

THE WELL COMMUNITY DEVELOPMENT CORPORATION

2019 THEWELLAKRON.COM

COMMUNITY IMPACT REPORT

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

THRIVING COMMUNITIES

Rust Belt cities like Akron were once thriving, bustling pockets with people, resources, and an 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

It's crazy to think we have only been here for three years! 2019 was another incredible year that helped our community see the true potential of our space. Our work in Middlebury is beginning to take shape and ripple throughout what was a forgotten neighborhood.

As we look back, we are honored to highlight a few of our accomplishments. *Restoring Housing* has gained momentum with the addition of new staff and generous contributions from the Greater Akron area. Akron Food Works is complete and ready to launch local food entrepreneurs to build the Middlebury economy from the inside-out. Last but not least, Akron Hope has continued to partner with two Akron Public elementary schools to build long-term stability for students and their families.

We are grateful for the overwhelming support of our place-based development initiatives and are excited to see a community where growth means opportunity for everyone.

Sincerely,



Paul Eck
Board Chairman



Zac Kohl
Executive Director

INITIATIVES

RESTORING HOUSING

We want to see our neighbors have the opportunity to own a home.



CREATING ECONOMY

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



SUPPORTING PLACE

We want everyone in Middlebury to feel a part of something bigger than themselves.



RESTORING HOUSING



60 FOR 60

Purchased 29 units since January 2018 towards our goal to acquire and renovate 60 homes in 60 months

2019 Impact

- 15 residential properties purchased
- 11 units renovated
- 13 new tenants
- 7 homes purchased with residents who were able to stay in their home
- 2 families connected with LINKS Community and Family Services
- 3 new full-time housing staff, including 2 Housing Coordinators and 1 Housing Assistant
- 200+ volunteers from Grace Church, Connect Church, Wadsworth Chapel, and the United Way Day of Action which included Sikich LLP, FedEx, Akron Children's Hospital, and the GPD Group

COMMUNITY TOOL LIBRARY AND HOME MAINTENANCE CLASSES

- Held 16 Home Maintenance Classes
- 72 Home Maintenance Class participants
- 12 volunteer instructors for Home Maintenance Classes
- 30+ hours of Home Maintenance Class instruction time
- Built-out Community Tool Library at 816 E. Market Street with the help of 8 Summa Health Systems volunteers and 1 Akron Public Library volunteer

LAWN CARE

Mowed city lots to promote neighborhood beautification, invest in our place, create jobs, and partner with the Urban League for job training

- A partnership with the City of Akron allowed us to hire 2 seasonal employees who attended a workforce series at the Akron Urban League and received an OSHA 10-hour Safety Certification
- Subcontracted 38 North Hill lots to Shanti Farms



"75% of Middlebury's possible return on investment in housing is realized in neighborhoods outside of Middlebury. We need to invest in our housing market to help us get to a place where the return on investment is realized within the Middlebury community."

Zac Kohl, Executive Director of The Well CDC



AKRON FOOD WORKS

Opened Akron's first large-scale shared-use kitchen and incubator

- Renovated a 2,100 square foot space into a commercially licensed kitchen including dry, cooler and freezer storage
- Hired 1 full-time Kitchen Manager to help entrepreneurs navigate starting their small food businesses
- 11 active Kitchen Users
- 9 female-owned businesses
- 6 minority-owned businesses
- 140+ food-based entrepreneurs on mailing list
- Held 1- 8 hour Hudson Kitchen Food Business Bootcamp with 15 participants
- Passed its final SCPH & ODA inspections at the top of December

2020 Goals

We are excited to see Akron Food Works make an impact in the food economy in 2020

- 40-60 kitchen users
- 4+ Hudson Food Business Bootcamps with 60+ participants
- Food Shark Tank in partnership with ACME Stores the Summer of 2020

"Akron has been eagerly awaiting a shared space for local food entrepreneurs to launch and grow their businesses. The Akron Food Works model of empowering small businesses is a recipe for success, and one that will "cook up" many economic opportunities across the City."

- GAR Foundation

COMPASS

- 28,024 transactions in 2019. The Middlebury neighborhood has a destination for people throughout Greater Akron to find amazing coffee and community
- Hosted community events that support Compass as a destination for Middlebury residents and Greater Akron. Events included Open Mic Nights, Latitude Poetry Night, ASIA, Inc. "Hapi Fresh" Farmers Market, Middlebury Mixer, and a wide variety of private events
- Consistent Conference Room Reservations from a variety of public and private groups including B2B Edge Chapter of BNI, Reverse Women Network, Coleman Professional Services, and Toastmasters

MIDDLEBURY GREAT STREETS DISTRICT COMMERCIAL DEVELOPMENT

- Repaired awnings and store front windows, updated roof, and completed interior renovations at 913 E. Market Street
- Developed feasibility study and drawings for the adaptive re-use of 816 East Market Street, Akron's original production facility for Ford Model-T cars. Stay tuned for renderings that will show what the repurposed building will look like!

WORKFORCE DEVELOPMENT

- Held 1 Career Open House in partnership with Summa Health Systems and ConxusNEO.
- 4 individuals hired at Summa Health Systems from event.





SUPPORTING PLACE



AKRON HOPE

- 160+ students tutored at Mason CLC and Helen Arnold CLC
- 1,900+ hours invested into students through In-Classroom Tutoring
- Mason CLC 4th Grade test scores rose 9% and IEP students' scores rose 60% compared to previous years with no other intervention
- Helen Arnold 3rd Graders scored 3 points higher than the district average on the Ohio State Test and had the highest test scores in the school. 99% of 3rd graders at Helen Arnold CLC have advanced to 4th grade since 2017
- 14 Family Engagement Events held at Mason CLC and Helen Arnold CLC
- 600+ gifts provided to students and teachers at Mason CLC and Helen Arnold CLC during annual holiday gift giving
- 650+ volunteers

"The name Akron Hope says it all. They have provided hope and resources to assist with the mission and vision of the school through their programming with students, engagement with families, and their donations to the school and teachers. Their partnership has elevated our achievements and provided momentum to our goals that could not have been met without them."

**- Angela Harper, Mason CLC Principal and
The Well CDC Board Member**

647 E. MARKET STREET

Increased our ability to be a "well" for the community- a common gathering place in the Middlebury neighborhood

- 124+ special usage events hosted by The Well CDC, tenants, local nonprofits and businesses, creating a destination in Middlebury
- Notable users included the Knight Foundation, Akron Community Foundation, ArtsNOW, ASIA Inc. University of Akron EXL-Center, Torchbearers and Equitas Health
- 100% occupancy of 6,100 sq ft of leasable space for 8 of 12 mos. These rental spaces help support budding non-profits by offering administrative space for a nominal fee
- Tenants include Citizens Akron Church, ASIA Inc., H2O Church, Healing Hearts, The Business Doctor, and Fair Shake Environmental Legal Services

MB NEIGHBORHOOD PLAN

- Officially completed in March 2019
- This plan created strategic recommendations for the Middlebury community to collectively move forward and included a project timeline

COMMUNITY GARDEN AND HOOP HOUSE

- 10 Middlebury residents and stakeholders grew fresh, local produce

MIDDLEBURY CULTURAL FESTIVAL

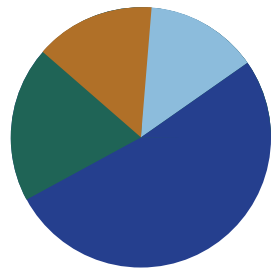
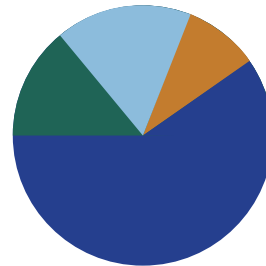
- The Well CDC participated in the inaugural Middlebury Cultural Festival led by LINKS Community and Family Services and other neighborhood partners



FINANCIALS

2019 REVENUE

The Well CDC Admin	\$355,669
Restoring Housing	\$1,634,319
Creating Economy	\$336,842
Supporting Place	\$156,656

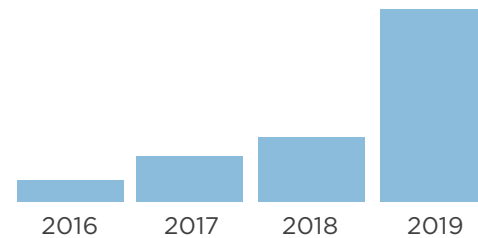


2019 EXPENSE

The Well CDC Admin	\$132,620
Restoring Housing	\$516,737
Creating Economy	\$221,551
Supporting Place	\$144,508

YEAR OVER YEAR ASSET GROWTH

2016	\$522,474.94
2017	\$870,755.35
2018	\$1,113,367.84
2019	\$3,168,335.00

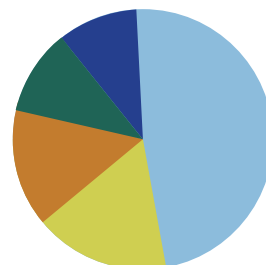


2019 CAPITAL INVESTMENTS

The Well CDC Facility	\$17,185.77
Akron Food Works	\$389,822.71
Middlebury Housing	\$657,715.52

2019 MAJOR FUNDING SOURCES

Foundations	\$1,146,975
Corporations	\$227,222
Individual Contributions	\$251,708
Earned Revenue	\$377,682
Government Grants	\$479,900



FINANCIALS

Foundations and Corporations

- Akron Community Foundation
- Akron Rotary Foundation
- Akron Rubber Ducks
- BMe Community
- Charles E. and Mabel M. Ritchie Memorial Foundation
- Downtown Kiwanis Foundation
- Fifth Third Bank Foundation
- FirstEnergy Foundation
- Fox Family Foundation
- GAR Foundation
- GPD Group Employees Foundation, Inc.
- Gertrude Orr Trust
- The Glenn R. and Alice V. Boggess Memorial Foundation
- The Henry V. and Frances W. Christenson Charitable Foundation
- Huntington Akron Foundation
- Intech Computer Solutions
- John S. and James L. Knight Foundation
- Lehner Family Foundation
- M.G. O'Neil Foundation
- Mary S. and David C. Corbin Foundation
- PNC Bank
- Portage Community Bank
- Sisler McFawn Foundation
- State Farm Neighborhood Assist
- Thomas L. and Margaret M. Gower
- Timken Company Charitable and Education Fund
- Trinity Lutheran
- The University of Akron
- The Vine Fellowship
- Walmart
- Walters and Mason Retail, Inc.
- Welty Family Foundation

Government

- City of Akron
- Summit County Land Bank

Individuals Contributions above \$1,000

- AJ and Michelle Hill
- Ann and Jim Durr
- Charles and Jackie Ridley
- Chuck Bond
- Dave and Linda Maynard
- David Harris
- Don Treap
- Doug and Kathy Kohl
- Gary and Margaret Anderson
- John Mitchell and Family
- Mark and Katie Smucker
- Matthew and Amy Dawley
- Paul and Tracy Eck
- Reuben and Heidi Auck
- Richard and Jacqueline Deger
- Richard and Laurie Hillebrand
- Robert Fashano
- Roger Read
- Sawyer Dawley
- Scott and Joan Oldham
- Tim and Pam Knight
- William Babcox
- Zac and Beth Kohl

BOARD OF DIRECTORS



Paul Eck
Chairman



Douglas Kohl
Secretary



Allan Hill
Treasurer



Zac Kohl
Executive Director



Ann Durr



Rich J. Freeman
Esq., MPA



KT Hampton



Angela D. Harper



Dameon Jackson



Carla Long



David H. Maynard



James Talbert

STAFF MEMBERS

Zachary Kohl,
Executive Director

Curtis Minter, Jr.
Operations Director

Kelly McHood
*Fund Development
Director*

Reuben Auck
Housing Manager

Eric Razo
Compass Manager

Kelly Ashley
Business Manager

Nick Simonetti
Kitchen Manager

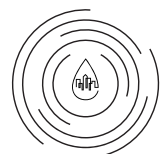
Chris Norris
Housing Coordinator

Aaron Uhl
Housing Coordinator

Rob Moore
Housing Assistant

Jen Vliet
*Community Engagement
Coordinator*

Ken Evans
AmeriCorps VISTA



THE WELL CDC
RESTORING CREATING SUPPORTING