To improve the quality of life in greater Cleveland through neighborhood revitalization, affordable housing and integrated social services.
Message from the Board President and Executive Director

We are proud to present the Annual Report for Famicos Foundation for 2021. Coming out of the pandemic, last year was a time for recovery and reconnection, for healing and strengthening. We increased capacity, staffing, and programming. We advocated for the health of our communities and our partners responded generously. With the help of our health partners, we administered 220 COVID-19 vaccines, grew 6,000 lbs of produce in our community gardens, and distributed 30,000 lbs of canned food to seniors and disabled.

We kept families safe in their homes through our Lead Hazard Reduction, Senior Home Repair, and Eviction Prevention programs. We launched our new Digital Inclusion effort to make sure our neighbors stay connected. We invested in technology upgrades to better serve the thousands of people who rely on us.

We continue to empower families to create vibrant and healthy neighborhoods, leading to a strong city with a strong future.

Laura Junglas  
President, Board of Directors

John O. Anoliefo  
Executive Director
When Famicos Foundress Sr. Henrietta Gorris moved to Hough to become a part of the neighborhood she served, she put the very first house Famicos ever built right next to hers.

Famicos doesn’t just serve the neighborhoods of Hough, Glenville, and St. Clair - Superior. We live here, we work here, and we’ve raised our children here.

More than 50 years strong. Still going. Still growing.

More than 50 years later, we’re still building houses for families. Last year, we built 30 new construction single-family lease-to-purchase homes in Glenville and completely renovated two large historic homes. Building both affordable and market-rate houses, Famicos is driving the real estate market and ensuring diverse, multi-income neighborhoods.

Company Figures

- $9.0M Operating Budget
- $6.5M Economic Impact
- 850 Units of Housing
- 32 New Houses Built

About Us

Our vision is the same vision that Sr. Henrietta Gorris CSA had when she founded our organization more than 50 years ago:

We empower residents to create an engaged, vibrant, diverse, healthy neighborhood, where residents choose to stay, invest, and help shape a neighborhood of choice.

Famicos Foundation started in 1969 with one house for one family.

Above: Famicos Foundress Sr. Henrietta Gorris with the Norman family outside the first house that Famicos built (Hough, 1969).

Values

- Dignity
- Integrity
- Diversity
- Innovation

Measureable Results

Our company values are what have spurred our growth over five decades. Public Policy may change but our values remain constant.
Our Team

TEAM  DIVERSITY  TRUST

Famicos Foundation is dedicated to racial equity, diversity and inclusion.

CASSANDRA WHITE  
PROPERTY MANAGEMENT

Director of Property Management Cassandra White has 30 years experience in the industry and is a certified Registered Housing Manager through the National Center for Housing Management.

ERICA BURNETT  
COMMUNITY ENGAGEMENT

Erica Burnett, Director of Community Building & Engagement, has over 17 years experience in Community Development and is certified in Resident Services by NeighborWorks America.

CANDICE WOOD  
HOMEOWNERSHIP

Homeownership Resource Center Manager Candice Wood has over 10 years experience, an MBA, and is a HUD-Certified Housing Counselor.

JOHN O. ANOLIEFO  
EXECUTIVE DIRECTOR

Executive Director John Anoliefo leads Famicos with over 40 years experience, an MA, and a commendation from Harvard University. Among his many accolades, Mr. Anoliefo is in the Greater Cleveland Nigerian Hall of Fame and holds the Key to the City of Cleveland.

Black-Lead, serving Black Neighborhoods

Famicos is a Black-lead organization with an Executive Team that is 80% Black, a Board of Directors that is 50% Black and a staff that is 86% Black, 5% Latinx, and 9% White.
Integrated social services are what set us apart from the competition.

**COMMUNITY ENGAGEMENT 02**

Integrated social services is what sets us apart. Beyond alleviating immediate needs with social services, we empower residents to create change. From community health & wellness, to the digital divide, to senior transportation, to youth programming and employment, we work across the spectrum to abolish systemic racism and create just, equitable systems.

Dignity calls for a hand up, not a hand out.

**PROPERTY MANAGEMENT 03**

Famicos owns or manages nearly 850 units of housing across 21 partnerships. Whether it’s affordable housing, senior & disabled housing, permanent supportive housing, lease-to-purchase housing, or market-rate housing, we treat each resident with dignity and humanity. Every Famicos resident has access to all of the services Famicos offers.

Help when you need it, where you need it.

**HOME OWNER CREATION 04**

Generational poverty can only be broken by generational wealth and financial stability is freedom. Through homeownership preparation, budgeting, financial counseling, credit building, eviction prevention, tax preparation, and legal records expungement, we offer a variety of services to lift up the impoverished.

Everybody deserves a home and a future.
Famicos client services include senior & disabled home repair & paint program, lead hazard reduction, tax preparation, legal records expungement, eviction prevention, referral services for seniors, and customized financial services like home buyer readiness, financial coaching, and credit & asset building.
SOCIAL SERVICES

We thank our valued partners and sponsors without whom we could not help thousands of Clevelanders.

837
seniors received food monthly

500
kids received toys and coats for Christmas

75
seniors received tablets and computers

650
kids received school supplies

RESIDENTS & PROPERTIES

Residents

Famicos Foundation had 986 residents at the end of 2021. 66% of Famicos residents are African American and 48% are female. The chart to the left shows the breakdown of residents.

Properties

Famicos Foundation owns or manages 21 multifamily properties across the Greater Cleveland area plus around 175 single-family lease-to-purchase houses. The graph to the right shows a breakdown of the number of units in each category of housing.
Focus on Health & Wellness

Whether it’s a deadly respiratory virus or the long-term effects of living in a food desert, the whole community is affected.

Famicos was one of eight community organizations in the nation to receive the USDA’s first ever Urban Agriculture award. We were also one of 100 organizations nationwide to receive the CDC Foundation’s Partnering for Vaccine Equity grant. Famicos is thankful that our partners on the federal and local levels trust us with such vital health issues.

220
COVID-19 VACCINES
Cleveland’s Black neighborhoods had some of the highest COVID death rates in the city. Famicos and our partners are working hard to change this.

6,000
POUNDS OF PRODUCE
Famicos grew 6,000 lbs of fruits, vegetables, and herbs and sold them all to residents at our Gateway105 Farmer’s Market.

48,000
MEALS PROVIDED
With the help of the Greater Cleveland Food Bank, Famicos distributed and delivered 48,000 meals to Clevelanders in need.
The myGlenville Master Plan was a resident-driven neighborhood revitalization plan for Glenville that was created in 2017. The plan covered 2017-2021. At the completion of the myGlenville Plan, a new neighborhood planning model was adopted - Purpose Built Communities. This new work is spearheaded by a partnership between the Cleveland Foundation, Saint Luke’s Foundation, and Famicos Foundation. Purpose Built Communities is a non-profit consulting organization that helps local leaders implement a comprehensive neighborhood revitalization model that will break the cycle of poverty for low income families while creating healthy and sustainable neighborhoods.

In Glenville, Purpose Built Communities is targeting efforts within a Concentrated Investment District (CID) identified during the myGlenville Plan. The goal of the CID is to create a healthy, mixed income community with quality education, health and wellness amenities and high quality housing options for residents of all incomes. Mary McLeod Bethune Elementary School is a foundational component in creating a cradle-to-college education pipeline for families and children in Glenville’s southern neighborhood.

Continuation of the myGlenville Master Plan

Famicos built 30 lease-to-purchase homes in Southern Glenville. The 3-bedroom, 2-bathroom homes were all rented with residents being coached by our Homeownership Resource Center to be ready to buy their homes in 16 years.

Famicos supports Mary M Bethune students through a learning garden, a new multi-sport court, end-of-school and back-to-school events, school supply giveaways, and summer youth employment. Famicos in partnership with MyCom also stocks a resource closet and laundry room at the school.

Last year, Famicos in partnership with the Cleveland Foundation, General Motors, and KaBOOM Parks built a new multi-sport court (pictured above). Through partnerships with RecessCLE and UCI, we also held several community play and exercise events throughout the year.
**Finances**

**REVENUE 2021**

- **Rental Income**: $7,055,000
- **Government Grants**: $2,710,000
- **Foundation Grants**: $284,000
- **Fiscal Agent: MyCom**: $3,233,000
- **Management & Development Fees**: $959,000
- **NeighborWorks America**: $665,000
- **Corporate Grants**: $683,000
- **Individual Donors & Fundraising**: $130,000
- **Net Assets**
  - End of 2020: $55,727,000
  - End of 2021: $56,297,000

**EXPENSES 2021**

- **Depreciation & Amortization**: $4,066,000
- **Fiscal Agent: MyCom**: $3,233,000
- **Management**: $1,141,000
- **Development**: $620,000
- **Property Management**: $1,563,000
- **Fundraising**: $131,000
- **NeighborWorks America**: $665,000
- **Corporate Grants**: $683,000
- **Rental Income**: $7,055,000
- **Community Engagement**: $2,264,000
- **Properties**: $6,426,000
SPONSORS

Local Initiatives Support Corporation  Marous Brothers Charities

US BANK  HUNTINGTON BANK
KEY BANK  CITY ARCHITECTURE
DOMINION CHARITABLE FOUNDATION  HERSHEY FOUNDATION
PNC BANK  MURPHY FAMILY FOUNDATION
CLEVELAND CLINIC  OHIO CAPITAL CORPORATION FOR HOUSING
HIGLEY FAMILY FUND  SEARS-SWETLAND FAMILY FOUNDATION

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Millennia Housing Management
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Sherwin Williams Company
New Beginnings
CHN Housing Partners
Finch Group
Medical Mutual
Church of the Covenant
Cleveland Vinyl Cleaners
Kem’s Construction Company
St. Agnes Our Lady of Fatima
MAC Pharmacy
LETS TALK

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In memory of...

Sr. Henrietta Gorris
Edward Fisher
Jerry Weiss
Kathleen & Anthony Montonini
Patricia & Charles Hunsaker
John Weiss
Mary Quandt
Patty & Patrick Murphy

Msgr. Bob Wolff
John Weiss

James Grant
John Weiss

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