For the first time in 23 years, CASA is closing out the year without our friend and colleague, Debra King. As CASA’s longtime CEO, Debra exemplified the ability to take an idea and make it a reality. A true visionary, Debra saw the potential in forgotten buildings, empty lots of land, and people who too often slip through the cracks.

On April 14, 2018, Debra died after a battle with cancer. She was 59. CASA staff, community partners, and tenants are still mourning her death and feeling her absence.

Debra’s impact will long outlast our grief. Her vision for an end to homelessness is realized each time someone signs a new lease with CASA and moves into a permanent, affordable home where he or she can heal and thrive. This report, and our ongoing work, is dedicated to her.
FROM OUR LEADERS

Thank you for supporting CASA! You made a difference in so many ways in 2018. Here are some highlights:

- You surpassed our fundraising goal by nearly $20,000!
- You helped us build our internal capacity, adding staff members and Board members, so we can continue to provide quality service for our tenants and prepare for future growth.
- You supported our efforts to preserve and renovate 79 affordable housing units at CASA’s Maplewood and Underwood Apartments in Durham.
- You advocated for our work to secure land on Carroll Street in Durham as a site for future homes for individuals and families exiting homelessness.
- You attended and gave at our first annual fundraising breakfast in Durham, raising $40,000 to further CASA’s affordable housing mission.

And, you supported us as we grieved the loss of our friend Debra. “Thank you” doesn’t begin to express our gratitude.

Every day, we are humbled by your support and commitment to our community. YOU help end homelessness for veterans, hard-working families, and people living with disabilities every time you share CASA’s story, volunteer with us, or make a gift.

The solution to homelessness is housing. Thank you for being part of the solution.
The solution to homelessness is **housing**.
Preserving Affordable Housing

In 2017-18, CASA began renovations to preserve two affordable apartment complexes near downtown Durham. CASA acquired the Maplewood and Underwood Apartments in July 2017 with a $3.6 million loan from North State Bank and a second mortgage from BB&T. Grants from Alliance Behavioral Health, HUD, and the City of Durham and a loan from NCHFA reduced the debt and provided funds for renovations. Funds awarded by the Federal Home Loan Bank of Atlanta will be used in FY18-19 to support additional renovation work.

Thank you for being part of the solution!

Larayshea Jackson is CASA's Senior Leasing Specialist in Durham
YOUR IMPACT: Preserving Affordable Homes

In July, CASA celebrated the anniversary of our largest acquisition to date - the Maplewood and Underwood Apartments in Durham. The purchase was an opportunity to preserve these apartments near downtown Durham as affordable housing.

Lee moved into his apartment in 1996, after an accident confined him to a wheelchair. He’s been able to live independently for 22 years. When word got out last year that his apartment building had been sold, Lee said people were worried about a potential increase in rent. “There’s a big thing about low income housing for folks and not having enough,” he said. “People get priced out of their homes.” Lee remains in his apartment and says, “Everybody’s pretty cordial here. It’s kinda like a family.”

Tyler moved into his apartment in April of this year. He’s 27 years old. “Before CASA,” he remembers, “I stayed here, there, and everywhere.” He learned about CASA through his case manager at Alliance Behavioral Healthcare, a local managed care organization that partnered with CASA to purchase the apartments last year. Tyler has a muscular disorder that can make it difficult for him to get around. CASA installed handicap rails around the apartment so he doesn’t have to worry about falling. “When you’re homeless, you don’t feel adequate,” he says. But an apartment changes things for him: “You have a safety net. You have a place to stay home and be safe. A whole apartment! You can just be you.”
CASA’s maintenance staff provides monthly safety inspections, routine maintenance, and 24-hour emergency response. Our leasing staff works closely with service providers and local agencies with the goal that our tenants never face homelessness again.

Last year, CASA welcomed a record number of people home. With your help, CASA created and filled a new position, Senior Director of Property Management. Four Wake County CASA residents spoke at the Wake County Commissioner budget hearings in May to show their support for a significant increase in affordable housing funds in the new budget. Many other tenants agreed to share their stories in videos, newsletters, and at events.

Read Tenant Stories on our website: casanc.org

**Property Management Highlights**

**YOUR IMPACT:**

- **137** new households welcomed home
- **300** households renewed a lease
CASA’s volunteers make the mission happen. Our **office volunteers** help us with everything from mailings to filing to moving boxes. This spring, a skilled group of volunteers from **Alamance Community College** cleaned up CASA’s Geer Street property in Durham. **Society Real Estate** hosted a block party for tenants in Raleigh. **The Sales and Marketing Council of the Wake County HBA** spent a whole day landscaping at CASA’s Knightdale property. And an incredibly talented group of professionals from the Chamber of Commerce **Leadership Raleigh** program worked with CASA staff to evaluate our volunteer program needs and implement a new software system to recruit, track, and schedule volunteers. To these groups and the many more who helped this year, thank you!

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**YOUR IMPACT:**

125 **VOLUNTEERS**

665 **HOURS DONATED**
A record number of donors furthered CASA’s mission last year. Supporters surpassed the goal of $510,000 by nearly $20,000. 187 new CASA donors gave for the first time. Party-goers turned out in force to make the 2018 Cabin for CASA the largest fundraising event in our history. And Durhamites supported our first fundraising event in Durham. 385 individuals and 84 businesses supported CASA’s current and future tenants.

CASA donors are our partners, supporting nearly 500 CASA households and plans for growth. This year, CASA launched a Partner of the Month program to recognize an outstanding supporter each month. Congratulations to our first Partners of the Month: Society Real Estate, Rusty and Nella DeMent, Will Morris, and Dan Ryan Builders.

YOUR IMPACT:

500 DONORS $529,905 GIVEN TO SUPPORT CASA
Housing Development Highlights

Last year, a Christmas Eve offering from Westminster Presbyterian Church and other Durham community grants funded renovations to the Maplewood and Underwood Apartments. CASA purchased these 80 units in July 2017 to preserve them as affordable housing. Since last year, we have spent over $400,000 to substantially rehab 28 apartments and one office, which is staffed with a leasing specialist and three maintenance technicians.

CASA is committed to growth. In Durham, CASA has been granted land on which to build 16 new apartments by 2021. In Orange County, CASA secured land for future construction and seeks funds to move forward with the project. We are actively searching for our next development opportunity in Wake County.
YOUR IMPACT: Who We Serve

- 347 tenants celebrated one or more years in their homes last year
- 144 tenants celebrated 5+ years in their homes
- 40 tenants celebrated 10+ years in their homes

CASA owns and manages two kinds of affordable housing units: permanent supportive housing, for individuals living with disabilities; and workforce housing, for people struggling to find an affordable home.

- 23% CASA tenants are veterans
- 78% CASA households have at least one member who lives with a disability
- 12% CASA tenants are under the age of 18

- 70% Supportive Housing
- 30% Workforce Housing

CASA households spend 30% of their income on housing

$10,107 average annual income for a CASA Supportive Housing tenant

$20,225 average annual income for a CASA Workforce Housing tenant

63% of CASA’s Supportive Housing tenants & 18% of CASA’s Workforce Housing tenants live below the federal poverty line ($12,060 for one person)
Thank you to our 2017-2018 donors!

$25,000+
Clay Foundation East
Disabled American Veterans Charitable Service Trust
Reunion Marketing
Stewart and Kerry Witzeman

$10,000-$24,499
Bank of America Charitable Foundation
BB&T Community Development
Sam and Nancye Bryan
Citrix
Dan Ryan Builders
Ron E and Jeanette R Doggett Endowment Fund of Triangle Community Foundation
Tina Konidaris
Robert and Helen Majors
William C Morris III
Nancy A Wright Foundation, Inc.
Strowd Roses, Inc.
Wells Fargo
Westminster Presbyterian Church

$5,000-$9,999
Centrant Community Capital
Christ Episcopal Church
DeMent Askew LLP
eyeNET Security, Inc
Susan Frazier
Highland UMC
Home Depot Foundation
John William Pope Foundation
Rebecca Joyner
Jerry and Mary Cynthia Monday
Danielle Niedfeldt
Nonprofit Leadership Education Fund of the Triangle Community Foundation
Stephanie Norris and Colleen Kochanek
United Way of the Greater Triangle

$2,500-$4,999
American Legion Post 116
Bunch of 5’s Hospitality / Noir Holdings LLC
Cary Women’s Giving Network Fund of the North Carolina Community Foundation
Bob and Diane Diggelmann
Duke Office of Durham and Regional Affairs
Larry and Allyson Hobbs
David and Karen Jessee
Rob Jones
William and Geraldine Lynch
Jennifer Manis
Steve Schewel and Lao Rubert
Sonitrol Security Systems of the Triangle
Town of Knightdale
Woody and Marty Warburton

$1,000-$2,499
Chip and Judy Anderson
Frances Anton
T Ed Bailey
Tucker Bartlett
Blue Lotus Yoga Studio
Carol Blue
Samuel and Dixie Boyce
Brownlee Whitlow Praet & File
C. T. Wilson Construction
CEI - The Digital Office
Chapel Hill-Carrboro Sunrise Rotary Club
Community Affordable Housing Equity Corp (CAHEC)
Duke Energy Foundation
Jim and Lori Eichel
Joan Erwin
G & G Builders
Diane Gaither
Rob and Veronica Griffin
Bekah Haslett
Horvath Associates, P.A.
Keith and Julianne Hull
Keith and K Keener
Howard S Kohn
Frank and Mimi Liggett
McGlynn Leadership
McGriff Insurance Services
Chris Merrill and Gail Hafley
Kathryn Meyers
North Raleigh UMC
North Raleigh UMC Men
Susan Orton
Moira Pearson
PNC
Edwin and Mary Beth Rehm
Neil and Rachael Ritter
SECC
John Seyda
Slate Luxury Homes
This listing includes donors who made gifts of $100 or more between July 1, 2017 and June 30, 2018. We greatly appreciate each gift given to CASA.
Jon Parker and Mari Marsh
Michael Parker
James and Lillian Poole
Denise Proctor
Lauren Puckett
David Rautert and Ashley Louden
Bobby and Cheryl Ross
Steve and Ann Salisbury
May Barclay Satterfield
Scott and Kelley Sides
Jill Sockman
Sta-Bil Construction, LLC
William and Andree Stanford
Mary Reca Todd
Triangle Flooring Center
TYCO
Martha Van Horne
Jane Williams
Jonathan Woodhall
Betsy Younce

**$100-$249**
John and Yolanda Abram
Allene Adams
Gerry and Ann Akland
James and Jessica Arnold
David and Twanda Baker
Edward and Margaret Barclay
Misty Bernot
Jeffery Billingsley
Lanier Blum
Cort and Ellen Boylan
Angela Britt
Arnetta Adams-Brown & Alan Brown
Sam Bryan, Jr.
Janice Burgess and James Fields
John and Ruth Caccavale
Marie and Eddie Carden
Angela Carey
Lois Cavanaugh-Dailey
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Heather Cross
Catherine Currin
Dawn Dees
Alex and Mary Denson
Kathleen DeRubio
Scott and Barbara Doolittle
Chuck Dopler
John and Pat Dorward
Josie Douglas
Mindy Douglas
Bill Dowse
Rufus Edmisten
Jim and Jane Fischer
Charles and Cynthia Foskey
Nate Gaffaney
Michele Grant
George Greanias
Gary and Barbara Grubb
Samuel Gunter
Stacy Hagerty
Ann Hamrick
Robert and Yvonne Hanks
Jack and Linda Harris
Deborah Hawkins
Emmett Haywood
Kristen and Jan Hibbets
Morgan and Jessica Johnson
Linda Kelly
Kelsey Kingsbery
Sally and James Kocher
Robert and Ruth Kucab
Sheila Lassiter
Dan Levine
Meaghan Lewis
Christi Lushbaugh
Mike and Judy Maloney
Maria Martinez
Connie McCall
Stef Mendell
Ryan Miller
Rick Miller-Haraway
Kelly Myers
National Charitable Services - Fidelity Giving Marketplace
Nathaniel and Norma Newman
Eric and Tara Nordby
Pamela Norley
Donald Norman
Luke Nyland
John and Betsy Ormand
William and Nancy Pearce
Stanley Petelinz
Pfizer Foundation
Dave Pottenger
Paul and Robyn Powell
Chelsea Ralston
James and Lillian Roberts
Mitzi Safrit
Devdutta Sangvai
Beth Seyda and Mark Tachman
Mina Silberberg
Carolyn Smith
Shaun and Michelle Smith
Christy L Stanley
Jerry and Elizabeth Stanley
Nancy Stefansson
Pam Stewart
Dave Stuckey
M Susan Taylor
The Woman’s Club of Raleigh
Kelly Thomas
Jacques Toliver
David and Sara Troxel
John and Barbara Varjabedian
Janice Verbic
Faye Vest
Ardith Vines
LeAnn Wallace
Marialana Weitzel
Doug and Kay Wellemeyer
Dwayne and Kay Westermann

Rebecca Whitaker
Cynthia J Wiggins-Tiede
Jeffery and Shannon Williams
James Wood

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**Funding partners**
Alliance Behavioral Health
City of Durham
City of Raleigh
NC Housing Finance Agency
Orange County
Town of Carrboro
Town of Chapel Hill
Town of Knightdale
U.S. Dept of Housing & Urban Development
Wake County

**Financing partners**
BB&T
Centrant Community Capital
North State Bank

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John and Yolanda Abram
Armin Allen
James and Jessica Arnold
Shannon Azzi
Ed Batchelor
Annie Baumann-Mitchell
Gordon Bell
Carol Blue
Jess Brandes
Angela Britt
Sam and Nancye Bryan
John Bryson
Angela Carey
Caroline Castelain
Natalie Chesson
Catherine Currin
Melanie Davis-Jones
Rusty and Nella DeMont
Kathleen DeRubio
Jim and Lori Eichel
James W Griffin
Rob and Veronica Griffin
Gary and Barbara Grubb
Samuel Gunter
Robert and Yvonne Hanks
Bekah Haslett
Joyce and Darryl Hicklen
Cory Howell and Diana Brown
Bonnie Jacobowitz
Morgan and Jessica Johnson
Jan Lewis
Jennifer Manis
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William C Morris III
Eric and Tara Nordby
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Chelsea Ralston
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Abby Reimer
Mary Jean Seyda
Travis and Chynna Smith
Chrissy L Stanley
Kelly Thomas
Rosemary Thorne
Mary Reca Todd
George Vaughan
Kim K Westermann
Malcolm and Deborah White

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We have made every effort to ensure the accuracy of this listing. Please notify us of inaccuracies or omissions (919.307.3431 or kwestermann@casanc.org).
CASA’s signature fundraiser grows bigger and better each year! In 2018, we partied with a sold-out crowd at Whitaker & Atlantic in Raleigh and raised more than ever. We are so grateful to our 50 event sponsors, who helped us raise nearly $100,000 before the event. We had fun playing our biggest raffle and silent auction to date - many thanks to our raffle and auction item donors. We debuted our new brand video and had a great time in our slow motion video booth, both thanks to the talented folks at Workshop Media. Special thanks to the many volunteers, who planned the event, asked for donations and sponsorships, set up the room, sold raffle tickets, and cleaned up. We couldn’t have done it without you! And, of course, cheers to our guests! See you at the Cabin in 2019!
New Lease on Life Breakfast Fundraiser

In April 2018, CASA held our **first fundraiser in Durham** at Parizade. The New Lease on Life Breakfast Fundraiser was sponsored by Dan Ryan Builders, Duke University - Durham and Regional Affairs, and Ro Thorne. The event welcomed 35 guests invited by five table hosts, and raised $40,000!

The program featured messages from Durham Mayor Steve Schewel and CASA’s CEO Mary Jean Seyda. Paul Monn, a CASA tenant and U.S. Special Forces veteran, shared his story.

CASA’s Forever Home Society

In 2018, CASA launched a **planned giving program** to provide information and recognition for donors who make charitable gifts to CASA a part of their long term financial planning. CASA’s **Forever Home Society** recognizes individuals and families who remember CASA in their estate plans, enabling CASA to secure housing for generations.

“Supporting CASA’s affordable housing mission is an important part of my life. By including CASA in my estate planning, I know that I can continue to impact my community in a meaningful way well into the future.”

-Nancye Bryan

Forever Home Society member

www.casanc.org/foreverhome
When Phil and Marquita first moved into their CASA apartment, they spread their winter coats on the floor as a bed. Phil remembers, “I was laying on the coats and she was asleep. You could see the moon outside and I just thanked God and thought, at least I’m not outside. This is my own place! It’s gonna get better.”

Phil sometimes stayed in a shelter before he moved into a CASA apartment in Raleigh. Other nights he slept outside. “I don’t wish that on anybody,” he says. “You really don’t know where you’re gonna go, like in the wintertime, and that’s when it hurts the most. The holiday season. You know Christmastime is coming up and you have nowhere to go, and you’re walking by everybody’s house. And they have lights and they’re lit up inside and you’re outside. I can’t really explain that feeling, but you really feel like you’re alone.”

As he’s talking, Marquita reaches over and takes Phil’s hand. It snaps him back to the present. “It all changed around,” he says, smiling at her. “When I go to bed now, I thank God for CASA. I don’t know what situation I’d be in. Now I’m able to afford rent. Just doing that brought a lot of things back in play, like a relationship with my mom. Now she can see her son and see that he’s got his own. It took a while, but I’m finally living life.”

That first year in their apartment, Phil saved up for a Christmas tree. “I made sure everyone saw it,” he remembers. “I put it right by the windows and left the blinds up! It was a wonderful holiday.”

YOUR IMPACT: The Gift of Home
CASA's Board of Directors

Nancye Bryan, Chair
Community Volunteer

Tim Morgan, Vice-Chair
Evergreen Construction

Sylvia Phillips Jurgensen, Treasurer
Wells Fargo

Eugene Nicholas, Jr., Secretary
CPA

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J.D. Beam, Inc.

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Presidents Circle

Lyle Gardner
Howard Kohn
Steve Salisbury

Marshall Harvey
Gloria Nance-Sims
Brad Thompson

2018 New Board Members

Rebecca Joyner

“I am energized by CASA’s mission and proven model that has been creating a sense of place for some of the Triangle’s most vulnerable citizens for years – unfortunately, there is much need, but there is also much opportunity to make things better!”

Steven Peden

“Being in the multifamily business I have seen too many older, more affordable communities being replaced with newer properties, putting a severe strain on the affordable market. CASA has a wonderful mission and I wanted to be involved in helping with what is a real life problem in our market, a shortage of affordable housing.”
CASA’s Staff

Mary Jean Seyda
CEO
Deborah White
CFO
Jess Brandes
Senior Director of Real Estate Development
Missy Hatley
Senior Director of Fund Development
Evelyn Worthy
Senior Director of Property Management

Arnetta Adams-Brown
Curtis Alston
Annie Baumann-Mitchell
Phil Brickle
Karen Chandler
Bill Ciesielczyk
Jamie Dorey
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Larayshea Jackson
Divida Johnson
Bill Lawler
Ashley Louden
Sharon Marshall
Kelly Myers
Jeremy Ritter
Neil Ritter
Janice Verbic
Kim Westermann

CASA is a nonprofit affordable housing developer and property manager. We provide permanent supportive rental housing for people living with disabilities and workforce housing for individuals and families struggling to find an affordable home.

Our goal for our tenants is that they never face homelessness again.

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