

# Hawthorne School Redevelopment

For 35 years, Cleveland Development Advisors (CDA) has been committed to creating jobs and improving neighborhoods throughout the city. CDA investments have helped to fuel Cleveland's revitalization and collaborates with its strong network of public and private partners to structure the financing for these catalytic projects.



This former school in Cleveland's Jefferson neighborhood of West Park is being completely made over into affordable market rate apartments by Sustainable Community Associates. The project will be catalytic by adding high-quality, market rate apartments in the neighborhood to diversity housing mix, build market confidence and draw more people to live in the area. The location is expected to spur investment in the Lorain Avenue commercial corridor. The 37 apartments range from one to four bedrooms. The project includes fitness and community rooms and will preserve the green space around the school. Bellaire-Puritas Development Corporation, the CDC for the area, is supporting the project. Sustainable Community Associates, a Tremont based developer which has built several high profile apartment communities in the city, purchased the school for \$45,000. The school was built in 1917, with additions in 1920 and 1927, and was closed in 2013.

## IMPACT

### • Affordable Housing Units

This project creates 37 high-quality reasonably priced market-rate one-to-four bedroom apartments , contributing to building market confidence and diversification of the local housing inventory.

### • Neighborhood Revitalization

This project is a 1st in a collaborative effort between the city of Cleveland and the Cleveland Metropolitan School District to revitalize surplus school sites. Additionally, the project aligns with the Jefferson-Puritas West Park CDC middle neighborhood plan by stimulating investment along the Lorain Avenue commercial corridor.

## PROJECT DETAILS

Completion Date      Projected 2024

Location      3573 W 130th St, Cleveland, OH 44111

Neighborhood      Jefferson

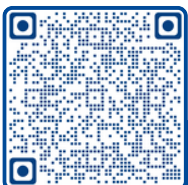
Project Type      Real Estate: Renovation Multi Family Housing

Sponsor      Sustainable Community Associates

CDA Investment      \$5.5M Senior Loan; Opportunity CLE Loan Fund

Total Project Costs      \$14.9 Million

Community Demographics      Poverty Rate 27%  
Median Income: 72.52%  
Unemployment Rate: N/A



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