



Land banks: A Tool to Revitalize Neighborhoods

Reporting from Ashtabula County

CCAO Summer Symposium

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Ashtabula County Profile

97,574 total population

3 cities

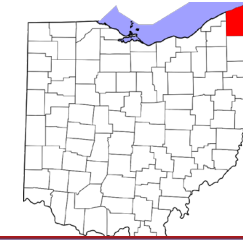
7 villages

28 townships

15.4% housing vacancy rate

\$49,680 median household income

97,574 total population



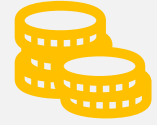
Ashtabula County Land Bank Snapshot



INCORPORATED IN MAY 2013



270+ DEMOLITIONS FROM
\$4.9M GRANT FUNDING



~\$140,000 DTAC FUNDING
PER YEAR



ONE FULL-TIME EMPLOYEE
(SHARED BY TREASURER)



7-MEMBER BOARD
(INCLUDING ALL THREE
COUNTY COMMISSIONERS!)



80 PARCELS CURRENT
INVENTORY



How We Operate



Demolitions, Renovations, Side Yard, Community Planning and Technical Assistance



Limited financial resources, staff capacity



Strong Partnerships, New and Helpful Tools, Community Support



Strong Partnerships

Government

- Local municipalities
- Township association
- County offices (Auditor, Planning, etc.)
- Metroparks
- Brownfield Coalition

Non-profit

- Catholic Charities
 - Community Action
 - County CDC
 - County Visitors Bureau
 - Chambers of Commerce
-

Helpful Tools

- 1) 3rd Party Residential Market Analysis
- 2) DIY Housing Conditions Survey, Blight Survey, Brownfield Survey
- 3) GIS “Operations Dashboard”



INFORMED
DECISION-MAKING



RISK
IDENTIFICATION
AND MITIGATION



STRATEGIC
PLANNING



ACCURATE,
COORDINATED DATA



MEASURE IMPACT
AND TRACK
RESULTS OVER TIME



Residential Market Analysis

- Analyzed demographic trends and market demand
- Revealed need for variety of housing types by 2025

Housing Type	Targeted Household Size	Household Income Range	Ashtabula PMA	Geneva PMA	Conneaut PMA
Apartments 60% - 80% AMI	1 -4	\$25k - \$60k	~140	~110	~45
Apartments 100% AMI	1-4	> \$60K	~70	~65	~30
For-sale \$150k to \$249k	All sizes	\$50k - \$99k	~50	~70	~30
For-sale \$250k to \$499k	All sizes	\$100k - \$199k	~25	~50	~15
For-sale \$500k and above	All sizes	> \$200k	~5	~15	~2

DIY Housing Conditions Survey



Indicates overall health of housing stock in each neighborhood



Inventories vacant and blighted properties



Engages key stakeholders with the community



Collects supporting data for code enforcement, comprehensive/master/neighborhood planning, grant applications



The screenshot shows a mobile application interface titled "Ashtabula Survey 123". The interface includes a list of radio button options at the top: "Poor", "Very Poor", and "N/A". Below this, there are several sections with radio button options: "Sidewalk" (Very Good, Good, Fair, Poor, Very Poor, N/A), "For Sale or Rent Sign" (Yes, No), "Open to Trespass" (Yes, No), "Improvements Made? (Side Yard, Fencing, Green)" (Yes, No), "Street Tree" (Yes, No), "Dumping" (Yes, No), and "Grade" (A, B, C, D, F, n/a). There is also a section for "Include Report?" with "Yes" and "No" options. At the bottom, there is a "Date" field showing "Friday, June 23, 2023", a time field showing "11:32 ...", and a "Take Notes!" section with a text input field. A checkmark icon is visible in the bottom right corner of the app screen.

Housing Conditions Survey Project Scope



Conneaut City

Parcels: 7,011
Houses: 4,706
Volunteers: 6



Ashtabula City

Parcels: 8,977
Houses: 7,836
Volunteers: 10



Geneva City

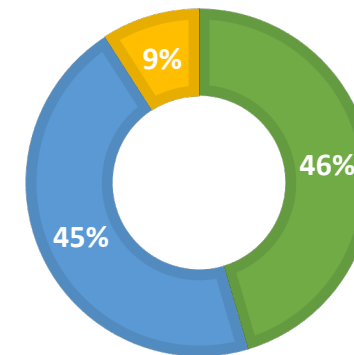
Parcels: 2,448
Houses: 2,130
Volunteers: 4

PROJECT COSTS

Development Costs (<i>one-time</i>)	\$9,800
Survey Development Costs (County GIS Dept.)	\$8,000
10 Galaxy A Tablets, each with 1-month prepaid data	\$1,800
Survey Costs (<i>per city</i>)	\$2,000
setup and quality control	\$1,500
meal vouchers	\$500

FUNDING SOURCES

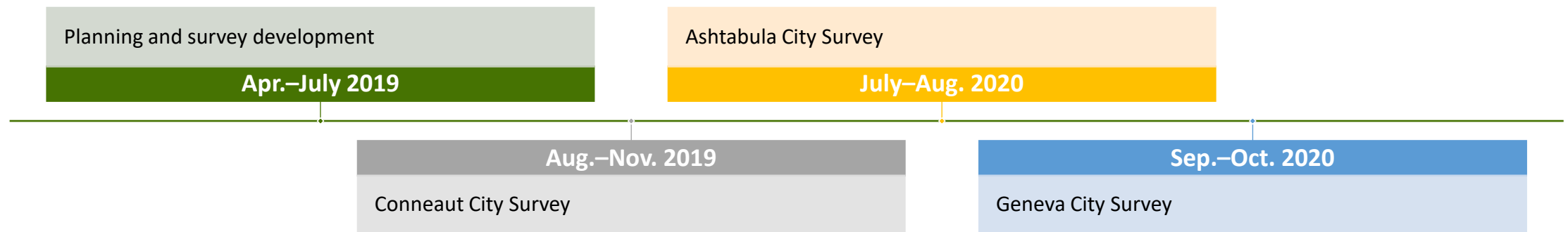
■ Local foundation ■ CDBG ■ DTAC



Housing Conditions Survey Project Outcomes



Project Timeline



Blight and Brownfield Inventory

Property Info

- Owner, parcel number, address, property class, land use

Legal Access

- Forfeited, jurisdiction-owned, nuisance abatement, voluntary agreement, etc.

Interior / Exterior photos

- Taken directly from tablet or uploaded from other source

Documentation

- Blight verification, inspections/violations, judgement entries, etc.

Property info

- Owner, size, last known land use, zoning

Location attributes

- Distance to highway, airport, transit

Utility service

- Electric, natural gas, water, sewer, fiber/telecom, etc.

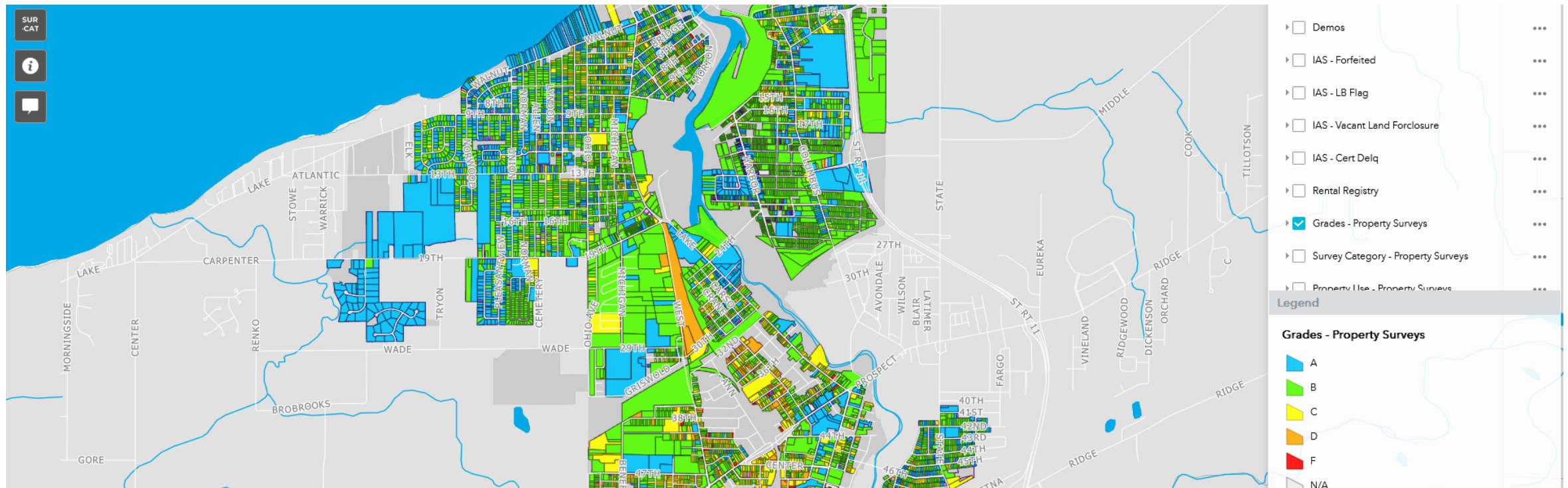
Due diligence

- Environmental reports, wetland delineation, etc.

Operations Dashboard

Online map application integrated with external data sources

- Auditor data
 - Tax delinquency, foreclosures, sales, forfeitures, etc.
- Municipal data
 - Zoning, rental registry



Housing and Economic Development

Ashtabula City Historic Bridge Project 2023 (\$7M)



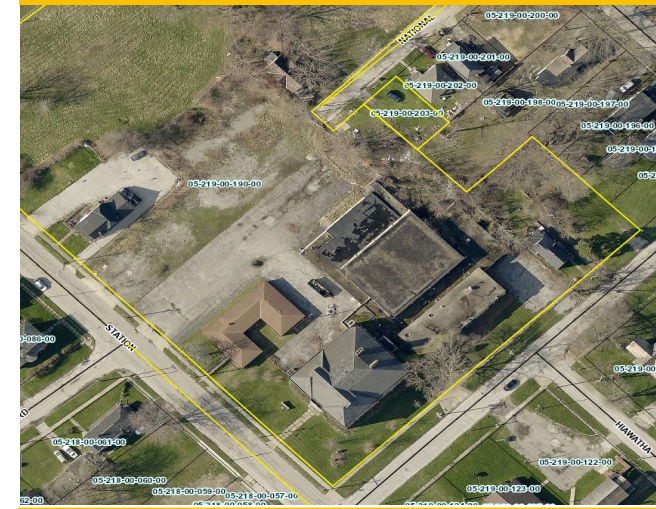
- 1.1 acres
- Tax foreclosure
- Completed RFP process
- 20 market-rate apartments/townhouses, 5,200 SF commercial space

Ashtabula City Harbor Field Project 2023 (~\$5M)



- 4.68 acres
- Private Donation
- Active RFP process
- Two proposals for 20 single-family housing units

Ashtabula City Transit Hub Project 2022 (\$10M)

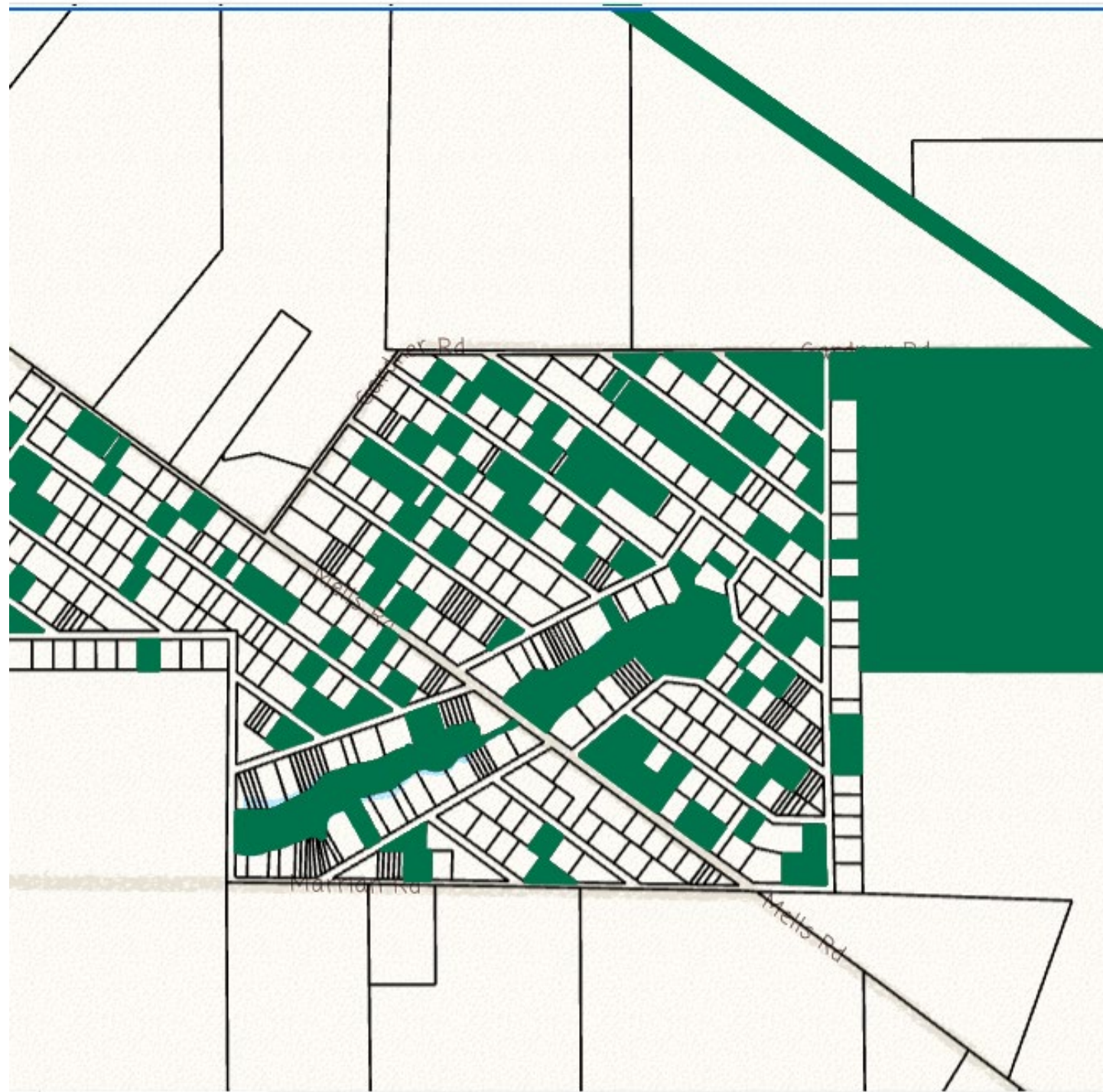


- 0.94 acres
- 12 forfeited parcels assembled
- Blighted and abandoned school
- 39,00sq.ft transit hub, 45 permanent jobs

Community Development

Grand Lakes Estates

- 240 acres of failed residential development from early 1950s
- 200 parcels chronically tax delinquent, \$100 fair market value (each)
- Near Grand Lakes Preserve Metroparks and Trail in Dorset Township
- Coordinating with Metroparks, private landowner to assemble land for wildlife sanctuary/primitive campground
- Forfeited land list, expedited foreclosure via Board of Revisions



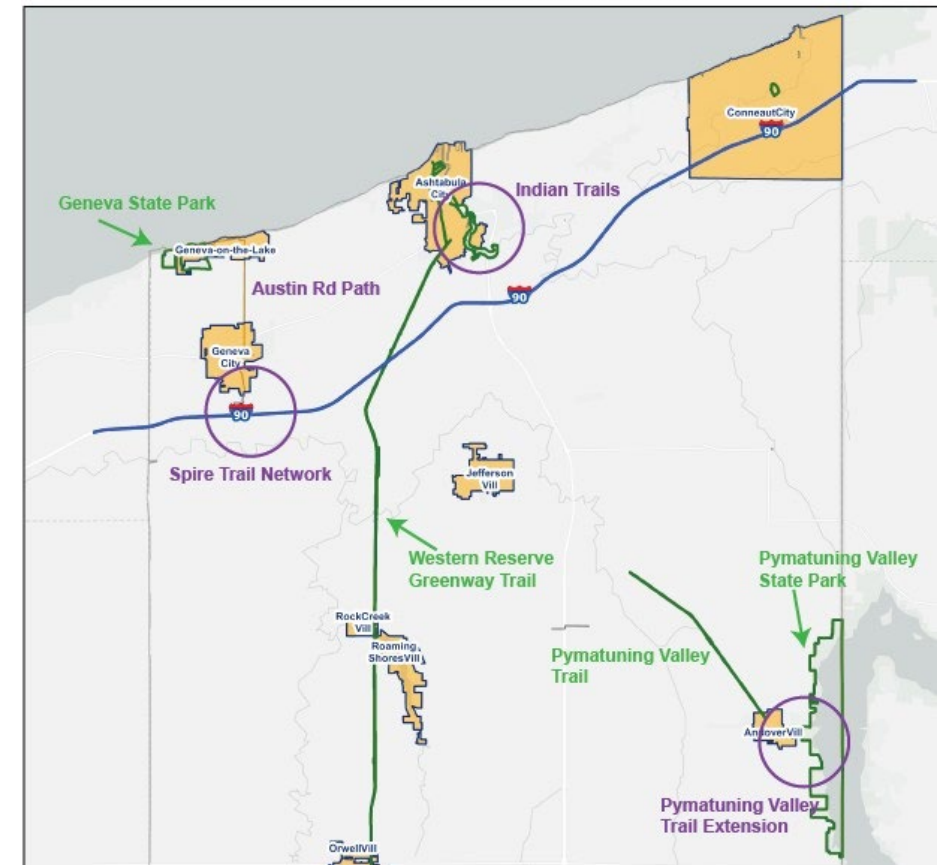
Land Bank Taking the Lead

Appalachian Community Grant

- Land Bank led “Infrastructure group” of over 30 partners across public-private sector!
- Improve built environment and create/expand multi-modal trail regional connections
- Received Technical Assistance Grant in March 2023
- Working with Eastgate on development grant for December 2023

Ashtabula County Investment Areas

Ohio Appalachian Community Grant - Technical Assistance Application



Thank You!

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