Rehabilitation

Ohio Land Bank Conference
September 2015
▪ Trumbull Neighborhood Partnership is a 501(c)(3) non-profit Community Development Corporation serving the neighborhoods of Warren, Ohio.

▪ The mission of Trumbull Neighborhood Partnership is to empower residents and promote sustainable community development through projects and programs that increase the quality of life in Warren's neighborhoods.
The Trumbull County Land Reutilization Corporation (TCLRC) was formed by the Trumbull County Treasurer’s office, with support from the Trumbull County Commissioners and the Trumbull County Prosecutor, to return vacant and abandoned properties to productive use in Trumbull County, Ohio.

TCLRC and TNP have a shared vision to increase the quality of life throughout Trumbull County by returning derelict property to productive use.

In March 2013, TCLRC and TNP entered into a formal service agreement to assist the TCLRC with the bulk of its residential property sale, transfer, disposition, demolition, and reutilization.
### Intake Assessment

**Property Address:** 707 Belvedere

**Staff Name:** Frank

**Permanent Parcel Number:** 38-575205

**Municipality:** Warren  
**ZIP:** 44483

<table>
<thead>
<tr>
<th>Location</th>
<th>Item</th>
<th>Grade</th>
<th>Details / Comments / Recommendations</th>
<th>Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Inspection</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>General Property damage?</td>
<td>(Check below)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Fire</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>b. Flood</td>
<td></td>
<td></td>
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<tr>
<td>c. Tornado</td>
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<tr>
<td>d. Boiler Explosion</td>
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</tr>
<tr>
<td>e. Other</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Roof</td>
<td>Main</td>
<td>X</td>
<td>Roof has a completely new frame.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Porch (incl. any bay windows)</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chimney(ies)</td>
<td></td>
<td>X</td>
<td>stolen $500.00</td>
<td></td>
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<tr>
<td>Guttering</td>
<td></td>
<td>X</td>
<td>Downstairs windows to replace.</td>
<td></td>
</tr>
<tr>
<td>Windows</td>
<td></td>
<td>X</td>
<td>9 windows 3 doors</td>
<td></td>
</tr>
</tbody>
</table>
Deed in Escrow Program

• Restrictions
  – Owner Occupant
    • Condition of property
    • Neighborhood
    • Market value
    • Interest

• Buyers must provide
  – Detailed work plan and cost of rehab
  – Proof of financing
  – Timeline for completion
  – Provide intent of end use of property
670 Mercer

- Minimum Bid: $3,500
- Estimated Rehab: $19,500
- Market Value: $30,400
Deed in Escrow Program

- Residential Property Sales
  - ~$550,000.00
- Private Rehab Investment
  - ~$900,000.00
Real Estate Developer Program

• House is sold at a reduced price to the developer
• Developer must have a record of housing rehab
• End Use
  – developer is restricted to sell property to owner occupants
  – Must put property on the market with a real estate agent
  – Sale price of the property is mutually agreed upon prior to transfer of the property to the developer
In House Renovations

• Market in the neighborhood is able to sustain the cost of rehab
• Bids are put out to pre-screened general contractors
• Upon Completion properties are placed on the market with qualified contractors
• Homes are restricted to owner occupants
• Priced at or below market value
351 Laird NE Ave, Warren, 44483

3 beds | 1 baths | 1420 sq. ft. | Single Family / Single Family

$34,900

Opportunity knocks! Neat, clean and ready to move in. Formal living and dining rooms, eat-in kitchen. Beautiful woodwork. Dining room with built-ins. 4 Bedrooms, 3rd bedroom has bonus 8x8 room that could be office. 4th Bedroom is walk-up attic finished area. Good candidate for City
351 Laird

Sale Price: $32,000

Before

After
236 Broadway

List Price: $45,000

Before

After
Partnerships

• Nonprofits
  – Churches
  – Re-entry programs
  – Veterans programs

• Trade Schools

• Habitat for Humanity

• Government entities

• Private philanthropic groups
Adopt-A-Home Program

• Launched in 2014 with a private donation of $25,000
• Rehabs that would otherwise not be feasible
• Restricted to the Garden District
• Continues to be privately funded and has now reached $70,000
453 Vine St.
Sold for $24,500
139 Scott St.
Hughes Mansion
Hughes Mansion
Questions?

- Contact us at 330-979-9594
- Or by email at shawn@tnpwarren.org

www.trumbullcountylandbank.org