



Building upon success

2023-2024 Annual Report & Directory



Our goal is to assist the disadvantaged in their efforts to rise above poverty by providing services that enable each person to function at a better financial, physical, mental and social level.

MISSION STATEMENT:

“Empowering People, Changing Lives and Building Communities.”

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Elected NECAC Board Officers for 2024-2025, pictured in front from left, are Glenn Eagan of Shelby County, Vice-Chairman; Mike Bridgins of St. Charles County, Chairman; and Lowell Jackson of Ralls County, Secretary; Pictured in back from left, are President and CEO Dan Page; and Trustees Curtissa Kerr-Hunter of Lincoln County, Mickey Shipp of Macon County and Troy Dawkins of Shelby County.

The North East Community Action Corporation is one of 19 not-for-profit Community Action Agencies in Missouri and one of more than 1,000 across the nation.

For more than 58 years, NECAC has been administering and delivering social service, community health and public housing programs to the low-income, elderly, youth, disabled and disadvantaged through contracts and grants with federal, state and local governments, other non-profit agencies and private businesses.

NECAC's diversified service area covers the nine rural counties of Lewis, Macon, Marion, Monroe, Montgomery, Pike, Ralls, Randolph and Shelby, and the three metropolitan counties of Lincoln, St. Charles and Warren. Programs are delivered to clients through service centers operated in each county. The Central Administration Office is in Bowling Green.

NECAC is governed by a 36-member volunteer Board of Directors consisting of one Public Elected Official, one elected Civic Interest Representative and one elected Low-Income Representative from each county. The structure ensures fair and equal community-based representation, decision-making and accountability.

NECAC has expanded greatly since its founding in 1965, and currently has an annual budget of more than \$29 million. The agency oversees more than 60 programs, with about 95 full-time and more than 100 part-time employees.

NECAC Lewis County

Board Members



Craig Redmon
Public Elected Official



Gena Scott
County Service Coordinator



Jarrod Phillips
Civic Interest Representative



Simon Thrower
Low-Income Representative

Population: 10,032
Poverty rate: 14.4%
Number of people served by NECAC:
Median household income: \$30,651.
Named for explorer Meriwether Lewis.



Lewis County Service Center
408 S. Fourth in Canton
573-288-3969

NECAC Lincoln County

Board Members



Matt Bass
Public Elected Official



Janice Allan
County Service Coordinator



Jere Burkemper
Civic Interest Representative



Curtissa Kerr-Hunter
Low-Income Representative

Population: 59,574
Poverty rate: 9.4%
Number of people served by NECAC:
Median household income: \$42,592.
Named for Gen. Benjamin Lincoln of the Revolutionary War.



Lincoln County Service Center
11 Woodcrest Drive in Troy
636-528-7604

NECAC Macon County

Board Members



Matt Shoemaker
Public Elected Official



Terri Laughlin
County Service Coordinator



Jean Jones
Civic Interest Representative



Mickey Shipp
Low-Income Representative

Population: 15,209
Poverty rate: 13%
Number of people served by NECAC:
Median household income: \$30,195.
Named for Revolutionary War hero Nathaniel Macon.



Macon County Service Center
907 Highway PP in Macon
660-385-4616

NECAC Marion County

Board Members



David Lomax
Public Elected Official



Gwen Koch
County Service Coordinator



Jim Miller
Civic Interest Representative



Roy Hark
Low-Income Representative

Population: 28,525
Poverty rate: 14.3%
Number of people served by NECAC:
Median household income: \$31,774.
Named for Revolutionary War Gen. Francis Marion.



Marion County Service Center
3518 Palmyra Road in Hannibal
573-221-7166

NECAC Monroe County

Board Members



David Hays
Public Elected Official

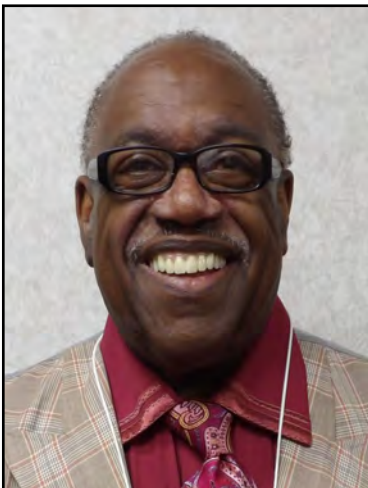


Shelby DeOrnellis
County Service Coordinator

**Vacant at time
of publication.**

Population: 8,666
Poverty rate: 13%
Number of people served by NECAC:
Median household income: \$30,871.
Named for President James Monroe.

Civic Interest Representative



Harold Long
Low-Income Representative



Monroe County Service Center
314 N. Washington in Paris
660-327-4110

NECAC Montgomery County

Board Members



Dave Teeter
Public Elected Official



Shellie Ramsour
County Service Coordinator



Mike Dorlac
Civic Interest Representative



Carole Weeks
Low-Income Representative

Population: 11,322
Poverty rate: 13%
Number of people served by NECAC:
Median household income: \$32,772.
Named for Revolutionary War Gen. Richard Montgomery.



Montgomery County Service Center
137 Farnen in Montgomery City
573-564-3606

NECAC Pike County

Board Members



Tommy Wallace
Public Elected Official



Penny Dixon
County Service Coordinator



Lori Smith
Civic Interest Representative



Curt Mitchell
Low-Income Representative

Population: 17,587
Poverty rate: 14.9%
Number of people served by NECAC:
Median household income: \$32,373.
Named for Revolutionary War hero and explorer Zebulon Pike.



Pike County Service Center
805 Business Highway 61 in Bowling Green
573-324-2207

NECAC Ralls County

Board Members



John Lake
Public Elected Official



Stephanie Dunker
County Service Coordinator



Lowell Jackson
Civic Interest Representative



Janet Hoyt
Low-Income Representative

Population: 10,355
Poverty rate: 11.4%
Number of people served by NECAC:
Median household income: \$37,094.
Named for Missouri state legislator Daniel Ralls.



Ralls County Service Center
411 Main in New London
573-985-2411

NECAC Randolph County

Board Members



Jason Lowry
Public Elected Official



Patsy Redding
County Service Coordinator



Lorna Miles
Civic Interest Representative



Mahala Dixon
Low-Income Representative

Population: 24,716
Poverty rate: 12.1%
Number of people served by NECAC:
Median household income: \$31,464.
Named for Virginia politician John Randolph.



Randolph County Service Center
1903 N. Morley, Suite B, in Moberly
660-263-6595

NECAC St. Charles County

Board Members



Alex Reichert
Public Elected Official



Carrie Dina
County Service Coordinator



Mike Bridgins
Civic Interest Representative



Diane Hileman
Low-Income Representative

Population: 405,262
Poverty rate: 5%
Number of people served by NECAC:
Median household income: \$71,458.
Named for Italian cardinal St. Charles Borromeo.



St. Charles County Service Center
3400 Meadow Pointe Drive in O'Fallon
636-272-3477

NECAC Shelby County

Board Members



Glenn Eagan
Public Elected Official



Lisa Blickhan
County Service Coordinator



Melissa Killen
Civic Interest Representative



Troy Dawkins
Low-Income Representative

Population: 6,103
Poverty rate: 14.6%
Number of people served by NECAC:
Median household income: \$29,448.
Named for Kentucky Gov. Isaac Shelby.



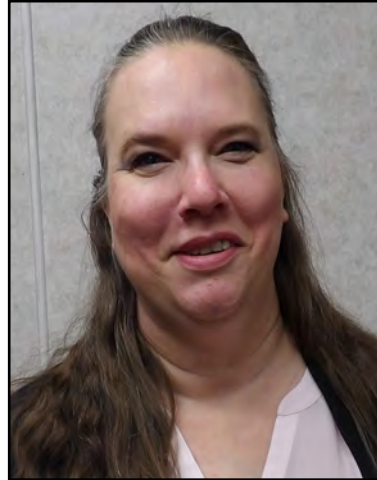
Shelby County Service Center
204 E. Third in Shelbyville
573-633-2210

NECAC Warren County

Board Members



Fred Vahle
Public Elected Official



Angela Brunson
County Service Coordinator



Mary VanBibber
Civic Interest Representative



Angie Light
Low-Income Representative

Population: 35,532
Poverty rate: 9
Number of people served by NECAC:
Median household income: \$41,016.
Named for Revolutionary War Gen. Joseph Warren.



Warren County Service Center
120 E. Main in Warrenton
636-456-8191

Management Team



Dan Page
President &
Chief Executive Officer



Carla Potts
Deputy Director for Housing
Development Programs



Kayla Wasson
CSBG Operations Director



Vicky Pritchett
Finance Operations Director



Cody Cox
Personnel Officer/Asst.
Deputy Director



Stephen Kitzmiller
Assistant Finance
Director



Kevin Stumbaugh
IT Operations
Director



Michelle Worthington
Rental Assistance
Programs Director



Brittany Wasson
Weatherization
Director (Procedural)



Eric Benn
Weatherization
Director (Technical)



Christina Ray
Executive Secretary and
Office Manager



Brent Engel
Public Relations
Officer

Full-Time Staff



Tina Alvarez
Administrative
Assistant



Debbie Ames
In-Home
Supervisor



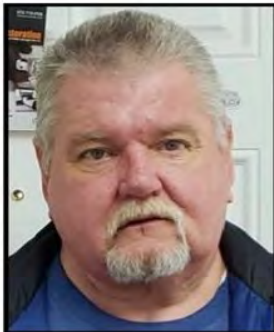
David Amirault
Housing Assistance
Counselor



Tiffanie Anthes
Intake
Assistant



Amy Barnes
Housing Assistance
Counselor



Jim Beadle
Senior Maintenance
Supervisor



Crystal Bliss
Intake Assistant



Kathy Block
MIS Administrator



Jackie Brown
WIC Nutritionist



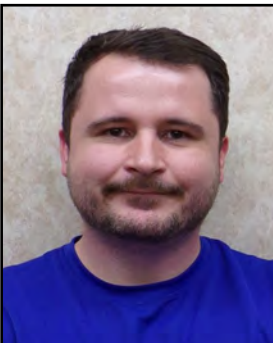
Fred Bryant
Weatherization Crew
Leader



Marcy Bureson
Administrative
Assistant



Heather Burnett
Administrative
Assistant



Clinton Caldwell
Weatherization
Auditor



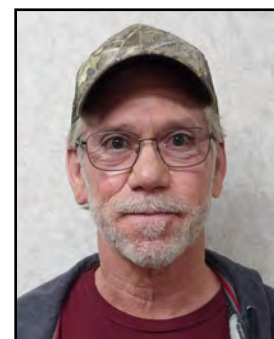
John Charlton
Weatherization
Furnace Technician



Kenny Chastain
Weatherization
Crew Leader



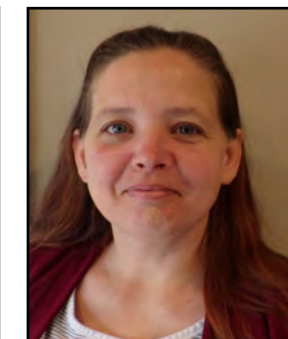
LaTanya Chatman
Training and
Compliance Specialist



Jim Daly
Housing Inspector



Ashley Deters
Finance Specialist

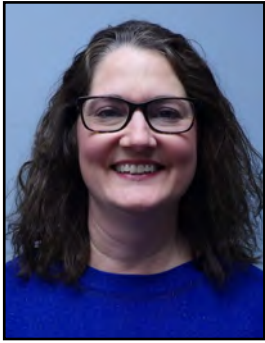


Stacy Ellis
Housing Assistance
Counselor



Karen Ford
Intake Assistant

Full-Time Staff



Amanda Gray
WIC Nutritionist



Tabitha Grote
Finance Specialist



Dawn Harrell
Emergency Services
Coordinator



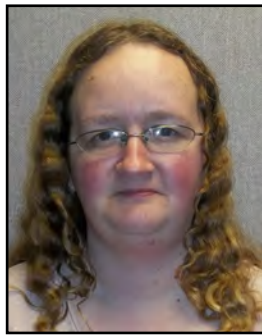
Missy Jaeger
Finance Specialist



Becky Jones
Housing Assistance
Counselor



Roy Jones
Weatherization
Crew Leader



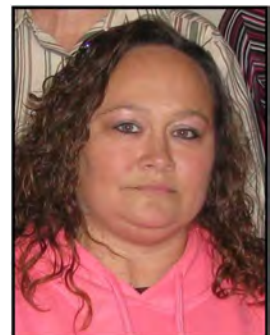
Angela Kattenbraker
LIHEAP Supervisor



Zach Kilby
Weatherization
Crew Specialist



Kyle Kirkpatrick
Weatherization
Crew Specialist



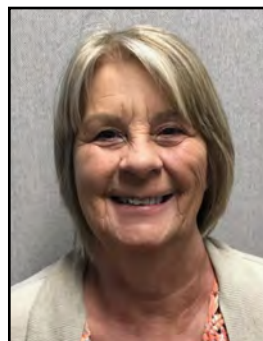
Courtney Knight
Weatherization
Office Manager



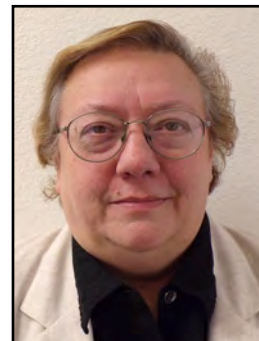
Nathan Kohl
IT Specialist



Marissa Laffoon
In-Home Services
Office Manager



Cindy Lake
LIHEAP/EA
Counselor



Anita Lemke
Housing Assistance
Counselor



Donna Lukasek
Administrative
Assistant



Randy Malcolm
Weatherization
Crew Specialist



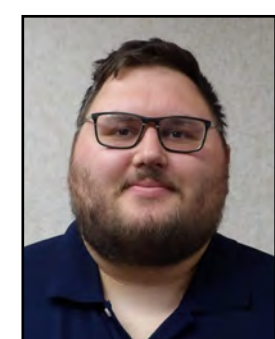
Brenda Maldonado
In-Home Services
Supervisor



Debra Martin
Housing Assistance
Counselor



Toby McCreery
Emergency Services
Coordinator

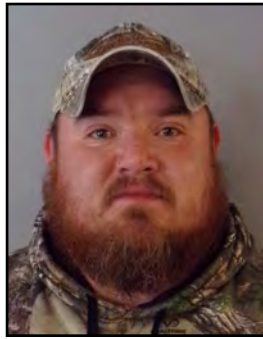


Emerson Morrison
FSS Coordinator

Full-Time Staff



Tammy Niffen
Field Operations
Manager



James Patrick
Weatherization
Auditor



Carol Pine
Finance Specialist



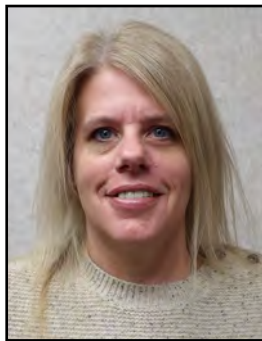
Chloe Plunkett
WIC Clerk



Heather Robinson
FSS Coordinator



Jacob Schler
Weatherization
Crew Specialist



Amanda Smith
Administrative
Assistant



Brandi Smith
Housing Assistance
Counselor



Ryan Snider
Accounting Clerk



Howard Sommer
Self-Help Housing
Supervisor



Amber Staples
FSS Coordinator



Gina Stockmann
WIC Clerk



Zaqry Uplinger
Weatherization
Crew Specialist



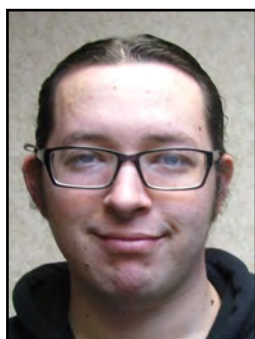
Regina Valencia
Housing Assistance
Counselor



Lori Vanzant
Housing Assistance
Counselor



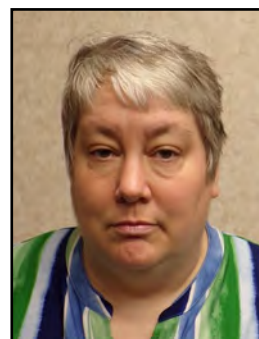
Tony Wagner
Housing Quality
Standards Supervisor



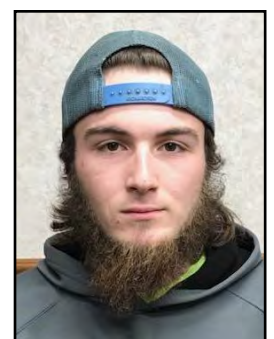
Kyle Walker
Weatherization
Lead Auditor



Brandon Warren
Weatherization
Crew Specialist



Carey Westerman
Intake Assistant



Jacob Windmiller
Weatherization
Crew Specialist



Dan Page
NECAC President & CEO



Mike Bridgins
NECAC Board Chairman



Charles McCann
Certified Community Action Professional

Successes are noted at NECAC Annual Meeting

NECAC held its 2023-2024 Annual Meeting and Installation of Officers and Directors Dinner.

President and Chief Executive Officer Dan Page gave an update on significant progress made during the year and offered praise to board members, staff and volunteers. He also looked forward.

“For this new fiscal year, we see financial health as a primary goal, indeed, it is a goal of our strategic plan,” Page said. “We want to strengthen our reputation amongst the community and amongst other Community Action Agencies.”

Mike Bridgins of St. Charles County was re-installed as board chairman, with Glenn Eagan of Shelby County as vice-chairman and Lowell Jackson of Ralls County as secretary. Trustees are Troy Dawkins of Shelby County, Curtissa Kerr-Hunter of Lincoln County and Mickey Shipp of Macon County. Other board members also were sworn in.

Guest speaker was Community Action pioneer Charles McCann of St. Joseph, former director of the Community Services Block Grant (CSBG) with the Missouri Department of Social Services and a Certified Community Action Professional (CCAP) with the National Community Action Partnership.

Page noted that McCann, who performed the installation ceremony, has a national reputation for excellence in the Community Action movement. After more than 50 years of service, McCann is still offering his assistance through such initiatives as the new “Building Champions of Community Action.”

“We all have things in our DNA, right?” Page asked. “I think he was born to be a teacher. He was born to be an instructor because he learns stuff and wants to share it with others.”

McCann mentioned that 2024 is the 60th anniversary of President Lyndon Johnson signing the Economic Opportunity Act, which created Community Action. NECAC was founded a year later.

“I hope that you are proud of the commitments that you’ve made to NECAC, to Community Action and certainly to the people that we serve,” McCann said. “Be proud, feel proud.”



Board Chairman Mike Bridgins recognized Macon County Board Members Jean Jones and Clarence Walker for their service.

Community Services Programs

People in need turn to one of the 12 NECAC County Service Centers for help. Programs administered through the Community Services Block Grant (CSBG) help clients get back on the road to self-sufficiency.

NECAC able to bring smile to the face of Macon County man

Before he got help, Derrick Paris usually was expressionless.

Now, the 31-year-old health care worker from Callao is all smiles. Paris received help from NECAC through the Coronavirus Aid, Relief and Economic Security (CARES) Act and the Community Services Block Grant (CSBG).

Paris first came to the agency a few years ago for food assistance. He blames genetics and a lack of proper care for his bad teeth.

CARES paid for dentures and Macon County Service Coordinator Terri Laughlin helped with additional needs. The process took about a year, but Paris is happy with results that he calls a “life-changer.”



Derrick Paris meets with Macon County Service Coordinator Terri Laughlin.

“It’s made a big difference,” he said. “Confidence mostly. I didn’t smile a whole lot before. It’s nice to be able to smile and not be self-conscious about it.”

Laughlin also noticed the difference.

“Derrick has completely changed his appearance and his personality since he

has started on this journey,” she said. “His confidence is greater, he plays a guitar and sings with his church group, and he is more outgoing. He is currently employed, loves his job and is now a deacon in his church. I am very proud of Derrick and his accomplishments.”

Food for thought

NECAC is able to meet one of life’s most important needs — food. It happens through a variety of programs, partnerships and outreaches.



St. Charles County Service Coordinator Carrie Dina loads boxes of food as part of the annual No Hunger Holiday at Thanksgiving 2023.



The Ralls County Service Center has a popular food pantry. Service Coordinator Stephanie Dunker revived the service in 2021. She was surprised to receive an anonymous donation of 250 pounds of Wagyu ground beef in August 2024. Dunker estimates the contribution allowed her to feed 175 Ralls County households. Center Locker Service worked with the donor and NECAC.



The “Feed Your Neighbor” Food Box outside the Randolph County Service Center in Moberly had an up and down year. Vandals created havoc in March, but residents stepped up to keep a closer watch during times when NECAC staffers were not present. Service Coordinator Patsy Redding is shown restocking. The free, 24-hour service is popular. Contributors include Edie Buckman, who goes shopping and then delivers non-perishable items several times each year.

Community Services Programs

Moberly woman happy to help with food box effort

Edie Buckman is a firm believer that a little generosity goes a long way.

The Moberly woman regularly donates non-perishable items to the NECAC Feed Your Neighbors Food Box. It's located outside the agency's service center at 1903 N. Morley.

"Knowing that I've helped somebody makes me feel good," Buckman said. "I don't know how it couldn't make you feel good. I don't do this for recognition. I do this to help people."

"Edie is wonderful and we thank her for her donations," said NECAC Randolph County Service Coordinator Patsy Redding. "We encourage others to contribute as they can."

Buckman was a single mother and remembers lean times. With the escalation in food prices, helping those in need is more essential than ever.

"I know what it's like," said the retired newspaper account executive. "You don't have to contribute a lot. Everything makes a difference."

Buckman donates to the NECAC Food Box five or six times a year. Her most recent contribution totaled \$500. There's a strategy when shopping.

"Look for sales," she said. "I'm always on the lookout for bargains."

Buckman's younger sister, NECAC employee Brenda Maldonado, told her about the Food Box.

"The next thing I know, she pulls up in a truck full of food," Maldonado said. "Then, she comes back again and again and again."

The need can be greater than people realize. One story particularly hit home for Buckman and Maldonado.

Buckman had bought Chef Boyardee products for the Food Box. A woman pulled up with three kids in



Edie Buckman, left, Brenda Maldonado and Patsy Redding look over some of the items Buckman donated recently for the NECAC Feed Your Neighbors Food Box.

the backseat. She showed her children the packages and said they would have dinner that night.

"The kids were in the back seat all jumping up and down," Maldonado said. "I wanted to go 'Wait, let me go get some more for you.'"

"That just tells us how many people need help," Buckman added.

Donations tend to ramp up at the holidays. While Buckman and Maldonado are grateful, they also hope contributions will keep coming throughout the winter and at other times. Items may be picked up or dropped off at the Food Box anytime.

"Reach deep in your pocket and do what you can to help," Maldonado said. "There's a lot of need out there."

Partnership leads to free food program in Pike County



NECAC Pike County Service Coordinator Penny Dixon, left, looking over items with Stacey Lindley.

NECAC began offering free food boxes to income-eligible Pike County families in May 2024.

The produce was grown in the region. Each 20-pound box featured a variety of items. Names of recipients were taken at the service center in Bowling Green on a first-come, first-served basis.

"We are targeting families that are struggling with food disparities in our communities," said NECAC Pike County Service Coordinator Penny Dixon.

Client Stacey Lindley was grateful.

"It's very important for me and my children," she said. "We definitely enjoy the fresh food and it's healthier for us."

The program is a partnership of NECAC, Families and Communities Together, the Missouri Department of Social Services, USDA and the Local Food Purchase Assistance cooperative.

Community Services Programs

Simulations, reality programs hammer home truths



Educators in the Canton R-5 school district participated in a NECAC poverty simulation in February 2024. During the three-hour program, participants portrayed people struggling to make ends meet. The event highlighted the difficulties many disadvantaged people go through each day. NECAC offers the program to area colleges and high schools. Please see additional photos, Pages 33 to 35.

Navigating the obstacles of life can be tough if you aren't sure how to manage them.

NECAC's poverty simulations and Reality Enrichment And Life Lessons (REALL) programs help hammer home important messages for young people.

Poverty simulations offer participants a chance to see how many of their neighbors live. They spend a few hours playing the roles of families or individuals facing economic and medical hardships.

They must go to work or school, arrange transportation or babysitting and meet other daily obligations – all while trying to get by on meager incomes.

For a simulation at Canton R-5 schools, second-grade educator Katelyn Hunziker played the part of 25-year-old Glen Guten, who shared a home with his girlfriend and their child.

The simulation “just shows me what my students could be going through at home, so then, at school, I know how to handle different situations that come my way in a more positive outlook,” she said.

In similar fashion, REALL offers two scenarios – one negative and one positive – that show kids how to avoid troubles later on. Consequences follow bad behavior, such as parents leaving their kids at daycare. That can earn participants a trip to jail.

Cooper Harvey, a junior at Westran High School in Randolph County, portrayed an ex-con who was trying to put his life back together. He saw the difference a diploma could make.

“It's going to help me solve real-world problems and, when something goes wrong, how I need to take that and fix it and take action,” he said.



Shelby County Service Coordinator Lisa Blickhan conducts a VOICE simulation at North Shelby Elementary in Shelbyville.

Program offers job ideas

NECAC's Vocational Opportunities Inspiring Children in Elementary (VOICE) program gives kids an idea of what's available in the world of work.

Professionals from a variety of jobs speak to kids about their careers and the educational requirements that are needed.

The idea is that it's never too early to get kids thinking about possible jobs they can pursue someday.

Community Services Programs

Heat Up St. Louis partnership aides utility clients



NECAC participates each year in the Heat Up St. Louis/Hardee's restaurants "Rise and Shine for Heat" fund-raiser, which assists disadvantaged utility customers. Pictures at left is St. Charles County Service Coordinator Carrie Dina being interviewed live by KSDK Chief Meteorologist Scott Connell. At right, CSBG Operations Director Kayla Wasson is interviewed live by KTVI Fox 2 Anchor Laura Simon.



St. Charles County Board Member Diane Hileman participated by taking donations at the Hardee's in St. Peters.



Pike County Service Coordinator Penny Dixon accepts a contribution from Al Himmelsbach at the Bowling Green Hardee's.



Lincoln County Intake Assistant Carey Westerman waved to customers while collecting at the Hardee's in Troy.

Community Services Programs

Rent-assistance program earns top federal ratings

NECAC continues to be a high performer in administering a federally-funded rent-assistance program.

The U.S. Department of Housing and Urban Development awarded the agency a 100 percent rating in January 2024 for its performance in administering the Section 8 Housing Voucher Program in Lewis, Lincoln, Macon, Marion, Monroe, Montgomery, Pike, Ralls, Randolph, Shelby and Warren counties. Four months later, NECAC received a 135 percent rating for overseeing the program in St. Charles County.

The rating was part of the annual Section-Eight Management Assessment Program (SEMAP) monitoring and evaluation system. NECAC received extra points to boost the rating above 100 percent. The agency has contracted with HUD for more than 40 years.

The SEMAP assessment tested NECAC in 15 areas, including timely annual inspections of the private houses, apartments and mobile homes used in the program; lease-up rates; payment standards; and determi-

nation of the tenants' adjusted income.

"This is HUD's way of testing and monitoring which housing agencies and authorities are doing a good job of administering the programs in an efficient, effective manner," said NECAC President and Chief Executive Officer Dan Page. "We're very pleased. This reflects highly on the work quality of the program staff. They are making sure that tenants are receiving decent, affordable and safe housing, and that landlords are receiving top-quality customer service."

The program provides partial rent assistance to qualifying participants. Applicants are responsible for making contact with participating landlords. A percentage of their monthly rent is forwarded by NECAC directly to the landlord. The remaining part of the rent is paid by the tenant to the landlord. The amount of the rent subsidy depends upon the number of bedrooms in the home, the fair-market rent in a given area and the tenant's income.

Energy assistance is warmly welcomed

One of the toughest choices many disadvantaged people face is which bills to pay first.

The decision can sometimes mean foregoing food, medicine or a mortgage payment in order to keep utilities on.

The Low-Income Home Energy Assistance Program (LIHEAP) and the Energy Crisis Intervention Program (ECIP) ease the burden for families and individuals each year. More than 11,000 households receive assistance through the programs.

LIHEAP offers a one-time payment to income-qualifying households depending upon the type of utility they use. ECIP may be used by income-qualifying households that have received a shut-off notice.

The federal programs are distributed through the Missouri Department of Social Services, which contracts with NECAC. Payments go directly to the utilities.

In addition, NECAC works with the public sector and private companies throughout its service area to provide free air conditioners to elderly and disabled clients.



NECAC and the Salvation Army joined Moberly Westlake ACE Hardware, left photo, as part of a national fan drive. Pictured are NECAC's Tiffanie Anthes and Westlake Store Manager Drew Holmes. Customers were asked to round up their purchases or make a donation online. Residents of Randolph and surrounding counties donated \$402.44, which led to the purchase of 26 fans. At right, NECAC Lincoln County Service Coordinator Janice Allan unloads donated air conditioners that were given to qualifying elderly and disabled clients.



NECAC observes National Community Action Month each May with events at its service centers, such as this one in Montgomery City.

Housing Development Programs

New, renovated apartments address housing needs



Ground was broken in March 2024 for the \$14 million conversion of the former Moberly Junior High School at 101 Johnson to 40 senior apartments. Pictured, from left, are J.W. Ballinger of the Moberly Historic Preservation Commission, Moberly Mayor Tim Brubaker, Sarah Graff of U.S. Rep. Sam Graves' office, Brad Reiff of Midwest Housing Equity Group, NECAC President and Chief Executive Officer Dan Page and ND Consulting Group President Ken Nuernberger.

NECAC is helping to address the dire need for affordable housing with construction and renovation projects.

In March 2024, the agency and its partners broke ground on the \$14 million conversion of the former Moberly Junior High School to the 40-unit Tannehill Senior Apartments.

The development at 101 N. Johnson at the west end of downtown Moberly will feature units of one or two bedrooms with major appliances for income-qualifying people ages 55 and older. The complex will also have a community room.

NECAC President and Chief Executive Officer Dan Page offered historical highlights of the building and praised Moberly city government, schools and residents for their fortitude.

"Moberly has throughout its history been a city that makes a difference when and where it

can, going over, around and sometimes even through barriers to obtain a worthwhile goal. No single partner in this project could have made the strides that have been made without those alliances and willingness of others to contribute, in whatever way that might be, toward this goal of resurrecting this building and the surrounding area so that a new need of the community might be fulfilled. So, to each of you, I say 'Thank you.'"

NECAC Deputy Director for Housing Development Programs Carla Potts noted the project has been in the works for more than three years.

"After much time and support from the City of Moberly, our investors and the Missouri Housing Development Commission, we are excited to get this project under way," Potts said. "We feel it will help seniors age in place in their surroundings on their terms."

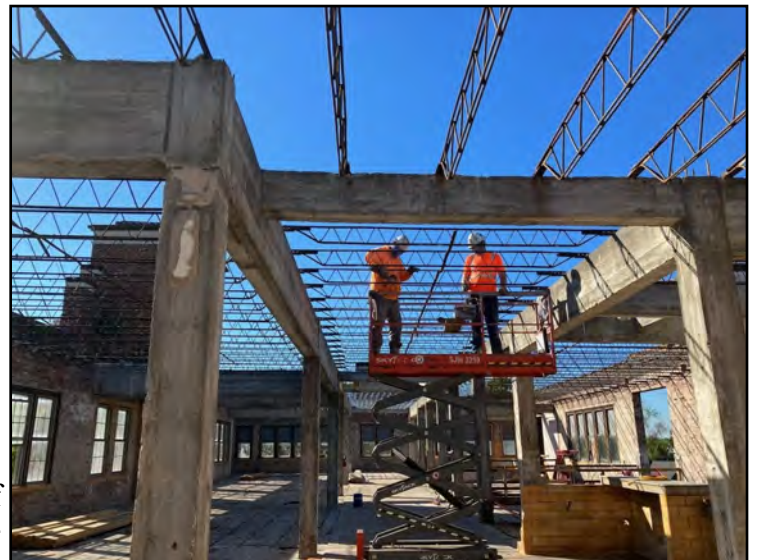
The main portion of the two-story brick facility was built in 1930. It was last used for classes in 1997. The oldest part of the structure was an auditorium that dated to 1917 and was demolished with the gymnasium in 2018.

NECAC was awarded federal and tax credits and Missouri HOME program dollars in December 2020 to finance the work. Construction was delayed due to the COVID pandemic and resulting higher costs for materials.

In addition to the apartments, NECAC, the Randolph County Caring Communities Partnership and the Horizon Housing Foundation will provide services for tenants.

Since 1997, NECAC has been a partner in the construction, renovation, management or planned development of more than 1,400 apartments and homes for the elderly, families and the disabled in 27 Missouri communities.

The developments represent an investment of more than \$100 million in the development of quality, affordable housing.



Freddie Rowe, left, and Chris Gross of ARSI Inc. work on the \$14 million conversion of the former Moberly Junior High School to 40 apartments for seniors. Completion is expected in 2025.

Housing Development Programs

New effort launched at Tri-State Housing Summit



At left, NECAC President and Chief Executive Officer Dan Page addresses the 2024 Tri-State Housing Summit. At right, NECAC Deputy Director for Housing Development Programs Carla Potts leads the first “Coalition of the Willing” regional housing meeting.

People attending the Tri-State Housing Summit at Hannibal in June 2024 were challenged to join a new effort aimed at creating more housing opportunities regionally.

Summit organizer Carla Potts of NECAC asked the audience to solve the housing crisis by being part of what she called the “Coalition of the Willing” – public and private partners who will dedicate themselves to new development and renovation of existing housing.

“We’re not going to solve the problem overnight, but we can solve it one step at a time,” Potts said. “What we do today matters now and matters in the future. This is not unsolvable, but it’s going to take everyone of us to do it.”

The summit was attended by about 100 people and featured a variety of speakers. Included were NECAC President and Chief Executive Officer Dan Page;

Deke Clayborn of the U.S. Department of Housing and Urban Development; Wayne Crawford of Missouri Inclusive Housing, Jane Kelly and Hope Fick of Anchor House of Warren County; Katia Tumenko of AmeriCorps; U.S. Rep. Louis Riggs, R-5, of Hannibal; Mike Stevens of the Drew Lewis Foundation; and Community Development Block Grant representatives Justin Jackson and Brandon Jenson. Carrie Amirdash and Alison Ross spoke about how NECAC housing programs had benefitted them.

The annual event is hosted by NECAC, Two Rivers Regional Council of Quincy, Ill., and the Southeast Iowa Regional Planning Commission of Burlington. NECAC organized the first summit in 2005. Several at the summit expressed interest in being part of the newly-formed coalition, and subsequent meetings were held.

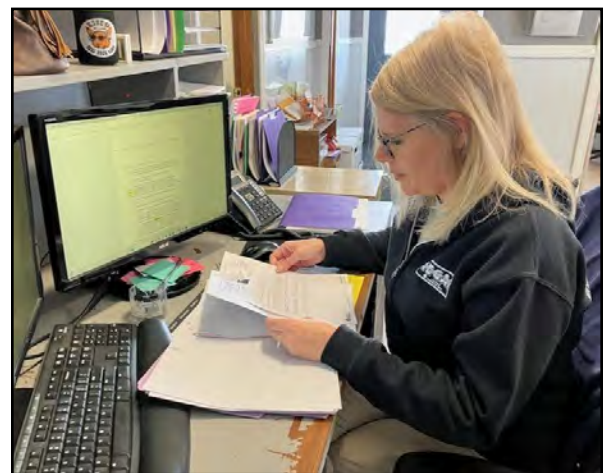
Counseling offered to home buyers

It’s probably the biggest purchase anyone will make, but it’s also one many know little about.

NECAC Housing Development Administrative Assistant Amanda Smith eases the stress and uncertainties of buying a house through counseling services. She has successfully completed USDA 502 Loan Packaging Certification Training, a weeklong, 20-hour program. It included instruction about calculating eligibility and acceptable deductions.

“We’re here to help more people achieve their goal of becoming homeowners, and we want to do everything we can to make that happen,” Smith said.

Smith works individually with clients, helps with the grant process and works on special housing-related projects.



NECAC Housing Development Administrative Assistant Amanda Smith looks over housing counseling applications.

Housing Development Programs

Weatherization boosts energy savings, life of homes



NECAC Weatherization Crew Members Zaqry Uplinger, left, and Jacob Windmiller insulate an attic.



Upgrades provided by NECAC Weatherization Crew Members Jacob Schler, left, Kenny Chastain and Zach Kilby will mean greater energy savings for the client.

Weatherization is a proven way to reduce utility costs and extend the life of homes.

NECAC weatherizes dozens of homes each year. Clients often notice huge savings, sometimes cutting their monthly utility bills in half.

“It almost brings tears to our eyes,” said client Ron Lincoln of St. Charles County. “We’re very appreciative of what you did. Services available to income-qualifying households include home energy audits, air leak sealing, insulation of walls, attics and floors, replacement of furnaces and checks of heating systems to make sure they are working properly.”

Housing Development Programs

Young family is aided by Self-Help Housing Program



At left, Roger Abbey installs a second-floor window. At right, Shyre and Roger Abbey read to their children, from left, Kingston, Adonaiyah and Providence.

The Roger Abbey family is realizing the benefits of Self-Help Housing.

Abbey, his wife, Shyre, and their three children are fixing up their older Hannibal home through the USDA Rural Development program administered by NECAC.

New windows will lock in warm air in the winter and cool air in the summer. They'll also be able to open them to allow fresh air inside during more moderate weather — something they haven't been able to do before.

"It's meant so much," Roger said. "It really helps us build our house as a better home. Not everybody has the finances, but they all have the dream. So, with NECAC, it helps you establish what you want to do, and they just take the next step and help you."

Husband and wife are 24 years old. He's a truck driver and she's a support provider. Four-year-old Kingston, one-year-old Providence and three-month-

old Adonaiyah keep them busy.

In addition to Marion County, Self-Help covers Lincoln, Monroe, Montgomery, Pike, Ralls, Shelby and Warren counties. Applicants must own their homes and meet income guidelines.

In 2023, NECAC was awarded an additional \$365,700 over two years from USDA Rural Development to fund the program.

NECAC has been involved with Self-Help Housing since 1999. Under the original phase, participants built each other's homes. Forty-eight houses were constructed over about 10 years in Shelby, Monroe, Randolph and Montgomery counties. In 2017, NECAC was awarded a \$159,000 USDA grant to begin Self-Help renovations at 26 owner-occupied homes in four counties.

Two years later, the agency was received a \$365,700 USDA grant to expand to 56 homes in four other counties.

Bank donates to Self-Help Program

Community State Bank of Missouri donated \$10,000 in August 2024 to the USDA Rural Development Self-Help Housing Program administered by NECAC. Pictured, from left are Community State Bank Senior Vice Presidents Earl Niemeyer and Bridgette Reuther; Community State Bank Executive Vice President and Chief Executive Officer Paul Hill; NECAC President and Chief Executive Officer Dan Page; NECAC Deputy Director for Housing Development Programs Carla Potts; and NECAC Self-Help Housing Construction Supervisor Howard Sommer.

Community Health Programs

WIC helps mothers and gets kids off to a good start

Sonya Key is getting a jump on life.

The seven-month-old participates with her mother, Nicole, in the NECAC Women, Infants and Children program in Warren and St. Charles counties.

The agency contracts with the Missouri Department of Health and Senior Services to provide the special supplemental nutrition program, which provides services to pregnant women, new mothers, infants and children up to their fifth birthdays based on nutritional risk and income eligibility.

Primary services provided are healthy foods, risk assessment, nutrition education and counseling, breastfeeding promotion and support, health screening and referrals to health care.

To be eligible, applicants must have an income of less than or equal to 185 percent of the poverty level and be at nutritional risk.

WIC food packages are specially chosen to provide foods high in protein, iron, calcium, and vitamins A and C. Eligible women and children receive fortified milk and cheese, eggs, whole grain bread products, hot or cold cereals, 100 percent fruit juices, and fresh or frozen fruits and vegetables.

Studies confirm that pregnant women who enroll in WIC during the early months of pregnancy have fewer



Nicole Key plays with her daughter, Sonya.

low birth weight babies, experience fewer infant deaths, see the doctor earlier in pregnancy and eat healthier.

Nicole has been part of it with her other three children, and serves as a WIC breast feeding peer counselor.

"I would recommend it because it is a great resource for families that may be struggling or families that have a certain lack of education," she said.

In-Home Services helps clients avoid nursing homes



NECAC In-Home Aide brings client Donna Lamkin a glass of water.

NECAC In-Home Services is a blessing for Donna Lamkin.

The Randolph County woman has health issues that limit her mobility. In-Home Aide Robyn Calvert has provided quality care for almost two decades.

Though she's undergoing radiation treatments for breast cancer, Calvert drops by daily to make sure Lamkin has what she needs.

"I recommend NECAC because I've had Robyn for 18 years, and she's my Mary Poppins," Lamkin said. "She does everything for me and she does it well."

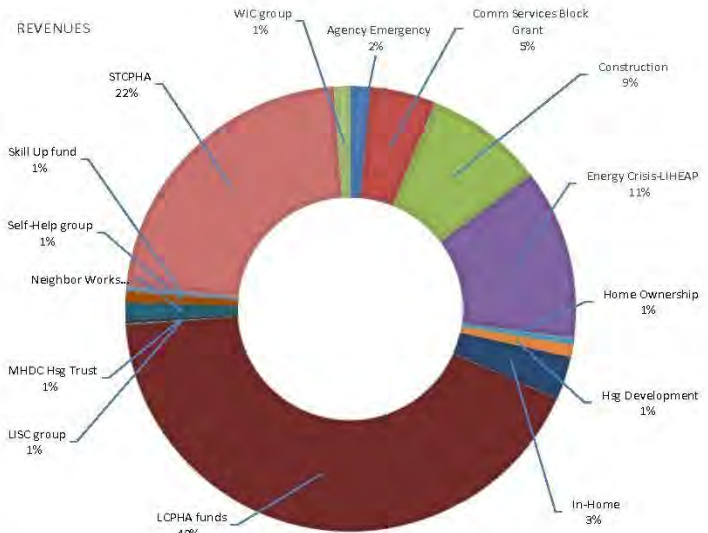
NECAC serves more than 140 In-Home clients covering 32 counties. Services include homemaker chores, personal care, respite and nursing care.

Referrals come from the Department of Health and Social Services, the Veterans Administration, Area Agencies on Aging and other programs, individuals and insurance companies.

NECAC 2023-2024 Financial Data

Revenue

LCPHA funds	12,475,225.00
Comm Services Block Grant	1,400,054.00
MHDC Hsg Trust	68,111.00
Home Ownership	123,574.00
Energy Crisis-LIHEAP	3,664,300.00
In-Home	919,826.00
Agency Emergency	422,260.00
WIC group	350,721.00
Self-Help group	240,251.00
Neighbor Works	378,177.00
Hsg Development	275,355.00
STCPHA	6,545,001.00
Skill Up fund	109,105.00
LISC group	40,489.00
Construction	2,531,853.00
Total Funds	29,331,792.00



Expenses

Salary	4,701,797.00
FICA Match	286,817.00
Medicare Match	67,050.00
Unemployment Insurance	2,374.00
Workman's Comp Insurance	85,245.00
Employee Health & Benefits	880,917.00
Retirement Benefits	169,360.00
Travel-In Area	127,407.00
Travel-Out of Area	67,745.00
Contracted Services-Consultants	178,767.00
Audit-Legal	114,327.00
Rent	209,144.00
Utilities	105,921.00
Supplies	90,332.00
Postage	34,703.00
Dues, Ads, Fees, Subscriptions	141,916.00
Telephone	53,051.00
Maintenance-Equipment-Building, etc	263,829.00
Liability & Truck Insurance	158,363.00
Equipment-Rent, Lease, Purchase	161,988.00
Direct Client Assistance	21,347,739.00
Total Expenses	29,248,792.00



Administration, Fund-Raising, Ending Net Assets and Audits Available upon Request.

Designed by Assistant Finance Director Stephen Kitzmiller.

NECAC Facilities



Central Administration Executive Office Building
16 N. Court, Bowling Green, Mo., 63334
1-800-748-7636



Housing Development and Home Ownership Department Building
22 N. Court,
Bowling Green, Mo., 63334
573-324-6622



Community Services Programs Department Building
815 Business Highway 61,
Bowling Green, Mo., 63334
573-324-6633



In-Home Services Administrative Office
411 Main
New London, Mo. 63459
573-324-5062



Weatherization Warehouse 619 E. Champ Clark Drive, Bowling Green, Mo., 63334 573-324-2251



Weatherization Warehouse 520 Kelley Lane, Louisiana, Mo., 63353 573-324-2251-

Community Action Agencies in Missouri



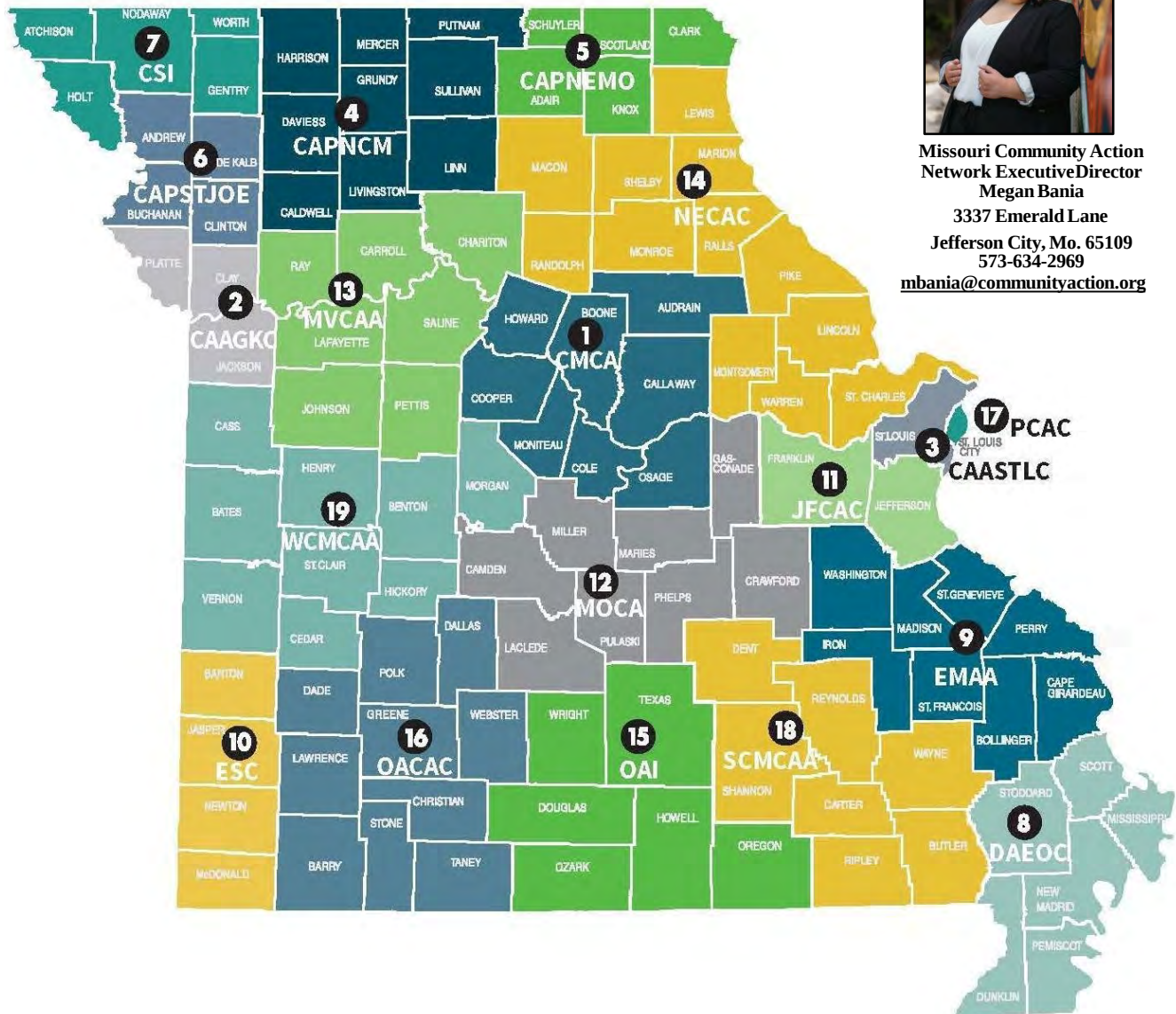
Missouri Community Action
Network Executive Director
Megan Bania

3337 Emerald Lane

Jefferson City, Mo. 65109

573-634-2969

mbania@communityaction.org



1. Central Missouri Community Action Agency, 897B N. Providence Road, Columbia, Mo., 65203, 573-443-8706.
2. Community Action Agency of Greater Kansas City, 6323 Manchester, Kansas City, Mo., 64133, 816-358-6868.
3. Community Action Agency of St. Louis County, 2709 Woodson Road, St. Louis, Mo., 63114, 314-863-0015.
4. Community Action Partnership of North Central Missouri, 1506 Oklahoma Ave., Trenton, Mo., 64683, 660-359-3907.
5. Community Action Partnership of Northeast Missouri, 215 N. Elson, Kirksville, Mo., 63501, 660-665-9855.
6. Community Action Partnership of St. Joseph, 817 Monterrey, St. Joseph, Mo., 64503, 816-233-8281.
7. Community Services Inc., 1212B S. Main, Maryville, Mo., 64468, 660-582-3113.
8. Delta Area Economic Opportunity Corporation, 99 Skyview Road, Portageville, Mo., 63873, 573-379-3851.
9. East Missouri Action Agency, 403 Parkway Drive, Park Hills, Mo., 63601, 573-431-5191.
10. Economic Security Corporation of the Southwest Area, 302 S. Joplin, Joplin, Mo., 64802, 417-627-2014.
11. Jefferson-Franklin Community Action Corporation, 2 Merchant Drive, Hillsboro, Mo., 63050, 636-789-2686.
12. Missouri Ozarks Community Action Inc., 306 S. Pine, Richland, Mo., 65556, 573-765-3263.
13. Missouri Valley Community Action Agency, 1415 S. Odell, Marshall, Mo., 65340, 660-886-7476.
14. North East Community Action Corporation, 16 N. Court, Bowling Green, Mo., 63334, 573-324-2231.
15. Ozark Action Inc., 710 E. Main, West Plains, Mo., 65775, 417-256-6147.
16. Ozarks Area Community Action Corporation, 215 S. Barnes, Springfield, Mo., 65802, 417-864-3492.
17. People's Community Action Corporation, 5701 Delmar Blvd., St. Louis, Mo., 63112, 314-367-7848.
18. South Central Missouri Community Action Agency, P.O. Box 6, Winona, Mo., 65588, 573-325-4255.
19. West Central Missouri Community Action Agency, 106 W. Fourth, Appleton City, Mo., 64724, 660-476-2185.

2023-2024 Highlights



Marion County offered a new holiday-themed program called "Hoodies for the Holidays." Intake Assistant Crystal Bliss is shown sorting donated items.



Lewis County Coordinator Gena Scott had her hands full with the annual Adopt-A-Child program. Businesses, organizations, community groups and individuals teamed to provide gifts for more than 100 children.



Monroe County Coordinator Shelby DeOrnellis again participated in the Christmas is Caring program. More than 100 people received gifts and food.



Shelby County Coordinator Lisa Blickhan sorts food as part of the Celebration of Sharing put on by local organizations. It provided 26 families with meals and 62 kids with presents.



More than 800 St. Charles County residents received assistance from Helping Hands for the Holidays. Intake Assistant Karen Ford, left, and County Coordinator Carrie Dina joined other not-for-profit agencies in offering information about services.



The Montgomery County Christmas Club is always a big undertaking. The program is sponsored by the Montgomery County Human Resource Council, which is made up of local organizations. NECAC MIS Administrator Kathy Block is pictured organizing gifts. Dozens of families benefit.



Ralls County Coordinator Stephanie Dunker teamed with the health department to offer free winter coats to those in need.



Board members and staff got involved in the annual Salvation Army red kettle campaign. At left, Pike County Board Member Tommy Wallace makes a donation. At right, President and Chief Executive Officer Dan Page and his wife, Kim, ring bells. Other volunteers also participated in Lincoln, Macon, Randolph and Pike counties.



2023-2024 Highlights



The Reality Enrichment and Life Lessons and Poverty Simulation programs are important tools that are used to help students learn about careers and how to avoid problems. At left, Dr. Cole Scherder explains the digestive system during a REALL at Bowling Green Elementary. At center, junior Cooper Harvey gets transportation passes during a REALL at Westran High School. Finally, Academy of the Sacred Heart of St. Charles students Tim Pelatan, left, and Liam Brooks try to figure out how to get through another week during a St. Charles poverty simulation.



The June 2024 Tri-State Housing Summit featured a number of well-received speakers. They included, from left, Missouri State Rep. Louis Riggs, who offered legislative updates; HUD Regional Director Deke Clayborn, who highlighted programs that can help families; and Carrie Amirdash, who told how NE-CAC Weatherization impacted her life.



NECAC board members and staff attended the Missouri Community Action Network annual conference in June 2024 at Branson. Community Action celebrated its 60th anniversary at the national level in 2024. Pictured, from left, are NECAC Warren County Board Member Angie Light, Pike County Service Coordinator Penny Dixon, Ralls County Service Coordinator Stephanie Dunker, Montgomery County Service Coordinator Shellie Ramsour, CSBG Operations Director Kayla Was-son, President and Chief Executive Officer Dan Page, Pike County Board Member Curt Mitchell and Marion County Board Member Jim Miller.



Community Action is known for its innovation and ability to adapt to changing needs. NECAC Pike County Service Coordinator Penny Dixon, left, meets with client Alyssa Ruby at Pike County Memorial Hospital. The agency offered the satellite office service in cooperation with the hospital to make it easier for people living on the east side of Pike County to get help.

2023-2024 Highlights



NECAC was busy with back-to-school efforts. Above left, New Cambria Principal Kacy Bell, left, accepts items from Macon County Coordinator Terri Laughlin. At upper right, Lewis County Coordinator Gena Scott helped distribute supplies and 550 backpacks.. At bottom left, Pike County Coordinator Penny Dixon received contributions for students in seven districts, including a \$250 check from Peoples Bank & Trust Assistant Vice President Christine Rutherford. At lower right, Shelby County Coordinator Lisa Blickhan accepted a \$1,000 check from the Community Foundation of West-Central Illinois and Northeast Missouri to buy supplies for students.



If clients can't get to NECAC, the agency tries to go to them. Administrative Assistant Marcy Burleson offered information about weatherization during the Project Community Connect event for the homeless in Hannibal.



NECAC has a long history of volunteering in our communities. Pictured, from left, are President and Chief Executive Officer Dan Page, his wife, Kim, and Pike County Coordinator Penny Dixon working in the kitchen at the Pike County Fair in July 2024.

In Memoriam



Dianna Clair **Rent-Assistance Programs Director**

Dianna Lynn Clair, 62, of Bowling Green, Mo., passed away on Jan. 13, 2025, at Saint Louis University Hospital.

She was born on Sept. 14, 1962 in Quincy, Ill., to Kenneth Eugene and Lynda Louise (Meyer) Clair. Dianna attended the local schools with her brother, Kenneth. She graduated from Bowling Green High School in 1980.

Dianna went on to attend cosmetology school and she worked as a hairdresser. Later on, she worked for NE-CAC for more than 17 years. She loved spending time with family and friends; camping, fishing and cooking. Dianna also loved a good beach vacation. She will be sadly missed and long remembered by all those who knew and loved her.

Dianna is survived by her three sons, Jacob and wife Kari Olson of Troy, Mo., Gabriel and wife Marissa Laffoon of Hannibal, Mo., and Dane Clair and fiancé Cierra Barnett of Hannibal, Mo., her mother, Lynda Clair of Bowling Green, Mo., five grandchildren, Logyn, Aiden, Lincoln, Kyler and Payton, her brother, Kenneth (Rhonda) Clair II of Bowling Green, Mo, her aunts, Deborah Meyer of LaGrange, Mo., Diane Meyer of Clayton, Ill., Rebecca Meyer of Quincy, Ill., one nephew, Kenneth Eugene Clair III, her dog, Ziggy, and two cats, Jax and Sandy.

She was preceded in death by her father, Kenneth Eugene Clair, aunts, Darlene Donley and Norma Griggs, and uncles, Daniel and Ronald Meyer and Louis Clair.



**“Where flowers
bloom, so does hope.”**

Lady Bird Johnson