

Troy Community Works!

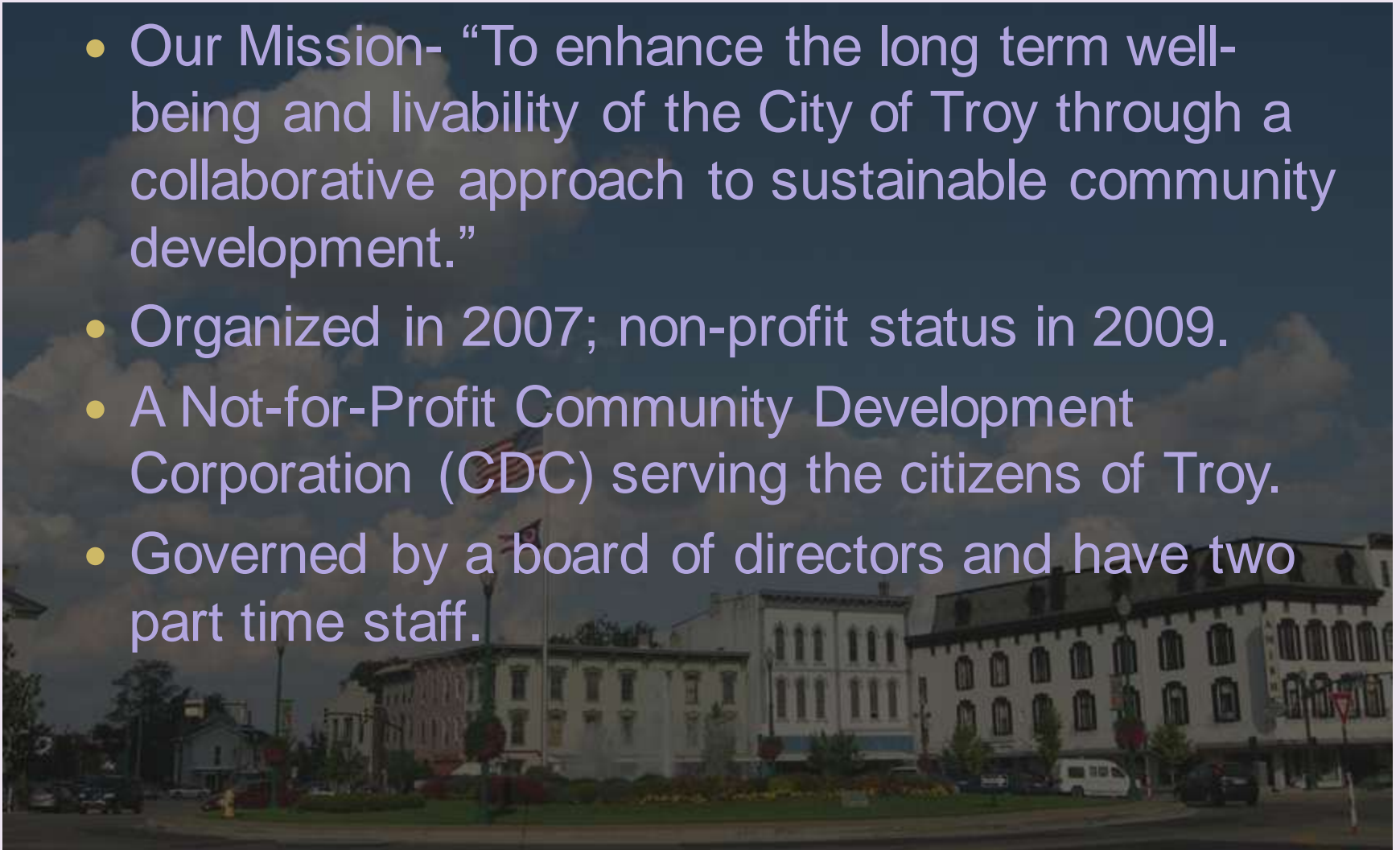
Heritage Ohio Conference

28 April 2011



Troy Community Works! Who are we?

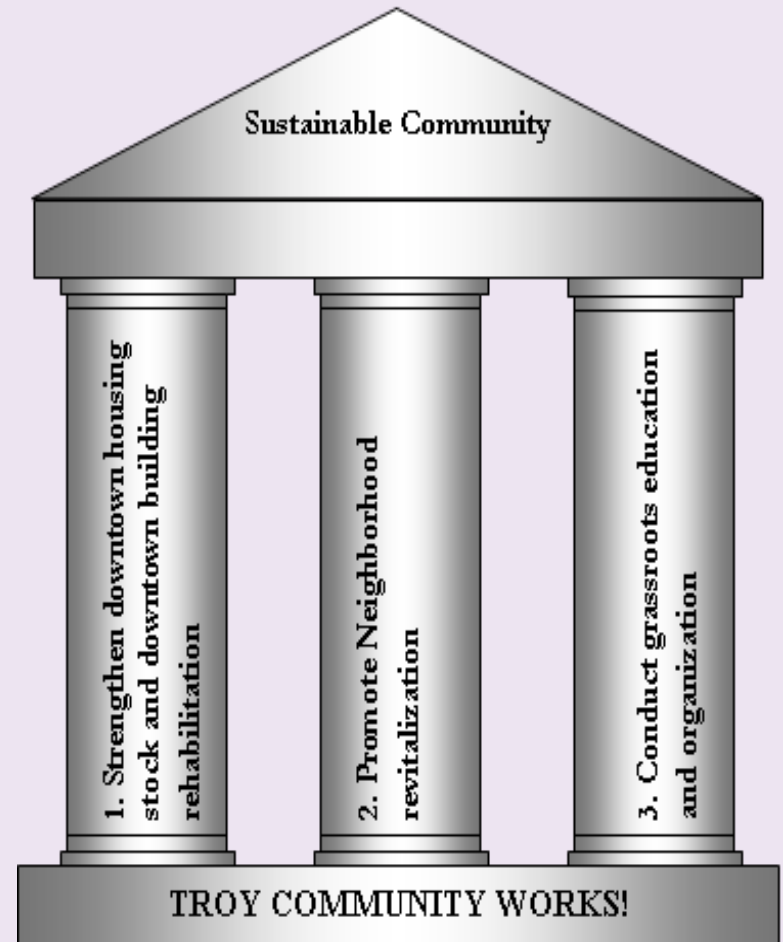
- Our Mission- “To enhance the long term well-being and livability of the City of Troy through a collaborative approach to sustainable community development.”
- Organized in 2007; non-profit status in 2009.
- A Not-for-Profit Community Development Corporation (CDC) serving the citizens of Troy.
- Governed by a board of directors and have two part time staff.



What is our focus?

OUR 3 PILLARS:

- Strengthen Downtown Housing Stock and Downtown Building Rehab
- Neighborhood Revitalization and Stabilization
- Grassroots Organizing and Education



Our Programs

- **TCW Homeowner Center:**
 - Created in 2008 to offer free foreclosure counseling to any Miami County Resident.
 - Have been working to expand services to offer two courses for homeowners.
 - Applying to become a HUD certified agency.
- **Make A Difference Day – Troy Fix It**
 - Hosted 3 successful ‘Make a Difference Day’ projects for the downtown Troy area.
 - In 2010 we had 237 volunteers work on 15 different projects at 9 different sites.
- **Annual Summer Speaker in Urban Planning**
- **Downtown Troy Neighborhood Analysis**

Impact of our Homeowner Center

- Client Testimony: *Our heads have been spinning with all that has transpired. I want to thank you for your support and being there through all of this. You have been a wonderful resource and comfort to me and so in turn my husband as well. **I would recommend Troy Community Works to everyone who may find themselves in need** and will do so. I feel like we all can benefit from our experiences in sharing with others. I have talked with and met amazing people throughout this whole mess. That has been the true benefit of it all. You really do God's work by what you are doing. I hope you feel good about that. Sending you a huge Hug and praying*

TCW Homeowner Center

Our Partners

Partner	Description of Services
Miami County Clerk of Courts	Distributes our “green brochure” detailing services with each delinquency and/or foreclosure notice.
Miami County Court System and Court Mediator	Assists with mediations and foreclosures.
Local attorneys & the Miami County Bar Association	Assists with matching clients with attorneys to work on their case pro bono
Local Miami County realtors	Assists clients in the case of a home for sale or short sale situation.
Partners In Hope	Provides a handicapped accessible location for counseling if needed and supports clients in need to HEAP or Ohio Benefits Bank services.
New Path Ministries	Supports Tipp City area clients in need of food pantry or utility payment support.
Piqua Compassion Network	Supports Piqua area clients in need of food pantry or utility payment support.
Habitat for Humanity of Miami County	Utilized a referral system if any of their homeowners face foreclosure TCW will counsel them as well.
TCW Housing Advisory Committee	Committee made of realtors, lawyers, bankers, and home construction professionals that advises the TCW Homeowner Center.

Summer Speaker 2010

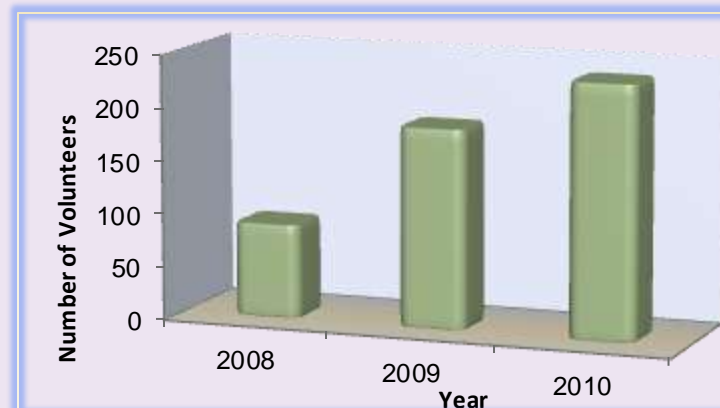
Eric Fredericks - Walk This Way

- Held a workshop attended by 22 transportation engineers and urban planners from Dayton, Columbus, Cincinnati and Indianapolis.
- Co-sponsored by the Miami Valley Regional Planning Council & American Planning Association Dayton Chapter.
- Our 2011 speakers is Robb Hankins from *Arts In Stark (Center)*



Make A Difference Day – Troy Fix It

- On the largest national day of service, TCW organizes volunteers to complete “Fix It Projects” for other local non-profit organizations.
- In 2010 we had 237 volunteers complete 15 projects at 9 different non profits.
- The total budget for our 2010 Troy Fix It for Make A Difference Day was \$4,500.
- If the non-profit organizations who benefitted from the 2010 ‘Make a Difference Day’ effort



2010 MDD Project Sites

- GROW Community Gardens
- Troy Miami County Public Library
- Habitat for Humanity of Miami County
- Partners In Hope
- St. Joseph's House/ St. Patrick's Soup Kitchen
- TCW's 221 E. Main St.
- WACO
- Troy Rec
- Lincoln Community Center





Make A Difference Day * Troy Fix It
October 24, 2010



*Christina Leasure,
marketing manager at
Panera Breads, laying out
breakfast items.*









*Bobby Phillips , John
Schweser &
Kiwanis Club Members*







*Richard Bender & Erica Boyer Painting
at the Rec*

*Dr. Bentley's Crew at
WACO*





GROW community gardens



The Altrusa Club serving lunch



Downtown Neighborhood Analysis

- Goal: to match data from police visits, housing code violations, and property assessments with citizen comments to target neighborhood revitalization.



Downtown Neighborhood Analysis

GIS Map of Results



Our First Building: 221 E. Main



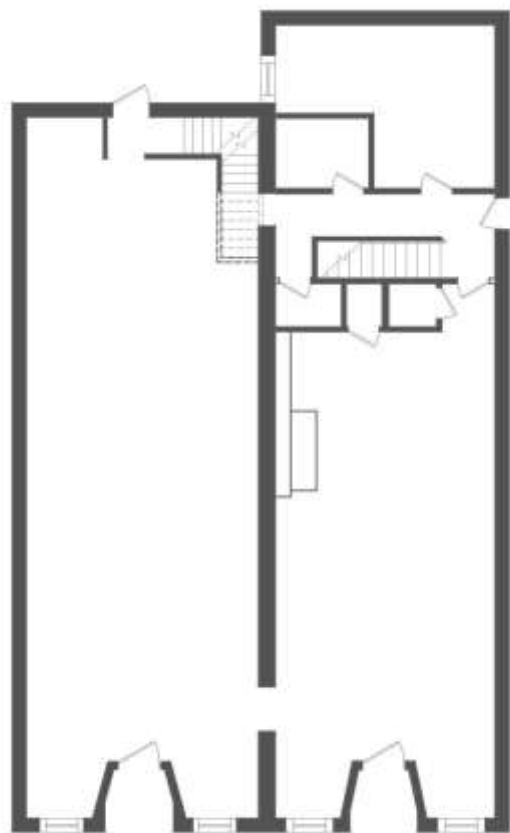
Our First Building

Goal: To revitalize this vacant building into a mixed use, GREEN, fully occupied building to anchor and revitalize a corridor entrance into downtown Troy.

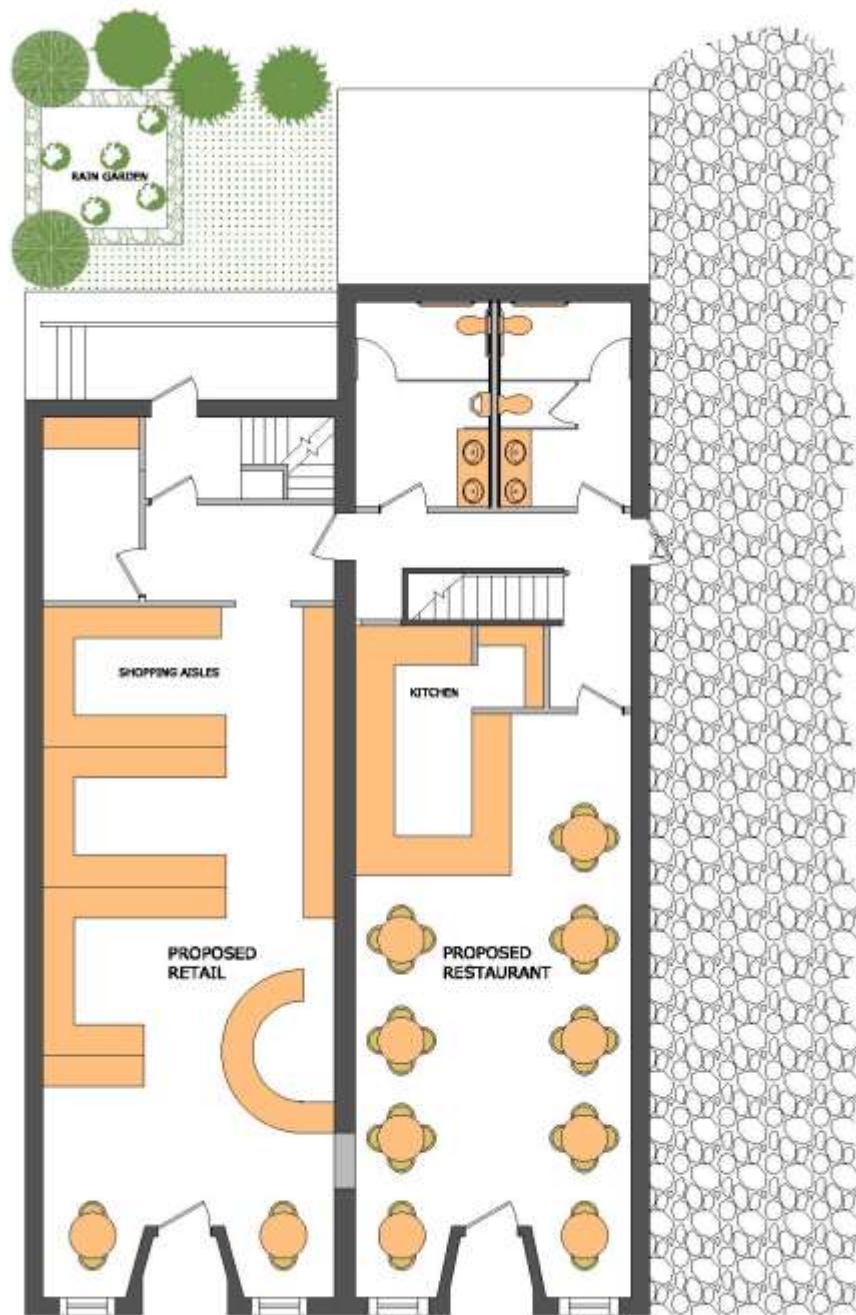






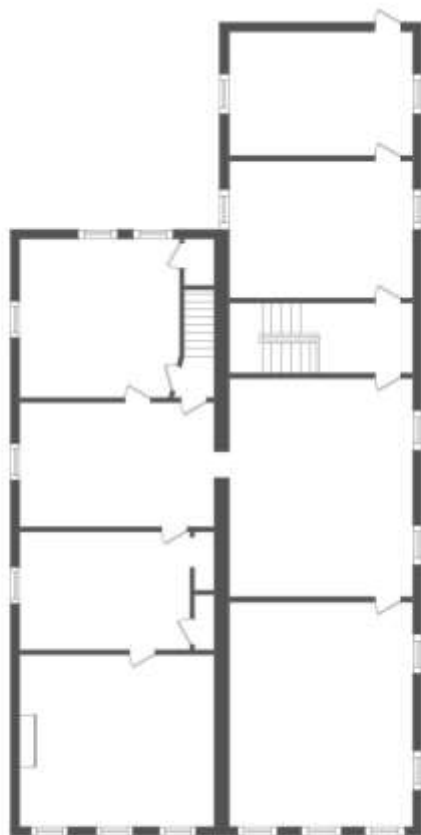


EXISTING FIRST FLOOR PLAN

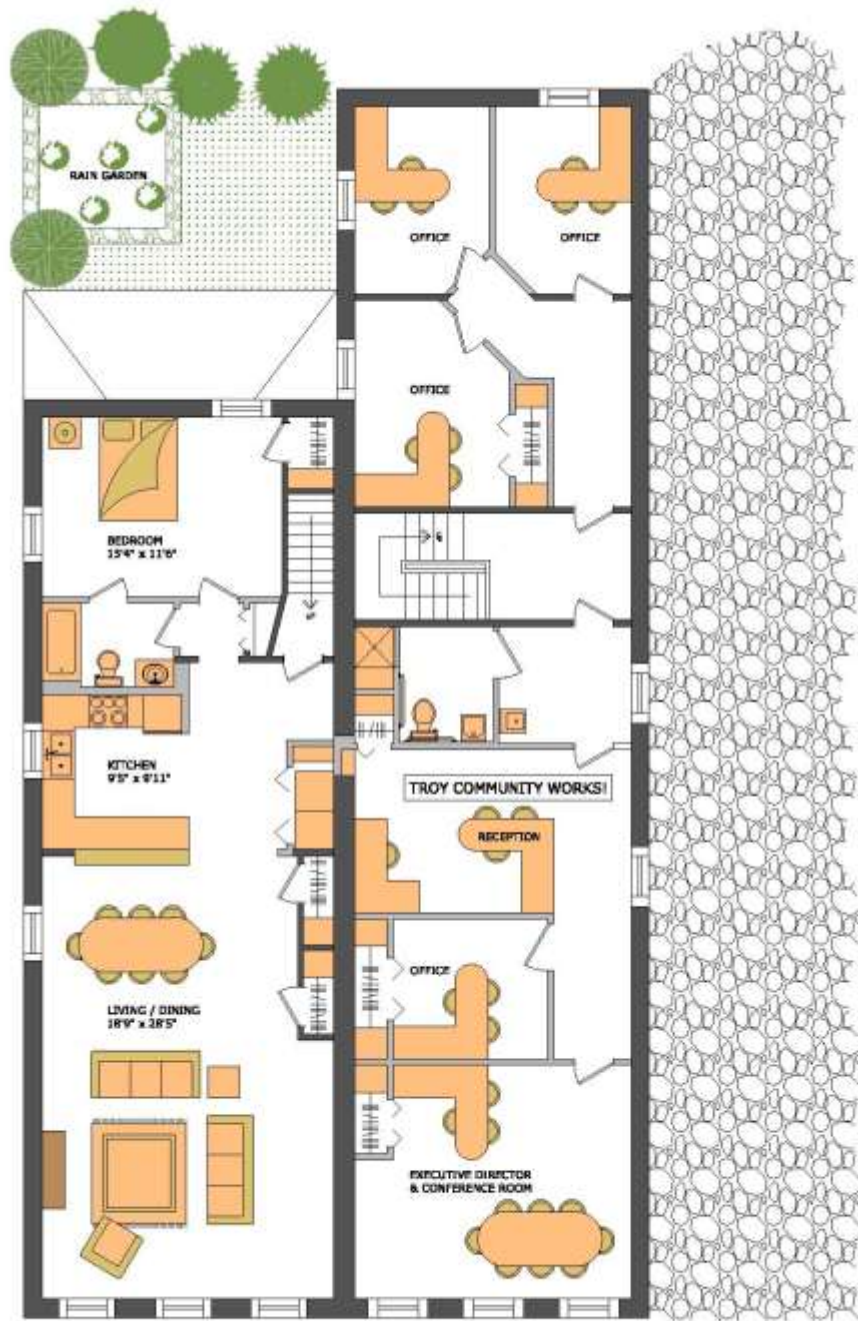


PROPOSED FIRST FLOOR PLAN

SPATIAL SYNERGY STUDIO LLC



EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

SPATIAL SYNERGY STUDIO LLC

Challenges

- Smaller communities-not familiar with CDC concept and can be slow to change.
- How DO you describe your mission?
- Changing the “players”- especially with funding.
 - Perceived competition with other not for profits.
 - Private investment vs. community development.
- Very little access to the resources of larger communities
 - NeighborWorks or LISC
 - Reduced CDBG, HOME, CHIP funds

Questions to Ask & Opportunities

- Do you start a new organization or build up an existing one?
- How do you get capital if you have no experience?
- Creation of a diverse board.
- How can you build your reputation and your capacity?
 - Small projects at low costs.
 - Partner, partner, partner!
- Little to no overlap with other CDCs.
- Some statewide funders are looking to spread their funds around the state.

For more information:

- www.troycommunity.com



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