



# 2020-21 Annual Report

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

## COVID19

COVID19 has had unprecedented impacts on our neighborhood and city. We have mourned the loss of community members, learned to work and conduct block club meetings remotely, and have seen our vibrant restaurant and business community impacted by a global pandemic. In order to meet the new reality of 2020-2021 and the needs of the community, Tremont West created new programs to meet emerging needs and assist businesses. These initiatives included the distribution of Personal Protective Equipment to neighborhood residents, partnering with Destination Cleveland on their Clean Committed program, and partnering with the City of Cleveland Economic Development Department on getting much needed financial assistance to businesses. Additionally, we created the Tremont Passport Program to encourage people to visit restaurants throughout the neighborhood and participated in the Citywide Eat and Explore CLE, highlighting restaurants by distributing gift cards to those that stopped by our tent on Professor. Community organizing staff also worked with block clubs on the most successful food drive to date, helping to replenish area food agencies during a time of record need. Finally, even with the restrictions, block clubs continued to meet as we were able to provide Zoom as a platform. This allowed for neighbors to come together, see each other and continue to work for the betterment of the neighborhood.

## PLANNING & PARTNERSHIPS

### Near West partners

Near West Partners is a joint entity of Tremont West Development Corporation and Ohio City Inc. The entity is designed to further our partnership and offer opportunities to address the long-term needs of our neighborhoods at a macro-level.

## Near West Land Trust

Near West Land Trust is a joint entity of Tremont West Development Corporation and Ohio City Inc. under the umbrella of Near West Partners. The Land Trust is designed to bring affordable housing opportunities to individuals and families on the 60-120% Annual Median Income Range. A groundbreaking for the first house located on West 50th Street took place in March. Two lots that will contain three homes have been identified in the Tremont neighborhood and are in pre-development with the City of Cleveland. Additionally, a four unit rental building has been added to the portfolio. The goal is to provide a mix of housing types for rent and for sale that will preserve affordability across the near west side of Cleveland.

## REACHING LINCOLN HEIGHTS

The Reaching Lincoln Heights Plan was adopted by the City of Cleveland in June of 2020. The Plan was completed by Seventh Hill consultants with the Lincoln Heights Block Club and Tremont West. The plan was designed to assist the community with setting expectations for development in an area that is seeing increasing development pressure. Its features include land use planning for remaining developable land setting expectations for density, a developer's fund to assist neighborhood residents, and affordable housing guidelines when utilizing assets such as land bank lots. The plan can be accessed at [www.experiencetremont.com](http://www.experiencetremont.com).

## NEAR WEST RECREATION

A partnership with Ohio City, MetroWest and Detroit Shoreway, Near West Recreation was able to continue to provide programming for youth during the pandemic through safe, socially distant programming that included both small group and online activities.

## TOWPATH TRAIL INTEGRATION PLAN

Tremont West is more than 70% complete on this plan that we set out to complete in

2017. In 2020, we received funding from both Ohio & Erie Canalway as well as Cleveland Cliffs Inc. With these funds we launched free community programming for the summer of 2021 to get neighbors out connecting with each other, the trail, and the nature that surrounds this new amenity in Tremont. In addition, we have launched the Brand Champion Program with a small committee. This group worked diligently to complete a new promotional video for the Towpath Trail and Tremont letting the world know we are open and are inviting everyone to come and explore.

We installed 10 new branded bike racks thanks to the Tremont Trek Home Tour.

## ADVOCACY FOR AFFORDABLE HOUSING

Tremont West Development Corporation was a part of the working group that assisted the City of Cleveland and its consultants and formulating the Cleveland Tax Abatement Study which was released in July of 2020. Tremont West Development Corporation responded to the findings with the following statement:

- We emphatically support Longtime Owner Occupant Program legislation to reduce the financial burden on owner-occupants of increasing taxes;
- We support Community Benefit Agreements for multi-family projects;
- We support the plan for developers of multi-family projects to provide financial information to prove the need for the tax abatement on projects;
- We support the continuation of tax abatement for all neighborhoods in the City of Cleveland. Further, we support tax abatement caps, but we request further study and discussion about the cap. We want to continue to support growth in all neighborhoods, while limiting possible adverse impacts on any neighborhood;
- Finally, we support the simplification and promotion of the tax abatement on housing renovation so that it is more attainable for a homeowner.

## COMMUNITY ENGAGEMENT

### BLOCK CLUBS

Over 60 meetings by the following block clubs were held via Zoom or outdoors and socially distanced gatherings.

**Auburn-Lincoln Park**

**Central Tremont**

**Duck Island**

**Holmden-Buhrer-Rowley**

**Mentor-Castle-Clark**

**Irishtown Bend**

**Lincoln Heights**

**Metro North**

**North of Literary**

**South of Jefferson**

### BIKES PROVIDED TO TREMONT POINTE FAMILIES

Tremont West Development Corporation successfully distributed 39 bicycles, helmets, and bike locks to families from Tremont Pointe during the COVID-19 pandemic.

### HOLIDAY FOOD DRIVE

Raises more than \$40,000 – 9 teams - North of Literary wins grand-prize and most checks/cash in friendly competition – Auburn-Lincoln Park wins first in Most Food category – 7 pantry beneficiaries

## CENSUS 2020 OUTREACH & PERSONAL PROTECTIVE EQUIPMENT DISTRIBUTION

Over 1800 care kits with Personal Protective Equipment, Census 2020 information, and Voter Registration information was distributed in the neighborhood with special focus on areas with the most need.

### OUR NEIGHBORHOOD VOTES/ NUESTRO VECINDARIO VOTA

Partnered with Our Neighborhood Votes Committee, ClevelandVotes, Young Latino Network, and Metro West in non-partisan voter registration, voter education about vote-by-mail process and hand-delivered vote by mail applications (English & Spanish) by request of voters. Additionally, we held numerous Voter Registration events

### WOMEN'S SUFFRAGE DISPLAYS

One along Professor and a 2nd in Lincoln Park – commemorated the 100th anniversary of the 19th amendment ratification – posters & photos – including a focus on gradually expanding suffrage and struggles for civil rights and voting for African American, Latino, Asian, and Indigenous Women.

### EVENTS

We held 20 Tremont Farmers Markets. We held 1 drive in performance of Verb Ballets and 3 virtual performances for Arts in August.

## BUSINESS OUTREACH AND SUPPORT

### EAT EXPLORE CLE

A partnership of Destination Cleveland, Cleveland Neighborhood Progress and neighborhoods throughout the city. The program was designed to increase foot traffic and sales at area businesses. Tremont West was the highlighted neighborhood from April 13-17.

### TREMONT PASSPORT

In March and April Tremont West held a passport challenge where residents and visitors were encouraged to visit as many restaurants in the neighborhood as possible and submit their receipts for a chance to win up to \$300 in gift cards.

### NEW BUSINESSES

It has been a trying year for our restaurants and retail outlets. Yet, during this time we have seen unprecedented innovation and the continuing investment in new businesses in our community.

### 18 NEW BUSINESSES

Cleveland Chocolate Company, Megan Dardis Art, Tremont Cigar Company, FIT Cleveland, Duck Island General Store, Clean Garbage Recycling, Cleveland Fresh, Dance Arts by Regina, Leavened, Cloak & Dagger, Pour Coffee Co., Urban Orchid, Makekas Loft, Kaiser Gallery, Bar Oni, The Corner Spot, Conforti, Taps & Tails







## DEVELOPMENT

Development Activity continued in the neighborhood with new multi-family buildings opening and more being proposed. Tremont West continues to work with developers and the community to ensure mutually beneficial results.

## COMPLETED

- **The Tappan** – 90 Mixed-Income Units
- **Tremont Oaks Micro Units** – 8 moderate priced modular units

## UNDER CONSTRUCTION

- **The Lincoln** – 83 Mixed-Income Units
- **Electric Gardens** – 120 Units
- **Grosvenor Place** – 29 Units
- **Waterford Bluffs** – 240 Units

## PLANNED

- **3 Land Trust Homes** (Holmden/Buher)
- **TREO Apartments** – 171 units
- **Cooper Flats** – 30 Mixed-Income Units

Tremont West will be developing 3 permanently income-restricted units in the next year. We formalized the structure of the Near West Land Trust partnership with Ohio City. We look forward to providing a mix of units affordable to people with incomes in the 60% - 120% AMI range based on family size. We will provide more information as we nail down construction costs for these homes.

Tremont West secured community benefits agreements with six projects. We look forward to these agreements leading toward more equitable and inclusive development in Tremont.

We are also in process of adding 6 units of affordable housing to our current portfolio with an investment of over \$500k.

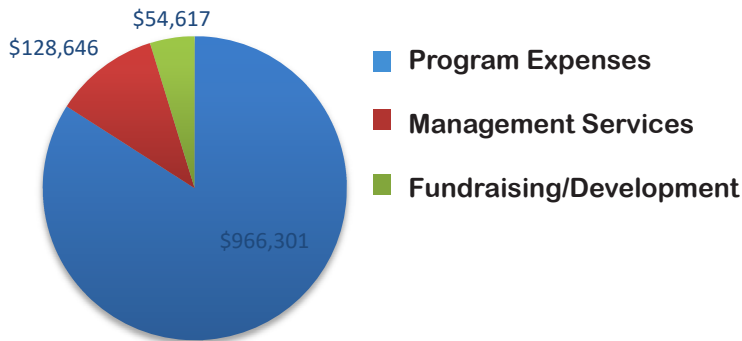
## 2406 LLC

Tremont West currently manages 21 properties for CHN Housing Partners, 14 properties with and 1 incubator unit with 2406 Professor LLC and have management responsibility for Near West Community Land Trust. We have started construction rehab at 3298 Scranton Road.

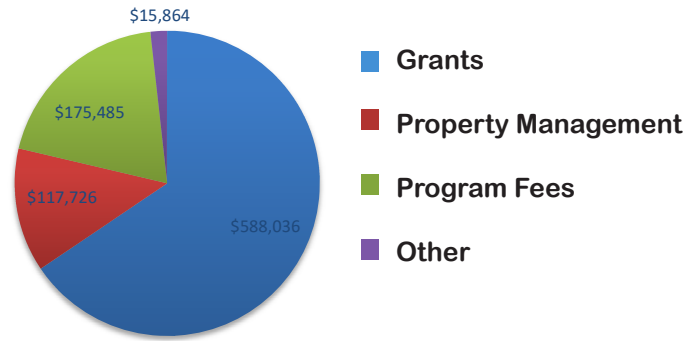




**TOTAL EXPENSE \$1,149,564**



**TOTAL INCOME \$897,111**



## 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

AIDS Taskforce of Greater Cleveland, Ann Marie Riley, ArcelorMittal, Banyan Tree, Barrio, Beck Center, Berges LLC, Bob Bucklew, Bourbon Street Barrel Room, Brian Hannon, Bubblegum Books, Butcher and Brewer, Campbell's Sweets Factory (Ohio City), Canalway Partners, Case Western Reserve University, Chad & Lauren Hartup, Children's Defense Fund, CHN Housing Partners, Civic Builders, Civilization, Civilization, Cle Clothing Co, Cleveland Aquarium, Cleveland Botanical Garden, Cleveland Bricks LLC, Cleveland Browns, Cleveland History Center, Cleveland MetroParks Zoo, Cleveland Orchestra, Cleveland Playhouse, Cleveland Public Library, Cleveland Public Theatre, Cleveland VOTES, Cleveland Water, Cleveland-Cliffs Inc., ClevelandVOTES, Climb Cleveland, Community Innovation Network, Community Shares, Corner 11 Bowl & Wrap, Crust, Cuyahoga Arts & Culture, Dan Cotter, Dan Imfeld, 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, Fred Calatrello, Gentleman's Barbershop, Grace French, 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, Joe Chura, John and Karen Moss, Julia de Burgos Cultural Arts Center, Kate O'Neil, Keith Sulzer, Krasa Salon, La Bodega, LAND Studio, Latinx Community Census Outreach Partnership, Lava Lounge, League of Women Voters of Greater Cleveland, LerVal Elva, LGBT Center of Greater Cleveland, Literary Tavern, Loop, Lucky's Café, Lynn Murray, 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 Connections, Neighborhood Family Practice, Nestle, North Coast Event Services, Ohio & Erie Canalway, Ohio Arts Council, Ohio Census Advocacy Coalition, Ohio Census Advocacy Coalition, with support from the Gund Foundation, Ohio Wine Producers Association, OHR Rents, One Digital, "Our Neighborhood Votes/Nuestro Vecindario Vota" Committee, Parallax, Post 1, Professor Market, Prosper for Purpose, Prosperity Social Club, Renewal by Andersen, Rite Aid Cleveland Marathon, Robert Hartshorn, Rosemary Hitchens, Safety To Go, Sally Matia and Pete Kuchera, Saucy Brew Works, Seronica Powell, SITE Centers, Small Screen Designs, Sokowloski's University Inn, SoLo Development, St. Augustine, State Alarm, Stone Mad, The Bentley Group, The Clark Bar, The Cleveland Foundation, 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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**Ex Officio**: Carolyn Bentley, Duck Island Block Club

## Tremont West Staff

**Cory Riordan**, Executive Director  
**Julie Dahlhausen**, Community Engagement Specialist  
**Michelle Davis**, Assistant Director  
**Lynn Friedel**, Office Manager  
**Donna Grigonis-Bailey**, Director of Neighborhood Development  
**Khalid Hawthorne**, Director of Real Estate Development  
**Keith Moore**, Housing and Property Manager  
**Scott Rosenstein**, Community Involvement Manager/  
Tremont Arts & Cultural Festival Manager  
**Dharma Valentin**, Community & Equity Organizer



[www.tremontwest.org](http://www.tremontwest.org)  
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