

## State Modular Housing Program Kicks Off With Lacasa



*Pictured left to right: Elkhart City Councilman Dwight Fish, IHCDA Executive Director Jacob Sipe, Lacasa President/CEO Chris Kingsley, Elkhart Mayor Tim Neese, Elkhart Community & Redevelopment Assistant Director Abbi Wiles, Owner, NextModular Joel Comino, and Lacasa VP of Real Estate Development Brad Hunsberger*



*Rendering of proposed modular home.*



*Elkhart Mayor Tim Neese*

Lacasa, Inc. celebrated its newest building project, the Modular Workforce Housing Pilot Program by Indiana Housing & Community Development Authority (IHCDA), with an event on Thursday, September 19. Lacasa will develop 3 single family homes on Blight Eliminated Programs lots in Elkhart. To read the full release, go to [www.lacasainc.net/about-us/news/](http://www.lacasainc.net/about-us/news/)



*Lacasa staff, partners, & local media at the press event.*



*Lacasa New Project Sign*



*Jacob Sipe, Executive Director - Indiana Housing and Community Development Authority*

## Clearing the Path to Homeownership

JR was interested in buying a home, but the path forward was not clear. "I was starting to get into the market for buying a house and realized I didn't know much about it at all. I realized I didn't know why my credit score was the way it was and why it wouldn't work to buy a house." JR signed up for Lacasa's Money 4 Life class to provide a clearer path to homeownership. He learned that saving for a new home would require little changes to make a big impact. "One, direct depositing some money out of my paycheck every month into an investment account. And I've taken my debit card and my credit card out of my wallet. I just allow myself cash every day and it helps a lot."

These tools have started to make a big difference. JR said, "In the last 3 months my credit score has gone up 50 points. I'm not to the point where I can buy a house yet, but I'm still working on it." JR knows that homeownership will take time, but he knows he will own a home. JR said, "Oh yeah, I'm gonna buy a house. I don't have a house in mind or a date that it will happen, but my credit score is going up and that's the plan...I'm gonna make it happen."



# 50 Years of Lacasa: Looking Back and Looking Ahead



2020 is coming quickly, marking Lacasa's 50th anniversary. What a testament to the strength of a vision and mission birthed in the late 1960's, formalized in 1970, and impacting lives in our community ever since. What a testament to a consistent community of supporters who have fueled this mission through board service, volunteerism, donations, partnerships, service as staff members, and so much more; a community who has believed in creating opportunity for personal empowerment, family stability, and neighborhood vitality.

Our staff had a retreat in October and one thing we reflected on is that we are like runners in a relay race. We feel fortunate to take the baton, and are confident the race will continue long after we pass off the baton. Moses Beachy championed Lacasa's vision in founding our agency in 1970. He passed the baton of leadership to Arden Shank in 1988. On September 14 this year, Moses completed his earthly journey. We trust that Lacasa's growing impact on working families in this community honors his legacy.

Looking back is humbling and looking forward is exciting. As we have been, we continue to be in business to improve lives through good housing and opportunities to build valuable assets in the financial, neighborhood, and immigration realms. This is a growing business. Growth means greater presence of service offerings throughout the county. It means opening an office in downtown Elkhart in 2020. It means a more comprehensive array of effective services that utilize technology to better reach busy working adults. It means expanding and deepening partnerships with the nonprofit, government, and business sectors. It means creating more safe, quality, affordable housing units.

I invite your ongoing involvement with Lacasa's mission. I invite you to consider commemorating this involvement in special ways that are meaningful to you during our 50th anniversary year.

## In Memoriam

We were saddened by the passing of Moses Beachy. Moses was one of the original founders of Lacasa in 1970 and continued as our Executive Director/President until 1988.

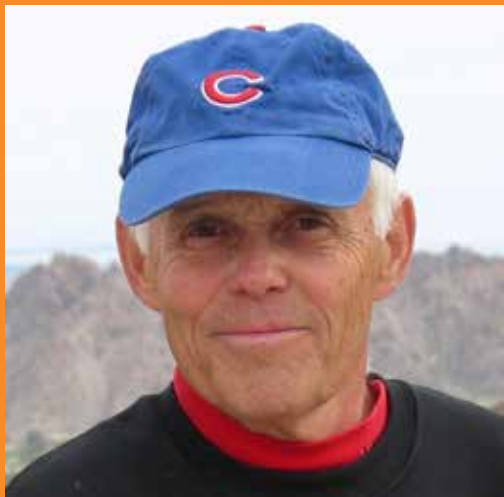
"Lacasa and this community wouldn't be what they are today without Moses's visionary leadership in our founding years. I'm thankful for his contribution and for the durability and lasting impact of what he helped to start," - Chris Kingsley shared on Moses's impact on the community and Lacasa's legacy.

Lacasa's former President Arden Shank said "Moses was profoundly committed to the causes of economic and social justice. His passion for the work was contagious and inspiring. He had the vision for an organizational response to the needs and the injustices he saw in the community. I had the privilege to work with him for two years, and learned so much from him. Those two years shaped my thirty years of work leading Lacasa and Neighborhood Housing Services of South Florida."



Memorials may be given to Seniors for Peace, East Goshen Mennonite Church or Lacasa.

# Giving as a Way of Life



Over the last 50 years, Lacasa's growth and impact in Elkhart County would not have been possible without the support, through both relationships and financial, of the community. Myrl Nofziger has believed in Lacasa's mission and work with the community since the organization's beginning. "I've had the good fortune to be involved [with Lacasa] since day one," said Myrl. His support of Lacasa began with the relationship he built with Moses Beachy and continued on with its leaders, through Arden Shank, Larry Gautsche, and now Chris Kingsley. Myrl shared, "It's been more than just a development relationship. It's been a true friendship."

Myrl's passion for giving and philanthropy started with his father. "My dad was a very strong believer in tithing," said Myrl. "For him, tithing was not necessarily one-tenth of your income. Tithing meant above and beyond for him." This principle has stayed with Myrl throughout his life. "It's the old cliché, you give and you get. I've received so many blessings from being involved with so many [non-profits]."

Lacasa's mission to provide opportunity resonates with the principles Myrl was taught and lives out today. Myrl shared, "I'm a strong believer in giving everybody a chance for homeownership and, if they really want to come to the U.S. and be a citizen, I'm a strong advocate for that."

"Nowadays, there are so many more opportunities to give that it gets hard to decide," Myrl said. "There's continuous ongoing relationships [with clients we serve] and that is why I like Lacasa."

## Year End Giving - Ways to Give!

Thank you for considering a year-end gift to Lacasa. Please know that we are committed to faithfully deploying your investments to empower individuals, stabilize families, and revitalize neighborhoods. **Don't forget - gifts must be received (not dated) by 12/31 to qualify for 2019 deductions.** Lacasa will be open on New Year's Eve and can receive gifts in-person until 3 pm.

### Donate Directly to Lacasa! [Lacasainc.net/donate](https://lacasainc.net/donate)



Consider setting up a recurring donation. Simply select the amount and the frequency along with your billing information on our secure website, and you're set!

### Become a member of the Lacasa Legacy Society



Planned gifts leave a lasting impact on real people and communities in Elkhart County. Please let us know if you have named Lacasa as a beneficiary to your estate or another form of planned giving, or if you'd like to talk about this possibility. Contact Heidi Stoltzfus McHugh, VP Development and Community Engagement, at [heidi.mchugh@lacasainc.net](mailto:heidi.mchugh@lacasainc.net) or 574-533-4450.

### Charitable Distribution from Your IRA

Taxpayers age 70½ and older have a required minimum distribution (RMD) each year, and can use a qualified charitable distribution (QCD) to donate directly from a traditional IRA to Lacasa without counting that amount as taxable income. Talk to your financial advisor or tax professional about your specific situation.



### Shopping on Amazon by going to [smile.amazon.com](https://smile.amazon.com)

Select "Lacasa, Inc." to support, and Amazon will donate a portion of your purchase price to Lacasa. It connects to your existing Amazon account, but it must be done via web browser on your computer or mobile device as the app doesn't support Smile.



## Areas of Impact



Congratulations to Lacasa's Financial Capabilities Counselor, Krystal Romero, for completing her Housing Counseling Certification from NeighborWorks America.

Sheila Sieradzki, VP of Client Empowerment Services said "This certification shows Krystal's dedication to her clients. This focused knowledge on Housing Counseling enables Krystal to work with individuals, couples or families to achieve their goal of homeownership."



300+ Graduates of Money 4 Life Program in 2019



25+ Families Achieved Homeownership in 2019



32 Multi-Family Units Built Planned In 2020



350+ People helped through Immigration Counseling in 2019

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. Lacasa's programs are open to all people regardless of race, nationality, ethnic origin or religion.



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