

2015-16
ANNUAL REPORT
to the **COMMUNITY**



the **solution** to homelessness is **housing**





Debra King



Rob Griffin

Thank you for supporting CASA in our work to build and manage quality, affordable apartments for individuals and families in the Triangle region. Last year CASA grew to over 400 affordable apartments, moved in 105 new households, and renewed 285 leases. With you as our partner, we're making real progress in the effort to eliminate homelessness in our community.

We're so proud of what we've accomplished together:

- We moved more people into safe and affordable housing than in any previous year.
- Organizations at the state and national levels recognized CASA for excellence in design and partnership.
- GlaxoSmithKline celebrated the impact CASA has on our community with a GSK Impact Award grant.

In 2017, we're looking forward to celebrating 25 years of service in the Triangle. We're working to add 100 more apartments over the next two years. We'll continue to grow so we can provide quality affordable housing to more and more of our neighbors in need. Together, we'll grow closer to ending the problem of homelessness in our community.

The solution to homelessness is housing. Thank you for being part of the solution.

With a grateful heart,

Debra K. King
CEO

Rob Griffin
Board Chair

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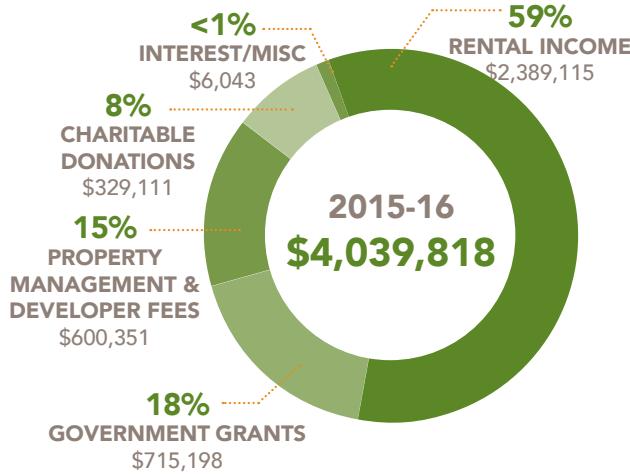
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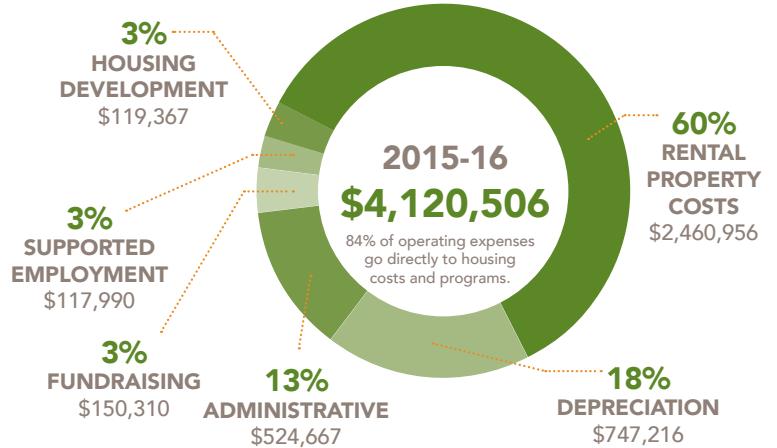
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BY THE NUMBERS

OPERATING REVENUE



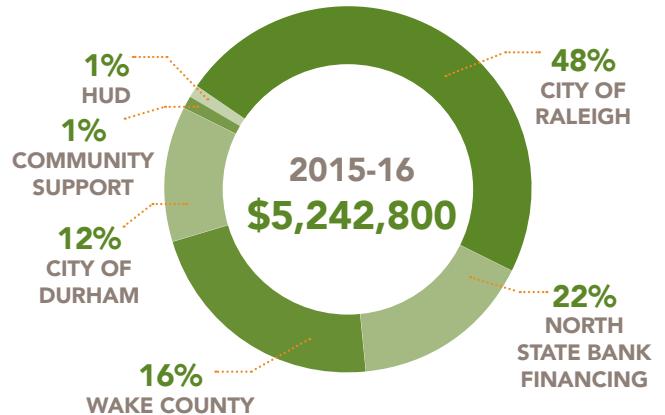
OPERATING EXPENSES



Construction of The Denson Apartments for Veterans, Phase II, continued in Durham last year and was completed in September 2016.

CONSTRUCTION FINANCING

CASA is grateful for the municipal, federal, & community partners that provided financing to acquire 57 units across 3 properties and build 12 new apartments.



Based on Audited Financials. CASA will provide financials upon request.

CASA's mission is to develop and manage affordable housing, providing opportunities for successful living.

**BY THE
NUMBERS**

57

Apartments added
to CASA's portfolio

285

CASA tenants
renewed their lease

105

Households moved
into their new homes

308

Supportive housing
units (for people living
with disabilities)

100

Workforce housing
units (income-based
qualification only)

400+

Total affordable homes

90 Veterans housed in
CASA apartments

CASA households pay **30%**
of their income on housing, leaving funds
available for healthcare, transportation,
and emergency savings

Thanks to **118** volunteers

Thanks to **285** donors





September 2015: More than 165 people gathered for our 2nd Annual Cabin for CASA Memorial Fundraiser at the home of Rusty and Nella DeMent in Knightdale. The event celebrated the life and gifts of Lynn Robertson DeMent, a founding Board member, and raised over \$35,000.



November 2015: Margaret (pictured right) signed her lease with her case manager Elaine, from the Women's Center of Wake County. Just before Thanksgiving, Margaret celebrated her 76th birthday in her new apartment, after living in a shelter for women. Service providers are essential partners, working to make sure CASA tenants succeed and thrive in their new homes.



February 2016: Jess Brandes (CASA), Congressman David Price, Debra King (CASA), Durham Mayor Bill Bell, and Home Depot representatives Alex and Jonathan at the Denson Apartments for Veterans in Durham. Denson I, completed in 2014 to house 11 formerly homeless veterans living with disabilities, earned a 2016 Audrey Nelson Award by the National Community Development Association and the 2015 Housing North Carolina Award for excellence in design. CASA worked throughout the year to complete Phase II, adding 12 units to the community for veterans in September 2016.

CASA TENANTS

ANITA – Anita has lived in her CASA apartment in Knightdale for 10 years. After living in group homes and homeless shelters, Anita most appreciates the independence she has in her home. “I think every woman wants to be independent,” she says. “I take care of me and I love it.”



TANGIE – For four years, Tangie stayed in shelters or slept outside. She moved into her one bedroom CASA apartment in February. “I’m still pinching myself,” she said nearly a week after she moved in. “Just being able to turn the key – it’s serenity, hope, and peace of mind. It’s stability. This is a place I can finally call home.”



THOMAS – Thomas is a veteran of the U.S. Air Force. He moved into his CASA apartment in May. He’s most excited about having his sisters over for dinner. “This is my foundation right here,” he says of his apartment. “With this, I can accomplish anything.”



ROBERT – Robert has been in his CASA apartment for four years. “I tried going to college,” he remembers, “but I had a couple of hospitalizations and it just got overwhelming.” Today, Robert is doing well and has built friendships with other CASA tenants. “My life didn’t turn out the way I wanted it to,” he says, “but my life right now is still pretty good. I’m happy.”



CASA's Solution Campaign supports all aspects of our work to end homelessness:

Supporting tenants

Maintaining properties

Building community

\$3,000 keeps a family, a veteran, or a person with a disability in an affordable home for a full year.

\$1,500 supports a CASA household for six months

\$250 supports a CASA household for one month

Your gift provides individualized and compassionate property management, 24 hour maintenance services, and the resources to add more affordable apartments to our community.

Learn more at www.casanc.org.

OUR STAFF

Debra King, CEO
Mary Jean Seyda, COO
Deborah White, CFO

Arnetta Adams-Brown
Phil Brickle
Jess Brandes
Lisa Chester
Bill Ciesielczyk
Andy Clement
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Janice Verbic
Kim Westermann
Karla Williams



CASA's Leasing Team provides compassionate and professional property management services to tenants.



CASA's Maintenance Team provides 24 hour emergency assistance as well as monthly safety checks in all of our apartments.

LOOKING AHEAD

2017 is CASA's 25TH ANNIVERSARY!

We're looking forward to celebrating 25 years of service in the Triangle region. Sign up for our e-newsletters and find us on Facebook and Twitter for information and reflections throughout the year.

OUR GOAL: 100 more apartments by July 2018

We need your help to identify land, property, and funding opportunities so we can keep growing to meet the need for more affordable housing.



624 W. Jones Street, Raleigh NC 27603
P.O. Box 12545, Raleigh NC 27605
casanc.org



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