



2022

ANNUAL REPORT

"Helping the Community and People since 1965"



communityaction

OF GREATER INDIANAPOLIS

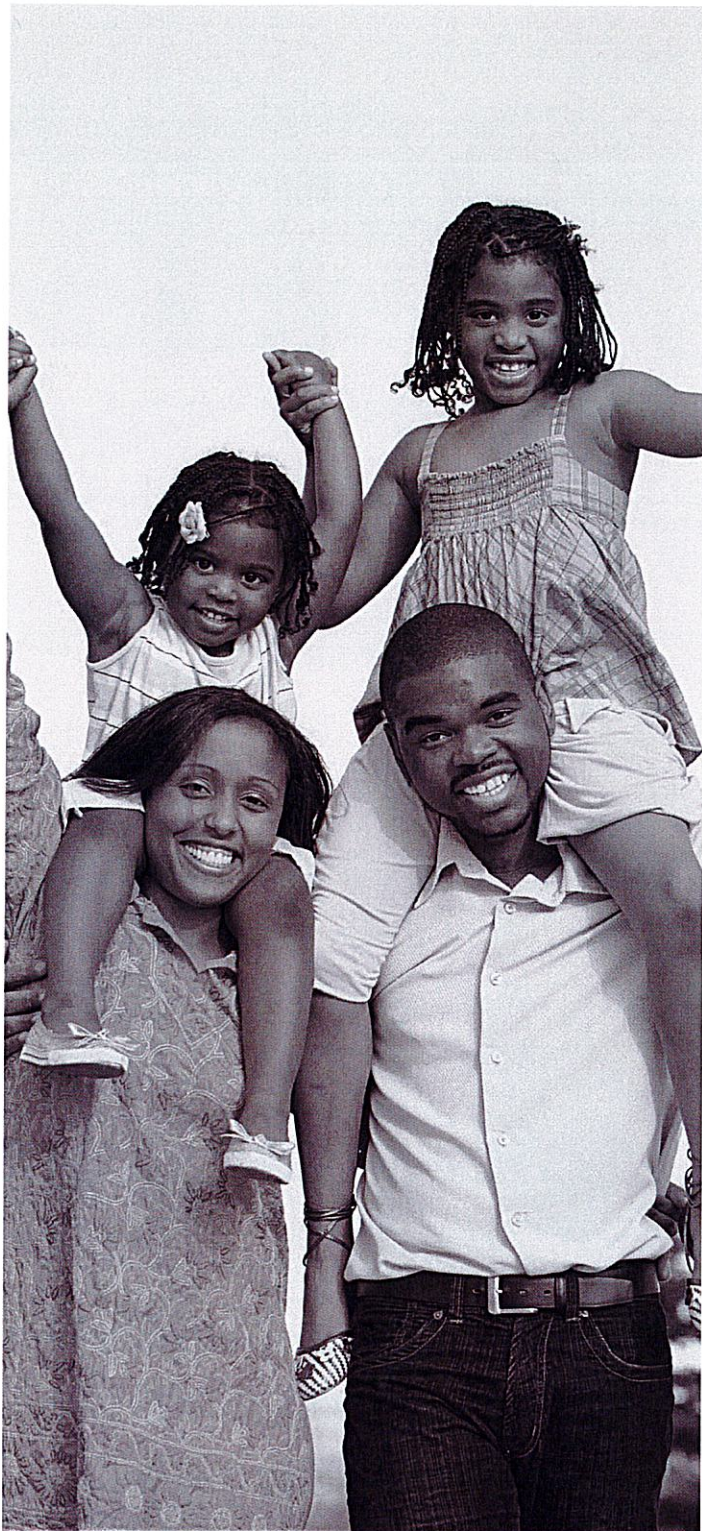
**"To Empower Those We Serve to
Become Self-Reliant & Self-Sufficient"**



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**"If you want to lift yourself up, lift up someone else." -
Booker T. Washington**



OUR MISSION

“TO ERADICATE
POVERTY,
PROMOTE UPWARD
MOBILITY, AND TO
EMPOWER THOSE
WE SERVE TO
BECOME SELF-
SUFFICIENT”

CAGI'S HISTORY

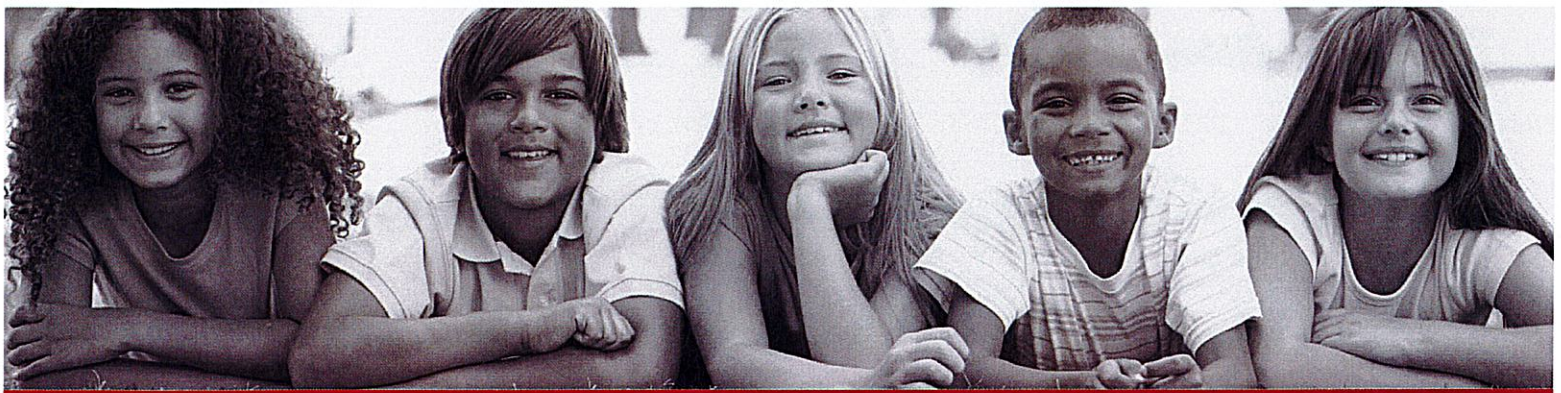
Long after the federal government's "War on Poverty" ceased, the community action agencies it spawned continue to fight existing poverty and seek to eradicate its causes. In 1982, CAAP significantly expanded its coverage area from one to four counties, (subsuming community action activities in Boone, 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). The agency also has acted as funding agent for programs which provided legal services, programs through neighborhood centers, Head Start, and summer jobs programs.

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.





CORPORATE MESSAGE

Community Action of Greater Indianapolis, Inc. (CAGI) is a nonprofit organization dedicated to the reduction and ultimate elimination of poverty among the clients in its service area. Currently, we serve more than 40,000 households and 100,000 residents of Boone, Hamilton, Hendricks, Marion, and Tipton Counties in Indiana. CAGI has pursued its mission since its incorporation in 1965, and the constellation of services we provide has grown and evolved as the shape and face of poverty has changed and the needs of our clients have changed. We are proud to be among the more than 1,000 Community Action Agencies in the country striving to achieve such outcomes for our constituents.

CAGI'S HISTORY

The precursor to today's Community Action of Greater Indianapolis (CAGI) was established in 1965 as Community Action Against Poverty (CAAP). With the assistance of community leaders such as Senator (then Mayor) Richard G. Lugar, CAAP was formed as part of the "War on Poverty" to provide programs and services to low-income residents of the city of Indianapolis. "Low-income" is defined as a household income at or below 150% of the federally determined poverty level.



MESSAGE FROM BOARD CHAIRWOMAN, MONICA JONES

Dear Stakeholders and Community Partners,

On behalf of the Board of Directors, I would like to thank and congratulate all the staff of Community Action of Greater Indianapolis (CAGI) for a spectacular year servicing the residents of Boone, Hamilton, Hendricks, Marion, and Tipton Counties. CAGI's wraparound service approach assists multi-generations of families through their various programs and resources ensuring everyone receives a hand-up and not a handout.

Whether it be the Innovation of additional Wellness programs to assist with living in our new normal post the Covid-19 pandemic. The continued growth of the Annual Holiday Meal Distribution in which many members of the board get to experience 1st hand through volunteerism the true teamwork and family environment CAGI possess. Or the expansion of the weatherization program ensuring clients have safe household appliances and energy-efficient homes which, in turn, reduces the energy cost to the household; Furthering CAGI's Mission to Empower Those We Serve to Become Self-Reliant and self-sufficient. We are looking forward to another successful year of growth and expansion to continue assisting CAGI's clients and empowering the community.

Warmest regards,

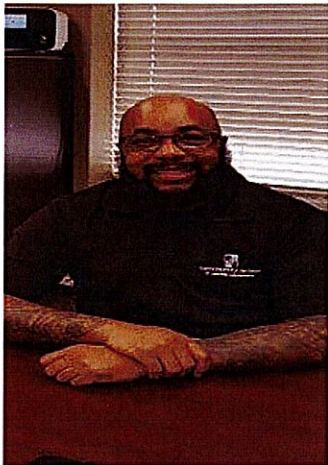
Monica Jones - Board Chair





MESSAGE FROM EXECUTIVE DIRECTOR, TERRENCE WHITE

Dear Community Stakeholders,



Community Action of Greater Indianapolis is committed to building community and social capacity by helping the community to share knowledge, skills, and ideas. This was another challenging year for the corporation. In 2022 CAGI was resilient with helping the community to support itself. We continued to utilize a prevention plan to focus on early access to services or support, engagement in design, cross-sector collaboration, and partnerships. I am very proud of our staff for being so flexible and our Board in 2022. We continued to use integrity for the people. We believe that the example we set means everything. We consciously embrace diversity and strive to eliminate injustice. We innovate, measure our success, and move forward with purpose. We are better when we work together.

By encouraging public participation in projects that impact society it facilitates fair, equitable, and sustainable outcomes. It is an essential decision-making process for any organization, government, or individual that is driving projects that will have an impact on the community. Our many departments and staff have continued to exceed expectations in adult, state, and federal reviews, and in local partnerships.

I hope the reflections gathered and shared throughout this report will allow everyone to recognize the challenges and celebrate their accomplishments. I continue to feel blessed to have been on this journey with a great Board of Directors and staff. I am pleased to share CAGI's 2023 Annual report as we continue to achieve our mission to enable our clients to be self-reliant and self-sufficient. Let's continue to press forward.

Best,

Terrence White - Executive Director

**"You never fail until you stop trying" -
Albert Einstein**



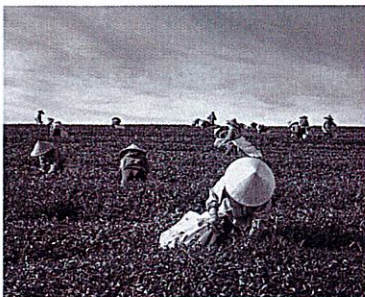
communityaction
OF GREATER INDIANAPOLIS

CAGI'S GOAL

The Nonprofit Organization works to facilitate the organic growth of resource networks for underprivileged families in the community by optimizing meaningful network connections and building sustainable relationships in the community.



CAGI'S PROMISE



Community Action changes people's lives, 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.

CAGI PROGRAMS & SERVICES:

WE CANN CHAMPIONS

WE CANN BUILD

WE CANN CHAT

WE CANN MOVE



2022 IMPACT

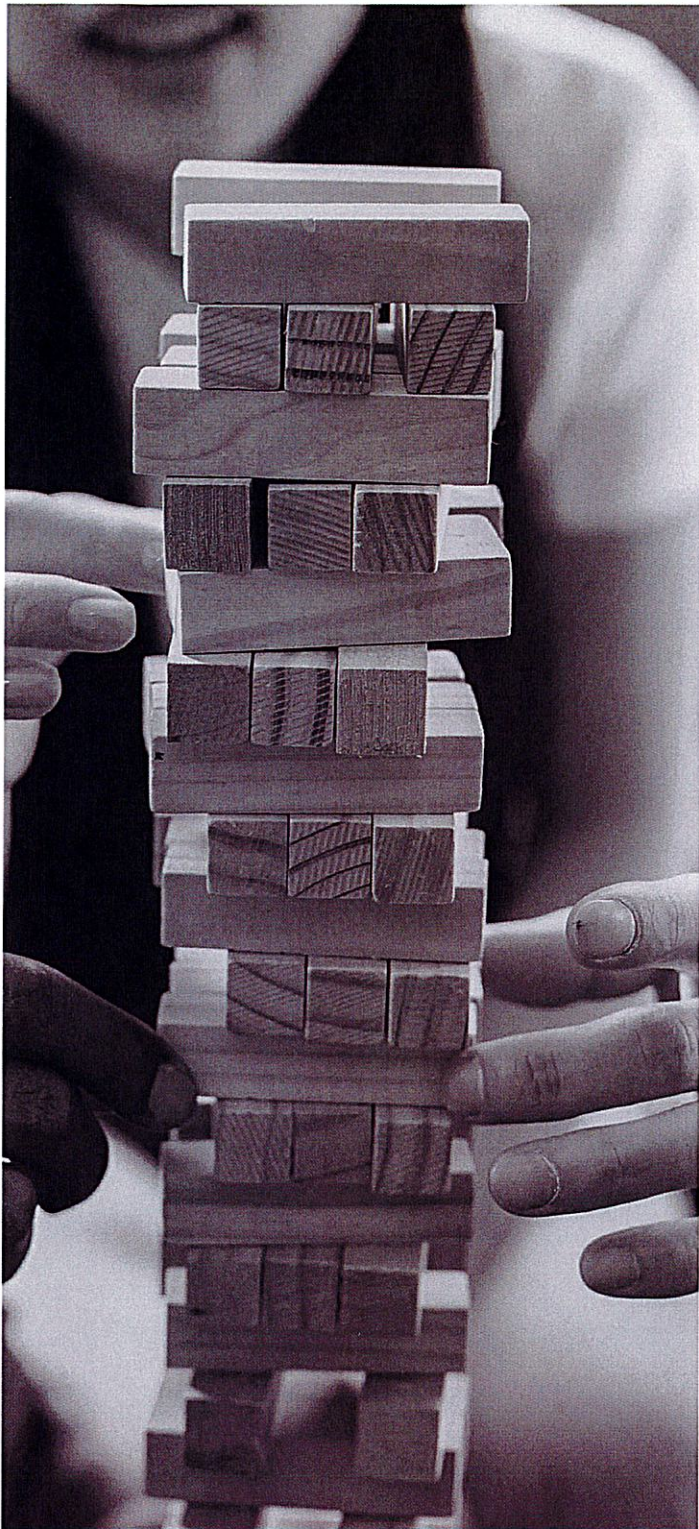
1000 participants received services: 200 participants received developed job skills: 85 participants received industry Credentials Certifications: 20 participants showed no instances of recidivism. 15 received High Scholl Equivalency.



WE CANN CHAMPIONS

Empowering youth and young adults, between the ages of 18-26 who are 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 the development and growth of African American men, their families, and resident leaders who reside in communities affected by systems of racial inequities.



WE CANN BUILD

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.



WE CANN CHAT

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.

WE CANN MOVE

Place-based community engagement that supports resident leadership to make changes in their own neighborhoods.

CAGI PROGRAMS & SERVICES:

FINANCIAL IMPROVEMENT TODAY

STRIVING TO ACHIEVE RESULTS

HEALTH & WELLNESS



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



FINANCIAL IMPROVEMENT TODAY

The Financial Empowerment Workshops:

These workshops are focused on basic financial literacy (budgeting, understanding credit, and credit reports). The workshops are through our Home Repair Program, Client Services including IDA, and currently Synergy, an outside recovery program that has access to our workshops.

The Home Repair Program: The home repair program initiative is to provide approved home repair for homeowners we serve. For homeowners who otherwise would not be able to get such repairs done as you know. CAGI is making this program accessible to our communities.

Home Buyer Preparation Course

Workshops: In the beginning of this process for a homebuyer program a process was put into place where an instructor facilitates peer-driven workshops. The course lasts for six weeks. CAGI has invested time in our in-person workshops along with offering workshops through Zoom.



12 WEEK HOMEBUYER PREPARATION COURSE

WHAT TO EXPECT?

1. CAGI will help you prepare you for your home ownership journey.
2. The course unlocks exclusive loan options
3. Topics for first-time homebuyers and anyone who wishes to brush up on their home buying skills.
4. Learn about credit, home insurance, shopping for a home, home inspection preparing for closing and much more.
5. Based on your financial situation and CAGI's available homes. You may be invited to apply for a CAGI home.
6. Learn about wills and generational wealth.

SCHEDULE

Week 1: Where do you want to be?

Week 2: Where are you financially?

Week 3: Money Matters

Week 4: One on One Counseling

Week 5: Mortgages and Borrowing

Week 6: Shopping and Insurance

Week 7: Approvals

Week 8: Making an Offer and Closing

Week 9: Maintaining Your Home

Week 10: Understanding a Home's Value

Week 11: Community

Week 12: Planning for the Future

HOW DO YOU QUALIFY?

Are you employed?

Do you have 1-2 years of work history?

Do you rent your home or live with your parents?

Do you want to be a homeowners?

Answer YES to 3 or more of these questions and you qualify!



STRIVING TO ACHIEVE RESULTS

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.

2022 Impact: 3125 various services were delivered to clients



HEALTH & WELLNESS

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.

2022 Impact: CAGI served 20,117 people through the Holiday and Mobile Food Pantry services!

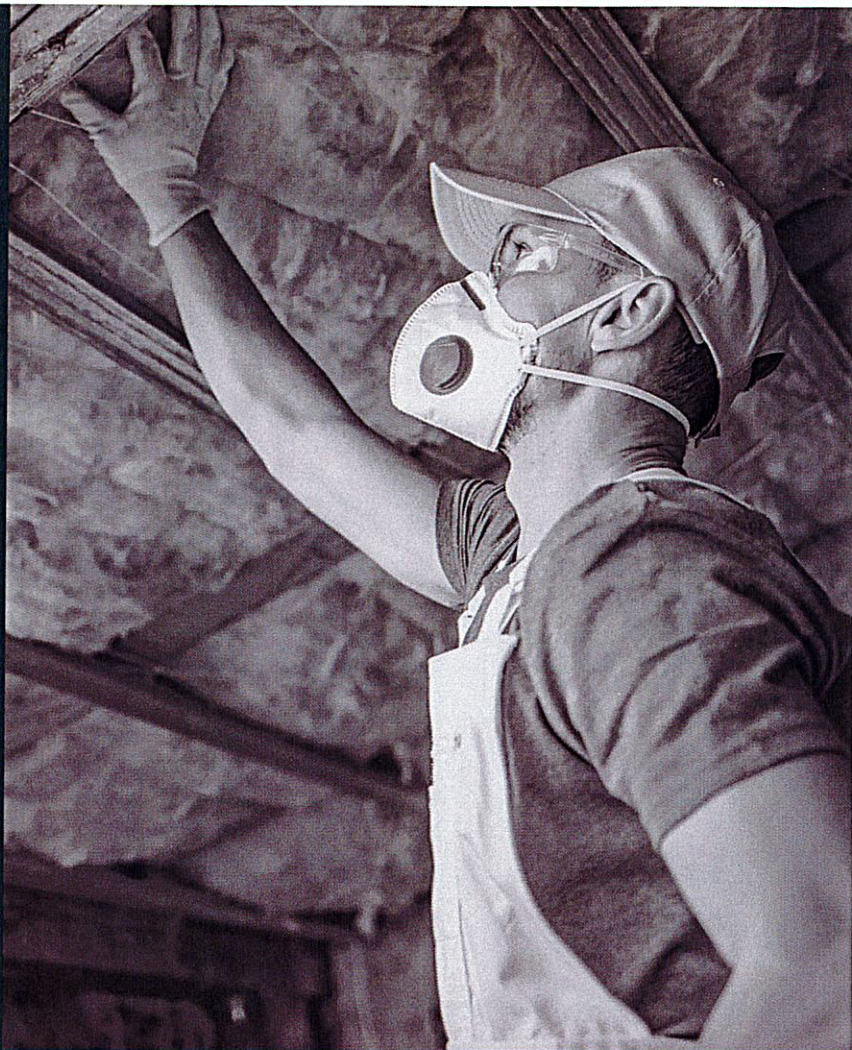
CAGI PROGRAMS & SERVICES:

WEATHERIZATION

SENIOR & MULTI-FAMILY HOUSING

FOSTER GRANDPARENTS

HOUSING CHOICE VOUCHER
PROGRAM



2022 IMPACT

1,244 individuals recieved
stabilized housing and remained
safe



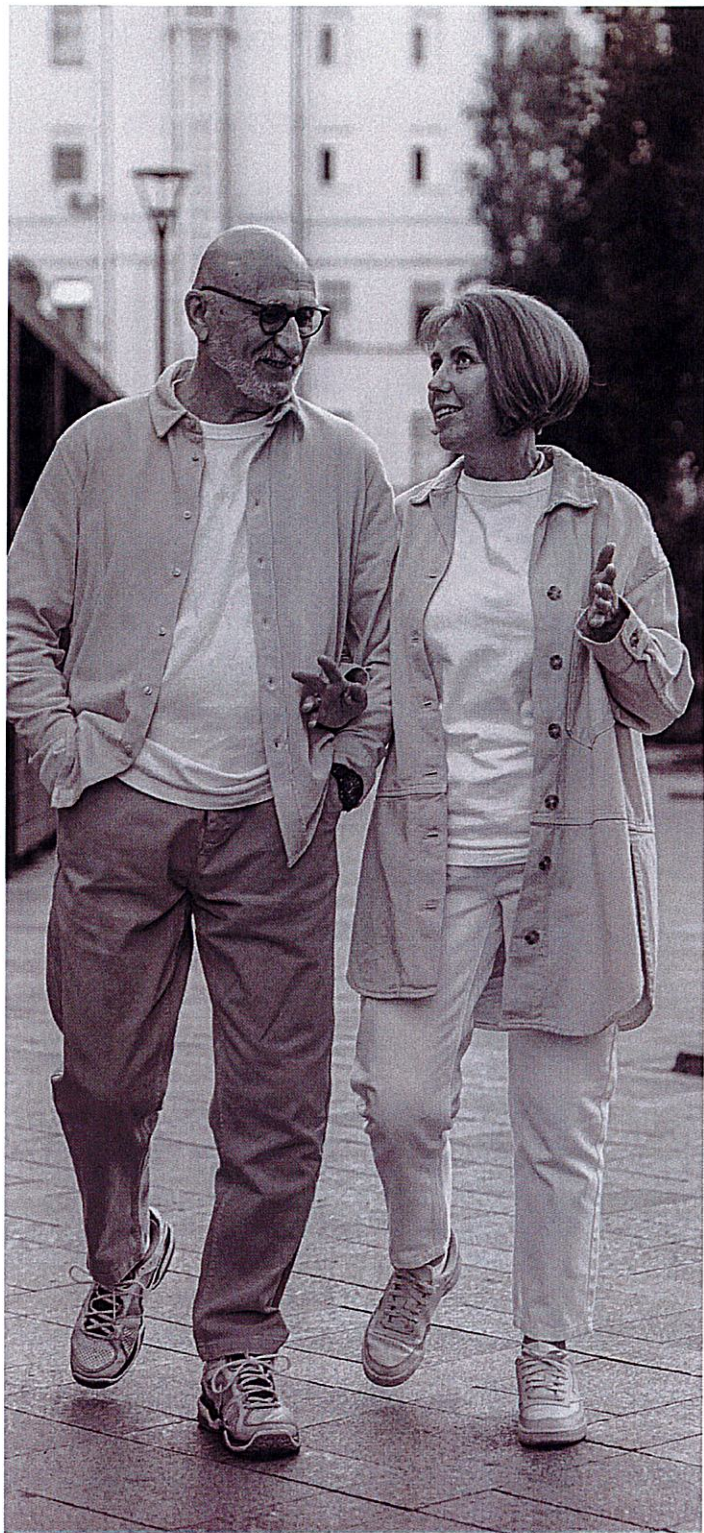
WEATHERIZATION

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 costs for the homeowner.

Conducts energy audits of 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.

2022 Impact: 229 homes received weatherization services



SENIOR & MULTI-FAMILY HOUSING

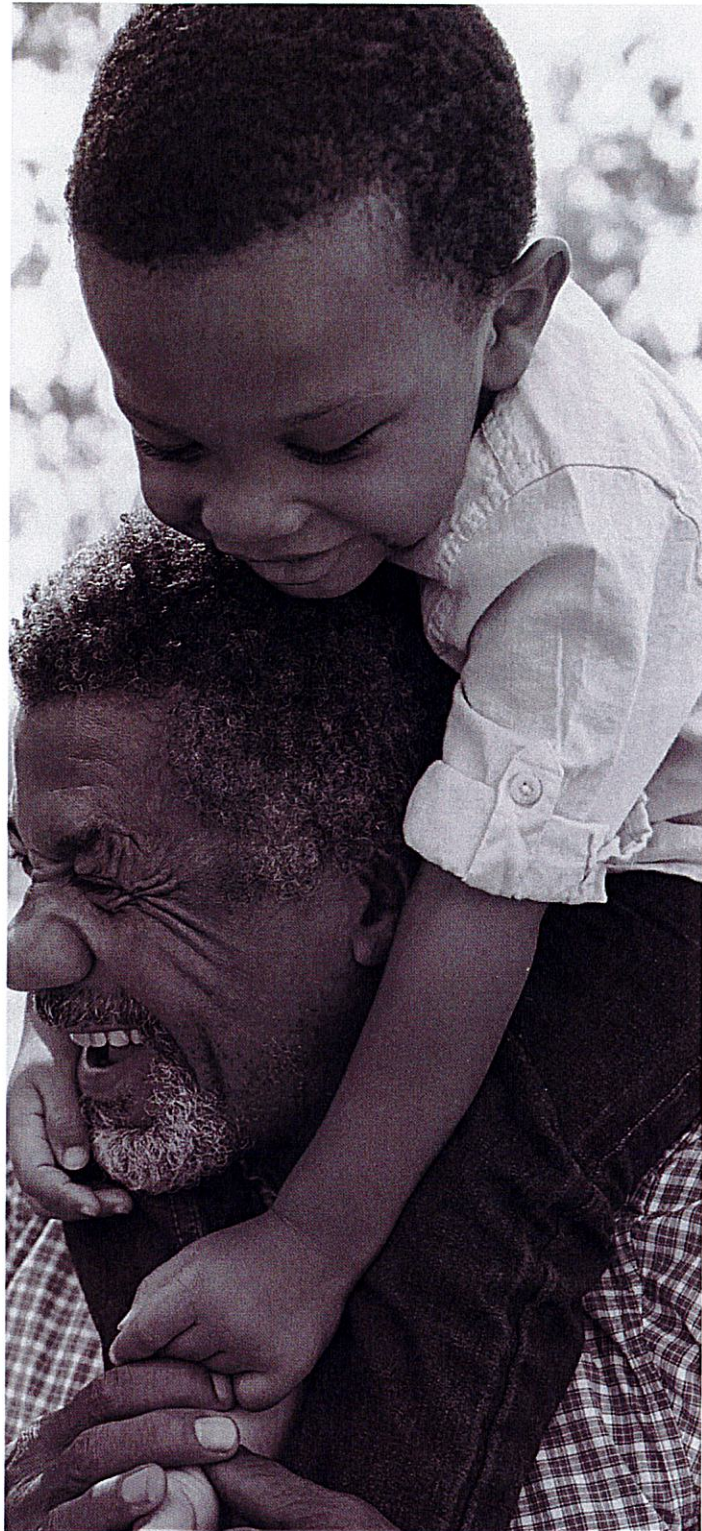
Providing 362 affordable units, CAGI operates 5 apartment developments, catering to lower-wealth senior, and/or disabled eligible clients. Our five complexes include:

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.

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.

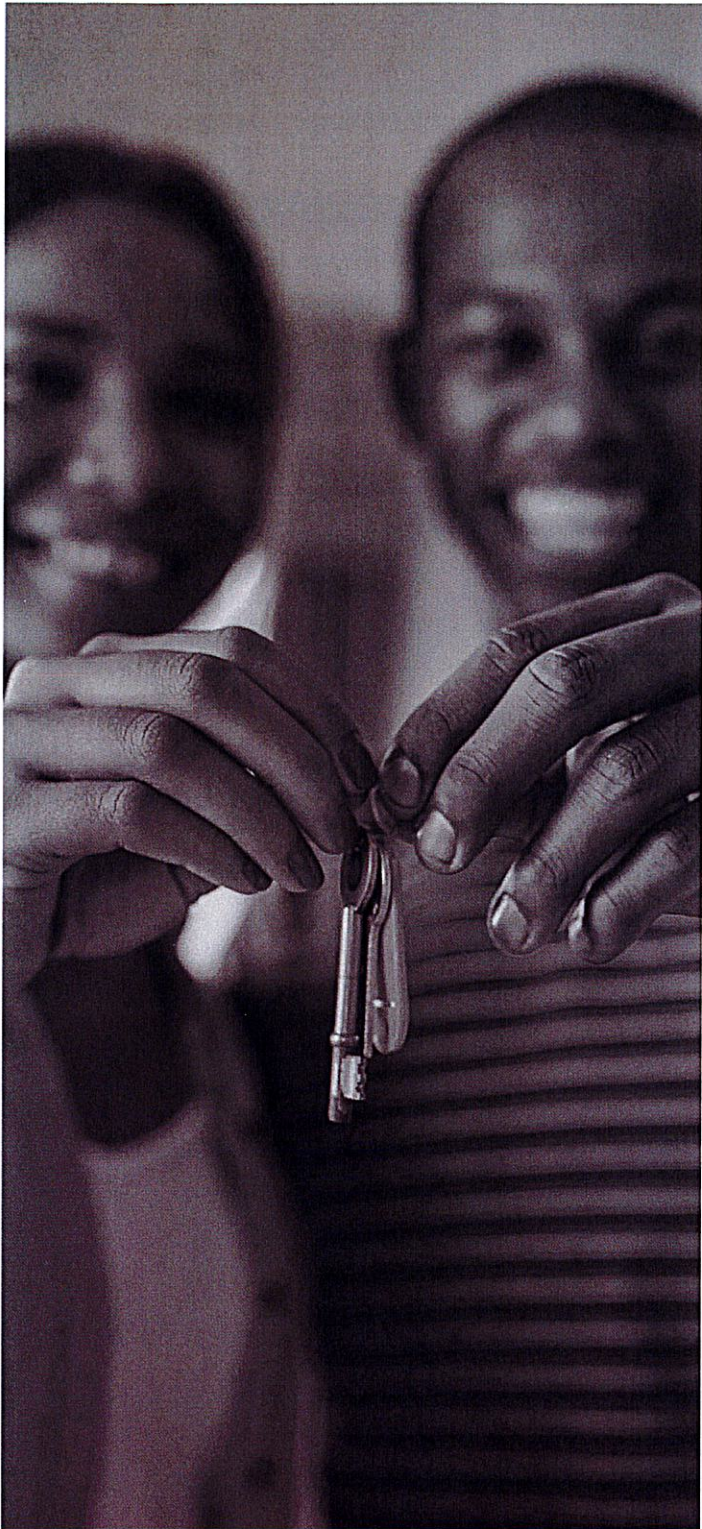


FOSTER GRANDPARENTS

The Foster Grandparent Program 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.

2022 Impact: The Foster Grandparent program assisted more than 500 individuals



HOUSING CHOICE VOUCHER PROGRAM

Permits lower-wealth
Individuals/housing 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 fulfill their
needs.

CAGI administers vouchers for
Hamilton, Hendricks, Boone, and
Tipton County.

JUST THE NUMBERS: 2022

2022 BALANCE SHEET

	2022	2021
ASSETS		
Current assets:		
Cash and cash equivalents	\$ 1,406,847	\$ 1,244,781
Accounts receivable	795,877	4 50,532 8
Other assets	127,311	7,268
Total current assets	2,330,035	1,782,581
Property and equipment:		
Construction in progress	13,000	-0-
Land and land improvements	6,118,529	6,118,529
Operating lease right-of-use asset	921,424	-0-
Property and equipment	29,165,248	28,811,950
	36,218,201	34,930,479
Accumulated depreciation	(13,959,849)	(12,980,745)
Net property and equipment	22,258,352	21,949,734
Other assets:		
Restricted deposits and funded reserves	1,472,704	1,441,646
Other deposits	11,400	1 1,400 1
Notes receivable, net of current portion	108,919	14,933 6
Deferred costs, net of accumulated amortization	56,713	8,569
Total other assets	1,649,736	1,636,548
Total assets	\$ 26,238,123	\$ 25,368,863
LIABILITIES AND NET ASSETS		
Current liabilities:		
Current portion of long-term debt	\$ 1 46,816 3	\$ 1 40,050
Current portion of operating lease obligations	04,341 -0-	-0-
Line of credit	9 54,203	135,000
Accounts payable	5 56,018	2 99,108 4
Other current liabilities	1 961 378	80,916
Total current liabilities		1,055,074
Long-term liabilities:		
Other long-term liabilities	505,361	1,248,462 -
Operating lease obligations, net of current portion	673,551	0-
Long-term debt, net of current portion and debt issuance costs	5,131,434	5,295,401
Total long-term liabilities	6,310,346	6,543,863
Total liabilities	8,271,724	7,598,937
Net assets:		
Without donor restrictions	(244,011)	(377,420) 7
With donor restrictions	1,537,131	25,000
Noncontrolling interests	16,673,279	17,422,346
Total net assets	17,966,399	17,769,926
Total liabilities and net assets	\$ 26,238,123	\$ 25,368,863

JUST THE NUMBERS: 2022

2022 INCOME STATEMENT

	Year Ended December 31, 2022			Year Ended December 31, 2021
	Without Donor Restrictions	With Donor Restrictions	Total	
Revenues and other support:				
Grant revenues	\$ 1,083,813	\$ 879,933	\$ 1,171,746	\$ 6,392,734
Other revenues	244,487	-0-	244,487	42,359
Rental income	2,333,928	-0-	2,333,928	2,249,143
Interest income	1,0287	-0-	1,0287	6,233
Total revenues and other support	13,424,515	879,933	14,304,448	8,790,469
Net assets released from restrictions	67,802	(67,802)	-0-	-0-
Total revenues and other support	13,492,317	812,131	14,304,448	8,790,469
Expenses:				
Program services:				
Energy and Weatherization	2,079,824	-0-	2,079,824	1,153,289
Children and Youth	45,437	-0-	45,437	23,033
Housing and Welfare	7,362,372	-0-	7,362,372	4,059,812
	10,087,633	-0-	10,087,633	5,436,134
Supporting services:				
General and administrative	774,880	-0-	774,880	941,612
Fundraising	2,4714	-0-	2,4714	8,470
	1,088,727	-0-	1,088,727	6,386,216
Total program and supporting services	3,220,748	-0-	3,220,748	3,081,317
Other multifamily housing expenses	14,107,975		14,107,975	4,675,533
Total expenses				
Increase (decrease) in net assets before noncontrolling interests	(615,658)	812,131	196,473	(677,064)
Add back: Loss attributable to noncontrolling interests	749,067	-0-	749,067	663,170
Increase (decrease) in net assets	133,409	\$ 812,131	945,540	(13,894)

JUST THE NUMBERS: 2022

2022 EXPENSE STATEMENT

	Year Ended December 31, 2022						Year Ended December 31, 2021
	Energy and Weatherization	Children and Youth	Housing Program General and Services and Welfare Totals	Administrative	Fundraisin	T ot al	
Benefit payments	\$ 1,620,265	\$ 58,143	\$ 6,120,717	\$ 7,799,125	\$ -0-	\$ 2,564	\$ 3,691,323
Salaries and wages	210,069	47,816	541,632	799,517	406,224	-0-	1,016,725
Professional fees	22,429	86,088	137,495	246,012	59,314	1,500	281,388
Occupancy	24,834	340	126,304	151,478	92,867	-0-	217,130
Employee benefits	6,028	-0-	122,351	128,379	57,141	-0-	209,696
Temporary help	-0-	358,704	3,200	361,904	200	-0-	318,442
Lease	11,079	623	82,570	94,272	18,279	254	91,053
Supplies	45,054	6,326	70,298	121,678	17,205	1,919	116,566
Payroll taxes	20,750	4,533	53,199	78,482	35,719	-0-	97,534
Insurance	20,086	953	25,108	46,147	38,499	-0-	70,420
Travel	32,263	34,654	9,762	76,679	6,242	7,357	44,929
Dues & subscriptions	2,201	50	17,210	19,461	9,941	360	25,216
Utilities	6,296	1,073	12,964	20,333	15,993	-0-	22,464
Depreciation	38,518	\$ -0-	9,000	47,518	-0-	-0-	23,199
amortization	75	400	355	830	-0-	-0-	28,313
Taxes	225	350	2,979	3,554	2,512	2,290	10,555
and	14,662	9,510	3,081	27,253	5,129	-0-	16,693
licenses	-0-	28,352	-0-	28,352	-0-	3,683	18,644
Community relations	-0-	-0-	-0-	721	767	2,832	5,518
Employee training	721	-0-	-0-	721	767	1,955	33,396
In-kind	-0-	5,100	11,349	16,449	10	-0-	5,449
Other expense	633	-0-	2,988	3,621	3,637	-0-	34,509
Advertising	3,013	1,126	582	4,721	451	-0-	5,544
Postage	623	-0-	2,633	3,256	1,318	-0-	1,510
Maintenance	-0-	1,296	3,732	5,028	-0-	-0-	-0-
Interest	-0-	-0-	2,863	2,863	3,432	-0-	-0-
Se cur it y	-0-	-0-	-0-	-0-	-0-	6,295	-0-
Bank Charges	\$ 2,079,824	645,437	\$ 7,362,372	\$ 10,087,633	\$ 774,880	\$ 24,714	\$ 6,386,216

OUR COMMUNITY PARTNERS



first financial bank



SYNERGY
RECOVERY NETWORK

2022 BOARD OF DIRECTORS



AL BRACKEN

ALAN HENDERSON

ANNETTE JOHNSON

CHASE COTTEN, CHAIR

DONELL FOSTER

GEORGE BROWN, TREASURER

KELLY GUNN

LARRY WILLIAMS

MARGARET WARD

MONICA JONES, VICE CHAIR

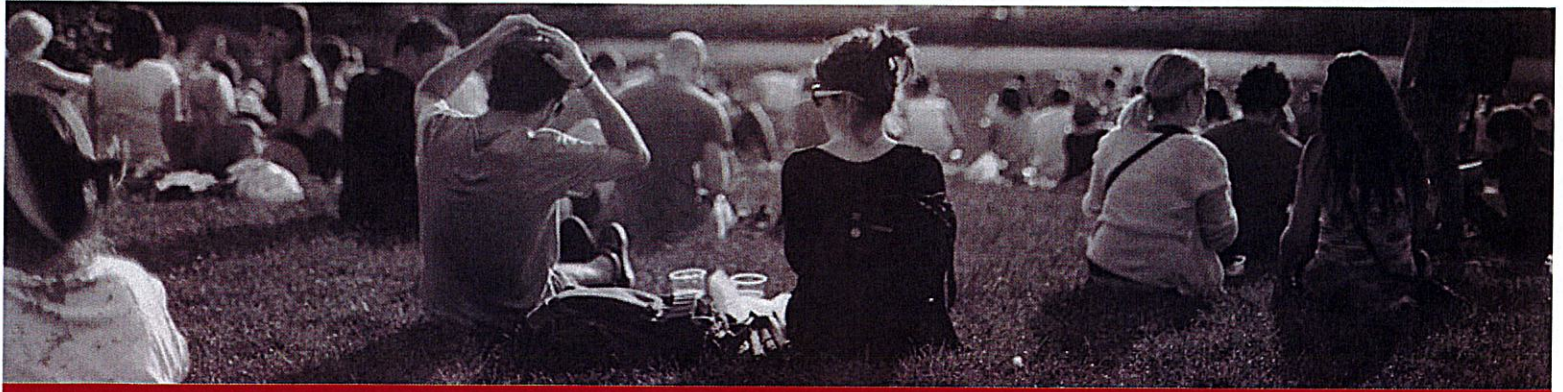
SHERRY BOUDOIN

VITIAN ROBINSON, SECTRY

MICHAEL BORING

JOHN SCHMITZ

STEPHANIE MOSS



ART IN THE PARK 2022





communityaction
OF GREATER INDIANAPOLIS

CONNECT WITH CAGI

CORPORATE OFFICE

3266 N. Meridian St
Ste 300
Indianapolis, IN 46208

COUNTIES SERVED

Boone
Hendricks
Hamilton
Tipton
Marion

APARTMENTS

Emma O. Johnson Homes
Franklin School Apartments
Four Seasons Apt. Phase I + II
Commons at Spring Apartments
Beech Grove Senior Apartments

VISIT OUR WEBSITE: WWW.CAGI-IN.ORG

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