



TROTWOOD COMMUNITY IMPROVEMENT CORPORATION

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Quincy Pope, Chairperson
Mayor Mary McDonald, Co-Chairperson
Chris Peebles, Secretary/Treasurer
Fred D. Burkhardt, MBA Executive Director



TROTWOOD
GROWING TOGETHER

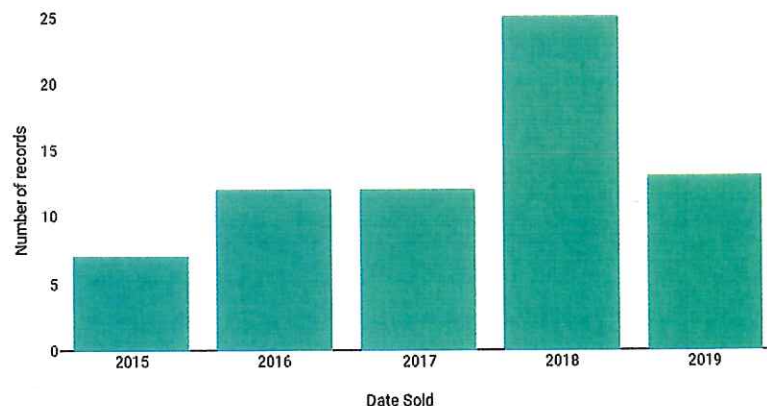
Date: 4/8/2019

To: Stephen Naas, President of County Corp

RE: Requested Extension and Increase of Revolving Loan Fund

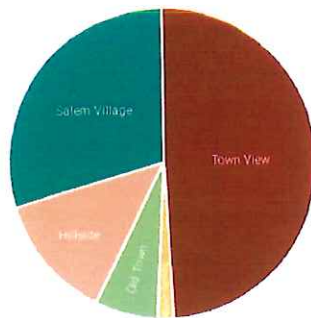
The Trotwood Community Improvement Corporation (TCIC) is seeking a two (2) year extension of the current revolving loan provided to fund the continued acquisition and stabilization/repair of vacant and abandoned properties in Trotwood. Furthermore, in an effort to continue to build upon the program's growth and impact, we are also seeking an increase in our available funds to \$200,000.

To date, since the implementation of the Revolving Loan, the TCIC has more than doubled the program's capacity to acquire abandoned properties and stabilize them for redevelopment and return them to productive tax paying disposition. As of March 2019, 61 properties have



been funded or are in the process of being funded with this loan. This is evidenced in the fact that in 2016 and 2017, the TCIC was able to impact 12 properties in each year. Comparatively, in 2018 the TCIC was able to impact 25 properties and TCIC has a goal of impacting 30+ properties in 2019.

Furthermore, the availability of this funding has allowed the TCIC to expedite its impact across the city of Trotwood. Given the growth of the number of properties impacted per year, it has allowed the TCIC to move from the "tipping point neighborhoods" and to begin working in the "distressed" and "significantly distressed neighborhoods." This is represented in the "Impact by Neighborhood" Pie Chart and the attached map, showing the neighborhoods we have worked/are working in. At this time, the TCIC is working in the neighborhoods hit hardest by vacancy and value decline, where having the ability to acquire a greater quantity of properties will

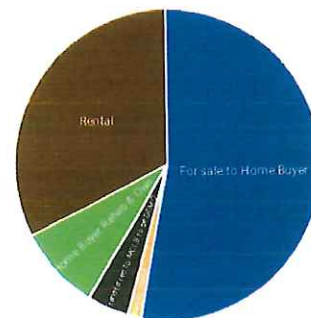


significantly shorten the timeline to stabilize and strengthen our ability to revitalize these neighborhoods.

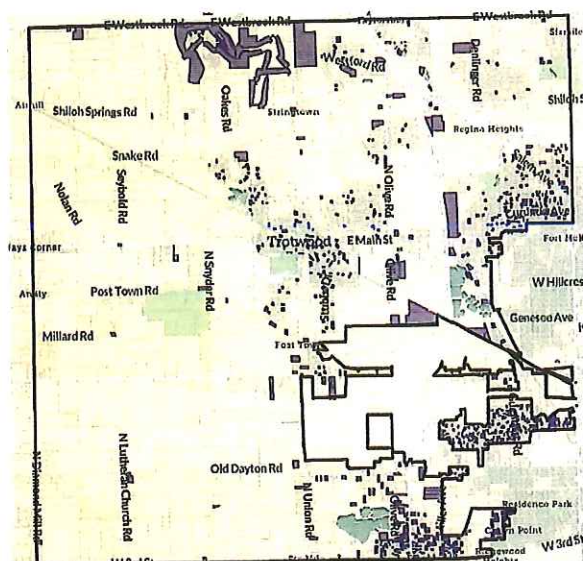
Another positive outcome that will be continued with the funding extension is the focus on home ownership opportunity. In neighborhoods like Town View in Trotwood, residents are rent burdened due to higher rent costs and home ownership would offer a more affordable living opportunity. Targeting

home ownership as the primary disposition in our programming, we have homes for sale to home buyers in nearly every neighborhood in Trotwood. Although buyer financing is still a large issue there is a desire for home ownership opportunities in the community and this program is the best path to providing product for that demand.

It is also important to note that to date, the TCIC program with large assistance from this revolving loan, has returned over \$90,000 of real estate taxes to the tax base, annually. Prior to returning these properties to productive status, their abandoned state left them not only bringing down values for nearby properties, but they were not providing real estate taxes to fund the schools, levies, etc. By the end of 2019, this number



may surpass \$100,000, which has a noticeable impact to taxing jurisdiction budgets. With a continuation of this revolving loan, every property impacted will return missing tax revenues.



Despite the impact evidenced to date, clearly the need for intervention and this programming is still of the greatest importance to the City of Trotwood and the Trotwood CIC to stabilize our neighborhoods and provide new housing opportunities for residents. Based on recent research in March of 2019, there are still an estimated **800** potentially abandoned/tax foreclosure eligible properties in our neighborhoods, this is represented in the parcel map provided below. As of March 2019, we have 30 properties in the tax

foreclosure process and intend to continue to submit eligible properties on a monthly basis for foreclosure action.

Furthermore, due to the expense of new-build construction costs, the shortest path to offering more housing opportunities in Trotwood is to renovate these abandoned properties. This is an opportunity for the City of Trotwood to welcome new residents to these refurbished units, bringing more spending power to the community which will go to support retail/commercial development and provide much needed income tax revenue to the City of Trotwood. Similarly, it will provide new opportunities for current residents to improve their housing situation. Additionally, bringing on more available units will hopefully mitigate rent increases due to demand, of which we are seeing in the community.

It is the TCIC's full intent to continue to grow this program to be more robust and continue to identify additional areas of support to provide the housing market in cooperation with the programming this loan funds. This can only be achieved through the continuation of this revolving loan fund, to provide the capital needed to cover the acquisition and stabilization costs to bring these properties out of their "legal limbo" status. Again, our request is detailed below:

TCIC REQUEST SUMMARY:

Extend Loan Terms:

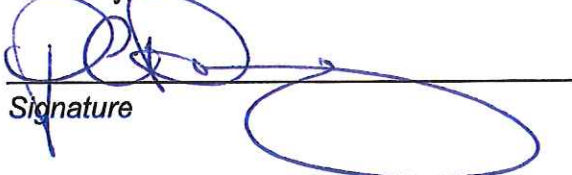
Extend for 2 years with potential for further extensions. End date would be 6/30/2021.

Additional Available Funds:

Add an additional \$40,000 to our available funds for a total of \$200,000 accessible to the TCIC.

We greatly appreciate your willingness to work with the TCIC to provide the funding. We thank you for your consideration.

Sincerely,


Signature


Date

Chad Downing
Director of Housing
Trotwood Community Improvement Corporation

