

NeighborLink

INDIANAPOLIS FOUNDATION, INC



2022
**IMPACT
REPORT**



Getting our Groove

This was the year of really catching stride, finding what we could do as an organization in the way of growth, potential, partnerships, and meeting our community's need.

In 2022 we heard more and more conversations around affordable housing and aging in place. Through nearly ten years of helping homeowners remain in their homes, we can safely state the most affordable home is the one you already own. As our city leaders begin looking harder at "affordable housing" and placing an emphasis on rental options, we'll be here singing the song of our homeowners—"help us stay."

Thanks to our funding partners, grantors, and donors, we've been able to stabilize more than 400 homes for nearly 600 people in 2022 alone. Some of these repairs are smaller, more accessibility related—but others are entire roof replacements, HVAC systems and other significant repairs. No matter the "level" of repair, the gratitude of the homeowner is whole-heartedly felt. It's a bigger deal than "just a grab bar" to know you're home.

A handwritten signature in black ink that reads "Rachel Nelson".

Rachel Nelson
Executive Director



Our Mission

NeighborLink Indianapolis' mission is to help seniors and individuals with disabilities who own their own homes age in place safely and with dignity.

Board of Directors

Phil Kirk, @Properties, President
Tom Hawkins, Retired/Founder, Vice President
Terrence White, CAGI, Treasurer
Dave Withey, Retired/Founder, Secretary

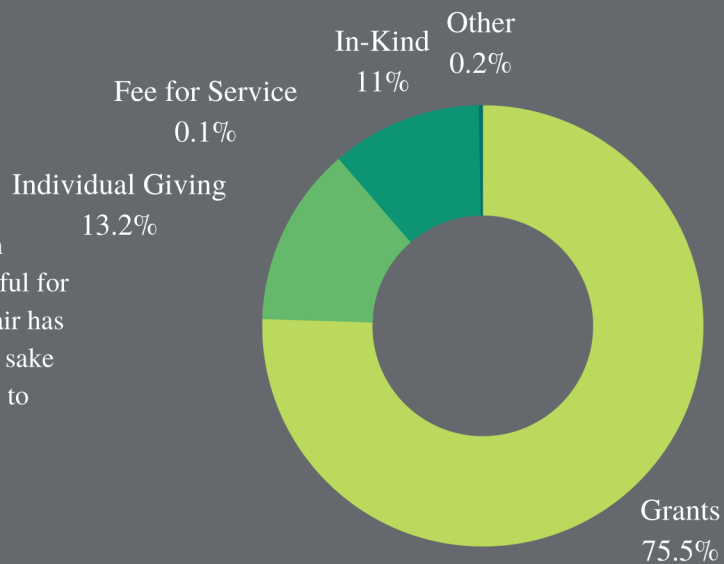
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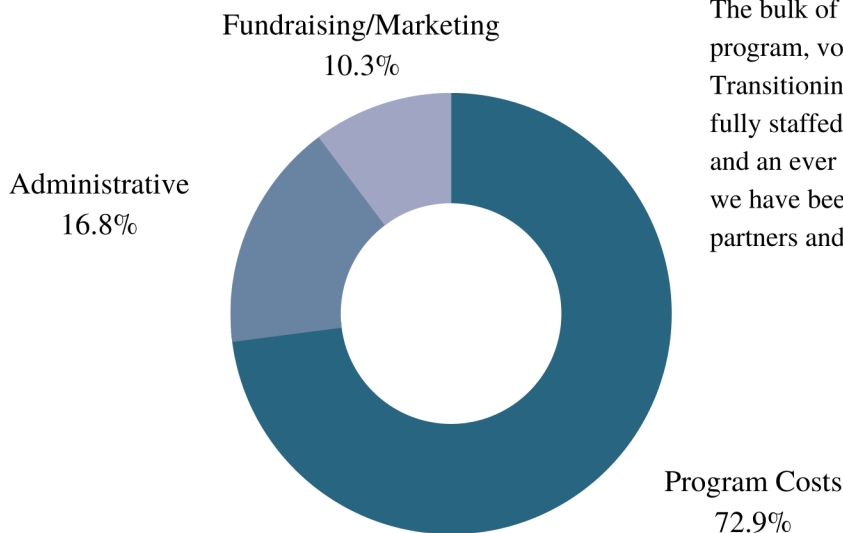
REVENUE

\$982,428

Our financial support is primarily from grants. Though we are incredibly grateful for the traction owner-occupied home repair has seen in the philanthropic space, for the sake of our sustainability, we must continue to diversify our revenue sources.



EXPENSE



The bulk of our expenses still remains in our home repair program, volunteer program, and client services program. Transitioning from a 100% volunteer organization to now fully staffed with eight paid employees, a handful of assets, and an ever growing need in our city has been a challenge we have been able to rise to with the help of our community partners and supporters.

A SNAPSHOT

75 YEARS

The longest time one of our homeowners served had lived in her home. (She had been born there).

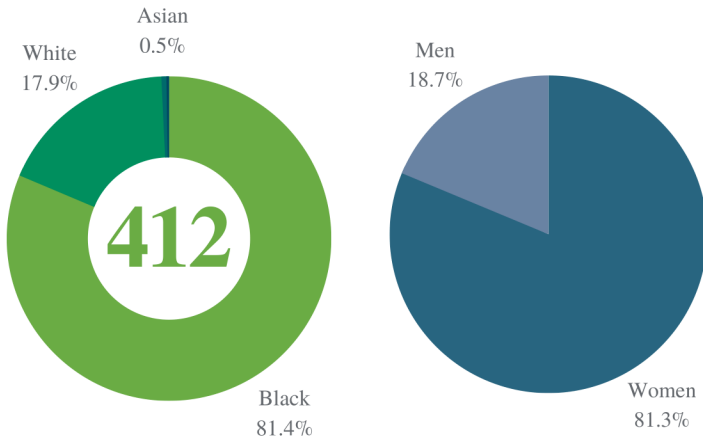
28 YEARS

Average amount of time one of our homeowners served had lived in their home.

\$1,389 Avg. Monthly

The average monthly household income for homeowners served in 2022.

HOMEOWNERS SERVED IN 2022



17%

Individuals with disabilities who are not seniors.



593

Individuals served in the 412 households.



Meet Fran

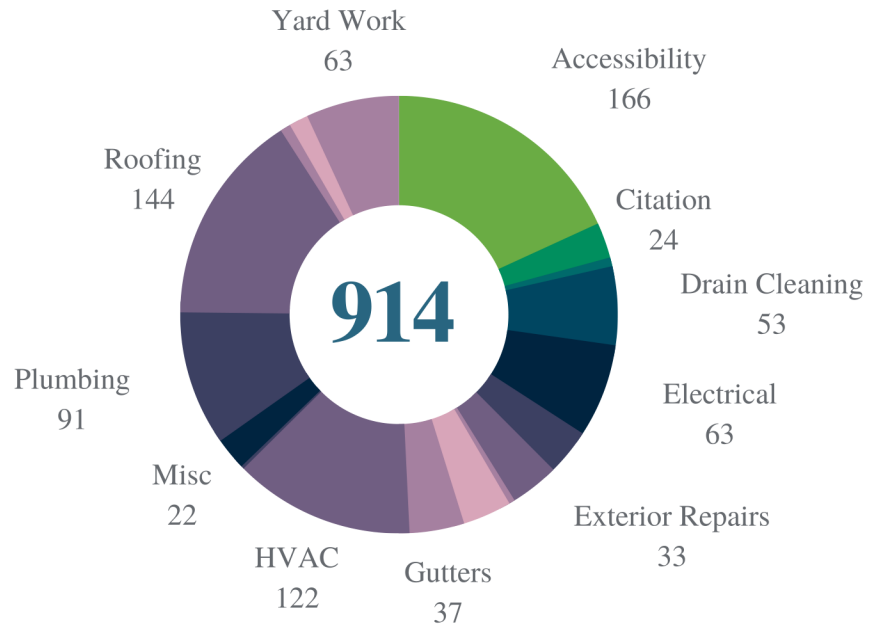
Fran is a prime example of a community anchor. Her father built their 1964 home and she's lived there since she was four years old. She went on to raise her daughter and host her grandchild in that same home. Her neighbors are all known to her—many of whom are the children and grandchildren of the original occupants. Fran has put sincere thought into her home and what its future will be.

“When I go, I’m giving it to my grandson.” - Fran

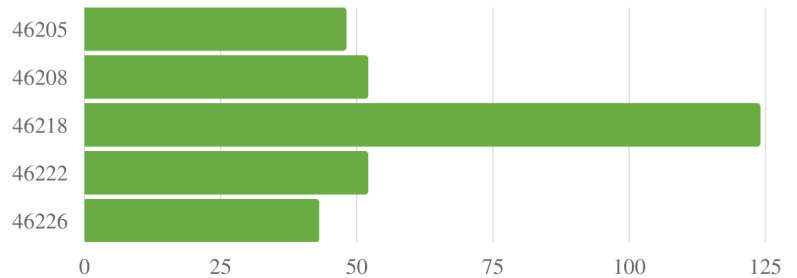
"When I go, I'm giving it to my grandson," declared Fran when asked about the future of her home. This will be a pathway to homeownership and a family legacy carried on that isn't often spoken of. A very clear example of passing generational wealth from great grandparents on down the line of family.

Homeownership remains one of the greatest ways for families to accumulate wealth. For many of the Black families we serve, this is even more significant when their home, their greatest financial asset, is what they are able to provide to their younger generations, many of whom would be unable to obtain a home any other way.

PROJECTS IN 2022



Top 5 Zip codes served



659
Volunteers came through in 2022

52
Organized Volunteer Groups in 2022

A SNAPSHOT

52%

Of our volunteers were born after 1990. We are consistently amazed at the passion in the younger generations.

10%

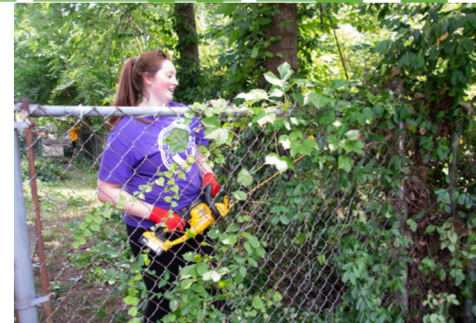
Of projects completed were Marion County Public Health Department citation related projects.

2.5

The average monthly turnaround time from project requested to project completed.

HIGHLIGHTS FROM 2022

- February - Groundwork Indy kicks off our volunteer season early with the first group project
- February - Awarded funding from Old National Bank focused on stabilizing home repairs
- March - Awarded funding from Fair Housing Center of Central Indiana for stabilizing home repairs
- May - Hosted Eskenazi Health for a volunteer day in Audubon Gardens Neighborhood
- August - Awarded funding from IAAQLI first round of grants for operational support
- August - Hosted 162 incoming Marian University medical students for a day of service in Haughville
- October - Hosted Fall Repair Fest in the Martindale-Brightwood area with 100+ volunteers
- December - Completed our 914th project for the year. A record for NeighborLink Indianapolis



Volunteer Group Partners

African American Women of Indianapolis
 Archdiocese of Indianapolis
 American Legion Indiana
 @properties
 Atrium
 CareSource
 Carpenter Realty Indianapolis
 CICOA
 CIRA

Clif Bar Baking Company of Indianapolis
 Delta Upsilon International Fraternity (IU/Purdue Chapters)
 Elements Financial
 Eskenazi Health
 FC Tucker South
 Forza Commercial Real Estate
 Greenwalt CPA
 Guidon Design
 Horizon Bank
 Humana

IU School of Medicine
 Lilly Ignite
 Marian University College of Osteopathic Medicine
 Marian University Leighton School of Nursing
 Marian University E. S. Witchger School of Engineering
 Marian University School of Social Work
 MDwise, Inc

Meridian Street UMC
 MIBOR Eastern Division
 Recycle Force
 Rolls Royce
 Second Presbyterian Church
 The Garden Community Church
 WJE

A SNAPSHOT

14

GRANTS

Awarded in 2022. Several of which were multi-year support grants which are HUGE to our organization.

35

HOUSEHOLDS

Donated in 2022. Many of our donors have been with the organization as long as it's been in Indianapolis.

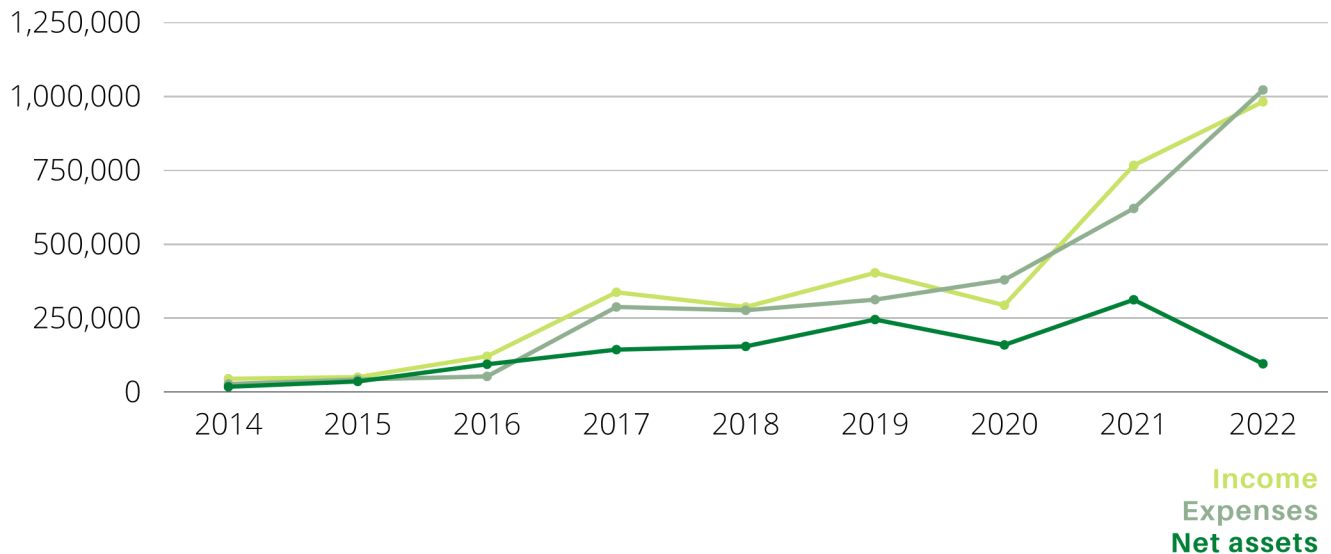
24

ORGANIZATIONS

Donated in 2022, most were in support of a volunteer project to help cover costs as well as contribute to additional repairs.

Financials

FINANCIAL GROWTH



FINANCIALS

STATEMENT OF ACTIVITIES 2022

Total Income	\$982,428.11
Total Expenses	\$1,022,523.16
Surplus	- \$40,104.05

FINANCIAL POSITION 12/31/2022

Total Assets	\$124,944.29
Liabilities	\$32,393.57*
Net Assets	\$95,550.72

*Currently we do not have any long term liabilities



THANK YOU PARTNERS AND DONORS

\$50,000

Marion County Public Health Department

\$20,000

PNC Bank

\$10,000

Second Presbyterian Church

Merchant's Bank

\$5,000

Fifth Third Bank

Marian University

\$3,000+

Elements Financial

Eskenazi Health

Intend Indiana

\$2,000

Guidon Design

The Garden Community Church

WJE

\$1,000

Atrium

CIRA

Clif Bar Baking Company of Indianapolis

Delta Upsilon International Fraternity

First Meridian Heights Presbyterian Church

Forza Commercial Real Estate

Horizon Bank

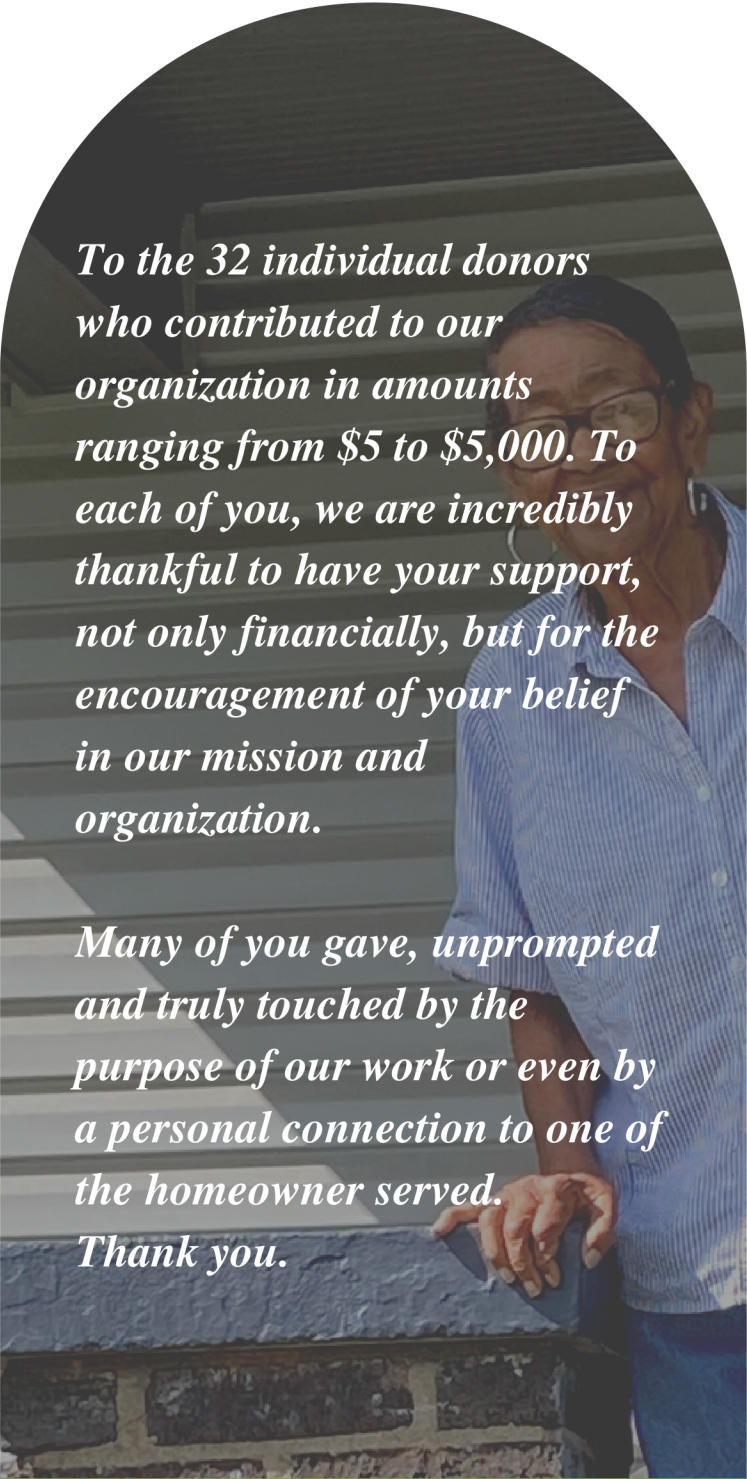
Humana

MDwise, Inc.

\$500

Greenwalt CPA

Lilly Ignite



To the 32 individual donors who contributed to our organization in amounts ranging from \$5 to \$5,000. To each of you, we are incredibly thankful to have your support, not only financially, but for the encouragement of your belief in our mission and organization.

Many of you gave, unprompted and truly touched by the purpose of our work or even by a personal connection to one of the homeowner served.
Thank you.

✉ info@nlindy.org

🌐 www.nlindy.org

📍 3421 N. Park Ave.
Indianapolis, IN 46205

☎ 317.286-2740