

Tremont West Development Corporation's mission is "We serve Tremont by organizing an inclusive community, building a unified neighborhood, and promoting a unique destination."

In 2019, Tremont West fulfilled its vision of being the "ideal urban village" by completing a number of projects throughout the year from **PLANNING, DEVELOPMENT, COMMUNITY ENGAGEMENT, & QUALITY OF LIFE**. We are proud to present our 2019-20 Annual Report.

PLANNING

A number of initiatives were undertaken to look at the future needs and opportunities in the neighborhood and be prepared to act to ensure the long-term vibrancy of Tremont. Additionally, Tremont West, in collaboration with Ohio City Inc., successfully received Cleveland Neighborhood Progress funding through July 2023.

Near West partners

NEAR WEST PARTNERS

Near West Partners, Inc. will allow Tremont West and Ohio City Inc. to continue evaluating future collaboration on shared goals and challenges. Future work of the partnership is yet to be determined, but would focus on leveraging the capacity and resources of each CDC while ensuring that their independent status and neighborhood based leadership continues. Recent collaborations include Near West Recreation, a shared Safety Organizer, and Community Engagement Specialist that has allowed OCI and Tremont West to share safety information and programming.

NEAR WEST LAND TRUST

In August of 2019, the boards of OCI and Tremont West passed resolutions to work together to create NWLT as a way to create permanent affordability on over 70 city land bank lots across our neighborhoods. The goal of NWLT is to preserve affordable homeownership opportunities through the long term leasing of land under owner occupied and rental homes. This program has the opportunity to extend to commercial properties as well. Housing will be provided for individuals and families in the 80-120% Annual Median Income range. Community land trusts are nonprofit entities formed to help maintain the stock of affordable housing in a given

area. Nationwide, there are over 150 similar community land trusts operating today. The community land trust model involves the nonprofit owning land and then leasing it at a minimal cost to those who live in housing built on that land. Because the land trust continues to own the land, residents do not have pay for the cost of land – which is a major portion of all housing expense and impediment to ownership in markets experiencing an increase in price. If homeowners in the land trust choose to resell their homes, they will have to sell to moderate or low-income individuals, or they can sell their home back to the land trust. This ensures that the housing stays affordable over time.

REACHING LINCOLN HEIGHTS

Tremont West Development Corporation hired Seventh Hill to produce a land use plan for the Lincoln Heights area of the neighborhood. The project goals were to:

- Invite all voices from the community to share their expertise, choose from alternative scenarios, and understand the impacts of their decisions.
- Establish a community vision for the character, scale and uses of new development.
- Create a strategy to address the area's parking demand now and in the future.
- Prioritize community needs for reuse of large-scale and scattered site vacant land.

Through a robust community engagement process the Reaching Lincoln Heights plan was approved by the block club and the Board of Directors of Tremont West and is pending Planning Commission approval.

TOWPATH TRAIL INTEGRATION PLAN

In 2017, Tremont West completed and adopted the Tremont Towpath Integration Plan. The purpose of the plan is to connect the Tremont community to the outdoors, to resources in and around the neighborhood, and to one another. The plan was funded

by Ohio Capital Corporation for Housing with a special emphasis on how the Towpath could be integrated with the Tremont Pointe community. Outreach and meetings took place to engage Tremont Pointe residents. Additionally, the plan tasks Tremont West to communicate the value and opportunity presented by the Towpath Trail; to remove barriers that prevent people from taking advantage of the trail, perceived or otherwise; to inspire reluctant participants to engage; and to truly integrate the trail into the community, making a resource for all. As the Towpath Trail is not yet complete, Tremont West's next steps towards completion of the plan is to develop and fundraise for Community Programming, a Brand Champion Program, storytelling, and creating a Content Distribution Plan. The Towpath Trail partners of Canalway Partners, Cuyahoga County, City of Cleveland and the Cleveland Metroparks plan to have the trail complete in Tremont by summer of 2021, our goal is to have this plan executed by that date.

ADVOCACY FOR AFFORDABLE HOUSING

In January of 2017 we finalized the Housing Affordability Plan. We continue to work to implement strategies within the plan to make housing policy in the City of Cleveland more equitable. This includes serving on the Equitable Housing Working Group that is a city-wide group of civic, not-for-profit and affordable housing leaders. Recommendations for possible changes to the Tax Abatement Policy in the City of Cleveland will be released in 2020. We additionally have been advocating for a Long-Time Owner Occupants Program (LOOP). LOOP would lower the tax burden for long-time owners to ensure that as a neighborhood improves and sees increased housing demand that this does not result in property valuations that stress existing residents.

COMMUNITY ENGAGEMENT

The core of Tremont West continues to be its 680+ members, network of 10 block clubs and dozens of Friends and Interest Groups.

Number of community meetings = 122

Number of block clubs = 10

Number of members- block clubs and organization = 683

Projects completed by community = 15

SAVE TREMONT MONTESSORI SCHOOL

The Friends of Tremont Montessori and the community once again had to fight a potential closing over the summer and fall of 2019. In the first set of recommendations issued by the Cleveland Metropolitan School District, Tremont Montessori was slated to close until the community rallied. Feedback from Tremont Montessori alone accounted for 70% of all public feedback during CMSD's community presentations and their Board of Education meetings. In the end the recommendation was to keep Tremont Montessori but additional funding to build a new school has not been identified.

We continue to fight to get funding for a new school building, but the community and Tremont West has also invested. Over \$200,000 of investment has taken place in the past few years including securing a Cleveland Foundation grant in partnership with Stonebrook Montessori for social-emotional health outcomes at the two schools. We continue to be invested in delivering a high quality CMSD Montessori in Tremont serving a diverse student population.

FOOD DRIVE

The 2019 Holiday Food Drive brought together 9 block clubs (the most we've had participate to date) to donate \$13,567 and 1,487 items!

OUTDOOR ART + HISTORY MUSEUM

Tremont's first outdoor Art + History Museum has been expanded to include an additional one dozen prints. The new display—entitled "Contemporary Views of Tremont"—includes digitally-reproduced renderings of Tremont street scenes (e.g., Lincoln Park, Christmas Story House, area churches) by local artists such as Tim Herron, Glenn Murray and Brian Pierce. These artworks will join the original exhibit on the southeast corner of Professor and College Avenues: more than 40 watercolor, oil, line-art and postcard images of old Tremont. The project

is a joint effort launched by Tremont West Development Corporation Arts Committee, the Tremont History Project and the Tremont Central Block Club. All pieces are high-resolution, waterproof, digital prints designed for 24/7, 12-month exposure. The display is fully lit and protected by closed circuit security cameras.

TREMONT TREE INITIATIVE

Tremont residents have been working together on two new initiatives to assist in growing the Tremont tree canopy. Working with partners at the City of Cleveland, Western Reserve Land Conservancy and the Cleveland Tree Steward Program, the community will welcome 31 new trees planted in Lincoln Park in the spring of 2020.

PLAY AREA AT TREMONT SIDE YARD

With generous support from the Tremont Trek, Cleveland Metroparks installed a new nature play area in the Tremont neighborhood. The new play area is located in the greenspace named as the "sideyard" across Abbey Avenue from Sokolowski's. This greenspace was constructed as a neighborhood amenity as part of the innerbelt bridge project and is easily accessible not only for Tremont residents, but for visitors to the Ohio & Erie Canal Towpath Trail as well. The new play area includes a large log, tree stumps, a cargo net, and grassy mounds for climbing and free play. The plan for the new play area was designed by Cleveland Metroparks Landscape Architect and the playground was installed and will be maintained in the future by staff from Ohio & Erie Canal Reservation under the direction of the Park Manager.

TREMONT SPEAKS

Tremont Speaks identified the underlying concerns of residents. With that said, nearly 75% participants said that they always or usually felt safe in the neighborhood. The underlying concerns about what makes people feel unsafe revolved, nearly unanimously around two key factors: poor lighting on sidewalks and a lack of connection among residents. Three projects have been identified to split the funding. We will be providing low energy led light bulbs for residents to install on their porches to encourage residents to keep their porch lights on. This helps with lighting and will help people feel safe. We will also be purchasing solar powered, motion activated lighting packs to be installed around the neighborhood in areas that are exceptionally dark and have limited

options for providing light. The final project that will be funded is a series of community building events with the sole purpose of introducing neighbors to each other, introducing residents to police officers, and helping to increase the feelings of connection and membership between community members across Tremont.

OUR NEIGHBORHOOD VOTES/ NUESTRO VECINDARIO VOTA

Nonpartisan residents committee held two planning meetings, hand-delivered ballot application forms (in English and Spanish) to area residents' porches upon request for the 2020 Ohio Primary and gave out bilingual forms through a kiosk outside Terrapin Coffee & Donuts. In addition: the Committee, in partnership with Tremont West Development and ClevelandVOTES, reached out to voters in 5 neighborhood precincts with robo-calls and robo-texts to inform voters on the need for the application process; participated in partnership with Metro West Community Development Organization, ClevelandVOTES, The Young Latino Network, and Cleveland Council Members, Jasmin Santana, Cleveland City Councilwoman Ward 14 and Cleveland City Councilman Kerry McCormack, in La Caravana de la Democracia through Clark Fulton and southern and western portions of Tremont; 60 "Our Neighborhood Votes" yard signs distributed around Wards 3 & 14 Tremont, Duck Island, and Irishtown Bend; Nonpartisan encouragement of residents to vote in the 2020 Ohio Primary Election through campaign through block clubs, e-mails, FB postings, and yard signs.

NEAR WEST JOB BOARD

Near West Job Board on Facebook posts jobs available on the near westside of Cleveland. Neighborhoods including Tremont, Ohio City, Old Brooklyn, and Clark-Fulton area.

DEVELOPMENT

Tremont continues to see an increase in the number of proposed large-scale development projects with 350+ units across 5 projects in different stages of development. Projects such as the Tappan, Electric Gardens and the development at 7th and Jefferson will be the first new construction apartment buildings in the Tremont neighborhood in 40 years.

2406 LLC

We have added six units to our portfolio (total of 16 units), all of which will be restricted at 80% AMI. Tremont West was



able to secure a \$100,000 Line of Credit from Dollar Bank and a \$500,000 Line of Credit from Village Capital Corporation to continue to acquire and rehab properties for affordable rental units.

QUALITY OF LIFE

From clean-ups to tree plantings, Tremont West continues to work on the day to day issues that improve the quality of life in the neighborhood and coordinate projects.

EVENTS

Tens of thousands of people attend events coordinated by Tremont West including the Tremont Farmers Market, Taste of Tremont, Arts in August, Tremont Arts and Cultural Fest, and Walkabout Tremont.

NEW BUSINESSES

The Tremont community welcomed 13 new businesses from June of 2019 through May of 2020: Acupuncture First, Café Social, City Church, Forward Breath, Freddie's, Literary Tavern, One-Stop-Pet, Proof Bar-B-Q, Sixmo, Sona Beauty Bar, tenlo (relocation), Terrapin, and Tremont Public Works.

NEIGHBORHOOD CLEAN-UPS

Clean-ups and plantings in Lucky Park by South of Jefferson residents; Tree plantings throughout neighborhood by Tree Steward, Dan Leamon; Clean-ups

in Abbey Park and around Duck Island neighborhood by Duck Island Green Space Committee (DIGS); Lincoln Park Clean-up in advance of Arts in August by Auburn-Lincoln Park Block Club; RiverSweep Clean-up by around 100 residents and visitor volunteers (including North of Literary team which cleaned-up Camp Cleveland and the Cleveland Sign Overlook along with University Ridge; Tree Count Assessment Conducted and Planting Initiatives planned for Lincoln Park and in MCC-MBR areas by members



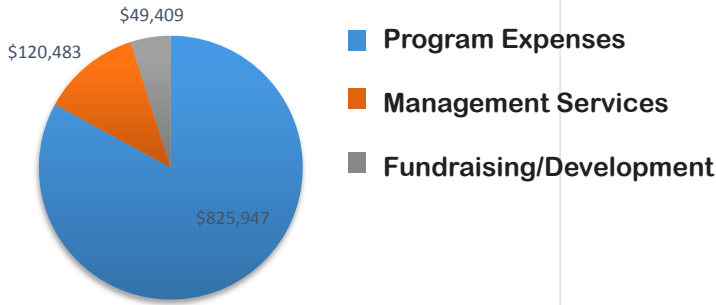
of the Tremont Tree Initiative Committee; Tremont Gardeners Spring Plant, Flower & Vegetable Sale; Block Party in Abbey Playground by Duck Island Green Space Committee & Duck Island Block Club

NEAR WEST RECREATION

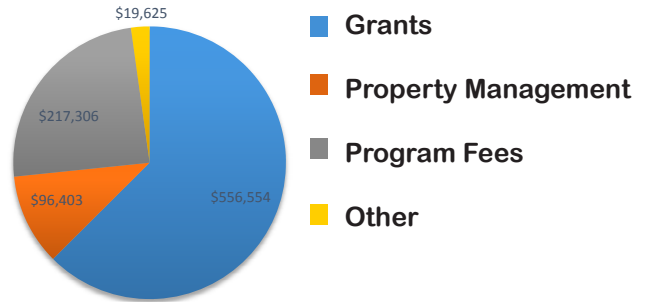
A partnership with Ohio City, MetroWest and Detroit Shoreway, Near West Recreation brings soccer, volleyball, lacrosse, basketball, baseball, tee-ball, and more to over 1,000 kids on the west side.



TOTAL INCOME \$889,888



TOTAL EXPENSE \$995,839



Contributors

City of Cleveland Community Development Department,
CHN Housing Partners, Neighborhood Progress, Inc.,
Ward 3 Councilman Kerry McCormack,
Ward 14 Councilwoman Jasmin Santana,
Ward 12 Councilman Tony Brancatelli

A Christmas Story House & Museum, "Our Neighborhood Votes/Nuestro Vecindario Vota" Committee, AIDS Taskforce of Greater Cleveland, Ann Marie Riley, ArcelorMittal, Banyan Tree, Barrio, Beck Center, Berges LLC, Bourbon Street Barrel Room, Bubblegum Books, Butcher and Brewer, Campbell's Sweets Factory (Ohio City), Canalway Partners, Case Western Reserve University, Chad & Lauren Hartup, Children's Defense Fund, Civic Builders, Civilization, Cle Clothing Co, Cleveland Aquarium, Cleveland Botanical Garden, Cleveland Bricks LLC, Cleveland Browns, Cleveland MetroParks Zoo, Cleveland Orchestra, Cleveland Playhouse, Cleveland Public Library, Cleveland Public Theatre, Cleveland Water, ClevelandVOTES, Climb Cleveland, Community Innovation Network, Community Shares, Corner 11 Bowl & Wrap, Crust, Cuyahoga Arts & Culture, Dante, Dave's Market, David Kozinski, Destination Cleveland, Dollar Bank, Edison's Pub, El Barrio Workforce Development, Elisa Vietri, Enterprise Communities, Evie Lou, Fabo Architecture, Inc., Fahrenheit, Fairfield Market, Fat Cats, Flying Monkey Pub, Gentleman's Barbershop, Great Lakes Theater at Cleveland Playhouse, Green Garage Studios, Grumpy's Café, Hi and Dry, Hispanic Business Center, HORTON HARPER ARCHITECTS, House of Blues, Howard Hanna, Infinity from Marvin Cleveland, Integrity Realty, Jennifer Gleason, Jill Lackey, John and Karen Moss, Julia de Burgos Cultural Arts Center, Krasa Salon, La Bodega, LAND Studio, Latinx Community Census Outreach Partnership, Lava Lounge, LGBT Center of Greater Cleveland, Literary Tavern, Loop, Lucky's Café, Maltz Museum of Jewish Heritage, Mark and Janet Smith, MCM Company, Medical Mutual, Meritech, Metro West Development, METROHEALTH, Metroparks, Minnie Zeger, Nautica Queen Cruise Ship, Neighborhood Family Practice, Nestle, North Coast Event Services, Ohio & Erie Canalway, Ohio Arts Council, Ohio Census Advocacy Coalition, Ohio Wine Producers Association, OHR Rents, One Digital, Parallax, Post 1, Professor Market, Prosper for Purpose, Prosperity Social Club, Renewal by Andersen, Rite Aid Cleveland Marathon, Robert Hartshorn, Safety To Go, Sally Matia and Pete Kuchera, Saucy Brew Works, SITE Centers, Small Screen Designs, Sokowloski's University Inn, SoLo Development, St. Augustine, State Alarm, Stone Mad, The Bentley Group, The Clark Bar, The Rowley Inn, The Shelly Company, The South Side, The Treehouse, The Western Reserve Historical Society, Third Federal Savings and Loan, Tom and Anita Cook, Treehouse, Tremont Montessori School, Tremont Tap House, Tremont Trek, Trolley Tours of Cleveland, Ty Fun Thai Bistro, US Census Bureau, Visible Voice, Wagner Awning, WB Mason, Western Reserve Land Conservancy, Wigwam Partners, Chelsea Investment Properties, Smythe Property Advisors, WXZ Development, & Young Latino Network

Board of Directors

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Christopher Roy
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Josh Wright
Ex Officio: Mendo Veloff, South of Jefferson Block Club; Carolyn Bentley, Duck Island Block Club

Tremont West Staff

Cory Riordan, Executive Director
Chad Biggers, Community Safety Organizer
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Julie Dahlhausen, Community Engagement Specialist
Michelle Davis, Assistant Director
Lynn Friedel, Office Manager
Donna Grigonis-Bailey, Housing Development Manager
Khalid Hawthorne, Housing and Economic Development Director
Keith Moore, Housing and Property Manager
Scott Rosenstein, Community Involvement Manager/
Tremont Arts & Cultural Festival Manager
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