



PROJECT GO, INC.

2022 Annual Report

# PROJECT GO, INCORPORATED BOARD OF DIRECTORS

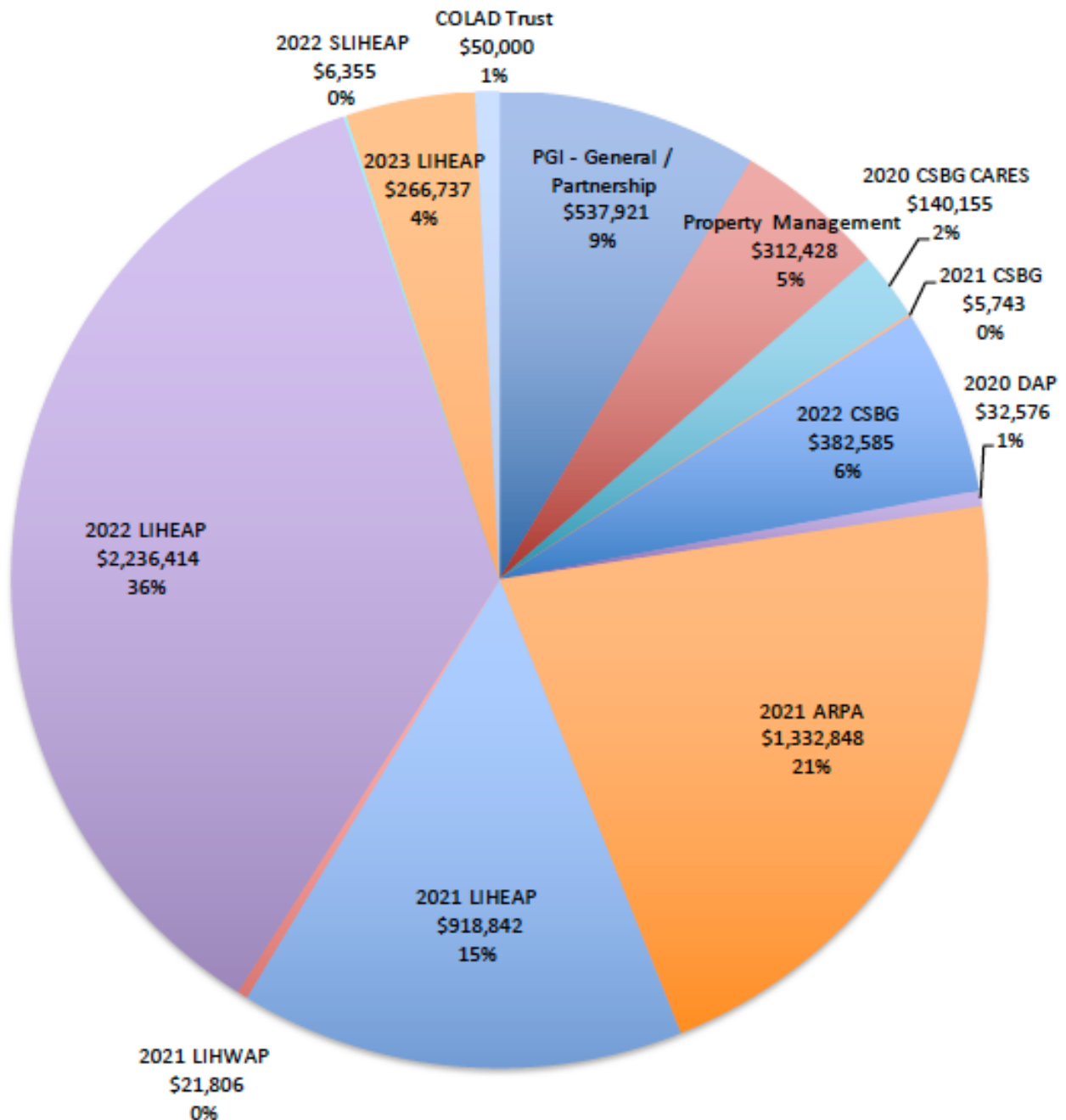


**KENNETH MARLOW, PRESIDENT – L**  
**JOSH ALPINE, VICE-PRESIDENT – P**  
**JENNIFER HENDRICKS-BLACK, TREASURER- PR**  
**JENNIFER HAMELIN, SECRETARY – L**  
**SCOTT MIZE – L**  
**SPENCER SHORT - P**  
**BESS TURRELL - PR**  
**STEVE GARLAND – PR**  
**BILL DUNBAR– PR**  
**JENNIFER KNISLEY – P**  
**TIFFANY WALKER – L**  
**MARCY SCHMIDT - P**

P = Public (Elected) Official  
L = Low Income Representative  
PR = Private Representative

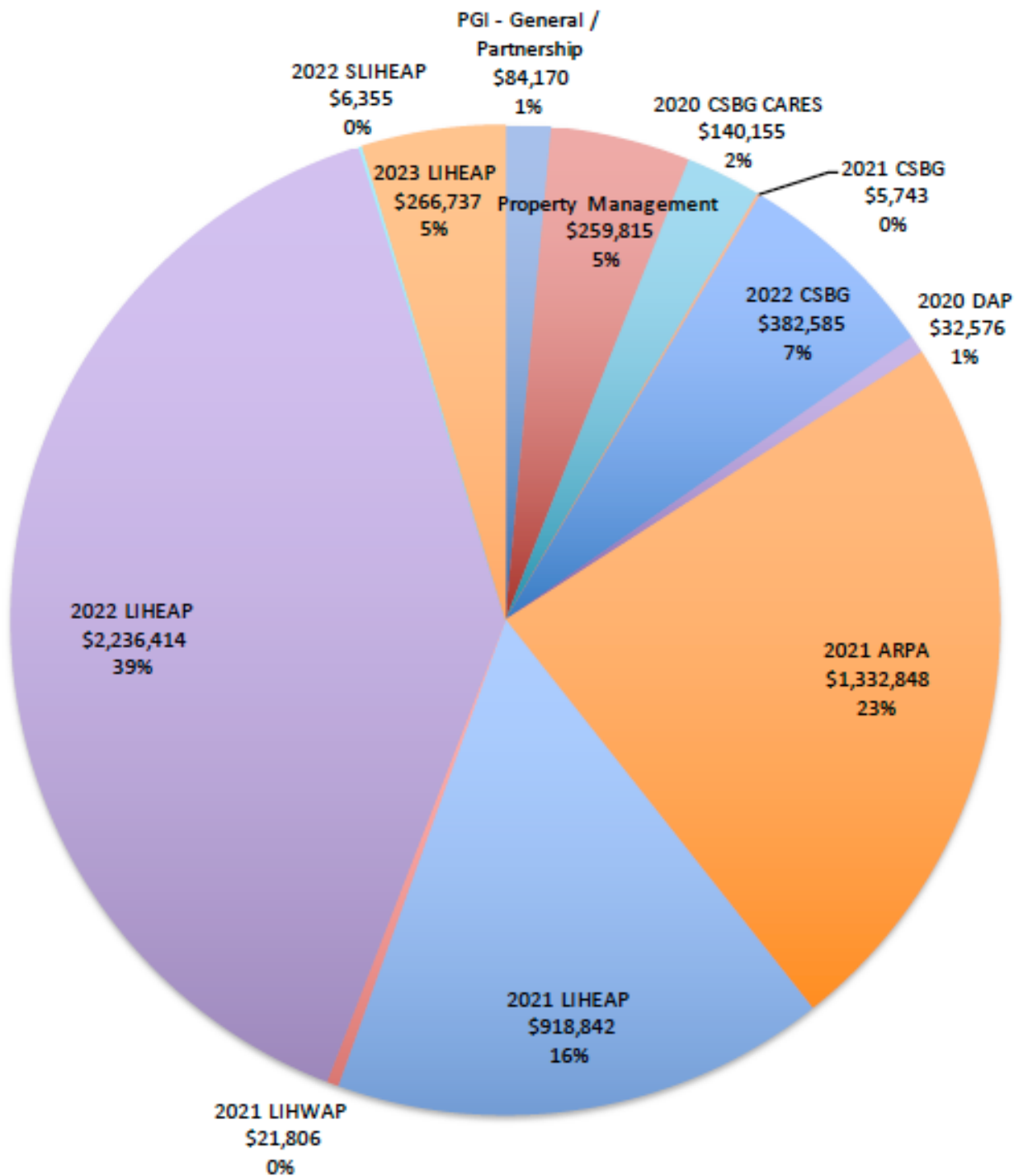
## PGI Programs - 2022 Revenue \*

After conducting an analysis of Project GO's Total Revenue Comparison (2007-2022), we show a 403% overall growth for Project GO over 15 years, comprised of: A 678% growth in Energy Programs; A 36% growth in our apartment community revenue; And a consolidated growth of 175% overall. Project GO total revenue in 2007 was \$4,779,540. and increased to \$13,165,717. in 2022 – an increase in revenue of \$8,386,177.



\*Unaudited

## PGI Programs - 2022 Expenses \*



\*Unaudited



### PGI Programs - 2022 Revenue Comparison

Dept.	% of 2022 Revenue	2022	2021	Up/down
PGI - General / Partnership	9%	\$ 537,921	\$ 638,167	\$ (100,246)
Property Management	5%	\$ 312,428	\$ 287,657	\$ 24,771
CSBG				
2020 CSBG	0%		\$ 1,587	\$ (1,587)
2020 CSBG CARES	2%	\$ 140,155	\$ 343,621	\$ (203,466)
2021 CSBG	0%	\$ 5,743	\$ 369,499	\$ (363,757)
2022 CSBG	6%	\$ 382,585		\$ 382,585
ENERGY				
2020 CARES	0%		\$ 224,628	\$ (224,628)
2020 DAP	1%	\$ 32,576	\$ 25,938	\$ 6,637
2020 LIHEAP	0%		\$ 759,030	\$ (759,030)
2021 ARPA	21%	\$ 1,332,848	\$ 386,278	\$ 946,571
2021 LIHEAP	15%	\$ 918,842	\$ 1,334,057	\$ (415,214)
2021 LIHWAP	0%	\$ 21,806		\$ 21,806
DOE	0%		\$ 25,200	\$ (25,200)
2022 LIHEAP	36%	\$ 2,236,414		\$ 2,236,414
2022 SLIHEAP	0%	\$ 6,355		\$ 6,355
2023 LIHEAP	4%	\$ 266,737		\$ 266,737
COLAD Trust	1%	\$ 50,000		\$ 50,000
	100%	\$ 6,244,410	\$ 4,395,661	\$ 1,848,748

PGI	9%	\$ 537,921
PROPERTY	5%	\$ 312,428
CSBG	8%	\$ 528,483
ENERGY	78%	\$ 4,865,578
	100%	\$ 6,244,410

### PGI Programs - 2022 Expense Comparison

Dept.	% of 2021 Expenses	2022	2021	Up/down
PGI - General / Partnership	1%	\$ 84,170	\$ 482,188	\$ (398,018)
Property Management	5%	\$ 259,815	\$ 220,943	\$ 38,873
CSBG				
2020 CSBG	0%		\$ 1,587	\$ (1,587)
2020 CSBG CARES	2%	\$ 140,155	\$ 343,621	\$ (203,466)
2021 CSBG	0%	\$ 5,743	\$ 369,499	\$ (363,757)
2022 CSBG	7%	\$ 382,585		\$ 382,585
ENERGY				
2020 CARES	0%		\$ 224,628	\$ (224,628)
2020 DAP	1%	\$ 32,576	\$ 25,938	\$ 6,637
2020 LIHEAP	0%		\$ 759,030	\$ (759,030)
2021 ARPA	23%	\$ 1,332,848	\$ 386,278	\$ 946,571
2021 LIHEAP	16%	\$ 918,842	\$ 1,334,057	\$ (415,214)
2021 LIHWAP	0%	\$ 21,806		\$ 21,806
DOE	0%		\$ 25,200	\$ (25,200)
2022 LIHEAP	39%	\$ 2,236,414		\$ 2,236,414
2022 SLIHEAP	0%	\$ 6,355		\$ 6,355
2023 LIHEAP	5%	\$ 266,737		\$ 266,737
COLAD Trust	0%			\$ -
	100%	\$ 5,688,047	\$ 4,172,968	\$ 1,515,078

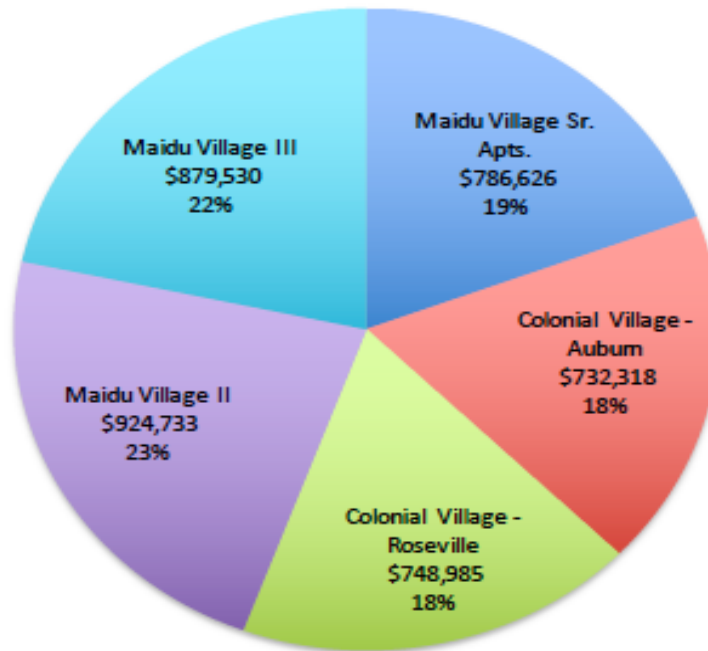
PGI	1%	\$ 84,170
PROPERTY	5%	\$ 259,815
CSBG	9%	\$ 528,483
ENERGY	85%	\$ 4,815,578
	100%	\$ 5,688,047

Estimated Profit/Loss	\$ 556,363	\$ 222,693	\$ 333,670
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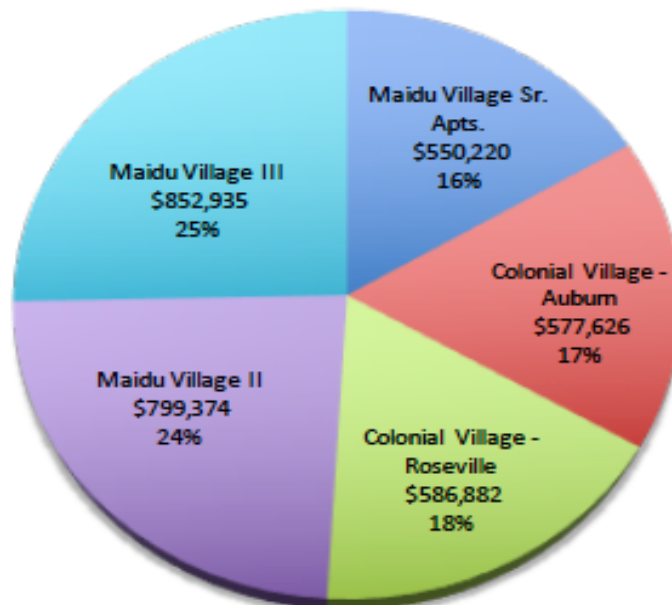
	Profit/Loss
PGI - General / Partnership	\$ 453,750
Property Management	\$ 52,612
CSBG	\$ -
ENERGY	\$ 50,000
Combined	\$ 556,363
Add back Depreciation	\$ 77,520
	\$ 633,883

\*Unaudited

### PGI Properties - 2022 Revenue Comparison



### PGI Properties - 2022 Expense Comparison



\*Unaudited

### PGI Properties - 2022 Revenue Comparison

Dept.	% of 2022 Revenue	2022	2021	Up/down
Maidu Village Sr. Apts.	19%	\$ 786,626	\$ 744,327	\$ 42,300
Colonial Village - Auburn	18%	\$ 732,318	\$ 703,305	\$ 29,013
Colonial Village - Roseville	18%	\$ 748,985	\$ 672,516	\$ 76,469
Maidu Village II	23%	\$ 924,733	\$ 844,938	\$ 79,795
Maidu Village III	22%	\$ 879,530	\$ 835,330	\$ 44,200
<b>Total Revenue</b>	<b>100%</b>	<b>\$ 4,072,192</b>	<b>\$ 3,800,416</b>	<b>\$ 271,776</b>

Total Rev. Up      7%

### PGI Properties - 2022 Expense Comparison

Dept.	% of 2022 Revenue	2022	2021	Up/down
Maidu Village Sr. Apts.	16%	\$ 550,220	\$ 543,944	\$ 6,276
Colonial Village - Auburn	17%	\$ 577,626	\$ 545,177	\$ 32,449
Colonial Village - Roseville	17%	\$ 586,882	\$ 558,331	\$ 28,551
Maidu Village II	24%	\$ 799,374	\$ 794,742	\$ 4,632
Maidu Village III	25%	\$ 852,935	\$ 871,124	\$ (18,189)
<b>Total Expense</b>	<b>100%</b>	<b>\$ 3,367,036</b>	<b>\$ 3,313,317</b>	<b>\$ 53,719</b>
<b>Profit/Loss</b>		<b>\$ 705,155</b>	<b>\$ 487,098</b>	<b>\$ 218,057</b>

Total Exp. Up      2%  
Profit/Loss Up      45%

\*Unaudited

**PROJECT GO, INC.  
2022 ANNUAL REPORT**

**Project GO, Inc. was incorporated as a non-profit, public-benefit, tax-exempt 501 (c) 3 Corporation in the State of California on June 23, 1978. The general purpose of this Corporation is set forth in the Articles of Incorporation. It is a duly constituted Community Action Agency (CAA) organized under the Community Services Block Grant (CSBG) Act of 1981 and subsequent amendments.**

**It is the Purpose and Mission of Project GO, Inc. to:**

- A. Provide affordable housing opportunities to qualified individuals and families, to help promote financial stability in the lives of its residents, and to foster communities which allow citizens from all ethnic, social, and economic backgrounds to live in dignity, harmony, and mutual respect;**
- B. Mobilize and coordinate anti-poverty resources;**
- C. Study the nature and extent of poverty;**
- D. Significantly and meaningfully involve the low-income in developing and carrying out anti-poverty programs and to advocate on their behalf;**
- E. Conduct, in its own right, the development and implementation of community action programs and other programs for the disadvantaged through applicable State, Federal and local funding sources;**
- F. Plan, develop, and operate cost efficient human service programs;**
- G. Empower low-income/disadvantaged persons to become self-sufficient;**
- H. Provide opportunity for and encourage people to give service to their community through voluntary activities;**
- I. Plan, develop and manage community economic development projects, specifically for the benefit of the low-income population within our service area.**

**It is our intent to treat all people with equality and dignity as we pursue our goal of overcoming the barriers brought about by social disadvantage and poverty. We have the daily challenge of helping those we serve with empathy and remembering that no one is immune to the forces of crisis that impact the lives of individuals and families.**

**Over our history, the dedication, leadership, and guidance of the Board of Directors has brought stability and vision to Project GO, Inc. It starts at the top – with leaders who are passionate about the mission, vision, and values of our organization, and who understand that our employees are our greatest assets. Our stalwart Board sets high standards, but also give the internal support that is needed to feel that our work is important.**

## MESSAGE FROM LYNDA J. TIMBERS, EXECUTIVE DIRECTOR

2022 – Our third year dealing with the impacts of the COVID Pandemic and attempting to keep our staff, tenants and clients safe, while providing the valuable services that Project GO has to offer. As in the prior two years, PGI staff stepped up, kept our safety nets in place, and kept focused on our Mission, to ensure our communities remain resilient in the months and years to come. The resilience and compassion of The GO Team is awe-inspiring to me! Throughout the past couple of years of new rules and shifting regulations, our staff has responded with creativity and unwavering dedication to our clients. I am so proud of how The GO Team adapted to the changed world by setting up standards and protocols that allowed us to sustain our important programs without interruption and prepared for the challenges ahead.

2022 – Felt like “more of the same”..... The PGI HR Director continued to advocate for masking, daily health questionnaires, and disinfectant treatments in 2022, to assure that COVID was kept at bay within our organization. For the most part, we were successful in that feat, with the occasional COVID case within the ranks, but our diligence in maintaining our protocols kept the spread to an absolute minimum.

Although it was difficult to get an exact count, we are well aware that we lost a large number of our Senior residents at the Maidu Villages over the past three years, but due to HIPPA requirements, we are not able to access causes of death to provide certainty of the numbers and the causes. We do know that we had a large turn-over of Senior residents, but with their elder age and many with severe health conditions, the introduction of COVID added to the vulnerability of these elders and their exposure to COVID and other health issues possibly resulted in their passing. Maidu Village staff were kept busy with apartment turnovers, but were still able to maintain a 98.1% overall occupancy for 2022 – a record to be very proud of, considering the circumstances.

So, let’s continue the chat from last year, about the silver linings we experienced in 2022, shall we?

- We continued with some of the staff working remotely in 2022, as we discovered their efficiency during the Pandemic worked very well. Some of the Management Team rotated their remote work throughout the year, taking advantage of the opportunity for fewer interruptions and distractions in their work focus that can be a constant when working in the office. However, knowing the importance of having “Management Presence”, most of the Management Team worked the majority of their time in the office.
- All of the Utility Assistance and Weatherization Office Staff continued to work full-time in the office. These programs were never conducive to “remote work”, and therefore the Office COVID Protocols were essential, and effective.
- We opened our office doors for more “appointment only” contact with clients who were in the throes of potential utility shut-offs, and those appointments followed a very strict COVID protocol to assure that the introduction of “outsiders” did not impact our staff health and safety.
- Zoom remained in the forefront relative to meetings, trainings, Board Meetings, and work group meetings, and it continues to remain a valuable tool that saves travel time and provides more opportunity for more regular meetings with CSD, PGI Management Staff, and opportunities for staff training.

- This was our first year of fresh and clean and rearranged new office spaces to work in, to assure that we are properly social distancing and keeping everyone safe. This provides a work environment that reduces our exposure to COVID – thanx to the policies and procedures and safety protocols that we’ve implemented to assure that we are taking every precaution to avoid health and safety problems.
- We have learned to cope with wearing a mask and being sweaty and fogging up our glasses and getting occasional whiffs of the garlic overload we had for dinner last night. My only complaint about mask wearing is that when I smile at someone, they cannot see it..... So, I have had to incorporate other techniques for making sure that I am being socially appropriate, since facial expressions are limited (LOTS of “thumbs-up” and “air-high-fives”).
- We have learned that we are not being rude if we decide to step off the curb or cross the street to avoid close contact with others. And, unfortunately, as a “hugger” myself, we have all had to refrain from that type of personal contact, using “air kisses” and “air hugs” instead – but at least we’ve all learned that these are acceptable substitutions!
- We were able to return our Crews to the field and to the weatherization of our client’s homes, but also making sure that Crews and Clients are kept safe by maintaining protocols and being cognizant when we don’t feel well by taking time off to avoid spreading viruses and other illnesses. We are grateful to our Board of Directors for assuring that we have sufficient sick leave time off allocations that staff can use when they are not feeling well, so they don’t have the issue of losing a day’s wage because of an illness.
- All-in-all, 2022 was a continuation of believing in the value of flexibility, change, and humanity. We are The GO Team, and we keep on GO-ing, in spite of anything that gets in the way!
- Peace and Love!

Respectfully Submitted,

Lynda J. Timbers



**PROJECT GO, INC.  
VISION STATEMENT**

**Help people in need become self-sufficient  
by driving innovative solutions  
through community partnerships**

**PROJECT GO, INC.  
MISSION STATEMENT**

**Project GO, Inc. is a 501-c-3 Community Action Agency  
that advocates for, and enhances the quality of life  
of low to moderate income and at-risk families and seniors.**

**To accomplish this, we:**

- **Develop, build, and manage affordable housing**
  - **Improve home energy conservation**
  - **Provide emergency energy assistance**
- **Empower people at risk and in poverty to become self-sufficient**

# 2021 ENERGY PROGRAMS



## **ENERGY PROGRAMS**

The energy assistance and weatherization services play a critical role in helping our low-income clients to reduce their energy burden. The staff of our Energy Program work year-round to insulate attics and doors, replace old windows, heaters, refrigerators and other appliances to ensure that homes stay energy efficient, and to help our clients to pay their utility bills.

In January 2022, our 28-year tenured Energy Programs Director unexpectedly took an early retirement without notice. We had previously been given a one-year retirement notice, and had put plans in place to promote from within and partake in a planned shadow training program, giving a one-year opportunity for the “hand-off” of the Energy Program Operations. Since that planning fell through, we forged ahead anyway, as The GO Team does, and our new Energy Programs Director, Matt Timbers, took the helm of the Energy Department, as well as retaining his duties as CSBG Program Director and IT Director.

We immediately put together a two-year Strategic Plan for Human Capital Development, making adjustments to the organizational structure and the flow of program processes in our key programs. This included a determination of the current skill sets of existing staff; identification of needed training and areas of desired training; development of training curriculum’s; development of cross training processes; and development of instruction guides, all with the intent of fostering an environment of collaboration and growth within Project GO, to create the groundwork for a solid future and cultivate an environment of personal and professional growth.

Due to these changes in the organizational structure, as well as the changes that occurred as a result of the changes in the Energy Programs management, we observed a shift in the mindset of the existing staff and a shift in the atmosphere within the organization. The analysis of skill sets resulted in transitions of some of the staff into positions of more responsibility, and the training opportunities we provided, allowed other staff to transition into job duties that shifted the level of workload that they could accommodate.

A review of contractual requirements, a “peer-to-peer” training opportunity funded by CSD, and a new awareness of program processes, resulted in multiple changes in our operations that reduced some of the previous processes and a streamlining of operations.

We set a goal of catching up on previously delayed reporting of completed jobs, establishment of goals for jobs that were ready for assessment and ready for work so that we would have a substantial and reliable back-log of jobs in the pipeline at all times. We had originally planned to have caught up the unreported backlog and achieve our pipeline backlog by the end of June 2022, but the staff exceeded, and more than accomplished that goal by April 2022 – far in advance of the goal they established.

Although we had multiple contracts for weatherization and utility assistance programs, which had multiple benchmarks for goal accomplishment, PGI staff were somewhat doubtful that we could possibly achieve all of those goals due to the status of these programs at the time of the early retirement. However, not only did we meet 100% of those goals, we also fully expended all contracts in accordance with the contract end dates, and met all timelines for close-outs of contracts as per contractual requirements. PGI had at least 7-8 open contracts at the time of the early retirement, and each and every one of those contracts was closed – with ALL goals met – by the contractual deadline – with some closing in advance of that deadline. PGI Staff, under the new leadership of Energy Programs Director Matt Timbers, accepted the challenge of transitioning the management and program operations, streamlining program processes, and utilizing staff resources in a more efficient and effective manner.

Federal funding provided to Project GO, Inc. originates from the federal Department of Health and Human Services (HHS) and the federal Department of Energy (DOE). In 2022, we saw yet another year of augmentation to our funding – especially for assistance with delinquent utility bills and weatherization assistance. At one point during the fiscal year, PGI Energy Programs staff were juggling at least five energy contracts simultaneously, and our CSBG Programs staff, with at least four CSBG contracts, requiring extra care in assuring that all of the “t’s” were crossed and the “I’s” were dotted. We experienced a huge increase in the inflow of applications and clients with delinquent utility bills in the thousands of dollars, requiring the layering of multiple contracts to satisfy the large debt.

The struggle for sufficient winter heat and air conditioning in the extreme days of summer, is very real right here in Placer and Nevada Counties, especially for seniors who suffered disproportionately, with a nominal increase in their Social Security benefits again this year, but also an increase in their health care costs. For the past two years, we have had requests for assistance with paying utility bills that were in excess of \$1,500. per month – far above and beyond the limitations established by the LIHEAP program guidelines. Our highest request for utility assistance was \$15,000. for gas/electric assistance, and \$15,000. for water assistance. Making the decision to heat/cool or eat or medicate.....tough choices.....

Following is a summary of the accomplishments of our Energy Department in 2022:

- **A total of 223 low-income housing units** received energy conservation retrofit measures in 2022 – a reduction from prior year’s production due to continued COVID restrictions on entering client homes. The installation of the energy conservation measures has multiple impacts, including the reduction of heating/cooling costs for low-income families and seniors, a safer and more comfortable living environment, and a reduction in the amount of natural resources wasted. PGI staff has weatherized over **42,200** housing units since inception of this program.
- **A total of 53 Refrigerators; 22 efficient washing machines; and 58 cook stoves** were replaced in 2022, which also represents a reduction in units as compared to prior years – again because of COVID restrictions from entering client homes. Although we have been replacing refrigerators and cook stoves for many years now, the replacement of washing machines was previously limited to our Tahoe funded program. In 2021, CSD incorporated replacement of washing machines into the LIHEAP program because of the inefficiency of typical older washing machines and the reduction of energy costs assumed with the replacement of washing machines with more efficient models, and washing machines continued to be a well-received appliance into 2022. In addition, CSD added clothes dryers and dishwashers in 2022, and we have made those appliances available to our clients as applicable as well. **We installed 5 dishwashers in 2022.**
- **A total of 164 combustion appliances (HVAC & Water Heaters)** were replaced in 2022, which was a 2X increase over prior years. Since these replacements were handled by Project GO Sub-contractors, the COVID restrictions were less limiting, as hot water, heat and air conditioning are essential, and HVAC contractors were considered essential workers with fewer restrictions. These dangerous appliances could potentially create health and safety problems for our clients, as they were discharging harmful carbon monoxide poisoning, which could have led to serious health issues had we not come to the rescue.
- **A total of 3,028 low-income households received Emergency Crisis Intervention (ECIP) & Home Energy Assistance Payments (HEAP)** including Fire Wood and Propane, to help defray the high costs associated with heating and cooling their residences, and to avoid the shut-off of their heating/cooling service in the most critical times of the seasons. PGI staff served over 1,093 new clients in 2022, who have never received Project GO utility assistance in the past,

increasing our exposure and ability to provide services to a new group of needy individuals. It is to be noted that 79% of the clientele that we served in 2022 were identified as “vulnerable populations” (i.e., elderly, handicapped, children under age 5). This shows that our funding is going where it truly matters!

- **Through the new Low Income Home Water Assistance Program (LIHWAP), 145 clients received Water/Sewer Utility Assistance payments**, in Placer, Nevada, Sierra and Plumas counties beginning in June 2022, and we had the opportunity to introduce ourselves to the various Water Providers in these counties. The LIHWAP program was difficult to administer due to some of the federal program requirements, but PGI staff did our best to get the word out, collaborate with the water agencies, and provide assistance as we could. The program was initially limited to “delinquent balances only”, which is problematic in our counties because of the policy to transfer past due water/sewer balances to tax bills on a quarterly basis. After much lobbying of CSD, beginning in January 2023, we were able to convince those Powers That Be to adopt a federal policy that allowed us to pay current bills, which opened the doors for those who needed some help, but did not have delinquencies to pay. There are many more barriers to successful operation of this program, such as a horrendous paperwork process required for serving clients with water/sewer “included in their rent”, and the prohibition for serving clients with well-water, so the program was difficult to administer due to these issues in our areas. But The GO Team will continue to persist, and do our very best to get the word out and assist our low-income customers with their water/sewer bills. The LIHWAP program ends in September 2023.
- **Project GO, Inc. Energy Program staff continue to maintain their notoriety and reputation for being a leader in the State.**
- Project GO, Inc. is looked upon by our Energy Programs State funding Agency (CSD) as a leader, and an effective and efficient program operator, and have continued to call upon our staff for Training and Technical Assistance for other agencies again in 2022 – and we are pleased and proud to be of service and share our expertise. Our Executive Director is intensely involved in CSD Task Forces and Working Groups when applicable and has been highly influential in the impact of contractual changes for the betterment of our programs.
- PGI staff have also been very active and involved with the CSD automation project, which has transitioned the reporting mechanisms for our energy contracts. The PGI Executive Director and our IT Program Director continued their participation on several working committees that carried over into 2022, which resulted in the continuation by CSD to provide augmentation funding to all energy agencies throughout the state, to assist with our purchase and implementation of fully automated energy programs.
- The Project GO, Inc. Executive Director also retained her appointment to the CSD Energy Council Advisory Commission (ECAC) by the CSD Director, which meets quarterly in an advisory capacity to the Director of CSD. This important Committee forges the direction of Energy Programs in the State of California, and having representation on this Committee gives Project GO, Inc. the opportunity for a valuable personal relationship with the CSD Director and Administrative Staff, as well as opportunities to network on a high level with other Executive Directors throughout the state.

- **Leadership/Membership Roles in State Associations**

The Project GO Executive Director is a founding member of the Association of Rural Northern California Energy Providers (ARNCEP), and has been the Vice-President for over 30 years. This association advocates for funding equity for the rural counties in California.

- Additionally, the Project GO Executive Director continues as a Board Member of the Association of California Energy Services (ACCES) (and was the prior President), a statewide association of CSD Energy Agencies that provides opportunities for networking with the majority of CSD funded agencies throughout the state of California, and lobbies for federal, state, and utility programs for our low-income clients.



# 2022 HOUSING PROGRAMS



**MAIDU VILLAGES**  
**COLONIAL VILLAGE ROSEVILLE**  
**COLONIAL VILLAGE AUBURN**

## **HOUSING PROGRAMS**

Collaborations with local private and public agencies to assist homeless individuals and families in obtaining and sustaining housing with continued intensive case management services, rental assistance, referrals to counseling, physical and mental health care, substance abuse prevention, child care, money management training – these are many of the components of the collaborative involvements between Project GO, Inc. staff and these other organizations that resulted in successful transitions for our mutual low-income clients.

PGI's mission to provide affordable housing and "More Than a Roof" services, continues to be the guidepost for our efforts and we are pleased that our achievements have reached beyond our goals.

We remain committed to creating and maintaining decent, affordable housing for families, individuals and seniors, which will in turn help to create safe, sustainable communities where our children can learn and grow, our elder population can continue to thrive, our homeless have another chance in life, our unemployed can find work, and our veterans who have lost their way, can rejoin the society they fought to uphold - "More Than a Roof".

Following is a summary of the accomplishments of our Housing Department in 2022:

- **Over 527 low-income individuals, families and seniors** were provided with decent, affordable shelter in our apartment communities in 2022. PGI Housing Staff are successfully "hands-on" managing these five communities, which continues to create daily challenges and learning opportunities.
- **We estimate that we have housed over 14,479 individuals since 1998** in the apartment communities that we own and for which we provide in-house property management.
- **Completed 2022 with an average occupancy of 98.5%** in all five of the PGI managed properties, due to the hard work and efforts of our Housing Program staff, and paying tribute to the value that PGI properties have in our community. As new development of other affordable housing competitors continues in the surrounding communities, our property management staff meet the challenge through innovative marketing, incentives, and concession programs, and by keeping PGI properties in top notch condition, making them very desirable to prospective new tenants. 2022 ended the second year with the highest occupancy rate of all times, with Colonial Village Roseville having a year of 100% net occupancy for the entire year! Kudos to Amber Splawn and Robert Avery for a job very well done – this is your second year at 100%!
- **Rental Subsidies** - In our five apartment communities, PGI received **\$51,148./month** in rental subsidies in 2022, including Section 8 Vouchers, VASH Veterans Vouchers, and other subsidies. This is a total of over **\$613,776. per year** in rental income subsidies.
- **Computer Activity Center** continues to provide an opportunity to expand the reach of our senior residents – not only by introducing technology to many who have had little or no exposure, but also by providing "access to the world". We have noted that our residents utilize these computers for research – most especially in the health realm, but also to keep on top of current events. Because each participant can be provided with a free email account, communication with family members and friends has been an important and advantageous end

result of having computer accessibility. The computers and printers in the CAC are planned for replacement and upgrades in 2023. We have been working with the Agency on Aging, Area 4 (AAA4), to put together some training and mentorship opportunities to enhance the skill set of our senior residents, to give them more opportunities for computer access in the 21<sup>st</sup> Century.

- **Continued our partnership with the Senior Nutrition Program**, a non-profit organization that provides the Meals-on-Wheels program for seniors, as well as the Senior Nutrition Program (SNP), which had been made available in the Community Room of Maidu Village II each weekday, providing a hot meal to any senior who wishes to participate, prior to COVID. Because of COVID, the SNP had to shift gears, and transitioned the program to solely a Meals-on-Wheels program, delivering the meals door-to-door three times a week, with a hot and cold meal for each day of the week for participating tenants. In mid-2022, the SNP reopened the Maidu Café, and started serving hot meals to our tenants and outside guests in 2022.
- **Continued the collaboration with the Placer and Eldorado Food Banks**, to bring fresh food and produce to our Senior residents. These programs started during the COVID Pandemic, but were so highly received, that they were continued into 2022. Pallets of food are brought to our Senior Community Rooms for distribution to the Senior residents by Volunteers from the Food Banks and the Health Education Council.
- **Continued the collaborative effort with the Volunteer Grandparent Mentoring Program**, which brings seniors citizens into schools, to work one-on one with students who need additional support relative to the “Three R’s”. These senior volunteers are able to receive a small stipend in exchange for their time (providing them with additional tax-free income), as well as reimbursement for travel costs, and a free meal during the days they volunteer. This exchange between our elder citizens and our youth has provided immeasurable opportunities to enhance the quality of life for both the seniors and the students.
- **Our partnership with the Placer County Registrar**, which provided access to the Maidu Village II Community Room and the Colonial Village Auburn Community Room, as the neighborhood voting centers for over 15 years, ended with the COVID Pandemic. As with many Counties, COVID has forced a transition in the voting process going to mail-only ballots, and the closure of many of the voting centers throughout the county. The neighborhood voting centers in Maidu Village II and Colonial Village Auburn have been discontinued until further notice.
- **Tenant Activities** - We had to discontinue filling our activity calendars with holiday events, monthly birthday parties, bingo, coffee chat each morning in our community rooms, board games on the weekends and plenty of fun - due to the COVID Pandemic. It has been a difficult transition for some of our elderly tenants, and many would not succumb to the closure of our community rooms, and so some events, such as Bingo and Bible Study continued in spite of our demands to discontinue all social interaction, but without the support of our staff.

In 2022, we began discussions with the Agency on Aging, Area Four (AAA4), to bring some of their programs into our senior communities. Plans are in progress into 2023, and we will be holding a Resource Faire in September 2023 to kick off the new program opportunities that will be coming into our Maidu Village Senior Community Rooms.

- **Leadership Roles in Housing:**
  - **Housing Development Advisory Taskforce** - In 2021, Placer County formed this advisory group, and our Executive Director was appointed by the Placer County Board of Supervisors, representing builders experienced in infill development. The term for this seat is two years and will expire on 6/30/23. This group is charged with developing strategies that will improve and expand the options for available affordable housing in Placer County, and has continued its' review and oversight of public owned land that may be optimal for development into 2022. Other members of this group include representatives from the Commercial Real Estate Industry, a representative from Housing Trust Placer (supported by the Building Industry Assn.), a representative from Sierra College (student housing stakeholder), a representative from Placer Community Foundation, a Banking/Mortgage Lender representative, and a Housing/Land Use Attorney.
  - **Johnson Ranch Owners Associations** – The Project GO Executive Director has been the President of the Central Owners Association for over 25 years, and our HR/Operations Director has been the Secretary/Treasurer for approximately 10 years, serving to assure that homeowners dues – paid by our four Roseville apartment communities – are managed effectively and efficiently. In addition, our Executive Director has served as the Vice-President of the Johnson Ranch oversight owners association – JROC – which oversees the staff of the management entity that manages all 28 of the Homeowner's Associations in Johnson Ranch. This opportunity allows PGI to be in a position of assuring that the CC&R's, established for the homeowners in Johnson Ranch, are followed as prescribed, and that Johnson Ranch continues to be the “location, location, location” of choice for Roseville homeowners.



## **THE PROMISE OF COMMUNITY ACTION**

**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.**

## **2022 – CSBG PROGRAM**

Project GO completed its Tenth (10<sup>th</sup>) year as the designated Community Action Agency (CAA) for Placer County. The following is a summary of the accomplishments of our CSBG Programs Director, our Sub-Contractors, and Project GO, Inc. Staff:

- We funded the following Sub-Contractor Agencies with CSBG & CSBG Discretionary funding, to assist with their organizational missions in conjunction with our Community Needs Assessment and Community Action Plan:
  - **Sierra Senior Services** provided meal delivery of over 43,000 meals for 134 seniors living in the Tahoe/Truckee region of Placer County over ten routes. They saw an increase in clients during the Pandemic, and that need has not subsided. (\$35,000)
  - **Auburn Interfaith Food Closet** provided meal delivery for seniors in the outlying regions of Placer County, serving 195 seniors with 20,124 meals. Delivery of perishable foods is made possible with a refrigerated van. After previously leasing the van with CSBG funds, AIFC was able to purchase and retrofit a van of their own in 2022. (\$17,000)
  - **Child Advocates of Placer County** served 124 households with a variety of services under their Prosper Placer Initiative in 2022. Their programs provided family mentoring, life skills classes, parenting classes, cooking and nutrition classes, financial management, small business classes and first-time home buyers counseling, as well as helping people get enrolled for health care benefits, SNAP Benefits and helping families get on track with child support payments. (\$45,000)
  - **The Roseville Home Start Program** run by the VOA was able to return to their original goal of providing rental and utility support for clients enrolled in Alcohol and Drug Detox programs. The in-patient programs were mostly halted in the previous two years due to the pandemic. During 2022, they supported 18 individuals with substance abuse counseling, family mentoring sessions, rental and utility assistance, eviction counseling, and other supportive services. (\$55,000)
  - **The Sierra Community House** in Tahoe provided a number of services to the low-income community. They served 3,168 individuals with their programs, including Emergency Food Services, assistance with avoiding eviction (208 people), as well as provided case management, counseling services and domestic violence services. The agency has combined forces with four other agencies to offer a wide array of services to those living in the outlying areas around Tahoe. (\$28,000)
- **CSBG Subcontractor Oversight** - Conducted Desk Monitoring of CSBG sub-contracted agencies to review performance and CSBG funded activities.
- **Organization Standards Assessment** and organization of Policies and Procedures required by Federal Regulations for conducting business as a Community Action Agency continued as required in 2022.
- **Leadership Roles in CSBG** - The Project GO, Inc. Executive Director has been a member of the CSD CSBG Advisory Committee (AC) for approximately six years. This advisory group provides direct advice to the CSD Director and the CSD CSBG Program Director relative to



CSBG funding issues. As with the CSD Energy Advisory Council, the opportunity to participate in the CSBG AC has importance in forging the direction of CSBG Programs in the State of California, and having representation on this Committee gives Project GO, Inc. the opportunity for a valuable personal relationship with the CSD Director and Administrative Staff, as well as opportunities to network on a high level with other Executive Directors throughout the State.

### **OTHER SUCCESSES**

- **Another successful financial audit year** for Project GO, Inc. and all five of our apartment communities, with clean audit reports and no findings or recommendations, paying tribute to the systems we have developed, the Fiscal Director's competence and capabilities, outstanding fiscal due diligence, and quality oversight and fiscal accountability as mandated and monitored by the PGI Finance Committee and Board of Directors.
- **Marketing** - The continuation of the directives of the PGI Board of Directors Marketing Committee resulted in a series of "public information articles", published in the local Placer County newspapers, to provide the communities with the details of what Project GO does and who we serve. This has been a very popular technique for Project GO to network beyond our client base so that other members of the community can learn more about our services and programs. As a result, PGI staff served over 1,093 new clients in 2022, who have never received Project GO utility assistance in the past, increasing our exposure and ability to provide services to a new group of needy individuals.
- **Celebration of Board Member Bess Turrell** – In August 2022, the Board of Directors, Staff, and Residents of Maidu Village I, gathered in the Maidu Village I Community Room, to celebrate the 30<sup>th</sup> Anniversary of Board Member Bess Turrell. The Maidu Village I Community Room was re-dedicated as "The Bess Turrell Community Center", and it was adorned with signage in honor of Bess's long-term dedication to Project GO and our Seniors. In addition, August 27<sup>th</sup> was declared as "Bess Turrell Day", Bess was declared as "President for the Day", and she was presented with a Board Resolution, and an official Gavel. The Board then joined Bess and her family at a dinner event, held at Hawk's Restaurant, where Bess was surprised with "Bess Turrell Face Masks" worn by all guests, presented with a Legislature Resolution from Senator Nielsen, a CSD Letter of Commendation, a video compilation of Bess during her 30-year tenure, and a Celebration Gift. It is the endurance, dedication and compassion of community members like Bess Turrell, that makes the work of Project GO effective, deliberate, and extremely valuable for now and into the future. A HUGE THANX to Bess Turrell for all that she has done, and continues to do on behalf of Project GO, and those of less-fortune, for whom we exist.