the solution to homelessness is housing
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  Rob Griffin
CEO  Board Chair

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2015 - 2016 CASA Board of Directors

Rob Griffin, Chair  Tri Properties, Inc.
Alicia Gilleskie Lupton, Vice-Chair  Smith Anderson
David K. Baker, Sr., Secretary  The Law Office of David K. Baker
Sylvia Phillips Jurgensen, Treasurer  Wells Fargo
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Vernessa J. Roberts  Raleigh Chamber of Commerce

Presidents Circle
Lyle Gardner
Marshall Harvey
Howard Kohn
Steve Salisbury
Stewart Witzeman
CASA's mission is to develop and manage affordable housing, providing opportunities for successful living.

Operational Overview:

**Operating Revenue**
- 59% RENTAL INCOME $2,389,115
- 15% PROPERTY MANAGEMENT & DEVELOPER FEES $600,351
- 18% GOVERNMENT GRANTS $715,198
- 8% CHARITABLE DONATIONS $329,111
- <1% INTEREST/MISC $6,043

Total 2015-16 Revenue: $4,039,818

**Operating Expenses**
- 60% RENTAL PROPERTY COSTS $2,460,956
- 18% DEPRECIATION $747,216
- 13% ADMINISTRATIVE $524,667
- 3% FUNDRAISING $150,310
- 3% SUPPORTED EMPLOYMENT $117,990
- 3% HOUSING DEVELOPMENT $119,367
- 13% GOVERNMENT GRANTS $715,198
- 8% CHARITABLE DONATIONS $329,111
- <1% INTEREST/MISC $6,043

Total 2015-16 Expenses: $4,120,506

84% of operating expenses go directly to housing costs and programs.

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.

**Construction Financing**
- 48% CITY OF RALEIGH
- 22% NORTH STATE BANK FINANCING
- 16% WAKE COUNTY
- 12% CITY OF DURHAM
- 1% COMMUNITY SUPPORT
- 1% HUD

Total 2015-16 Construction: $5,242,800

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

Based on Audited Financials. CASA will provide financials upon request.
<table>
<thead>
<tr>
<th>BY THE NUMBERS</th>
<th>57</th>
<th>285</th>
<th>105</th>
</tr>
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<tbody>
<tr>
<td>Apartments added to CASA’s portfolio</td>
<td>308</td>
<td>Supportive housing units (for people living with disabilities)</td>
<td>100</td>
</tr>
<tr>
<td>Workforce housing units (income-based qualification only)</td>
<td>400+</td>
<td></td>
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<tr>
<td>Veterans housed in CASA apartments</td>
<td>90</td>
<td></td>
<td></td>
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<tr>
<td>CASA households pay 30% of their income on housing, leaving funds available for healthcare, transportation, and emergency savings</td>
<td>30%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Households moved into their new homes</td>
<td>105</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Thanks to 118 volunteers</td>
<td>118</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Thanks to 285 donors</td>
<td>285</td>
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</table>
**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.
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.”

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.”

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.”

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
Kathleen DeRubio
Missy Hatley
Larayshea Jackson
Bill Lawler
Ashley Louden
Veronica Kirkland
Sharon Marshall
Kelly Myers
Neil Ritter
Joyce Stancil-Williams
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.