



A Quarterly Newsletter for CMHA Tenants and Landlords

New Riverside Estates Building Dedicated in Honor of Doris V. Jones



Left: The new Doris V. Jones Place at Riverside Park Estates boasts an energy efficient and state-of-the-art building equipped with beautiful landscaping, air conditioning, balconies and security cameras.

Right: Everyone is all smiles as Doris V. Jones is surprised with the announcement that the Riverside Park Estates building will be named in her honor. Pictured, center, CMHA Board Chair William H. Smith hugs Vice-Chair Doris V. Jones. Pictured left to right include, State Rep. Michael Foley, Cleveland Mayor Frank G. Jackson, CMHA CEO George A. Phillips, Cleveland Kids Church Ministries Pastor Bonnie Silva, and HUD representative Doug Shelby.

The new Riverside Estates Senior Building was recently dedicated and named in honor of CMHA’s Board of Commissioners Vice Chairperson and resident Doris V. Jones. Located at 4609 Rocky River Drive, the state of the art, energy-efficient building boasts scenic balconies, and a welcoming community room equipped with a fireplace and full kitchen.

The naming of the building came as a total surprise to Jones. She was graciously overwhelmed with the honor. The building’s community room was named in honor of CMHA CEO George A. Phillips, also to his surprise. Amenities for the newly named Doris V. Jones Place at Riverside Park Estates include a beautifully landscaped back court patio, an intercom system, air conditioning, security cameras and laundry facilities on each of the building’s floors.

Dignitaries at the November dedication ceremony included: Cleveland Mayor Frank G. Jackson, City Council President Martin J. Sweeney, State Representative Mike Foley, HUD representative Doug Shelby, Ohio Capitol Corporation for Public Housing President Hal Keller, Bellaire-Puritas Development Corporation President Bryan Gillooly, and CMHA Board members, staff, as well as many other well wishers.

Ozanne Construction Company, a local minority owned firm, served as the prime construction contractor. Architectural design was provided by Lowenstein Durante Architects. Minority owned sub-contractors included New Image Painting, John W. Todd & Associates, and Gateway Electric. CMHA residents were employed to work on the construction project as well. They accounted for approximately 25% of the hours worked on the project. 🏠

Stokes Museum Serves as Beacon of Hope to Public Housing Residents

CMHA recently opened its new Louis Stokes Museum in honor of the 15 consecutive term retired Congressman from Ohio. Raised in CMHA’s Outhwaite Homes, Stokes challenged its residents and others to rise from their impoverished beginnings.

“If Carl and I can rise from humble beginnings, you can too,” said Louis Stokes to a crowd of about 300 during the Museum’s opening in September. Carl Stokes, the late brother of Louis Stokes and a Mayor of Cleveland, Ohio, was the first African American Mayor of a major U.S. city.

“Your address should not define who you are, or who you are to become,” said CMHA CEO George Phillips. Stokes added that many of his childhood friends, who grew up in CMHA public housing, became teachers, lawyers, judges and leaders in other professions.

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McCormack Baron Salazar, CMHA Board and staff members, as well as many other government and local business leaders prepare to cut the ribbon for the new Tremont Pointe Grand Opening.

Tremont Pointe Phase I construction consists of 102 mixed-income garden and townhouse rental units.



Tremont Pointe Cleveland's Newest Mixed Income Community Celebrates Grand Opening

CMHA and the development team of McCormack Baron Salazar/Turbov Associates (MBS/TA) recently held their Grand Opening of the new Tremont Pointe townhouses and garden apartments.

Tremont Pointe is a revitalized mixed income community constructed on the former Valleyview Estates site. It is located just south of downtown Cleveland at West 7th Street and Starkweather Avenue.

Initial planning of the Valleyview redevelopment began in 1998 with the selection of the MBS/TA team by CMHA to

develop a Master Plan and pursue federal HOPE VI funding. In June of 2004 CMHA was awarded \$19.6 million in HOPE VI funds for the demolition and revitalization of the former site into a new mixed-income neighborhood.

The Grand Opening festivities were held in October. Dignitaries in attendance included, HUD Regional Director Joe Galvan, Daryl Rush of Cleveland Mayor Frank G. Jackson's office, Ward 13 Councilman Joe Cimperman, CMHA Board Chairperson William H. Smith, Tremont West Development Corporation Executive Director Chris Garland and McCormack Baron Salazar Vice President Barbara Freeland.

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Planned in two phases, Tremont Pointe Phase I consists of 102 family rental units comprised of 68 affordable and 34 market rate one-, two- and three-bedroom garden and townhouse units.

Phase II, scheduled to begin construction in the spring of 2008, will include 87 rental townhouse and garden apartments. For-sale homes developed by Tremont West Development Corporation, in conjunction with Sutton Builders, is scheduled to break ground this fall. Approximately 29 for sale homes are planned. In addition to a restored street grid and placement of strategic green spaces, the development includes on-site management and community space.

Site design will accommodate future direct access to the planned Cuyahoga Towpath Trail. The development also touts special "green" features such as Energy Star appliances, high efficiency heat pump systems, low or no VOC (toxic) paints, and green label carpet. The new street patterns within

Tremont Pointe create a seamless connection to the greater Tremont neighborhood with walking access to several neighborhood amenities that include, the Tremont Farmers Market, the Jefferson Branch of the Cleveland Public Library, and the Professor Retail District.

Funding sources, in addition to the HOPE VI grant, were provided by: the City of Cleveland, Enterprise Team, Inc., Bank of America, Enterprise Community Investments, Ohio Capital Corporation for Housing, and the Ohio Housing Finance Agency.

Marous Brothers Construction is Tremont Pointe's general contractor and City Architecture is the project architect. Minority-owned subcontractors for the project include, T-Square Builders, Gateway Electric and Tech Ready Mix. Female-owned subcontractors include Dentz Painting and L.M.R. Construction. Tremont Pointe is managed by McCormack Baron Ragan Management Services. For leasing information call 216-298-4060. 🏠

Stokes Museum continued from cover



The Cleveland Schools All-City Jazz Band entertains the audience during the Louis Stokes Museum dedication ceremony.

Stokes credits his success to his widowed mother Louise, who worked as a domestic worker, for instilling good values to her family. Her early advice to him was, "Get something in your head so you don't have to work with your hands like I've had to work with mine."

The Louis Stokes Museum houses Stokes memorabilia, video interviews, miscellaneous video footage, awards and a written history about Stokes and his rise to prominence. The museum is located at Outhwaite Homes, 4302 Quincy Avenue in Cleveland, Ohio. Museum hours are from



Many dignitaries enjoyed the grand opening of the Louis Stokes Museum. Pictured left to right: George Phillips, CMHA CEO; U.S. Representative (OH) Stephanie Tubbs Jones; Congressman Louis Stokes (retired); Judge Angela Stokes, Louis Stokes' daughter and; Jeffery Patterson, CMHA Chief of Staff and Operations.

10 am - 2 pm Wednesdays and Fridays. Private viewings can be scheduled by calling 216-432-3840.

The prime construction contractor for the museum was Glory Construction, an African American and female owned business. Architectural design was provided by Lowenstein Durante Architects and CMHA staff. CMHA Program Coordinator Tony Jeffries served as the museum Curator. Hector Vega, CMHA Construction Manager, served as the Designer of the museum exhibits. 🏠

CMHA Honored with Six Awards from the National Association of Housing and Redevelopment Officials



Woodhill Homes Estates residents enjoy their new award-winning Water Splash Park.

The National Association of Housing and Redevelopment Officials (NAHRO) recently honored CMHA for six groundbreaking programs and initiatives.

The Woodhill Homes Estate Water Splash Park, a unique and dramatic enhancement to the outdoor recreation area, which was sorely lacking at this property, was honored with a 2007 Award of Merit and nominated for an Award of Excellence. The Splash Park, which captured the interest and a commitment from private donors to fund over half the cost, serves more than 450 children under the age of 13. It has already been replicated at three other CMHA properties with the support of local foundations and public support.

The second initiative, which received both the Award of Merit and a nomination for an Award of Excellence, was the Housing Choice Voucher Program (HCVP) Customer-Friendly Office Hours. Created from a challenge to become more responsive to the needs of clients in the Voucher Program, this service has expanded the schedule of available client appointments to include Monday through Saturday.

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Important CMHA Safety Contacts:
CMHA Police Department - Emergencies only:
 216.391.2642
CMHA Tip Line - Non-Emergencies:
 216.426.TIPS (8477)
CMHA Police Department:
 216.426.7760
CMHA Police Headquarters
 5715 Woodland Avenue
 Cleveland, Ohio 44104



Security and Safety at CMHA

Did you know that CMHA is working more collaboratively with tenants and landlords to resolve security and safety issues? Have you noticed a greater police presence on and around your housing unit? If you are aware of changes at the Authority's Police and Safety Department, it's because there are new organizational structures and policies aimed at making CMHA a safer, more secure place to live and work.

"We are committed to a community policing philosophy," says Chief Andres Gonzalez, who, in April, became CMHA's

new Chief of Police. "That means that we are open and receptive to recommendations from tenants and landlords for improving the quality of life in our neighborhoods."

In addition, CMHA's Police Department has decentralized its organizational structure so that police officers are now assigned to specific areas of responsibility on the Authority's housing properties.

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CMHA Honored *continued from page 3*



CMHA Staff was honored with 6 Awards while attending the NAHRO Convention. Pictured are: Ralph Jordan, Director, Property Maintenance; Kimberly Watson, Modernization Coordinator; Priscilla Pointer-Hicks, Director, Housing Choice Voucher Program; Jeffery K. Patterson, Chief of Staff & Operations; Carolyn J. Gaiter, Director, Asset Management; Denise Thompson, Manager, HCVP Client Services; and Nilantha Samarasekera, Director, Construction.

The other CMHA Award of Merit programs and initiatives included:

- The Renovation and Conversion of Lakeview Terrace, which represents the successful modernization of a historically significant and topographically challenging site.
- The HCVP Comprehensive Training Program leverages in-house training to keep new and long-term employees abreast of changing regulations and policies.



The historic Lakeview Terrace buildings were some of the first public housing units to be constructed in the City of Cleveland. Beautiful 1930's Work Project Administration art was restored and is once again displayed throughout the Community Center. Pictured are HUD Representative Doug Shelby and CMHA CEO George A. Phillips.

- The HCVP Contract Signing Days initiative expedites the contract signing process and provides landlords with timely response and prompt payment, without foregoing face-to-face service.
- The HCVP Landlord Services Room provides landlords with a professional, yet comfortable seating and work area, reducing the waiting time and red tape for the Program's nearly 6,500 property owners. 🏠

Energy Conservation Tips

Electricity

Turn off the lights in any room you're not using.

Use task lighting; instead of brightly lighting an entire room, focus the light where you need it.

Put your computer monitor to sleep. Why? Your computer monitor uses more energy than your hard drive. If you don't want to shut down your entire computer, just put the monitor to sleep.

Turn off TVs and other electronics when not in use.

Unplug iPod, digital camera and cell phone chargers when not in use. Why? Chargers consume energy anytime they're plugged in, even if they're not charging.

Electricity Or Gas

Clean clothes dryer screen after each use and avoid over-drying clothes. Over-drying can damage fabrics and increase ironing time.

Heating

Set thermostats at a comfortable temperature when the house is occupied during the day and reduce temperature no more than 8 degrees in temperature at night.

During the heating season, keep draperies and shades open on your southern facing wall during the day to allow sunlight to enter. Keep them closed at night to reduce the chill you may feel from cold windows.

Make sure supply and return vents are not obstructed by furniture, appliances or other objects so that air can flow freely. This maximizes efficiency of the system and helps distribute warm air throughout the room.

Close unoccupied rooms that are isolated from the rest of the house.

Do not turn the heating off if it adversely affects the rest of your system or could lead to freezing water pipes.

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Security and Safety *continued from page 4*

The following column is the first in a series of features to inform CMHA residents and landlords about the police and safety department as well as to provide helpful security and safety tips. Our first column focuses on winter safety.

Winter Safety Tips for the Holidays

Winters in Northeast Ohio are notorious for being bitterly cold and snowy. As the winter chill sets in, the risk of fires in homes increase. The National Fire Protection Association warns that 4 out of 7 home fires occur during December, January and February. You can reduce the risk to you and your loved ones by learning more about fire risks and prevention in the home.

Space Heaters

- Keep heaters 3 feet away from combustible materials such as curtains and bed linen
- Do not use an extension cord unless it has a breaker
- Turn heaters off when not in use
- Do not place anything on top of a space heater

- Do not use your kitchen stove to heat your home
- Wear extra clothing until heating problems can be corrected

Smoke Detectors and Emergency Evacuations

- Test all smoke detectors to make sure they work. Replace batteries as needed
- Be sure to have a smoke detector on every floor of your home
- Be sure you and your children know two ways out of your home

Christmas Trees and Holiday Lighting

- Use only UL approved tree lights
- Keep a live tree watered. Don't let it dry out
- Where there are small children present, use a cord or rope to fasten the tree to the wall
- Use a power cord with a breaker when using multiple cords
- Turn decorative lights out when leaving your home
- Discard live trees when they show signs of drying out
- Place candles in sturdy, non-combustible holders, and keep away from decorations and children. 🏠



Energy Conservation Tips *continued from page 5*

Sink cabinet doors should be opened to keep water pipes from freezing after heat has been turned off.

Water

Don't let the water run while brushing your teeth.

Take shorter showers.

Report dripping faucets. If your faucet is dripping at the rate of one drop per second, you can expect to waste 2,700 gallons per year.

Avoid flushing the toilet unnecessarily. Dispose of tissues, insects and other such waste in the trash rather than in the toilet.

Use the minimum amount of water needed for a bath by closing the drain first.

Operate clothes washers only when they are fully loaded or properly set the water level for the size of the load you are using.

When washing dishes, fill one sink or basin with soapy water. Quickly rinse under a slow-moving stream from the faucet.

Store drinking water in the refrigerator rather than letting the tap run every time you want a cool glass of water.

Do not use running water to thaw meat or other frozen foods. Defrost food overnight in the refrigerator or by using the defrost setting on your microwave. 🏠



**CUYAHOGA METROPOLITAN
HOUSING AUTHORITY**

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Cleveland, Ohio 44113-3101
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www.cmha.net

CMHA Mission

The mission of the Cuyahoga Metropolitan Housing Authority is to be the leader in providing safe, quality and affordable housing for individuals and families of Cuyahoga County.

CMHA serves Cuyahoga County, excluding Chagrin Falls Township and the City of Parma, through two federally assisted housing programs; Low-Income Public Housing and Housing Choice Voucher Program.

Board of Commissioners

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Doris V. Jones, Vice-Chairperson,
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