

2024 GRATITUDE REPORT



A Note from Jessica & Crystal



Dear Friend,

The Community One Gratitude Report is a time to pause and reflect on one of our core values – Gratitude! We are filled with thankfulness for the many ways you support our mission and high-impact work.

Last year was full of mission-driven growth. As our work has grown, we recognize that our efforts keep us connected to two key principles – people & place.

This theme of people and place is a clear depiction of the faith-driven expressions in our work. The Bible beautifully articulates story after story of ordinary people used by God in unique and often overlooked places. That is what our work has always been about – loving and serving neighbors, **people**, in one of the most intimate **places**, their home or neighborhood.

These pages are full of stories and data that represent real people and places that are transforming! As a committed partner in this work, you have made it possible by:

- Giving faithfully and sacrificially
- Volunteering at worksites and in the homes and lives of neighbors
- Living and leading in the neighborhoods where we work
- Praying over our staff, volunteers, and neighbors
- Leading local businesses, churches, and nonprofits who collaborate to deepen the impact of our collective missions

When you invest in place, you invest in people! Thank you for transforming our community from the inside out by empowering neighbors to love their neighbors.

We are excited to partner with you into 2025 and beyond.

Jessica Welcher

Jessica Welcher
Executive Director

Crystal Paroyan

Crystal Paroyan
Board President



Volunteers enjoying a meal after serving at Love Your Neighbor Day

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Volunteers harvesting the Tepe Park community garden

Your Impact at a Glance



OVER 300

volunteers shared love, restored homes, and revitalized neighborhoods

1,543

neighbors have been met and are known by name across 5 regional Love Your Neighborhood initiatives



26



Tepe Park neighbors shared their personal stories while building deeper relationships in their neighborhood initiative



Cut the ribbon on **2 whole-house rehabs** which had **OVER 1,400 volunteer hours recorded** on the combined projects



108

neighbors made safer by **59 completed major home repair projects** like roofs, ramps, and HVAC systems



302

tangible acts of love completed by caring volunteers since the launch of Neighbors Helping Neighbors

Impact Story

Transforming a Block

This year, Community One celebrated the completion of a transformative initiative on the 1200-block of S Kentucky Avenue. **What started in 2020 with one blighted property, grew into a multi-year commitment to restoring homes, building relationships, and renewing hope for an entire block on the border of the Tepe Park neighborhood.**

Three unlivable houses were restored into safe, beautiful, energy efficient, and affordable homes for new homeowners. Critical repairs to things like roofs, HVAC systems, and windows brought relief to surrounding neighbors. Volunteers cleaned yards, repaired fences, and improved the block's appearance.

But the greatest transformation wasn't in the houses—it was in the people.

A neighbor who once hesitated to open her door now greets visitors with warmth. Another neighbor, inspired by the work, shared her water access to support the effort. A landlord improved his rental property after seeing the positive changes taking place. And now a greater sense of connection and joy exists among neighbors.

The S Kentucky initiative proved a powerful truth: when you invest in PLACE, you invest in PEOPLE. Focusing on a single block brought deep restoration—not just to homes, but to the lives within them.

Together, we've seen hope renewed and community restored. Thank you for making this kind of transformation possible.



Watch this video
to see more about the
impact of this initiative!



Impact Story

Safer Homes and Stronger Families

Community One expanded its major home repair program this year thanks to increased funding. This support, along with the partnership of people like you, helped even more neighbors facing challenging circumstances!

One of those neighbors is James*. James is a father of two young girls, and their story shows how life-changing these repairs can be.

James bought a house with plans to fix it up and make it a safe home for his family. But after losing his job during the pandemic and facing serious health problems, his ability to keep up with repairs disappeared. Two big storms left his roof badly damaged which caused leaks and mold. The mold made the air inside unsafe, and he and his wife feared for their daughters' health. Unfortunately, the cost of repairs was out of reach even though James worked hard as a cashier and tried everything he could to find help.

Through Community One's home repair program, James's roof was replaced. The leaks stopped, and the mold was removed. His home is now a safer and healthier place for his daughters to grow. The repairs also lifted a heavy burden. James no longer has to worry about his family's safety or how he will pay for repairs.

Every repaired home represents a family finding stability and hope. Thanks to you, neighbors like James can focus on building their lives again, knowing they have a strong and secure home.

**James's name was changed to protect and respect his privacy.*



Impact Story

Making a Difference Across Generations

We know that everyone can help make neighborhoods better—no matter their age. Volunteers of all ages brought hope, support, and love to neighbors in 2024.

Groups like Trades for Tomorrow and YouthBuild learned electrical skills then put those new skills to use by wiring elements of two whole-house rehab projects. High schoolers who participated in our Next Gen Experience spent time serving in their city and learning what it means to care for others. And two young boys, alongside their grandfather, mowed eleven different lawns for Community One and their neighbors!



More seasoned adults made a huge difference this year too. AARP Indiana volunteers emptied a whole-house rehab during the demolition phase. They also helped a neighbor clean their house and yard which lifted the burden of a city citation. Another AARP team helped a Habitat for Humanity homeowner move into their new house in the Tepe Park neighborhood. Green River Kiwanis members stepped up to serve as well when they tore down an old garage for a neighbor and made their property safer.

These efforts show the power of different generations coming together. **When people of all ages serve, neighborhoods grow stronger.** Together, we are restoring homes, renewing hope, and transforming lives. Thank you for helping neighbors love their neighbors!



Why I Give

“While working with another local charity I came to realize that we all have the same hopes and dreams of safety, economic security, and love for and from our family and friends. Unfortunately, not all of us have the same opportunities, which can result in different outcomes.

Jesus is clear: all humans are to be loved and respected, given the dignity accorded us by God. This belief creates an imperative call for response - to offer our gifts for the benefit of the greater good.

Community One offers a system focused on love in which our response of volunteering time, giving resources, and praying can offer hope for a neighborhood and its families. Through the gifts of many, may all thrive and demonstrate His glory to others.”

- Sharon Burns



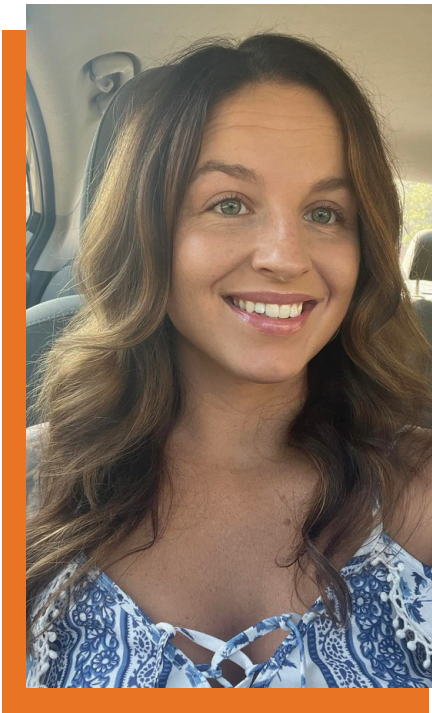
Why I Serve

Volunteers make real change possible by giving their time and talents to restore homes, build relationships, and love people. In neighborhood work, many volunteers are also neighbors themselves! They live in the community and step up to lead the work of transformation. Their faithful service shows that change isn't something done for a neighborhood but with the people who call it home.

One neighbor, who both lives and serves in the Tepe Park neighborhood, shared this about why they serve.

“I'm a big advocate of inspiring hope and for creating tangible means to do so. And Community One does this seamlessly within the Tepe Park Neighborhood. We are sharing God's love one neighbor at a time!”

- Abigail Baker



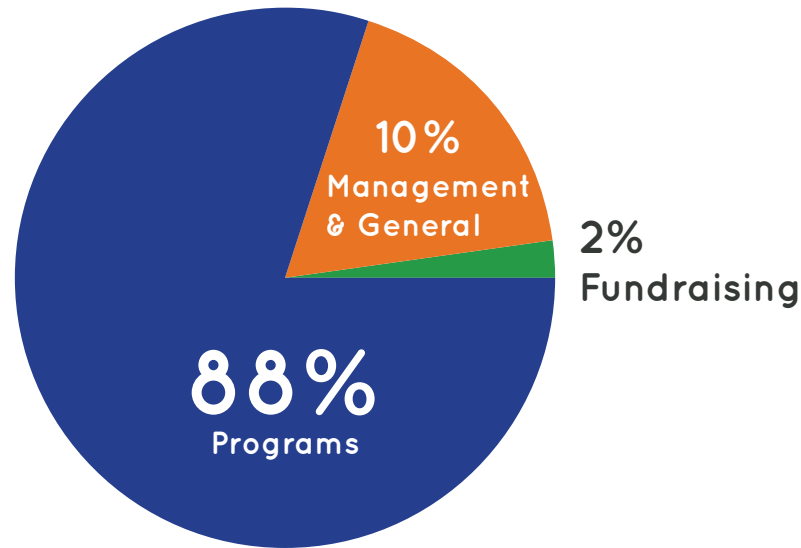
An action team that Abigail helped lead hosted an event in the Tepe Park clubhouse focused on sharing the Gospel, promoting local businesses, and building up women in the neighborhood.

Community One has incredible supporters. This is what one donor shared about why they support Community One. Thank you for your partnership in our shared mission!

Financial Report

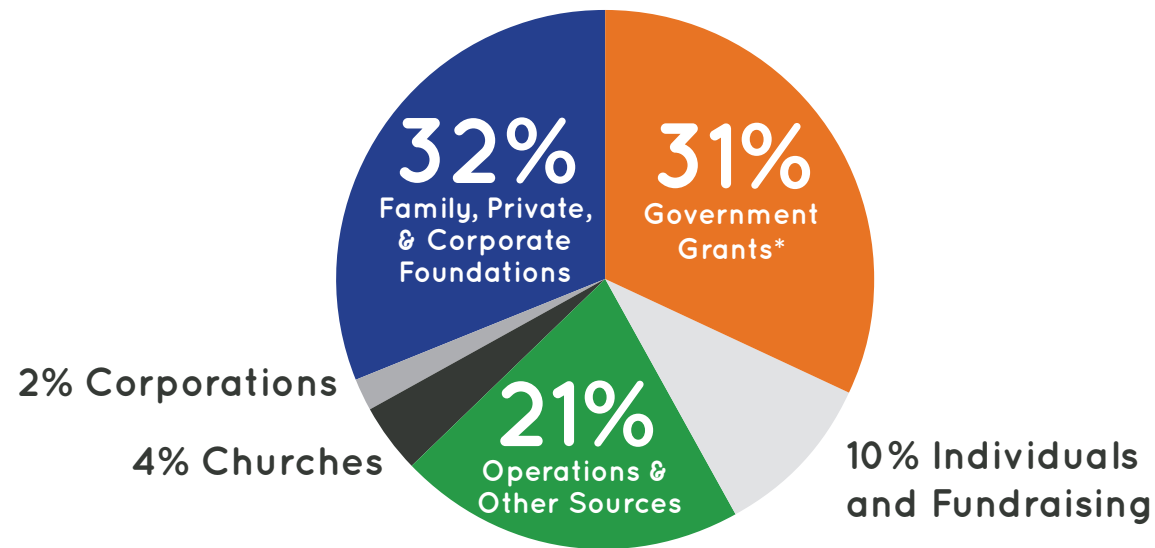
Operating Percentages

While everything we do helps achieve our mission and vision, we ensure the majority of your gifts go directly to mobilizing volunteers, housing restoration, and neighborhood revitalization programs.



Revenue Percentages

We are blessed to partner with individuals, businesses, churches, and foundations. This balanced group of supporters, like you, ensures fiscal stability for current and future years of operation.



The Value of Volunteer Service

Community One unites people from all walks of life to serve one another through tangible and heartfelt acts of love. Over the past year, volunteers have been the backbone of meaningful change in our community.

Their commitment has brought care to neighbors, restoration to homes, and hope to neighborhoods. But the true impact runs deeper than the work itself. It's about building relationships and strengthening a community where every neighbor feels loved!

Thank you for being part of this transformative work. You're making a difference in the homes and lives of your neighbors!



APPROXIMATELY 3,400
VOLUNTEER HOURS SERVED VALUED AT
\$113,866*





Thank you for changing lives
with your love in 2024!

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