

northwest

NEIGHBORHOODS

2025 Annual Report

Creating Accessible Pathways to Economic Prosperity

1. Maintain, provide, and increase housing affordability for residents with low incomes.
2. Improve housing quality in Cudell, south Detroit Shoreway, and southern Edgewater.
3. Promote upward economic mobility for individuals and families with the greatest needs.
4. Engage in community building and advocacy efforts that ensure residents have access to resources to meet their basic needs and improve their health and well-being.
5. Foster sustainable economic development by supporting a diverse business landscape that mutually benefits the residents and businesses of Northwest Neighborhoods.

Cultivating Accessible, Healthy, and Connected Neighborhoods

6. Advocate for greater accessibility and placemaking to socially and physically connect the neighborhoods.

Strengthening an Effective & Cohesive Organization

7. Invest in Northwest Neighborhoods' staff, internal operations, and systems so Northwest Neighborhoods is effective, efficient, and an employer of choice.
8. Maximize Northwest Neighborhoods' current assets and prioritize resource allocation in alignment with Northwest Neighborhoods' core values and mission.

Introduction

Northwest Neighborhoods CDC (NWN) exists to help build neighborhoods where longtime residents, families, seniors, small businesses, and new neighbors alike can thrive. Across Cleveland's Cudell, Detroit-Shoreway, and Edgewater neighborhoods, our work spans affordable housing, economic development, community partnerships, public spaces, and neighborhood stewardship. At the center of that work is housing. NWN owns and manages 15 affordable housing properties that provide stability for hundreds of residents across our service area, many of whom face significant economic and personal challenges. In a city and housing market that continue to change rapidly, preserving and strengthening affordable housing remains one of our most important responsibilities. 2025 was a year of growth, experimentation, and collaboration for NWN. We continued advancing major initiatives like the groundbreaking of the Karam Senior Living development, expanding and refining our Eviction Diversion work, strengthening organizational systems and staffing, and investing in long-term planning for neighborhood assets like the Capitol Theatre. Throughout the year, we also deepened partnerships with residents, community organizations, service providers, businesses, and public agencies working toward shared goals across our neighborhoods. This work often happens quietly and behind the scenes through difficult conversations, relationship-building, problem-solving, and day-to-day persistence. While no annual report can fully capture the depth of that effort, the stories and accomplishments highlighted here offer a snapshot of the impact made possible through collective work and community partnership. We do this work in partnership with the many communities we serve, and we are grateful for the residents, staff, board members, volunteers, funders, and partners who continue to help move this mission forward. As we look ahead to 2026, we remain committed to building neighborhoods where more people have the opportunity not only to remain housed, but to feel connected, supported, and able to build a future here.



Karam Senior Living

In 2025, Northwest Neighborhoods celebrated a major milestone with the groundbreaking and the beginning of construction of Karam Senior Living and the reimagined Walz Branch of the Cleveland Public Library. Community members, partners, and leaders gathered to mark the beginning of a transformative project that reflects years of collaboration, vision, and commitment to neighborhood investment.

Developed through a partnership between Northwest Neighborhoods, Salus Development, and the Cleveland Public Library, the project will create 51 affordable homes for seniors ages 62 and older connected directly to a newly rebuilt library branch. The innovative development brings together housing, lifelong learning, and community connection in a way that is both forward-thinking and deeply rooted in neighborhood values.

More than just a construction project, Karam Senior Living represents a commitment to ensuring older adults can age in place with dignity while remaining connected to the community they helped shape. The integration of affordable senior housing with public library services creates opportunities for residents to access programming, resources, and shared community space right outside their doors.

The groundbreaking also celebrated the many public, private, and non-profit partners whose support helped bring the vision to life. Once complete, Karam Senior Living and the Walz Library will stand as a lasting investment in Detroit-Shoreway and a powerful example of how collaborative development can strengthen neighborhoods, expand opportunity, and build a more connected community for generations to come.



The Capitol Theatre



Board Members

- Adam Davenport - City of Cleveland
- Akshay Kalra - Northwest Neighborhoods (Secretary)
- Angelica Compton - Youth Challenge
- Brooklyn Burmeister - DLR Group
- Lauren Murray - Dunham Tavern
- Michael Russell - Legal Aid
- Nina Holzer - CHN Housing Partners (Chair)
- Robert Sulzmann - Destination Cleveland
- Valerie Temple - The Maltz Museum (Vice-Chair)

The Capitol Theatre Stewardship Board

In 2025, the Northwest Neighborhoods Board of Directors established the Capitol Theatre Stewardship Board, a new advisory body charged with developing strategies to ensure the long-term sustainability of the Capitol Theatre. The board was created to explore innovative operational models and new approaches to programming, partnerships, and community engagement.

Following an application and review process, nine members were selected to serve on the board. Representing a range of industries and professional backgrounds, each member brings passion, experience, and creative ideas to support the future sustainability of the Capitol Theatre.

Since its formation, the Stewardship Board has met regularly, often on a weekly basis, to advance its work. The group has also created multiple opportunities for community feedback and pursued grant funding to modernize the theater's outdated technology infrastructure.

"The new Capitol Theatre Stewardship Board is giving fresh life to this neighborhood gem, helping ensure it remains a vibrant, accessible space for our communities," said Dr. Anna Perlmutter. "This new leadership model allows NWN to support the Capitol's future while staying true to our broader mission across all of our neighborhoods."

Eviction Diversion

Building on the foundation established in 2024, Northwest Neighborhoods' Eviction Diversion program continued to grow and evolve throughout 2025. What began as an ambitious effort to rethink traditional property management has become a powerful example of how coordinated care, tenant engagement, and compassionate intervention can strengthen entire communities.

Throughout the year, the Eviction Diversion team focused on meeting tenants where they are, building trust, and creating systems that prioritize prevention over punishment.

In 2025, the organization expanded communication and engagement efforts in meaningful ways. Tenant newsletters produced in both English and Spanish created consistent opportunities to share resources, celebrate community, and strengthen relationships outside of formal notices.

A major milestone came in June 2025, when Northwest Neighborhoods was awarded a \$59,000 Section 4 Capacity Building Grant through Enterprise Community Partners to further strengthen Eviction Diversion work. The award supported additional staff capacity, technology upgrades that allow staff to work directly from properties, expanded partnership work with Barton Community Services, and specialized training opportunities. This investment represents growing recognition of the program's impact and potential as a replicable housing stability model.

Whether supporting tenants experiencing mental health crises or personal challenges related to work and relationships, addressing trash chute concerns and designated smoking areas, improving systems for pet waste management, or helping residents utilize community rooms for meetings and celebrations, the work consistently centered tenant voices, dignity, and shared responsibility.

Partnerships remained central to the program's success. Northwest Neighborhoods continued strengthening relationships with organizations like Barton Community Services and Nueva Luz Urban Resource Center while also exploring new collaborations, including work with the Northern Ohio Recovery Association (NORA) to better support tenants struggling with addiction. These partnerships reflect the program's belief that stable housing requires coordinated community care and that landlords, social service providers, and residents all have a role in creating sustainable outcomes.

Through persistence, creativity, and compassion, the Eviction Diversion program continued to demonstrate that housing challenges can be addressed without displacement. By prioritizing prevention, collaboration, and tenant relationships, Northwest Neighborhoods is not only helping residents remain stably housed, but also building a more equitable and community-centered model of housing for others to learn from.

Our Commercial Tenants

Northwest Neighborhoods supports more than 30 locally owned businesses and community-serving organizations through its commercial real estate portfolio.

Bernie Blends

Black Cat Barbershop

Bombshell

Brewnuts

Cake Drama

CJ Hair Salon

Cleveland Injury Center

Cleveland Sex Therapy

First Federal of Lakewood

Gallery of CBeauty Art

Gina Matteucci Massage

Girls Joint

Grim Heart Tattoo

Gypsy Bean

Hausfrau Records

Inscentive

Lake Erie Scoops

Maelstrom Collaborative Arts

My Cuzin Vintage

Next Level Skate Shop

Ninja City

Nueva Luz Urban Resource Center

Oceanne

Ohio City Provisions

Plexus

Rincon Criollo

SP Leather

Superelectric Pinball

The Buckeye Flame

Urban Kutz

Yellowcake Shop Clothing Co.

2025 VITA Tax Site



\$993,227 in
refunds



170 hours of
service



\$29,989 -
Average Income



879 tax returns
filed



29
volunteers



Senior Home Repair

In 2025, the Northwest Neighborhoods Housing Team made a meaningful and tangible difference in the lives of residents by helping 14 households across the service area complete critical home repairs that improved safety, stability, and quality of life. From installing new electrical outlets and addressing plumbing issues to completing a significant roof repair, these projects had an immediate and lasting impact on community members.

The Housing Team also continues to serve as a welcoming, hands-on resource for residents pursuing home repair projects. Staff assist community members in applying for grants of up to \$1,000, helping turn needed repairs into achievable projects. Residents can connect with the team by scheduling an appointment online at nwneighborhoods.org or by stopping into the office on the first and third Tuesday of each month from 9:30 a.m. to 2:30 p.m.

This year also brought an exciting partnership with Sherwin-Williams, expanding resources for homeowners in Cudell, Detroit-Shoreway, and Edgewater. Through this collaboration, eligible residents can receive paint vouchers that provide 60% off paint and 15% off supplies, making it easier and more affordable to refresh and reinvest in their homes. Together, these efforts reflect a year of momentum, partnership, and real impact across our service area.



Cudell Edgewater Neighborhood Fund

In Fall 2025, Northwest Neighborhoods celebrated the first round of the Cudell Edgewater Neighborhood Fund, a grant dedicated to supporting resident-led ideas designed to strengthen and connect the Cudell and Edgewater neighborhoods.

The \$100,000 fund was established following the merger between Cudell Improvement Inc. and Detroit Shoreway Community Development Organization as a way to invest in the Cudell and Edgewater neighborhoods. Together, Northwest Neighborhoods Board and staff members collaborated with Cudell and Edgewater residents to develop a thoughtful, community-driven process for distributing the funds.

The response from the community was inspiring. A total of 20 projects were proposed and discussed during the Fall 2025 funding round, showcasing the passion residents have for building stronger neighborhoods. \$35,272 was awarded to projects that will bring neighbors together through art, culture, safety, youth support, and community-building activities.

Projects selected for funding included vibrant public art and mural initiatives, neighborhood gatherings, cultural celebrations, gardening and creative programming, emergency preparedness training, and free haircuts for youth during the holiday season. Highlights included support for the Southeast Asian Festival organized through Westside Block Party, new mural projects along Madison Avenue, community events hosted by Eagle Kafe and Clifton-Baltic Neighbors, safety training and AED placement through Gordon Square CPR, and youth-focused services provided by Urban Kutz Barber Shop.

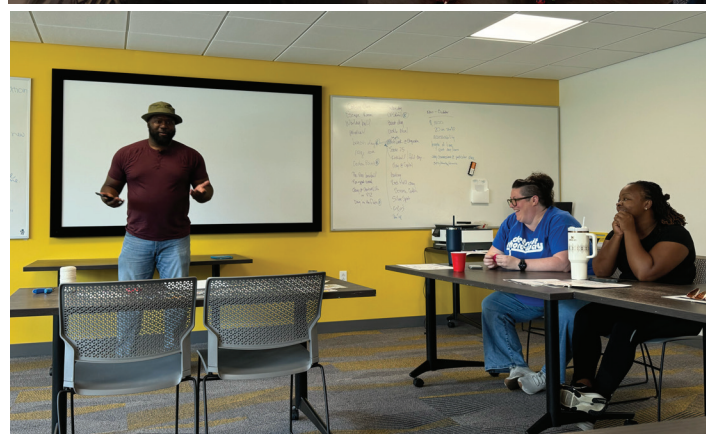
The Fall 2025 funding round demonstrated the power of resident leadership and collaboration. From artists and small business owners to neighborhood groups and community organizers, residents brought forward ideas that reflect the unique identity and spirit of Cudell and Edgewater.

Northwest Neighborhoods Staff Development

In 2025, Northwest Neighborhoods continued to make meaningful investments in our staff, recognizing that a strong, supported team directly strengthens the communities we serve. From professional conferences to all-staff retreat days and advanced certifications, our commitment to staff development is reflected in every aspect of our work.

Team members participated in conferences across the country, expanding their expertise, building new partnerships, and bringing back innovative ideas. We remained actively engaged with the Ohio CDC Association and supported staff participation in the Urban Land Institute's Real Estate Diversity Initiative, along with a range of professional certifications that strengthen our organizational capacity. In 2025, we were also proud to support four staff members in the CDC Leadership Program offered by the Mandel Foundation, further investing in the leadership and long-term impact of our team.

In addition, we hosted all-staff retreat days that brought our team together to reflect on our strategic plan, set shared goals, strengthen collaboration, and spark innovative approaches to serving residents. These intentional investments in our people continue to translate into more effective, connected, and community-centered work.



2025 NWN Award Recipients



Sean Kilbane Neighborhood Investment Award

Natalia Alcazar (Dahlia Coffee) for creating a welcoming community space in Cudell that blends her vision for culturally inspired coffee with intentional collaboration and engagement with neighborhood residents and partners.



Judge Raymond L. Pianka Community Partner Award

Capitol Theatre Stewardship Board for their extraordinary commitment to the preservation and future vitality of the Capitol Theatre.



Zone Family Public Service Award

Sister Rita Mary Harwood for her depth of service and long-standing commitment to the community, especially her dedication to serving marginalized and vulnerable populations.



Northwest Neighborhoods Community Spirit Award

Alicia Kirkman and the dozens of volunteers behind the Santa's Workshop Christmas Celebration, an annual event made possible through the support of the Angelo Miller Foundation.



Northwest Neighborhoods Neighborhood Improvement Award

Gary Murphy (Stone Mountain Capital Management LLC) for his contribution of the time and resources of his crew over the past year to care for the Dudley Triangle Pocket Park and surrounding area.



Father Frascati Neighborhood Champion

Mike Obertacz (Near West Theatre) for their steadfast commitment to creating accessible, inclusive theater that strengthens and uplifts the community.



Northwest Neighborhoods Community Spirit Award

Kelvin Matos Sanchez for creating intentional spaces for intergenerational dialogue and working to bridge the gap between local government and residents.



Irene Catlin Leadership Award

Jenny Spencer for her passion and commitment to the Detroit-Shoreway, Cudell, and Edgewater neighborhoods.



Walter and Pauline Martens Lifetime Achievement

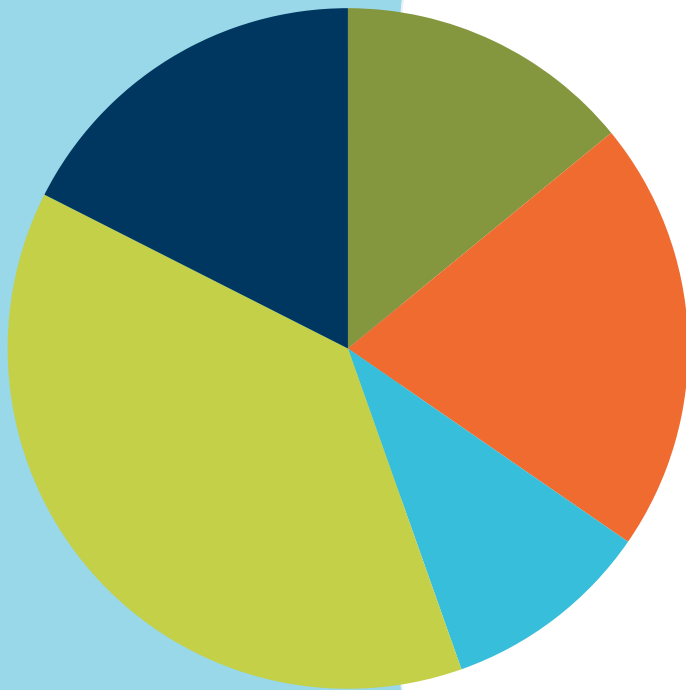
Rev. Dean and Christine Van Farowe for their decades of faithful service to the neighborhood.



Northwest Neighborhoods Community Spirit Award

West Side Block Club for hosting the Southeast Asian Festival and creating community for the residents on the W. 80 streets.

INCOME - \$1,993,179



\$729,651 (36.6%)

● City of Cleveland (CDBG, Healthy Homes Initiative, & Casino Contracts)

\$570,184 (28.6%)

● Property Management

\$99,284 (5%)

● Development Fees & Vacant Holdings Sale

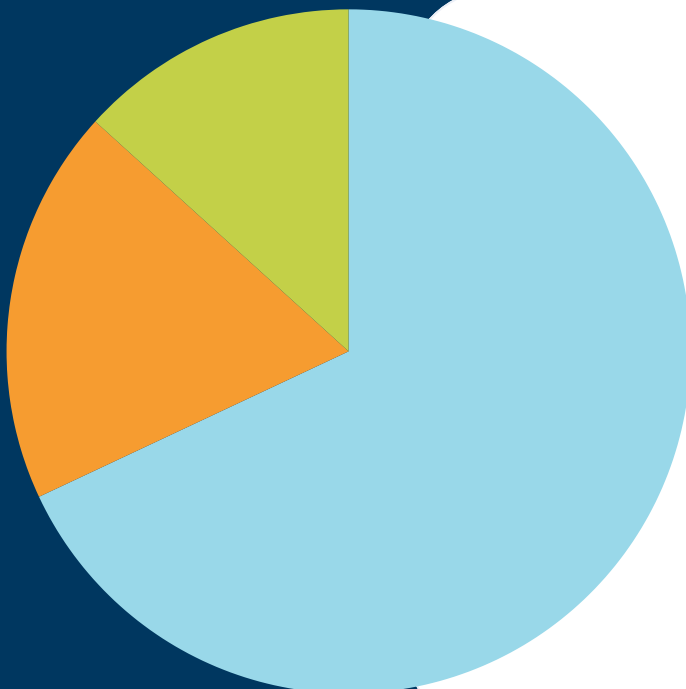
\$441,528 (22.1%)

● Grants, Contributions, & Other

\$152,532 (7.7%)

● Cleveland Neighborhood Progress

EXPENSES - \$1,962,822



\$1,329,688 (67.7%)

● Payroll

\$391,521 (20%)

● Administrative

\$241,613 (12.3%)

● Program Expenses

Sponsors and Donors of Northwest Neighborhoods

Andrew Francis
Catherine Donnelly
The Charles M. and Helen M. Brown
Memorial Foundation
Charles Mintz
Christina Znidarsic
Christopher Alvarado
Christopher Warren
Claire Gauntner
Claire Posius
Cleveland Housing Solutions
Cleveland Neighborhood Progress
Councilmember Jenny Spencer
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Enterprise Community Partners
Everybody Cycle
EZ-IT Now, LLC
First Federal of Lakewood
Friends of Nickie J. Antonio
Full Color Printing
Gordon Green

HKM Printing
Jeffrey and Janet Spaeth
The Jewish Federation of Cleveland
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Julie Suggs
KeyBank
Linda Warren
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Michael Parker
Michael Ruffing
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The Jack, Joseph and Morton Mandel Foundation
Nicholas Stroup
Paterson Gauntner
Patrick Grogan-Myers
Paul Putnam
PNC Bank
Shamus Dickinson
St. Luke's Episcopal Church
Therese Pohorence
Vincent Caringi
William Whitney

Ready to support our strategic goals and our vision of
a place where anyone can thrive?

We're seeking sponsors and donors for next year's journey!

Email us at info@nwneighborhoods.org so we can create a sponsorship package to show our appreciation for your support.

You can also donate online at nwneighborhoods.org.

Thank you!

Northwest Neighborhoods CDC

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SE Sector

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Emma Jochum
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SW Sector

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Margarita Roman
NWN Tenant Representative

Makanya Smith
Taking Back Our Youth

Katie Westbrook
EDEN