

# Start Right Community Development Corp. 2024 Annual Report

*Prepared by*  
Jeremy Battle

*A publication of Start Right Community  
Development Corp. – Cleveland Heights, Ohio*

# MOVING FORWARD



**Rev. Dr. Jimmie Hicks Jr.**  
Executive Director

As we conclude the 16th and most successful year of our organization, we look forward to the future of Start Right Community Development Corp. (CDC), and our continued commitment to moderate and low-income families in under-resourced areas.

Throughout the years, we have focused on addressing unmet needs within our community by providing more meals and creating new affordable housing opportunities.

This year, we took significant steps forward. Through our partnerships with the county land bank and the city of Cleveland Heights, we revitalized neglected properties, offering families safe and affordable homes.

We also embarked on an exciting new venture in collaboration with TWG, breaking ground on a 52-unit affordable apartment complex slated to open soon. This project will not only provide housing but also catalyze economic growth in our community.

Our involvement in the Noble Road comprehensive study demonstrates our continued dedication to ensuring the long-term vibrancy of Cleveland Heights, while our neighborhood beautification projects are fostering pride and connection among residents.

None of this would be possible without you. Your support—whether as donors, partners, or volunteers—has empowered us to make a tangible difference in the lives of countless families. By the grace of God, we look forward to continuing this work and building a stronger, brighter future for our community as we move into 2025.

# START RIGHT CDC BOARD OF TRUSTEES

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**Jimmie Hicks, Jr.**  
Executive Director

**Lynda C Hicks, Trustee**  
Board Member

**Richard Brown, Trustee**  
Board Member

**Terrence Redic, Trustee**  
Board Member

**Jimmie Hicks III, Trustee**  
Board Member

**Noria Williamson**  
Board Member

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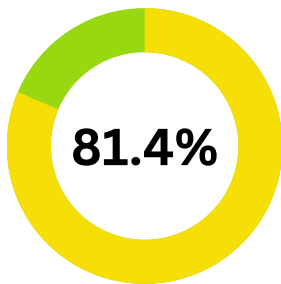
# FINANCIAL REPORT

# \$425,000 TOTAL SUPPORT

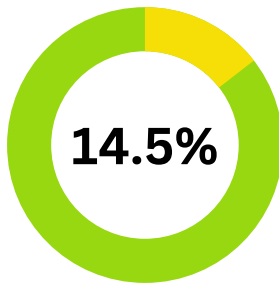
 **46.8%**  
INCREASE IN CONTRIBUTED  
INCOME (vs 2022)

 **<\$10,000**  
YEAR END CASH ON HAND

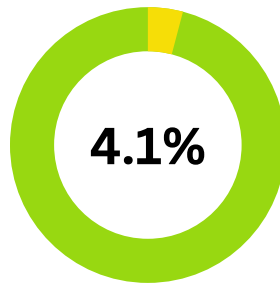
## SOURCES OF SUPPORT



PRIVATE SUPPORT



FOUNDATIONS



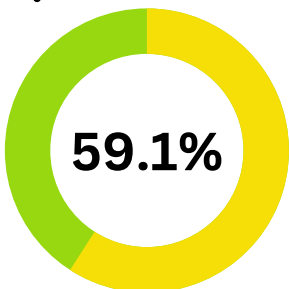
OTHER



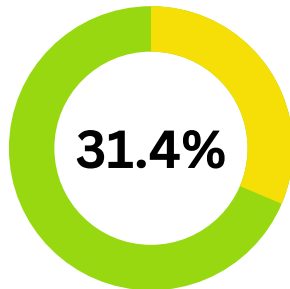
**Stephanie Sanders, CPA**  
Finance Director

## HOW SUPPORT IS USED

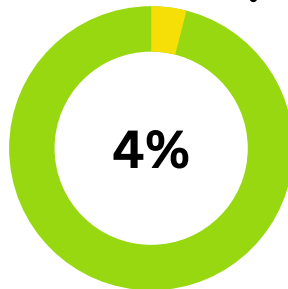
# 94.5% GOES TO OUR PROGRAMS



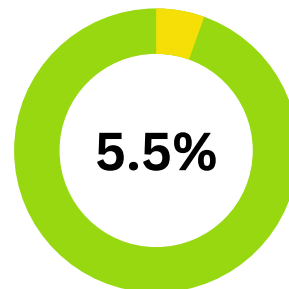
CALEDONIA  
HOMES



GOOD  
NEIGHBOR



HUNGER  
CENTER



ADMINISTRATION &  
DEVELOPMENT





*Start Right CDC's*

# HUNGER CENTER



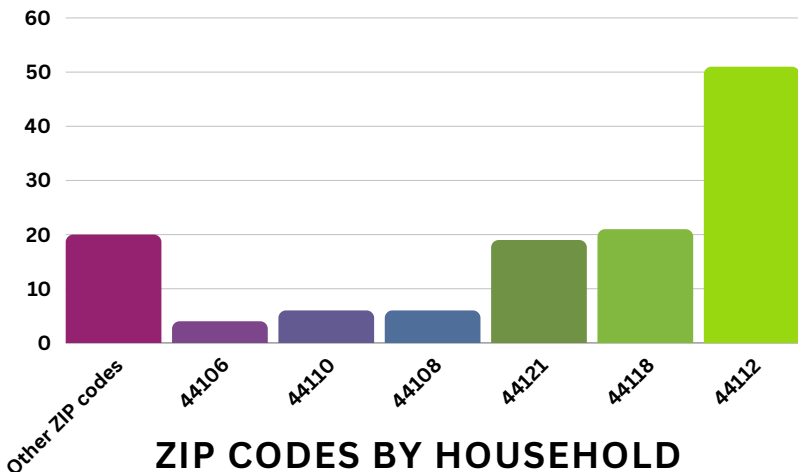
# YOUR IMPACT

# 1556 INDIVIDUALS SERVED

# 503 Households Fed

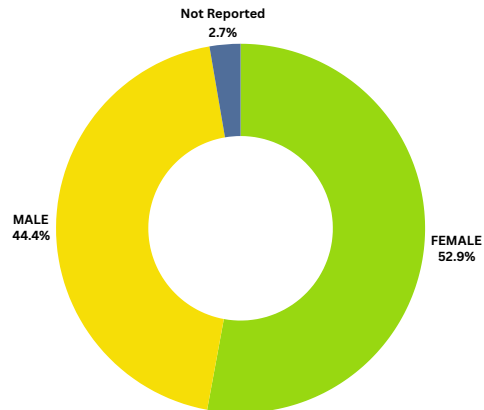
# 543 Children Served

# 19 ZIP Codes Served

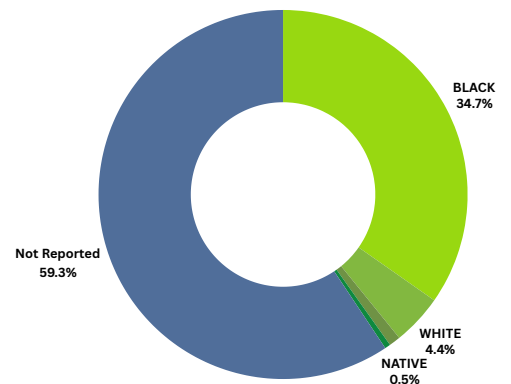


\*Average household income of ZIP codes served is 36% lower than the national median income

## GENDER DEMOGRAPHICS



## RACIAL DEMOGRAPHICS





## *A Year's Overview*

# FAMILIES TO FEED

Director of Hunger Center Operations,  
Lynda C. Hicks

As one of 230 registered food pantries in the Greater Cleveland area, our Hunger Center has fed thousands since its inception in 2008. Since COVID hit in 2020, Start Right CDC's Hunger Center has undergone some necessary revisions to better fit the local needs.

What was once an open pantry where families could shop around, has been converted into a customized weekly delivery service, where carts are built with the specific needs and tastes of families in mind.

Via this setup and our partners at the Cleveland Food Bank, we've been able to provide families with fresh produce, meats, grains, and snack foods.

This allows the experts working in our pantries to properly portion and serve members of our community while guaranteeing everyone receives an equitable quantity. Our portions strive to give every family at least a week's supply of food.



**Lynda Hicks**



**Betty Nixon**

People like Sister Betty Nixon volunteer at the pantry every week and play a pivotal role in combating hunger in our area.

"My husband and I began volunteering at the beginning of the pandemic," she says. "At that time we were delivering food from door to door."

Now, Sister Betty is our Customer Service Rep, and she coordinates with clients every week, learns about them, and builds a cart based on their preferences.

"I'll ask if they have any allergies to shellfish, nuts, eggs, or if they eat pork," she says. "I keep a log sheet of all clients. I use the sheet to pack their food."

The work of Sister Betty Nixon and countless other volunteers throughout the year, allows us to not only feed families but enable them to eat what they want. Beyond simply feeding those in need, it's important to minimize waste and make sure that our food is going to those who will make the most of it.



*Start Right CDC's*

# GOOD NEIGHBOR PROJECT







## *A Year's Overview*

# INVESTING IN OUR COMMUNITY

Planning and Development Director,  
Jimmie Hicks III



Jimmie Hicks III



Brad Cavanaugh

"Start Right Community Development Corp. is dedicated to revitalizing our neighborhood by acquiring and rehabilitating foreclosed homes through our Good Neighbor Project. The primary goal of this initiative is to restore vacant and blighted homes in the Cleveland Heights area, transforming them into livable spaces that strengthen the community.

With the support of the Cleveland Land Bank, we've successfully rehabilitated ten homes over the past decade. Each time a home is restored, our priority is to find a buyer from a low- to moderate-income background to ensure our efforts benefit those who need it most.

Looking ahead, we plan to expand our rehabilitation efforts by focusing on vacant lots, to create multi-family homes and townhomes. This will allow us to provide even more affordable housing options to meet the growing needs of our community.

Contractor and Director of Construction Management, Brad Cavanaugh, attests to the efficiency that can be found behind the scenes of the Good Neighbor Project.

"I initially got involved because I went to school with Jimmie Hicks III," says Cavanaugh. "I've been working with Start Right since 2018 as a real estate partner, general contractor, and project manager."

Cavanaugh helps purchase homes and oversees their rehabilitation.

"They needed guidance, and I was there to provide that," says Cavanaugh. "Reverend Hicks is very open to stepping out of the way and letting people do their jobs. He knew real estate wasn't his area of expertise, so I was there to take that load off his shoulders. We've done good work together."

This work has greatly affected people like Sister Sonya Trice, who bought the first home sold through the Good Neighbor Project.

"As a first-time home buyer, Reverend Jimmie Hicks Jr.'s support through the process was second to none," she says. "The selling price of the home was extremely fair which allowed me to obtain funds to not only purchase the home but make the necessary renovations."

Trice believes the project will play a key role in rebuilding this community.

"The service and support provided through the Good Neighbor Project will have a lasting impact on the Cleveland Heights community for years to come."

*Start Right CDC's*

# CALEDONIA HOMES





# NEW DEVELOPMENTS

Planning and Development Director,  
Jimmie Hicks III



"Start Right's Caledonia Homes initiative is a focused effort to bring new housing development to the Caledonia neighborhood of Cleveland Heights. In an area where new home construction is rare, particularly in mature, inner-ring suburbs like ours, we are addressing a critical need for quality housing."

Since launching the project in 2022, we have successfully constructed and sold one home, with two additional homes currently in progress. Our goal is to continue meeting the housing needs of our community while contributing to the revitalization and growth of the Caledonia neighborhood."



1,500 Square ft, 3 Bedrooms, 2 Bathrooms, 1st Floor Living Room





*Start Right CDC's*

# 2024 & BEYOND



**Nobility Court**  
City of Cleveland Heights





