Sister Cities/Sister Strategies: Revitalizing Vacant Homes Two Ways

Trumbull County Land Bank & Trumbull Neighborhood Partnership
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
### Intake Assessment

#### Safety Landscaping
- **Exterior Lighting**
  - x
  - $300.00
- **Gutters and Downspouts**
  - x
  - $300.00

#### Architectural Landscaping
- **Interterior Inspection**
  - $300.00

<table>
<thead>
<tr>
<th>Personal Property</th>
<th>Exterior Inspection</th>
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<tbody>
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<td>$500.00</td>
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**Basement**
- Foundation Walls
  - x
  - $200.00
- Blocks
  - x
  - $200.00
- Sump Pump
  - x
  - $100.00

**Electrical**
- Service Panel
  - x
  - $1,500.00
- Circuit breakers
  - x
  - $200.00
- Panel
  - x
  - $200.00
- Light fixtures
  - x
  - $50.00

**HVAC**
- Heating
  - x
  - $1,500.00
- Cooling
  - x
  - $1,500.00

**Water Heater**
- Electric
  - x
  - $1,500.00
- Propane
  - x
  - $1,500.00
- Gas
  - x
  - $1,500.00

**LAND IN WATER DISCLAIMER**: TULSI does not test the chemical composition of the water supply in any home. In many older homes, the water plumbing may contain elements of lead, and water supplies in those homes may also contain lead. Because the Land Bank has not tested the home for the presence or absence of lead or any other contaminants, it makes no claim about such presence or absence. Buyers are responsible for the quality of water in the home and at all lots, residential, or nearby properties to be taken on by the buyer at the buyer’s expense.

**SEPTIC AND WELL SYSTEM DISCLAIMER**: TULSI does not test the chemical composition of the water supply in any home. In many older homes, the water plumbing may contain elements of lead, and water supplies in those homes may also contain lead. Because the Land Bank has not tested the home for the presence or absence of lead or any other contaminants, it makes no claim about such presence or absence. Buyers are responsible for the quality of water in the home and at all lots, residential, or nearby properties to be taken on by the buyer at the buyer’s expense.

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#### Plumbing
- **General**
  - x
  - $1,500.00
- **Septic System**
  - x
  - $1,500.00

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
• 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

- Residential Property Sales: $2,300,000
- Private Investment: $6,500,000
Renovation Funding

- CDBG, HOME, CHDO
- FHLB
- Private funding sources
- Bank donations
- General fund
Contractor Renovation Guidelines

- 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

**People and Place**

- 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
- Mow and maintain lots left empty by demolition
- Identify and remove valuable materials with resale value before demolition

**Activities**

- Renovations
- Post-Demolition Land Use
- Maintenance
- Deconstruction
- Supportive Services
  - Recruit residents to program through partner organizations
  - Provide employees with necessary social services to succeed

**Outcomes**

- 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

**Impacts**

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

**People & Place**

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

**Resources**

- People and Place
- Activities
- Outcomes
- Impacts

**People & Place**

- Sustainable economic development through employment
- Self-sufficiency for individuals and families
- Public and private investment
- Community capital and social inclusion
Community Partnerships

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