Sister Cities/Sister Strategies: Revitalizing Vacant Homes Two Ways

Trumbull County Land Bank & Trumbull Neighborhood Partnership
Creating Partnerships

- The mission of Trumbull Neighborhood Partnership (TNP) is to empower residents and promote sustainable community development through projects and programs that increase the quality of life in Warren's neighborhoods.

- The mission of the Trumbull County Land Reutilization Corporation (TCLRC) is to return land and 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.
Strategic Acquisition

- Private Donation
- Forfeited Land List
- NCST
- Tax Foreclosure
- CCRP
- REO Properties
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**LEAD IN WATER DISCLAIMER:** TULC does not test the chemical composition of the water supply in any home. In many older homes, lead water piping may contain elements of lead, and water supplies in those homes may also contain lead. Because the Lead法 has not limited the buyer for the presence or absence of lead or any other contaminants, it makes no claims about such presence or absence. Buyers are responsible for the quality of water in the home and all tests, Remediations, or repairs are to be taken on by the buyer at the buyer’s expense.

**SEPTIC AND WELL SYSTEM DISCLAIMER:** TULC does not test or inspect septic or well systems. However, as part of any Purchase Agreement, Seller is responsible for the presence or absence of working systems, and it is the Buyer’s responsibility to perform the required tests to ensure the Septic system operates in full compliance with State or Local regulations. Please be aware that for many homes running on septic systems, after a short period of time, issues with the system may be expected. In the event of a malfunction, the Seller is responsible for any cost of repair, replacement, inspections, and/or permits of the septic system as part of any Purchase Agreement you may enter into with the Land Bank.

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Land Bank Renovations

- Deed in Escrow Program
- Contractor Renovations
- Building a Better Warren
- Nonprofit Partners

DREAM  DESIGN  BUILD
Deed in Escrow Program

Pricing

Developer Renovation

Restrictions

Buyer Renovation
Buyer Renovation

- Detailed work plan and cost of rehab
- Proof of financing
- Timeline for completion
- Provide intent of end use of property
• House is sold at a reduced price to the developer

• Developer must have experience

• 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
Deed in Escrow Program

Purchase Price: $6,500

Renovation Cost: $27,900

Market Value: $52,500
Deed in Escrow Program

$6,500,000

Residential Property Sales

$2,300,000

Private Investment
Renovation Funding

- CDBG, HOME, CHDO
- FHLB
- Private funding sources
- Bank donations
- General fund
• Market in the neighborhood is able to sustain the cost of rehab
• Bids are put out to pre-screened general contractors
• Land Bank monitors renovations and selection of materials
• Upon completion properties are placed on the market with local realtors
• Homes are restricted to owner occupants
• Priced at or below market value
Building a Better Warren

Logic Model

Resources

• Trumbull Neighborhood Partnership
• Trumbull County Land Reutilization Corporation

Activities

Place
• Renovations
  • Perform general construction work on rehab homes
  • Complete board ups of nuisance properties
• Post-Demolition Land Use
  • Plant trees on vacant lots
  • Install pocket parks, orchards, community gardens and other food production sites
• Maintenance
  • Mow and maintain lots left empty by demolition
  • Deconstruction
  • Identify and remove valuable materials with resale value before demolition

People
• Supportive Services
  • Recruit residents to program through partner organizations
  • Provide employees with necessary social services to succeed

Outcomes

Place
• Create new year round full-time jobs fighting blight
  • Decrease housing vacancy levels in strategic neighborhoods
  • Rehabilitate and return vacant homes to occupancy
  • Increased tax base
  • Improved quality of life
  • Increased sustainability
  • Increased access to healthy food
  • Increased community assets

People
• Reduced unemployment
  • 9 employees hired
  • Reduced poverty
  • Provide training to employees in high-demand industries
  • Assist employees in overcoming employment and family-sustaining barriers

Impacts

People & Place
• Sustainable economic development through employment
• Self-sufficiency for individuals and families
• Public and private investment
• Community capital and social inclusion

Resources: People and Place

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Impacts: People & Place

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Community Partnerships

Habitat for Humanity
Trumbull County Youth Build
Trumbull Career and Technical Center
TMHA
United Returning Citizens
& More
Interactive Renovation