



**SLAVIC  
VILLAGE**

**2020**  
ANNUAL REPORT

# TABLE OF CONTENTS

Rooms to Let ..... Cover

Resiliency of Broadway  
Slavic Village ..... Inside Cover

Building Great Futures ..... 1

Healthy Homes – Stable Homes ..... 2

Our Youth – Our Future ..... 3

Leadership from  
Community Stewards ..... 4-5

Building our Main Streets ..... 6

Turning Vacant Land into  
Community Assets ..... 7

Donors ..... 8

Financial Page ..... Back Cover

## Our Mission

“Slavic Village Development works with and for its residents, businesses, and institutions to promote civic engagement, community empowerment, and neighborhood investment.”



CHRISTOPHER ALVARADO | EXECUTIVE DIRECTOR

In last year’s Annual Report, we wrote about the resilience of Broadway Slavic Village in the after-effects of the 2008 Great Recession. Little did we know that we were going to be tested again on a global scale. None of us expected the immediate closing of businesses, the locked school doors, the miles-long lines for food, the economic insecurity experienced by so many families, and the loved ones who fell ill or who passed away. We did not prepare for this future.

And yet, we supported our businesses, connected our students to teachers, tutors, and each other, fed the hungry, kept families in their homes, and comforted each other. We were able to count on our partnering organizations to provide the services that we couldn’t. We leaned on experienced and new neighborhood leaders who made sure that nobody was enduring this alone. And, our team here at SVD leaned into the wind and moved our neighborhood forward.

I’m immensely proud of our team and our neighborhood. I hope that you are too. We will continue to do everything we can to make you proud.

Yours,

A handwritten signature in blue ink, appearing to read "Chris", written over a light blue circular background.

Christopher Alvarado, Executive Director



# BUILDING GREAT FUTURES

For most of us, our wealth is not in stocks or bonds or other investments – it’s in the homes that we own. And, when the value of the average home in Broadway Slavic Village decreased dramatically over a decade ago, thousands of our neighbors lost their ability to send their children to college or retire comfortably.



By focusing on the rehabilitation of vacant and abandoned single family houses through our nationally-recognized Slavic Village Rediscovered (SVR) program, we have increased the appraisals to \$89,900 (with mortgage payments below \$700/month). In comparison, these same homes appraised in the mid \$50,000 range in 2014. These homes are selling near the top of the market and include all new mechanicals, new kitchens, baths, fixtures, finishes, and more, including 15-year property tax abatement. As renovations continue throughout the neighborhood and the neighborhood vacancy rate decreases, SVD has been able to save many houses that otherwise may have been demolished with the goal of increasing property values in the neighborhood. 🌀

# HEALTHY HOMES – STABLE HOMES

Keeping folks in homes that are safe, warm, dry, and stable was the primary concern of SVD throughout 2020. Our team fielded over 500 calls for service throughout the year. Assistance ranged from furnace repair to rental assistance to building wheelchair ramps to keeping the heat on. SVD is fortunate that we have partners like University Settlement, EDEN, Legal Aid Society, and CHN Housing Partners who each provided immediate assistance. Grants from the Greater Cleveland COVID-19 Rapid Response Fund and The McGregor Foundation allowed SVD to provide over \$200,000 in direct aid.

Along with SVD's emergency assistance program, our housing team provided outreach through the Healthy Homes Initiative with the goal of making homes in North Broadway lead free. In partnership with University Settlement, our staff has reached out to not only homeowners and renters, but also with local landlords to have their homes meet standards set by the State of Ohio. Together, we delivered over 200 cleaning kit buckets to the target area that contained information, resources, and cleaning supplies to help keep our residents' homes lead safe. Over the next several years, this outreach will result in having more homes that are lead and asthma. Making sure our neighbors stay in healthy and safe homes ensures that we continue to have a safe and healthy community. 🍀



# OUR YOUTH – OUR FUTURE

Like young people everywhere, Broadway Slavic Village's youth were hurt by the pandemic. However, thanks to the Third Federal Foundation-funded Slavic Village P-16, the community's response was rapid and strong. Working with Cleveland Metropolitan School District, we established six Academic Learning Pods serving the neighborhood. In these safe learning spaces, our grade school students were able to learn together with the assistance of in-person tutors and teachers to supplement virtual learning. Our partners at Boys & Girls Club, University Settlement, Jones Road Family Development, Community of Faith Assembly, Open Doors Academy, and Elizabeth Baptist Church hosted 165 students, providing them with academic assistance, extracurricular activities, and meals. We also worked with PCs for People to get wireless hotspots in the homes of families who otherwise would not have access to high-speed internet. This past year established the importance of wraparound services and access to affordable and reliable internet services for our youth to succeed, and the P-16 Partnership will be able to take these lessons learned to improve academic outcomes past the end of the pandemic.



# LEADERSHIP FROM COMMUNITY STEWARDS

This past year, Community Stewards (neighborhood leaders supported by SVD) have continued their work throughout the pandemic by getting creative. Through Community Steward Mini Grant Projects, the stewards have organized different socially distanced (with COVID precautions in place) events and projects. Joy Cummings and Tiffany Andreoli organized two different events in the Warszawa neighborhood. During the summer they put on a “Healthy Food Walking Tour” where neighbors, following proper COVID safety procedures, set up stands with healthy foods to sample. There was a little bit of everything, from cookies and smoothies to kale salad. Joy and Tiffany then turned around and organized another event in the fall, the “Fall Jazz Festival”, complete with live music, pumpkin decorating, mask decorating, hot drinks, snacks, and a PPE giveaway. Pat Shields organized two chalk festivals in the Mill Creek Neighborhood, where residents enjoyed music, ice



cream, and decorated the sidewalks with colorful drawings and positive messages. Mayia Allen decorated and sent 100 postcards with positive messages and drawings to neighbors throughout the neighborhood. Carlee Davenport hosted a game show complete with prizes. Despite the



# LEADERSHIP FROM COMMUNITY STEWARDS *(Continued)*



- Strive to Survive by Benjamin Franklin Jr: Drawings illustrated post cards and a vegetable and flower garden
- COVID-19 Helping Hands by Marilyn Malzewski: Helping families with pet care
- Community Yahoos Care by Tamika Compton: Create and distribute masks to community

In addition, the resident group known as the Community Yahoos unveiled their Garden of Life Project on the vacant lot behind Daisy's. The Community Yahoos wrote and received a \$2,000 Covid-19 Rapid Response Grant through Neighborhood Connections to help turn their vision into a reality. With the funding, they took recycled tires and transformed them into brightly covered tea cup planters and built benches out of pallets. In addition to benches, picnic tables were donated and masks and other COVID related information was hung throughout the newly designed greenspace. This new space has become not only a celebration of life park, but a great meeting place for the community as well. Community meetings have been hosted here as an alternative to meeting inside during the warm season. 



challenges, this first cohort found ways to interact with their communities in creative ways.

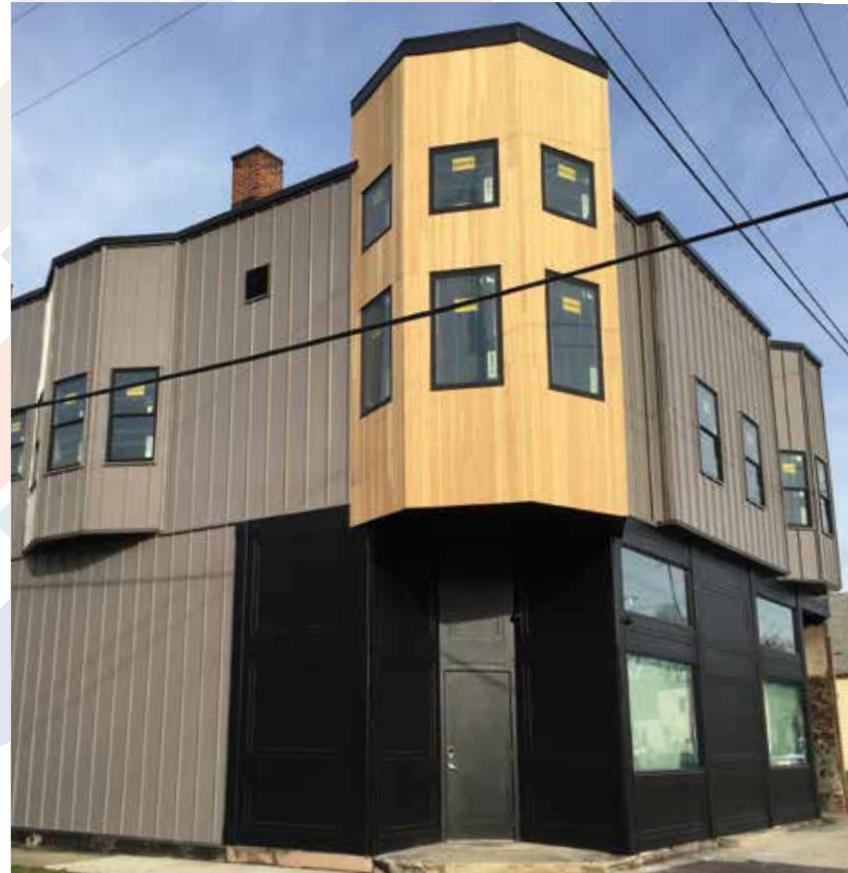
We also continue to support small groups and programs through the quarterly Friends of Slavic Village Grant Program (FOSV) and through another small grant program allocated to our community stewards. Some projects that have been funded through our FOSV grant program this past year included:

- Social Hug by Rita Howard: Writing and mailing cards of encouragement to seniors
- Friendly Fleet Sweep by Jenn Leffel: Neighborhood clean-up with kids activities

# BUILDING OUR MAIN STREETS

**T**iffany and Anthony Andreoli have called Slavic Village home for over a decade after purchasing their first home in the Warszawa area. Since that time, they have renovated over 6 properties, including a building on Fleet Ave. In true rust belt fashion, the family dreamed of bringing new life to a commercial building where they could operate their own business. Searching for just the right site for many years, the couple finally found it in 5401 Fleet. This property had remained vacant and abandoned for over two decades. Because of the amount of damage, the building was slated for demolition. Slavic Village Development was able to get this building from foreclosure and provide it as an option, clearing tax delinquencies through the Cuyahoga County Land Bank.

The couple purchased the building in Fall 2018. SVD worked with the family to pull the property off of the demolition list, allowing them to get to work cleaning out debris from the building. Next, they began envisioning how the exterior would set the bar high for other renovations along the street. SVD worked with the couple to prepare for and anticipate questions from Local Design Review through the Cleveland City Planning Commission. Anthony's experience in construction provided the skills to oversee the rehabilitation from start to finish. The cost of the exterior project was over \$150k and this gem has really caught the eye of everyone that travels up and down Fleet Avenue. 



# TURNING VACANT LAND INTO COMMUNITY ASSETS

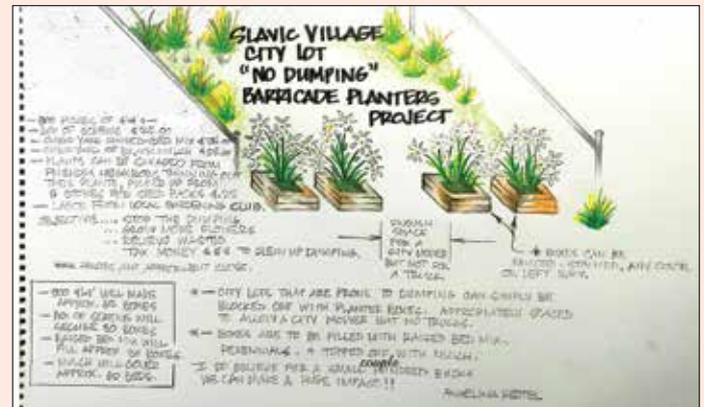


Due to SVD's neighborhood stability efforts the number of vacant structures in the neighborhood is less than 8%, the lowest number since 2006. This was brought about by a combination of SVD's work at renovating vacant homes, demolishing deeply damaged and vandalized properties, and working with property owners to rehabilitate their own properties.

While most of our work has focused on encouraging property owners to voluntarily bring homes up to code, SVD's legal expertise has also pushed negligent, oftentimes out of state investors to take actions to benefit the neighborhood. An example is the long-time vacant and abandoned property at 7617 Worley Avenue. This is a property of special concern because it sits a few hundred feet from the recently renovated A.B. Hart Elementary School. The property was owned by an out-of-state LLC and burdened by real estate issues that typically take years to clean up.

SVD was able to cut through years

of real estate red tape and negotiate a settlement securing not only control of the land, but sufficient funds to pay for the demolition of the property as well as contribute to the re-development of the site as a pocket park. The redevelopment needed a coordinated effort between SVD and its partners the County Land Bank and the Western Reserve Land Conservancy to share a vision and focus on the nuts and bolts of land site assembly to make that vision a reality. 🌀



# DONORS AND SUPPORTERS

## CORPORATIONS AND ORGANIZATIONS

### Champions

Third Federal Foundation  
 Cleveland Neighborhood Progress  
 Huntington Foundation  
 The McGregor Foundation  
 Cuyahoga County Land Reutilization Corp.  
 Greater Cleveland COVID-19 Rapid Response Fund  
 The George Gund Foundation  
 The Cleveland Foundation  
 Enterprise Community Partners  
 The Spaeth Family Foundation  
 Cleveland Cliffs  
 Anonymous

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 Buckeye Metals Industries  
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 University Settlement  
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 The Oryl Family  
 Tim Verba  
 Anonymous  
 Anonymous

# SVD REVENUE AND SUPPORT

Fiscal Year Ended June 30, 2020

Sources: Total \$2,563,261

## Revenues and Support:

City Grants \$6585,987  
 TFS Down Payment Assistance \$903,976  
 Other grants \$481,525  
 Cleveland Neighborhood Progress \$227,000  
 Development and service fees \$76,213  
 Property management \$42,772  
 Operating \$82,801  
 Fundraising \$90,003  
 Other \$72,984  
 Total revenues and support \$2,563,261

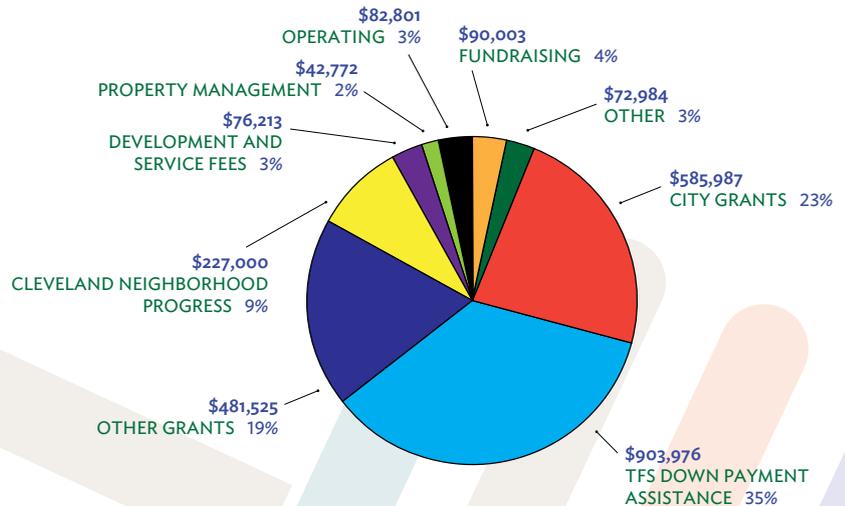
Property management \$104,131  
 Housing production \$218,866  
 Special projects \$490,318  
 Commercial development \$188,692  
 Real estate \$25,140  
 Code enforcement \$94,225

## Support Service:

Management and general \$178,195  
 Fundraising \$39,606  
 Total expenditures \$2,480,528  
 Change in net assets \$882,733  
 Net assets at beginning of year \$1,377,017  
 Net assets at end of year \$1,459,750

## Program Services:

Community organizing \$237,429  
 Consumer services \$903,926



## BOARD OF DIRECTORS

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[www.slavicvillage.org](http://www.slavicvillage.org)

