



ON DISPLAY: THE BIG PICTURE IN FAIRFAX

2009 ANNUAL REPORT



LOOK AT WHERE WE'VE BEEN. SEE WHERE WE'RE GOING.

It's easy to be so focused on one aspect of Fairfax, that you lose sight of other important, impressive things that are happening in our community. Or worse, those things seem to you a distraction from what's important.

That's understandable, because there's a lot going on in the neighborhood. Sometimes it's nice to step back and see things from a different perspective.

That's why we've asked two long-time Fairfax residents – *Katherine Butler and Harry Winfield* – to reminisce about Fairfax of the past, and comment on what they think about Fairfax today. You'll find their comments throughout this annual report.

Of course, if you know Ms. Butler and Mr. Winfield, you also know you can always get their honest opinion of things, just by asking.



DEAR FRIENDS:

On behalf of Fairfax Renaissance Development Corporation's Board of Directors and staff, it gives us great pleasure to present our 2009 Annual Report.

Challenging. Perilous. Stressful. These were words that were used by many to describe the economic conditions coming out of 2008 and moving into 2009. We saw things differently. Which is why we made a conscious decision to remain focused on our mission and not participate in the "woe is me" syndrome.

Thanks to that commitment to moving forward, there were more construction cranes in Fairfax at one time than anywhere else in the City of Cleveland. We created jobs for Fairfax youth, organized hundreds of volunteers to improve seniors' homes and public spaces and provided much needed services to thousands of Fairfax and City of Cleveland residents.

So, while some people might focus on a particular Fairfax development project, event or program it is our intent for our 2009 Annual Report to communicate the *big picture* of what we do and how our efforts with the support of many are making Fairfax a better place for everyone.

Sincerely,

Vickie Eaton Johnson
Executive Director

Melissa K. Burrows, Ph.D.
President, Board of Directors



CORPORATE PARTNERS OF THE YEAR



In any great work there are many hands helping. The picture of Fairfax that we are creating has been added to and enhanced over time by many friends who share our vision. In 2009 that help was especially appreciated. And we gratefully acknowledge the contributions of two friends of Fairfax as our corporate partners of the year.

The McGregor Foundation

For more than 125 years, the A.M. McGregor Home in East Cleveland and the Amasa Stone House in Glenville carried out a mission of providing care for seniors. In 1999, the McGregor board of directors adopted a new strategic direction for the organization, creating a private grant making foundation specifically focused on supporting seniors in need and those who serve them. Since 2002, the McGregor Foundation has provided grants totalling over \$7 million.

The Foundation's first grants to Fairfax Renaissance Development Corporation (FRDC) came in 2008. We received \$125,000 for the renovation of the Langston Hughes Center and a \$50,000 planning grant to develop affordable housing for grandparents raising their grandchildren. In 2009, the Foundation awarded a \$40,000 grant to sponsor a national design competition for grandparent housing. In July of 2009, FRDC was unsuccessful in securing low income housing tax credits to fund the construction of grandparent housing. The McGregor Foundation demonstrated its confidence in FRDC and the need for affordable housing for grandparents. By awarding FRDC an additional grant in the amount of \$10,000 and a project-related loan for \$60,000 to continue site acquisition and demolition, they made our 2010 application to the state more competitive and likely to be funded.



JPMorgan Chase Foundation

The JPMorgan Chase Foundation directs the majority of its time, attention and investment toward specific neighborhoods in cities where they have major operations. These neighborhoods are typically among the most challenged areas of major urban centers, defined by unacceptably high rates of poverty and historic disinvestment. JPMorgan Chase works to lead a renaissance in the neighborhood, by engaging the most qualified non-profit organizations, neighborhood residents, and other sources of public and private advocacy and funding. In 2008 and in 2009, JPMorgan Chase selected Fairfax as a Community Renaissance Neighborhood and FRDC as the most qualified non-profit community based organization to engage. In total FRDC has received \$100,000 to create summer jobs for youth and to advance our Model Block initiative on East 97th Street.

“Whatever we had we shared. If your pot was half-empty but your neighbor’s pot was empty you shared with your neighbor’s child. It was understood that a child would not go hungry.”

-Katherine Butler

RESIDENT PARTNERS OF THE YEAR

Gregory and Pearl Roberts

The Roberts are lifelong Fairfax residents whose good works speak for themselves. Greg Roberts is the owner of Pearl Rock, a HVAC contracting business located in Fairfax and is president of the Fairfax Business Association; Mrs. Roberts is a registered nurse. They worship at Emmanuel Baptist Church. They live, work, worship and volunteer in Fairfax. Their passion is working with youth. Together, they are the founders of the Fairfax Neighborhood Community Service Youth Program, responsible for the establishment of a Kiwanis Club in Fairfax. Working with FRDC to write grant proposals and act as the fiscal agent, the Roberts were awarded two City Works matching grants to encourage youth to be of service to their community. Kids ranging in age from 8 to 15 participate in neighborhood cleanup projects and assist seniors and block clubs. The group has 23 members who meet every other Saturday. Meetings involve mentoring activities, often with guest speakers who present topics ranging from banking to developing a good work ethic. They go on field trips and a group of six kids participate in a robotics program and have competed well against their peers in suburban schools. Greg described their work and volunteerism as a labor of love. He challenges more people to stop complaining about our youth and get involved. Once you get involved you just might find a few diamonds in the rough. The Roberts have.



THE LANGSTON HUGHES HOME

As reported on National Public Radio, FRDC saved a piece of US History when it acquired 2266 East 86th Street, a former residence of the young Langston Hughes. Essence Magazine listed this as “10 Things We’re Talking About” in the February 2010 issue, and the New York Times covered the story as well.

In 1917, at age 16, Hughes rented a small attic in what was considered one of the first upper-middle class black neighborhoods in inner city Cleveland. The house was nearly demolished after it was sold at a sheriff’s sale. Cleveland librarian Christopher Busta-Peck discovered Hughes’ connection to the home in his autobiography and early writings. Hughes says the tiny, 5 x 20 attic apartment in Fairfax was where he first began to discover his talent for writing. Langston Hughes went on to earn the reputation as one of the most important writers of the 20th century, and an eloquent spokesman for African Americans.

FRDC will renovate the home and weave it back into the fabric of the community by selling it to a family that will appreciate its historical and cultural significance. But there will be a public monument to Langston Hughes here. Next to the house is an empty lot. FRDC will engage the community to design a reading garden that celebrates the life and contributions of the great Langston Hughes.



“There was a profound sense of family. But it wasn’t the Butler family or the Simpson family. It was the 95th Street family. There was a sense of cohesion and belonging and you felt safe.”

-Katherine Butler

OPEN SPACE STRATEGY

Developing our Open Spaces into an interconnected series of community, neighborhood and pocket parks has long been part of our Master Plan. In 2009, the City of Cleveland explored strategies for reuse of vacant land as part of its Re-Imagining a More Sustainable Cleveland process. The goal of the planning is to explore ways to make Cleveland a cleaner, healthier, more beautiful, and economically sound city. To that end, the City of Cleveland and Neighborhood Progress, Inc. committed to implementing pilot projects over the next several years and determine how to bring the most successful ones to scale.

The City of Cleveland awarded \$44,860 to the Fairfax neighborhood for three pilot projects. Studies have shown that the closer homes are to parks and open space the higher their value. In one pilot project, the Families of East 87th Street will develop a pocket park. The park will include flowering trees, bushes, flowerbeds, benches, solar lighting and youth public art.

FRDC will formalize a neighborhood cut-through into the East 95th – East 97th Pathway Connector. The ideal length of an urban residential block is 400 to 600 feet. Many of Fairfax blocks are twice as long, which creates a sense of isolation and discourages residents from

walking. The East 95th – East 97th Pathway Connector will link residents to their neighbors on adjacent blocks, making walking in the neighborhood more enjoyable.

FRDC will also redevelop eight city owned vacant lots located at East 100th Street and Quebec Avenue as a passive park. The area adjacent to Bolton Elementary School and the Cuyahoga County Juvenile Justice Center will be named the Quebec Serenity Gardens. Old foundations will be removed and the site will be graded. The walking path created over the years will be formalized and the site will be landscaped with flowers, bushes and gardening areas. Benched seating areas will encourage social connectivity between county workers, teachers, students and residents.

“People forget the history that Fairfax contains. The businesses that thrived here. The people who lived here. But looking at vacant lots, unless you knew about the people who lived there, you wouldn’t see anything but the barrenness. A lot of what I do these days is document the history we’re making right now. Years from now, I want people to know who we were, and how we re-invented this community.”

-Harry Winfield

JUST HOW BIG IS THE BIG PICTURE? IN SOME WAYS, IT’S GLOBAL!

We were recently visited by a delegation of professors and doctoral candidates from Osaka City University and Tokushima University in Japan. The group was led by Dr. Hiroshi Yahagi from the Graduate School of Creative Cities, Osaka City University. Dr. Yahagi has written extensively on urban development and control of landscape within city neighborhoods. He has previously toured Youngstown and met with various city officials, neighborhood groups and community leaders to gain insight on population decline strategies, to possibly apply them to the future of Japanese cities.

While in Cleveland, Dr. Yahagi and his colleagues visited City Hall, the Cleveland Foundation and Neighborhood Progress, Inc. In the course of these meetings they heard about Fairfax and specifically requested a meeting with us to learn more about our community and our partnership with Cleveland Clinic. The group expressed their appreciation at learning about American models for collaboration and the ways in which community development corporations such as FRDC can promote urban regeneration.



FAIRFAX MODEL BLOCK INITIATIVE

A Model Block is a designated area where financial resources, in-kind donations, volunteerism and residents' sweat equity are layered to make a noticeable and positive impact on the community.

In 2009, teams of employees from Cleveland Clinic and the Cleveland Indians joined Fairfax residents to scrape, paint and landscape four homes on East 97th and East 100th Streets. The work was done as part of a service project for Rebuilding Together Cleveland, an area nonprofit supporting home ownership as well as rehab and repair of older homes. FRDC contributed to rebuilding of porches, windows, and chimneys.

The Cleveland Clinic team included Brenda Cook, a pain management nurse and daughter of Joan Olds, whose home was among those receiving repairs. The mother and daughter live next door to each other on East 97th Street. Brenda is the Olds family's fourth generation to live in Fairfax.

"It would have taken us two years to do what was done here in one day," said Cook. Cook said her neighborhood is tight-knit, and the repairs will make a difference in revitalizing their street.

"We appreciated spending the day with our neighbors and friends while lending a hand to Fairfax homeowners," said Anthony Stallion, MD, Cleveland Clinic's chief community relations officer. "Our employees want to give back to our neighborhood in a hands-on way."



CASE WESTERN RESERVE UNIVERSITY ANNUAL CASE FOR COMMUNITY DAY

For the past three years, CWRU has selected Fairfax for a day of community service. On September 25, 2009, twenty volunteers worked on East 97th Street, complementing improvements made by Cleveland Clinic and Cleveland Indians volunteers. They cleaned vacant lots and transformed one vacant area into a beautifully landscaped pocket park.

COMMUNITY HEALTH INITIATIVE

As part of our partnership with Cleveland Clinic, Fairfax provides office space every Friday to enable the Community Health Initiative (CHI). The program started in September of 2006 and in 2009 served 603 people. The clinic is staffed by medical students, and occasionally an MD or DO. They conduct medical screenings including blood pressure, glucose, cholesterol, height, weight, BMI, body fat%, pregnancy and HIV/AIDS testing, and flu shots. As they examine people they also provide information about the tests - what they mean and what common diseases are associated with abnormal values, such as cardiovascular disease, hypertension and diabetes. This information is key to helping individuals learn about health practices that promote health and well being and to empower individuals and families to take control of their health. In 2010, we plan to add nutrition counseling to our clinic activities, as well as cooking demonstrations on a quarterly basis.



THE TUDOR ARMS HOTEL RETURNS

Built in 1931, the former Tudor Arms Hotel is one of Fairfax's landmark buildings. It was originally built to house the Cleveland Club and later became the hotel. It has also served as housing for university students and was most recently occupied by the Cleveland Job Corps Center. The Maron family, best known for their renovation of East 4th Street, began the restoration of the building which will include a 154 room Doubletree Hotel, a restaurant and 25,000 square feet of office space. FRDC was one of several organizations that assisted the developer in obtaining financing and site acquisition for parking for the \$22 million project. The new hotel and restaurant will create as many as 75 new jobs and the Marons have made a commitment to hire from the neighborhood. This makes this project a win-win for everyone. FRDC will work closely with the hotel manger to develop a job recruitment and training program for Fairfax and surrounding neighborhoods.

You can't reverse things. You can't go back to the '40s or '50s. But you can take advantage of what's being done today. Take something old and make it new again. (By the way, did you know the first traffic light, invented by Black Clevelander Garret Morgan, was installed on East 105th and Euclid - just a block away from the Tudor Arms Hotel?)
-Harry Winfield



OPPORTUNITY CORRIDOR

The Board of Directors passed a resolution in support of the Opportunity Corridor Project. The idea of creating a direct street connection between I-490 and University Circle has been discussed in Cleveland for decades. The Board agrees that the corridor extension from the south will provide improved access to University Circle while stimulating community and economic development. What's more, the timing of this project represents the best chance to leverage state and federal funds as a catalyst for economic development.

There are many direct benefits for the Fairfax neighborhood. The Opportunity Corridor will provide access to residents and those who work in the neighborhood from the I-490 exit to the south. The corridor will open up 150 acres of non-residential and under-utilized land for long-term development. The three mile long corridor will arrive in Fairfax at East 105th Street and Quincy Avenue and align with and widen East 105th Street to Euclid Avenue. A redeveloped East 105th Street with an enlarged right of way presents us with the opportunity to drastically improve existing conditions. The Opportunity Corridor will, in its way, create a new address for Fairfax and put a new front porch on the neighborhood.

FAIRFAX WALKING TOUR PROJECT

The Fairfax Neighborhood now has it's own audio walking tour. Starting from Quincy Park, the tour not only points out important landmarks, but also provides historical perspective of the evolution of our community from 1872 to the present. The audio tour can be downloaded for free from www.cityprowl.com and covers a half-hour walk around the Quincy neighborhood, as well as 5-minute "drive-to" stops at places like Karamu House and Olivet Baptist Church.

"I don't understand the Opportunity Corridor. It's a highway, and a highway is not a neighborhood. It's been part of the Master Plan for quite a while and I hope it's going to be a good thing for Fairfax, but I'm going to wait and see. If it isn't, you'll hear from me."
-Katherine Butler

GREATER CIRCLE LIVING



Greater Circle Living is an innovative partnership between the Cleveland Clinic, Case Western University, University Hospitals, Cleveland Museum of Art and Judson at University Circle that assists eligible employees with the purchase of homes in the Greater University Circle area. The five year \$4.5 million program is supported by the Cleveland Foundation, Surdna Foundation and Kent H. Smith. The program encourages employees of eligible institutions to live close to work while promoting targeted support for the revitalization of Cleveland's neighborhoods. The program also provides support to employees who already live in the area to maintain their existing housing and provides newcomers to the area with rental assistance. Since the program's inception in 2008, 11 employees purchased homes, three employees completed exterior renovations, and six employees executed a one year lease to live in the Greater University Circle area. A number of others who will receive funds by the end of the first quarter 2010 include assistance for home purchase (7), exterior repair (2), rental assistance (7) and home improvement/upgrade (1).



SUPPORTING FAMILIES DURING THE HOLIDAYS

For years FRDC has supported Councilwoman Mitchell's, Dave's Grocery Store Gift Card Program by purchasing 500 to 600, \$25 gift cards and distributing them to income eligible Ward 6 residents during the Thanksgiving and Christmas holidays. In 2009, FRDC advanced \$25,000 to increase the number of people served to 1,000, a 66% increase.

Fairfax staff and The Romich Group distributed well over 1,000 items of non-perishable food to seniors living at the Renaissance at Fairfax Park. Residents were encouraged to take as much as they needed as they came with shopping carts. To put the finishing touches on the holiday season, poinsettias were delivered to the senior building to decorate the common area and many of the apartments.

For the second year, contractors working at the Cuyahoga County Juvenile Justice Center participated in a food drive and raised \$1,700 in cash to support FRDC's efforts to support seniors and families. Prime contractor Smith & Oby, provided the largest donation of non-perishable food items.

Every year we adopt a family for Christmas. Because of the contractors' generosity, this year we adopted three. Nominations are made by the community. Qualifying nominees must demonstrate financial need, have at least two dependents and actively participate in an organization in Ward 6. This year's recipients were the Davis, Keith and Thomas families.



OUR TRADITION IS TO ADOPT A FAMILY FOR CHRISTMAS...THIS YEAR WE ADOPTED THREE.

Davis Family

Donner Davis is a life long Fairfax resident and is an avid volunteer at St. Adalbert School and Parish. In fact, it was the school that nominated the Davis Family to receive support for Christmas, in thanks for Donner's volunteer work. Donner's greatest commitment is to her two grandchildren, LaDasha and Malik. LaDasha and Malik are good students and participate in neighborhood programs and neighborhood cleanup activities. LaDasha is a leader at St. Adalbert School where she is the class treasurer, runs track and leads daily prayer over the public address system.

Keith Family

The Keith Family was recognized in 2007 as our resident partner of the year for the tremendous amount of volunteer work they do in their community. Kimberly cooks an annual Thanksgiving dinner at her own expense for low income seniors at The Renaissance at Fairfax Park, all 92 of them. Kim and her boys volunteer in FRDC's office and are members of the Friends of Quincy Park. The family are active members of Emmanuel Baptist Church.



Thomas Family

Akanni Thomas is a lifelong Cleveland resident and has lived in Fairfax for two years with her two children. While Akanni is new to the community, you couldn't tell based on her level of involvement and the leadership roles she has undertaken. She has assumed the position of East 87th Street Club President and has formed and organized the Families of East 87th Street. Under her leadership the families submitted and were awarded a \$10,000 grant from the City of Cleveland to transform a vacant lot into a pocket park. Akanni is described by her neighbors as pleasant, tenacious and a good mother.



BRUSHSTROKES IN THE BIG PICTURE

It is our goal to find ways to support our youth.

Last year we:

- > Created five summer jobs for Fairfax youth
- > Distributed school supplies to 525 youth
- > Collaborated with Cleveland Clinic and UCIP-ASAP Program to create job apprenticeship program (received 2009 Team NEO Economic Development Impact Award)
- > FRDC received the 2009 Honor Award for Preservation Achievement for the Langston Hughes Center.
- > FRDC continued to fulfill its Master Plan for acquiring vacant and abandoned buildings – buildings that decrease neighborhood property values and contribute to increased crime. Last year we acquired and demolished five blighted buildings. And we acquired 24 vacant lots for future development.

We help residents improve the appearance, safety and value of their homes and streets.

Last year we:

- > Assisted residents to secure Neighborhood Connections grants
- > Processed 31 paint applications
- > Completed lead abatement on 29 housing units
- > Weatherized 141 housing units
- > 2009 saw the beginning of construction of the Global Cardiovascular Innovation Center.
- > FRDC is constantly looking for ways to provide residents with services that help. In 2009 we helped 102 residents with electronic filing of tax returns (with combined total returns of \$156,518). We also provided training for 209 residents in our computer lab.
- > We helped organize the 15-week Fairfax Walking Club.

- > The harsh economic conditions of the past two years have put increased pressure on some of our residents. In 2009, FRDC:
 - > Prevented 5 mortgage foreclosures
 - > Engaged in door knocking at 150 homes
 - > Assisted 5,017 low income families with the Home Energy Assistance Program

Did you know?

The FRDC Board of Directors updated the Personnel Policy and established a strong Conflict of Interest Policy.

Did you know?

Fairfax participated in City of Cleveland 2009 Rain Barrel Program.

Did you know?

FRDC served as the fiscal agent for four non-profit organizations in our community.



STATEMENT OF ACTIVITIES FOR THE 12 MONTHS ENDING DECEMBER 31, 2009

Support & Revenue		General Liability Insurance	10,194	Building Supplies	7,466
Federal Funding Grants	\$ 1,486,609	Equipment Purchases	6,135	Vacant Lot Cutting Program	42,140
Foundation & Other Grants	1,175,010	Total General Overhead	\$ 134,938	Other Property Expenses	2,895
Fundraising Income	16,950			Depreciation & Amortization	895,134
Interest Income	159,478	Professional Services:		Total Property Expenses	\$ 2,156,803
Development Fee Income	451,622	Accounting	\$ 73,528		
Rent Income	1,991,523	Legal Fees	11,063	Other Expenses	
Other Income	35,778	Architectural	98,172	Conferences and Meetings	\$ 9,692
Total Support and Revenues	\$ 5,316,970	Marketing	6,169	City Works Programs	3,635
		Appraisals &		Special Events / Fundraising	89,944
Expenses		Environmental Studies	18,450	Holiday Food Program	25,000
Personnel Costs:		Housing Rehab Programs	989,476	Paint Refund Program	9,666
Staff Salaries	\$ 798,748	Computer Consultant	4,131	Greater Circle Living Program	90,494
Fringe Benefits & Taxes	192,065	Asset Management Fees	10,000	Travel & Automobile	11,232
Total Personnel Costs	\$ 990,813	Other Professional Services	14,236	Trainings & Workshops	23,780
		Total Professional Services	\$ 1,225,225	Other Miscellaneous Expense	27,272
				Total Other Expenses	\$ 290,715
General Overhead		Property Expenses			
Telephone Service	\$ 12,400	Loan Interest	\$ 854,512	Total Expenses	\$ 4,798,494
Utilities	35,703	Utilities	18,265	Change in Unrestricted Net Assets	\$ 518,476
Office Materials & Supplies	16,785	Janitorial Services	67,071	Beginning Net Unrestricted	
Office Repairs & Rentals	15,893	Building Maintenance	186,795	Assets: 01-01-2009	\$ 6,476,027
Postage & Deliveries	,544	Property Insurance	22,771	Ending Net Unrestricted	
Copier Lease Fees	3,064	Real Estate Taxes	56,658	Assets: 12-31-2009	\$ 6,994,503
Printing & Duplicating	20,799	Inspections / Permit Renewals	3,096		
Other Office Expenses	9,421				

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Kenneth Tyson, CWRU Mandel School of

Social Science

OUR BIG PICTURE KEEPS GETTING BIGGER EVERY YEAR

We wish to thank our growing list of people, foundations, institutions and corporations who are helping make our vision for Fairfax become a reality through their financial and in-kind contributions.

Foundations, Corporations and Institutions

The McGregor Foundation
Cleveland Foundation
JPMorgan CHASE & Company
City of Cleveland
Time Warner Fund
Kent H. Smith Charitable Trust
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Neighborhood Connections
Home Depot-Team Depot
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First Merit Bank

Buckeye Area Development Corporation
WKSU
American Prospect
Cuyahoga County Land Bank
CSU Law Clinic
Union Grove Baptist Church
A & D Contractors
Superior Fence and Builders
Cleveland Restoration Society
Independence Excavating

Individuals

Katherine Butler
Harry Winfield
Hattie Matthews
Earl and Patricia Carrington
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Vanessa Whiting, Esquire
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Amanda Rabinowitz
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