



Helping People
Changing Lives

Annual
Report
2025

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GHCAA

Serving the Green Hills Counties of:

- | | | |
|------------|------------|-----------------------------|
| • Caldwell | Livingston | <u>Limited Services In:</u> |
| • Daviess | Mercer | Andrew |
| • Grundy | Putnam | Buchanan |
| • Harrison | Sullivan | Clinton |
| • Linn | | Dekalb |

Community Action 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.

Our Vision

CAPNCM envisions a world without poverty in which all people have access to necessary resources and are treated with dignity.

Our Mission

CAPNCM offers services to individuals to become self-sufficient by empowering them to obtain the resources needed to build strong families and communities.

Our Staff

Administration

Karen Thomas, Executive Director

Kellie Boren, Administrative Services

Georgia Chapman, Finance Director

Carolyn Schmidt, Assistant Finance
Director

Community Services

Pamela McKinney, Community Services
Director

Amanda Elliot, Energy Service Coordinator

Mallory Carins, Liheap Representative

Housing Development/

Weatherization

Travis Standiford, Weatherization/ Housing
Director

Bobbi Corbin, Housing

Quade Perry, Weatherization Crew Member

Emily Turner, Weatherization Crew Member

Dennis Bourland, Weatherization Crew
Member

Board Members

Chair

Rick Smith

1st Vice Chair

Jennifer Hottes

2nd Vice Chair

Brenda Crawford Steele

Secretary

Joyce Eads

Treasurer

Julie Mcfee

Board Members:

Dale Akey

Joshua Vance

Larry Adams Jr.

Joyce Eads

Dana Lockwood

Allan Seidel

Brenda Crawford Steele

Rick Smith

Jennifer Hottes

Sara Maloney

Kevin Ireland

Shane Cox

Susan Ellis

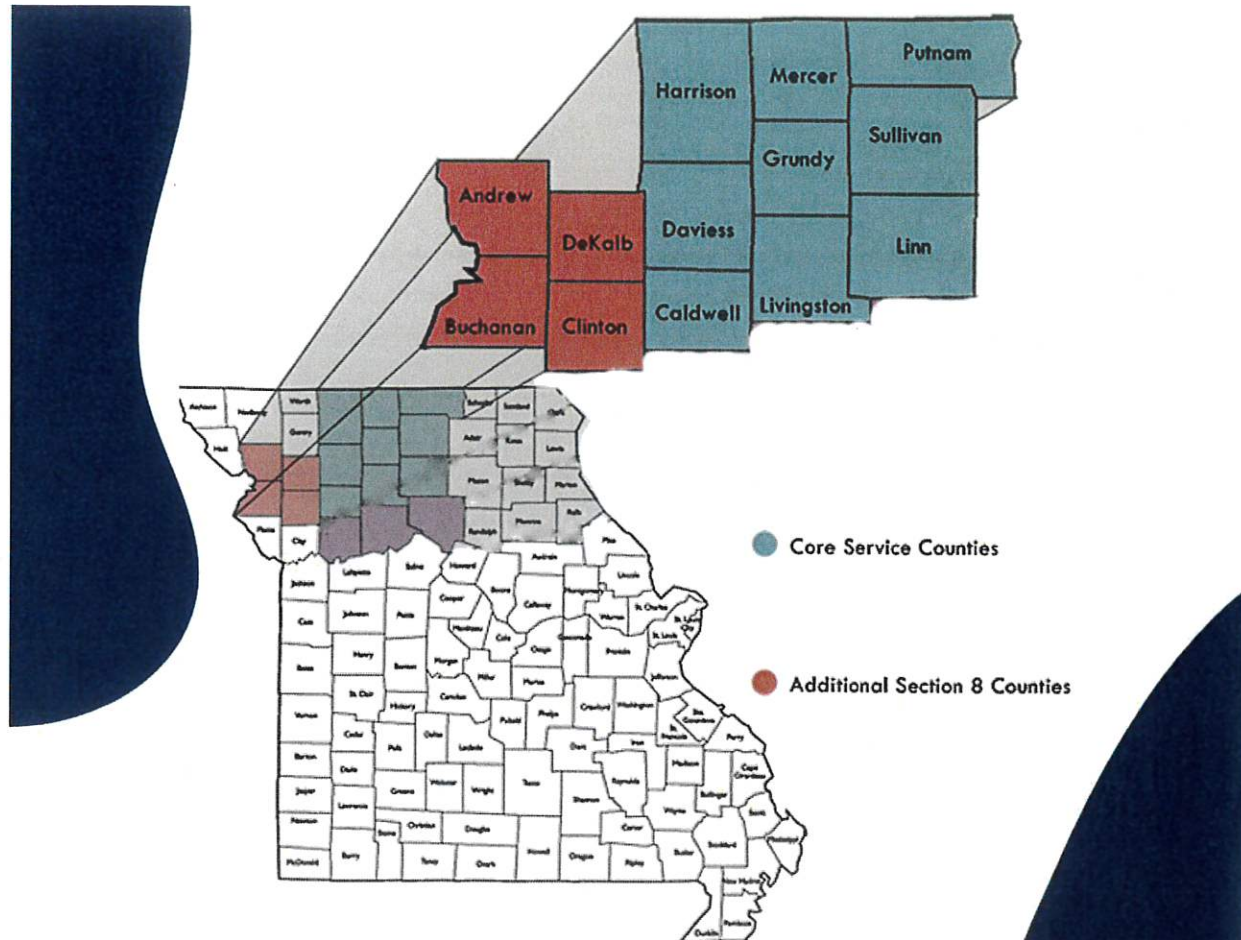
Julie McFee

Clay Behrman

Robbie Valentine

Allen Berry

Bryce Anderson



Service Area

In 2025, GHCAA covered nine (9) counties in rural northern Missouri and four (4) additional counties received limited services:

Core Counties

- Caldwell
- Daviess
- Grundy
- Harrison
- Linn
- Livingston
- Mercer
- Putnam
- Sullivan

Additional Counties

- Andrew
- Buchanan
- Clinton
- DeKalb



Green Hills Community Action Agency

1506 Oklahoma Ave. Trenton, MO 64683

855-290-8544 Fax 660-359-2038

www.contactus@ghcaa.org

Welcome to the 2025 edition of our annual report. Each year, the Green Hills Community Action Agency highlights our efforts through this publication. As the Executive Director of Green Hills Community Action Agency (GHCAA) we want to use this opportunity to thank the various funders, area governing board members, Agency employees, and other outside constituents including, but not limited to, so many community residents that reside in our (9) county service area. GHCAA faced many trying issues over the last 12 months, and if it were not for the knowledge and tenacity of so many dedicated individuals and organizations, we would not be presenting this data to you today!

But like any publication, it is only a slice of the people, programs & services that seek to help those neediest in our region find a pathway to better living. We at GHCAA connect people in need to resources available within our communities & help those people achieve self-sufficiency. Within our nine county primary service area, we continue to assist those in need through quality programs. We strive not to be an agency that gives a "hand out," but rather a "hand up." The needs of those from low-income families are every-changing, & we here at GHCAA work tirelessly to evaluate & modify our efforts based upon those changing needs. However, working to address the needs of those in poverty is never an isolated endeavor, but a collective effort of everyone in the communities we serve businesses; faith-based organizations; health departments; food pantries; & partnering non-profits! Those that give their time & resources help to increase opportunities for more clients towards sustainable, productive lives. Year in & year out, we strive to spend our available resources with the utmost efficiency. For every dollar we received in fiscal year 2025, we spent 95 cents on direct programming to our counties across the Green Hills region. We pride ourselves on a long-standing tradition of sound financial practices; a dedicated & passionate staff; & a quality Board of Directors that believe in our core mission! We look forward to further engaging our communities and expanding volunteer opportunities in 2026. It takes a total team effort to serve those most in need across our nine counties. For over sixty years, GHCAA has been a vital resource to those in our rural communities. We look forward to serving those in need for many more years to come. Wherever there's poverty in the Green Hills region, we'll be there to provide a helping hand!

Karen Thomas
Executive Director

Agency History

On August 20, 1964, President Lyndon B. Johnson signed the Economic Opportunity Act of 1964 into law. This act consisted of social programs to promote the health, education, & general welfare of the poor, & paved the way for what would eventually be known collectively as "Community Action".

Since its inception in 1965, Community Action Partnership of North Central Missouri (CAPNCM) has been a 501 private, non-profit organization focused on assisting low-income individuals/families in their efforts to become more self-sufficient. We provide services & programs designed to help improve financial, physical, & mental standing, all while motivating people to learn how to better help themselves. CAPNCM serves the northern Missouri counties of Caldwell, Daviess, Grundy, Harrison, Linn, Livingston, Mercer, Putnam, & Sullivan. In addition, our agency provides limited women's health services to Carroll & Ray counties, & additional Section 8 (HUD) housing assistance services to Andrew, Buchanan, Clinton, & DeKalb counties.

In 1965 numerous county-specific agencies were formed as a result of the Economic Opportunity Act. The Livingston County Human Resources Development Corporation was created to serve the residents of Livingston County, & by 1967, that non-profit had grown to also provide services to Linn, Daviess, & Caldwell Counties.

Harrison County Economic Opportunity, Inc. was formed in 1965 as well, to serve the residents of Harrison County. Green Hills Area Human Resources Development Corporation, also opened its doors in 1965 to serve the residents of Grundy, Mercer, Putnam, & Sullivan counties. By 1967, these two agencies had merged.

In 1969, these small, county-specific agencies joined forces as Green Hills Human Resources Corporation, serving nine Missouri counties under this name for nearly 23 years. In March of 1992, the Board of Directors recognized a need to identify as a "Community Action Agency", & moved to change the name to Green Hills Community Action Agency.

With the need for consistent messaging across the entire network about the value & role of each Community Action Agency, the Board of Directors, once again approved another name change in June of 2015. On October 1, 2015, Green Hills Community Action Agency (GHCAA) began "doing business as" (DBA) Community Action Partnership of North Central Missouri (CAPNCM), creating alignment with the nationwide movement that is Community Action.

CAPNCM endeavors to make the community aware of the issues encountered by low-income families, & serves as an advocate for the less fortunate by strengthening communications, along with planning & coordinating programs designed to serve the low-income community. For nearly 6 decades, CAPNCM has been giving a hand up to people who seek to break the bonds of poverty.

Agency Finances

ASSETS

Current Assets: 2025 Cash

Cash on Hand-	\$ 47.55
Cash in Bank-Unrestricted	\$1 , 158,870.22
<u>Cash in Bank-Restricted</u>	\$ 254,803.46

Total Cash	\$ 1,413,721.23	
Certificates of Deposit		129,318.06
Receivable Net	\$ 133,849.35	
Inventory		
Promises to Give, Current Portion	\$ 35,913.10	
Total Current Assets		1 2,801.74
Capital Assets, Net		705,221.81
Right to Use Assets, Net	\$ 23,749.80	
Promise to Give, Long Term Portion	\$ 67,292.39	
Total Assests	\$ 2,509,065.74	



Emergency Services

Our Community Services Block Grant crisis funds are set aside to help clients through an immediate emergency. These funds are typically available to households only once per fiscal year

Community Partnership Funds

This program is designed to provide funding and assistance to groups, organizations, and companies that serve at least 50% of low-income individuals and/or families. Our hope is that these funds will utilize the strengths and diversity of our community partners to help build stronger communities.

Senior Tax Funds

Our service center also utilizes what are known as "Senior Tax Funds" to help individuals who are over the age of 60. These funds are available in Harrison, Grundy, and Putnam counties only. Each County Tax Board stipulates what their particular funds can be used for and assistance offered varies by county



The main function of Green Hills Community Action Agency Energy Services Department is to manage the Low-Income Home Energy Assistance Program (LIHEAP) for both summer and winter. Our LIHEAP program offers assistance to thousands of households across our nine-county service area each year who struggle with home heating and cooling costs.

Throughout 2025, our staff worked to provide uninterrupted LIHEAP services by continuing to make use of a dedicated email address for submission of applications and supporting documents, an easily accessible drop-box for paperwork, and our usual fax/phone/postal mail availability. These options were offered in the hopes that most clients could apply, and be approved, for energy assistance without even leaving home.

Energy Assistance is offered in two stages - an initial "EA" payment, a one-time, state-issued payment for a set amount to be put toward a client's primary utility; and subsequent "ECIP" payments that can be used for primary and secondary utilities in danger of immediate disconnection.



Weatherization

The foremost goal of the U.S. Department of Energy's (DOE) Weatherization Assistance Program is to "increase the energy efficiency of dwellings owned or occupied by low-income persons, reduce their total residential energy expenditures, and improve their health and safety, especially low-income persons who are particularly vulnerable such as the elderly, the disabled, and children." Since the program's inception in 1976, more than 7 million households have received weatherization services nationwide.

Weatherization focuses mainly on minor repairs and improvements that result in major energy cost savings. Generally, problem areas such as insufficient insulation, air leaks around doors and windows, foundation condition, heating/cooling system inspection, and the overall health of the structure itself are addressed.

It is estimated by the Department of Energy that a savings of 18% annually is realized after the weatherization of a home.

In 2025, the GHCAA weatherization program completed improvements on 13 homes.


A dark blue, cloud-shaped logo with a red border. The text "Housing & Rentals" is written in white, serif font, centered within the logo.

Housing & Rentals

GHCAA offers a variety of rental housing to qualified individuals and families. Our rental program offers both apartment units and single-family homes ranging from one to three bedrooms and is available across all of our nine-county service area.

The rental housing offered by our agency is safe, clean, and affordable. Staff provides basic maintenance and upkeep of the properties. GHCAA currently owns 1 1 1 units in northern Missouri.

Many of our tenants are elderly or disabled. Each tenant must complete an application and income qualify before being considered. Rent is paid every month.



Housing Assistance
Hud/ Section 8

On July 1st, 2025 The Grundy County Public Housing Authority's Housing Choice Voucher Program was transferred to the Housing Choice Voucher Program over to West Central Community Action Agency (St. Clair Co PHA)

If you have any questions about your application, or rent raises please contact West

Central (WCMCAA) at 660-476-2185 ext: 5205 or via email at pha@wcmcaa.org

Our Numbers

CSBG

- 958 Clients received Emergency Services Assistance
- 1 REALL was held at North Harrison School

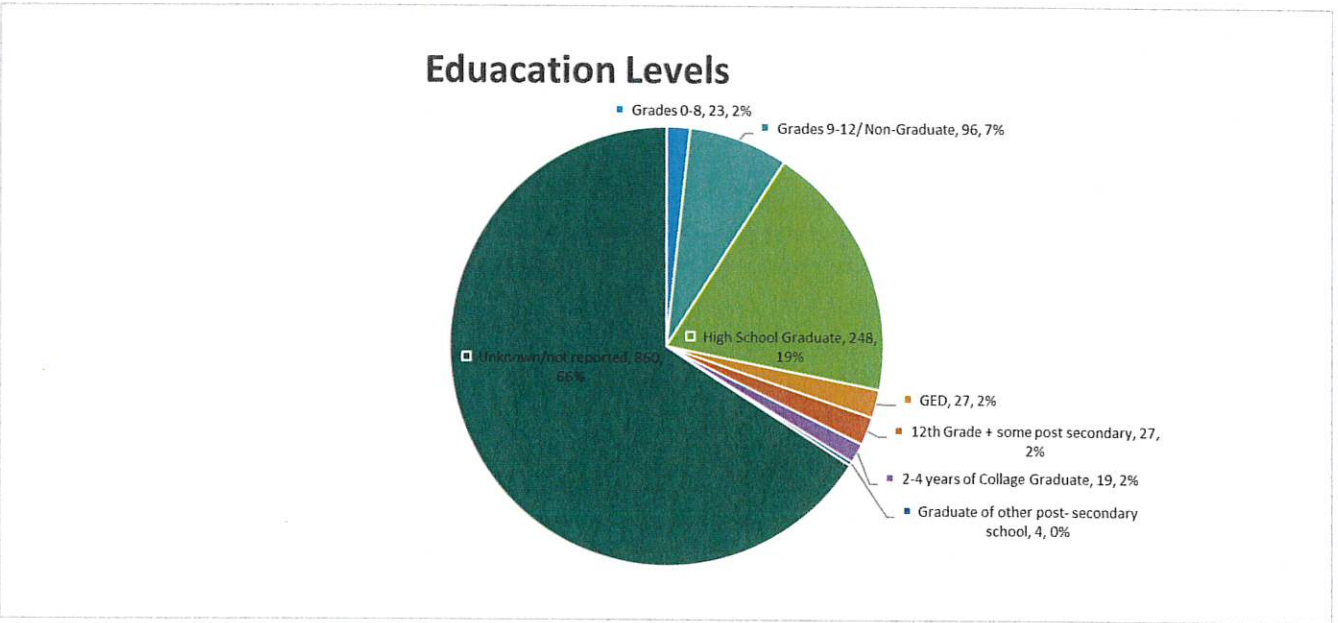
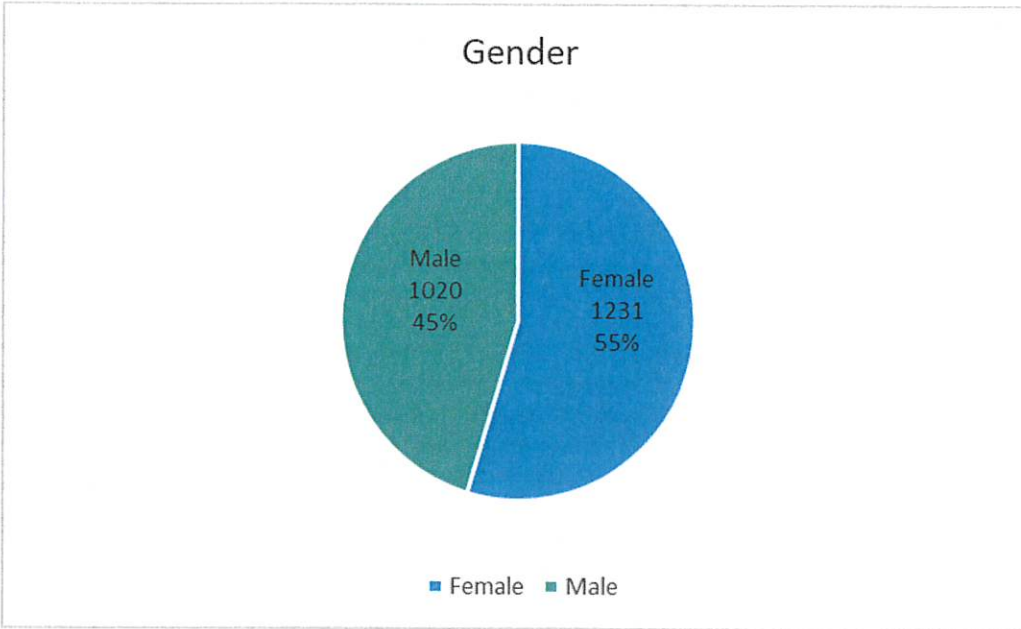
LIHEAP

- 2,251 Payments went out for ECIPS for the year.

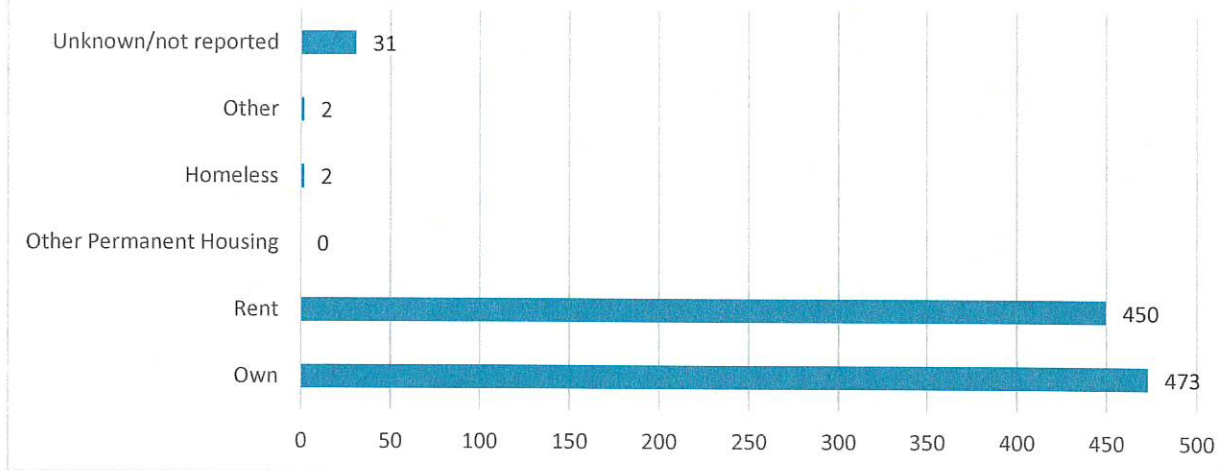
Housing/Weatherization

- 13 homes were weatherized or rehabbed.

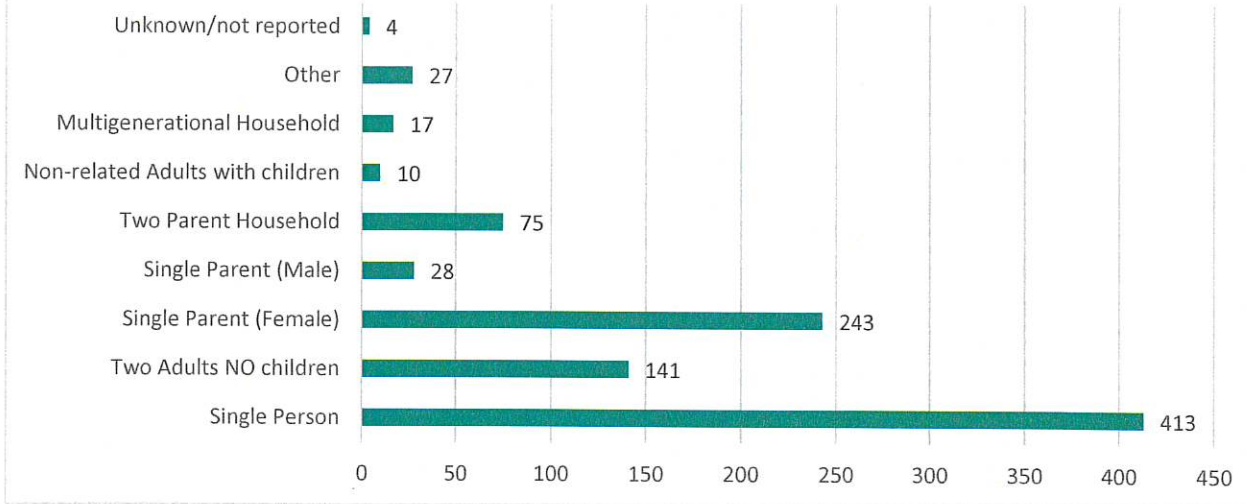
Client Demographics



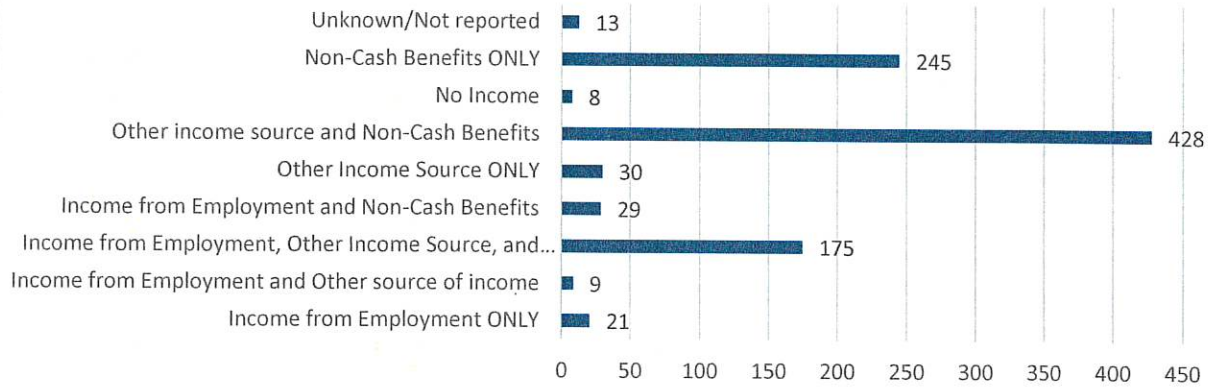
Housing Status



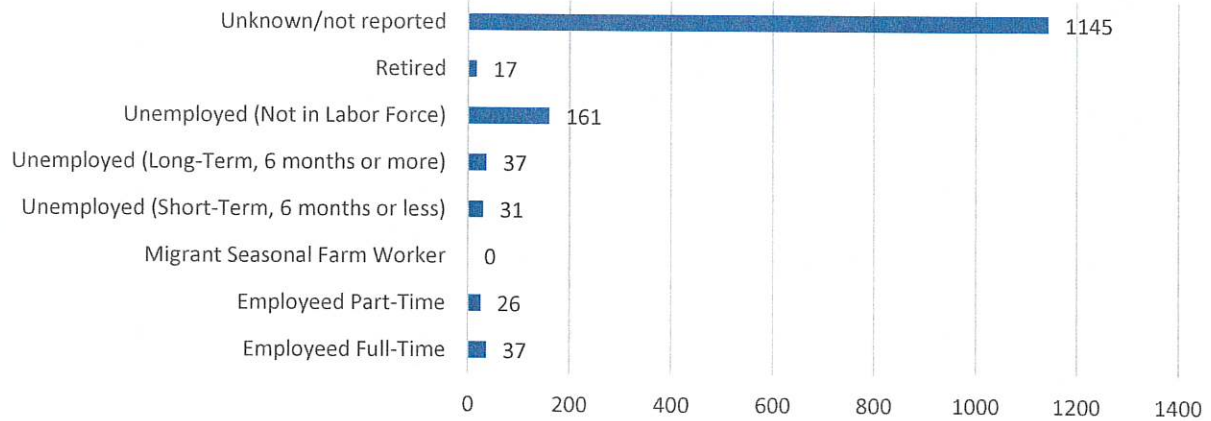
Household Type



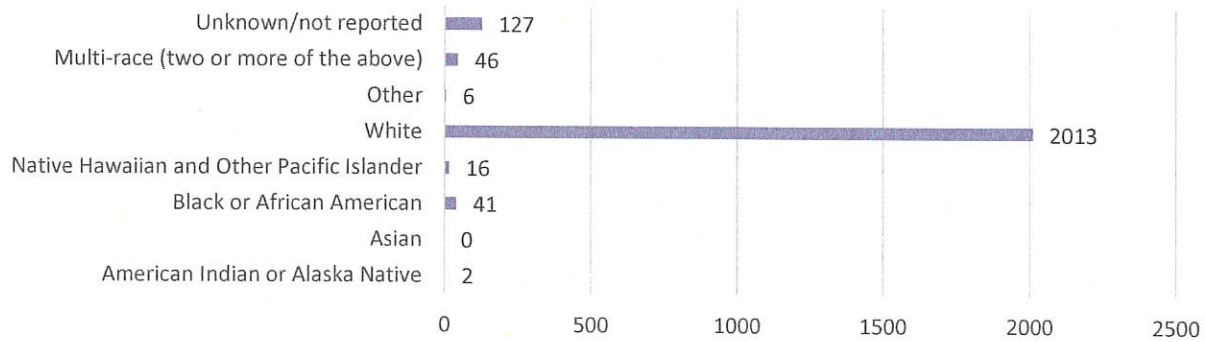
Source of Income



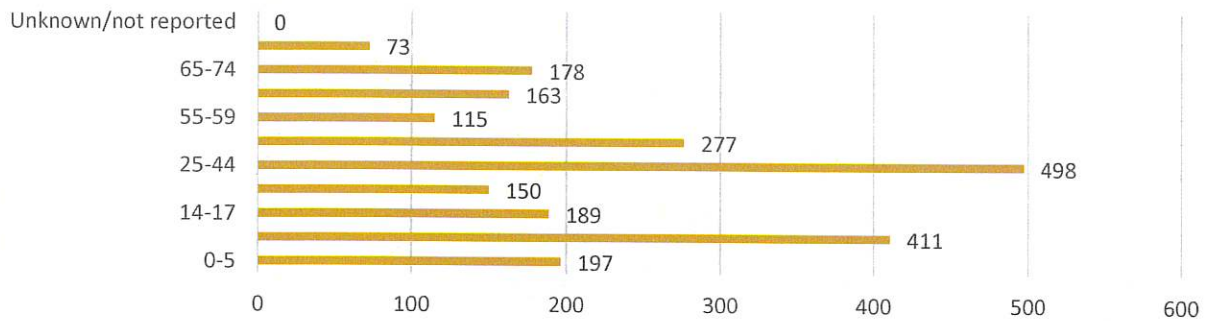
Employment



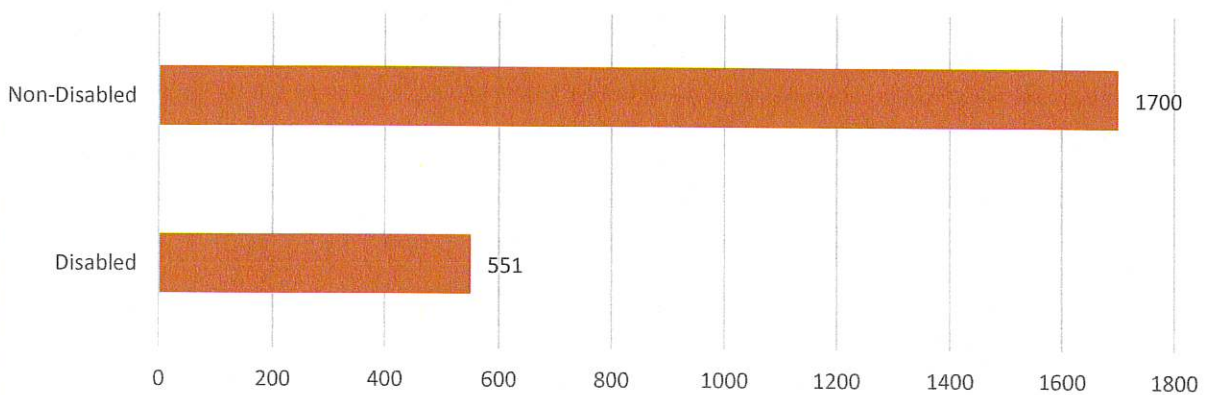
Race



Age



Disability Status



LIABILITIES AND NET ASSETS

Liabilities

Current Liabilities:

Accounts Payable	\$ 26,882.48
	\$ 24,262.50
Accrued Payroll	\$ 71,947.74
	\$ 44,312.51
Accrued Payroll Withholdings	\$ 30,378.50
	\$ 850,957.73
Accrued Annual Leave	\$ 8,741.84
	\$ 7,289.99
Tenant Security Deposits	<u>\$ 1,064,773.29</u>
Advances from Grantor	\$ 24,030.03
	\$ 36,550.83

Lease Payable, Current Portion

Notes Payable ,Current Portion

Total Liabilities

Long Term Liabilities:

Lease Payable

Notes Payable

(1 6,031.83)

Less Current Portion

\$ 44,549.03

Total Long Term Liabilities Total Liabilities Net Assets:

\$ 1,109,322.32

Without Donor restrictions \$ 470,127.68

With Donor restrictions

\$ 929,615.74

With Donor restrictions

\$ 1,399,743.42

\$ 2,509,065.74

Total Net Assets

Total Liabilities and Net Assets

Making a Donation To GHCAA

Poverty is an issue that affects everyone. It has an impact on individuals, families, and communities alike. Many members of the communities we serve don't realize just how vitally important donations from the public are to our agency. The majority of our current funding comes with very strict guidelines as to how it is allowed to be spent.

Many individuals and families who do not qualify for programs are struggling to provide for even the most basic necessities. Our staff encounters situations almost daily that do not fit neatly into predefined state-funded categories. GHCAA also realizes that now more than ever, communities and Community Action must work together to address these needs.

A donation to GHCAA is a donation toward the future of YOUR local communities and local families. So please, consider donating to GHCAA this year.

The Community Action Network

1. Central Missouri

Community Action (CMCA)
Serving Audrain, Boone,
Callaway, Cole, Cooper, Howard,
Moniteau, and Osage Counties
(573) 443-8706
807B North Providence
Road Columbia, MO 65203
www.cmca.org

2. Community Action Agency of Greater Kansas City (CAAGKC)

Serving Clay, Jackson, and
Platte Counties (816) 358-
6868

6323 Manchester Avenue
Kansas City, MO 64133
www.caagkc.org
3. Community Action Agency of St.
Louis County (CAASTLC) Serving
St. Louis County
(314) 863-0015
2709 Woodson
Road Overland, MO
63114
www.caastlc.org

4. Green Hills Community Action Agency (GHCAA)

Serving Caldwell, Davless, Grundy,
Harrison, Linn, Livingston,
Mercer, Putnam, and Sullivan
Counties
(660) 359-3907
1-855-290-8544
1506 Oklahoma Avenue
Trenton, MO 64683
www.ghcaa.org

5. Community Action Partnership of Northeast Missouri (CAPNEMO)

Serving Adair, Clark, Knox,
Scotland, and Schuyler Counties
(660) 665-9855
1-800-737-3165
215 N. Elson Street Kirksville,
MO 63501 www.capnemo.org

6. Community Action Partnership of Greater St. Joseph (CAPSTJOE)

Serving Andrew, Buchanan,
Clinton, and Dekalb Counties
(816) 233-8281
1322 N 36th Street
St. Joseph, MO
64503
www.capstjoe.org

7. Community Services, Inc. of
Northwest Missouri (CSI)
Sewing Atchison, Gentry, Holt,
Nodaway, and Worth Counties
(660) 582-3113
1212B South Main Street
Maryville, MO 64468
www.communityservicesinc.org

8. Delta Area Economic Opportunity Corporation (DAEOC)

Sewing Dunklin, Mississippi,
New Madrid, Pemiscot,
Scott, and Stoddard
Counties (573) 931-8400
1-800-748-8320
104 W Center
Street Sikeston,
MO 63801
www.daeoc.com

9. East Missouri Action Agency (EMAA)

Sewing Bollinger, Cape
Girardeau,
Iron, Madison, Perry, St.
Francois,
Ste. Genevieve, and Washington
Counties
(573) 431-5191
1-800-392-8663
403 Parkway Drive
Park Hills, MO 63601
www.eastmoaa.org

10. Economic Security Corporation of the Southwest Area (ESC) Sewing Barton, Jasper, McDonald, and Newton Counties

(417) 781-0352
302 South Joplin
Avenue Joplin, MO
64802 www.escswa.org

11. Jefferson Franklin Community Action Corporation (JFCAC)

Sewing Franklin and Jefferson
Counties
(636) 789-2686
#2 Merchant Drive
Hillsboro, MO
63050
www.jfcac.org

12. Missouri Ozarks Community

Action, Inc. (MOCA)

Sewing Camden, Crawford,
Gasconade, Laclede, Maries,
Miller, Phelps, and Pulaski
Counties
(573) 765-3263
306 South Pine Street
Richland, MO 65556
www.mocaonline.org

13. Missouri Valley Community Action Agency (MVCAA) Serving Carroll, Chariton, Johnson, Lafayette, Pettis, Ray, and Saline Counties

(660) 886-7476
1415 South Odell Avenue
Marshall, MO 65340
www.mvcaa.net

14. North East Community Action Corporation (NECAC)

Serving Lewis, Lincoln, Macon,
Marion, Monroe, Montgomery,
Pike, Ralls, Randolph, Shelby, St.
Charles, and Warren Counties
(573) 324-2231
1-800-748-7636
16 North Court Street
Bowling Green, MO 63334
www.necac.org

15. Ozark Action, Inc. (OAI)

Serving Douglas, Howell,
Oregon, Ozark, Texas, and
Wright
Counties
(417) 256-6147
710 East Main Street
West Plains, MO 65775
www.oaiwp.org

16. Ozarks Area Community Action Corporation (OACAC)

Serving Barry, Christian, Dade, Dallas,
Greene, Lawrence, Polk, Stone,
Taney, and Webster Counties
(417) 862-4314
215 South Barnes
Avenue Springfield, MO
65802 www.oacac.org

17. People's Community Action Corporation (PCAC) Serving The City of St. Louis and Wellston (314) 367-7848

5701 Delmar Boulevard St.
Louis, MO 63112
www.pcacstl.org

18. South Central Missouri

Community Action Agency (SCMCAA)
Serving Butler, Carter, Dent,
Reynolds, Ripley, Shannon, and
Wayne Counties
(573) 325-4255
8055 Old Alton Road Winona,
MO 65588 www.scmcaa.org

19. West Central Missouri Community Action Agency (WCMCAA)

Serving Bates, Benton, Cass,
Cedar, Henry, Hickory, Morgan,
St. Clair, and Vernon Counties
(660) 476-2185
106 West Fourth Street
Appleton City, MO 64724
www.wcmcaa.org

Missouri Community Action Network

(573) 634-2969
2014 William Street
Jefferson City, MO 65109
www.MissouriCAN.org

Phone Numbers

Toll Free- 855-290-8544

Local Number- 660-359-3907

Fax Numbers

Toll Free- 844-503-1872

Trenton Local- 660-359-6619

LIHEAP Local- 660-359-2038

Website www.capncm.org

Our Address:

1506 Oklahoma Ave Trenton, MO 64683