

COMMUNITY ACTION OF GREATER INDIANAPOLIS ANNUAL REPORT 2021



communityaction
OF GREATER INDIANAPOLIS

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COMMUNITY ACTION OF GREATER INDIANAPOLIS

2021 ANNUAL REPORT

Terrence White, Executive Director

"If you focus on problems, you'll have more problems. If you focus on solutions, you'll have more opportunities."

Sidney Poitier

Dear Partners and Community Stakeholders,

The word for this year's Annual Report is *RESILIENCY*.

The oxford dictionary defines *RESILIENCY* as *the capacity to withstand or to recover quickly from difficulties, toughness*.

The year 2021 introduced several tough trials for Americans. Protesters attacked the Capitol to halt certification of ballots but were unsuccessful.

A Minneapolis jury found former police officer Derek Chauvin guilty of George Floyd's death.

The 32nd Summer Olympic games were held in Tokyo, a year after being postponed due to the Corona Virus. The U.S. topped the medal count bringing home 113 honors.

The events of 2021 made us stronger, prepared to handle any situation that came our way. CAGI is also known for being resilient, turning adversity into advantages for thousands of our participants through our life changing programs and services.

Please enjoy CAGI's 2021 Annual report as we continue to display our resiliency by creating new goals, welcoming new achievements, and focusing on our vision.

All the best,

Terrence



WHO ARE WE? WE ARE CAGI!



Our history.

Assisting more than 40,000 households and 100,000 residents of Boone, Hamilton, Hendricks, Marion and Tipton Counties in Indiana, the constellation of programs and services we provide has grown and evolved as the face of poverty and the needs of our clients changed over time.

Long after the federal government's "War on Poverty" ceased, the community action agencies it spawned continue to fight existing poverty and seek to eradicate its causes. In 1982, CAAP significantly expanded its coverage area from one to four counties, (subsuming community action activities in Boone, Hamilton and Hendricks Counties as well as Marion County). At that time, the agency's name became Community Action of Greater Indianapolis (CAGI) to reflect its responsibility for and engagement in a much larger geographic area.

Since its inception more than **50 years** ago, CAGI has provided services including energy assistance, childcare, family support, education and training programs, transitional housing, lead remediation and emergency rental and food assistance to eligible participants (principally low-income, disabled, or senior residents of the agency service area). As the needs and expectations of its clients have grown and evolved, CAGI's portfolio has expanded to include assistance in such areas as home repair, housing counseling, financial literacy and the development of tax-credit based senior housing apartments.

A hallmark of the agency since its inception has been its governance model: *The agency board must consist of one-third elected officials (or their designated representatives), one-third members of the private sector and one-third representatives of its eligible client constituency (or their representatives).* This has ensured a diverse stakeholder partnership throughout the agency's existence.



All services are provided without regard to race, age, color, religion, sex, disability, national origin, ancestry, or status as a veteran.

CAGI'S MISSION

To empower those we serve to become self-reliant and self-sufficient

CAGI'S PROMISE

Community Action change embodies the spirit of hope, improves communities, and makes America a better place to live. We care about the entire community, and we are dedicated to helping people help themselves and each other.

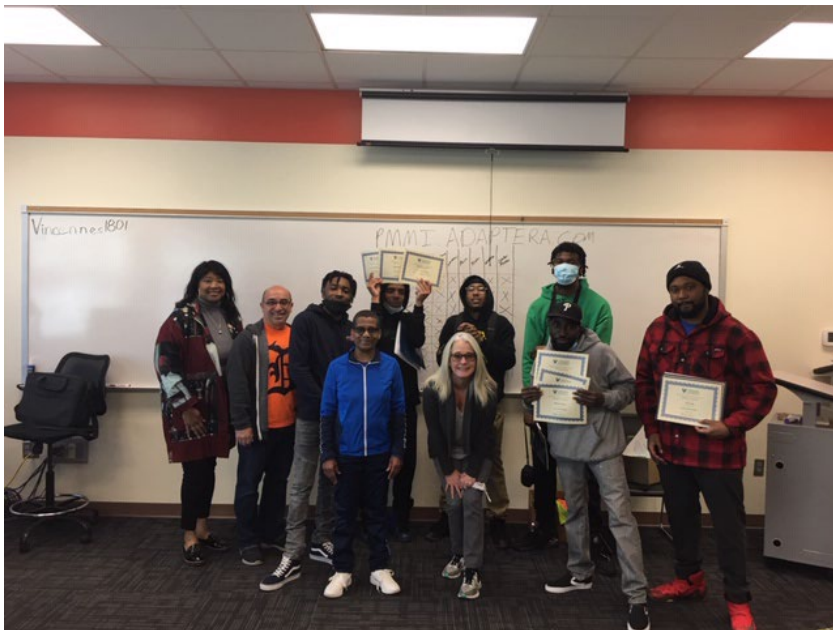


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CAGI PROGRAMS & SERVICES

WE CANN

2021 Impact: 281 participants shown improvement in leadership, social network & engagement; 52 unemployed youth obtained skills or income; 59 participants received job readiness training; 55 participants received adult leadership training; 10 people obtained a recognized certificate or degree; 137 participants gained abilities to engage.



We CANN (Community Action Neighborhood Network) is an evidence-based approach to decreasing crime and health disparities. WE CANN teaches young men how to become organizers of change, specifically in the Metropolitan Police Department's North Districts Beat 25. Aligned with personal and group coaching, WE CANN programs and enhance the Quality of Life through personally designed life plans. WE CANN helps our participants earn their High School

Equivalency, obtain certifications in various industries, and achieve job skills development. Under the umbrella of We CANN, there are 4 programs, "CHAMPIONS", "B.U.I.L.D.", "C.H.A.T." and "M.O.V.E.".

CHAMPIONS: Empowering youth and young adults, between the ages of 18-26 who are at high-risk for involvement in a violent crime and with the aim that they will become civic minded employed members of the community. The CHAMPIONS program supports development and growth of African American men, their families and resident leaders who reside in communities affected by systems of racial inequities.

B.U.I.L.D.: The Build Up Informed Leaders for Development provides a set of workshops designed to improve the skills, knowledge, and behaviors of those who work in a role and direct contact with communities that have experienced trauma. WE CANN B.U.I.L.D.'s Trauma & Resilience Learning Collaborative is an eight month (May-December), in depth training and consultation process that allows

partner organizations to apply trauma informed care and community building skills to create effective change through organizational policies, procedures, and practices.

C.H.A.T: Culture, Heart, Art, and Talk is an artist facilitator-led approach that encourages conversations with neighbors on violence and health disparities leading to mental wellness.

M.O.V.E: Place based community engagement that supports resident leadership to make changes in their own neighborhoods.

S.T.A.R



2021 Impact: 817 unduplicated individuals received Case Management services; 273 participants received vocational training; 841 participants received transportation assistance; 423 participants received job placement; 500 people received emergency clothing assistance.

Case Management (S.T.A.R): Striving To Achieve Results helps families become financially self-supporting, building upon their strengths, supporting them in meeting their goals and assisting with their basic needs. Comprehensive assessments and case action plans are integrated with self-sufficiency-enhancing resources. From resume preparation to job skill enhancement, the outcomes of case management are increased financial stability and self-sufficiency through individualized case management counseling. S.T.A.R provides short-term assistance and long-term support through the following services:

- Rental Assistance
- Car Repair and Transportation Assistance
- Food and Nutrition Assistance
- Job Readiness
- Clothing Assistance
- Housing Navigation
- Financial Education
- Linkage and Referrals
- Resume Preparation

Y.E.S!



2021 Impact: 220 participants received services; 143 young people join in summer youth.
recreational activities; 479 youth demonstrated positive approaches toward learning.

Youth Enrichment Support Y.E.S!: Y.E.S!'s main objective is to help young people between the ages of 8 to 17 years old to improve school attendance. A mentoring program, Y.E.S.! provides lower wealth participants and their families with tutoring to improve academic performance, health education awareness, and social service's needs, such as free nutritious meals, breakfast, and lunch. Services also include free internet, computer access, and athletic participation.



FOOD DISTRIBUTION



2021 Impact: 17,572 food bags/boxes were distributed.

The Holiday Meal Program and Mobile Food Pantry: For more than 22 years, CAGI has provided healthy meals to lower-wealth families, at or below 200% of the poverty level and seniors, 55 years & older, distributing nearly 5,000 healthy meals and feeding an average of 1,250 families. The Holiday Meal Program provides up to 7 days of food supply for qualified individuals and families.

***CAGI's Mobile Food Pantries:** Created as a "food pantry on wheels", CAGI collaborates with Gleaners Food Bank and Mozell Sanders Foundation, traveling to locations throughout the community, allowing lower-wealth households to select their own healthy food items. With each meal equaling 1.2 pounds of food, participants are provided with choices of various dry goods, canned goods, fresh fruits and vegetables, dairy, and meat items are available to satisfy personal and dietary needs. During the pandemic, food boxes were distributed instead of normal distribution and food selection methods.



HOUSING CHOICE VOUCHER PROGRAM



2021 impact: 355+ families remained safe, receiving vouchers and Section-8 services.

Housing Choice Voucher Program (Section 8): Permits lower-wealth individuals/households who may not otherwise be able to secure decent, affordable rental housing, or obtain a safe place to reside. Vouchers allow our participants to choose the types of housing that best fulfills their needs. CAGI administers vouchers for Hamilton, Hendricks, Boone, and Tipton counties only.

THE FOSTER GRANDPARENT PROGRAM

2021 Impact: 47 grandparents volunteered; 138 children (0-5) demonstrated positive approaches toward learning and emergent literacy skills; 479 participants received early childhood training (0-5).



The Foster Grandparent Program (FGP): FGP is a multi-generational program, benefiting our seniors and youth. FGP offers individuals 55 years and older opportunities to serve as mentors and educational tutors for children with special needs or who are at risk. Our foster grandparents provide 15 hours of weekly service to schools, hospitals, day cares and homeless centers. For their service, grandparents receive stipends to help meet their basic needs, while allowing them to benefit from increased socialization.

Students ranging from 6 weeks old to twelfth grade are given academic assistance under the direction of teachers, day care administrators, and are provided with social skills training and development. Staff and volunteers assess each student's initial level of academic and social development and devise an educational plan complete with goals and objectives to help increase the student's capabilities in those areas.



THE WEATHERIZATION PROGRAM



2021 Impact: 64 participants improved energy efficiency in their homes; 114 received Healthy Homes Improvements; 50 independent-living home improvements were made to homes.

The Weatherization Program: Remediate safety issues associated with household appliances (stoves, water heaters, and furnaces), identification of lead-based paint, and improve the energy efficiency of homes which in turn, reduces the energy costs for the homeowner.

- Conducts energy audits of the residences of eligible participants to determine whether and where energy savings might be gained.
- Identifies safety issues with stoves, water heaters, and furnaces which must be remediated or replaced.



SENIOR & MULTI-FAMILY AFFORDABLE HOUSING

2021 impact: 650 people retain safe housing, avoiding homelessness and poor housing conditions; CAGI maintains 362 units of affordable housing.



Senior and Multi-family Affordable Housing: Providing 362 affordable units, CAGI operates 5 apartment developments, catering to lower-wealth senior, and/or disabled eligible clients. Our five complexes include:

- Franklin School Apartments (senior housing) – 48 units in a renovated school building featuring efficiencies, one- and two-bedroom apartment units with gated parking.
- Emma O. Johnson Homes (senior housing) – a multi-story apartment building with a mixture of efficiencies and one-bedroom apartments among its 50 units.
- Four Seasons at Hawthorne I & II (senior housing)– 120 units on the Indianapolis east side where the first phase of construction was completed in 2006 and the second phase in 2011.
- Commons at Springmill (lower-wealth housing) – 72 one-to-four-bedroom luxurious affordable housing located in Westfield IN.
- Beech Grove Station (senior housing)– offers 60 distinctive two-bedroom apartment homes nestled within a warm, friendly atmosphere.



JUST THE NUMBERS

THE IMPACT OF CAGI SERVICES

TOTAL UNDUPLICATED # OF ALL INDIVIDUALS	1,842
TOTAL UNDUPLICATED # OF HOUSEHOLDS	1,278
WOMEN	1157
MEN	684
AFRICAN AMERICAN	1242
WHITE	210
HISPANIC	35
MULTI-RACE	30
OTHER-RACE	37
DISABLED	65
MEDICAID	244
VETERANS	19



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**COMMUNITY ACTION OF GREATER INDIANAPOLIS, INC.
AND SUBSIDIARIES, ET AL.**

CONSOLIDATING STATEMENT OF FINANCIAL POSITION

DECEMBER 31, 2021

	Community Action of Greater Indianapolis, Inc.	CAGI Housing, Inc. and Subsidiary	Franklin School Apartments, L.P.	21st Street Seniors, L.P.	21st Street Seniors II, L.P.	Commons at Spring Mill, L.P.	Beech Grove Senior LLC	Eliminating Entries	Consolidated
ASSETS									
Current assets:									
Cash and cash equivalents	\$ 1,073,176	\$ -0-	\$ (2,887)	\$ 4,905	\$ 62,798	\$ 96,226	\$ 10,563	\$ -0-	\$ 1,244,781
Accounts receivable	435,861	-0-	3,802	1,265	1,053	8,463	88	-0-	450,532
Current portion of notes receivable	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Other assets	-0-	171	12,138	21,774	43,666	8,453	1,237	(171)	87,268
Total current assets	1,509,037	171	13,053	27,944	107,517	113,142	11,888	(171)	1,782,581
Property and equipment:									
Land and land improvements	-0-	-0-	50,000	1,767,555	1,389,208	2,816,100	95,666	-0-	6,118,529
Property and equipment	130,993	-0-	3,054,626	5,427,406	7,075,021	6,193,366	8,399,619	(1,469,081)	28,811,950
	130,993	-0-	3,104,626	7,194,961	8,464,229	9,009,466	8,495,285	(1,469,081)	34,930,479
Accumulated depreciation	(54,729)	-0-	(1,582,322)	(3,633,899)	(2,743,266)	(2,608,533)	(2,357,996)	-0-	(12,980,745)
Net property and equipment	76,264	-0-	1,522,304	3,561,062	5,720,963	6,400,933	6,137,289	(1,469,081)	21,949,734
Other assets:									
Notes receivable, related party	725,000	-0-	-0-	-0-	-0-	-0-	-0-	(725,000)	-0-
Other receivable, related party	799,524	-0-	-0-	-0-	-0-	-0-	-0-	(799,524)	-0-
Restricted deposits and funded reserves	-0-	-0-	125,331	226,075	336,631	443,958	309,651	-0-	1,441,646
Other deposits	11,400	-0-	-0-	-0-	-0-	-0-	-0-	-0-	11,400
Notes receivable, net of current portion	114,933	-0-	-0-	-0-	-0-	-0-	-0-	-0-	114,933
Deferred cost, net of accumulated amortization	-0-	-0-	-0-	-0-	12,831	19,616	36,122	-0-	68,569
Total other assets	1,650,857	-0-	125,331	226,075	349,462	463,574	345,773	(1,524,524)	1,636,548
Total assets	\$ 3,236,158	\$ 171	\$ 1,660,688	\$ 3,815,081	\$ 6,177,942	\$ 6,977,649	\$ 6,494,950	\$ (2,993,776)	\$ 25,368,863

**COMMUNITY ACTION OF GREATER INDIANAPOLIS, INC.
AND SUBSIDIARIES, ET AL.**

CONSOLIDATING STATEMENT OF FINANCIAL POSITION

DECEMBER 31, 2021

	Community Action of Greater Indianapolis, Inc.	CAGI Housing, Inc. and Subsidiary	Franklin School Apartments, L.P.	21st Street Seniors, L.P.	21st Street Seniors II, L.P.	Commons at Spring Mill, L.P.	Beech Grove Senior LLC	Eliminating Entries	Consolidated
LIABILITIES AND NET ASSETS									
Current liabilities:									
Current portion of long-term debt	\$ 1,208	\$ -0-	\$ 15,886	\$ 37,654	\$ 15,201	\$ 49,429	\$ 20,672	\$ -0-	\$ 140,050
Line of credit	135,000	-0-	-0-	-0-	-0-	-0-	-0-	-0-	135,000
Accounts payable	139,031	-0-	83,197	27,357	34,300	9,802	5,421	-0-	299,108
Other current liabilities	57,797	-0-	323,869	102,911	71,235	120,637	130,632	(326,165)	480,916
Total current liabilities	333,036	-0-	422,952	167,922	120,736	179,868	156,725	(326,165)	1,055,074
Long-term liabilities:									
Other long-term liabilities	1,412,936	-0-	1,847,830	341,468	452,549	-0-	28,969	(2,835,290)	1,248,462
Long-term debt, net of current portion	-0-	-0-	700,362	1,085,362	995,975	1,655,630	858,072	-0-	5,295,401
Total long-term liabilities	1,412,936	-0-	2,548,192	1,426,830	1,448,524	1,655,630	887,041	(2,835,290)	6,543,863
Total liabilities	1,745,972	-0-	2,971,144	1,594,752	1,569,260	1,835,498	1,043,766	(3,161,455)	7,598,937
Net assets and partners' equity:									
Without donor restrictions	765,186	-0-	-0-	-0-	-0-	-0-	-0-	(1,142,606)	(377,420)
With donor restrictions	725,000	-0-	-0-	-0-	-0-	-0-	-0-	-0-	725,000
Noncontrolling interest	-0-	-0-	-0-	-0-	-0-	-0-	-0-	17,422,346	17,422,346
Common stock	-0-	171	-0-	-0-	-0-	-0-	-0-	(171)	-0-
Partners' equity	-0-	-0-	(1,310,456)	2,220,329	4,608,682	5,142,151	5,451,184	(16,111,890)	-0-
Total net assets and partners' equity	1,490,186	171	(1,310,456)	2,220,329	4,608,682	5,142,151	5,451,184	167,679	17,769,926
Total liabilities and net assets	\$ 3,236,158	\$ 171	\$ 1,660,688	\$ 3,815,081	\$ 6,177,942	\$ 6,977,649	\$ 6,494,950	\$ (2,993,776)	\$ 25,368,863

**COMMUNITY ACTION OF GREATER INDIANAPOLIS, INC.
AND SUBSIDIARIES, ET AL.**

CONSOLIDATING STATEMENT OF ACTIVITIES

YEAR ENDED DECEMBER 31, 2021

	Community Action of Greater Indianapolis, Inc.	CAGI Housing Inc. and Subsidiary	Franklin School Apartments, L.P.	21st Street Seniors, L.P.	21st Street Seniors II, L.P.	Commons at Spring Mill, L.P.	Beech Grove Senior, LLC	Eliminating Entries	Consolidated
Changes in unrestricted net assets:									
Revenues and other support:									
Grant revenues	\$ 6,392,734	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ 6,392,734
Other revenues	49,291	-0-	16,440	3,004	44,867	32,898	11,256	(15,397)	142,359
Rental income	-0-	-0-	242,715	459,388	449,027	575,363	522,650	-0-	2,249,143
Interest income	5,950	-0-	222	9	4	23	25	-0-	6,233
Total unrestricted revenues and other support	6,447,975	-0-	259,377	462,401	493,898	608,284	533,931	(15,397)	8,790,469
Expenses:									
Program services:									
Energy and Weatherization	1,153,289	-0-	-0-	-0-	-0-	-0-	-0-	-0-	1,153,289
Children and Youth	223,033	-0-	-0-	-0-	-0-	-0-	-0-	-0-	223,033
Housing and Welfare	4,059,812	-0-	-0-	-0-	-0-	-0-	-0-	-0-	4,059,812
	5,436,134	-0-	-0-	-0-	-0-	-0-	-0-	-0-	5,436,134
Supporting services:									
General and administrative	941,612	-0-	-0-	-0-	-0-	-0-	-0-	-0-	941,612
Fundraising	8,470	-0-	-0-	-0-	-0-	-0-	-0-	-0-	8,470
Total program and supporting services	6,386,216	-0-	-0-	-0-	-0-	-0-	-0-	-0-	6,386,216
Other multifamily housing expenses	-0-	-0-	362,037	634,870	634,563	763,225	729,026	(42,404)	3,081,317
Total expenses	6,386,216	-0-	362,037	634,870	634,563	763,225	729,026	(42,404)	9,467,533
Increase (decrease) in unrestricted net assets before noncontrolling interests	61,759	-0-	(102,660)	(172,469)	(140,665)	(154,941)	(195,095)	27,007	(677,064)
Loss attributable to noncontrolling interests	-0-	-0-	-0-	-0-	-0-	-0-	-0-	663,170	663,170
Increase (decrease) in unrestricted net assets	\$ 61,759	\$ -0-	\$ (102,660)	\$ (172,469)	\$ (140,665)	\$ (154,941)	\$ (195,095)	\$ 690,177	\$ (13,894)

2021 BOARD OF DIRECTORS



Thank you for your dedication!

Al Bracken	Community Sector
George Brown, Treasurer	Private Sector
Patrick Caric	Public Sector
Chase Cotton, Chair	Private Sector
Donell Foster	Private Sector
Armica Gasper	Private Sector
Kelly Gunn	Public Sector
Alan Henderson	Private Sector
Annette Johnson	Public Sector
Monica Jones, Vice Chair	Community Sector
Vop Osili	Public Sector
Vitian Robinson, Secretary	Community Sector
Kelly Vaughn	Community Sector
Margaret Ward	Community Sector
Larry Williams	Public Sector