

Cleveland  
Neighborhood  
Progress



*investing for vibrancy*



**FY15**

# FROM TOM & JOEL,

We are pleased to present our Annual Report for Cleveland Neighborhood Progress. Neighborhood Progress leads the revitalization of Cleveland's neighborhoods with a multi-faceted approach, including our three primary areas of focus: (1) *CDC SERVICES* – by providing financial support, training and capacity building efforts to local community development corporations; (2) *PLACEMAKING* – by supporting and directly performing placemaking activities, including planning, design and development, to improve residential, commercial and greenspace properties; and (3) *ECONOMIC OPPORTUNITY* – by delivering economic opportunity programming, and a variety of other initiatives, to ensure that city residents can be successful and thrive in their neighborhoods.

In partnership with CDCs, local foundations, the business community and government, our organization has over twenty five years of experience investing in community revitalization work. Our combined efforts have visibly improved many neighborhoods and enabled thousands of the city's residents to enjoy a better quality of life.

We thank our many civic friends and partners in this highly collaborative undertaking. Together, we have taken enormous strides toward improving and strengthening Cleveland's neighborhoods. But the work is far from done. We continue to seek your support, guidance and partnership as we work to transform Cleveland into one of the most vibrant cities in America.

As we advance our agenda and renew our strategic planning initiative going forward, we are excited to continue to lead our national industry in the many undertakings mentioned throughout this report. We also look forward to introducing fresh approaches to Cleveland's community development field, and we invite you to stay tuned for new initiatives in racial equity and inclusion, neighborhood marketing and climate resiliency. With your support, we are committed to fostering and sustaining vibrant neighborhoods in the City of Cleveland.

Sincerely,



Thomas J. Coyne  
Chairman



Joel Ratner  
President & CEO

## Cleveland Neighborhood Progress



*investing for vibrancy*



**Live  
CLEVELAND!**

**PROGRESS  
INSTITUTE**



Village Capital



New Village



# MISSION / VISION / HISTORY

**The mission of Cleveland Neighborhood Progress is to foster communities of choice and opportunity throughout Cleveland.**

**Our vision is for all of Cleveland's neighborhoods to be attractive, vibrant communities where people from all incomes, races, and generations thrive, prosper, and choose to live, learn, work, invest, and play.**

Cleveland Neighborhood Progress was founded in 1988 by philanthropic, civic and corporate leaders and serves as the only local community development intermediary in the region. Operating in partnership with community development corporations, local foundations, the business community, and government, we have worked to create a strong and productive system that is nationally recognized. The results of successful programs and initiatives are visible throughout Cleveland's improved neighborhoods. We are proud to be highlighted as a leader for this community development work.

We are especially grateful to three of our founding supporters. The Cleveland Foundation, The George Gund Foundation and the Jack, Joseph and Morton L. Mandel Foundation have consistently provided essential operating funds since our inception. It is due to their vision and leadership that Neighborhood Progress is able to stabilize and strengthen Cleveland's neighborhoods.

## Programming

Neighborhood Progress' programming is intended to address the most critical issues confronting the entire community development system. We provide programs and services to implement neighborhood recovery strategies, build community capacity, invest in physical development, grow partnerships to advance community revitalization, increase assets for residents, and create neighborhoods of choice that are increasingly able to attract residents and businesses throughout the region. In this report, we highlight a selection of programs and initiatives from the past year. For a full overview of all programming, please visit [ClevelandNP.org](http://ClevelandNP.org).

# FINANCIAL REVIEW

This Statement of Financial Position represents the combined financial position of Neighborhood Progress, Inc. dba Cleveland Neighborhood Progress and its subsidiaries, New Village Corporation and Village Capital Corporation. New Village Corporation is a real estate development organization dedicated to bringing about catalytic projects in Cleveland neighborhoods, while Village Capital Corporation, a Community Development Financial Institution (CDFI) seeks to do the same by acting as a funding source for developers engaging in those projects.

## NEIGHBORHOOD PROGRESS, INC. AND SUBSIDIARIES

### Consolidated Statement of Financial Position

ASSETS	2015	2014
<b>Current Assets</b>	<b>22,513,012</b>	<b>22,919,623</b>
<b>Property, Plant and Equipment</b>	<b>19,602,356</b>	<b>19,887,559</b>
<b>Other Assets</b>	<b>8,090,995</b>	<b>12,483,728</b>
<b>Total Assets</b>	<b>\$50,206,363</b>	<b>\$55,290,910</b>
<b>LIABILITIES</b>		
<b>Current Liabilities</b>	<b>2,435,642</b>	<b>5,776,959</b>
<b>Notes Payable</b>	<b>31,864,873</b>	<b>31,536,849</b>
<b>Other Liabilities</b>	<b>284,668</b>	<b>328,065</b>
<b>Total Liabilities</b>	<b>\$34,585,183</b>	<b>\$37,641,873</b>
<b>NET ASSETS</b>		
<b>Unrestricted - Operating</b>	<b>9,775,461</b>	<b>7,790,700</b>
<b>Temporarily Restricted</b>	<b>5,845,719</b>	<b>9,858,337</b>
<b>Total Net Assets</b>	<b>\$15,621,180</b>	<b>\$17,649,037</b>
<b>Total Liabilities and Net Assets</b>	<b>\$50,206,363</b>	<b>\$55,290,910</b>

# FY15

July 1, 2014 –  
June 30, 2015

# CDC SERVICES

**Our CDC Services portfolio is implemented to achieve an aligned, efficient, and results-driven community development network that serves as a national model.**

Through the **Strategic Investment Initiative (SII)**, Cleveland Neighborhood Progress grants \$1.4 million a year to the CDCs with the strongest proposals. SII funding serves as valuable operating support and strengthens the capacity of Cleveland's CDCs, and thus fortifies each grantee's ability to improve the vitality of their neighborhood. SII grantees are selected through a rigorous process involving submission of a formal proposal and a presentation, after which the Neighborhood Progress SII Advisory Committee—a group representing our Legacy Funders, Neighborhood Progress staff and Board, and City Government—makes recommendations for funding, pending approval by the Neighborhood Progress Board of Directors.

**The following Cleveland CDCs are grantees for the 2014-2017 SII Program Cycle:**

- Burten, Bell, Carr Development
- Detroit Shoreway Community Development Organization
- Famicos Foundation
- Kamm's Corners Development Corporation & Bellaire Puritas Development Corporation
- Northeast Shores Development Corporation
- Ohio City Incorporated
- Slavic Village Development
- Tremont West Development Corporation

*Additionally, the St. Clair Superior Development Corporation receives a discretionary fund investment to support their efforts around neighborhood and strategic planning.*

**Neighborhood Progress also provided \$125,000 in support to four CDCs through its 2014 Neighborhood Solutions Award. This was the second offering of these grants, with the FY15 focus being on neighborhood economic development. The following CDCs were awarded funding for their proposal:**

- Union-Miles Development Corporation received \$35,000 for U-Mag
- Northeast Shores Development Corporation received \$30,000 for the Collinwood Renter Equity Program
- Old Brooklyn Community Development Corporation received \$30,000 for the Community Café at the South Branch Library
- St Clair Superior Development Corporation received \$30,000 for Hatch St Clair



# PLACEMAKING

**The Neighborhood Progress Placemaking team works to ensure that more Clevelanders are living in vibrant neighborhoods. Placemaking puts the importance of a healthy and lively neighborhood at the forefront of the design and development process.**

**Since acquiring the former Saint Luke's Hospital in 2006**, Cleveland Neighborhood Progress has worked diligently to restore the crumbling—but historic—landmark to its past glory and position it as a vital community anchor. Now complete, the newly renovated Saint Luke's Pointe is once again an iconic symbol of community health amidst the ongoing revitalization of the Buckeye-Shaker community.

With the completion of the east wing in 2014, the Saint Luke's campus now boasts 137 units of low-income senior housing, The Intergenerational School (an award-winning K-8 public charter), the Boys & Girls Club of Buckeye, the Debra Ann November Early Childhood Center, and nearly 20,000 square feet of not-for-profit office space, including the headquarters of Neighborhood Progress and Saint Luke's Foundation. The design partners reimagined the potential of the former Prentiss Auditorium, once the crown jewel of the building, and created a grand multipurpose space that now serves the residents of Saint Luke's Manor, the students of The Intergenerational School, and the Buckeye community.

The \$62M renovation of the 87 year-old hospital has been an unqualified success. However, work continues for the Neighborhood Progress Placemaking team, which is actively engaged in on-going property management, community development planning and tenant collaboration. Future additions to the property include an intergenerational playscape, a learning garden, public art, installation of solar panels and the final build out of 79 units of mixed market rate and affordable housing surrounding Britt Oval. We are also working with Greater Cleveland RTA and the Saint Luke's Foundation to redesign the rapid stop at this property.

Neighborhood Progress continues its partnership with Forest City Enterprises, RIK Enterprises, and Slavic Village Development to steady market volatility, stabilize the larger Slavic Village community, and match potential home-buyers with a rehabilitated home at a good price. The process works by acquiring unoccupied houses in a concentrated area within the Slavic Village neighborhood, then giving them major updates for new life as affordable housing. The **Slavic Village Recovery Project** connects to our placemaking goal of creating viable housing options across the entire spectrum of income and needs, and is part of our overall strategy to strengthen housing markets. Through the Slavic Village Recovery Project, we are able to work toward decreasing the number of destabilizing elements (foreclosure, vacancies, etc.) and support neighborhoods where Neighborhood Progress invests.



# ECONOMIC OPPORTUNITY

**Our Economic Opportunity team works to ensure that opportunities are increased for more residents to have the education, skills, knowledge, and experience to thrive at home, work, and in the community.**

The **Community Financial Centers (CFC)** is a citywide initiative to improve economic security for Cleveland residents. The CFC helps clients navigate financial pathways by providing resources, advice, and guidance in forming and executing individualized financial plans—similar to the services provided by a financial planner or advisor. We have activated and deployed a robust network of specially trained coaches and financial services managers to serve as the first line of resources, guiding clients in making meaningful economic changes in their lives. We work with an extended network of partners and specialists, including the City of Cleveland, Cuyahoga Community College, Enterprise Community Partners, Neighborhood Housing Services of Greater Cleveland and United Way of Greater Cleveland to give the best guidance to the greatest number of individuals. The key services offered through the CFC include personal financial planning, community banking, budget management, and tax preparation services.

After partnering with Cleveland Public Library (CPL) in 2014, we are now offering CFC services to all CPL employees. We also simultaneously launched the service at five 2015 Volunteer Income Tax Assistance (VITA) sites throughout the City of Cleveland. In partnership with Cuyahoga Metropolitan Housing Authority (and a wide range of collective impact partners), CFC has been integrated into the menu of services provided to residents of Outhwaite Homes Estates and Carver Park Estates through the Jobs Plus Pilot Program.

Cleveland Neighborhood Progress is growing its partnership with the **Cleveland Transformation Alliance** to actively support the organization's commitment to provide families with the tools and information they need to make informed education choices for their children. We have leveraged the CDC network to engage, educate, and empower families in Cleveland neighborhoods to find the school that is best for their students. Building on the efforts of Cleveland Metropolitan School District, as well as the efforts of other educational systems that provide quality education to Cleveland's youth, we believe that this mutually beneficial partnership is allowing us to play an active role in ensuring that every child in every neighborhood in the City of Cleveland has access to a quality education.

**PRE4CLE** is a comprehensive program aimed at simultaneously elevating access and quality. This is achieved by increasing access to and enrollment in high-quality Pre-K sites and the expansion of eligible high-quality, high-capacity early learning settings. This work is taking place through parent engagement, recruiters, and direct outreach to early-childcare providers. By linking the work of PRE4CLE to the CDC industry, we will allow families greater access to educationally rich Pre-K environments. This investment will support a culture of life-long learning while strengthening families and communities for generations to come.



## 2015 Board of Directors

**Thomas J. Coyne / Chairman**  
*Thompson Hine*

**Karen Gahl-Mills / Vice Chairman**  
*Cuyahoga Arts & Culture*

**Linda Kane / Treasurer**  
*Forest City Enterprises*

**Byron White / Secretary**  
*Cleveland State University*

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*Cleveland City Council*

**Keith Brown**  
*Progressive Urban Real Estate*

**Freddy Collier**  
*City of Cleveland*

**Claudia Coulton, PhD**  
*CWRU – Mandel School of Applied  
Social Sciences*

**Michael Fleming**  
*St. Clair Superior  
Development Corp.*

**Brian Friedman**  
*Northeast Shores  
Development Corp.*

**Grace Gallucci**  
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**Michael R. White**  
*Mandel Foundation*

**Vanessa Whiting**  
*Attorney*

**Rose Zitiello**  
*Westown Community  
Development Corp.*

### HONORARY MEMBERS

**Paul Clark**

**David Goldberg**

**Charles John Koch**

**Cleveland Neighborhood Progress**

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