



# 2024

# ANNUAL REPORT

CANTON FOR ALL PEOPLE





# OUR STORY SO FAR

## OUR MISSION

We began in 2021 with a simple mission to improve the quality of life for the residents of Canton's core neighborhoods with a focus on implementing a "place based" revitalization strategy for the Greater Shorb area. We started out making sure people had access to healthy food and then began exploring how adequate housing impacted the well-being of our community and the people in it. We set some bold 10-year goals and set out on a mission to see them through.

### **GOAL #1: PROVIDE AFFORDABLE HOUSING OPTIONS FOR ALL**

#### **Renovate and build 300 new housing units focused on Canton's northwest neighborhood**

So far, we have renovated 13 homes, completed 5 new construction homes, and have 7 additional homes currently under construction. Work also began on a 52-unit apartment building on the site of the former Canton Inn and \$100,000 in support was provided to existing homeowners for needed repairs. 2025 will see 10 more additional new construction homes and another 2 rehabilitations.

### **GOAL #2: IMPROVE PUBLIC SAFETY**

#### **Lower the neighborhood crime rate below that of Jackson Township**

There has been a 26% reduction in violent crime over the past 7 years in the Shorb area when only a 10% reduction for the entire City has occurred in that same period. Additionally, there has been a 25% decrease in reported crimes in the neighborhood since 2021.

### **GOAL #3: ENHANCE PUBLIC HEALTH & EDUCATION**

#### **Ensure all residents have access to healthy foods, safe community space, medical care, and opportunities to learn and grow**

Our Fresh Market began operation on Shorb Ave. this past year and has served tens of thousands of community residents and the Health Center on Gonder Ave. SE in partnership with My Community Health, was officially opened. We're excited to start renovations of a 25,000 sq. ft facility in the neighborhood for an Early Learning Center with the YMCA in 2025.

### **GOAL #4: BREAK CYCLES OF POVERTY**

#### **Promote homeownership and career pathways towards living wages**

We manage a waitlist of over 500 families seeking to buy or rent quality housing. Our Healthy Homes Program established in 2024 has helped 7 families move from renting to becoming first-time homebuyers in our community.



# NEWTON FAMILY APARTMENTS

*Demolition of the former Canton Inn, November of 2022*

## **The site of the former Canton Inn is getting new life**

Just a few years ago, a dream for a better future for the Newton area of Canton's Northwest Neighborhood took shape. After working with the City of Canton on the Canton Inn's purchase and demolition, we raised capital and partnered with the Woda Cooper Company to create a 52-unit workforce housing project to bring new life to the area and better housing opportunities.

*Site work began in December of 2024*



## **WORK HAS STARTED**

In December 2024, work began on Newton Family Apartments, a development of Canton for All People and the Woda Cooper Company.

The project will include a playground for the area, new offices for Canton for All People, a community room, fitness facility, and 52 units of one, two, and three bedroom sized units of affordable living for the community.

## **WHEN WILL IT BE DONE?**

Project completion is expected in the Spring of 2026. Additionally, Canton for All People will be constructing 10 new single family homes on vacant land surrounding the development in partnership with the Stark Regional Planning Commission beginning in the Spring of 2025. These homes will be provided with incentives to make the mortgages affordable for working families in our community and assist first-time homebuyers.



*Rendering of Newton Family Apartments*

# CANTON FOR ALL PEOPLE HOMES

## QUALITY HOMES MADE AFFORDABLE

There are a number of factors that make developing affordable housing difficult including higher interest rates, the cost of construction and land, and the shortage of people entering the trades along with many others factors (to see more about why affordable housing is so important in Stark County, go to page 11).

To address this, Canton for All People formed its own non-profit construction company in 2023 to do what we could to bring costs down while maintaining a high standard of quality. We found that we could build a quality home at a good price that works for hard working families and are proud to build homes that are beautiful, energy efficient, match the character of the neighborhoods where we build, and will last for generations.

Renovation of a 19th century home on 7th St. NW



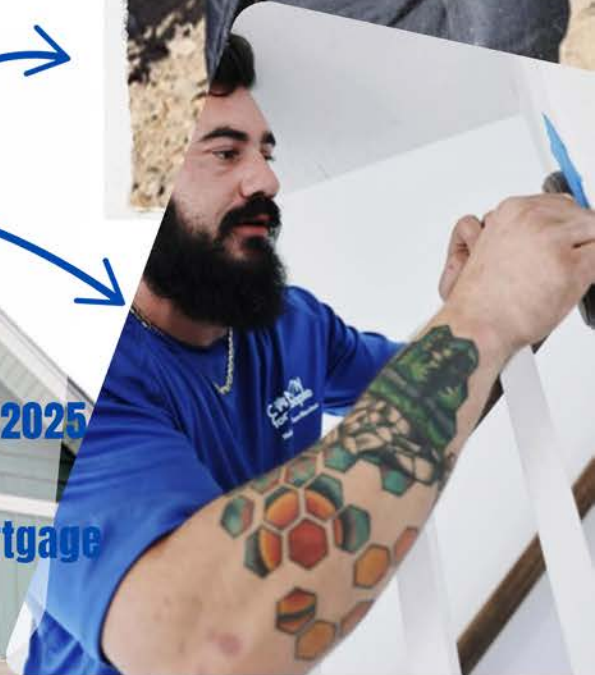
**13 Homes restored**

**10 Homes built**

**7 First-time homebuyers**

**12 more homes coming in 2025**

**\$843 Average monthly mortgage**





# SHORB AVE

# FRESH MARKET



2024 was the first full-year of operating our Fresh Market at 603 Shorb Ave. NW. after rehabbing the building that had been vacant since 1997. The impact of the Fresh Market is astounding, serving as a connection point for families to access healthy food options, community resources, and greet neighbors on a regular basis.

## Impact of the Market in 2024



65,463 services of fresh produce



25,551 unique individuals served  
8,473 children



**1,878,318** meals provided



8,400 weekend meal bags to Gibbs Elementary School



400 Narcan kits distributed



Over 10,000 lunches served

## Picnic for *all* People

Every Friday afternoon, we invite the neighborhood to join us for a hot lunch just to give everyone a chance to get out and meet their neighbors. Attendance runs anywhere from 100-200 people each week!



## Neighborhood *Christmas*

Each year, we support nearly 100 families in the 44703 area with assistance for Christmas. 2024 was another wonderful event and we are grateful for the partnership of the East Ohio Conference of the United Methodist Church and all of our community volunteers that make this such a special event each year.

# A GROCERY AND HEALTH CENTER IN CANTON'S SOUTHEAST NEIGHBORHOOD



## **New businesses gives residents more access to fresh groceries and healthcare**

Fifty years ago, the last grocery store in Southeast Canton closed. In 2024, the ribbon was cut on a new one. We are proud to have been a part of the effort to bring a grocery and health center to Canton's Southeast Neighborhood as renovation was completed on a 17,000 sq. ft. facility on Gonder Ave. SE that had been vacant since 2007. The renovation made room for Sommers Discount Market and My Community Health Center. This facility brings much needed healthcare and food to the SE Canton community, an area once considered a food desert. The building, which has sat vacant for years, went from "zombie to awesome!" (Brenda Kimbrough, Ward 2). Chris Smith (Ward 4 Councilwoman) said this was "watching hope come true." We look forward to adding new partners to the Gonder Ave. family in 2025 to continue our work of hope.



# COMMUNITY ORGANIZING

While traditional for profit development companies stay in the realm of physical environment, Canton for All People also seeks to build and repair the social fabric of our neighborhoods. This is done through advocacy, organizing, and leadership development. We're thankful for partners like the United Way of Greater Stark and Carrol Counties and Stark County Legal Aid Services who help with the promotion of a kinds, more just, and equitable community.

## Winter 2024-2025 Warming Shelter

In preparation for what was expected to be a cold winter, the City of Canton and Canton for All People partnered to provide a warming shelter for the city's homeless population every night from December through February. Canton for All People partnered with Crossroads UMC to use available space in their church to house dozens of individuals each night providing food, resources, and a warm place to sleep. We know lives were saved because of these measures and we are grateful for the support of volunteers and organizations who helped provide this needed service to our community.

*Pictured here is the Leadership Academy class of 2024*

## Victory Square Advocacy

In 2024, the residents of Victory Square, Canton for All People, Legal Aid, and the City of Canton partnered to put pressure on the owner of one of the most distressed properties in the City. After months of hard work, all of the residents were relocated from conditions that were unlivable and sub-human.

## 2024 Block Party

This year's end of Summer Block Party was our favorite year yet. Hundreds of families enjoyed food, water games, music, and a chance to gather together as a neighborhood. Neighborhood events like these are all about bringing together one of the most diverse neighborhoods in our city and showcasing what a great place it is to live, work, and play!

## Neighborhood Leadership Academy

We held and graduated our second class of talented leaders from our Canton Neighborhoods. We're excited about another year of graduating transformative leaders in our City.



# LOOKING AHEAD 2025 AND BEYOND

## Gibbs Ave. Center

In 2024, Canton for All People secured funding to renovate the former Canton Calvary Mission on Gibbs Ave. to offer high quality pre-school education, day-care, after school programming, recreational opportunities, hot meals, and positive community engagement opportunities to support families in the Shorb/Gibbs Neighborhood. The goal of the Gibbs Ave. Center is to focus on early interventions with our community's youngest residents and provide the hundreds of families in these areas with a childcare opportunity in proximity to Gibbs Elementary School.

# Seeking to better a Canton neighborhood, starting with its children

Ideastream Public Media | By Kelly Krabill  
Published October 28, 2024 at 6:00 AM EDT



*Draft Renderings of the facility at 1345 Gibbs Ave. NE Canton, Ohio. This is a collaborative project between the United Way of Stark and Carrol Counties, The YMCA of Stark County, and Canton for All People.*

## the Station CANTON, OH

"The Station" is a proposed 38 unit modern workforce housing development aimed to provide affordable rental units for the community. Our goal is to create a vibrant and functional missing middle development at the W. Tusc. Train Station in Canton, where people can connect with monument park and the neighborhood. We look forward to working on what we think will be a great asset for the community.



**"When a flower doesn't bloom, you fix the environment in which it grows, not the flower"**  
Alexander Den Heijer



# OUR PARTNERS

## A Heartfelt Thank You

### SUSTAINING PARTNERS



#### Organizations & Foundations

- Church of the Lakes GMC
- Crossroads United Methodist Church
- Faith United UMC
- The Ferguson Foundation
- Heritage House
- Huntington Bank
- Hoover Foundation
- Jackson Friends
- Key Bank
- Maloney + Novotny
- Mt Olive Baptist Church
- Premier Bank
- Renaissance Charitable Foundation
- Robert & Marilyn Grabowsky Charitable Fund
- Schleich Family Charitable Fund
- Sisters of Charity Foundation
- Stark Community Foundation
- Stark Truss
- Timken Foundation
- Tuscarawas District of the UMC
- Winkhart Law Group
- The Woda Cooper Company

#### Our Business Partners

- Alborn Excavating
- ALD Manufacturing, Inc.
- All Ohio Concrete
- Alside
- Ben Miller Builders LLC
- Cardinal Environmental Services
- Elsass Heating and Cooling
- GBC Design
- Haley Contracting (Drywall and Painting)
- KW Electric
- MGM Plumbing
- Mr. Comfort Heating and Cooling
- Rudy Palya (Painting)
- Scheeser Buckley Mayfield
- Shauer Group
- Windy Hill Cabinets

#### Community Partnerships

- Canton Health Department
- Canton Parks Department
- The Canton Symphony
- Chaos 2 Clean (C2C)
- Cleveland Clinic Mercy
- Community Building Partnership
- Community Legal Aid
- Gibbs Elementary School
- Habitat for Humanity East Central
- ICAN Housing
- Men of Tomorrow
- My Community Health Center
- Project Rebuild
- Refuge of Hope
- Sommers Discount Market
- TomTod Ideas
- YMCA of Stark County

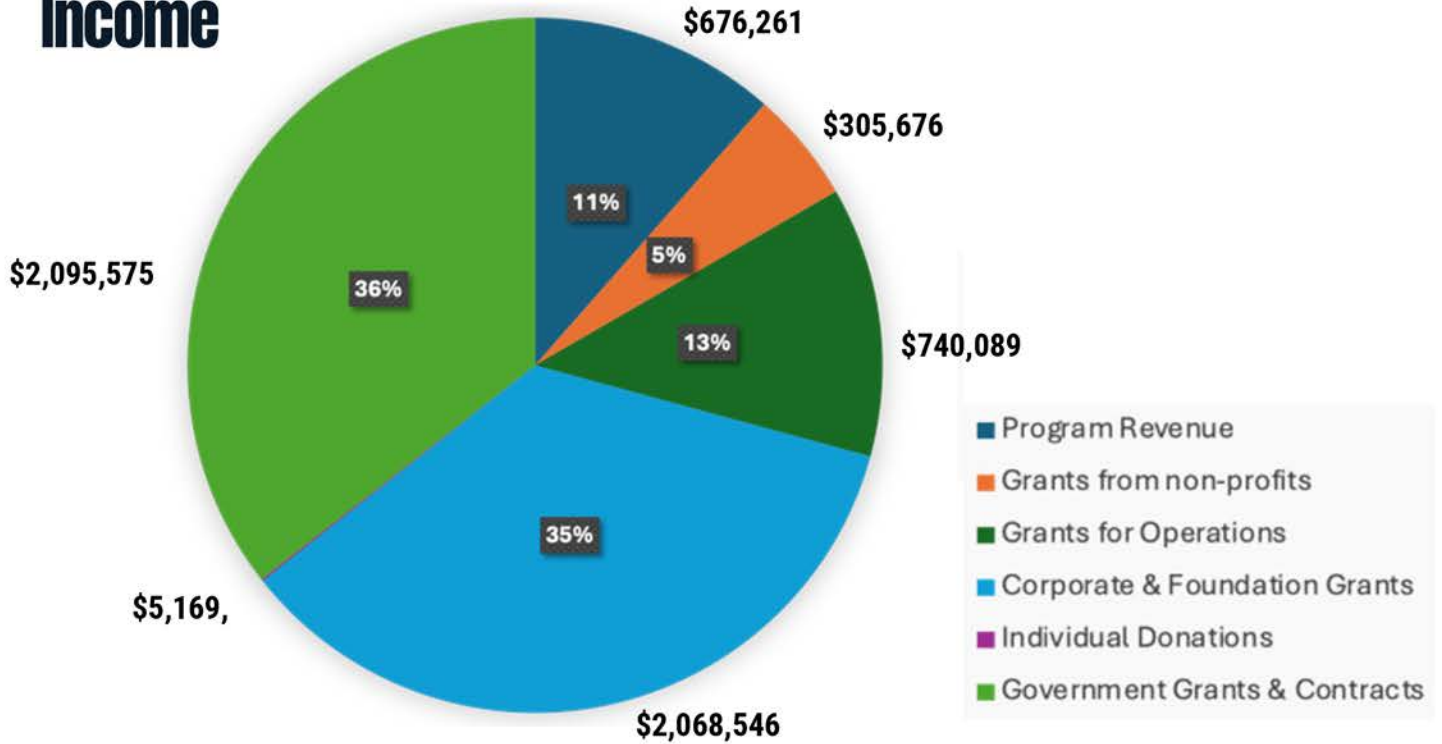
Every donation, big or small, has played a vital role in our journey toward a brighter future for all

GIVE TODAY

330-455-0153 | [www.cantonforallpeople.org](http://www.cantonforallpeople.org) | 120 Cleveland Ave. SW Canton

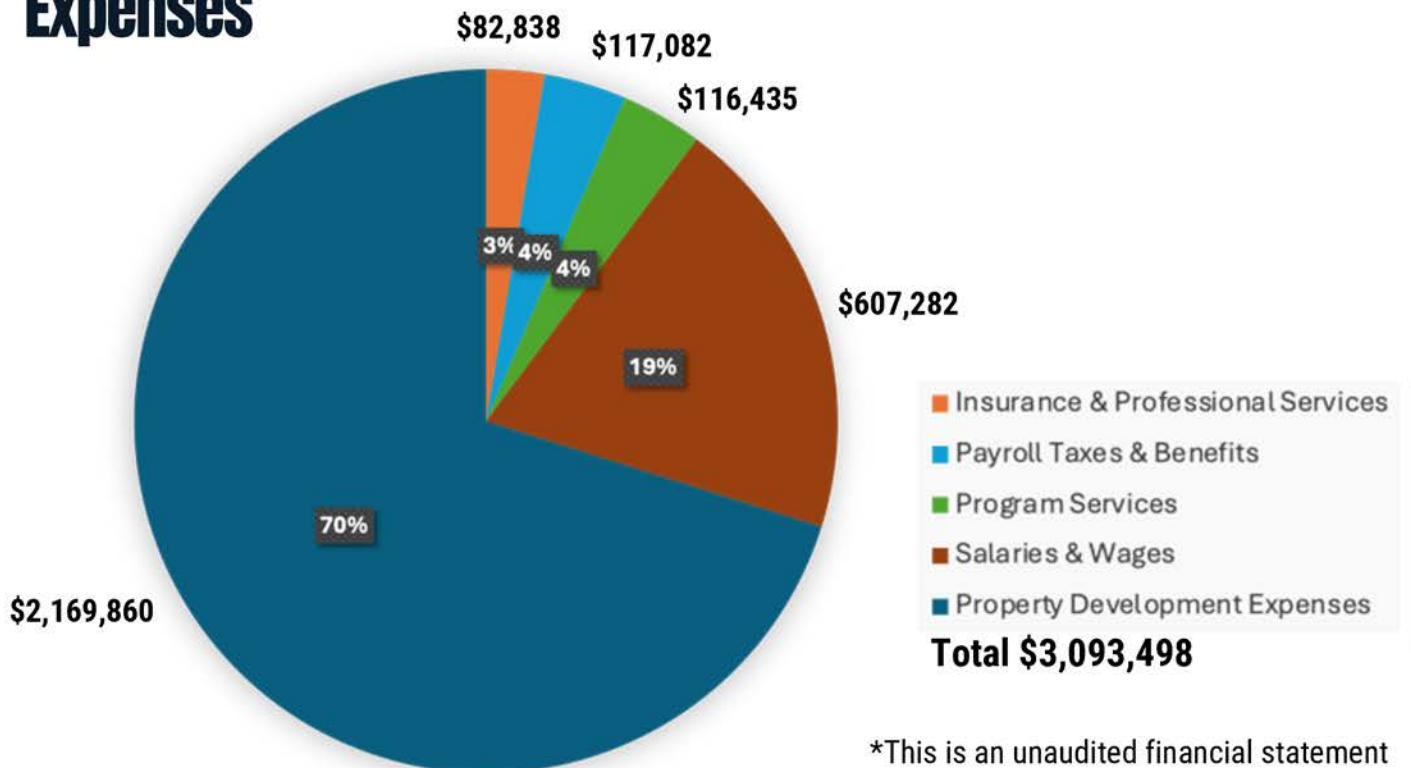
# 2024 FINANCIAL SUMMARY

## Income



**Total \$5,891,319**

## Expenses



**Total \$3,093,498**

\*This is an unaudited financial statement  
 \*\$2.9 million in income in 2024 designated for 2025 construction projects

# The “why” behind workforce housing in our community - *housing by the numbers*

## THE PASSING DREAM OF HOME OWNERSHIP

**Stark County Median Household Income**



30% of monthly household income

**Stark County Median Priced Home**



Principal & Interest Payment (7.3%)+ Taxes & Insurance

Information drawn from the Stark Housing Study published in 2024

**\$25,189** additional income households need to afford the median priced home

**89%** of open jobs in Stark County CANNOT afford to purchase a median priced home

**\$843** average mortgage of a family purchasing a Canton for All People Home

\*The median household income for Stark County renter-occupied units is \$32,637

This works for household incomes at \$40,000 and up

**4,967**

Rental Units Needed in Stark County over the next 5 years

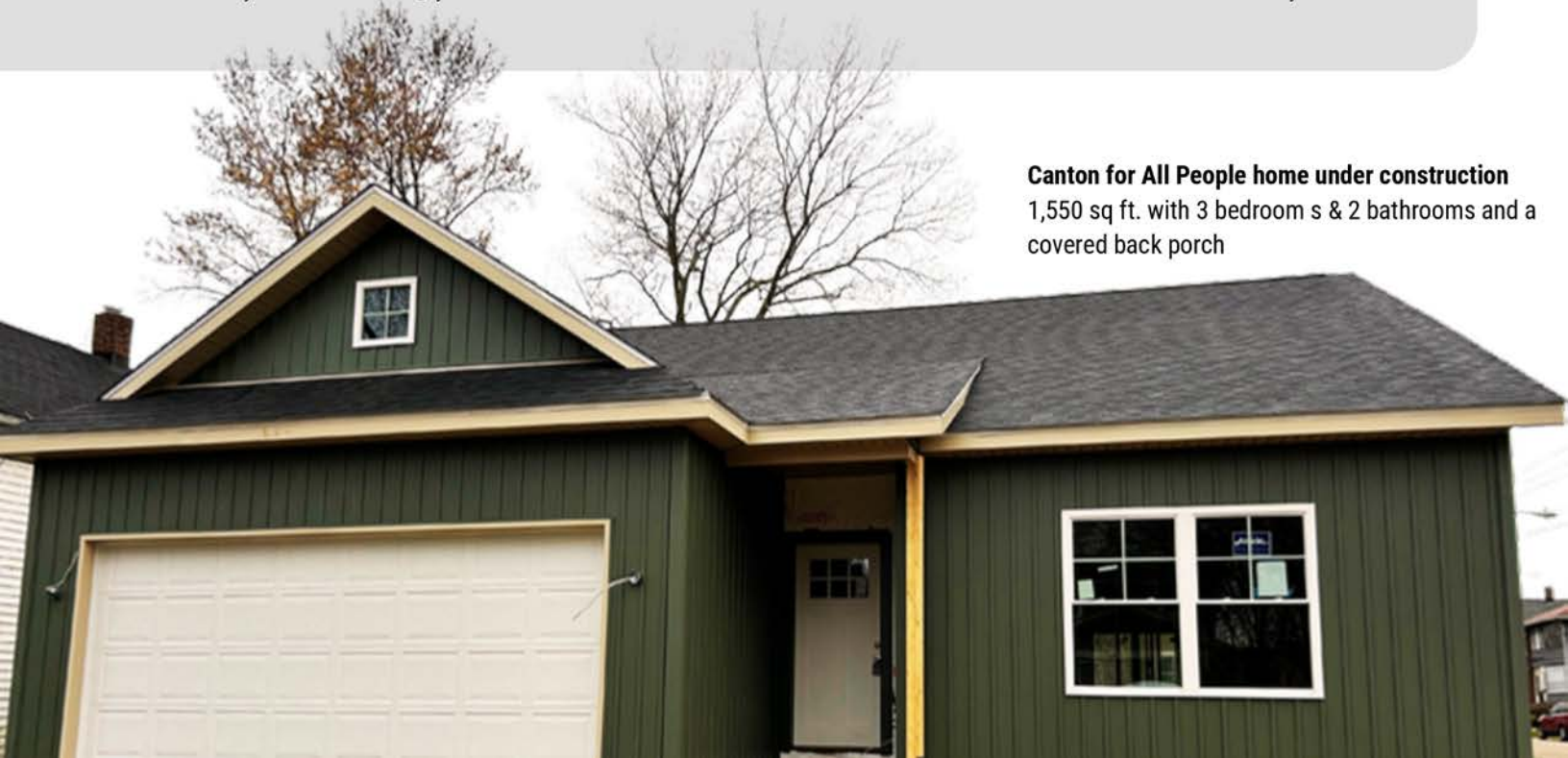
**45.2%**

Increase in home values in Stark County since 2019

**36,000**

Households are cost burdened in Stark County

**Canton for All People home under construction**  
1,550 sq ft. with 3 bedrooms & 2 bathrooms and a covered back porch





# OUR TEAM

## Leadership Board

- Tom Winkhart** - *President Treasurer*
- Tony Perez** - *Vice President*
- Patrick Mackie** - *Secretary*
- Chad Sinkovich** - *Treasurer*
- Cara Stultz-Costello** *United Methodist Church*
- Jamar Flemming** *Men of Tomorrow*
- Saprina Allen** *Premier Bank*
- Christen Sedmock** *Canton City School District*
- Joanna James** *Project Rebuild*
- Jim Porter** *Pro Football Hall of Fame*
- Tricia Radosevic** *Community Resident*
- Terry Regula** *My Community Health*
- Deanna Kidwell** *Shauer Group*
- Betty Smith** *Enrichment*
- Kelsey Sullivan** *Winkhart and Minor LLC*
- Junior Vega** *Community Resident*
- Taylor Vickers** *Community Resident*

## Staff

- Don Ackerman** - *Executive Director*
- Matt Belliveau** - *Managing Director*
- Mike Farmer** - *Managing Director - 1/2 year*
- Gino Haynes** - *Community Organizer*
- Kristina Belliveau** - *Finance Director*
- Traci Skipper** - *Housing Director*
- Ken Strobel** - *Construction Manager*
- Michael Varn** - *Construction Team Member*
- Dillan Pritchett** - *Construction Team Member*
- Omari Allen** - *Construction Team Member*
- Carrie Maletich** - *Shorb Market Director*
- Carlos Romero** - *Market Coordinator and Translator*
- Lilly Brunoni** - *Administrative Assistant & Warming Center Coordinator*

