

2020 | THE WELL COMMUNITY DEVELOPMENT CORPORATION

COMMUNITY IMPACT REPORT

THEWELLAKRON.COM

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.



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.

LETTER FROM THE WELL CDC

Dear Friends,

2020 was a year filled with chaos, uncertainty, and division in a way that many of us have never experienced before. It was a year that many of us were tested in ways we didn't anticipate and still don't fully understand. The impact of COVID-19 and systemic racism in our country is deep and wide, including the Middlebury neighborhood.

However, with the generous support of individuals, businesses, and organizations like yourself, we have been able to pour resources back into our community. Our Akron Hope program worked with local elementary schools to serve students and families with meals, clothes, and necessities while pivoting to virtual tutoring. Through the generosity of our community, we were able to raise over \$32,000 in rental assistance to encourage stability throughout the pandemic. We continued to rehab homes - moving closer toward our goal to restore 60 homes in 60 months. Lastly, 17+ local organizations co-created a pilot program for local mothers to obtain employment at Summa Health.

Resiliency is about weathering the storm and perseverance. The Well CDC will continue to build its resiliency through a holistic approach in supporting the families that make up our community. We are grateful that the Akron community - and beyond - has decided to support the work of The Well CDC in Middlebury. Thank you for your partnership.

Sincerely,



Zachary D. Kohl
Executive Director



Ann Durr
Chairperson of the Board



60 FOR 60

Since January 2018, The Well CDC has purchased 55 units towards our goal to acquire and renovate 60 homes in 60 months. Today, 31 Middlebury families have safe, secure, and stable housing.



- Purchased 26 residential properties
- Renovated 13 units
- Provided housing for 16 families
- 1 new full-time Property Manager
- 830 volunteer hours from individuals and groups, including Alttran, H2O Church, Connect Church, and Grace Church
- Raised over \$32,000 to start a Rental Assistance Fund as the COVID-19 pandemic began. Rental assistance was provided 17 times so that families could stay in their homes without falling behind on rent
- Completed architectural renderings for first new-build duplex

PARTNERSHIPS include Summit County, City of Akron, Summit County Land Bank, Lowe’s (Green), Home Depot (Fairlawn), Sherwin Williams, R C Musson Rubber, RJ Construction, Hilscher-Clarke, Lockhartt Contracting LLC, JMD Electrical, Cleanz Ohio, All Around Heating and Cooling, and Epcon Lane

LOOKING FORWARD TO 2021

The first few years of housing at The Well CDC has taught us a great deal. As we near the completion of restoring 60 homes in 60 months, we look forward to 2021 and beyond! We are excited about building our development muscles to increase equity and support a Healthy Housing Pipeline in the Middlebury neighborhood. We will foster a variety of housing opportunities within the community in a way that encourages shared prosperity and resiliency for all residents.

HOUSING AND WORKFORCE HUB

-  This past summer, we purchased 221 Beaver Street to develop a Housing and Workforce Hub. This building, located in the heart of Middlebury, holds our housing team and Community Tool Library, workforce development programming, Akron Hope program offices, and will be the future home of Career Development and Placement Strategies trades training program.
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LOOKING FORWARD TO 2021

We are excited for the vision of a Housing and Workforce Hub to come into fruition in 2021. This building will be a centralized location where our tenants and residents of the Middlebury neighborhood can come to engage with our property manager, explore workforce opportunities, and access resources- such as financial literacy and mental health support.



> Before and after



647 E. MARKET STREET



Despite the many challenges presented in 2020, 647 E. Market St. was a foundation of stability for our place-based nonprofit. The most notable achievement was a full year of 100% activation for the first time in the history of The Well CDC including a vibrant coffee shop, a fully functioning shared-use kitchen, and no transitions in tenancy.

- 100% occupancy of 6,100 sq ft of leasable space. These rental spaces help support budding non-profits by offering administrative space for a nominal fee. Tenants include Citizens Akron Church, H2O Church, Healing Hearts, The Business Doctor, Fair Shake Environmental Legal Services, and Elizabeth’s Bookshop & Writing Centre
- Hosted 1 Red Cross Blood Drive which provided blood to save up to 93 lives
- 8 individuals and 1 organization utilized the Hoop House and Community Garden to grow fresh produce

LOOKING FORWARD TO 2021

Moving forward in 2021, we’re excited to better our facility both culturally and physically. In partnership with Kingdom Solar, a large-scale solar panel installation will take place accounting for nearly 40% of our buildings electrical usage increasing our efforts in becoming more environmentally friendly. Additionally, we will be devoting significant resources to the exterior through avenues of historical preservation. And above all, we look forward to re-opening our doors to the Greater Akron area for special events!



COMPASS



- In 2020, Compass persevered. During the academic year, the café continued to be a safe space for students, mentors and teachers alike. Mason CLC families and Red Oak Behavioral Health took advantage of the free WiFi, conference room and café.
- Elizabeth’s Bookshop & Writing Centre, designed to amplify and celebrate marginalized voices, launched its physical manifestation in Compass’ café this past September. Founded by Akron native, Rachel Cargle, Elizabeth’s is an expression of her passions as an activist and author.

SMALL BUSINESS PARTNERSHIPS include Summit Croissants, Deliberato’s Bakery, Donna’s Pretzel Creations, Entree by Fino, Hartzler’s Dairy, Allegheny Coffee, Brandywine Coffee Roasters, and Goods.



> Rachel Cargle opening at Compass Akron

LOOKING FORWARD TO 2021

Compass next chapter will explore its relationship with Akron Food Works, encouraging kitchen users to explore innovative food concepts and meals specifically for delivery. It will also explore the integration of professional development and young adults to develop soft skills and career preparation.



> The Lebron James Foundation utilizing Akron Food Works

AKRON FOOD WORKS

Amid the COVID-19 pandemic, Akron Food Works managed to gain kitchen users, hold Hudson Kitchen Food Business Bootcamps, and provide a space for organizations to prepare food for those hit hardest.

- 37 Kitchen Users
- 54% women-owned businesses
- 68% minority-owned businesses
- Held 3 Hudson Kitchen Food Business Bootcamps for 22 entrepreneurs to learn the basics of food-based business. Six scholarships were provided
- The Lebron James Family Foundation utilized the kitchen for their Taco Tuesdays in which they provided every family at the iPromise school with taco dinners
- World of Life utilizes the kitchen for the Child Nutrition Program (CNP) and Summer Food Service Program (SFSP). They serve 500+ children ages 1-18 daily



PARTNERSHIPS include US Foods, North Coast Culinary Creations, Backattack Snacks, Hospitality Sales and Marketing LLC, University of Akron Research Foundation, University of Akron SEED Clinic, Akron Small Business Development Center.

LOOKING FORWARD TO 2021

Akron Food Works is built to ignite a new golden era of food in the City of Akron. With an investment into entrepreneurs, we hope to offer creative food ideas that will be the incentive for new food businesses to join us in our efforts to make Akron and the Middlebury neighborhood a food destination.



MIDDLEBURY WORKFORCE COALITION



The Well CDC collaborated with 17+ organizations to create a neighborhood-based strategy for workforce development in Middlebury that removes barriers and increases opportunities for economic mobility.

- Held 1 “Mothers in Motion” pilot program in collaboration with Workforce Coalition partners to support local mothers in accessing and retaining jobs at Summa Health
- 4 mothers graduated from the program and 4 were offered employment through Summa Health. 1 mother is a The Well CDC housing tenant and 2 mothers have students at Mason CLC

PARTNERSHIPS include Summa Health, ConxusNEO, Ohio Means Jobs, Project Learn, United Way Financial Empowerment Center, Career Development and Placement Strategies, HER Beautiful Mind, Healing Hearts, LINKS Community and Family Services, Neighborhood Network (a program of Habitat for Humanity), Akron Public Library, University of Akron, Stark State, Mason CLC (APS), and more!

LOOKING FORWARD TO 2021

We believe that long-term stability for residents will come at the intersection of housing and workforce development. We are excited to co-create a strategy with organizations who are experts in the area of job readiness, mental and emotional wellness, and financial literacy to remove barriers to living wage careers. Additionally, we look forward to engaging incredible business partners, such as Summa Health.



> Mason CLC teachers show their love for their students

AKRON HOPE

Akron Hope was one of the programs most affected by COVID-19. Since all programming takes place during or after the school day, we were forced to think creatively on how we could impact students and their families! We did this through relationship building, virtual tutoring, drive-thru events, basic needs and rental assistance, and connecting families to other community resources.



- 72 students tutored virtually at Mason CLC and Helen Arnold CLC
- 8 Community Connection drive-thru events held at Mason CLC, including a bi-weekly series of events, to support social emotional learning at home and provide necessities, food, and books/activities for students.
- 4 Community Connection drive-thru events held at Helen Arnold CLC in partnership with United Way of Summit and Media County’s Family Resource Center
- 350+ gifts provided to students and teachers during annual holiday gift giving
- 120 families provided cleaning supplies, toiletries, food, toys, school supplies, and other necessities during the COVID-19 pandemic
- 1,398 volunteer hours

PARTNERSHIPS include Citizen’s Akron, United Way Family Resource Center, Energy Harbor, LINKS Community and Family Services, Bright Star Books, University of Akron, The Chapel Akron, and St. Hillary’s Church.

LOOKING FORWARD TO 2021

The heart of the community lies within the elementary school. Throughout this next year, we will continue to support students, families, and teachers with virtual tutoring, drive-thru events,

and resources to ensure basic needs are met. However, we also look forward to the day where we can once again be within the walls of the school to build deeper relationships. 2021 will bring an increased effort from our Akron Hope team to support the reduction of the 61% mobility (transiency) rate at Mason CLC by connecting families to stable housing, workforce development programming, and community resources.

COMMUNITY TOOL LIBRARY AND HOME MAINTENANCE CLASSES



We officially opened the Community Tool Library at the Housing and Workforce Hub in September. This program offers low-cost tool rental and classes that equip individuals with the resources necessary to maintain their homes and tackle improvement projects.

- Opened Community Tool Library and enrolled 10 members
- Held 8 Home Maintenance Classes with 6 volunteer instructors

PARTNERSHIPS include Lowe’s (Green), Hilscher-Clark Electrical, Let’s Grow Akron, and Carter Lumber.

LOOKING FORWARD TO 2021

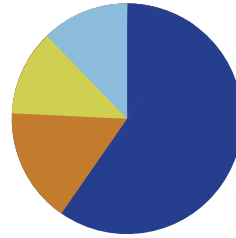
While most people do not intentionally choose to live in an underinvested neighborhood, almost everyone is inspired to improve their living situation. Our Community Tool Library and Home Maintenance Classes encourage the “DIY mindset” needed to make their vision of a better community a reality. We are excited to grow our capacity to educate and equip within the Middlebury neighborhood and beyond.



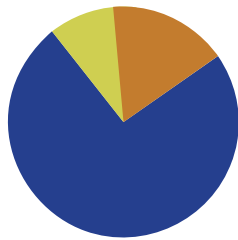
FINANCIALS

2020 REVENUE

Restricted Contributions	\$1,271,100.00
Unrestricted Contributions	\$352,151.00
Earned Revenue: Creating Economy	\$207,263.00
Earned Revenue: Restoring Housing	\$284,731.00
Total	\$2,115,245.00



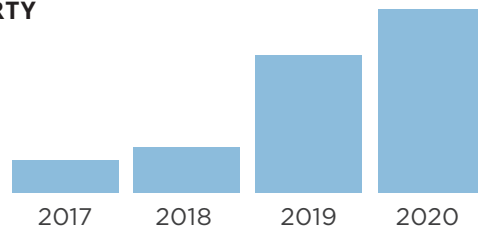
2020 EXPENSES



Operating	\$176,192.00
Program	\$809,354.00
Fundraising	\$85,080.00
Total	\$1,070,626.00

CAPITAL INVESTMENTS IN PROPERTY

2017	\$110,921.99
2018	\$384,846.46
2019	\$1,062,223.18
2020	\$1,537,503.13



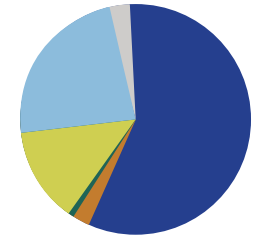
YEAR OVER YEAR ASSET GROWTH

2016	\$522,474.94
2017	\$870,755.35
2018	\$1,113,367.84
2019	\$3,168,335.00
2020	\$4,467,985.00



2020 MAJOR FUNDING SOURCES

Foundations	61.00%
Corporations	3.00%
Fundraising	1.00%
Individual Contributions	9.00%
Earned Revenue	23.00%
Government	3.00%



FUNDERS

Foundations, Corporations, and Churches

- Akron Community Foundation
- Akron Cleveland Association of REALTORS
- Akron Rotary Foundation
- Albrecht Family Foundation
- AOH Foundation for Children
- Berlin Family Foundation
- Burton D. Morgan Foundation
- Catholic Charities
- Cavaliers Youth Foundation
- Charles E. and Mabel Ritchie M. Memorial Foundation
- The Center for Family Philanthropy
- Citizen's Akron
- Dominion Energy Charitable Foundation, Community Impact Award
- DRK Foundation
- Energy Harbor Corporation
- Fifth Third Bank Foundation
- FirstEnergy Foundation
- GAR Foundation
- GPD Group Employees
- Gertrude Orr Trust
- H2O Church
- Harry K. and Emma R. Fox Charitable Foundation
- Helen F. & Louis Stolier Family Foundation
- The Henry V. and Frances W. Christenson Charitable Foundation
- Huntington Akron Foundation
- KeyBank Foundation
- John S. and James L. Knight Foundation
- Lehner Family Foundation
- Lloyd L. & Louise K. Smith Foundation
- M.G. O'Neil Foundation
- Mary S. and David C. Corbin Foundation
- Millenium Fund for Children
- PNC Bank
- Portage Community Bank
- Prospect Foundation
- The R.C. and Katherine M. Musson Charitable Foundation
- The Samuel Reese Willis Foundation, Inc.
- Sisler McFawn Foundation
- State Farm
- Summa Health Systems
- Synthomer Foundation
- Thomas L. and Margaret M. Gower Fund
- The Tom, Mary and Becky Babcox Family Foundation
- United Way of Summit and Medina County
- The University of Akron
- US Bank
- The Vine Fellowship

Government

City of Akron
County of Summit
Summit County
Land Bank

Key Volunteers

Kim Anders	Klay Kahle
Lena Crogan	Karlie Keys
Dale Gilbert	Kathy Kohl
Dave Griffing	Sienna McArthur
Becca Hohman	Kody Meade
Addie Hujar	Don Treap

Individual Contributions above \$1,000

AJ and Michelle Hill	John Mitchell
Amy and Brad Bowers	Keith and Kathryn Morgenstern
Angela Harper	Laura Blackford
Ann and Jim Durr	Mark and Katie Smucker
Barbara and Eric Haskins	Mary Filipic
Brad and Renee Schroeder	Matt and Amy Dawley
Chas and Jackie Ridley	Reuben and Heidi Auck
Chuck Bond and Nancy Bundy	Sawyer Dawley
Dan and Connie Ocepek	Scott and Charlene Altman
Danielle Bailey	Scott and Joan Oldham
Dave and Carmen Beasley	Steve and Holly Wilt
Dave and Linda Maynard	Sue Lacy and Katie Fry
Dianne Wright	Rachel Cargle
Don Treap	Richard and Laurie Hillebrand
Doug and Kathy Kohl	Roger Read and Sally Miller
Gary and Margaret Anderson	Paul and Tracy Eck
Gina Burk and Scott Myers	Zac and Beth Kohl
James and Julia Talbert	

In loving memory of Phil Maynard

STAFF MEMBERS

Zachary Kohl <i>Executive Director</i>	Kelly Ashley <i>Business Manager</i>
Curtis Minter, Jr. <i>Operations Director</i>	Nick Simonetti <i>Kitchen Manager</i>
Kelly McHood <i>Impact Director</i>	Joyce Fox <i>Property Manager</i>
Reuben Auck <i>Housing Director</i>	Chris Norris <i>Housing Coordinator</i>
Eric Razo <i>Compass Manager</i>	Aaron Uhl <i>Housing Coordinator</i>

Rob Moore
Housing Volunteer Coordinator

Jen Vliet
Community Engagement Coordinator

Sarah Wycuff
Compass Coordinator

Olivia Noland
Fund Development Coordinator

Kendall Miller
Compass Barista

Justice Furno
Compass Barista

Gwen Adams
Custodian

Ken Evans
AmeriCorps VISTA

BOARD OF DIRECTORS



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Chairperson



Angela Harper



Doug Kohl
Secretary



Dameon Jackson



AJ Hill
Treasurer



Sue Lacy



Zac Kohl
Executive Director



David Maynard



Paul Eck



Nate Ollish



Rich Freeman



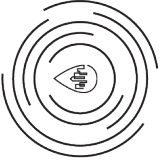
Dan Roberson



KT Hampton



James Talbert



THE **WELL** CDC
RESTORING CREATING SUPPORTING

647 E. Market St.
Akron, OH 44304

