Detroit Shoreway Community Development Organization (DSCDO) was delighted to wrap up 2016 and kick off the new year with a front page story in Crain’s. Our passionate staff are proud to serve the residents, businesses and institutions of the Detroit Shoreway Neighborhood and the three neighborhoods of Metro West (Stockyard, Clark-Fulton, & Brooklyn Centre). In addition, DSCDO’s Real Estate Development team works to create affordable housing units within our four neighborhoods and across the city of Cleveland.

2016 was a momentous year for economic development in Detroit Shoreway. We welcomed fourteen new businesses to Gordon Square, including Trunk, L’Amour Du Noir, Vita Urbana, Fit Cleveland, GroundSwell, FOUNT, Old City Libations, Cleveland Bagel, Land of Plenty, Made to Create Studios Inc., iLTHY, Literary Cleveland, Astoria, and City Breaks. Of these, eight are directly leasing commercial space owned by DSCDO. All leasing and business attraction is supported by our active Economic Development Committee, comprised of board members, residents and business owners.

The LGBT Community Center of Greater Cleveland and Hawken School are both investing in Gordon Square with catalytic construction projects beginning soon. The LGBT Center will build its new home at 6705 Detroit Avenue, and Hawken School will open an early childhood center in the rehabilitated Saigon Plaza building at 5400 Detroit Avenue.

We continue to see increased activity and development on Lorain Avenue as well. El Mercadito, a Hispanic deli and grocery, opened in a previously vacant storefront at 6515 Lorain. Sweet Lorain (7105 Lorain), one of several well-established antique shops, celebrated 25 years this fall and is preparing to expand into a neighboring building. Reincarnation Vintage Design (7810 Lorain) was named Cleveland’s “Best Antique Shop” for 2016.

Both Gordon Square and Lorain Avenue have active merchants’ associations who collaborate on events and initiatives including holiday shopping on Lorain, Merchant trick or treat, and Small Business Saturday. Our staff enjoys working with all of our businesses and looks forward to the coming year.

HIGHLIGHT: Cleveland Hustles

Four of our new neighborhood businesses (GroundSwell, FOUNT, Old City Libations, and Cleveland Bagel) were winners on CNBC’s reality television show Cleveland Hustles, co-produced by NBA champion LeBron James and SpringHill Entertainment. The show highlighted the Detroit Shoreway neighborhood on the national stage, and was a catalyst for growth, investment, and revitalization of storefronts that have been vacant for decades.

Detroit Shoreway first met Cleveland Hustles production staff in February 2016, thanks to an introduction from Councilman Matt Zone. In March, staff helped set up a community town hall to hear business pitches from 20 contestants to the show’s 4 investors. After the investors picked 2 businesses each, many set up pop-up shops in Gordon Square in vacant storefronts. Then, as the business winners were selected, much assistance was provided by Detroit Shoreway in the 90-day mad dash to get open. This assistance included helping with City approvals and permits, supporting the production crew, and securing financial incentives for businesses.

Thanks to Cleveland Hustles investors Kathy Futey, Alan Glazen, Kumar Arora and Jonathon Sawyer, and congratulations to the winners!
Detroit Shoreway continues to support our neighborhood’s extensive block club system and diverse community groups, celebrating traditional block club structure while empowering residents to explore alternative forms of organizing. 2016 was another busy year. Community Involvement staff provided technical assistance and advice to residents in order to secure 9 small grants and donations totaling $17,763 for various community projects including community gardens, free CPR classes, and other community-oriented projects. We also launched a new Community Involvement Fund, which provided gap funding for block club support, block parties, cleanups, and a winter ball hosted by dedicated neighbors. Staff hosted a non-partisan voter registration drive on National Voter Registration Day, brought a group of neighbors who rely on public transit to Columbus for an advocacy day to speak with elected officials about the need to invest more in transit, and once again collaborated with LAND Studio to offer free summer art classes at Zone Rec, Herman Park, and on West 83rd Street.

**Economic Empowerment**

Community Involvement staff work with an array of partners to bring economic empowerment programs to the community. Our Gordon Square Arcade computer lab once again hosted free tax preparation through the Earned Income Tax Credit Coalition. In 2016, 870 returns were filed, returning over $1,150,000 to the local economy - a 41% increase over the number of returns filed in 2015. In partnership with Towards Employment, the computer lab also hosted 25 free WorkKeys® Assessments, helping participants illustrate to potential employers that they have the skills necessary for jobs even without a high school or college degree. We also partner with Community Financial Centers (CFC), which offers free personalized, one-on-one financial counseling in a confidential setting. Appointments for CFC or tax preparation can be made by calling 2-1-1.

**Climate Resilience**

In a world of climate change which includes more extreme heat and weather events as well as increased risk of flooding, we need to make sure that the Detroit Shoreway neighborhood is prepared and that neighbors stay on the lookout for one another. To that end, Detroit Shoreway is partnering with Cleveland Neighborhood Progress on a 3-year Climate Resilience Initiative funded by the Kresge Foundation. Through this grant, four Neighborhood Climate Ambassadors will promote and carry out projects and programs focusing on environmental health and awareness. Detroit Shoreway is also promoting two energy saving home weatherization programs through Cleveland Housing Network and Empower Gas & Electric, to reduce energy consumption and lower utility bills to qualifying customers. Applications can be picked up at our offices or online.

**Near West Recreation League**

Detroit Shoreway partners with Ohio City, Tremont, and our Metro West office to offer affordable athletic and extracurricular programming through the Near West Recreation League. Near West Rec features basketball, bowling, baseball, soccer, volleyball, boxing, creative writing, Lego league, and “Girls Grow.” In all, the league served 988 participants in 2016. League sign-up is on a rolling basis throughout the year.

**HIGHLIGHT: Southwest Detroit Shoreway Neighborhood Plan**

“Growing A Vision,” the Southwest Detroit Shoreway Neighborhood Plan, was approved by the Cleveland City Planning Commission in May 2016. Thanks to funds made available through the Kresge Climate Resilience Urban Opportunity Initiative and our neighborhood Climate Ambassadors, nearly $20,000 has already been secured for planned improvements to the Dudley Triangle (West 73 Street and Elton Avenue) and a vacant lot on West 83rd Street. $27,000 has been obtained through Cleveland Neighborhood Progress’s Neighborhood Security through Creative Placemaking to “Liven Up Lorain.” Improvements to Lorain Avenue will consist of new lighting on storefronts, pruning trees, and installing public art. Councilman Matt Zone has also committed funding to Southwest Detroit Shoreway. Look for these exciting improvements and more to begin in 2017.

**Safety**

2016 saw an impressive uptick in grassroots safety involvement. The Detroit Shoreway Safety Advisory Committee was formed to advise the organization on its safety programs, and through its subcommittees to develop programs, events, and initiatives that impact safety in the Detroit Shoreway neighborhood. The Community-Police Relations subcommittee hosted a “Pinball with Police” event at Superelectric, the Safety Camera sub-committee hosted a fundraising event at Banter, and the Resident Safety Skill-Building subcommittee hosted a 9-1-1 safety seminar that included speakers from Cleveland Police, EMS, and Fire. Detroit Shoreway also partnered with the Second District, St. Augustine and the Lorain Branch of the Cleveland Public Library to offer free self-defense classes, and Southwest Detroit Shoreway residents self-organized to host Safety Walks. Contact our Community Involvement staff if you’d like to get involved.

**Transportation Advocacy Day in Columbus**
Detroit Shoreway provides support for a variety of free or low-cost events throughout the year, putting the neighborhood on the map as a regional destination and offering quality of life amenities for residents. Dyngus Day, held annually on the Monday after Easter, was a resounding success with 12,000 attendees in 2016. Dia de Muertos attracted 3,000 guests this fall. Other events that enjoyed Detroit Shoreway support include a partnership with the Cleveland Metroparks for Edgewater Live, the Rite Aid Cleveland Marathon, Patio Kulchur, NeoCycle bicycling festival, and Holidays on Lorain. Third Friday at 78th Street Studios remains a not-to-be-missed monthly event, and we look forward to the return of GardenWalk Cleveland in 2017.

Detroit Shoreway maintains social media channels including Facebook, Twitter, and Instagram, and we issue weekly e-news for both Detroit Shoreway and the Capitol Theatre. Go to “Contact Us” on our homepage to subscribe and stay up to date on everything that is happening.

Gordon Square Arts District- Cleveland Improvement Corporation

It has been another great year for the Gordon Square Arts District – Cleveland Improvement Corporation (GSAD-CIC), Gordon Square’s “Special Improvement District,” which serves the area along Detroit Avenue between West 58th and West 73rd Streets. The GSAD-CIC provides essential services such as sidewalk and parking lot snow removal; trash and litter pick up; holiday lighting; streetscape maintenance; landscaping; and supplementary safety patrols. This year, bicycle safety decals were added.

Detroit Shoreway hires and manages all vendors, provides financial administration, and serves as primary contact for all District related needs. Oversight is provided by the GSAD-CIC Board of Directors and four working subcommittees: maintenance, marketing, safety, and finance. Be on the lookout for the GSAD-CIC “Clean and Safe Ambassadors” walking the District in their brightly-colored uniforms.

HIGHLIGHT: WINTERTIDE at Gordon Square

Thanks to generous funding from Cuyahoga Arts & Culture, Councilman Matt Zone, the Friendship Foundation of American-Vietnamese, and the Gordon Square Arts District-Cleveland Improvement Corporation, Detroit Shoreway hosted its first annual holiday arts and shopping festival, WINTERTIDE at Gordon Square, on Saturday, December 3.

The event kicked off with “A Christmas Story” at the Capitol Theatre ($1 admission) and continued with free horse & carriage rides and free pop-up performances from 3:00pm-7:00pm. Cleveland Public Theatre served as artistic curator and programmer. Neighborhood businesses were open throughout the day for shopping, food and drink, and a free shuttle to the Lorain Avenue Antiques District was offered from 1:00-5:00pm. As a result of strong positive feedback, WINTERTIDE will return to the Gordon Square Arts District in 2017.

Capitol Theatre

A new marketing plan for the Capitol Theatre was unveiled in 2016, authored by M.B.A. candidates at the Case Weatherhead School of Management. Initiatives included strengthening the Capitol’s identity as a historic theater with a 30-second preview before each movie, and re-invigorating the theater’s grassroots marketing and promotional group, the “Friends of the Capitol Theatre.” Additional marketing elements will be implemented in the coming year. The Capitol continues to shine with unique programming, including the popular Happy Hour Classics series, the “Reel Science” partnership with the Cleveland Museum of Natural History, “Late Shift” midnight movies, and the $1 Kids’ Series, which has become a summertime staple for many neighborhood families and children. The Capitol attracts 50,000 patrons annually and is an economic engine for Gordon Square.
Single Family Rehabilitation Program

The Single Family Rehabilitation Program was created in 2008 in response to the foreclosure crisis and the diminishing availability of federal funds. DSCDO directly acquires or assists to transfer vacant and abandoned properties to developers and owners, returning the properties to productive use. Since its inception, the program has rehabilitated roughly 219 vacant and abandoned properties, generating over $10.2 million of investment and saving the city $2.1 million in demolition funding.

In 2016, Detroit Shoreway transferred 15 properties to developers and owners, which will result in private investment of roughly $1.1 million in the Detroit Shoreway neighborhood. This reinvestment will allow for the majority of the homes to be sold to owner occupants and will enable surrounding property owners to build equity in their homes.

HIGHLIGHT: The West 80s

2016 was an important year in the “West 80s” – the triangle-shaped area bounded by Detroit Avenue west of West 74th, West 85th Street, and Lake Avenue. Our community welcomed the new Commons at West Village at 8301 Detroit Avenue, which offers 66 units of permanent supportive housing as part of the Housing First initiative to eradicate chronic homelessness. The Commons at West Village was developed by Cleveland Housing Network and is managed by Emerald Development and Economic Network (EDEN, Inc.).

Detroit Shoreway housing staff facilitated the transfer 54 units of vacant and blighted residential building space in the West 80s in 2016. We also directly transferred 2 double units in the area to beneficial owners, spurring further rehabilitation of another 8 units and bringing the total units under renovation to 66.

Our staff meets monthly with an important groups of stakeholders in the West 80s, including St. Augustine Health Campus, the neighborhood’s largest employer; EDEN, Inc.; the Walz branch of the Cleveland Public Library; the Second District police; and multi-unit property owners in the area.

HIGHLIGHT: Cleveland’s First Two Permanent Tiny Houses

Cleveland’s first two permanent, new construction tiny houses are complete, thanks to a joint effort by Detroit Shoreway, Citizens Bank, Sutton Development Group and Councilman Matt Zone. Located at West 58th Street and Pear Avenue in the EcoVillage, the homes explore the viability of green-built housing that focuses upon small-scale living as a means to a better life. While a typical American home is around 2,600 square feet, these homes are approximately 600 square feet. The houses incorporate green building principles and energy efficiency standards, and tie into sewer, water and electric services. Detroit Shoreway hosted multiple open houses and tours as well as Airbnb stays throughout the summer. The houses are owned by Sutton Development Group and are available for rent. Citizens Bank contributed $155,000 in funding for project design, community engagement and construction.

Code Enforcement

Detroit Shoreway continues to participate in the Code Enforcement Partnership with the City of Cleveland, going street by street and parcel by parcel to identify code violations, and to connect residents with home repair resources. In 2016, our Housing Specialist surveyed over 1,920 structures for health and housing code violations, encouraging the worst offenders to address these problems while connecting elderly and low-income homeowners to programs that can help keep their homes safe and secure.
DSCDO is committed to affordable housing and maintaining the diversity of the communities we serve. DSCDO’s Real Estate Development Department, based out of the Detroit Shoreway Neighborhood office, specializes in multi-family affordable housing projects. In 2017, the department will commence construction of the Aspen Place project, located on Lorain Avenue in the EcoVillage.

**Strategic Partnerships**

DSCDO continues to build partnerships with local Community Development Corporations to offer real estate development services beyond the Detroit Shoreway, Stockyard, Clark-Fulton and Brooklyn Centre neighborhoods. DSCDO is currently partnering with Westown Community Development Corporation to redevelop the historic Variety Theatre into a mixed-use facility, with a new blade sign and marquee unveiled in 2016. The $14 million project received Ohio Historic Preservation Tax Credits in 2015, with plans to be under construction by the end of 2017.

**Lofts at Lion Mills**

In August of 2016, DSCDO began construction on the $10 million Lofts at Lion Mills project located in the Clark-Fulton neighborhood. Situated at the intersection of West 25th Street and Meyer Avenue, the project will provide thirty-six (36) units of affordable housing adjacent to MetroHealth’s main campus. The structure was the former home of the Lion Knitting Mills, which produced knit caps and wool goods for the United States military. Listed on the National Register of Historic Places, the site features a large rooftop water tower which serves as a landmark to the surrounding community.

**Aspen Place**

DSCDO was proud to receive a 2016 award of Low Income Housing Tax Credits (LIHTC) for the $10 million Aspen Place project, which will be located at West 61st and Lorain Avenue in the EcoVillage, immediately adjacent to the West 65th Red Line Rapid Transit Station. Forty (40) affordable apartments will be built as a result of this project, and groundbreaking is expected in summer 2017. DSCDO has received an allocation of LIHTC in each of the last four (4) years, making the organization one of the most successful non-profit developers in Cleveland.
DSCDO’s Metro West office, located on Fulton Road, serves the Stockyard, Clark-Fulton & Brooklyn Centre Neighborhoods, with combined populations of nearly 30,000 residents. Metro West’s three strategic impact projects are the West 25th Street Corridor, La Villa Hispana, and the International Village.

2016 at a glance:

**Housing**
- **Code Enforcement** 1,950 full exterior inspections 40% voluntary compliance
- **Residential Improvements** 20 homes beautified with St. Ambrose 8 homes beautified with World Changers
- **Vacant Housing & Rehabs** 26 distressed homes and properties transferred 40% of homes transferred were bought & rehabbed by owner-occupants

**Economic Development**
- 5 businesses opened or expanded
- 72 businesses supported with over 130 technical issues
- 30 property owners assisted through city processes

**Community Involvement**
- 18 small grants funded, bringing over $30,000 to resident-led projects

**Annual Events**
- CiCLEvia – Cleveland’s first open street event, 3 in 2016
- Stockyard Annual Bike-a-thon – 175 participants
- Fiesta de Té · $3,500 raised for Thomas Jefferson Newcomers Academy
- Cookouts with Cops – over 300 attendees

**Green Space & Beautification**
- 14 neighborhood clean ups
- 868 tons of trash removed from the neighborhood
- 2 pocket parks created
- 10 greening projects

**Economic Empowerment**
- Home Energy Assistance Program (HEAP) – 4,300 clients served
- Earned Income Tax Credit assistance – 783 clients served
- Computer Lab – 280 residents attended open labs; 72 class & program participants

**Metro West Office Staff Listing**
- Hilda Abreu, Community Organizer
- Tony Bango, International Village Director
- Kate Dupuis, Housing Specialist
- Loida Feliciano, Bilingual HEAP Manager
- Keisha Gonzalez, Economic Development Director
- Adam Gifford, Director of Community Involvement
- Kris Harsh, Housing Director
- Nanci McCormack, Administrative Assistant
- Rebecca Neria, Computer Lab Coordinator
- Iris Newson, Services Volunteer
- Marcia Nolan, Housing Manager
- Dave Reuse, Greenspace & Graffiti Coordinator
- Rosanna Santos, Bilingual HEAP Intake Specialist
- Yarimar Soto, Housing Research Assistant
- Adam Stalder, Managing Director
- Stephanie Williams, HEAP Intake Specialist
- Kristyn Zollos, Development Specialist

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**La Placita, Summer 2016**

**Classes at Metro West’s Computer Lab**

**Menlo Park Academy Groundbreaking in the Stockyard Neighborhood**
DSCDO 2016 AWARD WINNERS

Irene Catlin Award
Abbe DeMaio

Sustainability Award
Christopher Stocking

Sean Kilbane Award
Gypsy Beans & Baking Co.

Community Spirit Awards
Howard Grandon
Calley Mersmann
Jeff Taylor

Scott Kroehle & Anna Perlmutter
Terry Metter
Franklin Reading Garden Committee
Neighborhood Improvement Awards

Kyle Lawrence & KC Stitak
1904 W 58th St

Graham Binnig & Alana Jochum
1947 W 61st St

Esbeey Madera & Peter Madera
7909 Colgate Ave

Howard Grandon
Cheerio Building/Banter

WIRE Properties & Diversified Contractors
5908 Madison Ave and 6018 Madison Ave

Astoria
5417 Detroit Ave
## DSCDO 2016 FINANCIAL REPORT

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<th>Income</th>
<th>Citizen Participation</th>
<th>Commercial</th>
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| Expenses                       |                       |            |           |                          |                            | $230,776 | $1,543,780 |
| Total Personnel                | $155,210              | $367,472   | $561,334  | $228,988                 | $-                          | $201,003 | $513,320   |
| Total Administrative           | $5,390                | $44,621    | $218,113  | $29,462                  | $14,731                     | $-       | $785,707   |
| Total Program                  | $30,088               | $346,139   | $150,343  | $259,137                 | $-                          | $-       | $785,707   |
| **Total Expenses**             | **$190,688**          | **$758,232** | **$929,790** | **$517,587** | **$14,731** | **$431,779** | **$2,842,807** |
| **Net Income**                 | **$28,187**           | **($131,020)** | **$86,285** | **$144,084** | **$103,086** | $(201,178) | **$29,444** |

## DSCDO BOARD OF DIRECTORS

**Residential Representatives**
- Ms. Donna Gonyon, *Vice Chair*
- Ms. Patty Jurca
- Ms. Angela Raffa-Keeling
- Ms. Christina Znidarsic

**Commercial Representatives**
- Mr. Dan Bush
- Mr. Joe Craciun
- Mr. Dan McCormick
- Ms. Gia Hoa Ryan

**Institutional Representatives**
- Ms. Eileen Kelly
- Fr. Richard Rasch
- Mr. Dan Petricig

**At Large Representatives**
- Mr. Mark DiDonato
- Mr. Paul Ettorre, *Treasurer*
- Mr. Joe Tegreene, *Chairman*

**Special Representatives**
- Mr. Chris Warren, *Secretary*
- Ms. Heather Lazar
- Mr. Lee Fields
- Ms. Millie Caraballo
- Mr. Peter Harwood

## STAFF LISTING

**Jeff Ramsey, Executive Director**
**Sharon Parks, Chief Financial Officer**
**Tynise Cephus, Accounting Clerk**

**Detroit Shoreway Neighborhood Office**
- Jenny Spencer, *Managing Director*
- Adam Davenport, *Project and Operations Manager*
- Adam Rosen, *Economic Development Director*
- Austin Boxler, *Director of Community Involvement*
- Erick Rodriguez, *Enterprise Rose Architectural Fellow*
- Jeremy Taylor, *Safety & Community Engagement Coordinator*
- Joanne Leszniewsky, *Receptionist*
- Joseph Giuliano, *Housing Director*
- Kathy Sargent, *Housing Specialist*
- Liz Weiler, *Economic Development Americorps VISTA*
- Monique Gunter, *Receptionist*

**Real Estate Development**
- Anya Kulcsar, *Director of Real Estate Development*
- Brittany Senger, *Multi-Family Project Manager*
CORPORATE PARTNERS

Platinum Sponsors
Ohio Capital Corporation for Housing
First Federal Lakewood
Marous Brothers Construction
PNC Bank
Citizens Bank

Diamond Sponsors
Dollar Bank
Enterprise Community Partners
KeyBank
Safeguard Properties

Gold Sponsors
Surety Title Agency, Inc.
Fifth Third Bank
Third Federal Savings & Loan

BUSINESS PARTNERS

Shoreway Star
The Shorr/McKnight Fund

Community Champion
Westshore Properties LLC
Strategy Design Partners

Development Driver
XYZ the Tavern
Brownstone Inn
Joseph Tegrene
Pioneer Savings Bank
Case Development
Progressive Urban Real Estate

Fantastic Friend
Forest City Shuffleboard
Cleveland Housing Network
Cleveland Public Theatre
Levin Group
T.D. Security, Inc.
MVP Services, LLC
Cuyahoga Land Bank
Moore Yourkwitch & Dibo
Westlake Capital Management
Saigon Plaza and Friendship Foundation
Kimball E. Rubin & Associates, LTD.

Growth Generator
Environmental Design Group
Leinkuehler, Inc.
NV5
Habitat for Humanity
Scalish Construction
Urban Community School
The Riverstone Company
Cleveland Cinemas
Full Color Printing
The Centers for Families and Children
Craciun Berry Funeral Homes, Inc.
Premium Metals Inc.
Our Lady Of Mt. Carmel Church
Bruno Casiano
St. Augustine Health Campus
Near West Theatre
The Edna House for Women, Inc.

BUSINESS SUPPORTERS

Medical Mutual
Cirino & Son Landscaping
Champion Fire Equipment Inc.
Skoda Minotti, LLP
78th St. Studios
Metro Catholic Parish School Development
Cleveland Tenants Organization
Tech Readymix
Drink Local Drink Tap
All Phase General Construction
Grand Avenue Properties, LLC
L’Amour Du Noir
The Happy Dog
Land of Plenty

INDIVIDUAL SUPPORTERS

Charles & Maria Finchum
Mr. Jeffrey Spaeth, The Spaeth Family Foundation
Chris & Linda Warren
Mr. Kenneth Taylor
Leo Jeffers
Michael O’Connor
John Oster
Gail Johnson
Linda Kimmy
Carolyn Samstag
Norman Schmidt
Rob Sommerfelt
Michele Sommerfelt
Civita Blaske
Bernd Blaske
Jon Catanese
Richard Matisak
Emily Ingals
Tracey Lind
Diana Cyganovich
David Heil
Paul Putman
Eric Dicken
Valerie Couch
Alyssa Mitchell
Madelyn Zone
Nelson Beckford
Lennie Stover
Ted Theophylactos
Alana Jochum
Bobbi Reichtell
 Roxanne Wallace
David Zupancic
Michelle Tomallo
Angela Raffa-Keeling
Donna Gonyon
Joe Keeling
Cherie Olland
Brendan Heil
Jonathan Karpick
Barbara Andelman
Alexis Kim
John & Karen Garge
Mary Jo Mazzarella
Christina Keegan
Chris Alvarado
Christina Znidarsic
Robert & Tricia Sulzmann
Sue Maiasoc
Sruti Basu
Janet Renner
Thomas Piergastini
Cindy Plagata
Georgio Savino
Julie Lindstrom
Lenny Carlsen
Paul Kukuca
Phyllis Harris
Terri Antonucci
Jim Wagner
Bruce Buchanan
Conor Coakley
Jeannine Rini
Kenta Whitley
Patty & Dave Jurca
Todd Kelley
Joel Solloway
Amber Kwallek