



2017 ANNUAL REPORT



**SLAVIC
VILLAGE**

Cleveland Chain Reaction Reinvigorates Slavic Village

This year, Slavic Village Development successfully competed with neighborhoods throughout Cleveland to attract Cleveland Chain Reaction, bringing nearly \$1 million of direct investment to six new businesses to be located in the neighborhood. This project will create jobs, investment and prosperity in Slavic Village while providing education and information for entrepreneurs and aspiring business owners.

Five Cleveland investors accepted the challenge to invest into this project. In turn, these investors chose Slavic Village out of the six finalist neighborhoods as the location for concentrating these new businesses. The Chain Reaction team then invited start-up and expanding businesses from throughout the region to submit proposals – they received over 100 applications from entrepreneurs anxious to join the Slavic Village community.

The winning businesses were LinaWines, Midwest Basics, Metro Croissants, Holmes Mouth Watering Applesauce, Sides



to go! BBQ, and Baby Munch. All of these businesses will expect to open their doors in 2018. Slavic Village Development has provided the same assistance to these entrepreneurs and investors that we extend to every other business that contacts us in order to find the most suitable business locations and access to financing. The five Chain Reaction investors will each provide no less than \$130,000 each to get these businesses up and running in the neighborhood. Along with this private investment, the City of Cleveland put in a \$30,000 grant, which will give each business \$5,000 towards marketing, signage or improvements to their space.

Mill Creek Falls Family Park Connects the Community

In 2017, the Mill Creek Falls Family Park, formally known as the Tot Lot, located on the corner of Tioga and Warner Roads got a makeover. The Warner Turney Neighborhood Organization (WTNO) along with members of the Connecticut Block Club has been working to improve and enhance the playground for years. The original improvements began in 2010 with ReImagine Cleveland funds. Over the next few years, \$15,000 was raised by the residents for ground leveling, clean-up efforts, a fence, and community-building programs. In 2014, WTNO, with the help of Slavic Village Development, was granted \$25,000



from the Hershey Foundation of Ohio to completely redo this playground. This provided the seed money that led to another \$125,000 investment from then Ward 2 Councilman Zach Reed and the City of Cleveland Capital Improvements Funds. We are excited to share that the long and sometimes bumpy road has happy ending. On June 24th, the brand new Mill Creek Falls Playground was dedicated to the Mill Creek Falls community. In addition to the ribbon cutting and the official opening on the beautiful new playground, Tioga Avenue has a new honorary name of Warner Turney Neighborhood Organization Way.

Fleet Stakeholders Light Up Slavic Village



With the \$8.4 million renovation of Fleet Avenue completed in early 2017, the Fleet Stakeholders have been taking advantage of the momentum especially through events including the Polish Constitution Day Parade, the Kielbasa Cookout and the Village HoliDazzle. Last fall, SVD partnered with the Stakeholders to fundraise for the fifteen LED snowflakes lining Fleet Avenue which has and will brighten the neighborhood for the holiday season for years to come. This idea was sparked by a neighborhood tree lighting that later evolved into the HoliDazzle – a community holiday celebration with a market, tree lighting, live music pictures with Santa and much more! This event has become a cheerful festivity inviting in neighbors and business owners from all corners of Slavic Village.



The Village Market Supports Healthy Villagers

The second season of the Village Market on Fleet Avenue featured a range of programming including cooking demonstrations, live music, composting workshops, bike repairs and more in addition to the weekly food and maker vendors, thanks in large part to ArcelorMittal. SVD was able to provide fresh fruits and vegetables to an average of 18 families per week through City Fresh's CSA program while distributing \$50 in EBT and Produce Perks weekly to reach low income residents. With the help of Cleveland Neighborhood Progress,

the site of the market received a major physical upgrade with the Village Stage – a shipping container converted into a functioning performance space. Utilized for live music (and even storage space) the stage saw everything from traditional polka to fresh youth inspired hip hop. The season peaked when Broadway School of the Music and the Arts took to the stage for their recitals and Crafts With Cops while the ten competing Cleveland Chain Reaction businesses joined the market, drawing hundreds of visitors.



NEORSD Brings Green Infrastructure Projects to Slavic Village

SVD has partnered with the Northeast Ohio Regional Sewer District (NEORSD) to bring Green Infrastructure Projects to the Slavic Village Broadway community. The projects are an outstanding and high-visibility demonstration of how to transform vacant lots and former brownfield sites into urban open space serving multiple functions, including green infrastructure, public art, public education, and neighborhood revitalization. These projects build on prior investments in the community in the form of trails, nuisance abatement, and public art installations.

Arch Park – The creation of Arch Park took a vacant eyesore and transformed it into a wonderful community amenity. Phase I of the project (completed in 2015) included the “Cycle of Arches” Gateway public art, signage and seating located on the corner of East 49th St. and Broadway Ave. This past year, Phase II took place with a grant from the NEORSD, completing the transformation with green infrastructure, new pathways and landscaping.

There are two main features to the park design: one is a bioswale filled with native grasses and perennials and the other is a series of landscape mounds. Each feature brings a different kind of activity to the site. The bioswale and natural area encourages resting, quiet conversation, and education, while the mounds encourage active play and facilitate future programming in front of the fire station’s wall. Each also speaks to an aspect of the storm water management. The bioswale speaks to treatment and catchment, while the mounds serve as exaggerated channels directing the water to the swale.

The stormwater management system captures runoff from portions of Broadway and East 49th Street. Curb inlets were created just upstream of existing catch basins, and grated runnels will channel runoff through the public right-of-way and into the bioswale.

Union Ave. Green Infrastructure Basin – NEORSD is currently constructing a green infrastructure project containing a large-scale stormwater detention basin at the intersection of Union Avenue and East 70th Street (south side of Union Avenue). This project is designed to capture stormwater before it enters the combined sewer system and prevent approximately one million gallons of combined sewage from discharging into the Morgana Run Culvert annually. The project is being constructed adjacent to the existing Morgana Run Trail and will also include seating and trail linkages.



New Infill Construction with CHN Housing Partners

CHN Housing Partners and Slavic Village Development teamed up to create Slavic Village Green Homes (SVGH), a 37-unit scattered site single family infill project that will provide homeownership opportunities to families seeking to build equity and wealth. These wonderful new construction homes are well insulated, equipped with low energy lighting, high efficiency windows, water saving fixtures, and power saving appliances which reduce energy costs by 50%. In addition, many of the homes feature solar panel arrays.

SVD has linked the new families living in these homes to a network of supportive services designed to connect households to opportunities to achieve financial, professional, and educational success. CHN's Lease Purchase program offers a pathway to homeownership for low income families who could not qualify for conventional financing. The program starts with fifteen years of affordable rental housing. Financed by the Low Income Housing Tax Credit, after those fifteen years, CHN helps individuals and families purchase their home by providing support and financing. Through its Lease Purchase model, CHN has built or rehabilitated more than 2,000 houses in the Cleveland area since 1987 when it began using housing tax credits to build household stability.

SVGH complements the Slavic Village Recovery Project, which has renovated and sold over 45 homes to new homeowners in the same area. SVGH is especially significant as this is the first time since the foreclosure crisis that new infill homes are being built on vacant lots, bringing new residents into Slavic Village and adding to the revitalization of the community.



Strengthening the Housing Market with Enterprise Community Partners

The Hyacinth TOD (transit-oriented development) Project is a few steps closer to reality thanks to our friends at Enterprise Community Partners. In partnership with Enterprise, SVD gathered input from residents and stakeholders in the Hyacinth neighborhood, and hired Aecom, a multi-national engineering firm to create an innovative design for the 40-unit development. The project will feature cute cottage-like homes, a central courtyard and energy efficient affordable housing with easy access to both the RTA station at East 55th and the Opportunity Corridor.

In addition, Enterprise recently funded SVD's latest housing development program, Slavic Village Investments (SVI). With the recent upswing in the housing market, and all the progress made on single family homes, this exciting new program will focus on two-family homes, capitalizing on new investor interest and providing high quality rentals. Currently, SVD does a wonderful job providing affordable for sale housing to

those who wish to buy a home in the community, but quality rental housing remains a need. SVI will address this by offering additional options to those who want to live in Slavic Village.



Driving Innovation with the Cuyahoga County Land Bank

Through a close partnership, SVD and The Cuyahoga Land Bank have worked together to acquire vacant and distressed property, as well as vacant lots, for a number of critical housing programs:

- The Slavic Village Recovery Project (SVRP), a strategic collaboration between SVD, Cleveland Neighborhood Progress and RIK Enterprises has acquired vacant distressed homes, fully renovated them and sold them bringing in a total of 45 new home owners into the community and five new households since 2014.
- Neighbors Invest in Broadway is a low cost DIY renovation program in which qualified buyers use sweat equity to bring homes up to code and move in. The coined phrase “Buy it, Fix it, Live in it!” has held true as an additional nine homes were completed in 2017.

- The Maple Heights Home Ownership Program (MHHOP) is a new and exciting partnership, the first of its kind, in which a Cleveland CDC has partnered up with an inner ring suburb. The City of Maple Heights, now in a position to acquire vacant homes with the aim of getting them back into productive use, the City of Maple Heights reached out to SVD in order create MHHOP which will ensure vacant homes are renovated and new home owners come into the community. The first house came under contract this past year, with more to come.

The Cuyahoga Land Bank has the ability to acquire vacant and abandoned foreclosed properties from a variety of sources, including those held by banks, by government sponsored enterprises such as Fannie Mae, or by federal and state agencies, such as HUD, as well as real estate lost to tax foreclosure and donated properties. Thanks to SVD’s partnership with the County Land Bank, many more Slavic Villagers are owning their homes.



SVD Revenue and Support

Fiscal Year Ended June 30, 2017

Sources: Total \$2,248,727

Revenues and Support:

City/Council	\$580,014
Other grants	\$854,225
CNP	\$150,000
Development and service fees	\$138,259
Property management	\$99,307
Operating	\$217,762
Fundraising	\$208,312
Other	\$758

Total revenues and support \$2,248,727

Program Services:

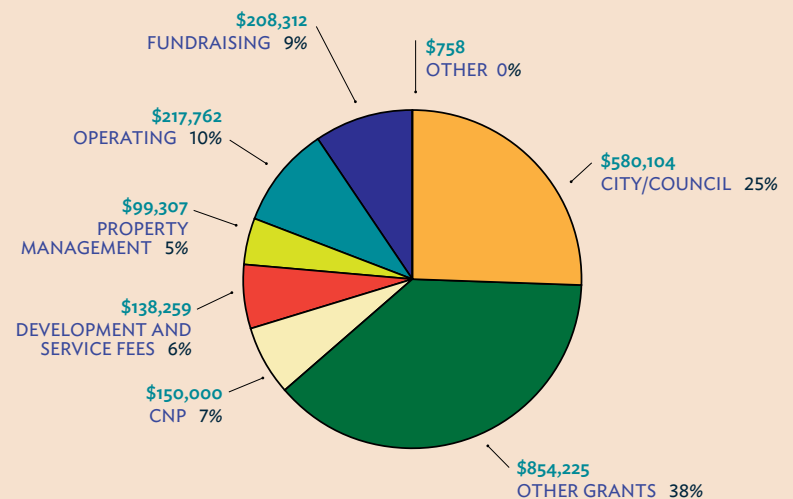
Community organizing	\$214,968
Consumer services	\$351,079
Property management	\$226,665

Housing production	\$294,475
Special projects	\$390,559
Commercial development	\$696,428
Real estate	\$111,782
Code enforcement	\$108,566

Support Service:

Management and general	\$215,651
Fundraising	\$58,885
Total expenditures	\$2,669,058

Change in net assets	\$(420,331)
Net assets at beginning of year	\$1,985,503
Net assets at end of year	\$1,565,172



Donors and Supporters

FOUNDATION, GOVERNMENT AND ORGANIZATION

Alcoa Foundation	Cleveland Metroparks	Enhancement Ministries	Legal Aid Society of Cleveland	Ohio State University Extension
America SCORES Cleveland	Cleveland Metropolitan School District	Enterprise Community Partners	CWRU Mandel School of Applied Social Sciences	Open Doors Academy
American Cancer Society	Cleveland Neighborhood Progress Inc.	Famicos Foundation	The McGregor Foundation	Our Lady of Lourdes Church
Bike Cleveland	Cleveland Public Library	First Tee of Greater Cleveland	The MetroHealth System	PNC Foundation
Boys and Girls Clubs of Cleveland	Cleveland State University	Greater Cleveland Community Shares	MyCom: My Commitment, My Community	Polish American Cultural Center
Broadway School of Music and the Arts	Cleveland Tenants Organization	Greater Cleveland Partnership	The Nash on E. 80th (Slovenian National Home)	Rails to Trails Conservancy
City of Cleveland Department of Community Development	Cleveland Urban Design Collaborative Kent State University	Greater Cleveland Regional Transit Authority	Neighborhood Connections	Rebuilding Together
City of Cleveland Department of Economic Development	Collage Now Greater Cleveland	Gurdjieff Foundation	Neighborhood Leadership Institute	Shrine Church of St. Stanislaus
City of Cleveland Storefront Renovation Program	Community Assessment & Treatment Services	Hawken School	NHS of Greater Cleveland	St. Stanislaus School
CityMusic Cleveland	Community Shares	Help Me Grow	Northeast Ohio Area Coordinating Agency	Sisters of the Humility of Mary
CityYear	Court Community Service	Hershey Foundation of Ohio	Northeast Ohio Regional Sewer District	Sokol Greater Cleveland
Cleveland Botanical Garden	Cuyahoga Community College	Holy Angels Catholic Church Bainbridge	Notre Dame Club of Cleveland	Spaeth Family Foundation
Cleveland Central Catholic High School	Cuyahoga County Family & Children First Council	Holy Name Church	OCDC (Ohio Community Development Corporations)	Starting Point
Cleveland City Council	Cuyahoga County Land Reutilization Corporation	ideastream	Ohio Capital Impact Corporation	Third Federal Foundation
The Cleveland Foundation	Dominion Foundation	Jones Road Family Development	Ohio Department of Transportation	University Settlement
CHN Housing Partners	Elizabeth Baptist Church	Huntington Bank Foundation	Ohio & Erie Canalway Association	Women's Business Center
Cleveland Leadership Center		Kurtz Foundation		YMCA of Greater Cleveland
		L.A.N.D. Studio		Young Neighbors In Action
				Youth Opportunities Unlimited
				Zygote Press

CORPORATE SUPPORT

A&B Metal Recycling	Citizens Bank	Forest City Enterprises	Key Beverage	Masthead Brewing Co.	Saucisson
American Preservation Builders	Clark Rubber	Fortuna Funeral Home	Komorowski Funeral Home	Lewis Exterminating	Scalish Construction
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Broadway McDonald's	Fairchild Printing	Inca Tea	Masonry Restoration-Maintenance	R & K Sausage	Third Federal Savings
Broadway Metals & Recycling	Fifth Third Bank	Independence Excavating	MetroHealth	Red Chimney Restaurant	Unique Paving Materials
Brooks & Stafford	FirstMerit Bank	JJ White Products	Morabito Enterprises	Republic Metals	Vic's Floral
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The Third Federal Foundation Invests in Children



Since 2011, the Third Federal Foundation has donated more than \$10 million to the Slavic Village P-16, a pre-birth to career initiative that strengthens the Slavic Village neighborhood by collaboratively addressing barriers to academic achievement, while connecting young people and their families to their community and to quality programs, resources, and opportunities, so they may create their futures. The P-16 is making a difference through funding literacy

tutors, after-school enrichment programs, school-based health clinics, athletic facilities (such as the Cleveland Central Catholic H.S. Stefanski Stadium expansion), and family stability initiatives. By investing not only in youth themselves, but in their parents and caregivers, the Slavic Village P-16 has made significant progress in giving our young people the environment that they need and deserve that supports learning and a lifetime of achievement.

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Our Mission

“Slavic Village Development works with and for its residents, businesses, and institutions to promote civic engagement, community empowerment, and neighborhood investment.”

