



COMMUNITY ACTION OF GREATER INDIANAPOLIS

2020 ANNUAL REPORT



TERRENCE WHITE, EXECUTIVE DIRECTOR



“You may encounter many defeats, but you must not be defeated. In fact, it may be necessary to encounter the defeats, so you can know who you are, what you can rise from, how you can still come out of it.”

- Maya Angelou

Dear Community Stakeholders,
Unparalleled, historic, and challenging, regardless how one describes the year of 2020, we have lived in an extraordinary period of history, one which will affect the lives of many citizens for decades to come. The pandemic and COVID-19, political unrest, and racial reckonings have changed the lives of many people. Nevertheless, throughout this period of uncertainty, CAGI remained steadfast and dedicated to providing “care with compassion” to our participants, assuring that our programs reached the most vulnerable.

In no way can I summarize in just a few words the many amazing contributions from our Board, CAGI staff, community partners, and volunteers. From the relentless number of hours dedicated to providing healthy meals for our seniors during the Holiday season to creating innovative services essential in helping our COVID-stricken participants, our team stepped up performance to assure our community’s needs were fulfilled.

I hope the reflections gathered and shared throughout this report will allow everyone to recognize the challenges and celebrate the accomplishments. I am pleased to share CAGI’s 2020 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



A Chevy 2500 Series Cargo van was purchased to be used for Holiday Meals, Back-to-School Supplies, and to drive Mobile Outreach Initiatives.

CAGI BOARD CHAIRMAN LETTER, 2021 - CHASE COTTEN

When I reflect on the year of 2020 and the stellar suite of services CAGI has continued to offer families in the greater-Indianapolis area, the word that comes to my mind is “consistency”.

The past year was by no means an easy year for each of us. In the wake of the ongoing pandemic and the hardships it has brought upon our communities, many of us have faced grief and struggles we did not anticipate. In particular, the parents, siblings, kiddos, friends, and other loved ones that CAGI serves may have felt these pains the most.

In 2020 and 2021, many service and resource providers were forced to severely limit their programming, and some had to close their doors altogether. This had understandably negative effects on the families who needed these programs the most in order to “make it” another day, another week, or another month. Thankfully, CAGI's doors stayed open.

When the single mom trying to hit “reset” on her socioeconomic situation needed support in supplementing her personal resources and learning how to budget, CAGI was consistently there. When the young man who lost a friend to gun violence decided that pandemic or not, he wanted to move in a different direction and grow as a community member and leader, CAGI was consistently there. When the elderly couple wanting to get vaccinated against COVID-19 realized their transportation to the clinic had fallen through, CAGI was consistently there (literally, in their neighborhood with community partners providing the shots!).

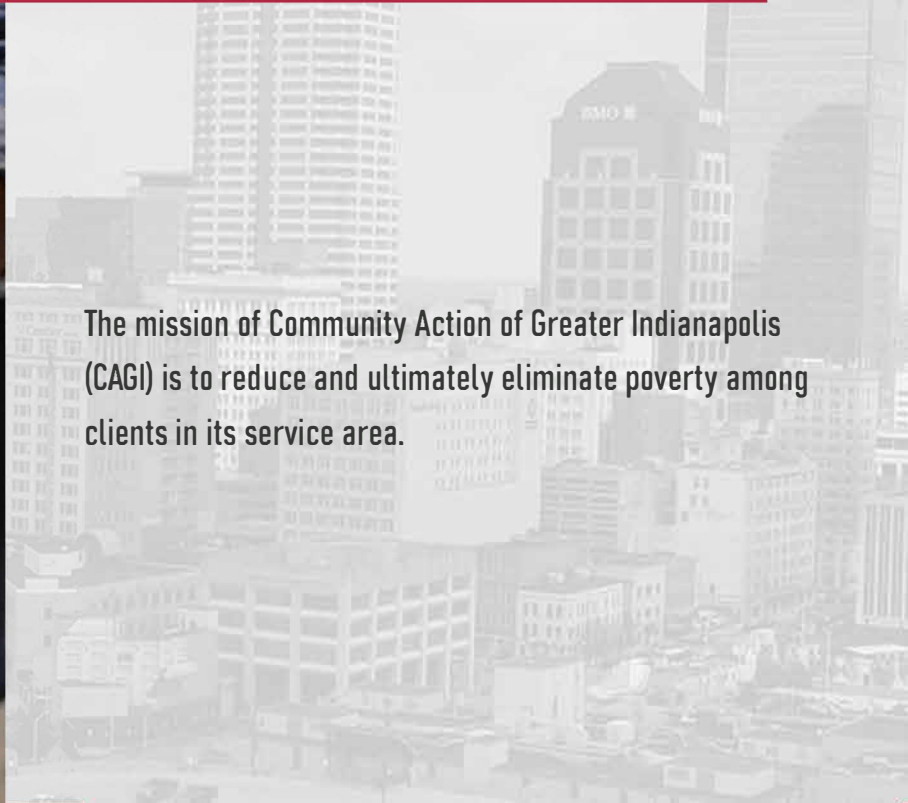
This level of consistency gives me great hope. Not only does it give me hope for the families who so desperately need these supports, but also it gives me hope for the future of our community as a whole. The compassion, professionalism, and collaborative resourcefulness exemplified by the CAGI Staff and Board team in the year of 2020 have been a tremendous blessing and a beacon of light during this rather dark season. On behalf of the CAGI Board, I want to personally thank both the CAGI Staff for their hard work and passion, and the innumerable community members and partner agencies that have financially supported the services and programs of CAGI last year. Your efforts and generosity are essential to the fulfillment of our mission to empower those we serve to become self-reliant and self-sufficient.

As we look forward to the year ahead, may we all pursue ongoing consistency in our determination to hope for, to help, and to love those around us, especially during their times of need.

Sincerely,
Chase Cotten



CAGI'S MISSION



The mission of Community Action of Greater Indianapolis (CAGI) is to reduce and ultimately eliminate poverty among clients in its service area.

OUR 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.

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



WHO ARE WE? WE ARE CAGI!



How did we get here? 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.



CAGI PROGRAMS & SERVICES



2020 Impact

360 participants received services; 79 participants received developed job skills; 23 participants received Industry Credentials Certifications; 10 participants shown no instances of recidivism, 7 received High School Equivalency.

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 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 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



2020 Impact

3,053 participants received case management services.

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
- \$50.00 Weekly Stipends
- Linkage and Referrals
- Resume Preparation

Y.E.S!

2020 Impact

220 participants received services; 90% of participants received meals; 100 students remained in school and showed academic improvement.

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.

HOLIDAY MEAL PROGRAM

2020 Impact

72,000 individuals served through Holiday and mobile food pantry services.

The Holiday Meal Program and Mobile Food Pantry

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.



THE FOSTER GRANDPARENT PROGRAM

47 grandparents volunteered; 1,100 children served

The Foster Grandparent Program (FGP): FGP is a multi-generational program, benefitting 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



2020 Impact

175 homes weatherized

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

2020 impact

650 people retain safe housing, avoiding homelessness and poor housing conditions; 350 affordable units.

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.

HOUSING CHOICE VOUCHER PROGRAM



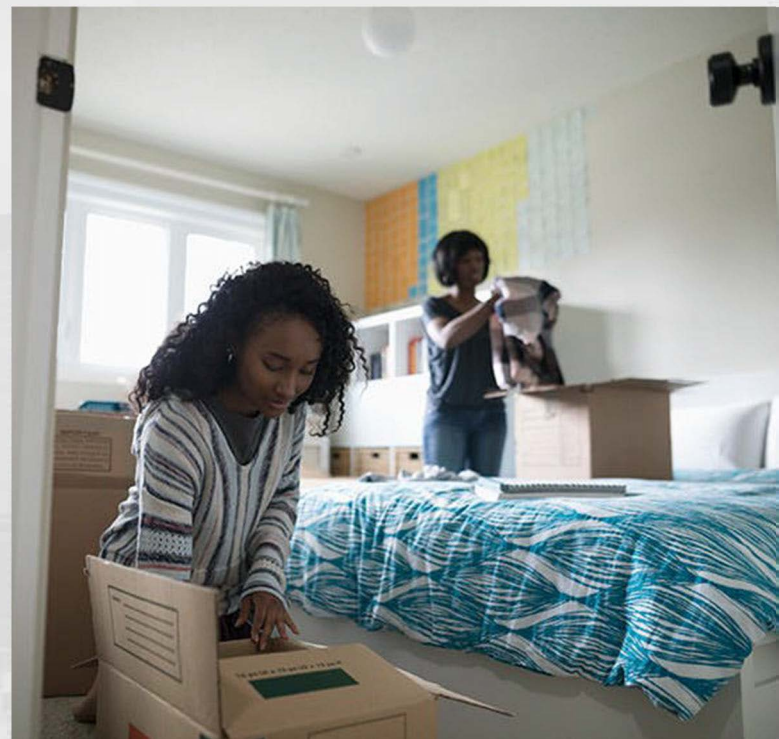
2020 impact

355+ families remained safely housed, 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 fulfill their needs. CAGI administers vouchers for Hamilton, Hendricks, Boone, and Tipton counties only.



JUST THE NUMBERS THE IMPACT OF CAGI SERVICES

TOTAL # OF CLIENTS	2,097
WOMEN	1,253
MEN	821
AFRICAN AMERICAN	1,635
WHITE	261
HISPANIC	41
MULTI-RACE	104
OTHER-RACE	37
DISABLED	65
NO HEALTH INSURANCE	1,677
VETERANS	19
TOTAL NUMBER OF SERVICES PROVIDED	57,634

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

COMMUNITY ACTION OF GREATER INDIANAPOLIS, INC. & SUBSIDIARIES

STATEMENT OF FINANCIAL POSITION AS OF 12/31/2020

ASSETS	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
Current assets:									
Cash and cash equivalents	\$ 240,492	\$ -0-	\$ 10,324	\$ 22,981	\$ 71,923	\$ 90,557	\$ 37,481	\$ -0-	\$ 473,758
Accounts receivable	450,192	-0-	10,288	109	848	6,719	4	(233)	467,927
Current portion of notes receivable	5,722	-0-	-0-	-0-	-0-	-0-	-0-	-0-	5,722
Other assets	-0-	171	9,093	19,757	-0-	11,577	2,572	(171)	42,999
Total current assets	696,406	171	29,705	42,847	72,771	108,853	40,057	(404)	990,406
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	85,993	-0-	3,054,626	5,427,406	7,075,021	6,179,126	8,377,154	(1,469,081)	28,730,245
Accumulated depreciation	(31,531)	-0-	(1,518,542)	(3,437,904)	(2,571,426)	(2,335,044)	(2,116,704)	-0-	(12,011,151)
Net property and equipment	54,462	-0-	1,586,084	3,757,057	5,892,803	6,660,182	6,356,116	(1,469,081)	22,837,623
Other assets:									
Notes receivable, related party	725,000	-0-	-0-	-0-	-0-	-0-	-0-	(725,000)	-0-
Other receivable, related party	809,119	-0-	-0-	-0-	-0-	-0-	-0-	(809,119)	-0-
Restricted deposits and funded reserves	-0-	-0-	123,915	218,887	368,305	380,263	319,929	-0-	1,411,299
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-	1,943	17,107	23,183	40,136	-0-	82,369
Total other assets	1,660,452	-0-	123,915	220,830	385,412	403,446	360,065	(1,534,119)	1,620,001
Total assets	\$ 2,411,320	\$ 171	\$ 1,739,704	\$ 4,020,734	\$ 6,350,986	\$ 7,172,481	\$ 6,756,238	\$ (3,003,604)	\$ 25,448,030

LIABILITIES AND NET ASSETS	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
Current liabilities:									
Current portion of long-term debt	\$ 6,042	\$ -0-	\$ 15,323	\$ 34,948	\$ 13,832	\$ 47,581	\$ 18,983	\$ -0-	\$ 136,709
Line of credit	75,000	-0-	-0-	-0-	-0-	-0-	-0-	-0-	75,000
Accounts payable	178,650	-0-	84,141	34,282	29,983	6,931	16,473	(4,231)	346,229
Other current liabilities	50,668	-0-	321,664	70,627	68,734	118,177	207,411	(321,286)	515,995
Total current liabilities	310,360	-0-	421,128	139,857	112,549	172,689	242,867	(325,517)	1,073,933
Long-term liabilities:									
Other long-term liabilities	672,533	-0-	1,812,107	368,507	441,511	-0-	-0-	(2,818,759)	475,899
Long-term debt, net of current portion	-0-	-0-	714,265	1,119,572	1,047,579	1,702,700	867,092	-0-	5,451,208
Total long-term liabilities	672,533	-0-	2,526,372	1,488,079	1,489,090	1,702,700	867,092	(2,818,759)	5,927,107
Total liabilities	982,893	-0-	2,947,500	1,627,936	1,601,639	1,875,389	1,109,959	(3,144,276)	7,001,040
Net assets and partners' equity:									
Without donor restrictions	703,427	-0-	-0-	-0-	-0-	-0-	-0-	(1,066,953)	(363,526)
With donor restrictions	725,000	-0-	-0-	-0-	-0-	-0-	-0-	-0-	725,000
Noncontrolling interest	-0-	-0-	-0-	-0-	-0-	-0-	-0-	18,085,516	18,085,516
Common stock	-0-	171	-0-	-0-	-0-	-0-	-0-	(171)	-0-
Partners' equity	-0-	-0-	(1,207,796)	2,392,798	4,749,347	5,297,092	5,646,279	(16,877,720)	-0-
Total net assets and partners' equity	1,428,427	171	(1,207,796)	2,392,798	4,749,347	5,297,092	5,646,279	140,672	18,446,990
Total liabilities and net assets	\$ 2,411,320	\$ 171	\$ 1,739,704	\$ 4,020,734	\$ 6,350,986	\$ 7,172,481	\$ 6,756,238	\$ (3,003,604)	\$ 25,448,030

COMMUNITY ACTION OF GREATER INDIANAPOLIS, INC. & SUBSIDIARIES

STATEMENT OF FINANCIAL POSITION AS OF 12/31/2020

	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	\$ 4,679,304	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ 4,679,304
Other revenues	283,583	-0-	6,669	7,703	7,567	30,297	8,483	(16,035)	328,267
Rental income	1,500	-0-	231,064	444,840	435,057	543,227	507,601	-0-	2,163,289
Interest income	2,730	-0-	295	808	133	464	305	-0-	4,735
Total unrestricted revenues and other support	4,967,117	-0-	238,028	453,351	442,757	573,988	516,389	(16,035)	7,175,595
Expenses:									
Program services:									
Energy and Weatherization	753,391	-0-	-0-	-0-	-0-	-0-	-0-	-0-	753,391
Children and Youth	340,210	-0-	-0-	-0-	-0-	-0-	-0-	-0-	340,210
Housing and Welfare	2,998,429	-0-	-0-	-0-	-0-	-0-	-0-	-0-	2,998,429
	4,092,030	-0-	-0-	-0-	-0-	-0-	-0-	-0-	4,092,030
Supporting services:									
General and administrative	693,022	-0-	-0-	-0-	-0-	-0-	-0-	-0-	693,022
Fundraising	8,250	-0-	-0-	-0-	-0-	-0-	-0-	-0-	8,250
Total program and supporting services	4,793,302	-0-	-0-	-0-	-0-	-0-	-0-	-0-	4,793,302
Other multifamily housing expenses	-0-	-0-	323,869	643,671	616,655	715,498	858,092	(47,811)	3,109,974
Total expenses	4,793,302	-0-	323,869	643,671	616,655	715,498	858,092	(47,811)	7,903,276
Increase (decrease) in unrestricted net assets before noncontrolling interests	173,815	-0-	(85,841)	(190,320)	(173,898)	(141,510)	(341,703)	31,776	(727,681)
Loss attributable to noncontrolling interests	-0-	-0-	-0-	-0-	-0-	-0-	-0-	847,435	847,435
Increase (decrease) in unrestricted net assets	\$ 173,815	\$ -0-	\$ (85,841)	\$ (190,320)	\$ (173,898)	\$ (141,510)	\$ (341,703)	\$ 879,211	\$ 119,754

CAGI'S PARTNERS & CONTRIBUTORS

WE COULD NOT HAVE DONE THIS WITHOUT YOU!

CAGI Board of Directors

Central Indiana Community Foundation

Chase Bank

City of Indianapolis

First Financial Bank

First Merchants Bank

Gleaners Foods

Huntington Bank

Indiana Housing & Community Development Authority

Kheprw Institute

Martindale Brightwood Community Development Corporation

Mapleton-Fall Creek Development Corporation

Merchants Bank

R.O.S.I

Union Savings Bank

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