

IMPACT REPORT



2021-2022

Celebrating 30 years of
serving our community

www.casanc.org
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919-307-3435



Our Mission

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

CASA's Core Values:

Compassion. Respect. Service. Excellence.

We welcome people from all races, religions, ethnicities, countries of origin, sexual orientations, gender identities, and abilities.

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From Our Leaders

To our friends and supporters,

We are so pleased to present you with CASA's 2021/2022 Annual Report. Our 30th year in operation has been about growth and change. CASA has over 300 affordable housing units in the development pipeline, we've welcomed a new CEO and a new CAO, and we're expanding the supportive intervention services we offer our residents in need. Here at CASA, we feel stronger than ever.

We want to thank you for your support, even during these uncertain economic times. You are providing the dignity and stability of a permanent home to hundreds across the Triangle. In the following pages, you'll learn about the impact your support has made over the past year.

Homelessness is a complex issue, but the answer is simple: housing. Thank you for being part of the solution.



Everett McElveen
Chief Executive Officer



Rebecca Joyner
Board Chair

Board of Directors

Rebecca Joyner, Chair
Sharonda Arnold Ocean, Vice Chair
Dr. Keith Hull, Jr., Secretary
Jenn Johnson, Treasurer
Casey Angel
Sheneque Brawley-Duncan
Rob Griffin
Tina Konidaris
Steven Peden



**Welcome,
Lena!**

Join us in welcoming Lena Frias, CASA's new Chief Administrative Officer! She has over 20 years of senior leadership experience working in public housing, behavioral health, and the real estate industry.

\$327.83



Average CASA household rent

\$15,541



Average annual income of
a CASA household

342

Apartments in
Wake County



44

Apartments in
Orange County



136

Apartments in
Durham County



522

Total CASA apartments

60%

of CASA households
live below the
federal poverty line



24%

of CASA residents
are veterans



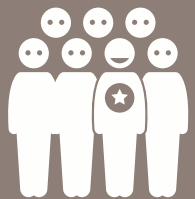
70%

of CASA households are
home to someone living
with a disability



92%

of residents successfully
completed at least 1 full
year of stable housing



*By the
Numbers*

68% Black/African American

20% White

12% Other/unkown

Stories of Home

Meet Sharon and Keshira



Sharon and Keshira have lived in their CASA apartment for ten years. Keshira, now a senior in high school, reflects on all they've been through: "No matter how many things we've gone through or no matter what's happened, mom has just kept it going. She's actually pursuing her dream of becoming a lawyer, and I'm proud of her for that."

Since moving into their CASA apartment, Sharon has earned her associates degree in Criminal Justice, her paralegal certificate, her BS from William Peace University, and she's currently in law school. "Being able to afford my rent and food—I'm really grateful for that."

Sharon and Keshira are very close. Sharon says, "That's my best friend. I'm still mama. I'm mama, daddy, sister, brother, best friend. She knows I love her."



Michael
US Army Veteran

"My dream is to become a chaplain in the prison system. That became important to me—to help somebody like me who really wants to get help. There are some people in there that want to change their life. I want to be able to help those people."



Monica
Resident for 27 years

"I was running out of options. CASA gives people a chance after they've been through many hardships in life. They let people have a peaceful place to live."



Ernest
Marine Corps Veteran

"Life is good. Life is better. And I feel like it's better because of all I've been through. Because the process is humbling. I became humble enough to take some suggestions from somebody else."



Under Development

In CASA's 5-year strategic plan, we committed to bold plans to develop 500 new affordable housing units in the Triangle by 2025. For the first time ever, CASA has properties under development simultaneously in all three Triangle counties: Wake, Durham, and Orange.

Perry Place

Under Construction

Perry Place, named in memory of community affordable housing advocate Velma Perry, straddles the town border and will contain 48 1- and 2-bedroom apartments, 24 in Carrboro and 24 in Chapel Hill. The community will serve families and individuals earning less than 60% of the Area Median Income (AMI). We expect to complete construction in Spring 2023.

Bryan Place

Breaking Ground Soon

Bryan Place, located on N. Duke St in Durham, will be 16 1-bedroom units for those at or below 30% of the Area Median Income. This community will have a special focus on those exiting homelessness. Bryan Place is named in honor of longtime CASA Board member Nancy Bryan.

Homestead Gardens

Planning Phase

Homestead Gardens is a public-private partnership located in Chapel Hill. The project's vision is to develop an inclusive, mixed-income community offering a variety of housing types that serve a range of incomes, with a priority on households with few options in the local housing market. Partners include CASA, UNC Horizons, Community Home Trust, Self Help Credit Union, and Habitat for Humanity of Orange County.

King's Ridge

King's Ridge is named in loving memory of Debra K. King, who served as CASA's CEO for 23 years. It is CASA's largest and most ambitious development to date, and will end homelessness for 100 single adults and families in Wake County.

- 🔧 100 1- 2- and 3-bedroom apartment units
- 🔧 Designated for those exiting homelessness
- 🔧 On-site services on the main floor, including a health clinic and case workers



CASA's groundbreaking ceremony for King's Ridge was a momentous and emotional celebration of two years of hard work with volunteers, elected officials and compassionate community members.

As CASA prepares for construction to begin at King's Ridge, we've been busy ensuring the building will be as comfortable as possible for our newest residents. The King's Ridge 'Fill it With Love' Campaign will provide full furnishings to all 100 apartment units at King's Ridge. With the help of the community, we can transform these apartments into true homes.

A home with quality, comfortable furniture is the most respectful gift we can offer. Everyone deserves the dignity of a warm bed to sleep in, a kitchen table to share meals at, and a couch to unwind at the end of a long day.

The Campaign for King's Ridge is a public-private partnership that has raised \$24.6M toward construction and furniture costs.

King's Ridge:
Fill It With  *Love*

For more information on the Fill it With Love campaign, visit casanc.org/kingsridge

Financials

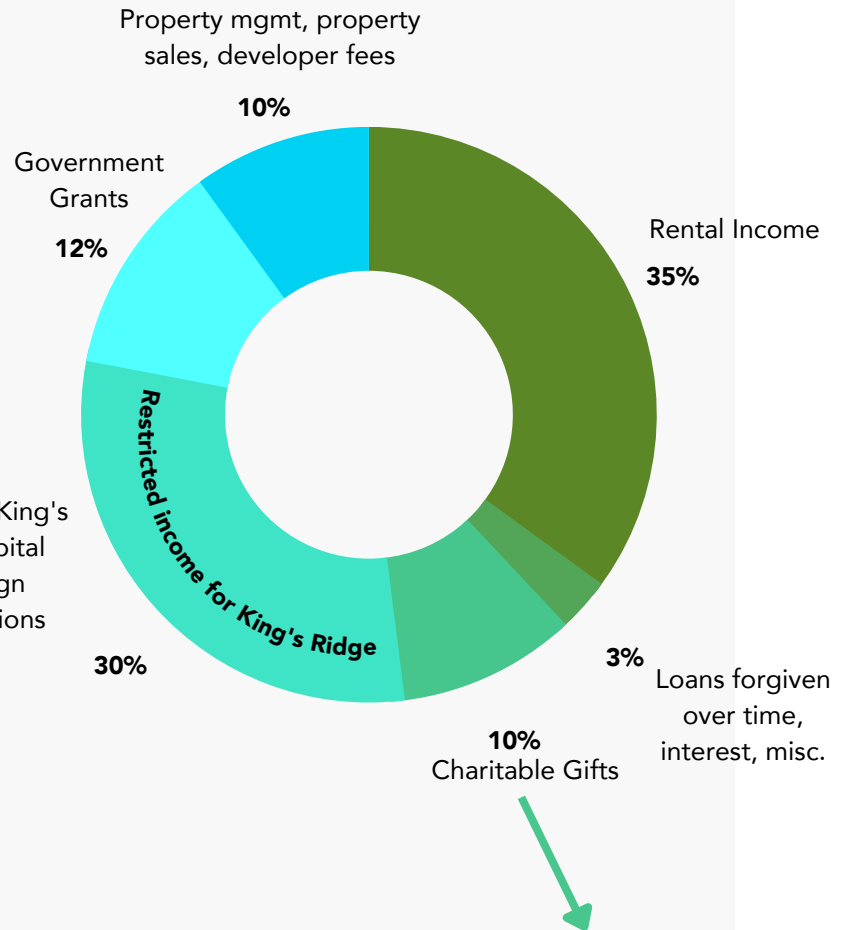
Based on 2021-2022 audited financials. Income exceeds expenses due to restricted construction funds raised for King's Ridge. CASA will provide full audited financials upon request.



Income

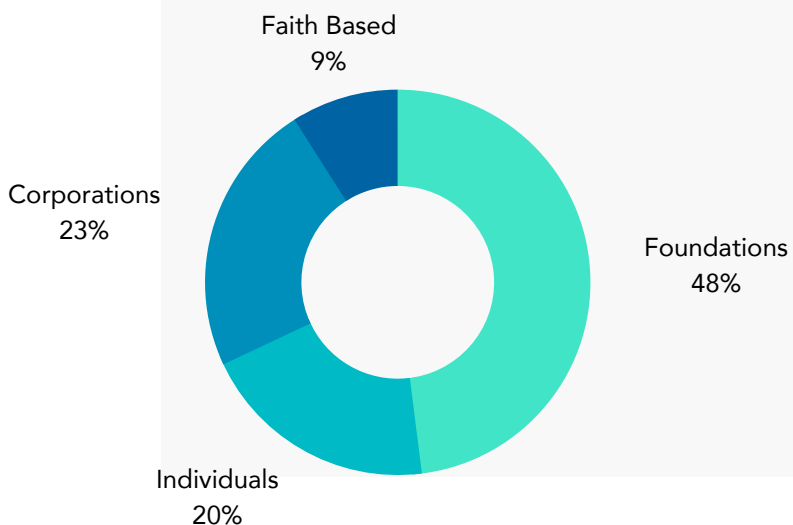
\$9,924,428

CASA raised \$2,996,369 for its King's Ridge Capital Campaign between June 2021-July 2022 to support the building's construction (see pg 6). Funds will be expended by summer of 2024, when construction is complete.



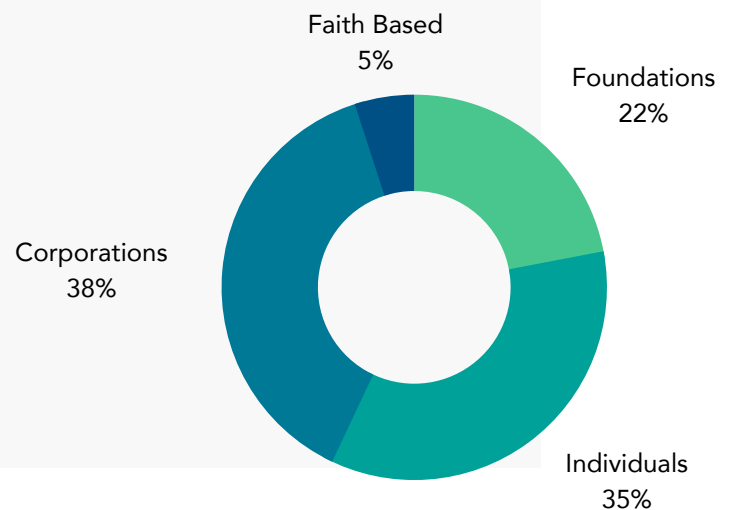
King's Ridge Capital Campaign

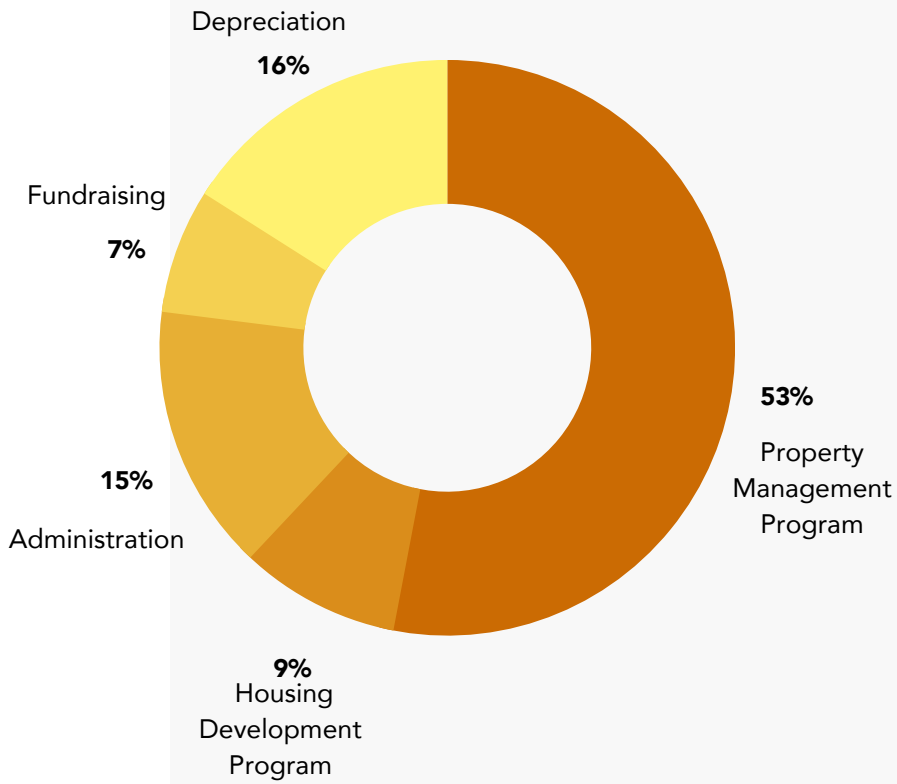
Reflects funds raised between June 2021 and July 2022



Sources of Charitable Giving

Excludes gifts to the King's Ridge Capital Campaign





Expenses



\$6,815,583

Funds dedicated to the King's Ridge Capital Campaign have not yet been fully expended and are rolling over to next fiscal year to provide cash for the building's construction.



CASA Donors

Our list includes donors who gave more than \$1,000 cumulatively between July 1, 2021 and June 30, 2022. Contact Emma Hansen with questions about the list or your gift: ehansen@casanc.org

\$50,000+

Bank of America
Disabled American Veterans
Charitable Service Trust

\$25,000-\$49,999

Matthew and Suzanne Case
Clay Foundation East
Tim and Denise Morgan
Reunion Marketing
United Way of the Greater
Triangle
Wells Fargo
Glen and Diane Williams

\$10,000-\$24,999

100 Women Who Give a Hoot
4 Others Foundation
Sam and Nancye Bryan
eyeNET Security, Inc
John William Pope Foundation
Macy's
Robert and Helen Majors
Nancy A Wright Foundation, Inc.
Pacific Western Bank
Strowd Roses, Inc.
Truist
Tina Konidaris and Jeff Turpin
Verizon
Mark and Patricia Wilson

\$5,000-\$9,999

Ameriprise Financial
Chip Anderson
Jane Brown
Cameron Charitable Trust
Coldwell Banker Advantage
Greystar
Vick Hubbard
North State Bank
Stephanie Norris and Colleen
Kochanek
Raymond J. and Mary C. Reisert
Foundation
The REALTOR Foundation
Flaviu Simihaian
Society Real Estate
SouthState Bank
Westminster Presbyterian
Church

\$2,500-\$4,999

A/P Foundation
Ann Alexander
American Legion Auxiliary Unit
116
Ballentine Associates, P.A.
Blanco Tackabery
**Brian Lee and Catherine
Clodfelter**
Phyllis Donohue
Duke Energy Foundation
Nicci and Martin Gafinowitz
Stacey Giglio
James and Tracy Joseph
Brian Marsh
Jean Gross and Don Miller
Morris Family Foundation
Mary Norris Oglesby
Jay and Kathryn Peters
Progress Software Cooperation
Publix Super Markets Charities
UCB Biosciences
Vermont Bar Foundation
Walmart
Malcolm and Deborah White

\$1,000-\$2,499

Casey and Ivanna Angel
Ryan Applegate
BAE Systems
T. Ed Bailey
Blue Lotus Yoga Studio
Samuel and Dixie Boyce
Jennifer Bremer
Judi Brown
Brownlee Whitlow & Praet, PLLC
Mackenzi Lynn Buck
Bunch of 5's Hospitality
Steve and Holly Burnham
CAHEC
Maureen Cecchino
Centrant Community Capital
Chapel Hill-Carrboro Sunrise
Rotary Club
George and Cresha Cianciolo
Citrix
Vince and Camille Conzola
Burton and Heather Craige
Stephen and Gladys Deaton
Emilie C. Decherney
Alex Denson and Mary Denson
Joe and Michele Doss
Patricia Edgerton
Erie Insurance Group
Joan Erwin
Evergreen Construction

First Presbyterian Church
James and Jill Fischetti
FMI Corporation
Bryan and Angela Fox
Jane Gaede
Ira Goldstein
Rob and Veronica Griffin
Brian and Laura Gwyn
Worth and Ann Harris
Lynn Hayes
Steve Hepler
Bill and Rosemary Herhold
Heritage High School
HH Architecture
Davis Holt
Holy Infant Catholic Church
Home Depot Foundation
Cory Howell and Diana Brown
Howell
Michael Hrivnak and Julie
Thompson
Keith and Julianne Hull
Ken Jones
Rob Jones
Rebecca Joyner
Robert and Sandy Kelley
Millard and Debbie Kirk
Louise and Richard Kowalsky
Ryan Leahy
Frank and Mimi Liggett
Ralph and Susan McCaughan
McGriff Insurance Services
Mike and Kelly Mescall
Rob and Azra Mineo
North Raleigh United Methodist
Men
Molly and Michael Painter
Parker Poe Adams & Bernstein LLP
Moir Pearson
William and Barbara Pinna
PNC
Munther and Janet Qubain
Regions
Steve Schewel and Lao Rubert
Garrick and Carla Sevilla
**Mary Jean Seyda and Maggie
McGlynn**
Lucy Stokes
Ty Summers
Alexis Trel
United Way of the Midlands
Michele R. Vernon
Videri Chocolate Factory
The Warner Fund Inc.
Dan and Robin Wascher
Jane Williams
Woody and Marty Warburton

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!

The Housing Solution Fund

CASA's priority is to move people out of homelessness and into a permanent, affordable home. Residents pay 30% of their income on housing no matter what their income is. This creates a gap between what a CASA resident 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.



\$3,300 keeps a family, a veteran, or 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.

King's Ridge Donors

Our list includes donors who gave more than \$10,000 cumulatively to the Campaign for King's Ridge between July 1, 2021 and June 30, 2022. The Campaign for King's Ridge is a multi-year campaign that launched in 2020, therefore this is not a complete list of campaign donors. Contact Emma Hansen with questions about the list or your gift: ehansen@casanc.org.

\$500,000+

Bank of America
The Stewards Fund

\$25,000-\$49,999

Bryan and Carson Brice
Joe and Kate Cannon
George and Elizabeth DeLoache
Hillsdale Fund Inc.
Michael and Mary Dee Smith

\$250,000-\$499,999

Christ Episcopal Church
The Leon Levine Foundation

\$100,000-\$249,999

Gipson Family Foundation
Robert P. Holding Foundation
Maynard Family Foundation
Sears Family Foundation
Wells Fargo

\$50,000-\$99,999

The Church of the Good Shepherd
First Presbyterian Church

\$10,000-\$24,999

Cliff and Anna Benson
Cameron and David Ellerbe
Edward and Molla Ladd
M/I Homes Inc.
Stephen and Marcie Porterfield
Henry and Sally Tanner
W. Trent Ragland Foundation
Louise and Phil York

Thank you

to our generous King's Ridge 'Fill it With Love' Headline and Gold sponsors!

Headline Sponsors

Eatman's Carpets and Interiors
Kevin and Martha Schneider
St. Michaels Episcopal Church

Gold Sponsors

A.E. Finley Foundation
Ella Ann L. and Frank B. Holding Foundation
Katherine Connell Interior Design
Sherry Keen
Avery and David Knight
Katie and Austin Koon
Easter Maynard
Mid-Carolina OBGYN
Molly and Michael Painter
Plexus Capital
Sears Contract



To support CASA's Housing Solution Fund, please visit casanc.org/donate.

To learn more about King's Ridge or to make a contribution, contact Emma Doss, Director of Mission Advancement, at edoss@casanc.org, or (919) 307-3451.



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