

THE WELL COMMUNITY DEVELOPMENT CORPORATION



COMMUNITY IMPACT REPORT

2016 - 2018

THEWELLAKRON.COM



MISSION STATEMENT

THE WELL COMMUNITY DEVELOPMENT CORPORATION (CDC) EXISTS TO ENCOURAGE WORTH, VALUE, AND DIGNITY BACK INTO THE COMMUNITIES OF AKRON.

VISION

THRIVING COMMUNITIES

Rust Belt cities like Akron were once bustling pockets that thrived with people, resources, and identity. We want to see Middlebury grow in a way that encourages the community to take pride in the neighborhood and become a gathering place for the entire city.

FLOURISHING INDIVIDUALS

Flourishing individuals is directly tied to the ability to decide for oneself. Our desire is to create opportunities for all people in Akron to achieve their dreams by leading healthy and liberated lives.

LETTER FROM THE WELL CDC

We are excited about the momentum and energy in Middlebury! The Well's first two years as an organization, and ten years of community engagement, has created a platform for equitable community impact. In Middlebury we are fighting to develop systems that allow our community to thrive, while at the same time creating context for our neighbors to flourish. It has been our privilege to be advocates of shared prosperity in our community.

As we look back at the last two years, we are encouraged to see how far we have come. We have a greater capacity to execute with our neighbors. We have developed a staff team that cares deeply. We have completed a neighborhood plan, built partnerships, acquired residential units, commercial store fronts, and a 30,000 sq ft abandon church building.

What an opportunity we have to fight for justice with our neighbors. At The Well CDC, we are blessed to get the opportunity to build equity in our community. Thank you for all your support.

Sincerely,



Paul Eck
Board Chairman



Zac Kohl
Executive Director

FOCUS



RESTORING HOUSING

We want to see every home in Middlebury lived in by someone who chooses to be here.



CREATING ECONOMY

We want to see all our neighbors have the opportunity to thrive in their current context.



SUPPORTING PLACE

We want our neighbors to feel like they are a part of something bigger than themselves.



RESTORING HOUSING

60 FOR 60

Launched campaign to acquire and renovate 60 homes in 60 months.

"My family and I are so excited to move back to Middlebury! We've been trying to come back for some time now but it hasn't been the easiest. Thanks to my good friends at The Well CDC for having a house available at the perfect time for us. We are grateful for all the support The Well has given us."

Drenna, Middlebury Resident

- Hired Housing Director, Reuben Auck.
- Acquired and renovated **SEVEN SINGLE FAMILY HOMES**.
- Partnerships with the Summit County Land Bank to acquire vacant properties.
- Partnership with LINKS Community & Family Services to provide a one-year Home Visitation Program for residents.

Acquisitions

- Fully rehabilitated **TWO SINGLE FAMILY HOMES** in partnership with Summit County Landbank.
- Additionally, The Well CDC acquired **FOUR MORE SINGLE FAMILY HOMES**.
- Acquired a mixed-use property including **SEVEN SINGLE BEDROOM APARTMENTS AND THREE STORE FRONTS**.
- In 2018, acquisitions **TOTALED 13-UNITS**. Keeping The Well CDC on pace to achieve our **60 FOR 60 GOAL**.



City of Akron: Lawn Care

- A partnership with the City of Akron allows us to hire two seasonal part-time employees.
- Responsible for the lawn maintenance and upkeep of **315 VACANT CITY OWNED PARCELS** in and around the Middlebury neighborhood.

Community Tool Library & Home Maintenance Classes

- Through the Ohio CDC association, The Well CDC hired Kelly Ashley. Kelly joins the team as a one-year employee through the AmeriCorps Vista program. Kelly's role allows The Well CDC to develop our programming for the Tool Shed and Home Maintenance, to be executed throughout 2019.
- In 2018, we hosted two home maintenance classes where experienced professionals instructed neighbors on how to execute drywall repairs and winterize their homes. A full calendar year of classes are planned for 2019.





CREATING ECONOMY

COMPASS

“WHEN WE SAY THE WELL, WE’RE SAYING COMPASS.”

“Compass creates a unique opportunity to have a small business in the Middlebury community. As a subsidiary of The Well CDC, we believe Compass will show we can have destination businesses in the Middlebury neighborhood that draw people from all over Akron.”

Zac Kohl, Executive Director of The Well CDC

- Compass opened in February of 2017. Compass serves as a small business contributing back to the community and has created **SEVEN JOBS** in the Middlebury community.
- Awarded Akron Beacon Journal’s 2017 Best Coffee Shop and Akron Life Magazine’s Editors Pick.

Middlebury Mixer

- In 2018, The Well CDC hosted **THREE MIDDLEBURY MIXERS**, a family oriented event to support local entrepreneurs.
- The Middlebury Mixer engaged **FOURTEEN SMALL BUSINESSES** in the Greater Akron area.
- More than **\$5,000 IN REVENUE** was accrued on behalf of the Middlebury Mixer participants.

“Compass Coffee gave me a chance. They rolled the dice on me and my studio’s tea blends. I had no idea a meeting about hosting an event would result in a multi-year relationship of selling my products in their shop - but I don’t regret it one bit!”

Jaron M. Legrair, JML Studio



AKRON FOOD WORKS

Akron's first shared-use kitchen and incubator

"The partnership between The Well and local entities like BOUNCE Innovation Hub, Countryside, and Summit Food Coalition to provide wrap-around support and educational opportunities for these entrepreneurs is one more example of Akron's strong entrepreneurial ecosystem."

Heather Roszczyk, Innovation & Entrepreneurship Advocate at City of Akron Mayor's Office of Economic Development

- ASIA, Inc. was awarded a USDA Community Food Project. Due to their graciousness and endorsement Akron Food Works was a sub-recipient and awarded \$105k devoted to capital renovations.
- Secured \$260,000 in financial commitments to begin this project. In addition to the USDA grant, we have also received financial support from the eBay Foundation, GAR Foundation, Burton D. Morgan Foundation, Akron Community Foundation, and private philanthropy.
- Hired ACEnet as consultants for Akron Food Works. ACEnet is responsible for the longest-standing shared-use kitchen in the Midwest, out of Athens, OH.
- Set to launch out of The Well CDC in the second quarter of 2019.

"Working through The Well's kitchen in the summer of 2018 allowed Fat T's Cookies to adjust to the exponential growth we saw. I was able to exceed my expectation and begin to scratch the surface of how to continue to grow my small business."

Travis Howe, Founder of Fat T's Cookies





SUPPORTING PLACE

MKSK NEIGHBORHOOD PLAN

- Due to the financial support of the Huntington-Akron Foundation, The Well CDC contracted MKSK Urban Planning and Design firm to complete the Middlebury Neighborhood Plan. Completed in January of 2019, the plan presents a unique opportunity to create a shared vision for the Middlebury community.
- The plan started with more than **40 VESTED ORGANIZATIONS AND INDIVIDUALS** coming together for a series of focus groups and was continued through the development a Core Team which included EANDC and Neighborhood Network.
- We also had a steering committee of local stakeholders including, but not limited to, Summa Health, The University of Akron, The W.O.M.B., Open Door, LINKS Family and Community Services, Family of Faith, Mason CLC, small business owners and local residents. We are excited to see the results of our Neighborhood Plan over the 3-5 years.

The Well Facility

- **FIFTY COMMUNITY EVENTS** held in the Meeting Hall including Big Love Festival, 2017 PechaKucha Volume VIII, Summit County Eats, and eBay Retail Revival.
- 100% building occupancy as of July 2018.
- By creating a low-risk barrier for entry, three organizations outgrew their space at The Well.





Akron Hope

- Fall 2018, The Well CDC adopted a program called Akron Hope. Akron Hope comes alongside local community learning centers to provide educational resources, in-class tutoring, and teacher support.
- Akron Hope served **FIVE** Akron Public Schools including Mason CLC in Middlebury, **1300+ STUDENTS, 80+ TEACHERS AND 1200+ VOLUNTEERS.**

“The Well CDC has done so much for Middlebury. They have helped it to become a place where people want to come, and people want to stay. One of the things that The Well CDC has done for Mason CLC is that they have brought in Akron Hope. It’s so exciting to see so many volunteers come in and be a part of our students’ lives! I appreciate The Well CDC, and I appreciate its efforts in making Middlebury a great place for our families!”

Angela Harper, Principal, Mason CLC; Board Member, The Well CDC

Middlebury Block Challenge

- The Middlebury Block Challenge is a way to support current residents. With financial support from The Knight Foundation, The Well CDC offered a \$1000 matching grant to groups of neighbors who rallied together execute small beautification projects and encourage pride in place.
- Awarded four small matching grants to resident led groups in the Middlebury community.

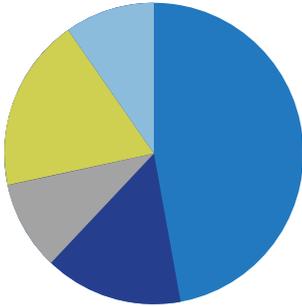
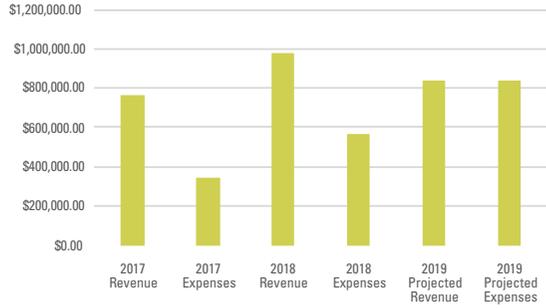
Middlebury Wednesday & Hapi Fresh Farmers Market

- In partnership with ASIA, Inc.’s Hapi Fresh Farmers Market, The Well CDC hosted Middlebury Wednesday which included **150+ PARTICIPANTS; 4 FOOD TRUCKS; 2 LOCAL BREWERIES; AND 6 FARMERS.**
- Activated three vacant lots with an oversized pergola, patio, and a community hoop house and garden.

FINANCIALS

REVENUE & EXPENSES

2017 Revenue	\$763,264.00
2017 Expenses	\$346,994.00
2018 Revenue	\$978,433.00
2018 Expenses	\$568,802.00
2019 Projected Revenue	\$839,249.00
2019 Projected Expenses	\$837,355.00

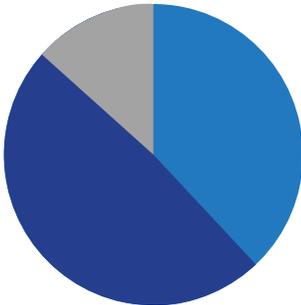
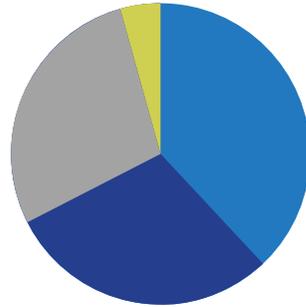


2018 OPERATING EXPENSES

Payroll	\$275,791.00
Facilities	\$75,723.00
Compass	\$62,951.00
Programming	\$108,297.00
General & Admin	\$46,039.00

2018 MAJOR FUNDING SOURCES

Foundations	\$387,000.00
Individual Contributions	\$297,283.47
Earned Revenue	\$267,611.84
Government	\$25,000.00



2018 COMMUNITY IMPACT

Creating Economy	\$386,477.00
Restoring Housing	\$447,792.00
Supporting Place	\$108,297.08

Foundations

Akron Community Foundation
Betty R. Axline Fund
Burton D. Morgan Foundation
C. Frank and Virginia Jordan Marshall
Charles E. & Mabel M. Ritchie Memorial Foundation
Dominion Energy Charitable Foundation
eBay Foundation
First Energy Foundation
Fox Family Foundation
GAR Foundation
Gertrude F. Orr Trust Advise Fund
In His Steps Foundation
Huntington-Akron Foundation
JAH Foundation
KeyBank Foundation
Knight Foundation
Lehner Family Foundation
Lloyd L. & Louise K. Smith Foundation
Mary S. & David C. Corbin Foundation
MG O'Neil Foundation
North East Ohio Golf Charities
OMNOVA Solution Foundation
R.C. and Katherine M. Musson Charitable Foundation
Summit County Land Bank
W. Paul & Thora J. Mills Memorial Foundation
Walmart Charitable Giving Foundation
William C. Krishner Fund

Individuals Contributions above \$10,000

Ann & Dave Brennan	Doug & Kathy Kohl
Craig & Nancy Anderson	Intech Computer Solutions
Christ Community Chapel	Phil Maynard
Dave & Linda Maynard	Roger Read
Chuck Bond	Tom and Sue Strauss
Paul & Tracy Eck	William Bobcox

A SPECIAL THANKS TO ALL
OF OUR VOLUNTEERS, DONORS,
AND SUPPORTERS!

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STAFF

- **Zachary Kohl, Executive Director**
- **Curtis Minter, Jr., Operations Director**
- **Kelly McHood, Fund Development Director**
- **Reuben Auck, Housing Director**
- **Eric Razo, Compass Director**
- **Jen Vliet, Akron Hope Coordinator**
- **Rob Moore, Housing Assistant**
- **Kelly Ashley, AmeriCorps Vista**