



lacasa

Fall 2025

HOMEOWNERSHIP

When Renters Become Homeowners



ABOVE: Luis, with his wife, Alicia, and daughters, Jennifer and Juliet, on the front porch of their newly purchased home from Lacasa.

Luis and his family had been renting their home from Lacasa since 2019. They always took pride in paying rent on time and creating a stable, welcoming space for their family. Over the years, the house became more than just a place to live, it became home.

When the chance came to buy the property, they were both surprised and grateful. Lacasa offered them the opportunity to purchase it before it went on the market, and with support from the DreamSavers Matched Savings Program, they received \$4,500 to help make it happen.

"This is the only home I've ever known," Luis' daughter, Jennifer, said. "This is where all my memories are."

Lacasa is proud to walk alongside families like Luis's, from providing affordable rentals to helping them reach the goal of homeownership. As we sell our single-family rental properties, the process becomes especially meaningful when we can work with current renters who have loved and cared for the home. Creating opportunities for personal empowerment and long-term stability is at the heart of our mission.

VOLUNTEERS



ABOVE: Everence Marketing Department at The Hawks ready for a day of painting.

TOP: Students and staff from Goshen College Engagement Day volunteering at Water Tower Place.

Everence Volunteers at The Hawks

The Everence Marketing Department recently spent a day volunteering at The Hawks, one of Lacasa's affordable housing communities in downtown Goshen. Designed to support artists and entrepreneurs, The Hawks provides an affordable place to live and create, surrounded by a vibrant community of makers and dreamers.

The Everence team spent the day cleaning, painting, and refreshing common areas to enhance the art work created by the tenants that is displayed in the hallways.

Lacasa is grateful to the Everence Marketing team, whose members were in town from around the country for meeting and chose us for their day of service. Their willingness to give back reflects the values that strengthen our community.

PROJECTS

New and Updated Homes Nearing Completion



ABOVE: The Shoots building at 112 E. Lincoln Ave. shines with new windows and exterior painting.

At Lacasa, we're proud to see progress across our current housing development projects which are providing safe, quality homes and new opportunities for individuals and families.

Rehab work, which began in January 2025, at The Shoots is almost complete. All 16 units will feature durable, sustainable flooring, new HVAC systems, appliances, windows, and fresh paint. The work has been completed with tenants living in the building, and our team has taken care to respect their space and property throughout. This project reflects our commitment to quality housing and strong relationships with the families who call our buildings home.



ABOVE: Two of the four buildings at Lakeview Drive are nearing completing in December and ready for tenants.

Construction at Lakeview Drive is moving forward quickly. In the new year, the first two of four buildings will welcome individuals and families to their new homes. The third building should be completed shortly after in early 2026. Additionally, we have secured funding through IHCD for the fourth building that will be home to unhoused adults ages 55+ who are receiving services from Oaklawn. The construction on these 8 units will begin in Spring 2026 along with another 6 unit building on East Lincoln Ave. in Goshen. By the end of these projects we will have over 400 units of affordable housing in Goshen and Elkhart.

A Message from Jeremy Stutsman, CEO of Lacasa



ABOVE: Amy Call, Chief Financial Officer, and the Lacasa leadership team volunteered walking dogs at the Elkhart County Humane Society.

Each season at Lacasa brings new reasons to be grateful, for the people we serve, the partners who stand with us, and the progress we see in our neighborhoods. This fall, our hearts are full. We've watched renters become

homeowners, families settle into newly renovated and built homes, and volunteers pour their energy into improving properties that help others build stability and pride.

Resident Leaders are inspiring us all by stepping forward to strengthen their community after attending the NeighborWorks Community Leadership Institute. Across the region, our Financial Empowerment Center is expanding opportunities, from auto loans that open doors to employment, to our new Investing 101 session that helps families plan for a stronger future.

We're also introducing our Legacy Circle, a meaningful way for supporters to make a lasting impact for generations to come. Every act of generosity, every hour volunteered, every new homeowner, it all adds up to transformation.

Thank you for being part of this journey. Together, we're not just improving housing; we're building hope, opportunity, and lasting change across Northern Indiana.

--- Jeremy Stutsman, President/CEO

LEADERSHIP

Goshen Resident Leaders Attend Community Leadership Institute

Earlier this month, Daniela Panetta, Director of Community Building & Engagement, led a team of resident leaders from the Chamberlain Neighborhood, along with two City of Goshen staff members, to the Community Leadership Institute (CLI) in Minneapolis.

CLI is a nationally recognized program that equips grassroots leaders with the knowledge and confidence to strengthen their neighborhoods. Through hands-on workshops and peer learning, participants gained practical tools to organize effectively, advocate for community goals, and build lasting partnerships.

Following the institute, those attending will apply what they learned to a community-driven action project. These projects are designed to produce tangible benefits whether improving communication among neighbors, creating new public spaces or programs. Each project reflects the unique needs and strengths of the community, and puts residents at the center of solutions.



ABOVE: Residents from Goshen's Chamberlain neighborhood, along with Daniela Panetta, enjoying time together at CLI in Minneapolis.

A New Way to Make a Lasting Impact

Planning for the future isn't just about taking care of yourself, it's also about the impact you can have on others. Lacasa's new Legacy Circle gives you the opportunity to support our mission in a meaningful way, ensuring your generosity continues to make a difference long after you're gone.

By joining the Legacy Circle, you help build sustainability for Lacasa's work, allowing us to continue providing safe, affordable housing and financial empowerment programs for families in our community. Thoughtful planned giving, through a bequest, charitable trust, or other options, lets you leave a lasting legacy that aligns with your values.

Your legacy can be more than a gift, it can be a foundation for opportunity for generations to come. To learn more about the Legacy Circle and how you can be part of this special group of supporters, visit lacasainc.net/legacy-circle.



HIGHLIGHTS

Local Business Clarification

We've heard some recent confusion about a new store on Lincoln Avenue in Goshen that uses our organization's name and want to clarify that it's not connected with Lacasa, Inc.

Because our name is well recognized, it's easy to see how this could happen, but your continued support goes directly toward helping families and neighborhoods thrive through Lacasa's mission.

Thank you for staying connected and for helping share the right information in our community.

Auto Loan Expansion

We're excited to announce that Lacasa's Auto Loan program, designed to help employed residents with lower credit scores access reliable transportation, is now available to families in St. Joseph County.

Reliable transportation can be a game-changer, helping people get to work, school, and essential appointments. By expanding into St. Joseph County, Lacasa can help more community members get back on the road and take steps toward financial empowerment.

To learn more or check eligibility, visit www.autoloansbylacasa.com

Master Investing 101



Our recent Master Investing 101 class introduced participants to the basics of investing and practical strategies for growing their money. Led by retired financial advisor, Moe Jacobson, attendees gained tools to plan for their financial goals and build confidence in managing their finances.

We look forward to offering this class again in the next quarter.

SPOTLIGHT

DONOR

In mid-October, we hosted our annual Donor Appreciation event and gathered with over a 100 of our supporters for an evening of stories, laughter, good food, and inspiration. Together, we reflected on our shared impact from creating housing for youth aging out of foster care to navigating challenges in funding and building a brighter future through our new Legacy Circle. What moved us most were

your stories, your memories, your reasons for giving, and your cheers as we celebrated progress. Your time, advocacy, and generosity keep our mission thriving and our community strong. Thank you for standing with Lacasa and for continuing to make lasting change possible.

RIGHT: Donors enjoying great conversation and food at Bread & Chocolate.



SAVE THE DATE

Lakeview Drive Apartments Open House

December 3, 2025 | 3:30 - 5:30

111 Lakeview Dr., Goshen

Lacasa Annual Luncheon

March 25, 2026 | The Lerner Crystal Ballroom

(updated from previous newsletter)

SUPPORT LACASA

Help us build strong foundations for everyone:

Donate

lacasainc.net/donate

Volunteer

lacasainc.net/volunteer

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All Lacasa activities and services are provided without regard to race, age, color, religion, sex, disability, national origin, ancestry, or status as a veteran.

Lacasa, Inc. is a Community Development Organization serving Elkhart County. Our programs are designed to improve neighborhoods and strengthen families.



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