



LOVE
BUILDS

2025
ANNUAL
REPORT

vision
strength
empowerment
growth
neighborhoods
community
purpose
opportunities
progress
relationships
investment
enthusiasm

To love Cleveland is to love its neighborhoods.

That love is personal for me and every member of our team. That is why we work to strengthen every neighborhood in this city.

But how do we turn love into impact?

We empower neighborhood nonprofits. Our reliable assistance and grantmaking help these nonprofits realize each neighborhood's unique vision. In addition, we are leading this network through a sea change in Cleveland's community development field.

We build places for everyone. As we pour love into more homes and storefronts, the ripple effects benefit residents and ward off bad actors. To see this work in action, come stroll around the historic Shaker Square, or down Lorain Avenue, East 185th Street, Harvard Avenue, or Broadview Road.

We invest to benefit Clevelanders. We provide the patient capital that small businesses and community projects desperately need. The results are cherished places: Uptown in University Circle, the St. Luke's campus in Greater Buckeye, Dave's Market in Ohio City, and many, many homes.

Join us in showing love for every neighborhood of Cleveland. That love unites us, because wherever you live, our future is better when Cleveland neighborhoods are stronger.



Tania Menesse
President & CEO

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

Since 1988, Cleveland Neighborhood Progress has connected people and resources to create solutions for our community. In all our work, we listen and seek equity because we love Cleveland neighborhoods.

We empower

the neighborhood nonprofits called community development corporations (CDCs). Our grantmaking, technical assistance, and citywide collaborations support their grassroots network.

We build

the homes and shops that our city deserves. Our real estate arm, **CNP Real Estate**, breathes life into the historic blocks and main streets that Clevelanders are proud to call home.

We invest

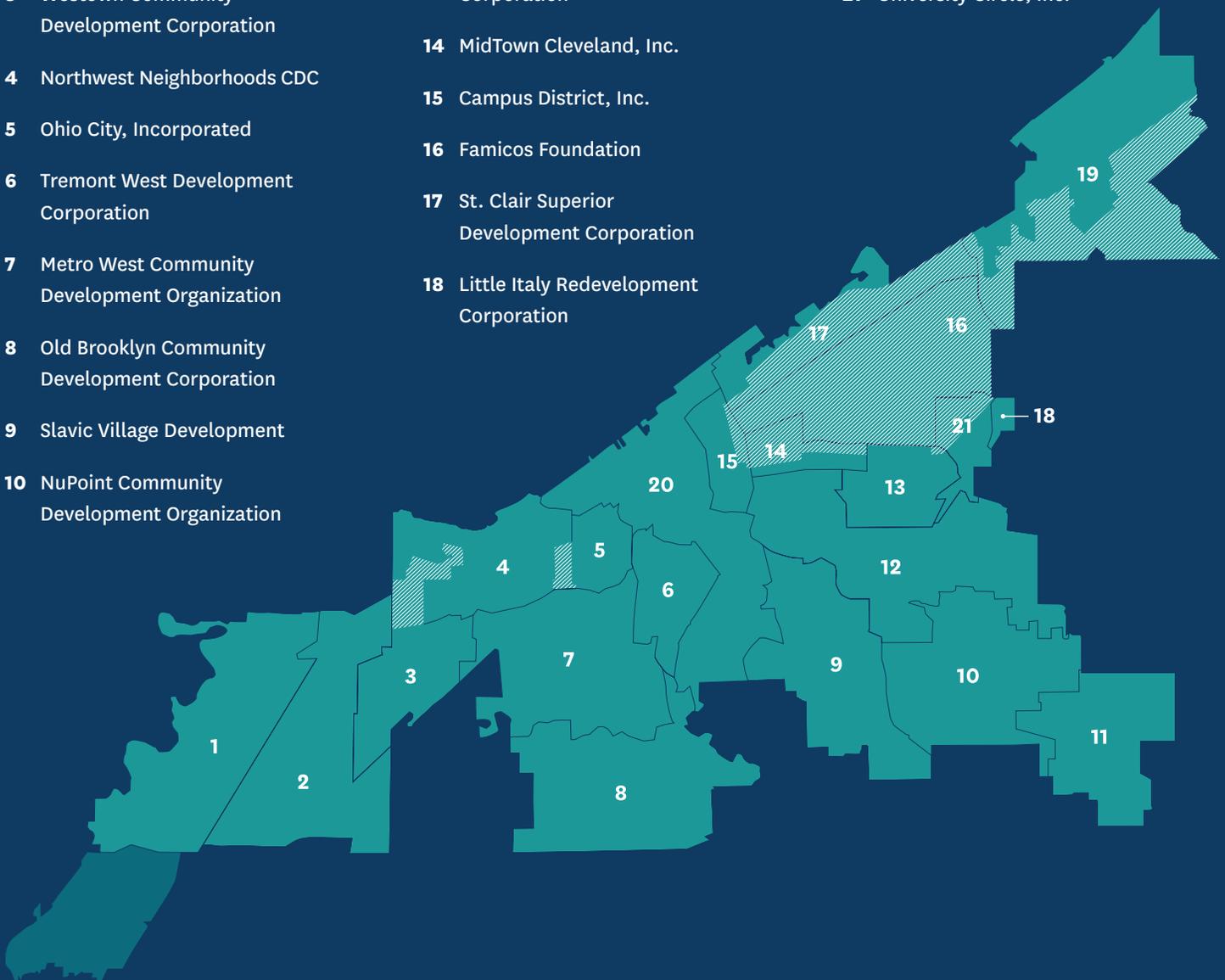
in businesses that improve the quality of life and assets in communities. Our financial services arm, **Village Capital Corporation**, provides businesses with the loan capital and advisory services that they need to achieve their vision.

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 and Other Place-Based Organizations

- | | | |
|---|---|--|
| 1 West Park Kamm's Neighborhood Development | 11 Harvard Community Services Center | 19 Greater Collinwood Development Corporation |
| 2 Jefferson-Puritas West Park CDC | 12 Burten, Bell, Carr Development, Inc. | 20 Downtown Cleveland Incorporated |
| 3 Westown Community Development Corporation | 13 Fairfax Renaissance Development Corporation | 21 University Circle, Inc. |
| 4 Northwest Neighborhoods CDC | 14 MidTown Cleveland, Inc. | |
| 5 Ohio City, Incorporated | 15 Campus District, Inc. | |
| 6 Tremont West Development Corporation | 16 Famicos Foundation | |
| 7 Metro West Community Development Organization | 17 St. Clair Superior Development Corporation | |
| 8 Old Brooklyn Community Development Corporation | 18 Little Italy Redevelopment Corporation | |
| 9 Slavic Village Development | | |
| 10 NuPoint Community Development Organization | | |



I want everyone to have
a neighborhood that
they're proud of, that
they celebrate, that they
enjoy going home to.



Teresa Metcalf Beasley

CHAIR, CNP BOARD OF DIRECTORS

Chair of Public Finance and Public Law,
Chair of Civic Engagement and Community Relations,
McDonald Hopkins LLC

“The key is listening to the residents: What do they want in their neighborhoods? Every neighborhood is different. The value of the CDCs is having boots on the ground.”

ON GETTING INVOLVED

“Come be part of the neighborhood culture, the neighborhood vibe—and if you don’t have one, help create one. Share the stories of your neighborhood and support the businesses in your neighborhood.”

ON CORPORATE RESPONSIBILITY

“For our corporate residents, we also need you to tell our story and celebrate the neighborhoods. When I’m ordering lunch for a client, it’s coming from somewhere in Cleveland. We’re very intentional in supporting local small business owners.”

CURRENT NEIGHBORHOOD: EUCLID-GREEN

“My neighborhood in Cleveland is great. It’s such a close-knit community. We all know each other and watch out for each other.”

FORMER NEIGHBORHOOD: KINSMAN

“I loved being across the street from a park. The Labor Day parade would go by us, and my daughters had a lemonade stand. There was a lot of camaraderie, a lot of fellowship and friendship.”

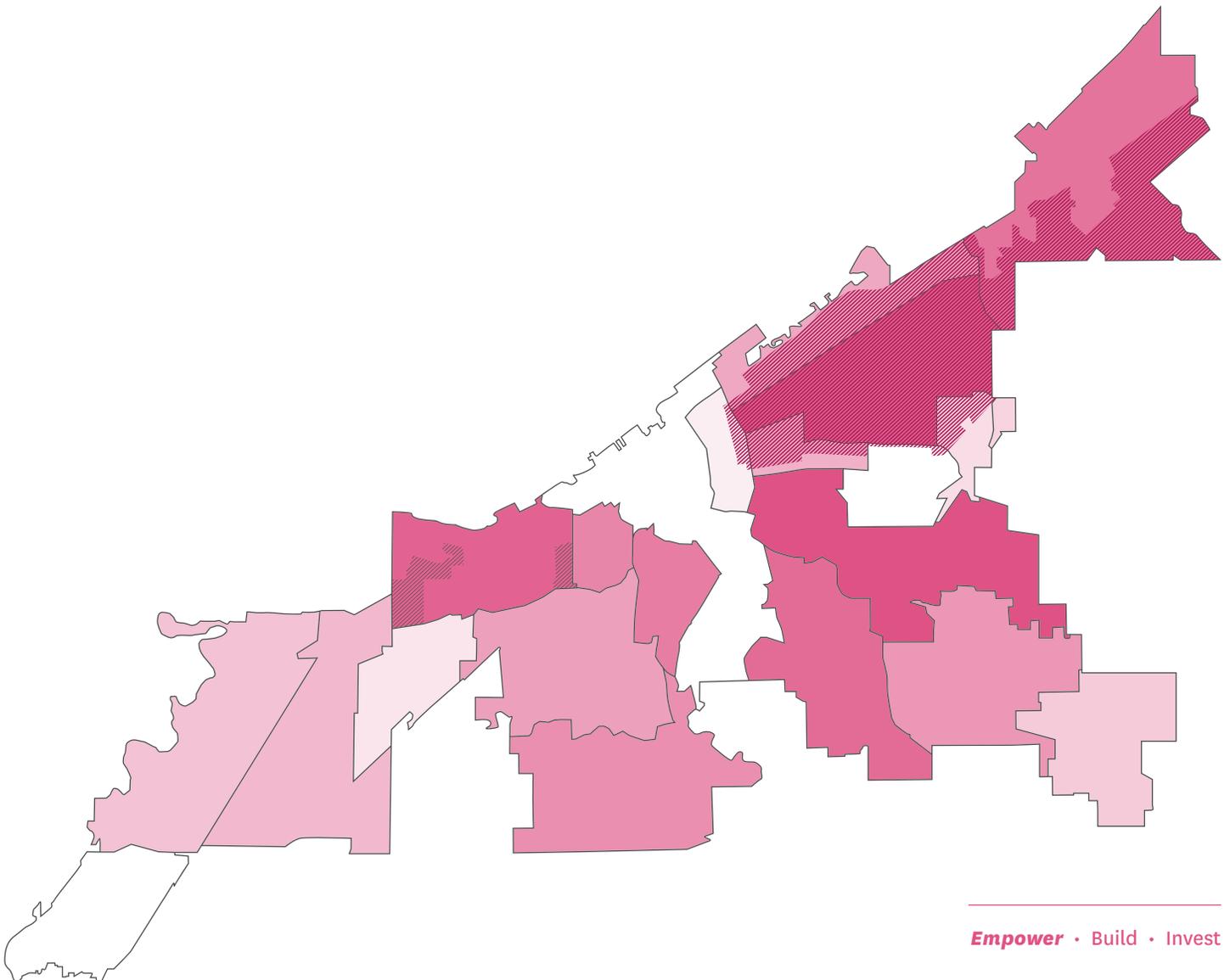
CDC Advancement & Resilience

\$17.8M in grantmaking

(FY15–FY25)

We empower neighborhood nonprofits to meet the needs and pursue the dreams of the communities they serve. These nonprofits, called community development corporations (CDCs), work to realize a unique vision for each neighborhood in Cleveland.

Our grantmaking, technical assistance, and citywide collaborations support the grassroots network of CDCs. We rally partners from across the street and across the state to help achieve CDCs’ goals, because neighborhoods are stronger when all of us invest in the teams closest to residents and businesses.



CNP Real Estate

\$235M in real estate investment

(FY90–FY25)

CNP’s Real Estate arm builds the homes and shops that our city deserves. We breathe life into the historic blocks and main streets that private markets have overlooked.

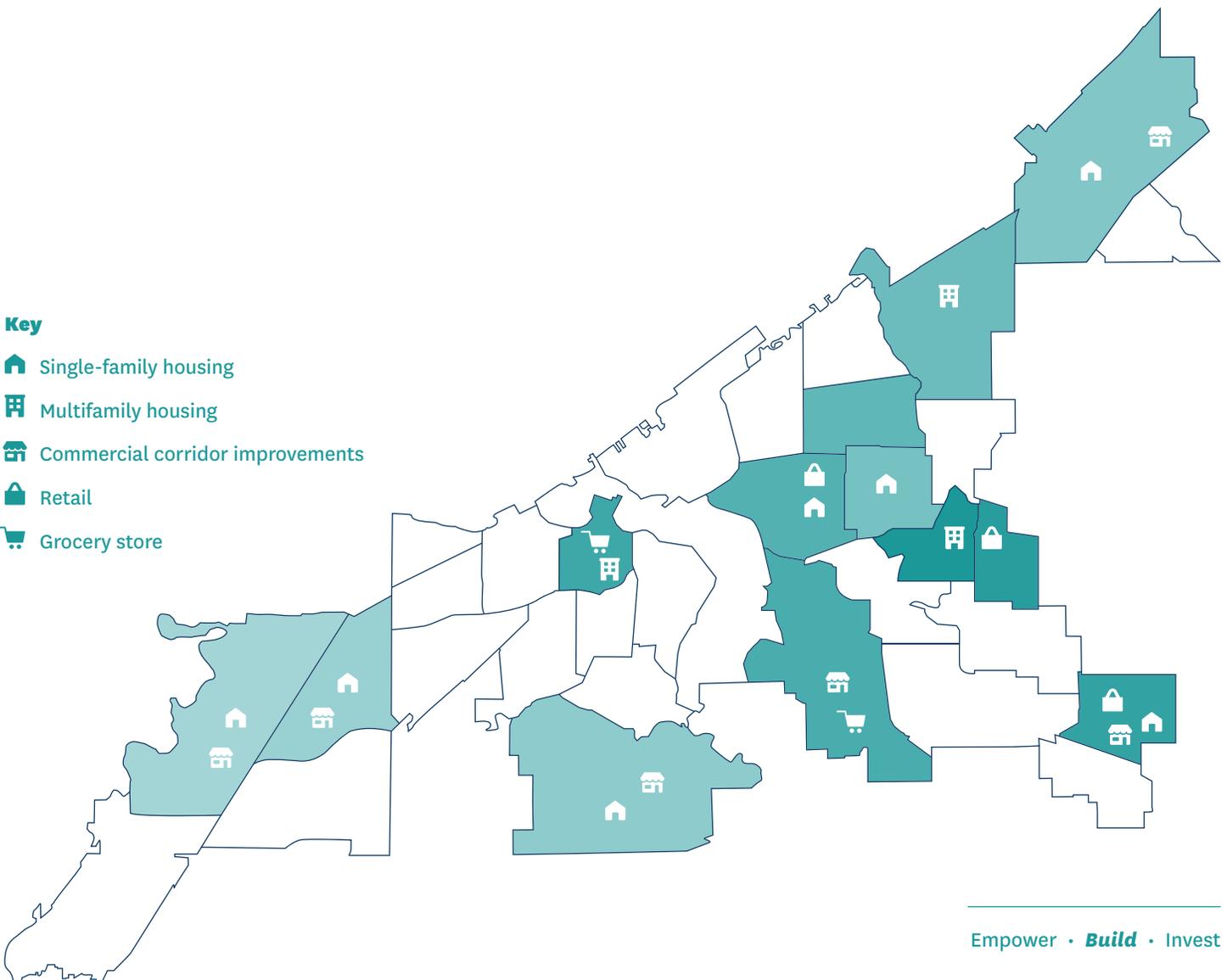
Our **Middle Neighborhoods Initiative** will renovate more than 200 homes and storefronts to push communities toward prosperity and fight back against predatory LLCs. In 2025, we sold our first three of 22 home renovations and leveraged \$2.2 million of investment into small business spaces.

We’re leading a new era for a Cleveland classic: **Shaker Square**, the shopping and transit center at the heart of the east side. Since August 2022, we’ve relaunched the Square with more than \$5 million in capital improvements.

And we are a major partner for **Lead Safe Homes** across the city—because neighborhoods need healthy, safe housing where children live free from poisoning.

Key

-  Single-family housing
-  Multifamily housing
-  Commercial corridor improvements
-  Retail
-  Grocery store



Cleveland is where our roots are. We see our responsibility in being part of this community.



KeyBank Foundation

ERIC FIALA, CEO, KEYBANK FOUNDATION

Executive Vice President & Chief Corporate Responsibility Officer, KeyBank

“Real neighborhood revitalization happens when it is resident-informed—when residents help shape solutions.”

ON UNDERSTANDING IMPACT

“I’ve been pleasantly surprised by the amount of data that CNP uses to inform decisions, which has driven more impactful investment over time. But it’s not only about the numbers. The team at CNP really understands, at a detailed level, what CDCs are trying to accomplish and how they can help.”

FORMER NEIGHBORHOOD: WEST PARK

“I love the Kamm’s Corners area. It’s where I owned my first home, and it had a great mix of restaurants and retail. I loved the people there.”

We believe that **when neighborhoods thrive, our business thrives.**

Cleveland
CDCs are
facing a sea
change in the
community
development
field.

CDCs reported a nearly 17% loss in operating funds for Fiscal Year 2025—yet they still delivered neighborhood services citywide. CNP maintained its \$2 million in annual funding for CDCs, but network-wide funding dropped from \$34 million to \$28 million.

Together, we can unlock CDCs' ability to make enduring change by repairing homes, assisting businesses, sharing services across neighborhoods, and turning real estate from liabilities into assets. The key is flexible funding aligned with expertise.

Join us today in investing in Cleveland's tomorrow. By empowering the teams that know neighborhoods best, we are uplifting people and places across the city.



Cleveland
Neighborhood
Progress
empowers
neighborhood
nonprofits
to pursue
the dreams
of the
communities
they serve.

Through our CDC Advancement & Resilience Initiative, we provide \$2 million annually in operating grants to CDCs—17 of them in 2025. The majority of these grants benefit Cleveland's most disinvested neighborhoods.

We also invest in CDCs with our team's expertise, including:

- Leadership and executive coaching
- Staff culture and team dynamics
- Board leadership and development
- Citywide working groups
- Shared service pilots
- Real estate portfolio expertise

We've built this work upon our groundbreaking **Advancement Model**, which we codeveloped with the CDCs to define their roles, assess their capacity, and measure their impact on the communities they serve.



Read more about our work for CDC advancement and resilience.

CORE FUNCTIONS OF CDCs

ENGAGEMENT

Community organizing, print and digital communications, and events

DEVELOPMENT

Business technical assistance, home repair, and real estate

MARKETING

Resident & business attraction, neighborhood branding, and organization marketing

PLANNING

Neighborhood plan development and implementation, pre-development, and placemaking

OPERATIONS

Human capital and operations that enable the other five core functions

PARTNERING

Network weaving, social service brokering, and city engagement

GRANT SUPPORT FROM CNP

FY25 Grants: **\$403,366**
FY26 Grants: **\$472,313**

FY25 Grants: **\$472,630**
FY26 Grants: **\$124,000**

FY25 Grants: **\$193,720**
FY26 Grants: **\$327,500**

FY25 Grants: **\$281,220**
FY26 Grants: **\$35,000**

FY25 Grants: **\$277,738**
FY26 Grants: **\$986,500**

FY25 Grants: **\$130,000**
FY26 Grants: **\$0**

PROGRAMMATIC SUPPORT FROM CNP

- **Community Engagement Working Group**
- **Organizers & Allies Group**
- **Built Environment Initiative:** Increasing CDCs' connections to workforce development

- **Economic Development Working Group**
- **Real Estate Working Group**
- **Equitable Development Initiative** (Village Capital Corporation): Funding and coaching for emerging minority developers
- **Contractors on the Rise** (Village Capital Corporation): Funding and technical assistance for minority- and women-owned contractors to grow
- **Middle Neighborhoods Initiative:** Investments in main streets and housing renovations
- **Shaker Square:** \$5+ million in improvements and planning with CDC co-owner Burten, Bell, Carr Development, Inc.

-  **Love Cleveland Neighborhoods campaign:** Promoting every neighborhood to Northeast Ohioans
- **Neighborhood Marketing Working Group**
- **Collaboration with Destination Cleveland**

- **Property acquisition and land assembly**
- **Financial and technical support to develop neighborhood plans**

- **Leadership and executive coaching**
- **Staff culture and team dynamic trainings**
- **Board leadership development**
- **Shared service pilots**

- **Workforce Development Working Group**
- **Collaboration with City of Cleveland departments**
- **Lead Safe Homes:** Empowering CDCs with staff, grants, and contractors
- **Built Environment Initiative:** Increasing CDCs' connections to workforce development

CNP invests in CDCs to meet neighborhood needs.

IMPACT

2x engagement

CDCs doubled their engagement with resident groups (FY23 → FY24).

1,700 business supported

CDCs engaged an additional 500 businesses in their neighborhoods and connected them to resources like our Middle Neighborhoods Initiative (1200 in FY23 → 1700 in FY24).

\$4.5M in home repairs

CDCs drove an additional \$2.5 million into home repairs for residents (\$2.4 million for FY23 → \$4.9 million for FY24).

1M impressions

CDCs participated in the Love Cleveland Neighborhoods, which earned nearly 1 million views online (FY24).

56 projects

Twice as many CDCs secured financing for major projects (FY23 → FY24), and 56 total projects were active.

3.5x funding

CDCs requested more than triple the previous investment into their staff, systems, and boards—so we empowered them with our flexible grants in this uncertain funding environment (FY24 → FY25).

1 in 5 residents served

CDCs partnered with other organizations to serve 21% of total Cleveland population.

Bringing our team and talent every day.



Leadership Team

Tania Menesse
President & Chief Executive Officer
(Pictured)

Dione Alexander
President, Village Capital Corporation

Shola Ojo
Chief Financial Officer

Briana Perry
President, CNP Real Estate

Jason Powers
Senior Vice President of CDC Advancement

Edward Stockhausen
Senior Vice President of Advocacy & External Relations

Cleveland Neighborhood Progress

Jody Bonhard
Senior Advisor of Leadership & Organizational Development

Aida Colón
Accounts Payable Manager & Financial Administrator

Diana Dawson
Accounts Payable Manager

Melinda Gigante
Senior Director of CDC Advancement

Josh Jones Forbes
Vice President of Marketing & Communications

Kate Oney
Development Manager

Jenny Swanson
Senior Corporate Accountant & VCC Finance Manager

Lindsay Wheeler
Senior Consultant of Engagement & Design

Rachel Williams
Vice President of Ecosystem Partnering

CNP Real Estate

Tracy Bell
Real Estate Compliance Manager

Ron Byrd
Director of Construction

Melissa Cyphert
Lead Safe Construction Manager

R. Abdul Dollar
Director of Lead Safe Program

Sheri Dozier
Vice President of Strategic Programs

Michael Elliott
Vice President of Neighborhood Economic Development

Quinton Green
Real Estate Transactions Manager

Khalid Hawthorne
Director of Housing

Armel Jordan
Lead Safe Workforce Manager

KC Petraitis
Vice President of Real Estate

Tyia Powell
Lead Safe Operations Manager

Cory Riordan
Neighborhood Investment Strategist

Village Capital Corporation

Tory Coats
Loan Officer – Small Business Lending

Doniella Ligon
Loan Portfolio Manager

Jeremiah Triplett
Manager of Small Business Assistance

Adam Trumbo
Senior Loan Officer

Investing for impact.

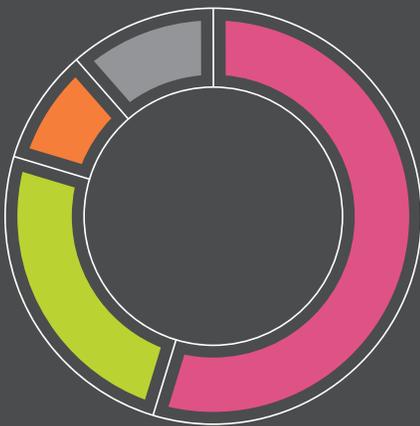
Across our work, CNP drives resources to the people and places that are revitalizing neighborhoods.

We empower neighborhood nonprofits with grantmaking and our in-house team of experts. **We build** places for everyone by breathing new life into homes and commercial spaces.

We invest to benefit Clevelanders through patient capital that their projects need to succeed.

CNP, CNP Real Estate, and VCC Consolidated Expenses Fiscal Year 2025

● Build	\$7,668,697
● Empower	\$3,497,071
● Invest	\$1,251,620
● Operations	\$1,599,891
Total Expenses	\$14,017,279



- \$3 million invested in Shaker Square
 - \$4 million invested in Middle Neighborhoods
 - 26 homes made lead safe for 45 adults, 33 kids, and their 15 pets through December 2025
-
- \$2.1 million granted to CDCs
 - 1 million people reached by Love Cleveland Neighborhoods campaign
 - Championed legislation on property tax relief and CDC funding reform
-
- \$7.5 million deployed loans, including \$3 million to Black-owned businesses
 - \$48 million in private capital leveraged

CNP has two subsidiary organizations with independent budgets and expenses.

Village Capital Corporation is CNP’s financial services arm that holds assets in the forms of business loans and real estate investments.

CNP Real Estate develops housing and commercial properties on behalf of neighborhoods.

Village Capital Corporation

Total Assets	\$28,492,625
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CNP Real Estate

Total Assets	\$10,149,913
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Because we love Cleveland neighborhoods.

Cleveland Neighborhood Progress

Board Leadership

Teresa Metcalf Beasley, Chair
McDonald Hopkins LLC

Ayonna Blue Donald,
Vice Chair, CDC Advancement &
Resilience Committee Chair
Enterprise Community Partners

Dr. Floun'say Caver, Treasurer
Finance & Audit Committee Chair
*Greater Cleveland Regional Transit
Authority*

Kyle Dreyfuss-Wells, Secretary
Northeast Ohio Regional Sewer District

Board Members

David Eddy, VCC Board Chair
PNC Bank

Clark Khayat
KeyCorp

Radhika Reddy
Ariel Ventures, LLC

Michael White
*Jack, Joseph and Morton
Mandel Foundation*

Heidi Gartland
University Hospitals

Sean McDermott
Cleveland Metroparks

Sean Richardson
Huntington Bank

Matt Zone
Governance Committee Chair
Western Reserve Land Conservancy

Jill Gordon
Cleveland State University

Emily Garr Pacetti
Lydia Pope

Sergio Robles
Baldwin Wallace University

Councilman Joe Jones
Cleveland City Council, Ward 1

E & D Realty

Councilman Charles Slife
Cleveland City Council, Ward 15

CNP Real Estate

Board Leadership

Sean McDermott, Chair
Cleveland Metroparks

Tania Menesse, Vice Chair
Cleveland Neighborhood Progress

August Fluker, Treasurer
Fluker Consulting LLC

Dorivette Nolan, Secretary
*Cuyahoga Metropolitan Housing
Association*

Board Members

Lisa Kious McGovern
*Royal Bank of Canada Capital
Markets*

Jason Phillips
PNC Bank

Scott Skinner
*North Coast Waterfront
Development Corporation*

Dennis Torres
National Church Residences

Jason Russell
Bedrock

Village Capital Corporation

Board Leadership

David Eddy, Chair
PNC Bank

Tania Menesse, Vice Chair
Cleveland Neighborhood Progress

Terry Coyne,
Loan Committee Chair
Newmark

John Hairston III, Treasurer

Board Members

Sean Apicella
S&T Bank

Kyle J. Kolesar
*KeyBank Community Development
Lending and Investment*

Peter Snavelly Jr.
Pine Street Residential

Morton D. Stanfield, Jr.
Dollar Bank

Victor Barbalato
The Cleveland Foundation

Kayleigh M. Musil
U.S. Bank

Adam Stalder
*Cuyahoga County Land
Reutilization Corporation*

Kandis Williams
LISC Cleveland

Joe Black
The Cleveland Foundation

Investments build strength.

\$500,000+

The City of Cleveland
The Cleveland Foundation
Cuyahoga County
The George Gund Foundation
Key Bank Foundation
Jack, Joseph and Morton Mandel Foundation
The State of Ohio
Rocket Community Fund
Mt. Sinai Health Foundation

\$100,000 to \$499,999

Deaconess Foundation
Enterprise Community Foundation
Ohio Means Jobs
Saint Luke's Foundation
United Way of Greater Cleveland

\$25,000 to \$99,999

Anonymous
The Arminius Foundation
Bank of America Foundation
Cleveland Browns Foundation
The George W. Codrington Charitable Foundation
Fifth Third Foundation
Sandra Hoskins Legacy Foundation
PNC Bank
Third Federal Foundation
Wells Fargo Foundation
Westfield Insurance Foundation

\$10,000 to \$24,999

Anonymous
Fred Bidwell
Citizens Bank
Fox Charitable Foundation
Cleveland Guardians
Clark Khayat
Lakeside Foundation
Next Generation Construction
The NRP Group
Sears Swetland Foundation

\$5,000 to \$9,999

Cleveland Metroparks
Cleveland State University
Cuyahoga Community College
Cuyahoga Metropolitan Housing Authority
Northeast Ohio Regional Sewer District
Thompson Hine LLP
U.S. Bank

\$1,000 to \$4,999

Anonymous
William L. and Sharon L. Aamoth Charitable Trust
Bank of America
Teresa Metcalf Beasley
Beegan Architectural Design
Benesch Law
Cuyahoga County Land Reutilization Corporation
Jed & Jill Davies

David Eddy
Enterprise Foundation
First American Title Insurance Company
First Interstate Properties, Ltd.
Emily Garr Pacetti
Greater Cleveland Partnership
Lydia Harrington
Huntington National Bank
Carl James
Dwight Jordan
K&D Management
Levin Group, Inc.
Little Jacket
Mansour Gavin LPA
McDonald Hopkins LLC
Newmark
Rea Business Advisors
Sean Richardson
S&T Bank
Sustainable Community Associates
Swagelok Foundation
TurnDev
Uvas Foundation
Venvidici LTD
Western Reserve Land Conservancy
Up to \$999
Ashley Baxstrom
Hannah Belsito
Ayonna Blue Donald
Bond Paint Inspections and RRP, LLC

Joyce Braverman
Kelsey Burke
Kate Carden
CASA of Cuyahoga County
Case Western Reserve University
Dr. Floun'say Caver
Joseph Cimperman
Civic Push Consulting
Destination Cleveland
Kyle Dreyfuss-Wells
Famicos Foundation
Paul and Barbara Feinberg
Heidi Gartland
Zachariah Germaniuk
Alison Goebel
Jill Gordon
Greater Cleveland Habitat for Humanity
Greater Cleveland Regional Transit Authority
Greater Collinwood Development Corporation
Anson Hall
Jacqueline Jacobs
Joseph Jones
Colin Josler
Hans C. Kaesgen
Lisa Kious McGovern
Stephen Love
Tony Love
Hosanna Mahaley
Ray Marvar
Sean McDermott
Nina McLellan
MidTown Cleveland, Inc.

Arin Miller-Tait
Osborn Engineering
Jeffery Patterson
Caitlin Peterson
Steven Petrovic
Lydia Pope
Radhika Reddy
Rachelle Reeves
Antonin Roberts
Marcela Rodriguez-Gonzales
Charles Slife
Thomas Starinsky
Chuck Tackett
West Park Kamm's Neighborhood Development
Kennard Wing
Matt Zone

VCC Donors and Investors

Huntington Bank
PNC Bank
U.S. Bank
Fifth Third Bank
Dollar Bank
Third Federal Savings and Loan
The Cleveland Foundation
The Gund Foundation
African American Alliance of CDFI CEOs
The City of Cleveland
Cuyahoga County