

2014 -15
ANNUAL REPORT
to the **COMMUNITY**





Debra King



Gloria Nance-Sims

Thank you for joining CASA in our work to build and manage quality, affordable rentals for people in the Triangle region. It is only through our combined efforts that CASA's housing provides stability and safety for people whose income, disabilities, and/or life circumstances have left them without the most basic of needs – a place to sleep at night.

We are grateful for both private and public support that sustains our growth. In 2014-15, CASA opened 21 new apartments for veterans: 10 in Raleigh and 11 in Durham. We also continued to provide compassionate property management for more than 350 apartments under our ownership.

Of course, the rebounding of the housing market brings increased competition from for-profit developers. CASA believes wholeheartedly that there is room in our community for everyone to have a place to live, and we continue working hard to add more affordable rentals to the housing stock. Buoying our efforts this year was the largest single private donation from individuals in CASA's history. Kerry and Stewart Witzeman established The Witzeman Fund with a seed gift of \$50,000 gift to help us compete in the search for land and/or distressed properties for rehab.

The solution to homelessness is housing. We CAN build and remodel apartments that end homelessness for the most vulnerable of us. People CAN transform their lives in a safe, stable place to call home.

CASA's hope for every tenant is that he or she never has to face homelessness again. We look forward to sharing good news and growth with you in the year to come. Thank you wholeheartedly for your support.

With grateful hearts,

Debra King
CEO

Gloria Nance-Sims
Board Chair, 2013-2015

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

**2014 - 2015
CASA Board of Directors**

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**MISSION
HIGHLIGHTS**

**CASA opened
21 new
apartments
in 2014-15**



CASA's Denson Apartments for Veterans opened 11 new units for disabled veterans just before Thanksgiving.



Eugene Weeks, Raleigh City Council; Caroline Sullivan, Wake County Commissioners, Gloria Nance-Sims, CASA Board Chair; Dr. Keith Hull, CASA Board member; and U.S. Congressman David Price at the Open House ceremony for CASA's Hull's Landing community on April 13, 2015.

HOUSING DEVELOPMENT

NOVEMBER 2014:

11 apartments for veterans living with disabilities opened at CASA's Denson Apartments for Veterans in Durham.

APRIL 2015:

CASA completed Phase Two of Hull's Landing in Raleigh, adding 10 more one-bedroom, one-bath apartments for veterans. Now, CASA's Hull's Landing community provides a safe, affordable home to 20 veterans living with disabilities.

JUNE 2015:

CASA broke ground on Phase Two at the Denson Apartments for Veterans in Durham, a second building that will add 12 more apartments for veterans in need. Construction for Phase Two will wrap up in the spring of 2016.

We continued our active pre-development efforts to identify land and distressed properties for purchase in Wake, Durham and Orange counties in order to expand our housing options.

MISSION HIGHLIGHTS

PROPERTY MANAGEMENT

- In 2014-2015, CASA grew to own more than 350 rental homes across the Triangle.
- We welcomed 71 new households home as they signed a lease and found permanent, affordable housing in a CASA apartment.
- 284 CASA tenants renewed their lease for another year.
- Leasing staff processed 345 new applications for affordable housing. Our waiting list now exceeds 1,400 qualified applicants in dire need of housing.
- Facilities Maintenance staff provided 24-hour emergency response and completed more than 1,700 work orders.
- CASA's landscaping team maintained the grounds of our Raleigh properties and offered supportive employment to four tenants, and one former tenant.



To show respect to the veterans moving off the streets and into an apartment, The North Carolina Patriot Guard held a flag line at the opening of Hull's Landing (pictured here) and The Denson Apartments for Veterans.

COMMUNITY ENGAGEMENT

- 201 volunteers contributed more than 750 hours of service in 2014-2015. You planted, you weeded, you painted, and we thank you!
- Thanks to generous community support, CASA's charitable contributions grew from 6% to 10% of our annual operating budget.
- CASA's service provider partnerships are critical to our housing model. We are grateful for the dedicated, passionate group of service providers from a variety of community agencies that give case management support to CASA tenants in their apartments.



Bank of America employees brought their families out to volunteer at CASA's Hope Crest Community.

MISSION HIGHLIGHTS



Community volunteers participating in The United Way of the Greater Triangle's MLK Day of Service helped us package more than 100 move-in baskets filled with paper products and kitchen supplies.



Wells Fargo Mortgage associates helped 10 veterans move into Hull's Landing in April 2015. Furniture was provided by The Green Chair Project.

"We are working diligently to be ready for the next opportunity, to be in a position to act. It's so true that 'they aren't making any more land.' As the housing market continues to rebound, it's more important than ever that we work together to preserve the quality affordable housing stock in our community and find opportunities to build more."

---CASA CEO Debra King

Dear CASA Family,

Four and a half years ago, you gave me a home. Not just an apartment - a safe haven. The recession had hit me hard and I found myself evicted and living in a women's shelter. My world was spinning but after a few months of working and saving, I moved in. With a secure roof over my head, I was able to focus on my job and on rebuilding ties with my family.

Without CASA as a resource, I may not have been able to earn a promotion. I may not have been able to quiet my shame and reestablish a relationship with my family. What I know for certain is that I can't imagine having rebuilt my life this quickly without the wonderful ladies of CASA cheering me on the whole way and I will always be incredibly grateful.



Much love and best wishes,

Kimberly

BY THE NUMBERS

56 properties

351 rental homes

286 supportive housing units
(for people living with disabilities)

65 workforce housing units
(income-based qualification only)

HOMES BY COUNTY

WAKE
253

DURHAM
44

ORANGE
54



Not all CASA properties are new construction. Rehabbed communities, like CASA's Pritchard Avenue Extension duplexes in Chapel Hill, are well located near community resources and bus lines. Preserving homes as affordable housing is a top strategic focus.



BRENDA – "Having my own place means I can maintain my health and have control over my life without additional chaos."



BARBARA – "I like living here. I can walk to the grocery store and other shops. It helps me and others."



CEDRIC – "There are so many guys still fighting. They are fighting to regain their health or they may just be lost in the moment of where and when they served. I want to give those guys some hope."

FACTS: CASA tenants pay **no more than 30% of their income for rent**, leaving funds for other basic life necessities like food and clothing.

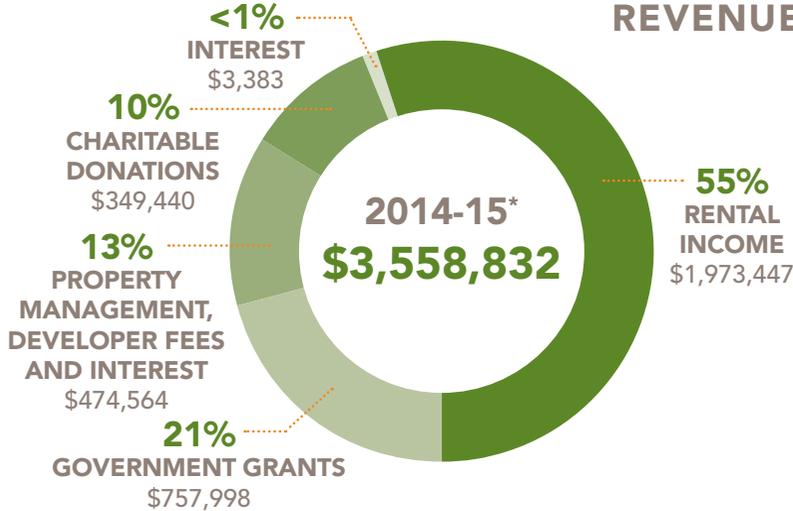
62% of CASA's tenants survive on income below the federal poverty guidelines. A single person's income is less than \$11,770/year.

The Triangle region's 2014 annual homeless count identified nearly **2,000 individuals as homeless.** More than **200 were veterans.**

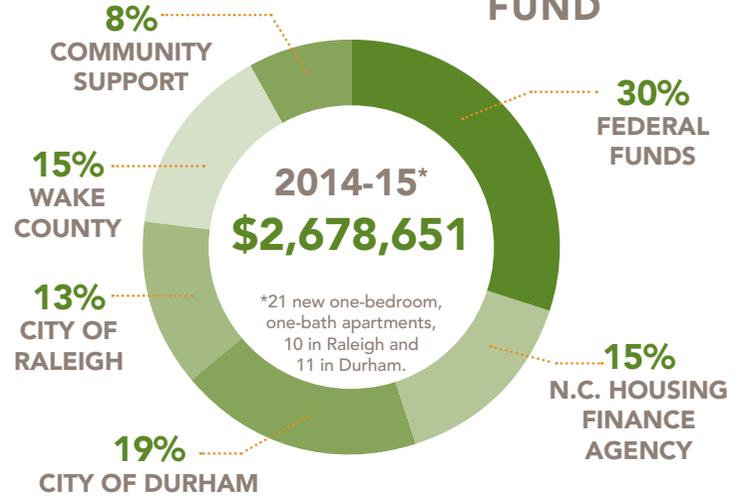
IMPACT: **86% of CASA's tenants are successful in maintaining their housing after one year.**

BY THE NUMBERS

OPERATING REVENUE

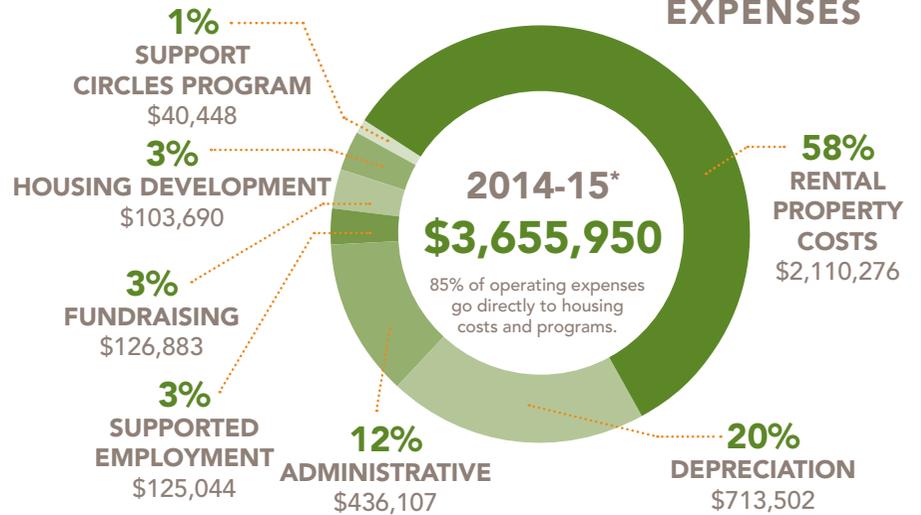


CONSTRUCTION FUND



A groundbreaking ceremony held in June for Phase 2 of CASA's Denson Apartments for Veterans in Durham brought together community donors, elected officials, Board, staff, veterans and service providers.

OPERATING EXPENSES





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