods.
- We envision working to transform neighborhoods into meaningful places where people invest their time, money and energy into their homes and neighborhoods; where neighbors have the capacity to manage day-to-day issues; and where neighbors feel confident about the future of their neighborhood.
In 2011, Trumbull Neighborhood Partnership (TNP) committed to an active role in the Trumbull County Land Reutilization Corporation (TCLRC), also known as the Land Bank. TNP board co-chair John Lacy serves on the Land Bank's board, and TNP staff has been designated a liaison for properties in Warren. Where possible, TNP will facilitate the re-purposing of vacant properties.

It is the purpose of the land bank to hold, manage, and develop tax-foreclosed property in Trumbull County, and return this property to productive use while encouraging community redevelopment. This objective dovetails nicely with TNP’s strategy to enhance Warren’s neighborhoods through innovative community development; their corresponding goals have further encouraged a productive partnership between these two agencies.

TNP has also started to assist the TCLRC with its side lot program, by meeting qualified individuals with vacant lots used to expand their own yards.
Partnership Projects

- Attorney General’s Moving Ohio Forward Grant Program
- Side Lot Program
- Vacant Property Stabilization Program
- gregg’s gardens
- Court-Ordered Community Service Program
- HUD Community Challenge Grant
Moving Ohio Forward Grant Application

- TNP worked with the Trumbull County Land Bank in preparing the Moving Ohio Forward Grant
- TNP drove the city of Warren to verify the requested demolition properties, as well as, strategize and prioritize the demolitions.
Moving Ohio Forward Grant Application
Side Lot Program

- Because the Trumbull County Land Bank does not have the staff to meet the demand of the side lot program, TNP has partnered with the land bank to help make the process more effective and efficient.
- Once a request has been received, TNP notifies the individual, and then continues to give updates as their request moves through the legal process.
Vacant Property Stabilization Program

- TNP acts as a facilitator in direct clean-up and board-up actions on vacant properties, ensuring that supplies and tools are made available to resident associations and assisting with property inventory, logistics, and volunteer networking for scheduled activities.
- TNP works directly with land bank owned properties to ensure that they are secure by boarding up the windows and doors, along with maintaining the grass and landscaping.
- Both City Council members and residents within the city notify TNP when they see a property that needs to be stabilized. Once TNP is notified our Court-Ordered Community Service Program Supervisor takes our clients out to perform necessary repairs.
The first group of gregg’s gardens are now planted on the western end of Atlantic Street, replacing vacant lots that today invite litter, weeds and a dark mood. The gardens were professionally prepared and planted using a sophisticated mixture of wildflower and native plant seeds supplied by an agronomist with in-depth knowledge of our growing season and soil conditions. The entire process is overseen by an Ohio State University Certified Ohio Master Gardener.

Atlantic Street is an ideal location because in addition to being an important east-west route for residents, a surprising 67% of all visitors to Warren travel some portion of Atlantic Street. The western terminus is the Summit Street Bridge, a gateway between the west and east sides of Warren; one of our city’s most important places, Warren G. Harding High School, anchors Atlantic’s midpoint.

There will be flowers and native grasses in gregg’s gardens the first summer and they will mature within three years. Where weeded lots now mimic missing teeth in an otherwise friendly smile, Warren will soon have garden oases bringing life and color to a transitional neighborhood. In addition to the beauty they will provide, our wildflower gardens will also attract more butterflies and birds.
Gregg’s Gardens

- Gregg’s Garden Site
- Warren Harding High School
An unconventional and innovative public/private partnership is responsible for **gregg’s gardens. Warren Expressed** and its citizen volunteers manage the project, publish the web site and market the program.

The **Trumbull Neighborhood Partnership** provides strategic site planning, oversees maintenance of the gardens and holds title to the improved lots.

The vacant lots are being provided by the **City of Warren** and the **Trumbull County Land Bank** at no cost. Without the cooperation of both the City and County governments this program would not be possible.
TNP recently established a Court-Ordered Community Service Program and is now a client placement agency for court ordered community service.

Clients are assigned directly to TNP and perform their community service hours through direct participation in TNP programming. Activities the CCS clients are engaged in include, but are not limited to: litter collection, vacant property stabilization/board-ups, landscaping/gardening, maintenance, and painting.

The Trumbull County Land Bank owns the vehicle that allows TNP to administer the program, and is in the process of renovating a more spacious facility to permanently house this program.
### Court-Ordered Community Service Program

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<tr>
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<tr>
<td>Total Number of Hours Completed</td>
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<tr>
<td>Total Number of Incomplete Hours</td>
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*Includes pending and open assignments  
**Includes hours completed beyond assignment

“Community Service in lieu of incarceration for low-risk non-violent offenders has not only saved Warren City taxpayers thousands of dollars in jail costs, it has provided a triple benefit to the community in the form of securing re-habitable housing and generating a pride of accomplishment to offenders”

-Judge Thomas P. Gysegem  
Warren Municipal Court
The Community Challenge Grant is a planning grant for the City of Warren around neighborhood revitalization and land reuse, which was subcontracted to TNP.

Grant Objectives:

- Create a comprehensive database of residential property conditions through a parcel inventory
- Create a strategic plan for demolition, rehab, and land reuse.
- Implement creative land reuse projects on vacant land.
HUD Community Challenge Grant

https://www.arcgis.com/home/signin.html
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Questions or Comments?

- References
  - http://greggsgardens.org/
  - http://www.tnpwarren.org/
  - http://www.trumbullcountylandbank.org/
  - http://www.warrenexpressed.org/