



Christian Activities Council
Annual Report 2005–2006

CHRISTIAN ACTIVITIES COUNCIL

ANNUAL REPORT 2005—2006



Founded in 1851

*The urban mission arm of
churches in the United Church of
Christ and the National
Association of Congregational
Christian Churches in the Greater
Hartford metropolitan region*

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MISSION STATEMENT

CHRISTIAN ACTIVITIES COUNCIL

The mission and purpose of the Christian Activities Council (CAC), working in partnership with its sponsoring urban and suburban congregations, is to foster the development of

empowering resources for those in need, to promote human equality and social justice, and to work toward constructive reform by providing concrete, demonstrable models of compassionate engagement in the core city and the metropolitan region.

This mission is undergirded and informed by the faith of the Christian community and a sensitive awareness of common regional concerns, needs and

interests. By encouraging stronger ties among suburban and urban member churches and by establishing instruments and structures for lay involvement, the CAC seeks to create a practical vision of social witness, social development and social reform. The CAC is a faith-based organization that is strictly non-sectarian in its activities and programs.



CAC Headquarters at the Mack Center on Vine Street

PRESIDENT'S REPORT

Robert A. Cushman, M.D., President

The past year has brought surprising growth and accomplishments, as well as transitions, to the Christian Activities Council. Every year is unique, but in many ways this past one has represented both a "breakthrough" and "milestone" year for the organization. As celebrated at its largest ever Annual Awards Dinner, 2006 represented the 155th year that the CAC has faithfully served the greater Hartford community, as well as the 25th year of its leadership by the Reverend Donald Steinle. This longevity of commitment is rare in the current era, and reflects the deeply held convictions of the organization and its leadership to fundamental principles and follow-through.

The CAC's *Upper Albany Revitalization Initiative*, launched in 2001, reached a key milestone with the celebrated completion of the planned renovations and/or new construction of multiple homes on Deerfield Avenue. The new and former homeowners are enjoying the fruits of this initiative and the joy of feeling resettled and whole with this completion. One outward and visible symbol of this restorative transformation of the neighborhood will be the installation, hopefully later this summer, of a new, bronze deer statue to stand proudly at the gateway to Deerfield Avenue on Albany Avenue, replacing the crippled predecessor. Meanwhile, the Initiative has moved into its next phase with construction underway on Irving Street and pending on Vine Street, continuing the CAC's "ministry of rebuilding."

The other aspect of the CAC's affordable housing and homeownership initiatives that marked a breakthrough this past year was the development of a new model of partnering with member churches. While the concept was born in the spring of 2005, it came to fruition with the First Church of Christ, Farmington contributing both financially as well as with its members' "sweat equity" as they worked in teams in collaboration with the contractor to finish one of the final homes on Deerfield Avenue.

The Rocky Hill Congregational Church has now made a similar partnering commitment in supporting the new home construction on Irving Street. This partnership model holds great promise as a means for additional CAC member churches to get involved with hands-on mission work addressing real needs here in our own community.

Another area of new partnership in joint mission is the recently confirmed status of the CAC as an institutional member of the Interfaith Coalition for Equity and Justice (ICEJ). Sharing in both a faith-based vision of, and in a commitment to work for, social justice in the greater Hartford community, this alignment makes good sense as a way for our combined voices to sing, or call out, together in pursuit of change. The arrival of new immigrant communities into Hartford, a theme throughout the city's history, provides both vibrancy and challenges to the social fabric. Opportunities for creating this collaborative, team approach is important, as there is so much witness and work to be done in this domain.

Another milestone was achieved in the summer of 2005 when the *Adventures in the City* program served a record number of children in its educational and enrichment programs. Of particular note was the addition of several targeted programs for children with special needs as well as children in some of our new immigrant communities, including Brazilian and Asian youth. In addition, the CAC has been able to provide support for a woman to coordinate after-school programs at the Milner School, thereby extending the AIC "enrichment" model throughout the school year. This expansion from a summertime partnership with the Milner School into a year-round one is an exciting new development, one that may augment the impact of the previously summer-only initiatives on the lives of some of these children.

Meanwhile, the CAC as an organization took care of internal business in order to

remain focused and vibrant. The Board and Council approved the revised bylaws for the organization, and endorsed the updating revisions to the Long Range Plan. The organization's information technology infrastructure was revamped and modernized with the help of a technology grant from the Hartford Foundation for Public Giving, greatly enhancing capacities and improving efficiencies for the staff. Don Steinle decided to continue as executive director instead of retiring in late 2006, as he had contemplated last year, and having so decided, pursued additional training to further his knowledge and the CAC's resources relating to the mortgage financing side of the home ownership domain. And, Yvonne Price moved into the role of general manager for the Horace Bushnell Management Resources, putting her and the CAC in a stronger position to positively impact the neighborhood on Vine Street.

With all of this positive momentum for the CAC's multiple initiatives, this year also marks a transition and ends with some farewells to longtime members. James Trail and Douglas Wootten indicated that they would be retiring from the Board and from

the Executive Committee as of the annual meeting this June. Jim has served the CAC for 17 years, 12 of those as chair of the Investment Committee, an important position from which he stably steered the endowment through the tumultuous seas of the late 1990s markets. Doug joined the Council in 1986, making this 20 years that he has served, including as treasurer twice and as board president from 1995–2000. Doug's presidency spanned the CAC's success in bringing Zezzo House to fruition, as well as its valiant but ultimately unsuccessful court struggle on behalf of a suburban affordable housing initiative. Both men's wisdom and commitment have been cornerstones of the organization for the past two decades, and their service to the CAC was recognized at the Annual Awards Dinner in May when Doug Wootten received the CAC's first Life Membership Award and Jim Trail was awarded a Certificate of Appreciation. I want to take this additional opportunity to formally express my thanks to both of them, and to wish them much happiness in their well-earned retirement from Board service.

EXECUTIVE DIRECTOR'S REPORT

Rev. Donald R. Steinle

While writing this report I am still basking in the afterglow of the recent annual awards dinner during which we celebrated the 155 years of mission by the CAC and my 25 years as executive director. We also recognized the many years of service by two retiring officers, Doug Wootten (Life Membership Award) and Jim Trail (Certificate of Appreciation). It was a magnificent evening with nearly 300 people in attendance. I'm sure Jim and Doug will want to join me in thanking everyone who made this possible, especially the CAC staff.

Looking back over the preceding year through the minutes, newsletters and other official records, as I do every year in preparation for writing this report, is always an illuminating and sometimes amazing experience. So much can happen in a year! 2005-06 is no exception.

To begin with, the organization focused on certain internal institutional issues that needed attention. The Board of Directors and eventually the Council approved a substantially revised Constitution and By-Laws. This was a sometimes arduous task and we owe much to Tom Dean for his meticulous guidance in this process. Hopefully we won't have to do this again anytime soon! We also updated our Strategic Plan by adding a number of items that need to be addressed as part of our mission.

Beyond these matters, we were privileged to receive a second-round technology grant from the Hartford Foundation for Public Giving which has enabled us to replace outdated equipment and prepare ourselves to be more effective in communicating our mission. The process leading up to the writing of the grant was extremely time consuming but well worth it in the end.

Finally, with respect to our internal life, a select group of leaders, past and present, were asked to serve on a task force addressing issues around the potential retirement of me as executive director and the transition this will eventually entail. Though my

actual retirement has been postponed for the immediate future, all of us learned a great deal about such a transition process and what it might involve.

I need not address in detail the many programs and projects carried out by the CAC as this will be described by program staff elsewhere. Suffice it to say here that our neighborhood revitalization and housing development efforts have moved from Deerfield Avenue to Irving and Vine Streets. Perhaps most importantly, however, is that two of our sponsoring churches, First Church of Christ Congregational in Farmington and Rocky Hill Congregational Church, United Church of Christ have made substantial financial contributions to our neighborhood revitalization work and have provided important volunteer labor in the houses built on Deerfield and Irving. We hope other congregations will follow suit and indeed several conversations have already begun in this arena.

As always when we are being faithful to our calling we find ourselves engaging in new and fruitful relationships. The past year has been no exception. We have discovered new ways to work with the Asian and Brazilian communities in our summer program and are beginning conversations with the Somali and Liberian communities in the Hartford region as to their needs. All this follows our heritage of working with immigrant groups, even as that issue is taking on national attention and debate. We have also recently been asked to join the Interfaith Coalition for Equity and Justice (we agreed) and to enter into conversation with the West Hartford Interfaith Housing Coalition about their future and our potential role in it. In quite different ways both these relationships are full of possibilities.

The year ahead promises to be another exciting one. We have several new Board members and officers to be elected at our annual meeting along with new mission opportunities on Edgewood Street and beyond. Surely God will continue to open up new paths of service and justice for all of us.

ASSOCIATE DIRECTOR'S REPORT

Rev. Edwin O. Ayala

As associate director, my responsibilities focus on three areas: Metropolitan Training Advancement Institute, Adventures in the City (fundraising and administration) and responding to assigned tasks from our executive director. Many challenges came in all three areas, challenges that brought great inspiration and opportunities to serve, challenges that helped us respond to the priorities and strategies of the Christian Activities Council.

It has been a great honor to be part of the staff of this great organization whose commitment to the poor continues in creative and exciting ways. Allow me to present some of the highlights of this work.

Metropolitan Training Advancement Institute (MTAI)

- Ten immersions to church groups
- Four immersions to agencies and community organizations in Hartford
- Five workshops related to issues of empowerment, anti-racism training and diversity training
- Empowerment and support of the Asian community (Vietnamese, Cambodian and Laotian)
- Empowerment and support of the Brazilian Community
- Eight preaching commitments
- Support to teen pregnancy prevention strategy
- Partnership and support of Center for Conflict Transformation
- Support to Latino Clergy Coalition and Latino Faith Based initiatives

Key Highlight: Active involvement with Greater Hartford Interfaith Coalition for Equity and Justice (GHICEJ). I strongly recommend that we continue our collaboration with this creative coalition!

Adventures in the City

- Total number of children served in 2005 was 510, the highest number since the inception of the program 25 years ago.
- For the ninth year in a row we met 100 percent of our budget.
- We provided an extended day program and a special support partnership with Milner Elementary School.
- Financial support for Milner School's after-school special program was provided.

Key Highlight: For the first time Adventures in the City developed a strategy targeting Asian and Brazilian children, children of single mothers, children with disabilities plus children exposed to violence!

Delegated Tasks

- Supporting the work of the External Relations Committee was a great pleasure.
- Coordinating all the details for the Award Dinner and the celebration of Rev. Donald Steinle's 25 years as executive director involved a lot of work and great satisfaction.
- Responding to many delegated tasks of our executive director was a great privilege.
- Working on creative collaboration initiatives with the Connecticut United Church of Christ was also very important.

Finally, I must mention what a great privilege has been to work with so many good, competent and committed leaders and partners, such as: staff, board and council members, pastors, justice partners, churches, school system, parents, agencies and organization, community leaders, etc. *We can't do it alone, but together we are truly empowering and serving the poor; together we have made a difference; together we will make a difference! "Gracias!"*

REPORT OF THE DIRECTOR OF HOUSING VENTURES

Yvonne D. Price

Busy, Busy, Busy. We have been very busy this year. The more things change, the more things change and grow. We are growing. We are taking on more and more projects and making ourselves more familiar with all kinds of affordable housing and affordable housing funding.

Urban Suburban Affordables, Inc.

Finally we have signed the contract for the American Dream Downpayment Initiative funds from the State of Connecticut Department of Economic and Community Development. Advertisements have been placed in the newspapers and information packets have been mailed out.

USA has also approved an investigative meeting with the West Hartford Interfaith Coalition to determine how we can help them with their housing program. We are looking forward to working with them.

We have finished the HOME funds contract. The last house purchased using the HOME funds was 22-24 Deerfield Avenue, a house built by the CAC.

Currently USA has 216 ground leases or silent second mortgages. Re-sales have been moving forward; we presently have five in progress.

Upper Albany Revitalization Initiative

Our Deerfield homes are completed. We continue to meet with the residents when possible; they continue to meet on a monthly basis with Shawn Holloway from Neighborhoods of Hartford. Denise Best, a Deerfield Avenue resident, continues to lead her block towards excellence. The deer is being bronzed as we speak. Major funding for the replacement of the deer came from First Church Farmington. We are very grateful to them for their generosity.

Construction of two two-family houses are in progress on Irving Street. Both homes are being funded by First Church of Christ, Congregational, Farmington and Rocky Hill Congregational Church, and both congregations have worked on Saturdays along with Dresca Construction. Construction of a third house will soon begin on Irving Street, and two homes will be started on Vine Street in the fall.

Edgewood Street is next on our radar screen. We are completing the design for the three perfect sixes that we presently own on Edgewood. Rehabilitation of these buildings is scheduled to begin in 2007.

Upper Albany Housing Fund

The CAC continues to receive funding from the IOREBTA funds (Interest on Real Estate Brokers Trust Accounts) from the State Legislature (administered by CHFA). We are able to help stabilize housing in Upper Albany and with our new round of funds, we are also helping Clay Hill Residents. We will also be helping the residents of Upper Albany and Clay Hill pay their outstanding heating bills.

Conclusion

What an honor and privilege to work with such great staff. Michelle Roberts, my assistant is a joy and "Auntie" Flora Foster keeps us calm.

HORACE BUSHNELL MANAGEMENT RESOURCES

Yvonne D. Price, General Manager

Horace Bushnell Congregate Homes

HBCH is currently working on three main areas: (1) Converting to assisted housing through a grant from the U.S. Department of Housing and Urban Development, (2) securing a rent increase in order to pay delinquent bills and provide for the immediate future, and (3) replacing of all of the windows in the apartments.

This year the Board of Directors under the leadership of James Bagnall has worked to continue to provide quality housing for the elderly and disabled. Last Thanksgiving and Christmas, the Board provided catered holiday dinners and gifts for the residents with funding from the Aetna Foundation.

Gerald Waite, resident services coordinator, continues to provide services for residents. His input is invaluable.

Rev. Joseph Zezzo House, Inc.

Zezzo House is 100 percent occupied! Three Zezzo House residents are members of the Board of Directors. Two Zezzo House residents serve on the board of directors of Horace Bushnell Resource Management. Sandra Foster continues to serve on the Mayor's Commission on AIDS for the City of Hartford. Rev. John Selders continues to provide counseling and programming for the residents. Board President Gwendolyn H. Lewis, is continuing to expand an already active Board in order to continue to address the needs of our community.

In the coming year, we hope to repair and stain the back porches, secure a rent increase, waterproof the elevator pit, paint some occupied units. Hopefully we will be able to install an electric gate to secure the parking lot this summer.

Horace Bushnell Apartments LLP

Beginning November 2005, HBMR began management of the 89 units of housing from 4-40 Vine Street. This property currently owned by the Urban League of Greater Hartford Development Corporation.

Although this property has many, many challenges, we are working diligently to turn it around. We are currently renting up the property and working with the Hartford Police Department to curb the violence and illegal activity on the property.

Conclusion

As general manager, I really need to give credit where it is due: my staff is great!

Mary Coleman is an awesome property manager and her 30 years of property management experience is serving the property and the residents well. Beatrice Hite, who has one of the most pleasing personalities, is a great addition to our staff. Her enthusiasm is contagious. At Horace Bushnell Apartments, Lawrence Rice and his staff, Johnnie Walker, Colleen Smith, Debra Bell are doing an outstanding job.

Edwin Guzman at Rev. Zezzo House is doing a wonderful job. The staff at Horace Bushnell Congregate Homes has stepped up to the plate and Brother Freeman, Cecilia Diaz, Miss Carrie, Mr. Johnson, Steve Green, Leroy Kerr and Damien Scarborough are keeping the residents safe and secure as well as clean.

Finally, the leadership of Vincent Bish, president of the Board of Directors is invaluable.

URBAN SUBURBAN AFFORDABLES, INC.

Noel F. Mc Gregor Jr., President

The CAC created USA, Inc. in the mid-1990s as an independently incorporated entity to support the CAC's affordable housing initiatives. A board elected by the CAC and USA governs us, and we receive staff support from the CAC for which we pay an administrative fee monthly. The USA's scattered site, land-lease, homeownership program has historically been its single largest program. We continue to work cooperatively with the CAC on various housing ventures for low-income homeownership.

Scattered Site Program

This program, largely invented by the CAC and the Hartford Housing Authority, seeks to make homeownership affordable to low income families by:

- Training income qualified families
- Increasing the continued affordability of properties using the land lease arrangement.
- Assisting families through the mortgage process with homeownership counseling.

Highlights of this program include:

- 216 families have become homeowners using the land lease arrangement.
- Surpassed 18.2 million mark in mortgage funding leveraged by USA land leases.
- Surpassed 2.6 million mark in the land purchase prices USA holds in its land trust.
- Surpassed \$96,000 in annual income generated by the land leases.

American Dream Downpayment Initiative

This program, which is funded through the State of Connecticut's yearly allocation of HOME funds, provides downpayment and closing cost assistance to low to moderate income families in the Hartford Metropolitan Area. USA is the first agency to complete all of the State's requirements. We are

beginning to receive applications.

- All applicants must complete at a minimum of eight hours of homeownership training from the CAC.
- All applicants must be at or below 80 percent of Hartford area median income.
- All applicants must be first time homebuyers.

We are looking forward to helping at least 20 families purchase their first home.

Upper Albany Revitalization Initiative

Currently, we are working to complete the funding for the new homes to be built on Irving and Vine Streets. The funding sources—CHIF, LISC and the City of Hartford—are excited and enthusiastic about these new homes. Houses are presently being built on Irving Street with the ground breaking for Vine Street coming up any day.

Looking forward, we are working on the funding for the rehabilitation to the on Edgewood Street. The architect is working on blueprints for what we hope will be some new and exciting uses for our perfect sixes on Edgewood Street.

Conclusion

USA's success and its ability to continue to be a viable option in helping low income families realize their dream of owning a home can be directly attributed to the outstanding staff of the CAC/USA. The staff has developed new and innovated ways of obtaining funds and keeping our homeownership program moving forward while providing affordable homeownership.

LONG RANGE PLANNING COMMITTEE

Phil Duke, Chair

The Long Range Planning Committee met on October 17, 2005 to review the Strategic Plan. The committee submitted its recommendations to the Board Of Directors on November 3, 2005. The Board provided additional suggestions

for consideration. Revised recommendations were submitted to and approved by the Board on January 9, 2006. The revised plan was then submitted to and approved by the Council on January 30, 2006. The revised Strategic Plan is as follows.

FIVE-YEAR STRATEGIC PLAN ENDING 2007

Adopted Fall 2002, Revised June 2004, Second Revision January 2006

Mission Statement

The mission and purpose of the Christian Activities Council (CAC), working in partnership with its sponsoring urban and suburban congregations, is to foster the development of empowering resources for those in need and to work toward the reform of social structures by providing concrete, demonstrable models of Christian engagement in the core city and the metropolitan region. This mission is undergirded and informed by the faith of the Christian community and a sensitive awareness of common regional concerns, needs and interests. By encouraging stronger ties among suburban and urban member churches and by establishing instruments and structures for lay involvement, the CAC seeks to create a practical vision of social witness, social development and social reform.

Vision Statement

The consistent mission of the Christian Activities Council is to serve and empower the poor in the Hartford region. It has been thus for over 150 years. However, the specifics of this mission change periodically and are embodied in the attached strategic plan concluding in the year 2006 and updated as needed during this time period.

Fundamentally, the means for carrying out this mission are captured in such phrases as "Breaking Barriers/Building Communities." Other such slogans captured in this phrase include "Empowering People/Transforming Perspectives/Promoting Justice, Strengthening Relationships." This is how the CAC proceeds in its work and it does so with faith, passion and commitment.

Though the CAC remains a regional organization concerned with the broader metropolitan area of greater Hartford, there is a distinct change of emphasis in this strategic plan from those prevailing during the 1990's. The focus for at least the next five years is the development and implementation of a model of comprehensive resources in a targeted 15-block inner city neighborhood within the Upper Albany community. This will require significant expenditures of time, people, energy and dollars if it is to be successful. It will require persistence and courage, but the end result could be a tremendous sign of hope for all who long to "seek the welfare of the city" in the words of Isaiah. Though this new initiative begins with housing development, it must also encompass employment, health, education, rights and culture if the cycle of poverty is to be broken for the people of this neighborhood.

At the same time, CAC intends to continue with a number of activities remaining at the core of its existence, such as the Adventures in the City summer program for youth, the Urban Suburban Affordables (USA) scattered site land-lease homeownership program, and urban immersions and training events sponsored by the Metropolitan Training Advancement Institute (MTAI).

Affordable Housing

Long Range Goals and Objectives:

- 1) To increase the stock of low and moderate income housing in the region with special emphasis on the Upper Albany neighborhood.
 - a) To form a partnership with at least one member church in sponsoring a suburban affordable housing development.

- b) To implement a block-by-block housing redevelopment and revitalization plan in a targeted 15-block area of Upper Albany in order to promote homeownership opportunities.
- c) To maintain and administer a housing assistance fund for emergency needs of families in Upper Albany.
- 2) To provide homeownership opportunities for low and moderate income families throughout the region.
 - a) To make available homeownership opportunities for up to 150 families through the scattered site homeownership program.
 - b) To secure a stable, dependable funding source to maintain and continue the scattered site homeownership program at least at the same level of homeownership transactions experienced in 2003.
 - c) To explore the development of programs and relationships with scattered site homeowner families.
 - d) See 1), b) above.
 - e) To develop and maintain a homeownership training and counseling program in relationship to our scattered site homeownership efforts along with the Hartford Housing Authority and other homeownership programs.
 - f) To seek recognition and funding from HUD and other groups as a certified housing counseling agency.
- 3) To break down racial and economic barriers in housing patterns throughout the region, thus stimulating the development of more diverse communities.
 - a) To respond to other towns in the region regarding the promotion of first time home buyer programs.
 - b) To maintain membership and participate in the legislative advocacy efforts of the State Housing Coalition.
 - c) See 1), a) above.
- 4) To assist other closely related non-profit housing organizations and developments.
 - a) To assist North Hartford Development Corporation in determining its future direction.

b) To maintain a supportive relationship to various closely associated housing developments, including Horace Bushnell Congregate Homes, Rehoboth Place Cooperative, The Concord Building, Pinewood Condominiums, and the Zezzo House.

c) To provide staff and leadership for the Urban Suburban Affordables board.

d) To provide staff support and leadership for Horace Bushnell Management Resources.

Youth Education

Long Range Goals and Objectives:

- 1) To support efforts to promote and secure for each individual child in the region the services, connections and opportunities to empower each child to gain to his/her fullest potential the knowledge, insights and critical thinking capabilities needed as an adult to maximize independence and control over his/her environment, sense of self worth and capacity to contribute to the welfare of the community.
 - a) To join in the coalition efforts to implement Sheff vs. O'Neill.
- 2) To improve the education and enrichment opportunities for targeted groups of Hartford youth through supplementary programming with primary focus on Upper Albany.
 - a) To continue sponsoring a summer educational program—Adventures in the City—for at least 250 inner city youth, including those with special needs, at both church and school based sites.
 - b) To market the model of this summer program so it can be more widely replicated throughout the city.
 - c) To raise a minimum of \$110,000 per year to support this summer program.
 - d) To support initiatives that provide follow-up tutorial programs to supplement the CAC summer program.
 - e) To continue and expand the extended day program as part of Adventures in the City.
 - f) To collaborate with others in exploring the development of a Boys and Girls Club in Upper Albany.

- 3) Develop partnerships with schools, churches, organizations, and individuals to improve public education in Hartford with special emphasis on Upper Albany.
 - a) To develop and implement a plan for relating sponsoring churches of the CAC to city schools, especially in Upper Albany, using a partnership model.
 - b) To maintain a close working relationship and partnership with Milner School.

Mission Education and Leadership Development

Long Range Goals and Objectives:

- 1) To increase the awareness and understanding concerning the reality, etiology and consequences of systemic poverty and promote potential social solutions, especially among UCC and other religious laity and clergy, together with other concerned persons in the region.
 - a) To conduct a church-based immersion program with at least two churches per year.
 - b) To maintain the training program with physicians for the next five years.
 - c) To develop a training program for educators during the next two year period.
 - d) To conduct an orientation for CAC delegates as needed.
 - e) To conduct special events and "mini-immersions" with various groups at least four times a year.
 - f) To make presentations regarding the CAC and its ministries to at least seven sponsoring churches per year.
 - g) To add experiences with other new immigrant groups as part of an expanded MTAI curriculum.
 - h) To disseminate information and calls for action regarding criminal justice and prison reform issues.
 - i) To disseminate information and calls for action regarding effects to curb teen pregnancy in the Hartford region.
- 2) To train and equip lay and clergy leadership for effective social justice ministry in the region.
 - a) To support creative partnerships with

the Center for Conflict Transformation in Hartford.

- b) To train and create a volunteer network to assist in the work of the CAC.
- 3) To provide, coordinate, and support education and training initiatives for inner city residents and neighborhood groups that will equip them to meet the challenges of urban life.
 - a) See 2), a) above.
 - b) To develop plans for a new training facility on the land next to the Mack Center.

Church Support and Neighborhood Empowerment

Long Range Goals and Objectives:

- 1) To strengthen UCC presence and mission with the poor through support of inner city churches and community organizations that use a reciprocal and collaborative approach.
 - a) To provide annual financial assistance for each supported church and organization.
 - b) To develop a specific liaison relationship utilizing a CAC volunteer with each supported group.
 - c) To conduct an annual evaluation of the effectiveness of each supported group.
 - d) To add new supported groups as opportunities and resources permit.
 - e) To establish a covenant relationship with clear lines of accountability with each group.
 - f) To provide technical assistance and work with our supported churches and organizations as they become effective and faithful agents of social change in their communities.
 - g) To build supportive and covenantal relationships with immigrant support groups including Asian, Brazilian, Eastern European, Somali, and Liberian.
- 2) To develop and implement a long term, comprehensive neighborhood revitalization initiative in a targeted area of Upper Albany which will serve as a model community-based urban empowerment vehicle addressing all areas of the "cycle of poverty" (education, employment, housing, health

care, rights and culture) along with special emphasis on public safety.

- a) To develop a model of comprehensive revitalization in a 15-block area of Upper Albany bounded by Garden Street, Homestead Avenue, Woodland Street, and Greenfield Street.
- b) To implement this model in collaboration and partnership with residents and other organizations.
- c) To organize block watch and resident organizations on every street in this target neighborhood.
- d) To participate in and support the "Weed and Seed" program in Upper Albany.

Organizational Development

Long Range Goals and Objectives:

- 1) To strengthen the financial resources of the CAC for the sake of its mission.
 - a) To increase church giving to over \$30,000 annually.
 - b) To double individual giving in this planning period.
 - c) To develop and implement a comprehensive planned giving program for the CAC.
 - d) To double the combined housing developer fees, administrative fees, and land lease fees during this planning period.
 - e) To maintain special income for the summer program of at least \$110,000 and for MTAI of at least \$5,000.
 - f) To double the annual fees for CAC financial services and increase staff as fees allow.
 - g) To increase the value of the CAC endowments by at least six percent per year with a proportionate increase in the annual budgetary draw.
 - h) To secure an active delegate and financial support from every sponsoring congregation.
 - i) To build the capacity of the organization in broadening its funding base from a variety of sources.
- 2) To strengthen the human resources of the CAC for the sake of its mission.

a) See 1), h) above.

b) To maintain the staff evaluation process along with plans for staff training and advancement.

c) To nurture and strengthen Board leadership in the CAC and USA.

d) To nurture and utilize the volunteer network of the CAC to strengthen its mission effectiveness.

- 3) To strengthen the organizational resources of the CAC for the sake of its mission.

a) To recruit all eligible UCC congregations in the region to become sponsoring churches of the CAC.

b) To establish a specific covenant relationship with the Connecticut Conference of the UCC and its related regional structures.

c) To strengthen the public relations efforts of the CAC by developing a comprehensive communications strategy including regularizing the newsletter and producing new educational materials including brochures and an adequate website.

d) To expand computer technology to cover all work areas of the CAC and train staff in utilizing this technology as needed.

e) To nurture relationships with every sponsoring UCC congregation by regular contact with pastors and mission committees.

f) To develop a retirement, transition, and succession plan for the Executive Director by 2005.

g) To revise and update the personnel manual of the CAC.

h) To revise and update job descriptions for all CAC staff as needed.

i) To establish covenant relationships with faith coalitions organized around specific community issues and with interfaith organizations consistent with a justice agenda.

INVESTMENT COMMITTEE

James A. Trail, Chair

The stock market achieved a modest gain (just under 5 percent) for the year 2005 with 40 percent of that coming in the final quarter. While the returns for the market and the CAC Endowment Fund did not match the benchmark index defined in our Investment Policy Statement (IPS). As indicated in the table below, total return (dividends + interest + appreciation) of the Fund was a very respectable 7.03 percent.

Comparative figures are shown in the table below.

Portfolio Managers

Quarterly meetings are held with each of our Portfolio Managers (PMs) to review past performance, obtain their opinions as to future economic trends and their recommendations for portfolio adjustments. Several times during the year, transactions were executed to re-balance the portfolios (reduce equity investments and increase fixed income assets, or vice versa) to stay within the allocation guidelines permitted by the IPS. At year end, both managers were slightly over-weighted toward equities and will be selling equities to raise cash for the monthly draw. At these meetings, we also brief the PMs on our anticipated cash flow needs.

Investment Policy

1. Basic Investment Committee policy is:
 - a) to utilize two investment managers in order to expose ourselves to two different investment styles and ideas;
 - b) to employ a *fund* approach as opposed to *individual stocks* in order to reduce management expense and facilitate diversification; and
 - c) to encourage a *competitive* approach between the two managers, rather than a *complimentary* one, so that each endeavors, within the policy guidelines, to achieve the best performance at the lowest risk rather than attempting to compensate or to "balance off" the positions of the other.
2. Diversification: In order to keep the Fund principal (as well as the income) growing, the CAC investment policy targets a 60/40 percent (+/-5 percent) ratio between equity investments and fixed income investments. Within those two categories, the investment managers are asked to maintain allocations between the following classes. The manager is free determine the degree of emphasis in each class within the percentage guidelines.

Investment Performance

	BOA	PCG	Total
Market Value 12/31/05	\$4,000,592	\$3,283,159	\$7,283,751
Market Value 12/31/04	\$3,940,855	\$3,189,554	\$7,130,409
Net Increase/Decrease*	1.52%	2.93%	2.15%
Total Return CAC*	5.93%	8.39%	7.03%
Total Return - Composite Index**	n/a	n/a	4.44%
S & P 500 Stock Index	n/a	n/a	4.91%
Port. Alloc. 12/31/05-Equities	65.5%	69.3%	67.2%
Port. Alloc. 12/31/05-Fixed	33.3%	26.6%	30.3%
Port. Alloc. 12/31/05-Cash	1.2%	4.1%	2.5%

* Dollar values are actual, after fees and CAC monthly draw. CAC *Total Return* is net of manager fees but before CAC draw. Budgeted CAC withdrawals from the Fund for program/operating expenses during 2005 amounted to \$348,000.

** The Composite Index is comprised of a 60 percent weighting of the S&P 500 Index and a 40 percent weighting of the Lehman Bros. Intermediate Govt./Corp. Bond Index, to be comparable with our stated 60/40 asset mix objective.

Equities

Large Cap Domestic Stocks	30–50%
Mid Cap Domestic Stocks	0–15%
Domestic REIT Funds	0– 5%
Small Cap Domestic Stocks	5–10%
International Equity	5–15%

Fixed Income

Intermediate Term	20–40%
Long Term	0–15%
Short Term (incl cash)	1– 8%

Academic studies have shown that as much as 90 percent of all portfolio returns can be attributed to asset allocation (as opposed to stock picking, market timing, etc.). We believe that the asset allocation mix described above will give us the best risk/reward ratio consistent with our Investment Policy objectives. The full text of the Investment Policy is available from the CAC office.

3. Withdrawals from the Endowment Fund for annual CAC program and operating expenses are governed by a “total return” policy. This policy is as follows:

“Withdrawals for Annual Budget Operating Expenses will be limited to a maximum of 5 percent of the average total market value of the Fund for the last 20 quarters (5 years). Special withdrawals or annual budget withdrawals in excess of the target percentage can be made with the approval of the Board of Directors.”

For calendar year 2005, this formula provided a normal annual draw for CAC operating expenses of \$348,000. The normal expense draw for 2006 is set at \$342,000.

Other

Included in the BOA total asset figures as of 12/31/05 are two staff mortgages totaling \$218,343, and three loans from the Fund: \$28,800 to cover pre-development expenses for the Deerfield Avenue project, \$4,379 for the Zezzo House and \$21,000 for Horace Bushnell Congregate Homes. These items are all income-producing assets, at approximate market rates, in the fixed income portion of the Fund.

CAC FINANCIAL SERVICES

Michelle Roberts, Manager

O kay, CAC Financial Services has completed nine years of providing financial services to the nonprofit or faith-based community. We are still expanding. In November 2005, we added Horace Bushnell Apartments LLP as one of our clients.

Our low cost and hands-on-service enables our customers to maintain their financial stability. We hope to continue to support our customers as much as we hope to continue to grow and prosper.

CHURCH EXTERNAL RELATIONS

Sara Batchelder

Our focus is always to strengthen and nurture the relationships between the CAC and UCC congregations. We have kept churches informed of the ways in which the CAC can assist churches to develop their social justice agendas and encouraged them to send delegates to meetings.

We conducted a survey of delegates from which we found that delegates are eager to become more involved. As a result, we worked with staff to develop the position of volunteer coordinator. The coordinator will work with staff to develop more opportunities for our congregations to become directly involved in CAC activities. We co-sponsored a Justice Forum in which young members of the UCC voiced their vision for the future of the church, making the connection between justice and social transformation. We continue to offer immersion trips for anyone who wants to know more about Hartford and the many projects in which the CAC is involved.

We promote “mission moments” in our churches, which provide church members with better understanding of the mission and opportunities the CAC has to offer. We also encourage member churches to invite Don or Edwin to preach about social justice issues. We have developed a bulletin insert for churches to use, describing the Adventures in the City program.

We are working with local newspapers to cover the 25th anniversary of the Adventures in the City program.

We initiated the process which culminated in the CAC becoming an active member of the Greater Hartford Interfaith Coalition for Equity and Justice.

Our commitment is to bring the mission of the CAC to all member congregations as well as the greater community and to involve more and more people in working for social justice.

AMISTAD UCC CHURCH

Bishop John L. Selders, Jr., Pastor

Thank you, officers, Board of Directors and Council members, friends, well wishers and supporters of the work and ministry of the Christian Activities Council, Congregational.

For the last four-and-a-half years, we have been the recipients in part to the blessed support of the CAC. I am so thankful of the support given us from our beginning. Much appreciate goes to the Reverend Don Steinle, Executive Director. It was Don’s vision and invitation that led to our coming to Connecticut. And all along the way, Don has provided friendship, support, advice and counsel that has been ours to enjoy. Don, you are a tremendous gift to us! May God continue to bless you.

It has been a tremendous year for the ministry. From our move to a stable new

worship and office space at Elmwood Community Church to the co-sponsoring of our first annual conference, “Liberation Conversations, 2005,” God has been good to us. We continue to provide leadership to several faith-based organizations locally and within the Connecticut Conference of the United Church of Christ as well as through our involvement with the Greater Hartford Interfaith Coalition for Equality and Justice. All praise be to God.

On behalf of the leadership and entire congregation of Amistad UCC, I’d like thank you for all your help and support. Continue to pray for us and we will you.

We remain partners in the work of urban ministry.

IGLESIA CRISTIANA NUEVA ESPERANZA, UCC (NEW HOPE HISPANIC CHRISTIAN CHURCH)

The Rev. Pérsida Rivera-Méndez

*¡Saludos en el nombre de nuestro Salvador
Jesucristo! Greetings in the name of our Savior
Jesus Christ!*

On behalf of the members and the Executive Board and the pastor of Iglesia Cristiana Nueva Esperanza, UCC we want to first thank the CAC for your generous contribution to the work and mission of our church. We thank God for your commitment and support to Hispanic ministries in East Hartford and the Hartford region that enable us to do effective work in transforming our communities.

Iglesia Cristiana Nueva Esperanza, UCC is a congregation that continues to do God's work in East Hartford. We continue to listen to the God that is Still Speaking and calling us to reach out and touch those in need. We continue to engage in issues of justice in our community. We are very much in the front lines of the immigration issue in East Hartford and the Hartford region. We have walked in solidarity with our immigrant brothers and sisters and have marched in various rallies in support of comprehensive secure immigration reform, which will provide an immigration reform that is just for all parties. We participated in the National Lobby Day in Washington, DC in September of 2005 to advocate for immigration reform.

We continue to work with our youth and children in providing opportunities to grow in their faith and put their faith into action. We continue to provide a safe place for women to be empowered to be all that God has intended for them to be through bible study and seminars.

The demographics of our congregation have changed in the last year to a more immigrant population and it has been reflected in the life of our congregation. We have a Mexican family, families from Honduras, families from Peru and Guatemala as well as Dominican Republic and Puerto Rico. It has been exciting to see this new growth in immigrants attending

our worship services and becoming involved in our church programs. These newcomers to our church are grateful for a church that accepts them with an extravagant welcome and where they feel safe.

We continue to enjoy our partnerships with First Congregational Church of Glastonbury and First Congregational Church of South Glastonbury. We are committed to the Coalition for Equity and Justice where we actively participate and work together for the common good of all God's people for a justice agenda. We are very thankful for our partnership with the CAC where we are affirmed in our ministry as well as being contributors to the work and mission of the CAC.

Our church celebrated its 10-year anniversary with a special anniversary worship service on October 15, 2005. We had a wonderful turnout and a great spirit of joy and praise as we worshipped together. We continue to be a congregation that is hopeful, faithful and determined to be a powerful advocate in our community that speaks with a voice for justice and a conviction for truth. God bless your organization as it seeks to be also faithful to its call to be an agent for transformation in the Hartford region. Praise be to God. Amen!

FAMILY LIFE EDUCATION, INC.

Beverly Ryan, Executive Director

Grant monies allocated annually by the CAC help support teen and young parent support programming for Hartford families and children through two components: 1) weekly educational peer support groups, and 2) intensive individual/family case management services.

Weekly Educational Peer Support Groups

- **High School Group** meets weekly to provide support and direction for teen mothers up to age 18 for returning to or continuing in school and completing secondary education.
- **Career Paths Group** meets weekly to provide support for young mothers, ages 19 to 21, who are working or seeking employment and/or completing alternative education program or in job training. The teen and young parent coordinator is establishing stronger relationships with area colleges and the mentoring component is being revised to connect the young mothers directly with college students beginning in September 2006.
- **College Track Activities** is open to *all* group participants to encourage higher education, provide experience for developing reading/writing skills through a book club and exposure to the arts and to cultural events at area colleges and other venues. In addition this year, teen and young mothers were connected to the Midlife Program at Capitol Community College through which they receive credits for a summer program.

Through educational peer support groups, participants are given the opportunity to

build self-esteem, learn positive parenting, delay additional pregnancies, avoid gang/drug involvement, set goals, develop leadership skills and explore cultural heritage while their children receive the benefit of on-site childcare by caring staff and volunteers.

Intensive Individual/Family Case Management Services

Case management includes home visits, goal setting, advocacy for education and careers, referral, transportation, supportive counseling and crisis intervention. Providing individual material and emotional support for the achievement of goals is critical to their realization and encourages young parents as they move toward self-sufficiency and a better quality of life. Family Life Education remains the *only* long-term program in Hartford that provides *both* educational support groups and case management services for teen and young mothers.

Overall Major Accomplishments (June 2005–May 2006)

- 2 attend college and 1 also works
- 8 already have their diplomas (4 work and 2 have new babies)
- 7 attend high school, adult education or training programs and also work
- 15 attend high school, adult education or training programs
- 8 Work only
- College Track activities included attending the “Lion King” and reading *The Journey to Chatham* about the death of

Educational Support Groups

(June 2005–May 2006)

Name of Group	Participants	Group Sessions	Casework Services Only	Children Served
High School	21	40	4	24
Career Paths	24	19	3	39
College Track Group	14 (counted elsewhere)	2	NA	NA
TOTALS	46	61	7	63

Emmett Till with a discussion by the author, Arthur Miller.

- 91 percent had *no* repeat pregnancies. Of the 5 who did, there was an average of 42 months (3.5 years) between children vs. the national average of 24 months between children of teen mothers.

Of the 13 young mothers who were neither in school nor working; three had DCF involvement, one was also transient and for another, the baby's father was in jail; two had new babies and were new to the program; two were dealing with domestic violence; one was homeless and had a history of childhood sexual abuse; two had a mentally ill mother with a family DCF case; one had no childcare for school; one

was on bedrest; and one moved and has a new baby.

Other funding sources for this programming include the City of Hartford, area foundations and corporations, churches, civic and religious organizations, individuals and fundraisers. Family Life Education continues to collaborate in innovative ways to seek new funding sources to better serve Hartford families, such as providing space for an on-site young fathers group run by Wheeler Clinic. We are grateful for the CAC funding which helps to defray the cost of direct salaries and benefits, transportation to and from group sessions and casework, rent, telephones and program expenses, such as curricula, food and school supplies.

VINE AND ALBANY COMMUNITY TASKFORCE

Hattie Harris, Chairperson; Tori Hamilton, Treasurer

The Vine and Albany Community Taskforce has been created to develop a sustainable and comprehensive community-based program that meets the economic, educational, mental health and recreational needs of children and families in the Upper Albany Avenue community.

For the past three years, we have been working to combat some of the societal ills that adversely affect the Upper Albany neighborhood. Our primary focus has been on the children of this region who don't have many options for social or recreational activities.

The Vine and Albany Community Taskforce has taken up the task of offering the children of this community with viable and fun events over the past three years such as:

- Family video Night held monthly at Milner School
- Annual skating and bowling parties offered during the school winter vacation
- Excursions to Mystic Seaport and Aquarium at the end of May
- Our annual End-of-School Carnival held at Milner School

- Our third annual Anti-Violence Back-to-School Block Party held at the corner of Albany Avenue and Vine Street

The unfaltering support of the community and its stakeholders has been crucial in making our events a reality and the Vine and Albany Community Taskforce wishes to take this time to thank the Christian Activities Council, our fiscal sponsor, for being a stellar example of empowerment of the poor and social justice in the Upper Albany community.

CENTER FOR CONFLICT TRANSFORMATION, INC.

Margaret Steinegger-Keyser, Executive Director

The Christian Activities Council (CAC) has once again during the last year shown its incredible support towards the Center for Conflict Transformation (CCT). We are grateful towards the CAC Board, Executive Director Rev. Don Steinle, and staff whose contribution has made it possible for CCT to implement its training and mediation programs.

Interventions

CCT has done significant work with several agencies during the last year, including the Hartford Public Schools, Trinity College, UCONN School of Social Work, and Leadership Greater Hartford. In addition, CCT has conducted three successful interventions with, firstly, St. Patrick St. Anthony Catholic Church, moderating a well-attended anti-violence forum during October 2006. This forum was planned during the summer of 2006, assisting this congregation in its commitment to work with Hartford residents towards ending the violence in Hartford. Subsequently, some church members have joined anti-violence groups in their efforts to address the violence in the City of Hartford.

The second intervention was a four-hour intervention with the UCC Mass Conference, consisting of 100 pastors who were in conflict over critical board decisions. The outcome of this meeting was the decision by the board to review some of the decisions made and also to be more inclusive in their decision making process. The most successful intervention was the two-week training and facilitation program with the Middle East Project, Moderate Voices for Progress (MVP). This is the third year CCT has participated in this program, where more than 80 Palestinians and Israelis have been trained and transformed their lives. This time CCT played a central role in providing facilitation and training services. The CCT director recently proposed a graduate program, whereby approximately 12 participants will return to the U.S. to

advance their skills and work towards a sustainable program in Jerusalem.

CCT was successful in acquiring the anti-racism contract with the GHICEJ for three years. This project will start soon within the organization.

Other Developments

CCT has recently undergone some changes. The executive director has joined the Greater Hartford Coalition for Equity and Justice (GHICEJ) as lead organizer. She will remain in a part-time capacity with CCT assisted by a team of consultants, until the CCT Board reconsiders this situation. The GHICEJ office has moved to the CCT offices, which will make the operation more manageable.

Conclusion

The success of the work CCT has done during the last year can be attributed to the support of many. CAC however remains one of the most important supporters. We thank you for being there with us as we provide the conflict interventions that bring about change and transformation in Hartford, surrounding areas and in the Middle East.

HOLCOMB FARM COMMUNITY SUPPORTED AGRICULTURE

Jerry Jones, Executive Director

Over the past 28 years, the Hartford Food System has become a leader in grassroots efforts to fight hunger and improve nutrition in low-income neighborhoods. We are one of the nation's oldest and best-established organizations working to promote *community food security*, defined as all persons being able to obtain a culturally acceptable, nutritionally adequate diet in their own community from normal, non-emergency sources.

One of our fundamental strategies to promote community food security is by strengthening the traditional link between food consumers and agricultural production. The Hartford Food System launched the Holcomb Farm Community Supported Agriculture (CSA) project in 1993 to do just that. It is located in West Granby. The CSA is supported financially by a socially and economically diverse group of members who pay a fee at the beginning of the growing season and receive weekly distributions of fresh produce from June through October. Members include suburban households and lower income residents of the Hartford region who join the CSA through community organizations and block groups. The CSA is also home to a sustainable agriculture apprenticeship program that provides in depth training in organic agriculture to several adults each season.

The CSA facilitates exchange between urban and suburban communities by encouraging members to participate in planting parties, potlucks, recipe tastings and an annual fall Harvest Festival. Members learn about the environment and agriculture by helping with farm projects such as weeding, harvesting pick-your-own crops, sharing recipes, and monitoring produce distribution.

Last year, we harvested a record 160,000 pounds of fresh produce which was distributed to 253 households and approximately 1,200 low-income Hartford and Granby residents from eleven community

organizations. The Hartford Food System raises funds to help support participation in the CSA by lower income members at a reduced fee. For several years, the Christian Activities Council has supported this effort through contributions to supply Horace Bushnell Congregate Homes with produce from the CSA.

This year, the CSA has expanded its production capacity to distribute an even bigger harvest. We've borrowed fields in the area to add acreage for the second year in a row, and we've made substantial investments in the main farm site. Our largest improvement project has been a 4,000-foot deer fence. Deer helped themselves to quite a bit of our lettuce and green beans last year, but the fence will keep them in the woods this season. We've also invested in new irrigation equipment to ensure a bountiful harvest this year.

Despite the cold, wet spring, our young crops are coming along very well. The CSA will soon harvest an array of fresh summer favorites: watermelon, heirloom tomatoes, eggplant, sweet peppers, zucchini, and cucumbers, as well as staple vegetables like red and yellow onions, eight different varieties of potatoes, butternut squash, cooking greens, leeks, and more. Fall at the farm brings the best broccoli, the sweetest carrots, and the only local sweet potatoes.

We are grateful to the Christian Activities Council for making this fresh, high-quality produce available to people in need.

MINUTES OF THE ANNUAL MEETING OF THE CHRISTIAN ACTIVITIES COUNCIL, JUNE 6, 2005

Submitted by Thomas Dean, Secretary

The Christian Activities Council held its 2005 Annual Meeting on June 6, 2005, with Robert A. Cushman, President, CAC, presiding.

Also in attendance (CAC): Linda Funderburk; James Funderburk; Thomas Dean; Carolyn Brooks-Burton; James Trail; Barbara Stott; Phil Duke; Shirley Fulton; George Schoen; Cheryl Thomas; Michael Williams; Douglas Wootten; Tyrone Walker; Richard Pawlich-Pagliccio; Kathleen Service; David Roozen; David Weaver.

Staff and Associates Attending: Candy Bordonaro; Michelle Roberts; Donald R. Steinle; Edwin O. Ayala; Tori Hamilton; Sandra Foster; Flora Foster; Yvonne Price.

Honored Guests and Visitors: Noel McGregor (USA); Cynthia Williams (USA); Juan R. Colon (USA); Vonda Powell (USA); and Steve Erickson, representing Whittlesey & Hadley, P.C.

The meeting was called to order at 6:10 PM with President Robert Cushman presiding. President Cushman called upon Associate Director Ayala to give the opening prayer. Thence, he invited all to introduce themselves.

President Cushman then directed the attention of the attendees to the reports contained in the Annual Report, asked for any questions or comments pertaining thereto, and hearing none, proceeded into the business session of the meeting, as follows:

Treasurer's Report: Mr. Douglas Wootten, treasurer, summarized the report, referring attendees to the written report contained in the Annual Report, passed out to attendees. As reported below, adding commentary to the treasurer's report were the verbal comments of Steve Erickson of the accounting firm, Whittlesey & Hadley, CAC's auditors, who presented the audit report. No matters were reported to raise concerns for the auditors.

New Business

Nominating Committee. Chairperson, Shirley Fulton, presenting. Ms. Fulton indicated that the Committee's nominees for the officers, board members and open posts for at-large delegate members for the CAC were listed in the Annual Report, asked the proposed new members nominated to stand up and be recognized, and then requested the president to open the matter for nominations from the floor. The matter was so opened, but no floor nominations were received. Ms. Fulton then requested CAC assembly endorsement of the Committee's nominees as so listed. A motion was heard to the effect that a single voice ballot be taken to approve the Committee's nominees, as presented. The motion received a second. The question was called and the motion was approved without dissent.

Notice: Proposed Revisions, Constitution and By-laws. President Cushman announced that revisions and updates of the language and contents of the Constitution and By-laws have been in preparation, study and review by a special committee of the Board and then by the Board itself for over a year. The final draft has been reviewed and approved by the Board at its latest meeting. To comply with constitutional notice requirements, this Annual Meeting cannot now take up the issue; however, the matter will be presented and determined by the Council at its next general meeting, scheduled for September, 2005. Copies of the proposed revisions will be made available prior to that time.

Signatory Resolution. Executive Director Steinle indicated that the closing of the sale for 38-40 Deerfield Avenue, Hartford, has been scheduled for a date and time when he will not be available to sign for and represent the CAC. Hence, he requested that Director Of Housing Ventures Yvonne D. Price, be authorized to so represent the CAC. A motion to adopt the proposal was requested from the floor. A motion to so adopt was received. A second to the motion

immediately followed. There being an opportunity for, but an absence of discussion, the question was called. The motion was adopted without dissent and by attachment hereto is hereby incorporated within as if more fully set forth herein.

Auditor's Comments, FY2004 Audit Report. Steve Erickson of *Whittlesey and Hadley, PC*, the CAC's auditors, was recognized to offer his comments to the Audit Report presented to the meeting. Mr. Erickson reviewed the high points of the audit, referencing the charts contained in the Report. He indicated it was a "clean audit" with no irregularities found. Executive Director Steinle was then granted the floor to provide additional commentary about the audit report.

Executive Director's Remarks. Executive Director Steinle was recognized to provide his summary of the past year's efforts and

relate to the assembly events and activities planned for the coming year. He first lauded the services of the presidents of both the CAC and USA, Inc. He held up for special recognition the activities and service of USA President Noel McGregor. He went on to update the assembly on current initiatives underway.

The President. President Cushman offered his closing remarks to the gathered assembly by announcing the management transition planning underway at the CAC that will lead to the eventual retirement of Executive Director Steinle and the efforts to regularize a process for transition and for selecting his replacement. President Cushman opened the floor for any other business for consideration. Hearing none he thereupon adjourned the meeting at 6:49 PM. The Reverend Michael Williams was prevailed upon to recite the closing benediction.

Corporate Resolution of the Christian Activities Council, Congregational

The following was adopted by the general assembly of the Christian Activities Council at its annual meeting held on June 6, 2005:

"BE IT RESOLVED by the Christian Activities Council in assembly, that the Director of Housing Ventures, Yvonne D. Price, is authorized and directed by the Christian Activities Council to execute, sign and do and perform all acts and deeds that are necessary or may become necessary in representing the Christian Activities Council, including, but not limited to, a deed of conveyance, relating to the sale of the property located at 38-40 Deerfield Avenue, Hartford, Connecticut."

IN WITNESS WHEREOF, I have affixed my name as Secretary of this Corporation this June 8, 2005.

Thomas Dean, Secretary

TREASURER'S REPORT

*Summary of Operating Public Support, Revenue, Transfers and Expires
for the Year Ended December 31, 2005*

Public Support, Revenues, and Transfers:

Endowment Funds Income (Transfers)	\$ 348,000
Estate Income Distributions	22,211
Church Contributions	23,404
Individual Contributions	8,480
Administrative Fees - Urban Suburban Affordables	56,000
Interest Income	1,364
Summer Program	128,120
M.T.A.I. Contributions	7,071
C.A.C. Financial Services	25,800
Developer fees	79,050
Grant Income	279,963
Total Public Support, Revenues and Transfers	\$ 979,463

Expenditures:

Salary and Housing	\$ 371,632
Payroll Taxes and Benefits	135,771
Office	82,426
Utilities	8,844
Insurance	8,283
Professional Fees	6,600
Staff and Program Development	4,762
Housing Program Expenses	156,859
M.T.A.I. Program	6,636
Church and Organization Support	33,704
Summer Program	128,956
Total Expenditures	\$ 944,473

Net Income \$ 34,990

The above information is a summary of the operating support, revenue, transfers and expenses for the year ended December 31, 2005. The complete financial statements including the opinion of our independent certified accountant, Whittlesey & Hadley, P.C., are available upon request.

Respectfully submitted,
Douglas Wootten
Treasurer, Christian Activities Council

CONTRIBUTIONS AND SUPPORT

for the Year Ended December 31, 2005

Church Contributions

Asylum Hill Congregational Church	\$ 3,552
Avon Congregational Church	5,200
Broadview Community Church	500
Buckingham Congregational Church	700
Center Congregational Church, Manchester	300
Church of Christ, Congregational, Newington	275
Congregational Church of South Glastonbury	4,100
East Granby Congregational Church	3,550
Elmwood Community Church	450
Faith Congregational Church	1,000
Farmington Valley Association, UCC	1,000
First Church in Windsor	2,250
First Church of Christ in Wethersfield	1,000
First Church of Christ, Congregational, Farmington	54,000
First Church of Christ, Hartford	2,136
First Church of Christ, Simsbury	6,000
First Church of Christ, West Hartford	800
First Church, Glastonbury	1,500
First Congregational Church Canton Center	1,125
First Congregational Church of Granby	1,200
Flagg Road United Church of Christ	2,712
Franciscan Center for Urban Ministry	50
Hartford Association, UCC	3,000
Immanuel Congregational Church	1,500
New Hope Hispanic Church	300
Poquonock Community Church	461
Rocky Hill Congregational Church	27,500
South Congregational Church East Hartford	870
South Congregational Church, Granby	500
West Avon Congregational Church	1,298
Wilson Congregational Church of Windsor	100
TOTAL	\$ 128,929

Foundations and Corporate Support

Aetna Foundation, Inc.
Bank of America
Charles Robinson Foundation
Charter Oak Fire Insurance Company (St. Paul-Travelers)
Citigroup Foundation
City of Hartford, Appraisal Gap Funds
City of Hartford, Housing Opportunities for People with Aids (HOPWA)
Connecticut Housing Finance Authority
Connecticut Housing Investment Fund
Edwin H. Bingham Estate
Ensworth Charitable Foundation
Fisher Foundation, Inc.
Greater Hartford Jaycees Foundation, Inc.
Greater Hartford Links
Hartford Courant Foundation
Hartford Fire Insurance Co.
Hartford Foundation for Public Giving
Irene Hills Estate
Lincoln Financial Services
Local Initiatives Support Corporation
MassMutual Financial Group
North Central Regional Mental Health Board
Private Capital Group
St. Paul Travelers
State of Connecticut Department of Children and Families
State of Connecticut Department of Economic and Community Development
State of Connecticut Department of Social Services
Weston Estate
Wickersham Fund

Friends Contributing

Joyce H. Allen
R. Regner Arvidson
Rev. Edwin O. Ayala
James and Rita Bagnall
Sara Jackson Batchelder
Dorothy A. Benko
Bish Company Realtors
Paul D. Bobbitt
Candida M. Bordonaro
Harold and Joyce Buckingham
Roger Bunker
Carolyn Brooks Burton
M. I. Cake
Paul C. Capra
Anne S. Carey
Douglas G. Christie
Corporation for Independent Living
Carmen Cruz-Velez
Dr. Robert A. Cushman
Edwin M. Dahill
Thomas Dean
Dr. Robert O. Decker
Fred and Bebe Dudley
Phil Duke
David Eddy
Elizabeth B. Eliason
Steven C. Erickson
Carole C. Fay
Neal B. Freuden
Shirley M. Fulton
James and Linda Funderburk
Gary W. Clark
Kathleen P. Gourlie
Janette Harwell
Shirley A. Hawkins
David S. Hoopes
Kathleen Housley
Ruth S. Hummel
Rev. Alvan N. Johnson
Gerald C. Jones
John and Donna Kidwell
Helen Lansberg
Lift Every Voice and Sing
Arthur B. Locke
Charlotte Lueckel
Walter Mayo
Dorothy McDougald

Hugh C. and Katharine McLean
George and Judith Merrick
Nestor Nieves
David Owens
Richard Pawlich-Pagliccio
Kenneth A. Poppe
Lyman G. Potter
Yvonne D. Price
Joan Pritchard
Norman F. Ramsey
Robert K. Rath
Real Estate Solutions
David Roozen
Michael L. Roy
Jack Ryan
Sage Park Middle School
Jean T. Sargent
James M. Scaramozza
Rev. J. Richard Sherlock
Linda M. Sinapi
Rev. Donald R. Steinle
John M. Stevens
John B. Stewart
Robert D. Stone
Robert and Barbara Stott
Cheryl Thomas
Shirley W. Thompson
Ira M. Turner
David A. Weaver
Douglas H. Wootten

NOMINATING COMMITTEE, BOARD AND COUNCIL MEMBERS

2005-2006

Christian Activities Council

BOARD OF DIRECTORS

President

Dr. Robert A. Cushman

Vice President

Rev. Michael C. Williams

Treasurer

David A. Weaver

Secretary

Thomas Dean

Chair, Investment Committee

Dr. David Roozen

Chair, Church External Relations

Sara J. Batchelder

Chair, Long Range Planning

Phil Duke

Chair, Nominating Committee

Shirley Fulton

Members at Large

Carolyn Brooks-Burton

Francis Davila

Susanne Morrill

Richard Pawlich-Pagliccio

Cheryl Thomas

Tyrone Walker

EXECUTIVE COMMITTEE

President

Dr. Robert A. Cushman

Vice President

Rev. Michael C. Williams

Treasurer

David A. Weaver

Secretary

Thomas Dean

Chair, Investment Committee

Dr. David Roozen

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