

THE WELL

COMMUNITY DEVELOPMENT CORPORATION



2023 COMMUNITY IMPACT REPORT





MISSION

To invest in people through the built environment

VISION

We seek a holistic approach to address systemic issues in order to improve the quality of life within the Middlebury neighborhood by fostering choice in housing, job creation and community pride



RESTORING HOUSING

Developing a healthy housing pipeline that provides residents the power to choose the type of housing that fits their current context and future aspirations.



CREATING ECONOMY

Encouraging the adaptive reuse of our current assets to support entrepreneurship, career pathways, and engagement with anchor institutions.



SUPPORTING PLACE

Connecting people to the place they live and each other through the built environment.



Zac Kohl
Executive Director



Ann Durr
Board Chair

LETTER FROM THE WELL CDC

Dear Friends,

I am encouraged by our staff, board, volunteers, and partners who continuously work together to advocate and advance our goals to Restore Housing, Create Economy, and Support Place in Middlebury. For our team, 2023 was a year full of both transition and impact. From transition of leadership staff to new staff joining, our team remained flexible and resilient. In addition to that 2023 was a wonderful year of impact including – receiving our largest annual investment in housing, completing our first new build duplex, having our Annual Fundraiser alongside The Goodyear Tire & Rubber Company, and achieving an 84% graduation rate in our Career Development cohorts, proud is an understatement.

We are grateful to work alongside you to fight for the future of Akron as a place where all people can thrive. Thank you for continuing to advocate alongside us! We truly believe that, “You shouldn’t have to leave your neighborhood to live in a better one.” A quote by Majora Carter in her book “Reclaiming Your Neighborhood.”

Sincerely,

Zac Kohl, Executive Director

Ann Durr, Board Chair

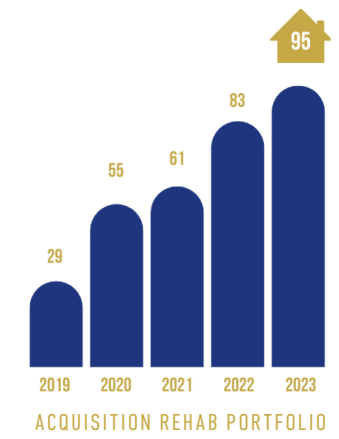


CONSTRUCTION & DEVELOPMENT

Our team continues to acquire and rehab homes in Middlebury to help localize ownership and provide quality, affordable housing to our residents. In 2023 we invested \$2.1 million into the housing stock to support the revitalization of the built environment. In an effort to help make long term affordability and home ownership possible we will continue to prioritize buying our blocks back and localizing ownership.



ACQUISITION | REHAB



IN-FILL DEVELOPMENT

COMPLETED 1ST
NEW BUILD DUPLEX

IN JANUARY

COMMERCIAL DEVELOPMENT

647 E. MARKET

8 small businesses / non-profit organizations renting our space

221 BEAVER ST.

Our Programming Hub that is home to our Community Tool Library, Housing, Career Development, and Community Engagement teams

911-913 E. MARKET ST.

We purchased this building in 2023 and plan on the end use to be a space for our Akron Food Works entrepreneurs

816 E. MARKET ST.

An old warehouse space that creates the next step in the pipeline for our Akron Food Works entrepreneurs

PARTNERED WITH THE CITY OF AKRON TO COMPLETE LEAD ABATEMENT ON 10 UNITS

8 RENOVATED SINGLE FAMILY HOMES

\$2.1M INVESTED INTO AFFORDABLE HOUSING IN MIDDLEBURY



PARTNERSHIPS

Carter Lumber, City of Akron, Cleanz Ohio Services LLC, Lowe's, Keenum Custom Countertops, Novatny Electric, Peninsula Architects, Preferred Drain & Plumbing, RJ Construction, Sherwin Williams, Summit County, Summit County Land Bank, Testa Builders, Wallace Construction, Western Reserve Community Fund

Impact Story

In Fall 2023, a family we had a relationship with at Mason CLC fell on hard times, was living in a house owned by an absentee landlord, and was close to getting evicted.

They contacted the school to ask where they could receive help and the school counselor contacted our team. We were able to work with the United Way to get back rent paid, utility assistance, and connected the family to other community resources.

We were then able to move the family into one of our newly renovated homes which also allowed them to keep their kids enrolled at Mason CLC. Our engagement at our local elementary school provided our team the opportunity to help provide housing, educational, and family stability.



MATURE TENANCY & PROPERTY MANAGEMENT

159 HOUSING TENANTS

11 FAMILIES COMPLETED EVICTION PREVENTION STEPS

TENANT ORIENTATION MANUAL

Created a manual that will help us hold tenants accountable while walking alongside them to become mature tenants

OUR COMMUNITY TOOL LIBRARY

ANNUAL MEMBERSHIP:

\$30 MIDDLEBURY RESIDENT

\$50 GREATER AKRON RESIDENT

500+ TOOLS AVAILABLE FOR RENT!



Impact Story

A single mom of 4 boys who has experienced the trauma of tenants being taken advantage of by absentee and shun landlords was offered a home with us in June 2020.

She recently shared with us that The Well has provided her family with stability that has allowed her teenage sons to not only find comfort in the community and its resources, but have also become more confident in their school activities. They have improved their grades, attitude, school attendance, and graduated from high school.

The presence of a local landlord and secure home has given her family an opportunity to thrive.



Impact Story

In March 2023 we met a mom of two who was unhoused and working to put the pieces of life together. She secured housing but work, childcare, and transportation were still in flux. After touring one of our employer partner's offices, she knew she wanted to work with them. Through our partnership she was offered a job supporting their Pathways Hub that provides information and resources to community health workers. However, she quickly realized the service gaps in our current childcare and transportation systems made this exciting new job offer feel out of reach.

Our Career Development case management supports were able to step in and connect her with temporary childcare and transportation to fill these gaps while she transitioned into her new chapter. Now that she has her feet under her, she is able to speak to community health workers about our program with first hand knowledge and is excelling in her new role!

Impact Story

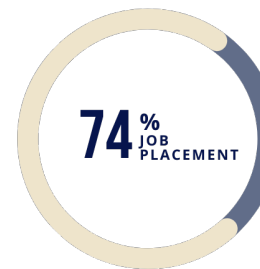
We met a mom at our local elementary school who was excited to enroll in our Career Development program but immediately questioned whether she would be eligible because of a previous felony conviction from her youth.

She worked hard in our program and connected to the legal services we partner with. They helped her apply for a Certificate of Qualification for Employment - a distinction that increases job opportunities for people with prior felony convictions.

She then was able to secure employment in a customer service setting; a goal she had but previously felt like it was unattainable. She now works 9:00am - 5:00pm, earns \$17/hour and finds this schedule much easier to maintain as she cares for her family.



CAREER DEVELOPMENT



PARTNERSHIPS

Akron Summit County Public Library, Akron Urban League, The City of Akron, ConxusNEO, HER Beautiful Mind, Healing Hearts, Middlebury Kids Learning Center, NAACP, Ohio Department of Job and Family Services, Ohio Means Jobs, Project Learn, PNC Bank, Stark State College, Summa Health, Summit County Public Health, The University of Akron Legal Clinic, United Way of Summit & Medina, Wild Peaceful & Free.

Employer partners - Summit DD, Community Action, and The Summit County Executive's Office





THROWING YOUR OWN EVENT?

CONSIDER AKRON FOOD WORKS FOR YOUR CATERING NEEDS!

Reach out to
Erica@thewellakron.com



AKRON FOOD WORKS



55

ACTIVE KITCHEN MEMBERS

21

NEW KITCHEN MEMBERS

34 CAFE TAKEOVERS

HOSTED MEET THE MAKER

OUR FIRST ANNUAL EVENT WHERE ACTIVE KITCHEN MEMBERS CAN MAKE THEIR FOOD AND SERVE IT TO COMMUNITY MEMBERS WHILE NETWORKING AND CREATING CONNECTIONS

“ BEING A PART OF AKRON FOOD WORKS HAS HELPED BOOST OUR CUSTOMER BASE AND INCREASE OUR INDUSTRY KNOWLEDGE. THE WELL PROVIDES A SPACE THAT ALLOWS US TO GROW AND BECOME WELL ROUNDED ENTREPRENEURS AND WE ARE EXCITED TO KEEP MOVING FORWARD! ”

- Tyler Whitfield, Big Deal Whitfield (top left photo)

COMPASS

4 ATTENDED COMMUNITY EVENTS

AKRON PRIDE
SMELLS LIKE SNOW
PORCHROKR
NEW ROO WEEKEND

9 GREW TO A TEAM OF BARISTAS

22,240
TRANSACTIONS AT COMPASS

IN PARTNERSHIP WITH
ELIZABETH'S BOOKSHOP
& WRITING CENTRE

Middlebury has historically been a place that people drive through not to. Compass is providing a destination for people to stop and experience Middlebury.



LOCAL VENDORS

Akron Coffee Roasters,
DeLiberato's Bakery, Hartzler Dairy, Summit Croissants

COMMUNITY ENGAGEMENT

MIDDLEBURY BLOCK CHALLENGE

PROVIDED MINI GRANTS TO **10 GROUPS** OF MIDDLEBURY NEIGHBORS *to help create community on their street. Projects included a block party, front porch furniture, flowers, garden beds, and more!*

IN APRIL 2023, WE ADDED CAPACITY TO OUR TEAM THROUGH THE HIRING OF A

COMMUNITY ENGAGEMENT MANAGER

Worked alongside Middlebury residents to help advocate for the removal of a Waste Transfer Station that's been in our neighborhood for the last 40+ years

Every family at Mason CLC received a "Proud Mason CLC Monarch" yard sign to display in their yard



Impact Story

“When The Well CDC says their mission is to invest in people through the built environment, I am a direct example of the organization following through on that mission.”

- Makita Gulley, The Well CDC Housing Tenant and Middlebury Resident

Makita was a first-time renter and mother of four with no idea or expectations of what she would encounter renting from The Well. She told herself she would keep her door closed, go to work, and take her kids to school, but was surprised by the way The Well engaged and supported their tenants.

Surrounded by caring and supportive people, she realized they were more than just neighbors. “The housing program provides more than just housing - it provides a community that I am more than proud to be a part of.”

In February 2023 Makita was hired as our first full-time Business Manager.



AKRON HOPE

190

3RD GRADE STUDENTS TUTORED

680+

FAMILIES PROVIDED FOOD AT THE POP UP PANTRY

500+

HOLIDAY GIFTS PROVIDED TO STUDENTS

12

COMMUNITY CONNECTION EVENTS

WORKED ALONGSIDE LOCAL ARTIST, STEPHANIE LEONARDI AND 18 STUDENT AMBASSADORS TO

COMPLETE A MURAL

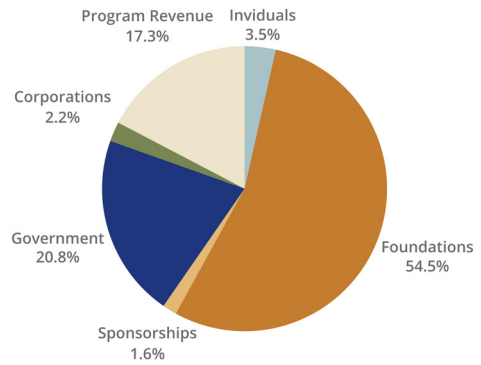
AT MASON CLC



PARTNERSHIPS

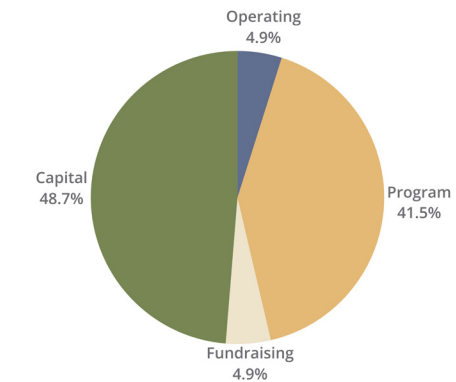
Akron Public Schools, Mason CLC, Helen Arnold CLC, Akron Canton Regional Foodbank, Bright Star Books, Citizen's Akron Church, Energy Harbor, United Way of Summit & Medina, The University of Akron

FINANCIALS



2023 MAJOR FUNDING SOURCES

Individuals	\$195,849
Foundations	\$3,026,703
Sponsorships	\$90,628
Government	\$1,155,670
Corporations	\$123,863
Program Revenue	\$962,989
Total Revenue	\$5,555,702

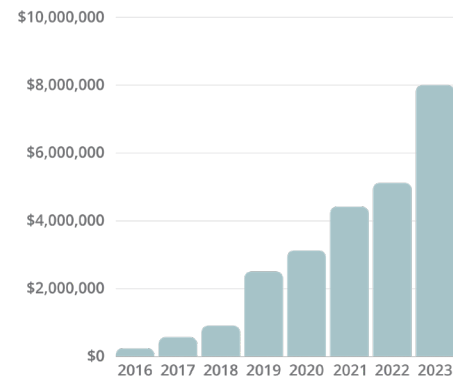


2023 EXPENDITURES

Operating	\$225,880
Program	\$1,920,417
Fundraising	\$228,834
Capital	\$2,255,945
Total Expenses	\$4,631,076

NET ASSETS

2016	\$240,584
2017	\$564,937
2018	\$906,187
2019	\$2,503,893
2020	\$3,123,266
2021	\$4,416,805
2022	\$5,119,593
2023	\$8,003,092



Imagine^{THE} Future

CELEBRATION & FUNDRAISER

On August 10, 2023 the Goodyear Tire & Rubber Company, one of Middlebury's oldest anchor institutions celebrated its 125th anniversary by re-lighting the iconic Goodyear sign that sits on top of its original world headquarters. To celebrate this moment and honor its roots in Middlebury, Goodyear selected to partner with The Well CDC to host a fundraiser & celebration to unveil the newly lit sign.

On August 10, 300+ Akronites gathered in the parking lot to celebrate this moment together - honoring the legacy of Goodyear while looking forward to the future of Middlebury.

We were proud to engage all of **Middlebury's anchor institutions – The University of Akron, Summa Health, and The Goodyear Tire & Rubber Company** to speak about the promising future of Akron's first neighborhood, Middlebury.

Thank you to all who came to celebrate this moment with us and for **helping us raise over \$109,000** to support our Imagine the Future Annual Campaign!

FUNDERS

FOUNDATIONS CORPORATIONS BUSINESSES

Akron Children's Hospital
Akron Community Foundation
Archbishop Hoban
Bath Volunteers for Service
Berlin Family Foundation
Burton D. Morgan Foundation
CESO, Inc.
Charities Aid Foundation of America
Charles E. & Mabel M. Ritchie Memorial Foundation
Citizen's Akron Church
County of Summit
Darrell Young Enterprises
Development Fund of the Western Reserve
Dominion Energy Charitable Foundation
Downtown Akron Kiwanis Foundation
DRK Foundation
DWA Recreation
Energy Harbor Corporation
Enterprise Community Partners
First Energy Foundation
GAR Foundation
Gertrude F. Orr Trust
Advised Fund

GPD Group Employees Foundation Inc.
Hahn Loeser & Parks LLP
Harry K. and Emma R. Fox Charitable Foundation
Helen F. & Louis Stolier Family Foundation
Huntington Akron Foundation
Illinois Facilities Fund (IFF)
IRG Realty Advisors LLC
Jobs & Family Services
KeyBank Foundation
Knight Foundation
Lloyd L. & Louise K. Smith Foundation
Martha Holden Jennings Foundation
Millennium Fund
MG O'Neil Foundation
Ohio Means Jobs
PNC Bank
Ratliff & Taylor
Rizzi Distributors Inc.
Roetzel & Andress
Rotary Club of Akron
State & Federal Communications
St. Paul's Episcopal Church

Summit County Land Bank
Summit County Public Health
Swagelok Foundation
Synthomer Foundation
The City of Akron
The Goodyear Tire & Rubber Company
The Henry V. and Frances W. Christenson Charitable Foundation
The Mary S. and David C. Corbin Foundation
The Maynard Family Foundation
The R.C. and Katharine M. Musson Charitable Foundation
The Sisler McFawn Foundation
The Tom, Mary and Becky Babcox Family Foundation
The University of Akron
The Welty Family Foundation
United Way of Summit & Medina County
Women's Endowment Fund
W. Paul Mills and Thora J. Mills Memorial Foundation
Zeta Theta Omega Chapter
Alpha Kappa Alpha Sorority

INDIVIDUAL CONTRIBUTIONS ABOVE \$1,000

AJ & Michelle Hill
Benjamin Sutton
Bill & Lorraine McCue
Brad & Renee Schroeder
Charlene Ostafi
Charles & Jackie Ridley
Chris Yuhasz
Cindy Slezak
Colleen & Paul Joyce
Dale Gilbert
David & Carmen Beasley
David & Linda Maynard
Dave & Betsy Griffing
Don Treap
Doug & Kathy Kohl
Dr. Cliff Deveny
Dr. Lawrence & Marsha Bond
Emmet & Barb Kline

Gary & Margaret Anderson
Janet & Mick Pera
Jim & Ann Durr
Jim & Mindy McCartney
John & Mary Margida
John & Jill Judge
John & Linda Reyes
Keith & Kathryn Morgenstern
Kim Cole
Lori & Jim Cooke
Margaret Gower
Mark and Katie Smucker
Sean & Dr. Nancy O'Connor
Pamela & Robert McMillen
Paul Harris
Reuben & Heidi Auck
Rich & Jackie Deger
Richard & Laurie Hillebrand

Richard Hogan & Carolyn Vliet-Hogan
Ryan Conlon
Roger & Sally Read
Scott & Charlene Altman
Scott & Joan Oldham
Stephen Burnazian
Steve Johnson & Laurie Zuckerman
Steven Schloenbach
Suzanne Allen
Terry & Cindy Lawrence
Thomas & Kathie Clark Brown
Thomas Clark
Tim & Pam Knight
Torey Tolson
Tracy L Carter
Zac & Beth Kohl

KEY VOLUNTEERS

Nancy Beres
Megan Vermillion
Steph Zende
Kathy Kohl
Dale Gilbert
Kristina O'Connor
Mick Pera

Beth Kohl
Emily Kamwesa
Cynthia Bell
Karlke Keys
Rownia Watson
Dan Ocepek

Taylor Oser-Lakins
Lisa Kane
The Vincent House
Nick Morton
Mitchell Porter
Sigma Gamma Rho Sorority

630+
VOLUNTEERS

3,350+ VOLUNTEER HOURS

Sign up to volunteer at thewellakron.com/volunteer



BOARD OF DIRECTORS

Ann Durr
Chairperson

Tracy Carter
Vice Chair

David Griffing
Secretary

James Talbert
Dameon Jackson
AJ Hill
Rachel Bridenstine
Sue Lacy
Nate Ollish
Dan Roberson
Craig Melnick
Renee Kochis
John Reyes
Michelle De La Isla

CONTACT:

THE WELL CDC | *Main Offices*

647 East Market Street, Akron Ohio 44304

PROGRAM HUB | *Beaver Street Location*

221 Beaver Street, Akron, Ohio 44304

COMPASS

647 E. Market Street, Akron, Ohio 44304
(Parking and entrance located in the rear of the building)

330-815-1062

office@thewellakron.com

GET INVOLVED

RENT OUR SPACE

We have two rental spaces available, Compass and the Meeting Hall. Great for birthday parties, grad parties, weddings, corporate events, and more! anna@thewellakron.com

VISIT OUR CAFE

Located at 647 E. Market St.
Parking located in back of building

VOLUNTEER

Contact Angie@thewellakron.com for more information

COMMUNITY TOUR

See our work in action - Contact Jen@thewellakron.com to get a date scheduled

CAFE COUPON

10% OFF A DRINK

**One use per customer.
Expires June 1st, 2024*



THE **WELL** CDC
RESTORING CREATING SUPPORTING

647 E. Market St.
Akron, OH 44304