

Detroit Shoreway

Community Development Organization

Annual Report 2007



A Neighborhood with a View;
A Community with a Vision

Detroit Shoreway Community Development Organization Staff

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- Carlos Casiano • *Maintenance Technician II*
- Maribel Cirino • *Receptionist*
- Anne Coan • *Accountant*
- Brenda Del Cerro • *Administrative Assistant*
- Becky Dick • *Chief Financial Officer*
- Kate Finefrock • *Development Assistant, GSAD*
- Lakisha Grooms • *Property Management Assistant*
- Vera Kozlowski • *Bookkeeper*
- Matt Lasko • *Operations Manager*
- Mark Lastition • *Director of Housing Development*
- Lisa McGovern • *Project Manager*
- Nanci McCormack • *Community Organizer*
- Mandy Metcalf • *EcoVillage Project Director*
- Marilyn Mosinski • *Economic Development Specialist*
- Frank Murphy • *Maintenance Technician*
- Diane Norman • *Resident Service Coordinator*
- Rick O'Connor • *Director of Energy Conservation*
- Mitzi Perea • *Marketing and Leasing Specialist*
- Jeff Ramsey • *Executive Director*
- Glenda Rivera • *Director of Property Management*
- Joy Roller, • *Executive Director, GSAD*
- Edwin Rodriguez • *Maintenance Manager*
- Brenda Sharp • *Maintenance Technician*
- Annie Slota • *Assistant Dir. of Energy Conservation*
- John Stuehr • *Coordinator, GSAD*
- John Tyna • *Energy Conservation Specialist*
- Eddie Walker • *Maintenance Technician*
- Belinda White • *Maintenance Technician*
- Matt Wiederhold • *Economic Development Director*

Long Term Commitment to DSCDO

Detroit Shoreway is proud to honor those that have served on the Board of Directors for ten or more years. Their commitment and dedication to our neighborhood sets a high standard for others to follow.

Our Lady of Mt. Carmel Church:

Fr. Marino Frascati, Fr. Richard Rasch

Sisters of Charity of St. Augustine and St. Augustine Manor:

Sr. Judith Ann Karam, Sr. Coletta McNamee, Pat Gareau

Craciun Family:

Yolanda Craciun (in memoriam), Jim Craciun, Joe Craciun

Zone Family: Mary Zone (in memoriam), Peggy Zone Fisher, Matt Zone, Madelyn Zone

Individuals: Donna Belles, Alan Buehner, Gerri Burns, Pat DiBello, Ralph Fee, Donna Gonyon, Margaret Houser, Miriam Ortiz Rush, Randall Shorr, Joe Tegreene, Tom Laboda, Bruce Wiley

We are also proud to recognize those for their many years of selflessness and dedication to the mission of DSCDO:

Maria Belmonte, Philomena Santillo and Marie Firman

We are also proud to honor our past and present executive directors for their vision, leadership, and dedication in making Detroit Shoreway. Raymond Pianka (1973-1985), Ronald Jaksic (1985-1990), William Whitney (1990-2003), Jeffrey Ramsey (2003-present).

2007 Annual Meeting Honorees Information

IRENE CATLIN LEADERSHIP AWARD

Mark and Frances DiDonato: Mark and Fran are active members of the West Clinton Block Club and both have participated in the Historic Haunts tour as tour guides and security. Fran is co-chair of the Ward 17 Forum Committee, and Mark is very active with youth groups and safety walking patrols.

COMMUNITY SPIRIT AWARDS

Dave Holtkamp: Awarded posthumously – Dave was one of the most active participants in the Bridge Brigade CB patrol that helped rid the neighborhood of drugs and prostitutes. He had moved out of the area but had recently come back and was once again involved in the block club and many other activities

Michael and Ilona Emmerth: Mike and Ilona have for several years been leaders in the community. They have chaired the West 65th- 70th block club and just recently handed over the reins to another member as they are moving to New Haven, Connecticut. Mike was co-chair of the Ward 17 Forum and led many sessions of dialogue. Their presence will be missed

West Edge Community: Over the past year, West Edge Community members have improved the new Herman Community Garden to make it wheelchair accessible; cooked monthly meals for the residents of the Gordon Square Apartments; and facilitated a Summer Saturday arts and crafts program at Herman Park

Rev. Ogie White: Recently retired pastor of the Bethany Presbyterian Church on West Clinton, Ogie brought many new members into the church from all walks of life. He helped serve over 64,000 community meals. Ogie served in a pastoral role in various events, including the 2006 Peace Vigil and the 2007 Devotion to Motion Walk.

2007 NEIGHBORHOOD IMPROVEMENT AWARD



Calvary Reformed Church: Under the guidance of Rev. Dean Van Farrow with the help of much volunteer labor, this church was renovated and expanded over the past year to accommodate the growing congregation, the community soup kitchen, and the many children programs that the church provides.



Michael A. Hilliard: 5813 West Clinton Avenue. Mike did an outstanding renovation on this residential house and has made a significant investment in the neighborhood.



Herman Avenue Garden: Ann-Marie Wieland, Jennifer Gurowski, Pat DiBello: These ladies were instrumental in returning an empty overgrown lot into a community garden. The newly renovated garden is once again a place for neighbors to meet, talk and grow fresh fruits and vegetables.

Community Involvement

2007 was a banner year for the residents of Detroit Shoreway to get involved in many different events and activities. The block clubs and other resident groups throughout the DSCDO area applied for and received grants for various projects, including grants totaling \$30,700 from the Neighborhood Connections Program of the Cleveland Foundation. The grant funds will be used for walking patrols through the neighborhood, creating green space and pocket parks in areas that have none, youth programming, improvements to the Fir Avenue cemetery, and a myriad of other projects. Over the years we have received a total of over \$100,000 in grants through Neighborhood Connection and City Work grants.



Over 25 people volunteered to work the water stop for the Rite-Aid Marathon. This dedicated crew showed up at 6:30 a.m. on a Sunday morning in May to prepare water and Power Ade for the 20,000 people that run in this race.



Park Works once again provided programming at Lake Pool and Herman Park, including art camps, soccer camps, and movies in the park. West Edge Community Organization offered an arts and craft program on every other Saturday throughout the summer.

Creating parks and green space has been a particular interest of many of our block clubs. In 2007, Herman Park received a face lift and thorough cleaning of the grounds. The Ithaca Court/EcoVillage Community Garden flourished with flowers and produce, and gardeners sold surplus foods through City Fresh. Huge improvements took place at the Fir Avenue Cemetery. Thanks to generous funding from a small foundation, many of the headstones were restored and put back in place, the fence was painted, scrub trees were removed, and perennials and over 1,000 bulbs were planted. Finally, the memorial labyrinth continues to be a destination for peace and contemplation. Additional perennial plants and shrubs were planted in 2007.

DSCDO completed the first Master Plan for the neighborhood in over 30 years. There were four public community meetings to present the new Master Plan for the area. It was well received with positive and constructive input from the meeting attendees. The Community Involvement Committee, which has grown from five people to more than twenty active participants, helped organize the plan. The goal of the Community Involvement Committee is to get all residents more involved and to feel connected to the neighborhood.

The West Clinton Block Club held its 2nd Annual Historic Haunts Tour, attracting over 1,500 people to the event, doubling the attendance of last year. This year the tour had all new stories and a lot of new sites. The main storyline throughout the evening explored the tragic Crib 5 accident that occurred in 1926. It highlighted the survival of two of the victims, saved by Garret A. Morgan, the inventor of the gas mask. The stories were brought to life by volunteer actors from Near West Theatre. In addition, 75 neighborhood residents participated as tour guides, ticket counters, and security. The tour ended at Parish Hall with exhibits from the oral history project, a student art show, a magician and refreshments.

The Lorain to Fir Block Club received a grant of \$5,000 from the Helen Brown Foundation to continue work on the Fir Avenue Cemetery, the second oldest Jewish Cemetery in Cleveland. On November 17th members of the block club and other volunteers including court workers had a work day to plant 1,000 daffodil and tulip bulbs, weed and trim the overgrown graves, and reset many of the tombstones. Earlier in the year, the fence had been painted and several overgrown trees removed. There are plans to continue landscaping in the spring, and to install a new gate.

Community Arts Partnerships

The Cleveland Bureau of Cultural Arts (BCA) brings a diverse offering of performing and visual arts programs in jewelry making, arts and crafts, painting, drawing, air brush and ceramics to city residents across Cleveland.



The BCA has been particularly active in Ward 17 with a program known as "Mural My Neighborhood". The program pairs civic minded youth artists with professional mural artists for the purpose of interacting with neighborhood residents and then painting murals that denote civic pride and hope for the future. Ward 17 is the proud home of

two program murals: "Our City, Our Music", located at West 53rd Street and Lorain on the Fire Champion Equipment Company, and "The Fruits of Life," beautifully painted on the side of A & F Food Mart, at the corner of Lawn Avenue and West 65th Street. Twelve neighborhood youths participated in the program.

Proudly displayed in the Gordon Square Atrium, "The Ties We Find" is a collaborative mural between the youth from A Better Youth program, led by resident Gloria Carrisquillo, and Cleveland artist Beth Mastroianni.

The mural is the result of dialogue that the artist had with the youth about the positive aspects of their neighborhood, community involvement, personal responsibility and beauty. Each youth was given a canvass and asked to draw several things they enjoyed looking at in the neighborhood, how they, through their actions and behaviors benefit the neighborhood, and what they see others in the neighborhood do to make it a good place to live. The resulting work of art is a very personal view on Detroit Shoreway as a community.

Safety



We believe that a safe community is one that is connected and involved. In 2007 residents continued to play vital role in this process. We have seen that when people take a leadership role in their community great things happen. DSCDO along with other neighborhood based organizations and groups have numerous programs and activities that can help you connect your passions to community needs and strengths.

Using either a car or on foot, residents provided a positive presence in the community. In 2007, 27 safety patrols were hosted with 30 residents participating. Three or more residents follow up and observe activity at hotspots, look out for abandoned vehicles and unsecure properties. Patrols have also assisted at dismissal times at school and helped complement security efforts at shows at Cleveland Public Theater or at neighborhood events.

Youth Programs



Over 30% of the population in Detroit Shoreway is made up of young people under the age of 18. As an organization and community, we are searching for ways to involve and engage with young people. It's great to see the emergence of many programs geared toward young people.

One program, "Respect Our Community and Kids" (R.O.C.K.), is administered by Natalie Robinson, Cleveland State University intern with Detroit Shoreway. The R.O.C.K program grew out of a career day held at Barbara Booker School. A group of professionals from a broad cross-section of professions from the CDC field, banking, law enforcement and the legal profession was assembled. The team spoke to various classrooms about the work they do and skills and education involved. The school picked 8 students from 6th, 7th and 8th grade who displayed leadership potential to participate in the program. The students were assigned to various internships with local businesses such as the office of Dr. Joy Marshall, Detroit Shoreway C.D.O., Stockyard's CDC and St Paul's Church. In addition to the field work, the students and their mentors spent time discussing the fundamentals of community building, leadership development, conflict resolution and how to link their individual passions to a profession.



GORDON SQUARE ARTS DISTRICT

The Gordon Square Arts District (GSAD) is a national model for how the Arts can be a catalyst for economic development. GSAD is a collaboration between Cleveland Public Theatre, Near West Theatre, and DSCDO for five projects: the renovation of Cleveland Public Theatre's facilities, construction of a new auditorium for Near West Theatre, redevelopment of the Capitol Theatre, a \$3.5 million streetscape improvement project for Detroit Avenue, and the expansion and creation of new parking in the district.

GSAD made huge leaps in 2007 toward accomplishing its fundraising goal of \$24 million. A governance structure is now in place and a capital campaign committee was formed, led by honorary chairs Albert Ratner of Forest City Enterprises, Dick Pogue of Jones Day and Tom Sullivan of RPM International. Larry Schultz, a partner at Calfee, Halter & Griswold, is the chairman of the campaign.

With a lead gift of \$1,200,000 from the Gund Foundation, GSAD finished the year with \$1,960,000 in foundation commitments. Already, the two lead projects in GSAD, the Capitol Theatre and the Detroit Streetscape project (see article below), are fully funded and construction is planned to begin this spring. GSAD is now over 50% of the way toward its fundraising goal! GSAD hopes to complete its fundraising in 2009 and complete construction of all project components in 2010.

During the year, over 200 prominent civic leaders and interested donors were given tours of the Arts District. Cultivation parties were held before Near West Theatre's productions of *Cats* and *Beauty and the Beast*.

A \$50,000 grant from Dominion for marketing expenses allowed GSAD to produce and distribute a 10-page color brochure, created a 10-minute video on DVD, develop a logo, and established a web site: www.gordonsquare.org, with links to organizations in the District. Media exposure has been overwhelmingly positive in 2007, with major articles in the Plain Dealer, Crain's Cleveland Business, and Cleveland Business Connects. GSAD was also featured on WCPN's *Around Noon with Dee Perry*.

Capitol Theatre Renovations Begin in 2008

Silent, dark, and fading for over 20 years, the \$7 million Capitol Movie Theatre renovation will begin in spring, 2008. The financing for the project was committed during 2007, including a generous \$500,000 grant from the Cleveland Foundation, and a \$1.5 million loan from the City of Cleveland. At



An artist's rendering of the restored Capitol Theatre

the end of 2007, we received good news that the Capitol Theatre received Ohio State Historic Tax Credits (a new, first time funding source) to support the project. National CityCommunityDevelopment Corporation will provide the equity for investment for the state, federal and New Markets Tax Credits.

Working closely with Marous Brothers Construction and Westlake Reed Leskosky to finalize rehabilitation plans for the Capitol Theatre, our goal is to restore the main auditorium to its mid 1930's appearance. The main auditorium will become a 420 seat theatre. The balcony, having suffered

severe water damage, will be completely gutted and then sympathetically divided into two, 100 seat theatres. Construction will begin in Spring 2008 with completion in about one year.



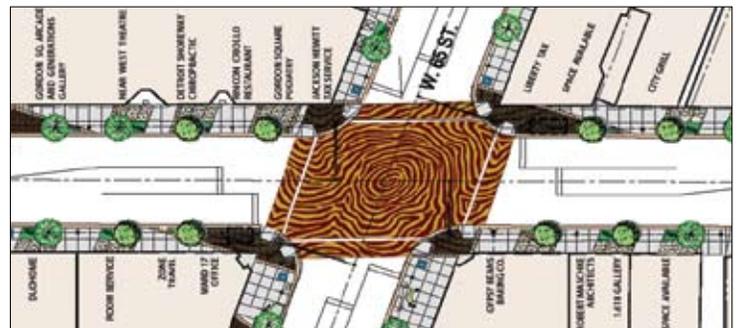
Left: A look at what the Capitol Theatre once was.



Right: The current condition of the Capitol Theatre's main auditorium

Detroit Avenue Streetscape Project

The Detroit Avenue Streetscape project took on a new life and look in 2007. Thanks to a generous grant from NPI, DSCDO partnered with Cleveland Public Art to hire Cleveland environmental artist, Suzie Frazier Mueller, to help with design elements for the streetscape. Beautifully complimenting the work of City Architecture and Michael Benza & Associates, Frazier Mueller's strong sense of pattern and rhythm comes alive in elements such as cast concrete benches, intricate brick paving patterns, and a sense of fun along the streetscape.



The core area of the streetscape will feature widened sidewalks, street trees, planting beds, buried utilities, new light poles, and opportunities for the installation of public art. Additionally, the entire length of the streetscape (W. 58th to W. 73rd Streets) will receive new sidewalks and curbs, along with pole consolidation. Thanks to the hard work and dedication of Mayor Frank Jackson, Councilman Matt Zone, the City of Cleveland and NOACA, the \$3.5 million project is fully funded and will be under construction by summer of 2008.

Cogswell Hall

DSCDO and Cogswell Hall, Inc. have been working for the past three years on assembling financing to renovate and expand the historic 1913 Cogswell Hall facility located at 7200 Franklin Boulevard. Cogswell Hall, Inc. began in 1892 as a mission of the Woman's Christian Temperance Union, housing and educating women from the Cleveland Workhouse. Formally incorporated in 1937, Cogswell Hall Inc. has over 100 years of experience in rental housing for low income women.

The current building has been in need of a major renovation and to enlarge the individual rooms while adding private bathrooms as well. The renovation and expansion of this building will increase the number of units from 30 to 41, but will almost double the size of the building.

In 2007, we finally received the last pieces of the \$7 million in financing needed to make this project a reality. We spent much of the year working with the state Historic Preservation Office and the block clubs to make sure that the plans respect both the historic nature of the building as well as the community surrounding it. The design also now incorporates many green elements thanks to the support of the Green Communities program of the Enterprise Community Partners and the City of Cleveland who designated this project a Green Pilot Project. We look forward to starting construction in spring of 2008 and celebrating a grand opening at the end of 2009.



Lorain Avenue Antiques Association

Lorain Avenue antique stores, known locally and regionally as a Mecca for antiques and collectibles shopping, took a new approach to marketing their unique merchandise. This year, three ads were placed in national magazines to highlight the different types of shops along Lorain. These advertisements helped bring national attention to this unique shopping district, and people from all over the United States called in response to the ad. Also, the Antique district was highlighted in many newspaper articles along with a podcast that was created by Sun News Paper writer Ken Yenke regarding the shops along Lorain; this podcast can still be viewed online (http://www.cleveland.com/sun/video/flash/index.ssf?060707_yenke_video). The merchants are also working to have directional signage installed on I-90 to direct commuters and visitors to Lorain Avenue and the Antiques District. The merchants received a Neighborhood Connections grant which helped with marketing a Holiday Walk and Stroll. The wonderful Cleveland City Council sponsored website, www.DiscoverLorainAve.com, brought international awareness to the district after a careful re-design and new promotional campaign. Thanks to Councilman Matt Zone for a generous marketing grant.

Detroit Avenue Merchants Association



Throughout 2007, merchants and property owners on Detroit Avenue met to discuss the upcoming Detroit Avenue Streetscape project, commercial issues, share ideas, and discuss marketing ideas for the district. Each year, 45 electrified snowflakes grace Detroit Avenue from W. 58th to W. 80th Streets. The installation, repairs, and electricity total over \$9,000 annually, paid for by City of Cleveland, CityWorks Project, Neighborhood Connections Grant, donations from Detroit Shoreway residents and business owners totaling over \$1,600, and support from Ward 17 Councilman Matt Zone. During Thanksgiving weekend, the merchants hosted

a marketing event for "After Thanksgiving Day Shopping". Postcards, flyers and articles were created to invite people to the Detroit Avenue retail district to shop, buy and dine locally on that holiday weekend. It was a huge success, witnessed by visitors and shoppers strolling up and down Detroit Avenue throughout the day and evening.

Economic Development

Commercial properties in the Detroit Shoreway neighborhood continue to be in demand, and attract a unique and eclectic tenant mix. In 2007, Detroit Shoreway welcomed many new businesses to the Detroit Avenue area.

Three new tenants renovated the storefronts in the historic Bank Building on the southwest corner of W. 65th Street and Detroit Avenue. ROOM SERVICE (6505 Detroit Avenue) owner Danielle DeBoe's shop offers a funky mix of home accessories, candles, furniture, artwork and seasonal items. Room Service has an "I'm at home" atmosphere. Danielle's love for her neighborhood made the decision to open up her first shop here in Detroit Shoreway an easy decision. duoHOME (6507 Detroit Avenue) owners Scott Suskowicz and Tim Kempf have opened a hip, eclectic home furnishings and accessories store. Custom case goods, sleek incredible home accessories and artwork make duoHOME a store with class without the attitude. KITSCH CITY (6511 Detroit Avenue) owner and retired flight attendant Terry Shook, has decided to follow his dream and open up an amazing one-stop shop for that "unique" gift. You will find everything from specialty cards, barware, gift wrap, t-shirts to his "Celebrity Ducks"—a must have!

(6425 Detroit Avenue) The Gypsy Beans & Baking Co., featuring delectable muffins, cookies, cakes and a full-service coffee house and sandwich shop is located in the historic Kennedy Building, renovated in 1994. Gypsy is the hub of the neighborhood, serving as a place to catch up on life with neighbors and friends. Gypsy is celebrating its 1st anniversary in the Detroit Shoreway neighborhood. CHEDDARS CAFÉ (5800 Detroit Avenue) Ron Heinbaugh has given the former Snicker's restaurant a new spin on comfort food. Along with the same great menu, Cheddars also offers a twist on the original recipe for mac-n-cheese. The wonderful and well-priced menu is complimented by the interior, featuring restored wood paneling from the 1930's, an amazing Art Deco bar, and one of our neighborhoods most outstanding outdoor dining patios. LATITUDE 41°n (5712 Detroit Avenue) proprietor Kathy Brown returns to Detroit Shoreway after a nearly 10 year absence. Her new concept restaurant features an original menu for breakfast, lunch or dinner. Latitude offers a comfortable casual dining experience in a classic setting. REDDSTONE (1261 W.76th Street) part chef, part rocker, the 29-year-old Josh Kabat, owner of Reddstone, wants to evolve into a solid neighborhood hangout with a laid-back vibe, and first-rate food. Located in the former Snickers restaurant on W. 76th Street, Reddstone offers the residents of Detroit Shoreway a unique and hip dining experience. The space is great for a fun-filled dining experience, with a multi-use room perfect for private parties.



Storefront Renovation Program

The City of Cleveland Storefront Renovation Program is one of the most effective tools available to commercial property owners for the renovation of their commercial properties. Owners can earn a rebate of up to \$25,000 following a complete façade restoration. Throughout 2007, we have been working with nine commercial and retail businesses regarding their storefronts and buildings. Rehabilitation of these buildings will start in early 2008.

Energy Conservation Programs

In 2007, DSCDO helped 176 of our neighborhood's senior citizen, disabled, and very low-income households reduce their energy use and utility bills through our "HouseWarming" and "Home Weatherization Assistance Program". The services DSCDO provided included a "standard package" of electrical & heating safety and efficiency checks with needed repairs; attic and wall insulation; caulking, weather stripping, and air-sealing the many hidden areas of cold air infiltration common in our neighborhood's older housing stock. Our Home Energy Conservation Specialists provided to our clients extensive on-site, hands-on energy conservation education tailored to the particular needs and problems found in each household. Combining resources of several programs allowed us to spend an average of \$2,400 per household on these home energy improvements, helping residents reduce their utility bills, and improving the value of their homes.

In addition, we assured that 126 households received at least a \$175 credit on their heating bill by submitting a Home Energy Assistance Program (HEAP) application, totaling \$22,575.

In cooperation with Cleveland Housing Network, we also provided some combination of additional services to these same households: installing carbon monoxide detectors, compact fluorescent light bulbs, low-flow showerheads, faucet aerators, and more. Funding was provided by Dominion East Ohio Gas Company, First Energy, Cleveland Public Power, the Cleveland Water Department, and the State of Ohio Energy Office.



Detroit Shoreway is a proud member of Community Shares, a non-profit financial support collective. Community Shares supports social justice organizations through workplace giving campaigns, fundraisers and pledges. Community Shares provides opportunities among its member organizations for education and networking. As a member of Community Shares, we join a select network of 35 organizations doing important and transformative work in the Greater Cleveland Community. Detroit Shoreway's employees annually donate time towards the causes that Community Shares supports, and 100% of DSCDO's staff participated in workplace giving to support other Shares organizations. Our staff also volunteered a total of 73 hours in support of other member organizations.

Resident Services

Following the renovations of the Gordon Square Apartments (GSA), the newly renovated Community Room created for Gordon Square residents was furnished and decorated. The room is located in the lower level of the Arcade, and will be used for Holiday events, meetings, and activities for residents.

With the assistance of the service coordinator, several new services were added to improve the lifestyle of Gordon Square residents. Great Lakes Physicians now provides supplemental health care to residents in their own home. A certified physician assistant visits monthly, which serves as an added check-up on any problems for residents between their regular doctor visits.

The resident service coordinator facilitated the start-up of a new FREE transportation service, sponsored by the Council for Economic Opportunity in Greater Cleveland (CEOGC). CEOGC has a small fleet of vans, including wheelchair accessible vans, which provide service for individual doctor & haircut appointments, group trips to grocery & retail stores, and, in the future, group trips to Amish country and Senior Events.

This year marked the beginning of another new partnership between the RSC, residents, and WestEdge Community Group. WestEdge is a local, faith based group that has a mission of community service, and has taken a special interest in the GSA residents. WestEdge provides monthly dinners for GSA residents. From May to October 2007, a total of 241 meals were prepared at Gordon Square, and additional meals were carried to homebound residents.

In 2007, DSCDO worked to develop job & community service resources, and assisted some residents with obtaining a tax refund due because of telephone excise paid.

Other services included assisting GSA residents with health care, medical coverage, food bank resources, utility payments, homemaker referrals, emotional support, etc. Twenty-three residents received help with winter heating bills through the Home Energy Assistance Program (HEAP) at a savings of more than \$10,000 in credits on their gas bills. Ten residents were given help with summer electric bills with some obtaining air conditioners (also through the HEAP program.)

In 2007, GSA residents continued to receive weekly produce and meat deliveries from the Cleveland Food Bank for a total of 2,463 individual deliveries.

EcoVillage



In 2007 the Cleveland EcoVillage worked with the Cuyahoga Community Land Trust to secure \$614,000 in grant funding for the Green Cottages, including \$450,000 in Ohio Housing Finance Agency HDAP funds, and \$150,000 in Housing Trust funds from The City of Cleveland. The Green Cottages will demonstrate the latest green technology in five affordable, accessible, single family homes.

The EcoVillage participated in several studies this year. The EcoVillage's Transportation for Livable Communities Initiative to propose improved neighborhood bicycle, bus, and pedestrian connections was completed. Cleveland State University's Center for Planning Research and Practice investigated the potential for form based zoning on Lorain Avenue. Master's students in Case Western Reserve's Positive Organizational Development and Change program worked with the EcoVillage to develop strategies for long term revenue generation and organizational sustainability.

Our annual Rain Barrel Workshop had record participation. The Bridge Avenue Community Greenspace's transformation from a brownfield eyesore to a beautiful local amenity neared completion. The EcoVillage message of sustainable urban redevelopment was shared at several regional and national conferences, and through 17 group tours of the neighborhood.



Multi-Family and Commercial Property Management

In 2007, Detroit Shoreway completed the lease up of the 85 units of the Gordon Square Homes project, including the P.J. Schier, Near West Lofts, Muriel, and Gordon Square Apartments. This has been by far the most ambitious affordable housing project effort for DSCDO. The project added 21 units and 3 buildings to DSCDO's existing portfolio.



Currently DSCDO's Property Management portfolio includes 10 buildings on Detroit Avenue which collectively house 186 affordable apartment units and 44,000 square feet of retail and office space. The apartments range from historic rehabbed efficiency, 1, 2 and 3 bedroom units to artist live-work space. DSCDO continually strives to maintain affordable rents and operates these properties in a fiscally responsible manner.

DSCDO is proud to participate in the Cleveland Housing Network's nationally recognized Lease Purchase Program. This housing model enables very low income residents the opportunity to own their own home after a fifteen year rental period. In 2007, CHN added 18 New Construction Lease Purchase homes to the Stockyard Area. DSCDO was responsible for the lease up of these homes and currently manages 156 scattered site, single family homes throughout the Detroit Shoreway and Stockyard neighborhoods.

Income	Citizen Participation	Commercial	Property Management	Energy Conservation	Housing	Gordon Sq. Arts	Indirect	Total
Memberships	4,153	0	0	0	0	0	0	4,153
Fundraising	0	0	0	0	0	0	42,189	42,193
Development Fees	0	0	0	0	396,357	0	0	396,357
Property Management	0	0	284,080	0	0	0	0	284,080
Energy Conservation	0	0	0	728,892	0	0	0	728,892
Foundation Grants	43,208	180,816	0	0	24,500	559,957	-	808,481
NPI	42,00	142,900	0	0	23,250	0	31,000	239,150
City Grants	202,040	283,569	0	0	50,573	0	53,982	590,164
Other Grants	-	-	0	-	0	-	-	0
HUD/RSC	-	-	40,272	-	0	-	-	40,272
Miscellaneous	6,209	-	-	-	1,101	391	52,114	59,815
Total Income	297,610	607,285	324,352	728,892	495,781	560,348	179,289	3,193,557
Expenses								
Total Personnel	169,705	167,293	291,923	86,755	294,075	116,957	208,339	1,335,047
Total Administrative	18,311	15,767	20,108	5,620	61,889	9,481	139,610	270,786
Total Program	120,318	171,163	7,998	602,720	36,421	132,067	32,194	1,102,881
Total Expenses	308,334	354,223	320,029	695,095	392,385	258,505	380,143	2,708,714
Total Income/Expenses	-10,724	253,062	4,323	33,797	103,396	301,843	-200,854	484,843

Code Enforcement in Detroit Shoreway



before and after photos of a home that was in violation

The code enforcement program maintains and improves the neighborhood's housing stock while ensuring clean, safe and attractive neighborhood spaces. The program currently inspects and surveys about 400 properties each year to ensure property owners remain in compliance with City of Cleveland housing and health ordinances. DSCDO Housing Specialist in charge of code enforcement serves as a liaison between residents and the City of Cleveland's Building and Housing Department, Health Department, Parks Department, Housing Court and the various mortgage companies, financial institutions and private individuals that own homes in Detroit Shoreway. A critical element of the program is to educate property owners on building and health

codes while simultaneously providing them with information about home improvement grants and loans available to Cleveland residents.

A new focus of the code enforcement program in 2007 was an increased effort to alleviate vacant and abandoned properties that have blighted many streets throughout Detroit Shoreway. Through the combined efforts of DSCDO, City of Cleveland Departments and Housing Court, approximately 70 properties were demolished, another 40 homes were condemned and over 50 properties were boarded.

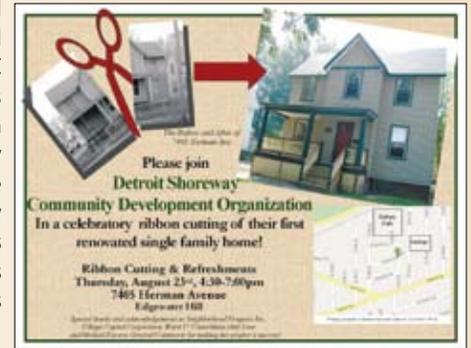
Finally, in an effort to maintain a safe and aesthetically beautiful environment, the Graffiti Removal Program removed graffiti from over 50 commercial properties and public areas (sidewalks, bridge railings, street signs, utility posts and mail boxes). It is through these combined programs and collaborative efforts between City agencies and DSCDO that we are able to work towards our goal of neighborhood beautification.

Single-family Housing



Detroit Shoreway continues to be one of the most desirable locations in Northeast Ohio for new housing. Battery Park, the largest planned community currently under construction in Cleveland, continues to meet its sales goals. Thirty new resident home-owners moved to our neighborhood in 2007 thanks to the exciting lifestyle that Battery Park offers.

Perhaps the best example of this was the total renovation of 7405 Herman Avenue. Managed by DSCDO and funded by Neighborhood Progress Inc, this formerly dilapidated circa 1912 structure was reborn in an exciting fusion of historic preservation and green building techniques. A historic exterior color palette, a wide welcoming front porch and appropriate native landscaping were seamlessly combined with salvaged wood floors, a state of the art on-demand hot water system, and earth-friendly low VOC paints & stains. Thanks to incorporating green building and energy efficiency features in the home's design, the new owners' heating bills have actually been less than their phone bill this winter!



Strategic partnerships with other organizations continue to play an important role in the neighborhood's revitalization. Neighborhood Progress Inc, Village Capital Corporation, Cleveland Housing Network, Cuyahoga Community Land Trust, and Habitat for Humanity are all valuable partners that help DSCDO achieve its housing mission of providing a wide range of housing options for people of all incomes.

Private developers also spurred continued growth in our neighborhood as new homes were sold at the Bridge Square, Painters' Loft Condominiums, Franklin Townhomes, Villas at Waters Edge, The Townhouses at Courtland Court, & King's Terrace housing developments.

Detroit Shoreway Fifth Annual Benefit Dinner

On November 9th, 2007, Detroit Shoreway hosted our Fifth Annual Benefit. Over 400 guests enjoyed the beauty of Sai Gon Plaza while enjoying a stellar buffet, featuring the best of our neighborhoods' restaurants. The Latin jazz sounds of the Sammy DeLeon Band kept the party moving and lent an air of fun to the festivities.

In the spirit of recognizing lifetime community involvement, Gerry and Bette Meyer received the Father Frascati Neighborhood Champion Award. The Meyer's family have been Detroit Shoreway residents for over 30 years, and have been involved with many projects and block club events. We also recognized Charter One Bank with our Community Partner Award for their commitment to our neighborhood as a major investor in DSCDO.

Thanks to the generous financial support of resident, neighborhood business, and corporate donors, we raised over \$43,000 for Detroit Shoreway. The ever-popular silent auction netted over \$3,000 which goes to support the annual Neighborhood Holiday Party.

DSCDO Neighborhood Christmas Party



Over 350 children came to sit and chat with Santa at the Gordon Square Arcade on December 8, 2007. Hosted and volunteered by DSCDO Staff and friends, this is a holiday event that continues to grow each year in popularity in the Detroit Shoreway Neighborhood.

Special Thanks

2007 Partners and Funders

Bauernschmidt, Karen
Charter One
City of Cleveland
Cleveland Action to Support Housing
The Cleveland Foundation
Cleveland Green Building Coalition
Cleveland Neighborhood Development Coalition
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Neighborhood Progress, Inc.
Northeast Ohio Areawide Coordinating Agency
OSU Extension
Ohio Department of Development
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Sisters of Charity Foundation
Taylor, Kenneth
Ward 17 Councilman Matt Zone
West Side Rental Housing Collaborative
WIRE-Net

2007 Benefit Auction Donors

Akron Aeros
Akron Symphony
Cleveland Browns
Cleveland Cavaliers
Cleveland Metroparks Zoo

Cleveland Orchestra
Cleveland Public Theatre
Curves
EcoVillage
EJ Thomas Performing Arts
Fat Fish Blue
Gales Garden Center
Gordon Sq. Arts
Lake Erie Monsters
Miller Boat Line
Nautica Queen
Near West Theater
Petitti Garden Center
Pickwick & Frolic
Pro Football Hall of Fame
Rock & Roll Hall of Fame

2007 Benefit Buffet Donors

Cheddar's Cafe, 5800 Detroit Avenue
Ferris Steak House, 8700 Detroit Avenue
Gypsy Beans & Baking Co., 6425 Detroit Avenue
Halal Meats, 9418 Detroit Avenue
Happy Dog, 5801 Detroit Avenue
Latitude 41°n, 5712 Detroit Avenue
Le Petite Triangle, 1881 Fulton Road
Luxe Kitchen & Lounge, 6605 Detroit Avenue
Minh Anh, 5428 Detroit Avenue
Parkview Nite Club, 1261 W. 58th Street
Reddstone, 1267 W. 76th Street
Sai Gon Plaza, 5400 Detroit Avenue

2007 Benefit Underwriters

Benesch Friedlander Coplan & Aronoff LLP
Buehner's Supply Co.
Campbell & Company/Daniel Ducoff
Charter One Bank
City Architecture
Civic Builders
Cleveland Action Support Housing
Coan CPA
Community West Foundation

Strategic Investment Initiative Program

Detroit Shoreway was fortunate to be chosen as one of the six target neighborhoods to participate in the Strategic Investment Initiative (SII). The Strategic Investment Initiative, launched in 2007 by Neighborhood Progress, Inc. (NPI), with support from The Cleveland, Gund, and Mandel Foundations, along with Enterprise Community Partners, provides six CDC's more financial and staff resources to help revitalize their neighborhoods. NPI competitively selected the CDC's based on their development expertise and their neighborhood's potential for new large-scale development. NPI also sought areas with stable or rising real estate values and assets, such as parks and cultural institutions, to further neighborhood renewal.

There are several components of the Strategic Investment Initiative including a focus on specific "target areas" (Detroit Shoreway's target area is bounded by Detroit Avenue, W. 76th Street, Fr. Caruso Drive, and W. 73rd Street); the creation and implementation of a comprehensive neighborhood plan (coordinated in the Detroit Shoreway neighborhood by the Kent Urban Design Center); achieving high-impact anchor projects (e.g. the Battery Park development and the Gordon Square Arts District); developing "Model Blocks" to complement anchor projects (grants and low interest loans to the 150 homes surrounding Battery Park); the acquisition and assembly of vacant/abandoned properties; providing comprehensive amenities and services through strategic partnerships; heightened attention to marketing and market competitiveness; sustaining a dedicated staff; and forging new partnership relationships between NPI and the SII CDC's.

Craciun Berry Funeral Homes, Inc

Doty & Miller Architects
Drake, Therese
eBlueprint Lakeside
Enterprise Community Partners
Fifth Third Bank
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First Federal Lakewood
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Gilbert Security
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