



northwest NEIGHBORHOODS

2024 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 is the nonprofit organization providing affordable housing and community development services for Cleveland's Cudell, Detroit Shoreway, and Edgewater neighborhoods. Our service area spans from West 45th to West 117th Street, north of I-90, and our community of nearly 28,000 residents is among the most racially, culturally, and socioeconomically diverse in Cleveland.

Northwest Neighborhoods is not your typical community development organization; central to our work is owning, managing, and protecting affordable housing in 15 properties for our most vulnerable residents.

We are thrilled to share some of the work we did in 2024 and the important services provided to our neighborhoods. While no report could truly summarize the work done or the successes achieved in our communities, this annual report highlights some of our accomplishments over the last year.

Last year, we introduced our new strategic plan, and since then we have worked towards achieving our eight strategic goals, each of which encompasses many types of projects. Some of our largest areas of focus this year were in continuing to move towards the groundbreaking of Karam Senior Living housing development, our new Eviction Diversion program, and strengthening our staff within our own organization.

We could not do this work without our many communities. We are so proud of our work last year. We are looking forward to all that 2025 brings and the opportunity to continue to build a place where anyone can thrive.

2024 Accomplishments



Funding for 100 trees was secured



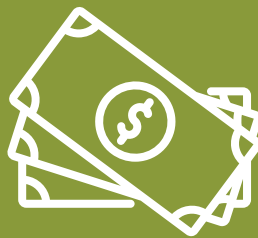
Provided support to 87 small businesses



Referred 105 households to repair programs



Provided housing for 50 new families



Secured \$10,000 for senior home repair



Started the new Eviction Diversion Initiative



Almost 900 tax returns filed



Removed Graffiti in 25 places



Welcomed eight new team members

Our Commercial Tenants

Bernie Blends
Black Cat Barbershop
Bombshell
Brewnuts
Cake Drama
CJ Hair Salon
Cleveland Injury Center
Cleveland Sex Therapy
Druzy Dreamer
First Federal of Lakewood
Gallery of CBeauty Art
Gina Matteucci Massage
Grim Heart Tattoo
Gypsy Bean
Hausfrau Records
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
Third Eye Oracle
Urban Kutz
Yellowcake Shop Clothing Co.

Karam Senior Living

In 2024, we celebrated the completion of fundraising for Karam Senior Living, which will add affordable senior housing to the new Cleveland Public Library (CPL) Walz Campus at West 80th Street and Detroit Avenue. We are prepared to begin construction in 2025, with an expected opening in 2026.

We have so many community members and partners to thank including Cleveland City Council, the City of Cleveland, Cuyahoga County, Enterprise Community Partners, Cleveland Public Library, Port of Cleveland, The Salus Development Team, Cuyahoga Metropolitan Housing Authority and the board and staff of Northwest Neighborhoods.



Northwest
Neighborhoods



DIALOSKY
ARCHITECTS

ROBERT P. MASON
INTERNATIONAL INC.

WALZ + KARAM
GORDON SQUARE HISTORIC DISTRICT

RENDERING
JUNE 22, 2022

29

As a \$23 million investment, Karam Senior Living will counteract displacement pressures affecting vulnerable, older residents by providing 51 residential units to seniors who earn less than 30% and 50% of the area median income (AMI). Developed in partnership with CPL, the energy-efficient, accessible building will include a new Walz Campus for intergenerational connections and wrap-around programming. The development reimagines the northeast corner of West 80th and Detroit, adjacent to bus transit and healthcare providers, to more equitably serve the surrounding Detroit Shoreway and Cudell neighborhoods.

In addition to the voucher commitment by CMHA, key awards since 2020 have included \$2 million in ARPA Funds from Cuyahoga County, \$1 million in ARPA Transformative Neighborhood Project Funds from Cleveland City Council, \$2 million in ARPA Gap Funds from the City of Cleveland, and Low-Income Housing Tax Credits from the Ohio Housing Finance Agency.

Eviction Diversion

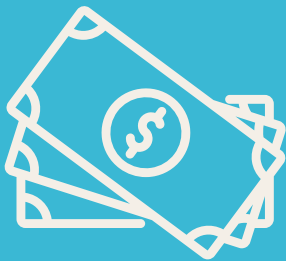
In early 2024, Northwest Neighborhoods embarked on an ambitious project to transform its property management approach. A key component was an eviction moratorium while building an in-house eviction diversion team and process. This process centers on preemptive interventions for tenants facing challenges, addressing issues before they escalate.

A critical part of this initiative is bridging organizational partnerships with other social service providers to offer coordinated care. By connecting these often isolated services, we're innovating the connectivity between providers and landlords. Our Wednesday working group collaborates to navigate challenges, leveraging resources and exploring non-eviction outcomes.

This wouldn't be possible without our dedicated and integrated staff teams, who have gone above and beyond to find solutions to complex problems. Their tireless work has been crucial in serving the community and supporting this emerging model.

Eviction is an incredibly harmful practice that destabilizes communities and incurs enormous costs. We hope to continually improve this model for the benefit of all Northwest Neighborhoods residents and to provide an equitable housing model for others to emulate.

2024 EITC Tax Site



\$1,182,832 in
refunds



170 hours of
service



\$27,300 -
Average Income



847 tax returns
filed



30
volunteers

\$10,000

TO SUPPORT YOUTH
AND YOUTH SERVICES

20,000

YOUTH SERVED THROUGH
VARIOUS AGENCIES AND
ORGANIZATIONS

350

BACKPACK AND SCHOOL
SUPPLIES PROVIDED FOR
YOUTH IN THE REGION

\$8,000

PROFESSIONAL
DEVELOPMENT FUNDING
FOR YOUTH SERVING
ORGANIZATIONS

10

PROGRAMS SUPPORTED BY
YOUTH LEADERSHIP COUNCIL

\$5,000

YOUTH LEADERSHIP COUNCIL
SPONSORED PROGRAMMING
FOR THE REGION

MyCom Youth Leadership & Engagement



Northwest Neighborhoods' Staff

In 2024, we launched a new integrated organizational structure, ensuring that all of our NWN staff are well-equipped and supported to best serve our neighborhoods..

In accordance with our strategic plan, it was important to the NWN leadership to invest in Northwest Neighborhoods' staff, internal operations, and systems so that Northwest Neighborhoods is effective, efficient, and an employer of choice.

This work in 2024 included redefining various staff roles, creating a new internal staffing structure, and providing new staff trainings. One of the largest transitions our teams dove into was combining the NWN property services team and neighborhood team, creating a more cohesive organization that is better prepared to engage in this complex work.

With the help of partner organizations, we were able to offer our staff Trauma-Informed Care and Fair Housing Trainings. We also empowered the members of our teams to seek out additional trainings and professional certifications to build their skills and career paths. Staff members participated in non-profit accounting courses, became certified in Advanced Mediation, participated in the Mandel Foundation's CDC Leadership Program, and more.

Part of our new staffing structures include the creation of new staff roles to lead our integrated teams and advocate for employee wellness and satisfaction. These roles help keep the big picture in focus, support staff to manage on-the-ground work, and ensure they have the tools needed to build capacity for success.

Ways to Engage with Northwest Neighborhoods



Volunteer



Sign up to be a
member



Sign up for our
newsletter



Come to
our events



Donate



More
Information

2024 NWN Award Recipients



Irene Catlin Leadership Award

Shallanna Davis for her passion and commitment to Southwest Detroit Shoreway neighborhoods around the Dudley Triangle Pocket Park, and her work to build a safe and welcoming community for her neighbors.



Sean Kilbane Neighborhood Investment Award

Corinne Henahan (Spotlight Cleveland) for her vision and work transforming a neglected storefront into a welcoming neighborhood music venue.



Zone Family Public Service Award

Monica Lelutiu for being a dedicated member of the Recreation Leadership team at Michael J. Zone Recreation center for over a decade, creating safe and empowering spaces for local young people.



Father Frascati Neighborhood Champion

Melanie Shakarian for her dedication and leadership contributing to the work and collaboration of the Cleveland Public Library, the Legal Aid Society, and Northwest Neighborhoods.



Northwest Neighborhoods Sustainability Award

Julia Van Wagenen (Neighborly Tree Care) for going above and beyond in the protection and growth of our neighborhoods' tree canopy.



Northwest Neighborhoods Community Spirit Award

Thrive for Change for providing critical harm reduction outreach, education, and advocacy for our residents in need of support, healing, and community.



Northwest Neighborhoods Community Spirit Award

Cleveland Public Theatre for their tireless support of artistic expression across our neighborhoods and fierce advocacy for programming that speaks truth to power.

Photo Credit: Steve Wagner



Judge Raymond L. Pianka Community Partner Award

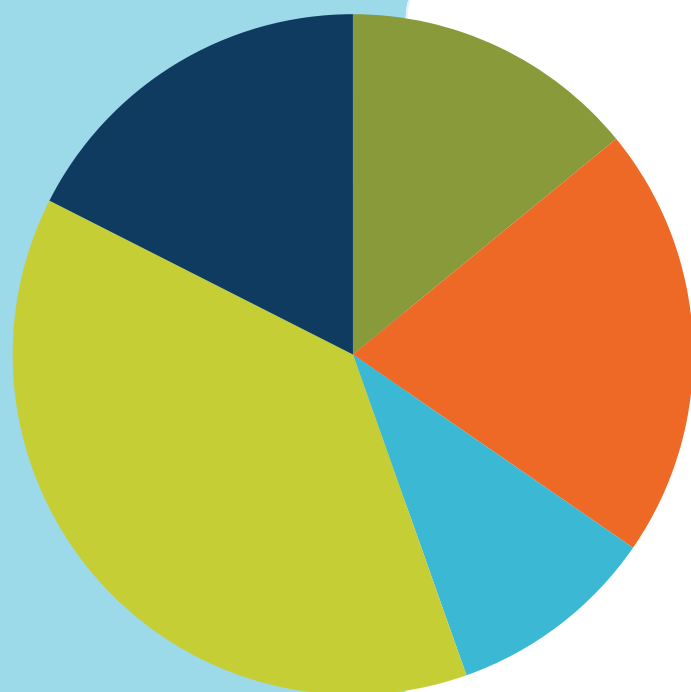
Cleveland Public Library for their vision and partnership to make the Karam Senior Living and Walz Library branch project a reality.



Walter and Pauline Martens Lifetime Achievement

Sister Judith Karam for her lifetime as a health care pioneer, serving our communities for more than 60 years.

INCOME - \$1,645,934



\$623,492 (37.9%)

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

\$337,979 (20.5%)

● Property Management

\$288,578 (17.5%)

● Development Fees & Vacant Holdings Sale

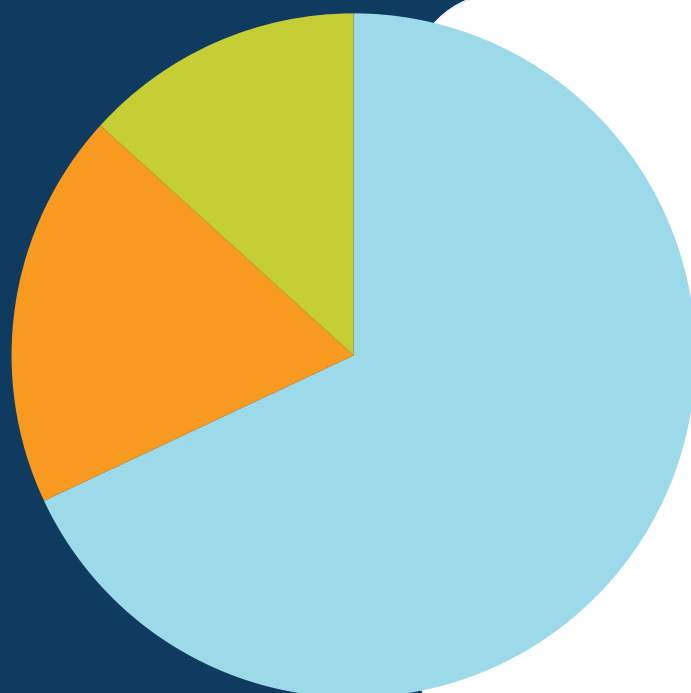
\$231,719 (14.1%)

● Grants, Contributions, & Other

\$164,167 (10%)

● Cleveland Neighborhood Progress

EXPENSES - \$1,616,113



\$1,099,136 (68%)

● Payroll

\$302,513 (18.7%)

● Administrative

\$214,464 (13.3%)

● Program Expenses

Sponsors and Donors of Northwest Neighborhoods

Cleveland Housing Solutions
Cleveland Neighborhood Progress
Councilmember Jenny Spencer
Enterprise Community Partners
Everybody Cycle
EZ-IT Now, LLC

First Federal Lakewood
Gordon Green
HKM Printing
Kenneth Taylor
The Charles M. and Helen M. Brown Memorial Foundation
The Jack, Joseph and Morton Mandel Foundation

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

We're seeking sponsors and donors for this next 5-year 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!

Sponsors and Donors of Karam Senior Living

Citizens Bank
Cleveland City Council
Councilmember Jenny Spencer
Cuyahoga County
Cuyahoga County Council
Cuyahoga Metropolitan Housing Authority

Enterprise Community Partners
Federal Home Loan Bank of Boston
Ohio Department of Development
Ohio Housing Finance Agency
The City of Cleveland
Weinberg Foundation

**Groundbreaking for Karam will be in spring of 2025.
Stay tuned for details!**

Northwest Neighborhoods CDC

nwneighborhoods.org
216.961.4242

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Cleveland, OH 44102



Staff

Bridget Kent Márquez
Executive Director

Emily Bischoff
Director of Collaboration

Christopher Brown
Safety/Community Outreach Coordinator

Kenneth Carrington
Cleaning Technician

Kena Chappell
Director of Healthy Homes

Carl DeScott
Financial Support Coordinator

Emily Fallick
Director of Integrated Asset Management

Robert Grant III
Director of Administrative Services

Akshay Kalra
Economic Development Coordinator

Annika Johansson
Director of Operations

Beth Madden
Marketing Director

Talarot Mehm
Hub Operations Specialist

Alicia Moreno
Accounting Specialist

Nitza Peguero
Compliance Specialist

Charlie Sullivan
Neighborhood Housing Coordinator

Tasha Thompson
Property Manager

Eddie Walker
Property Services Technician

Jason West
Lead Maintenance Technician

Ethan Wiggins
Planning & Sustainability Manager

Board

Residential Representatives

Vince Caringi
NE Sector

Moneeke Davis
SE Sector

Michael Flickinger
NW Sector

Paula Furst
SE Sector

Paterson Gauntner
NC Sector

Nikki Hudson
NC Sector

Emma Jochum
SW Sector

Tim Krueger
NC Sector

Moses Ngong
NC Sector

Charles Park
NE Sector

Luciana Salles
SE Sector

Jonathan Steirer, **Vice President**
SW Sector

Matthew Thomas
SW Sector

Commercial/Institutional Representatives

Nina Holzer
CHN Housing Partners

Teresa McCurry
New Beginnings Ministries

Anna Perlmutter, **President**
Cleveland Housing Solutions

Charles Slone
Slone & Co. Funeral Directors

Special Directors

Millie Caraballo, **Treasurer**
Manufacturing Works, La Sagrada Familia Church

Catherine Donnelly
Legal Aid Society of Cleveland

Anshawn Ivery, **Secretary**
CMSD Garrett Morgan High School

Margarita Roman
NWN Tenant Representative