



FROM THE CEO

A Journey of Purpose



Jeremy Stutsman,
President / CEO

ABOVE:

Thor Industries employees volunteering at Roosevelt Center.

My first 100 days at Lacasa were nothing short of exciting and educational. From the moment I stepped through the door of this remarkable organization, I knew I was now part of something truly special.

Lacasa is not just a workplace; it's a community of passionate individuals dedicated to making a meaningful impact on the lives of those we serve. During these initial months, I have witnessed the power of teamwork and collaboration first-hand. The sense of camaraderie and shared purpose among my colleagues is inspiring, and it drives us to achieve our mission every day.

One of the most rewarding aspects of my journey here has been witnessing the positive changes we bring to both the communities of

Elkhart and Goshen. Whether it's providing affordable housing, financial literacy programs, or connecting with partners and neighbors, Lacasa is a beacon of hope for individuals and families in Elkhart County.

As I look forward to the future of Lacasa, I am excited to continue contributing to our shared vision of creating a better, more equitable community for all. These first 100 days have been a remarkable start to a journey of purpose that I am proud to be part of.

CONTRIBUTE

While we have experienced some successes, this year has presented its fair share of challenges. The current economic climate, coupled with rising interest rates, has led to increased expenses and higher vacancy rates.

If you are already a donor, we extend our heartfelt gratitude for your

ongoing support. Your generosity has been instrumental in helping us navigate these difficulties.

As you contemplate your next donation, we kindly request that you consider contributing as generously as possible to help bolster our mission. Your generosity will play a vital role in ensuring that we con-

tinue to aid and support those who rely on us. Together we can make a profound impact on our community and address the challenges we face. Thank you for considering this important request.

Celebrating New Homeowners

From construction to accounting and home buyer coaching, it's a team effort



Lacasa team members Brad Hunsberger (left) and Ashley Bowen (right) are happy to give the keys to new homeowners.

Our new homeowners recently celebrated 50 years of marriage and early on, they bought their first home on Huron St. in Goshen. Now 50 years later, they are moving into their home on Huron St. in Elkhart! After many years of apartment living, they are most excited to have a home to plant a garden.

When Lacasa began work back in 2019 on a pilot program through Indiana Housing and Community Development Authority (IHCDA) designed to build new homes for income-qualified buyers, no one would have expected the economic conditions when the homes came to fruition. The very end of 2022 and into 2023 saw the com-

pletion of these homes and they went on the market; 4 homes in Goshen, and 4 in Elkhart. The cost of construction went up significantly from original projections three years earlier. Interest rates for buyers went up so our team dug in and found more subsidies for home buyers to be able to affordably purchase homes.

After months and countless hours working through hurdles, we are so pleased to have sold five of the eight homes, with pending offers on two more. See below with information on the remaining property being sold in Elkhart.

HOUSE FOR SALE



The **1308 Magnolia Avenue** in Elkhart is ready for its owners! To learn more contact **Jennifer Kern** with Keller Williams Realty Group Elkhart at teamkern1@gmail.com.

Nearly \$4M Invested in our Community through IHCDA

Lt. Gov. Suzanne Crouch and the Board of Directors for the Indiana Housing and Community Development Authority (IHCDA) announced nine projects received awards from the HOME Investment Partnerships Program (HOME). This funding is utilized for the construction and/or rehabilitation of affordable rental housing for low and moderate-income individuals. Lacasa was selected to steward almost 25% of these dollars for Elkhart County, receiving three grants to create 15 new units of housing and rehab 12 more!



The groundbreaking on August 1 was celebrated by many staff (pictured), partners, and local officials.

New Affordable Housing Available in the Spring

In August, the ground was broken on Division Street in Elkhart, creating eight new affordable housing units. Families will be able to call this home in Spring 2024. The project was made possible through multiple partnerships, enabling us to create stronger foundations for all in our community.



Two and a half months into the project and major progress is being made at 511 Division Street.



Celebrating one of our recent graduating classes from the Master your Credit program.

2024 PROJECTS



20 UNITS PRESERVED

Restoration improves quality and maintains affordability



23 NEW RENTAL UNITS

Adds to the much-needed supply in Elkhart County



160 high-density solar panels installed at **3** permanent supportive housing properties.



Strong Leaders Engaging Community

Thank you to Lozier Corporation for a recent grant that supports Community Building & Engagement work in communities such as the South Central Neighborhood in Elkhart. In October, community leaders and residents, along with city staff and council members, met to discuss the City of Elkhart's Thrive initiative, and learn how residents can become active in their own neighborhoods.

Leaders of the South-Central Neighborhood who organized the event, including Lacasa team members.

GET INVOLVED

For those who would like to contribute or volunteer, we warmly invite you to consider building a meaningful partnership with us. Your support, whether it is monetary or your time, can make a significant difference in the lives of those we serve.



SUPPORT LACASA

Help us build strong foundations for everyone:

Donate

lacasainc.net/donate

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.



NeighborWorks
CHARTERED MEMBER

ADDRESS SERVICE REQUESTED

202 N. Cottage Avenue
Goshen, IN 46528

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