Our Mission

to provide access to stable, affordable housing for people who are homeless or at risk by developing and managing rental communities

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CASA’s core values are compassion, respect, service, and excellence. In 2021, we strengthened our commitment to diversity, equity, and inclusion (DEI) because we know it makes us stronger as an organization. We welcome people from all races, religions, ethnicities, countries of origin, sexual orientations, gender identities, and abilities.

Honoring Mary Jean Seyda

Mary Jean Seyda has retired from her role as CASA’s CEO. Mary Jean has been CEO for 4 years, and was previously COO for 16 years. Throughout her 20 year career with CASA, she has guided our organization through twists and turns, through heartbreak and celebration, and through periods of stability and periods of growth.

There are few that have worked as long and as hard as Mary Jean to aid those experiencing homelessness in the Triangle. Her dedication is admirable, and we hope she reflects on her career knowing she made a positive difference in so many people’s lives.

As a first-step toward retirement, Mary Jean has joined CASA’s Fund Development team as a part-time Senior Advisor and will be focusing on our newest developments.

Introducing CASA’s new CEO, Everett McElveen

After a comprehensive, national search that attracted outstanding candidates, we’re excited to announce Everett McElveen as CASA’s new CEO.

Everett comes to us with more than 20 years of nonprofit leadership experience in housing, homelessness, employment, healthcare, and food security. For the last 17 years, he has worked in Pittsburgh where he most recently served as CEO of Community Human Services (CHS) which has a budget of more than $13M and a staff of 130. Everett also served as President and CEO of Life’s Work of Western Pennsylvania, a nonprofit providing opportunities to people living with disabilities and/or mental illness and those with barriers to employment.

Everett began his work with CASA in November.

We can’t wait to introduce you to our new CEO!

To learn more about Everett and the CEO Transition, visit www.casanc.org
Board of Directors

Members
Rebecca Joyner, Chair
Sharonda Arnold Ocean, Vice Chair
J. Stewart Witzeman, Secretary
Jennifer Johnson, Treasurer
Casey Angel
Marcia Baltimore
Sheneque Brawley-Duncan
Rob Griffin
Lauren Hubbard, non-voting student member
Dr. Keith Hull, Jr.
Tina Konidaris
Steven Peden

Executive Committee
Provides leadership to the CASA Board of Directors and support to the CEO.
Rebecca Joyner
Sharonda Arnold Ocean
J. Stewart Witzeman
Jennifer Johnson

Development Committee
Recruits prospective new Board members and assists with orientation.
Marcia Baltimore
Rebecca Joyner
Steven Peden
Sheneque Duncan
Lauren Hubbard

Welcome new members
Sheneque Brawley-Duncan
Tina Konidaris

Sheneque is a marketing consultant who helps organizations set and achieve business goals. She believes safe, affordable housing should be viewed as a right of all, rather than a privilege for some.

Tina is in the mortgage business, and year after year has been in the top 1% of originators nationwide. As someone that has experienced homelessness, Tina understands how frightening it can be to have no where of your own to call home.

By the Numbers

$14,634.13 average annual income of a CASA resident

91% of residents successfully completed at least 1 year of stable housing

65% households with at least one disabled individual

107 veterans housed this year

53% of residents are male

5% are other or unknown

41% of residents are female

19% White or Caucasian

65% African American or Black

16% Other or unknown

65% of CASA households live below the federal poverty line

463 total apartment units

Wake County

Durham County

Orange County

283

44

136

3
Meet Robert
Originally from Dunn, Robert moved to Raleigh after he lost his home in a fire. Robert is epileptic. While cooking, he had a seizure, and as a result his kitchen caught fire. “I’m afraid to use the stove now,” he says. “I didn’t have insurance on the house, so I just left. I had to start over again.”
After a period of homelessness, Robert moved into his CASA apartment. “That apartment is like a mansion to me. I’ve got plenty of room, I’ve got my privacy, and I’ve got room to put my keyboard!”
Robert’s passion is his music. “When I play I’m kind of in my own zone. It’s so relaxing. It’s a feeling I can’t explain. It seems like when I start playing, I close my eyes and God just guides my fingers. It’s so fantastic.”

See more stories from our residents at casanc.org/tenant-stories

Edna
Edna’s husband had always taken care of the bills, so when he passed away, Edna had few options. “With tears in my eyes, I got on the computer and I looked and I found CASA.”
Edna has been a preschool teacher for over 40 years, and could not afford a market rate apartment on her salary. She says her apartment has been a blessing. “I didn’t know where I was going. When I came here and saw the apartment, I was so proud.”

Tremayne
Tremayne is a Navy veteran and moved into his apartment a little over a year ago when his previous landlord stopped accepting his housing voucher. He has big plans for the future, and is currently in school at Wake Tech studying radiology. One day, he hopes to open his own business and do mobile radiology. He also says that one day “...I wanna go skydiving because I never did when I was stationed in Hawaii.”

Sandra
Sandra is a veteran, and has lived in her CASA apartment, specifically for veterans that have experienced homelessness, over a year ago when her previous landlord stopped accepting her housing voucher. She has big plans for the future, and is currently in school at Wake Tech studying radiology. One day, she’s formed a true sense of community with her neighbors. One of Sandra’s neighbors has actually become her best friend. They check in on eachother almost everyday. Sandra says, “The good thing is, I have a roof over my head. I hope I never have to be homeless again.”

Bryan Place
Named in honor of Nancye Bryan, a longtime CASA Board member, volunteer, and housing advocate.
Bryan Place will be located on N. Duke St. in Durham, very close to Duke Regional Hospital. Community facts:

- 16 1-bedroom units
- Serve those living at or below 30% of the area median income (earning less than about $20,000 annually)
- Special focus on those experiencing homelessness
- On-site community meeting space
- Very close to bus stop

CASA hopes to break ground on this community in the spring of 2022.

Perry Place
Named in memory of Velma Perry, Northside leader, activist, and affordable housing advocate.
Perry Place straddles the border between Chapel Hill and Carrboro. It will contain 48 1- and 2-bedroom apartments, 24 in each town. The community will serve families and individuals earning less than 60% of the area median income (AMI). A portion of the apartments will be reserved for people living with disabilities.

This is CASA’s first Low Income Housing Tax Credit (LIHTC) property.
Construction is now underway.

CASA is the affordable housing partner for an 88-unit community in Hillsborough. CASA is currently waiting on the conveyance of a parcel of land from the developer and exploring funding options.

CASA has been selected as a member of the development team for a new, mixed-income housing community on Homestead Rd. in Chapel Hill. Other partners include Self Help, Community Home Trust, Habitat for Humanity of Orange County, and UNC Horizons.

CASA will construct 72 affordable apartments at this site. Construction is on track to begin in 2022.
King's Ridge

King’s Ridge is named in loving memory of the late Debra K. King, who served as CASA’s CEO for 23 years. It is CASA’s largest and most ambitious project to date.

The Vision

In 2019, CASA purchased six acres of land in Raleigh near WakeMed as the future site of the King’s Ridge Apartments.

CASA’s vision for King’s Ridge is to emulate Charlotte’s Moore Place community, and other nationally recognized supportive housing models, as a high-quality, affordable apartment community that ends homelessness. King’s Ridge will provide permanent housing for 100 households, serving both individuals and families.

The property main floor will include community space, offices, and access to wraparound supports like case management and integrated primary and mental healthcare. The site is well located minutes from downtown Raleigh with a public bus stop across the street.

King’s Ridge will target chronic homelessness among those earning less than 50% of the area median income (AMI) with an emphasis on those lower than 30% AMI.

For more information or to make a King’s Ridge gift, visit casanc.org/kingsridge.

King’s Ridge Phase 1 Progress: $19.5M

Thanks to the generosity of our community and public-private partners working together to create this housing solution, the King’s Ridge community will begin construction in 2022 as planned.

The first phase of the Campaign for King’s Ridge raised $19.5M for construction. With more than 90% of construction dollars raised, we are moving forward with construction.

King’s Ridge Phase 2: CASA continues to fundraise for the following needs

- **Construction Capital** | Purpose: To address increased construction costs

- **Outfitting King’s Ridge with Love** | Purpose: To provide permanent furnishings that maximize the spaces in each apartment and common area to promote safety and compassion throughout the community.

- **Program Support** | Purpose: To underwrite the salary of the King’s Ridge Director, provide programming materials and logistical support, and cover 24-7 onsite security for the first three years of operations.

- **King’s Ridge Sustainability Endowment** | Purpose: To provide operating support for King’s Ridge in perpetuity.

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King’s Ridge will reduce the number of people experiencing homelessness in Wake County by more than 10%.

“"The greatest gift we can give people is the chance to be who they are without labels.””

- Debra King

The Campaign for King’s Ridge is led by a Campaign Leadership Committee of dedicated, passionate volunteers. They aid CASA in fundraising and use their expertise to guide us in decision making around King’s Ridge. Molly Woodruff Painter (right) chairs the committee and has been instrumental in the level of support we’ve received thus far.
Thank you, CASA donors!

Our list includes donors between July 01, 2020 and June 30, 2021 who gave more than $1,000 cumulatively. Contact Emma Hansen with questions about the list or your gift: (919) 307-3451, or ehansen@casanc.org

$50,000+
Bank of America
Cannon Foundation
Disabled American Veterans
Charitable Service Trust
Tom and Pat Gipson Fund at the Triangle Community Foundation

$25,000-$49,999
Clay Foundation East
Coastal Federal Credit Union
Duke Office of Durham and Community Affairs
The Forest at Duke
Reunion Marketing
United Way of the Greater Triangle
Wells Fargo

$10,000-$24,999
Sam and Nanocy Bryan
eyeNET Security, Inc.
John William Pope Foundation
Millard and Debbie Kirk
Tina Konidaris and Jeff Turpin
Macy’s
Pacific Western Bank

$5,000-$9,999
Cameron Charitable Trust
Chist Episcopal Church
DBR Group
Duke Energy Foundation
Susan Frazier
Bill and Rosemary Herhold

Donors listed in green are CASA Champions—donors who make monthly, sustaining gifts to support CASA’s day to day work. Thank you, CASA Champions! Learn more at www.casanc.org/casa-champions

Brightway Insurance
Worth and Ann Harris

CASA Champions
Lara Heberlein
Horvath Associates, PA.
Michael Hrivnak and Julie Thompson
Donna Huck
Keith and Julianne Hull
Jennifer Johnson
Rob Jones
Aubrey Keen
Sherry Keen
Louise and Richard Kowalsky
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Munther and Janet Qubain
Red Hat
Regions
Mary Beth Rehm and Ed Brown
Vidette L. Rouse

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American Legion Auxiliary Unit 116
Casey and Ivanna Angel
Brenda Baker
Balleline Associates, P.A.
Blue Cross Blue Shield of North Carolina
Blue Heron Asset Management
Broadcom
Cadence
Edwin Cadet
CAHEC
Centrart Community Capital
Chapel Hill-Camboro Sunrise Rotary Club
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Coulter Jewell Thamas, PA
DataTech Law
Stephen and Gladys Deaton
DeRonja Real Estate
Phyllis Donovan
Joe and Michele Doos
Duke-Durham Neighborhood Partnership
Enterprise Community Investment
Evergreen Construction
Jay Lewis
James Fischetti
FMI Corporation
Bryan and Angela Fox
Amy Germuth and Sandi Metz
Stacey Giglio
Ira Goldstein
Rob and Veronica Griffin
Brian and Laura Gi wn
Worth and Ann Harris

CASA’s priority is to move as many people out of homelessness and into a permanent affordable home as we can. Tenants pay 30% of their income on housing, no matter what their income is. This creates a gap between what a CASA tenant pays in rent and our cost to maintain their high quality homes. Donations to the Housing Solution Fund bridge that gap and keep people safe at home no matter what.

The Housing Solution Fund

$3,300 keeps a family, a veteran, or a person living with disabilities off the streets and in an affordable, high-quality, permanent home for an entire year.
$1,650 supports a CASA household for six months.
$275 supports a CASA household for one month.

$50,000+
A.J. Fletcher Foundation
Alliance Behavioral Health
Bank of America
The Miller Family Foundation
Molly and Michael Painter

$500,000+
The Ann C. and C. Hamilton Sloan Foundation

$100,000-$249,999
Jim and Gina Anthony/APG Advisors
Baker Roofing
Lyle and Rhonda Gardner
Jay and Janice Jester
Dean and Lisa Painter
Cecil and Linda Sewell

$250,000-$499,999
The Miller Family Foundation
Molly and Michael Painter

$25,000-$49,999
Chip and Judy Anderson
Claren and Wesley Englebreth
Scott and Molly Mahoney
Stephen and Marcie Porterfield

$10,000-$24,999
Cooper and Sam Bratton
Barrett and Curt Brewer
Dr. James A. Burnress and Dr. Mary H. Fontaine
Katherine and Mike Connell
Anne Dahle
Frances Fontaine
Brenda and Ron Gibson
Gail Halley and Chris Merrill
Carlton Jester V
Rebecca Joyner
Margaret and Bruce King
Brian Lee and Catherine Clodfelter
Clair and Allen Marshall
Fraley and Charles Marshall
Jill Painter Morris
Virginia Parker
Joe and Brit Parrish

$50,000-$99,999
Edenton Street United Methodist Church
Matthew and Katherine Fritter
North State Bank
Julia and Matt Peterson
Janet and Munther Qubain
St. Michaels Episcopal Church
Wake Stone Corporation
Stewart and Kerry Witzman
Rosemary and Smedes York

Donors listed in green are CASA Champions—donors who make monthly, sustaining gifts to support CASA’s day to day work. Thank you, CASA Champions! Learn more at www.casanc.org/casa-champions

$2,500-$4,999
Samuel and Dixie Boyce
JJess Branded
Brightway Insurance

$10,000-$24,999
Sam and Nanocy Bryan
eyeNET Security, Inc.
John William Pope Foundation
Millard and Debbie Kirk
Tina Konidaris and Jeff Turpin
Macy’s
Pacific Western Bank

$5,000-$9,999
Cameron Charitable Trust
Chist Episcopal Church
DBR Group
Duke Energy Foundation
Susan Frazier
Bill and Rosemary Herhold
Sandra Herring
Highland United Methodist Church
Jerry and Mary Cynthia Monday
Stephanie Norris and Colleen Kochanek
North State Bank
Jay and Kathryn Peters
Sortrow Roses, Inc.
Verizon
Westminster Presbyterian Church
Stewart and Kerry Witzman

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To support CASA’s Housing Solution Fund, please visit casanc.org/donate, or contact Alexis Trell, Annual Fund Manager, at atrell@casanc.org, or (919) 307-3431.

To learn more about King’s Ridge or to make a contribution, contact Missy Hatley, Sr. Director of Resource Development, at mhatley@casanc.org, or (919) 307-3435.