



Trust Builds

2022 Annual Report

We **invest** in their work. **We** invest in their teams. **And** we invest in building **trust** with them to do **the** hard work of neighborhood revitalization.

Trust is the foundation of our work.

When we build trust, people share more of their experiences – and themselves. Daily processes transform from rote to revealing. Projects big and small improve our quality of life.

When we build trust, we build strength.

Cleveland Neighborhood Progress's mission is to foster equitable revitalization throughout Cleveland's neighborhoods by strengthening the community development ecosystem.

Neighborhood revitalization is more than the bricks-and-sticks of a new house or a renovated storefront. It's investing in people. It's elevating our neighborhoods' histories and heritage. It's celebrating the stories of rebirth and reinvention that Clevelanders know so well.

To achieve our mission, **we are investing in the community development corporations** that serve Cleveland neighborhoods. They bring neighbors together and guide resources and investments across our community.

So we invest in their work. We invest in their teams. And we invest in building trust with them to do the hard work of neighborhood revitalization.

That trust will build new partnerships and new opportunities. It will build new homes, new businesses, and new dreams.

Let's build together,



Tania Menesse

President & Chief Executive Officer

Trust builds revitalization.

Our **mission** is to foster equitable revitalization throughout Cleveland’s neighborhoods by strengthening the community development ecosystem.

Cleveland Neighborhood Progress (CNP) is a local community development intermediary with more than 35 years of experience investing in community revitalization.

To help advance its mission, CNP has two subsidiaries. **Village Capital Corporation**, a community development financial institution, provides mission-based lending to nonprofits, entrepreneurs, minority contractors, and developers who seek capital and technical assistance to help their projects succeed in Cleveland neighborhoods. **New Village Corporation** serves as CNP’s development arm, bringing to life projects that spark private investment in neighborhood revitalization.

Strategic Focus Areas

CNP believes that community development corporations are best positioned to advance equitable revitalization in the neighborhoods they serve. That is why they are at the center of our work. Our strategic focus areas and organizational values embrace this vision and magnify our impact.



Trust builds community.

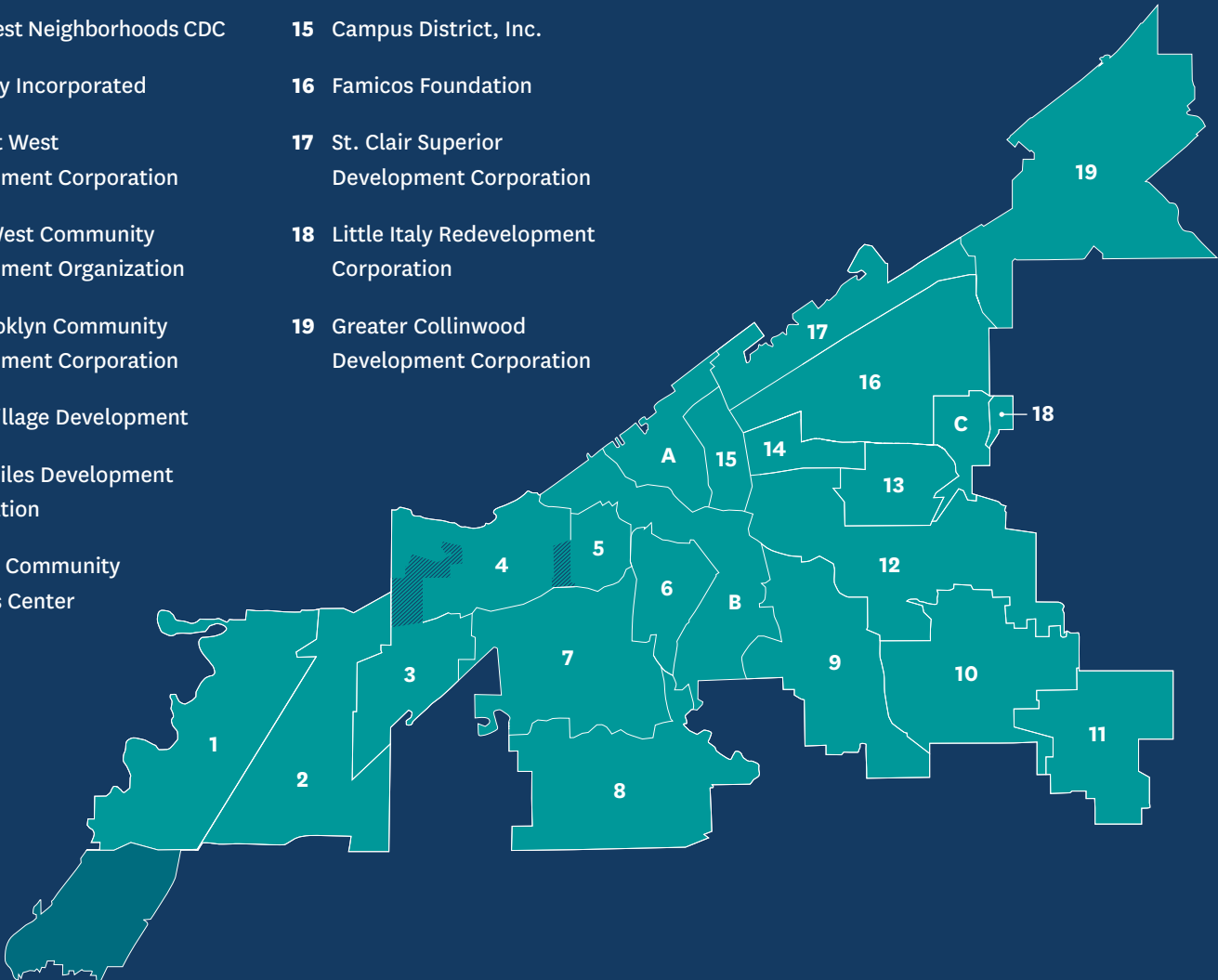
Cleveland Neighborhood Progress strengthens the community development ecosystem to foster inclusive communities and economic opportunity throughout Cleveland. **Strong community development corporations and neighborhood organizations lead equitable revitalization efforts, connect people to programs and services, and raise positive awareness about the neighborhoods they serve.**

Community Development Corporations

- | | |
|--|--|
| 1 West Park Kamm’s Neighborhood Development | 12 Burten, Bell, Carr Development, Inc. |
| 2 Jefferson-Puritas West Park CDC | 13 Fairfax Renaissance Development Corporation |
| 3 Westtown Community Development Corporation | 14 MidTown Cleveland, Inc. |
| 4 Northwest Neighborhoods CDC | 15 Campus District, Inc. |
| 5 Ohio City Incorporated | 16 Famicos Foundation |
| 6 Tremont West Development Corporation | 17 St. Clair Superior Development Corporation |
| 7 Metro West Community Development Organization | 18 Little Italy Redevelopment Corporation |
| 8 Old Brooklyn Community Development Corporation | 19 Greater Collinwood Development Corporation |
| 9 Slavic Village Development | |
| 10 Union Miles Development Corporation | |
| 11 Harvard Community Services Center | |

Other Place-Based Organizations

- A Downtown Cleveland Alliance
- B Flats Forward
- C University Circle Inc.



In 2022, Cleveland Neighborhood Progress joined other partners to change the way we work together and advocate for Cleveland residents.

Prioritizing strategic partnerships to achieve more for Cleveland neighborhoods

In partnership with Mayor Justin M. Bibb and Cleveland City Council, County Executive Armond Budish and County Council, and the Greater Cleveland Partnership, Cleveland Neighborhood Progress (CNP) helped identify 10 key projects that warranted investment from the State of Ohio's Capital Budget. That list included five neighborhood projects, all equally important but ranging in size.

Over the course of several months, CNP and its partners met with the delegation of state lawmakers from Cleveland and Cuyahoga County. They emphasized the importance of these projects and remained unified in their request.

This joint advocacy helped direct \$24 million in state funding to projects in Cuyahoga County. Those state funds included \$75,000 for the Jefferson-



Photo: Jefferson-Puritas West Park CDC

Puritas West Park CDC's Lyric Center, \$150,000 for the Restore Rockefeller Park Project led by University Circle Inc., and \$900,000 for Ohio City Incorporated to help bring Irishtown Bend Park closer to reality.

This collaboration and partnership on the 2022 Ohio Capital Budget demonstrated how we can work together in new and powerful ways. CNP will continue working with partners to align advocacy efforts and leverage funds for transformative effect across Cleveland neighborhoods.

In 2022 and 2023, Cleveland Neighborhood Progress mobilized its Equitable Neighborhood Revitalization team and joined other community development partners to work in cross-functional ways in Collinwood, one of Cleveland's middle neighborhoods.

Connecting CDCs to expertise and resources

While some Cleveland neighborhoods suffer from the persistent effects of disinvestment, and others navigate the impacts of development, still other neighborhoods straddle that spectrum and sit uncomfortably in the *middle*. Middle neighborhoods, like Collinwood, are strong neighborhoods experiencing a level of stagnation that would benefit from strategic investments in housing and economic development.

That is why, several years ago, New Village Corporation, the development subsidiary of Cleveland Neighborhood Progress (CNP), invested in the restoration of the historic LaSalle Theatre on East 185th Street, Collinwood's main commercial district. Though the COVID-19 pandemic interrupted the launch of the LaSalle as a renovated venue for large gatherings, CNP was well positioned as a trusted partner to assist other businesses during that turbulent period. Working with the City of Cleveland, Cuyahoga County, and the neighborhood's community development corporation,



CNP administered grants that helped Collinwood's small businesses adapt to the pandemic and stay open.

As businesses acclimated to the new normal, CNP's Equitable Neighborhood Revitalization team was asked to lead the Euclid Beach Planning Process by its partner, the Western Reserve Land Conservancy. To illuminate the opportunities available to this middle neighborhood, CNP engaged residents and other community development partners, interviewed consultants, and provided design guidance, and captured

aerial drone photography. This planning process laid the groundwork for a mixed-income housing strategy that can be implemented throughout Collinwood by these partners in the future.

All the while, CNP's Equitable Neighborhood Revitalization team engaged a Collinwood resident as a Climate Ambassador to advance neighborhood principles of sustainability. Additionally, the team connected workforce development partners to support apprenticeships, job opportunities, and training programs.

In August 2022, Cleveland Neighborhood Progress and Burten, Bell, Carr Development, Inc. acquired Shaker Square, which had fallen into a state of disrepair. In partnership with tenants and neighborhood residents, they are investing in a renewed vision for this historic asset.

Setting the stage for growth by stabilizing a historic district

Though the historic Shaker Square retail district continues serving the needs of Cleveland's Buckeye, Larchmere, Woodland Hills, and Shaker Square neighborhoods, years of deferred maintenance and other challenges invited a renewed commitment to preserve this jewel for future generations.

The purchase of Shaker Square by a joint venture of Burten, Bell, Carr Development, Inc. and New Village

Corporation, the development subsidiary of Cleveland Neighborhood Progress (CNP), was the result of a year of work with the City of Cleveland, residents, tenants, and philanthropic organizations, among others.

The City of Cleveland authorized loans for the purchase of the Square, and Saint Luke's Foundation, The George Gund Foundation, Village Capital Corporation, Cleveland Development Advisors, The Cleveland Foundation,

and Cuyahoga County provided grants for capital repairs, marketing, and other important investments.

CNP and its partners are committed to raising the additional funds needed to complete infrastructure repairs, to beautify the Square for visitors and tenants, and to support community programming that welcomes everyone throughout the year.

Additionally, the joint ownership model has created an opportunity for ongoing community engagement that will allow neighbors and other stakeholders to create a shared and compelling vision for the future of the Square that includes long-term, local ownership; stable anchor institutions providing essential services to residents; and the reinvention of the Square into a bustling retail hub.



Neighborhood revitalization depends on a strong network of community development corporations. They are at the heart of our mission. So we invest in them, and we build our team around them.



Photo: Aerial Agents

Over the course of the last two years, Cleveland Neighborhood Progress (CNP) evolved its mission, its team, and its work to re-focus on the place-based organizations that serve Cleveland neighborhoods. Community development corporations (CDCs) are trusted partners in neighborhoods; they are closest to the residents and small businesses who make our neighborhoods distinct and vibrant.

To that end, CNP built its team to reflect its deep commitment to and partnership with CDCs. CNP added

four CDC relationship managers to its team with the goal of building strong relationships with and support for CDCs. They are now embedded in the CDCs to establish ongoing, two-way dialogue, provide technical assistance, and identify gaps in capacity that CNP and other community development partners can help fill.

CDC relationship managers are supported by the CNP team members focused on public policy, neighborhood marketing, economic development, and fundraising.

“It is clear to me that – under the new leadership – Cleveland Neighborhood Progress has shifted from being simply a funder to being a true partner and ally in our industry.”

Adam Stalder

Executive Director,
Northwest Neighborhoods CDC

Foundational to the trust building necessary in this work is the critical engagement and empowerment led by each CDC. These relationships are the key to allowing access, communication, and deployment of resources across all areas of community development.

The entire CNP team is working to elevate CDCs, fund their work, deploy resources through them, and partner with them to revitalize Cleveland neighborhoods.

Neighborhood revitalization requires investment. Investment should be transformative – to the neighborhood, but also to the people who build the homes, build the businesses, and dream of building stronger communities. For 31 years, Village Capital Corporation has been making those transformative investments.

Investing in the people and businesses that make our neighborhoods great

Providing excellent service, dignity, and care to the community was standard for Dr. William Walker, who practiced dentistry in Cleveland for nearly 70 years. This standard is now carried forward by his daughter-in-law, Chef Kolnita Riggins-Walker. Riggins-Walker trained and worked in some of the best restaurants in town before launching her own catering business. With the urging of her family and the support of the local

community development corporation, the Harvard Community Services Center, Riggins-Walker decided to develop an upscale, sit-down restaurant located in the building that once housed the family dental practice.

Doc's on Harvard is the only establishment of its kind in the neighborhood and will drive new assets and amenities to the Harvard Avenue

commercial corridor. The restaurant is also partnering with the community development corporation to train and hire local residents.

Village Capital Corporation, through its \$2,000,000 Black Women-Owned Business Accelerator Fund, made a loan to the business to support the complete rehabilitation of the building, which features vaulted ceilings, large picture windows, and banquette seating.

Village Capital Corporation is committed to supporting the growth of women-owned and minority-owned businesses, which represented over \$2,000,000 of its loans in fiscal year 2023.



Village Capital Corporation

216-453-1454

villagecapitalcorporation.org

Bringing our team and talent every day.

Leadership Team

Tania Menesse

President & Chief Executive Officer

Dione Alexander

President, Village Capital Corporation

Briana Perry

President, New Village Corporation

Senior Vice President of Equitable Neighborhood Revitalization

Jason Powers

Senior Vice President of CDC Advancement & Resilience

Melodie Sanders

Director of Finance

Edward Stockhausen

Senior Vice President of Advocacy & External Relations

Jeff Verespej

Chief Operating Officer



Our Staff

Jody Bonhard

CDC Relationship Manager

Kwame Botchway

Director of Community Impact
& Innovation

Tory Coats

CDC Relationship Manager

Aida Colón

Accounts Payable Manager
& Finance Administrator

Sheri Dozier

Director of Workforce Development

Michael Elliott

Director of Neighborhood
Economic Development

Melinda Gigante

Senior Manager of
CDC Advancement

Allison Halco

Vice President of
Neighborhood Marketing

Jensen Hanna

CDC Relationship Manager

LaTina Hendricks-Call

Loan Portfolio Administrator

Doniella Ligon

Office Manager and Executive
Assistant to the President & CEO

KC Petraitis

Director of Real Estate

Andrew Sargeant

Director of Open Space
& Planning

Divya Sridhar

Manager of Climate Resiliency
& Sustainability

Phillip Studmire

Real Estate Portfolio Manager

Jenny Swanson

Senior Accountant
& VCC Finance Manager

Jeremiah Triplett

Manager of Small
Business Assistance

Adam Trumbo

Senior Loan Officer

Lindsay Wheeler

Manager of Organizing
& Community Engagement

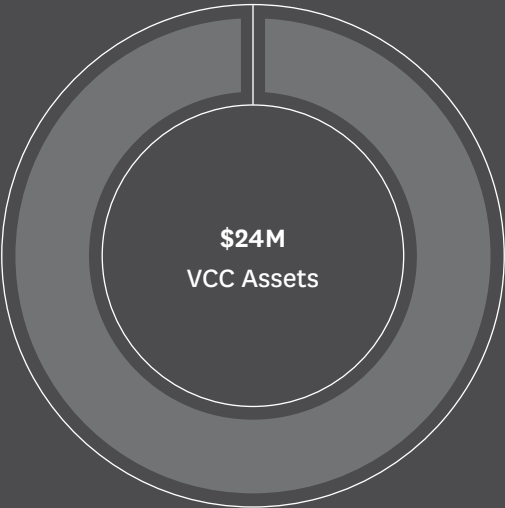
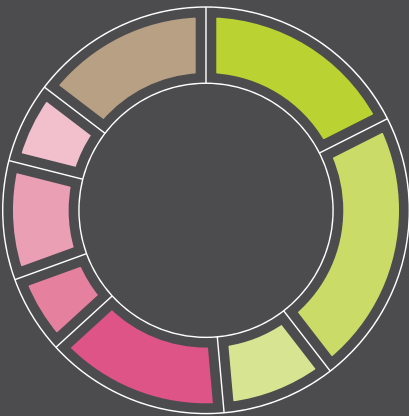
Rachel Williams

CDC Relationship Manager

Trust builds accountability.

Direct investments in Cleveland’s community development corporations (CDCs) – including support through grant programs and human capital – constitute almost half of Cleveland Neighborhood Progress (CNP) expenditures in Fiscal Year 2022. CNP spent an additional 31% in ways that complemented CDC work in neighborhoods.

Those investments included helping to grow the base of minority contractors ready and capitalized to do home repair and renovation, to leveraging expertise to assist with strategic neighborhood projects.



CNP Fiscal Year 2022

◆ CDC Advancement and Resilience Team	\$1.2M
◆ Strategic Investment Initiative Grants	\$1.5M
◆ CDC Discretionary Grants	\$610K
◆ Village Capital Corporation	\$1M
◆ New Village Corporation	\$426K
◆ Equitable Neighborhood Revitalization	\$650K
◆ Advocacy and External Relations	\$434K
◆ CNP Operations	\$1M
Total Expenses	\$6,820,000

Trust builds a shared vision.

Cleveland Neighborhood Progress

Donors

American Council
Bedrock
Citizens Bank
The City of Cleveland
The Cleveland Foundation
The Deaconess Foundation
Economic Growth Fund
Enterprise Community Partners
Fifth Third Bank
The George Gund Foundation
The Hatch Family Fund
Huntington Bank
JumpStart
KeyBank Foundation
New York Community Bank
Rebecca Heller
The State of Ohio
The Robert Wood Johnson Foundation
Rocket Community Fund
Saint Luke's Foundation
Third Federal Foundation
US Bank
UVAS

Village Capital Corporation

Investors and Donors

African American Alliance of CDFI CEOs
Bell Bank
Black Business Foundation
The Cleveland Foundation*
Community Development Financial Institution Fund
Cuyahoga County
Dollar Bank
The George Gund Foundation*
Huntington Bank
PNC Foundation
Raymond John Wean Foundation*
Rockefeller Foundation
Third Federal Savings & Loan
US Bank

New Village Corporation

Donors

The Cleveland Foundation
Third Federal Foundation

Trust builds unity.

Cleveland Neighborhood Progress

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