



Michael J. Zone Recreation Center



W. 76th Street Tunnel Ribbon Cutting



Dyngus Day Parade



Rain Garden Planting

**detroit**  
**shoreway**

**Celebrating 40 Years of Service**  
Incorporated August 27, 1973

**2013 Annual Report**

# Detroit Shoreway Community Development Organization

*Celebrating 40 Years of Service*

## Community Involvement

In addition to 3 full-time staff, DSCDO leveraged the assistance of a Cleveland State University "Summer in the City" Intern, AmeriCorps VISTA, and Trinity Urban Fellow, DSCDO Community Development staff provided support to block clubs and improved programming through;

- Support for 7 Neighborhood Connection grant proposals, including the North Shore Neighbors' 3rd Annual Detroit Shoreway neighborhood Spelling Bee, host to over 50 participants
- Distribution of 550 "We Support Our 2nd District Police Offices" signs throughout the Near West Side
- Approval of a Ohio Historical Marker at the West 76th Street bike/ pedestrian tunnel
- Assistance with the annual Safety Forces Appreciation Dinner at Waverly Station
- 2 clean-ups, exceeding 100 volunteer hours



3rd Annual Detroit Shoreway Spelling Bee

## Community Based Safety Program

Working with neighborhood residents and the Cleveland Police Department Second District, efforts by DSCDO to improve safety within the community resulted in:

- Coordination of 144 hours of safety patrols by Neighborhood Ambassadors;
- Participation in 3 Court Watch cases;
- Abatement of more than 200 graffiti tags;
- Facilitation of 5 mediations;
- Facilitation of 6 educational workshops on safety; and
- Coordination of the Gordon Square Special Improvement District safety program, providing 1,080 hours of safety patrols by Downtown Cleveland and Alliance Safety Teams and off-duty Cleveland Police.



Gordon Square Farmer's Market Plant Sale

## Local Food & Sustainability

### Gordon Square Farmer's Market

- Leveraged an Enterprise Community Partners, Inc. Green Communities grant through improved marketing, doubling the number of customers and vendors
- Engaged 500 attendees of Sustainable Cleveland's Sustainability Summit
- Recruited 3 new vendors and established 6 new market events from July to October
- Unveiled new marketing material to promote with other neighborhood partners
- Launched the Harvest Market grossing over \$2,000 in sales and featuring over 20 vendors
- Organized holiday turkey sale and raffle fundraiser
- Created 2 documents to educate Electronic Benefit Transfer (EBT) users on Supplemental Nutrition Assistance Program (SNAP) and Produce Perks
- Distributed \$3,000 of food coupons as part of a Neighborhood Connections healthy incentives grant
- Secured \$8,500 in funding for 2014 market manager

*"Through collaboration, Detroit Shoreway Community Development Organization guides the physical, economic, and social development of the Detroit Shoreway neighborhood toward an improved quality of life."*



Cleveland Skyline from Gordon Square

## EcoVillage

- Established a community rain garden with Northeast Ohio Regional Sewer District grant funds and the support of volunteers
- Administered an Enterprise Community Partners, Inc. Green Communities grant for a neighborhood compost facility feasibility study with continued support from the Enterprise Community Partners, Inc. Nurture an Idea Award, raising \$4,150 for a community compost initiative in collaboration with Rust Belt Gardens and the Ohio State University Extension
- Assisted development of Sustainable Cleveland's Climate Action Plan Toolkit, with 3 Detroit Shoreway specific case studies
- Awarded \$2,500 Neighborhood Connections grant to start Community Wildlife Habitat Certification project through National Wildlife Federation
- Awarded \$30,000 Reimagining Cleveland 3.0: GreenUP grant for a new Madison Avenue pocket park and EcoVillage RTA Rapid Station gateway
- Assisted EcoVillage Produce in procuring USDA funds for construction of a high tunnel greenhouse

## Gordon Square Arts District

As 2013 drew to a close, Near West Theatre broke ground on its new \$7 million auditorium while the Gordon Square Arts District had raised \$28.5 million of its \$30 million capital campaign. By year's end, the Gordon Square Arts District had welcomed 4 new businesses including Guide to Kulchur, Cleveland CycleWerks, The Cleveland Shop, and Toast. Gordon Square Arts District is a national model for how the arts can be a catalyst for economic development and placemaking.

## Economic Development

Facade improvements were made with 4 new retail signs on Detroit Avenue thanks to financial support from Councilman Zone for the "Building the Brand" pilot program and the City of Cleveland's Storefront Renovation Program in 2013. DSCDO partnered with the Lorain Avenue Merchant's Association, Gordon Square Special Improvement District and Detroit Avenue Merchant's Association. Lorain Avenue welcomed Spins Quick 'n' Fresh Laundromat and DSCDO coordinated 6 public meetings regarding the Lorain Avenue Streetscape. DSCDO was also host to artists in conjunction with Community Partnership for Arts and Culture's "Welcome to Cleveland" event.

## Housing Development

During 2013, Housing staff facilitated the rehabilitation of 18 vacant and abandoned homes, initiated 22 side yard applications, and generated over \$75,000 net in development fees. To leverage sustainable real estate projects, DSCDO partnered with Burton, Bell, Carr Development, Inc. securing a 3-year Enterprise Rose Architectural Fellow to further the EcoDistrict Initiatives thanks to the financial support of Enterprise Community Partners, Inc.. In addition to these efforts, DSCDO advanced its multi-family housing capacity through:

- 3 Low-Income Housing Tax Credit applications and certification through the Ohio Housing Finance Agency as a Community Housing Development Organization, receiving a \$36,000 operating grant
- \$7.6 million in financing commitments for the for Templin-Bradley Co. Lofts mixed-income development
- \$100,000 in capital improvements to the Kennedy Apartment Building through assistance provided by Cleveland Neighborhood Progress, Enterprise Community Partners, Inc., and the City of Cleveland
- \$45,000 additional support from Enterprise Community Partners, Inc. and Ohio Capital Impact Corporation to explore receivership as a tool for redevelopment of vacant homes, resulting in 14 nuisance abatement cases
- \$30,000 Enterprise Community Partners, Inc. grant to explore using the 4% low-income tax credit for multi-family redevelopments
- \$100,000 in operating support and \$250,000 (0%) line of credit through the Enterprise Community Partners, Inc. Real Estate Development Capacity Building grant
- Supported the development and marketing of market-rate housing including Waverly Station and Battery Park



Near West Theatre Groundbreaking Reception



Gordon Square 5K Walk/Run at the W.76th Street Tunnel

## Code Enforcement

DSCDO Code Enforcement staff completed two service area surveys, provided 47 referrals for home repair loan assistance, and testified before the Housing Court, Board of Building Standards, and Board of Zoning Appeals a total of 105 times in 2013. The efforts of staff resulted in;

- 651 properties cited for code violations, achieving 30% voluntary compliance
- 309 properties flagged for follow-up inspections and board-up
- 169 properties with major code violations submitted to the City of Cleveland
- 51 properties submitted to the Cleveland Department of Health

## Events & Marketing

2013 was an exceptional year for DSCDO, celebrating 40 years of service with special events including the 40th Birthday Party at Zone Recreation Center attended by over 500 people, and the 1st annual Gordon Square 5K Walk/Run, with over 300 participants competing from Edgewater Park to the Capitol Theatre. In conjunction with the celebration and events, DSCDO released 50 electronic media, 57 print media, 27 television, and 6 radio stories. DSCDO welcomed 11 neighborhood tours and an increased social media reach by 29% on Facebook and 55% on Twitter. Additional notable events and marketing efforts include;

- pARTy in the Square, boasting over 10,000 visitors and providing over 800 round-trip trolley rides to the Parade the Circle event
- Dia de Muertos, celebrated by 2,000 people experiencing a parade, merchants, food, and student artwork from Metro Catholic and Our Lady of Mount Carmel schools displayed in 14 storefronts on Detroit Avenue
- DSCDO's 11th Annual Benefit, with over 200 special guests and nearly \$190,000 raised
- Wrapped in Tradition, featuring Gordon Square Farmer's Market and Craft Market, complete with 12 holiday trees decorated by neighborhood organizations, carriage rides, ice sculptures, and a showing of the Christmas Story at the Capitol Theatre.
- Yuletide on the Near West Side and the Capitol Theatre events, promoted through social media, calendars, e-news, and special events



Trolley Rides at pARTy in the Square



DSCDO 40th Birthday Party

# Stockyard, Clark-Fulton & Brooklyn Centre Office

In 2010, DSCDO opened a satellite office serving the Stockyard, Clark-Fulton and Brooklyn Centre (SCFBC) neighborhoods. SCFBC facilitates collaboration between residents, stakeholders and community partners, supporting neighborhood based initiatives that improve the quality of life for all residents.

## Community Involvement

Community outreach efforts resulted in the canvassing of 15,000 households within SCFBC service area throughout 2013. With over 3,500 attendees at various community meetings and events as a result, SCFBC is proud of its participation in the following efforts.

- \$20,000 awarded by Cleveland Neighborhood Progress for the Community Engagement and Economic Opportunity Plan in partnership with MetroHealth and Tremont West Development Corporation
- 1,500 visitors to three annual street sales
- 100 volunteers in conjunction with the MetroHealth for "Mural My Neighborhood" program
- 40 households participating "We Support Our 2nd District Police Officers" campaign
- 10 groups assisted in applying for Neighborhood Connections grants
- 10 community outreach events



Meyer Pool "Mural My Neighborhood" Time Bank project

## Community Networking & Cleveland TimeBank Program

The Cleveland TimeBank was established with the central idea that an individual can give an hour of their time to provide a service or share a skill with another member in exchange for credit to receive an hour of services to be provided by another member. Through canvassing of 8,000 households and businesses and the success of 17 bi-lingual potluck dinners, Cleveland Timebank Program membership grew to 55 active members. Completing 50 exchanges, these account for nearly 426 hours of service, averaging 4.1 hours per exchange. With the Neighborhood Connections Cross Neighborhood Initiative, Sharable Grant, and the Give-Camp Award, SCFBC increased its capacity to leverage exchanges by launching a website and facilitating five skillshare workshops including beekeeping, seed-starting, couponing, and pierogi making.

## Land Reutilization & Beautification

Of the more notable accomplishments, SCFBC collaborated with St. Clair Superior CDC to receive a \$500 Enterprise Community Partners, Inc. Community Innovation Award for continuation of urban grazing programming; completed the City Model Block Program with \$19,000 invested in 5 projects ranging from roof and repairs to porch reconstruction; coordinated 400 volunteer hours in support of placemaking improvements made possible through \$10,000 Neighborhood Connections "City Repair" award; awarded \$70,000 in Reimagining Cleveland 3.0: GreenUP grant for 15 yard expansions; and advanced the West 65th Street and Clark Avenue Transportation for Livable Communities Initiatives. Due to the Garden Leaders Committee, the on-going "City Repair" program, and the successful launch of the Tool Bank, SCFBC provided direct assistance in:

- abatement of more than 400 graffiti tags;
- more than 20 side-yard expansion projects;
- 15 community gardens and greenspaces;
- conversion of 3 vacant parcels into urban farm space; and
- 640 volunteer hours contributed to 9 community clean-ups including RiverSweep.

## Economic Development

SCFBC Economic Development staff welcomed 9 new businesses including; Melissa Child Care Center, Benny's Sports Café, Elk & Elk, Goldie's Plaza, Express Laundromat, Las Dos Fronteras, Martin Hair Salon, Bebos Computers, and Fish Shack and Grill to the community in 2013. Under staff guidance, 2 Storefront Renovation Projects were completed, 4 more Storefront Renovation projects were began, 4 businesses were referred to Near West Design review process, and an additional 30 businesses were referred to the City of Cleveland \$5,000 50/50 small business storefront improvement grant matching program. Additionally, SCFBC testified 107 times before the Cleveland City Planning Commission and Board of Zoning Appeals.



Max Hayes Groundbreaking

## Housing Development

Over the course of the past year, staff provided 195 home repair loan assistance referrals, testimony at 105 Housing Court or Board of Building Standards hearings, and earned \$71,000 in fees from redeveloping vacant houses. By employing the help of 50 qualified rehab developers and collaborating with the independent SCFBC Housing and Preservation committees, significant advancements have been made toward improving the community's housing stock.

- 494 vacant homes identified through three surveys
- 285 homes reported to the Director of Building and Housing
- 160 homes recommended for inspection by the vacant properties unit
- 85 condemned properties prioritized for demolition
- 80 vacant homes demolished
- 19 vacant/abandoned homes rehabilitated
- 5 sites identified as Special Targeted Projects for land assembly and demolition

## Code Enforcement

Code Enforcement staff performed 712 code violation inspections, resulting in 18 testimonies before Housing Court and Board of Building Standards. In 2013, SCFCB Code Enforcement staff:

- Identified 388 Concentrated Inspection Area properties, citing 266 minor and 122 major violations;
- Monitored 54 properties for voluntary compliance, achieving 33% success rate;
- Reported 51 properties to the Cleveland Department of Health;
- Flagged 44 properties for board-up; and
- Reported 33 properties to the City of Cleveland for housing code non-compliance.



"City Repair" Design Party

## Household Assistance Programs

Demand for assistance services by households in the SCFBC service area is on the rise. In addition to over 200 resource referrals provided to residents, household assistance programming was largely successful with over:

- 50 Water Affordability applications distributed and 20 submitted to Cleveland Housing Network;
- 300 Home Energy Assistance Program re-verification applications;
- 200 Prevention, Retention, and Contingency applications;
- 467 tax returns totaling \$744,374 in refunds during the 2013 Earned Income Tax Credit program; and
- 900 Home Energy Assistance Program Winter & Summer Crisis applications with less than 10% error.

## Events & Marketing

In 2013, SCFBC hosted its 3rd Annual Celebration with over 250 guests. Other notable programs included a successful Bike-A-Thon serving more than 450 youth, participation in Art House's Short & Sweet Holiday Pop-Up Shop, and the award of joint funding for Near West Recreation league in collaboration with Ohio City Incorporated, Tremont West Development Corporation, and Detroit Shoreway Community Development Organization.

# 2013 Annual Benefit Honorees

## Community Partner Award



## Fr. Frascati Neighborhood Champion Award



# 2014 Annual Meeting Awardees

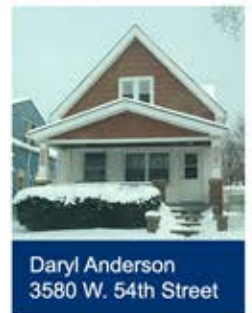
## Irene Catlin Leadership Award



## Sustainability Award



## Neighborhood Improvement Award



Daryl Anderson  
3580 W. 54th Street

Allyson Fink & Trevor Clatterbuck  
6005 Bridge Avenue



Toast  
1365 W. 65th Street

## Community Spirit Award



Jenny Spencer



Lisa Hawkins

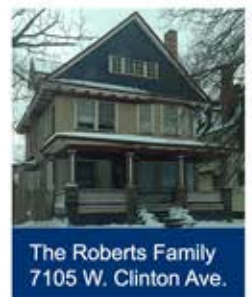


Dan Carcioppolo

(Not Pictured: Earl Moats)



Westlake Capital Management, LLC  
W. 67th & W. 69th Street Properties



The Roberts Family  
7105 W. Clinton Ave.



Carolyn Samstag



Jessica Serio



Jason Bristol



L.A.N.D. Studio  
W. 76th Street Bike/Pedestrian Tunnel

## 2013 Financial Report

Line Item	Citizen Participation	Commercial	SCFBC	Energy Conservation	Redevelopment	Fundraising & Special Events	Indirect	Total
Fundraising	-	-	18,395	-	-	114,579	-	132,974
Development Fees	-	-	76,392	-	382,863	-	-	459,255
Project Management	-	73,326	-	-	-	-	27,800	101,126
Foundation Grants	50,997	37,657	24,100	-	100,000	-	1,000	213,754
NPI	-	97,621	20,500	-	126,559	-	54,820	299,500
City Grants	99,680	138,997	493,373	199,039	138,669	-	12,761	1,082,519
Other Grants	39,335	33,327	122,749	34,947	-	-	-	230,358
Miscellaneous	-	-	-	-	-	-	7,447	7,447
<b>Total Income</b>	<b>190,012</b>	<b>380,928</b>	<b>755,509</b>	<b>233,986</b>	<b>748,091</b>	<b>114,579</b>	<b>103,828</b>	<b>2,526,933</b>
Total Personnel	77,910	219,218	488,126	125,774	192,229	-	187,299	1,290,556
Total Administrative	21,874	42,912	156,944	12,422	29,265	39,760	153,367	456,544
Total Program	195,281	88,518	98,448	164,489	87,196	-	-	633,932
<b>Total Expenses</b>	<b>295,065</b>	<b>350,648</b>	<b>743,518</b>	<b>302,685</b>	<b>308,690</b>	<b>39,760</b>	<b>340,666</b>	<b>2,381,032</b>
<b>Net Income</b>	<b>\$ -105,053</b>	<b>\$ 30,280</b>	<b>\$ 11,991</b>	<b>\$ -68,699</b>	<b>\$ 439,401</b>	<b>\$ 74,819</b>	<b>\$ -236,838</b>	<b>\$ 145,901</b>

## 2013 Donors & Funders

1st Choice Roofing Inc.	Figge Capitol and Figgie Foundation	PNC Bank
Benesch, Friedlander, Coplan & Aronoff, LLP	First Federal of Lakewood	Progressive Urban Real Estate, Inc.
Brownstone Inn	Franks Falafel	Project Group, The
Buehner's Supply Co.	Friendship Foundation	Randy Shorr, Attorney at Law
Case Development	GEM Testing	Safeguard Properties
Charter One Bank	Gypsy Beans & Baking Co.	Saigon Plaza
Cleveland Bricks	Hallman, Stasko & Dolezal, LLC	Saint Augustine Health Campus
Cleveland Cinemas	Happy Dog	Saint Colman Church
Cleveland Home Title	HKM Market Communication	Ms. Helen Knipe Smith
Cleveland Housing Network	Insurance Partners, Inc.	Sonkin & Koberna
Cleveland Lumber Co.	JakPrints	Speed Exterminating
Cleveland Neighborhood Progress, Inc.	KeyBank	Spice Kitchen and Bar
Cleveland Public Theatre	KeyBank Foundation	SS & G
Cleveland Tenants Organization	Leimkuehler, Inc.	Strategy Design Partners
Coral Company	Levin Group, The	Surety Title
Craciun Berry Funeral Homes, Inc.	Lorraine Surgical	Mr. Ted Theophylactos
Darice	Marous Brothers Construction	Third Federal Savings & Loan
Dimit Architects	Medical Mutual	Tillman Corp.
Dollar Bank	Michael Dolezal & Company	Ulmer Berne
EDEN, Inc.	MVP Services, LLC	Universal Grinding Company
Edna House Foundation, Inc.	Near West Theatre	US Bank
Enterprise Community Partners, Inc.	Ohio Capital Corporation for Housing	Waterbrook Accounting
Environmental Design Group	Our Lady Of Mt. Carmel Church	Westlake Capital Management, LLC
Mr. Paul Etzler	Parkview Nite Club	Mr. William Whitney
Fifth Third Bank	Pioneer Savings Bank, The	Your CFO Resource

## DSCDO Board of Directors

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Mr. Michael O'Connor	Mr. Dan McCormick <i>Champion Fire Equipment, Inc.</i>	Fr. Richard Rasch <i>Our Lady of Mount Carmel Church</i>	Mr. Joseph Tegreene <i>Chairman</i>	Mr. Peter Harwood
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