

The Neighborhood Development Fund

Ordinance 113-2025

Parallel Paths

2021

2022

2023

CDC and CNP Advocacy

2021 Neighborhood
Platform

Proposed CDBG
changes and hearings

Neighborhood Funding
Working Group

CNP's Advancement & Resilience Grantmaking Program

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Cleveland City Council

Councilman Kerry McCormack
Councilman Anthony Hairston
Councilman Kris Harsh
Jessica Colombi
Joe Titran

Mayor Bibb's Administration

Director of Finance Ahmed Abonamah
Director of Community Development Alyssa Hernandez
Assist. Director of Com. Dev. Michiel Wackers
Chief of Integrated Development Jeff Epstein
Chief of Staff Bradford Davy

CDC Leaders

Tom McNair, Ohio City Inc.
Joy Johnson, Burten, Bell, Carr Development Inc.

Philanthropy

Keisha Gonzalez, The Cleveland Foundation
Tim Tramble, The St. Luke's Foundation

Other Partners

Ayonna Donald, Enterprise Community Partners
Kandis Williams, LISC

Cleveland Neighborhood Progress

Tania Menesse
Edward Stockhausen
Jason Powers

Parallel Paths

2021

2022

2023

2024

2025

CDC and CNP Advocacy

2021 Neighborhood
Platform

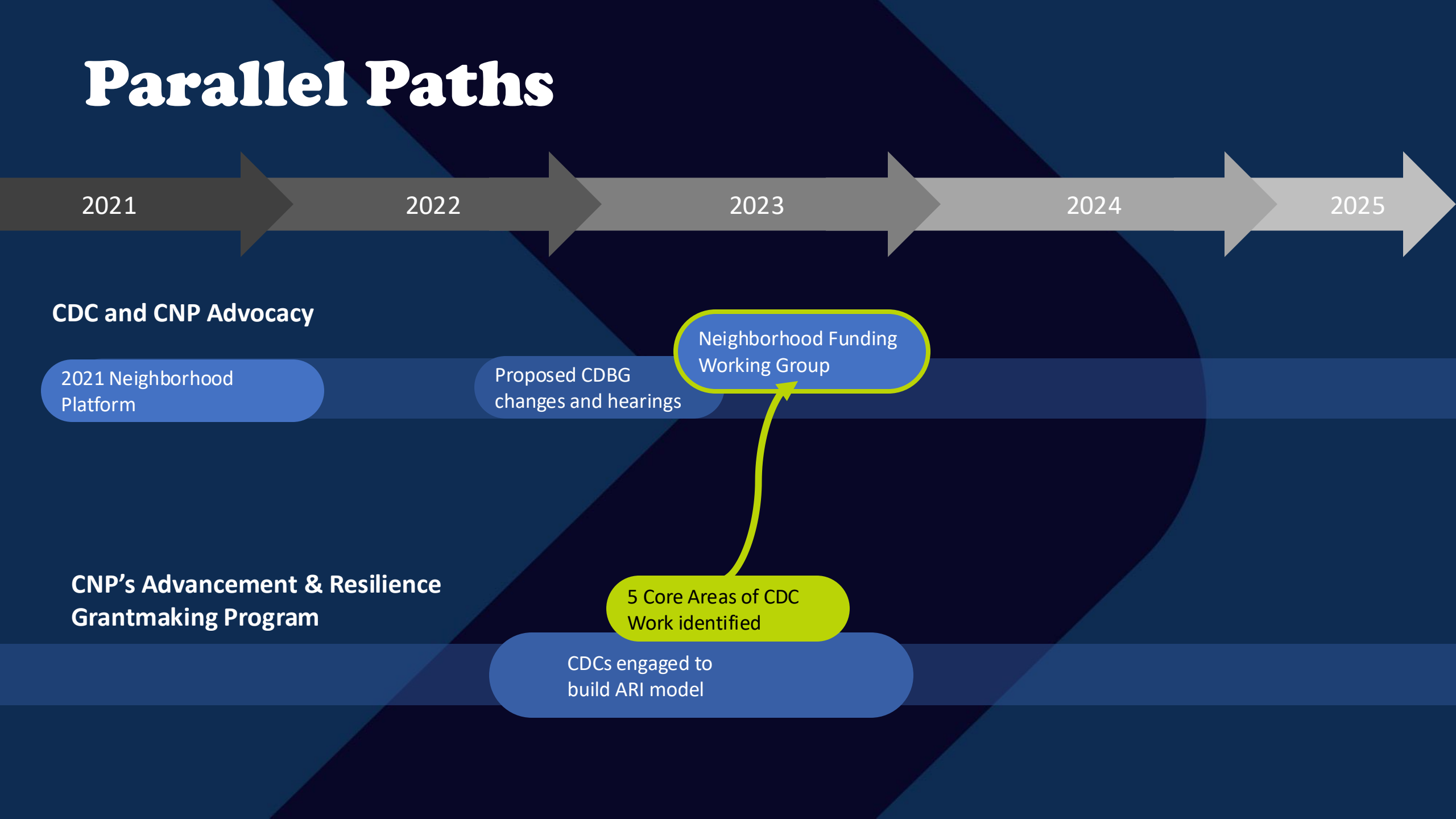
Proposed CDBG
changes and hearings

Neighborhood Funding
Working Group

CNP's Advancement & Resilience Grantmaking Program

5 Core Areas of CDC
Work identified

CDCs engaged to
build ARI model



Parallel Paths

2021

2022

2023

2024

2025

CDC and CNP Advocacy

2021 Neighborhood Platform

Proposed CDBG changes and hearings

Neighborhood Funding Working Group

Meetings with Cluster and Council

Ord. 113-2025 introduced

CNP's Advancement & Resilience Grantmaking Program

5 Core Activities of CDCs identified

CDCs engaged to build ARI model

CDCs complete ARI applications for FY25

\$2 Million in ARI grants Awarded to CDCs for FY25

ARI Year 1 Report published

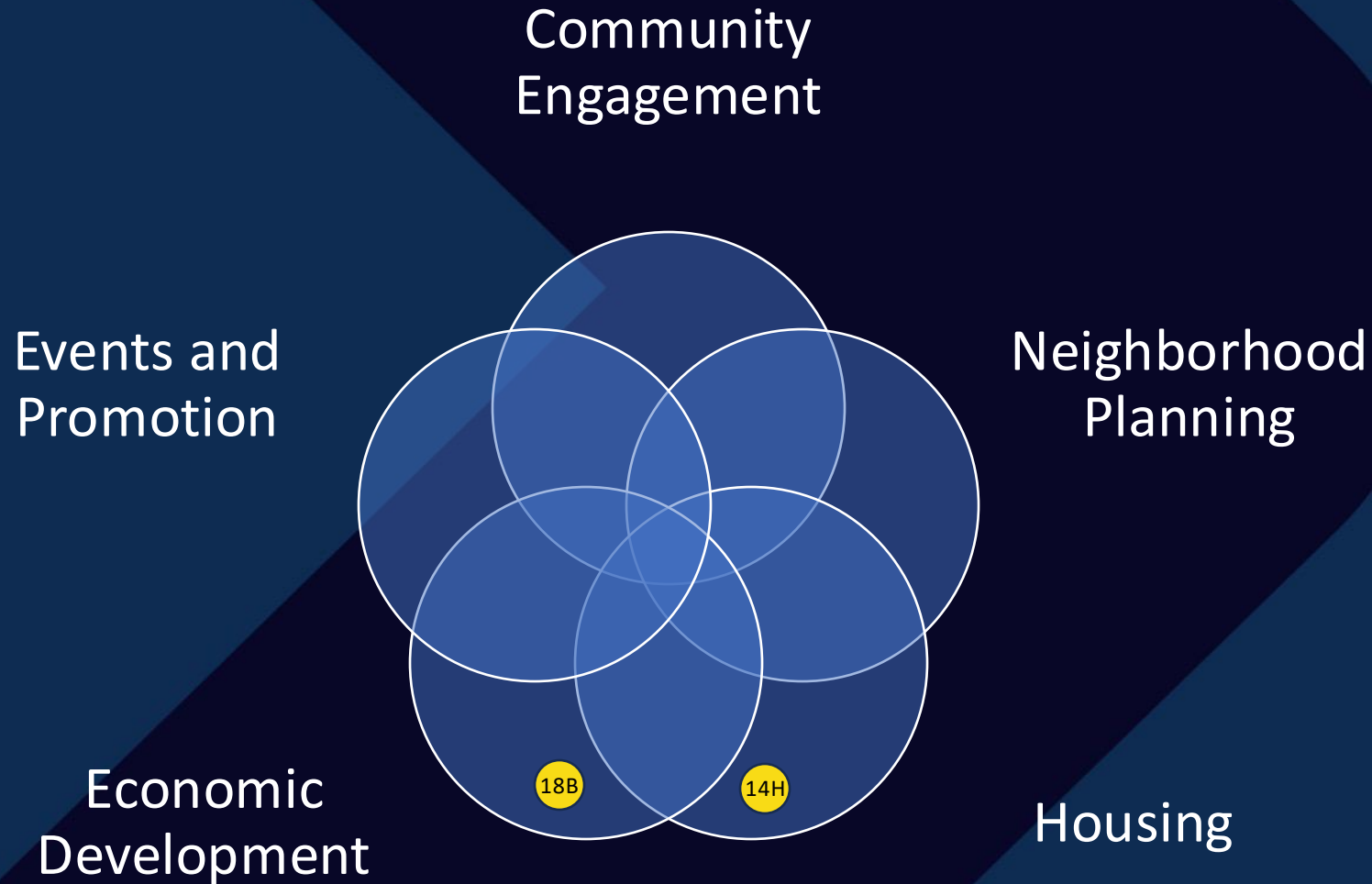
Challenges of the Current System

Why CDBG and the system around it get in the way of better outcomes and impact for Cleveland neighborhoods.

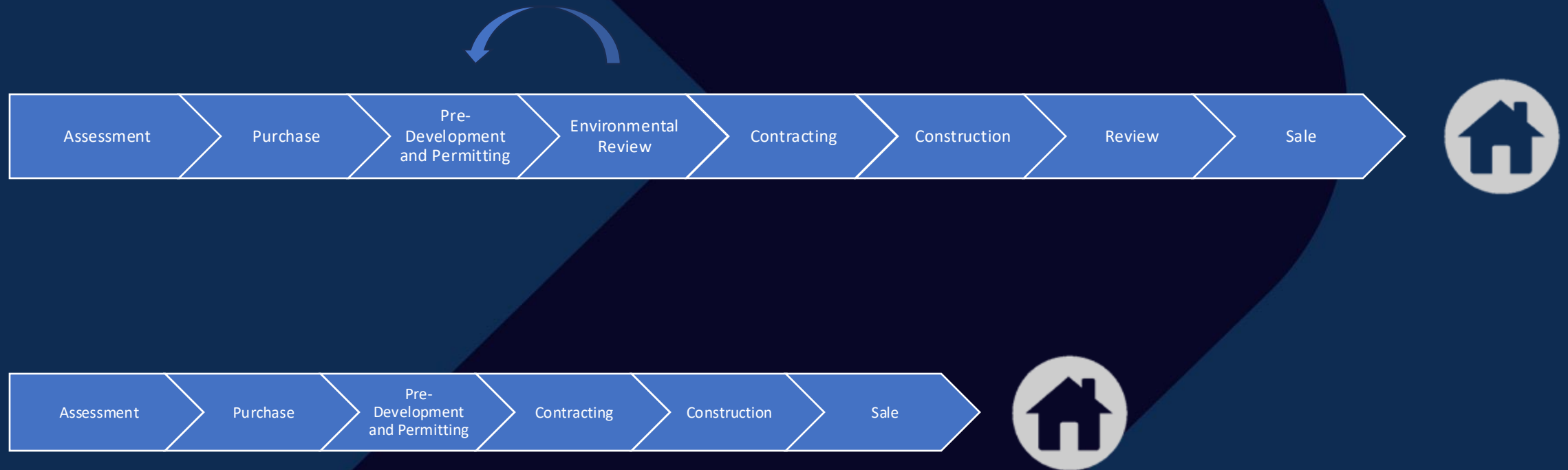
CDBG used to fund more activities

[illegible]

Neighborhood need more than what Cleveland uses CDBG for



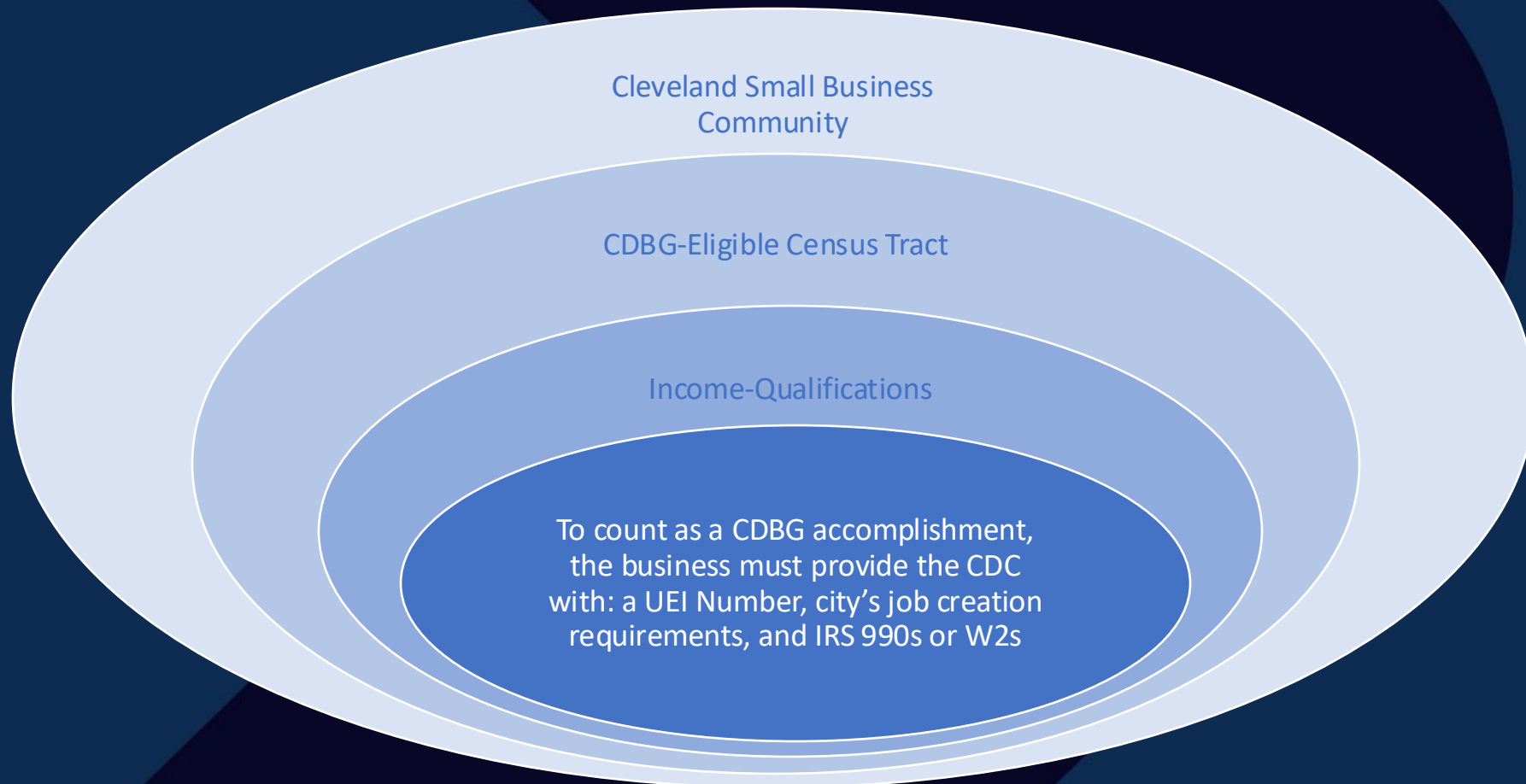
Using CDBG for smaller, neighborhood-based projects slows and suppresses impact and outcomes



Using CDBG for smaller, neighborhood-based projects slows and suppresses impact and outcomes



Using CDBG for smaller, neighborhood-based projects slows and suppresses impact and outcomes



CDBG can be used *strategically*

Appendix A CDBG MATRIX CODES

Release Date:
March 2019

MATRIX CODE DEFINITIONS

Matrix codes are used to indicate—but do not establish—activity eligibility. An activity must be eligible in accordance with the regulations at 24 CFR 570.201 – 570.207 for Entitlements, 570.703 – 570.705 for the Section 108 loan guarantee program, and with Section 105(a) of the HCDA [42 USC 5305] and 24 CFR 570.482 for States. Grantees need to refer to the regulations to determine an activity's eligibility; the codes defined below are used in IDIS On-Line chiefly to categorize activities for reporting purposes.

INDEX Code	Title	Page
01	Acquisition of Real Property	1
02	Disposition of Real Property	1
03A	Senior Center	2
03B	Facilities for Persons with Disabilities	2
03C	Homeless Facilities (not operating costs)	2
03D	Youth Centers	3
03E	Neighborhood Facilities	3
03F	Parks, Recreational Facilities	3
03G	Parking Facilities	3
03H	Solid Waste Disposal Improvements	3
03I	Flood Drainage Improvements	3
03J	Water/Sewer Improvements	3
03K	Street Improvements	4
03L	Sidewalks	4
03M	Child Care Centers	4
03N	Tree Planting	4
03O	Fire Stations/Equipment	4
03P	Health Facilities	4
03Q	Abused and Neglected Children Facilities	4
03R	Asbestos Removal	4
03S	Facilities for AIDS Patients (not operating costs)	4
03T	Homeless/AIDS Patients Programs (subject to 15% public service cap)	6
03Z	Other Public Improvements Not Listed in 03A-03S	5
04	Clearance and Demolition	1
04A	Cleanup of Contaminated Sites	1
05A	Senior Services	6
05B	Services for Persons with Disabilities	6
05C	Legal Services	6
05D	Youth Services	6
05E	Transportation Services	6
05F	Substance Abuse Services	7
05G	Services for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking	7
05H	Employment Training	7
05I	Crime Awareness	7
05J	Fair Housing Activities (subject to Public Services cap)	7
05K	Tenant/Landlord Counseling	7
05L	Child Care Services	7
05M	Health Services	7
05N	Abused and Neglected Children Services	7
05O	Mental Health Services	8
05P	Screening for Lead Based Paint/Lead Hazards	8

Peer City Review

Rochester, NY
Baltimore, MD
Pittsburgh, PA

Akron, OH
Sandusky, OH
Detroit, MI

Pittsburgh, PA 13.7M

Housing & Comm Dev	: \$7.4M
Demo/Blight	\$2.8M
Homeownership Prog:	\$1.3M
Non-Housing Agencies:	\$4.3M
Economic Dev:	\$1.8M
City Council	\$650K
Parks & Rec	\$850K
Infrastructure	\$800K

Pittsburgh provides a small amount of funds to council in a manner similar to the NDA.

Council is able to allocate either to project through a department or through a third party that must contract with the City for CDBG.

CDBG Review and Findings

Presentation to City of Cleveland

CDBG can be used strategically

2021 Population and Poverty (100% FPL) in Cleveland Wards

Ward	Total Population (2021)	Population at/below 100% Poverty (2021)	Percent of Ward at/below 100% Poverty	Percent of City at/below 100% Poverty
1	21,784	5,656	26.0%	4.6%
2	20,748	6,529	31.5%	5.3%
3	25,444	7,119	28.0%	5.8%
4	18,506	4,924	26.6%	4.0%
5	20,996	12,151	57.9%	9.9%
6	20,545	7,644	37.2%	6.2%
7	21,229	8,838	41.6%	7.2%
8	21,802	7,089	32.5%	5.8%
9	19,578	6,288	32.1%	5.1%
10	20,199	7,190	35.6%	5.9%
11	26,564	7,837	29.5%	6.4%
12	23,527	7,949	33.8%	6.5%
13	25,887	5,399	20.9%	4.4%
14	24,251	8,928	36.8%	7.3%
15	24,924	8,189	32.9%	6.7%
16	24,691	6,207	25.1%	5.1%
17	24,597	4,460	18.1%	3.6%
	385,272	122,397	31.8%	

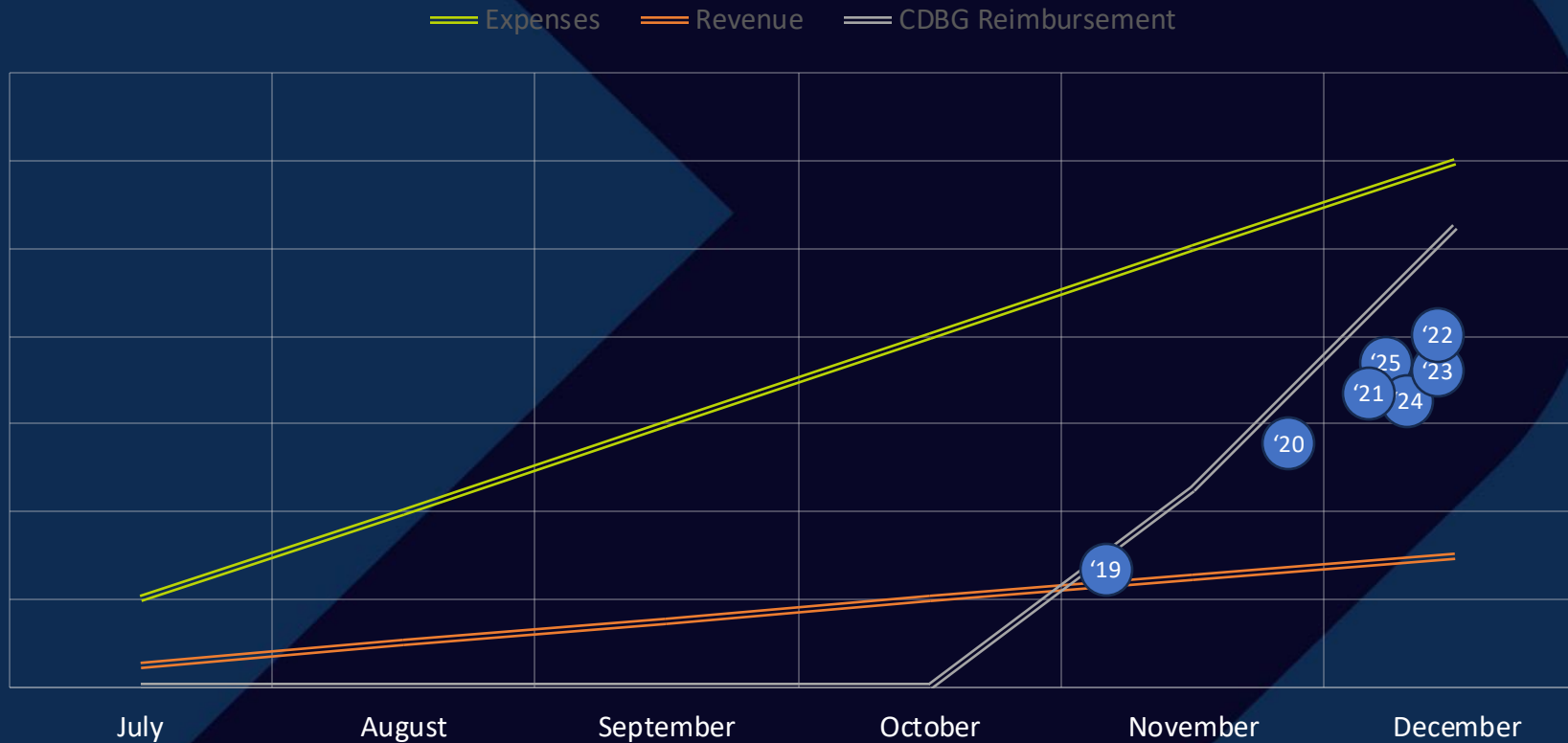
CDBG can be used to target communities with higher poverty rates

2021 Population and Poverty (200% FPL) in Cleveland Wards

Ward	Total Population (2021)	Population at/below 200% Poverty (2021)	Percent of Ward at/below 200% Poverty	Percent of City at/below 200% Poverty
1	21,784	10,464	48.0%	4.8%
2	20,748	12,046	58.1%	5.6%
3	25,444	11,290	44.4%	5.2%
4	18,506	9,580	51.8%	4.4%
5	20,996	15,751	75.0%	7.3%
6	20,545	12,585	61.3%	5.8%
7	21,229	14,056	66.2%	6.5%
8	21,802	12,230	56.1%	5.7%
9	19,578	10,425	53.2%	4.8%
10	20,199	12,678	62.8%	5.9%
11	26,564	15,830	59.6%	7.3%
12	23,527	15,220	64.7%	7.0%
13	25,887	12,612	48.7%	5.8%
14	24,251	16,654	68.7%	7.7%
15	24,924	14,166	56.8%	6.5%
16	24,691	12,354	50.0%	5.7%
17	24,597	8,472	34.4%	3.9%
	385,272	216,413	56.2%	

Reimbursement Delays create Financial Strain

CDBG REIMBURSEMENT LAGS EXPENSES,
CAUSING FINANCIAL STRESS



Represents the first payment date of that fiscal year

Benefits of Ord. 113-2025 to the City, CDCs, and Everyone

Transparency, Accountability, and Flexibility
to get work done across all Cleveland neighborhoods.

Transparency and Accountability



What we see when CDCs use CDBG:

- 14H and 15B

Transparency and Accountability



What we see when CDCs use CDBG:

- 14H and 15B

What we don't see today:

- All home repairs
- All business support
- Community engagement
- Programming and Events
- Financial Health

Transparency and Accountability

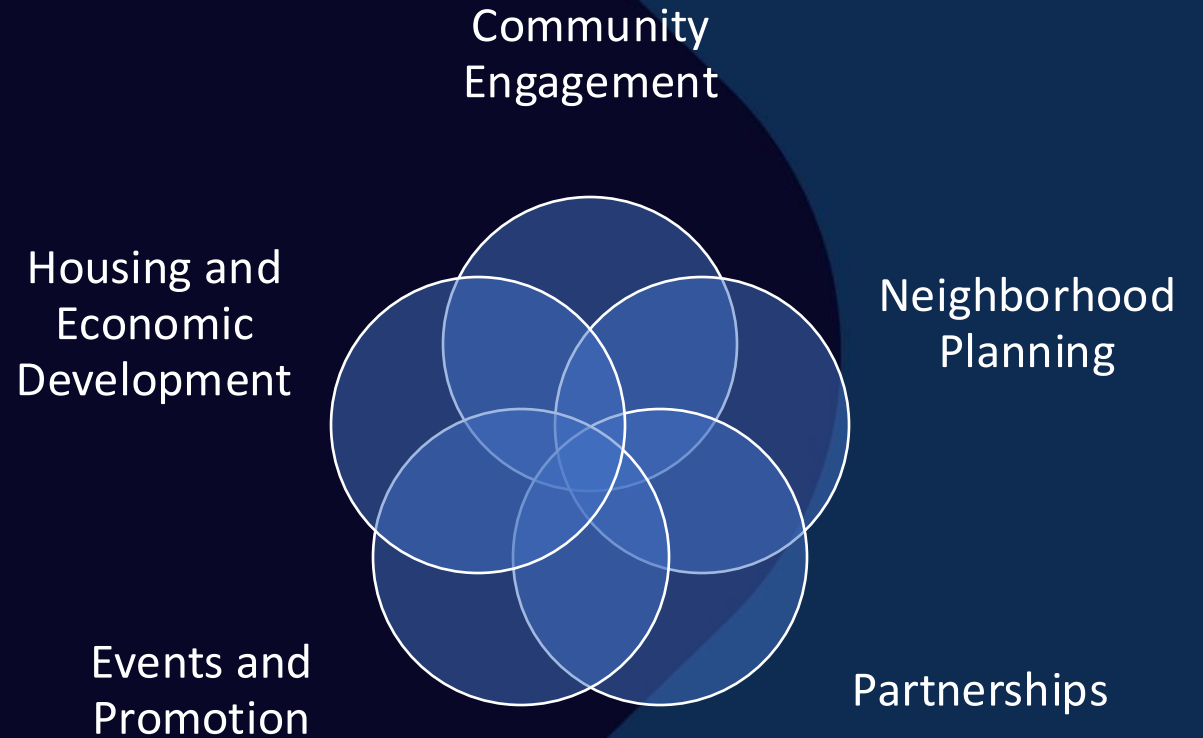


- 370 home repairs completed, and 1,501 referred to partners
- 568 block clubs attended
- 91 community engagement sessions hosted for development projects
- 167 businesses supported for storefront/exterior renovation programs
- 57 projects in pre-development
- 20 events to attract new residents

Ordinance 113-2025

1. Neighborhood Development Activities

- a. **Five core activities** to flexibly meet neighborhood needs
- b. Enumerated in ordinance to prevent administrative changes
- c. Standards and metrics set in legislative file



Ordinance 113-2025

1. Neighborhood Development Activities

Engagement	Housing & Econ. Dev.	Planning	Events and Promotion	Partnering
Community organizing, communications, and events	Business technical assistance, home repair, and real estate	Neighborhood plan implementation, pre-development, and placemaking	Resident & business attraction, neighborhood branding, and organization marketing	Network weaving, social service brokering, and city engagement
38 community events / month 100,000 print communications circulated annually	100 small businesses assisted per month Over 5,000 households engaged for housing programs/year	\$61 million leveraged for placemaking in 2023 104 developers engaged in projects with CDCs	50,000 subscribers to CDC e-newsletter 163,000 followers of CDC social media 136,000 visitors reached in 2023	20% of Clevelanders receive social services via CDC connections

Ordinance 113-2025

1. Neighborhood Development Activities

2. Reporting

- a. **Monthly reporting**, with quarterly and updates to all City officials.
- b. If a CDC falls 2 months behind in reporting, **payments will be withheld** until reports are submitted.
- c. Reporting should include **neighborhood and ward identifiers**.

Ordinance 113-2025

1. Neighborhood Development Activities
2. Reporting
3. **Review Committee**

Ordinance 113-2025

1. Neighborhood Development Activities

2. Payments and Reporting

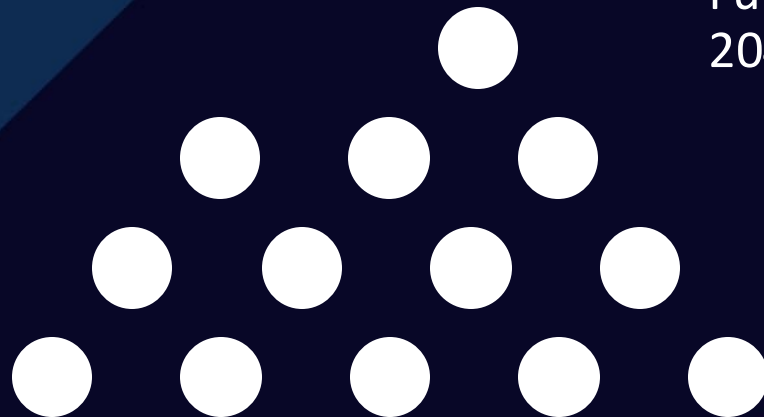
3. **Review Committee**

In 2028, charged with making recommendations on:

- The list of participating CDCs
- The list of neighborhood development activities

After 2028, every 5 years.

- July - December: Meet and issue recommendations
- Future years: 2033, 2038, 2043, 2048...

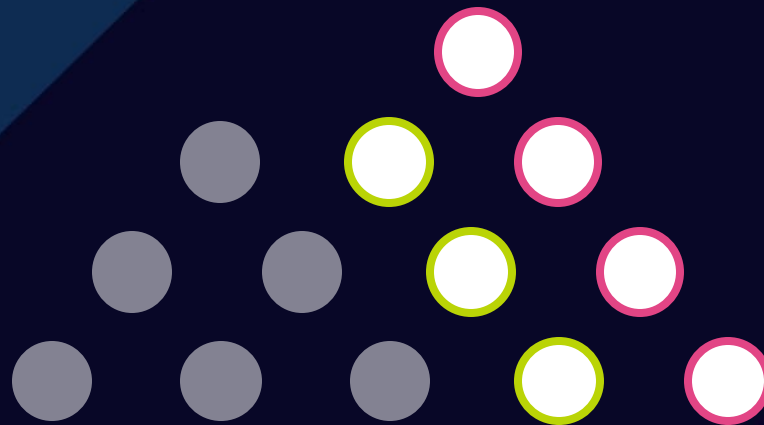


Ordinance 113-2025

1. Funding Allocations
2. Neighborhood Development Activities
3. Payments and Reporting
4. **Review Committee**

13 Members

- 3 members of the Mayor's Administration
- 4 Members of Council or their staff
- 6 Nonvoting Members
 - 2 CDC leaders
 - 2 representatives of local foundations that support CDCs
 - 2 representatives from local community development intermediaries



THE CURRENT SYSTEM

Source of Funds: Federal CDBG	Eligible Activities: <i>2011:</i> 22 CDBG activities funded reduced to... <i>2024:</i> 2.5 CDBG activities	Reporting: One report per year from the Department, with CDC leaders doing their own reporting ad hoc to Councilmembers	Changes to Program: Department staff have been making decisions administratively
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A NEW SYSTEM under Ord. 113-2025

Source of Funds: Non-Federal Sources	Eligible Activities: 5 Activities with multiple ways to achieve them	Reporting: Monthly on all activities across 89 activities, with quarterly reporting to the Mayor and City Council	Changes to Program: Review Committee, appointed by the Mayor and Council President, to make recommendations in 3 years and then every 5 years
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**Outcomes are better
when actors and systems are aligned.**

