



lacasa

Fall 2024

FROM THE CEO

## Keys to Transforming Communities



Jeremy Stutsman,  
President / CEO

ABOVE:

Goshen College Residence Life staff and students volunteering at Arbor Ridge.

I am grateful for your support, which empowers Lacasa to build not only homes but resilient communities. Your generosity enables us to provide much more than shelter; we empower families through partnerships, financial literacy, auto loans, and leadership programs. Together, we're creating pathways to brighter futures.

Exciting projects are ahead. We're building Permanent Supportive Housing for chronically homeless neighbors, including new two-bedroom units to help reunite families, housing for individuals at 60% Area

Median Income, and homes for youth aging out of foster care. With Oaklawn and Bashor Home, our partners ensure supportive services will be available for those most vulnerable.

As costs rise, your continued partnership is vital. Please consider introducing us to others who might support Lacasa's mission and to make a gift this year. Thanks to you, we're making a lasting impact on countless lives. Thank you for standing with us. Together, we're transforming our community.

SUSTAINABILITY

## Solar: Sustainable Solution for Environment and Affordability

Thanks to the Community Development Block Grant and the City of Goshen, we now have solar energy installed on all our permanent supportive housing (PSH) units in Goshen. This shift to renewable energy is crucial for reducing operating costs and promoting environmental sustainability. By lowering utility expenses, we can allocate more resources to resident support, ensuring the long-term affordability of this high-mission program. Additionally, using solar energy helps reduce our carbon footprint, reinforcing our commitment to creating healthier, more sustainable communities for those in need.



Solar panels installed on Permanent Supportive Housing (PSH) units in Goshen.

## RENOVATIONS

### Improved Efficiency and Tenant Comfort at The Hattle



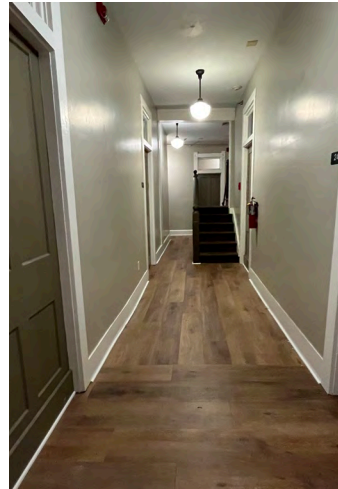
In 2007, Lacasa added The Hattle and Shoots buildings in downtown Goshen to its property management portfolio. After 15 years, it was time for much-needed renovations, and thanks to a generous \$1.5 million grant, we were able to begin this work at The Hattle. Originally built in the late 1800s as a hotel, The Hattle has since been transformed into 12 affordable housing units.

Renovations started in early 2024, with a focus on improving energy efficiency and tenant comfort. Upgrades include new HVAC systems, windows, appliances, flooring, and a fresh coat of paint throughout. During the process, tenants were temporarily relocated to completed units while their spaces were being renovated, showcasing a true spirit of cooperation, patience, and community connection. The Shoots building received similar funding, and renovations are scheduled to begin in 2025, ensuring both buildings continue to provide safe, affordable housing for years to come.

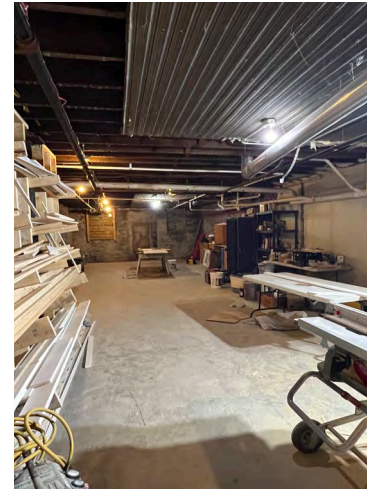


**LEFT:** The Hattle located at 210 E Lincoln Avenue, Goshen.

**RIGHT:** Renovated kitchen and living space of a two-bedroom unit.



Laminate flooring replaced the carpet in public spaces and hallways.



The large Michigan style basement was updated with concrete floors and added work space.

## DEVELOPMENT

### Groundbreaking on Three of Seven New Apartment Buildings



7

APARTMENT BUILDINGS



8 - 11

UNITS PER BUILDING



2

SERVICE PROVIDERS

On November 7, 2024, ground was broken the three of the seven-building Lakeview development on the Oaklawn campus. This initiative will provide much-needed affordable and permanent supportive housing for some of the community's most vulnerable residents.

The Lakeview development will offer affordable permanent supportive housing for individuals in need of additional services as they transition from Oaklawn, as well as for those who have experienced chronic homelessness. The development will also provide housing and support for young people aging out of the foster care system, a critical resource for young people in need of stability as they enter adulthood. Residents will have access to services through Oaklawn and Bashor.

**YEAR-TO-DATE VOLUNTEERS**



**21**

VOLUNTEER  
GROUPS



**932**

HOURS  
VOLUNTEERED



**218**

INDIVIDUAL  
VOLUNTEERS



Thor Industries volunteers at Roosevelt Center.



Volunteers from Old National Bank at Roosevelt Center.



Part of the Wabash crew that worked at The Hattle and Arbor Ridge.



Hoosier Crane volunteers at Roosevelt Center.

## Tracking Neighborhood Change in South Central Elkhart

Every three years, Lacasa participates in the Community Experience Survey as part of our partnership with NeighborWorks America. This survey helps us understand how specific neighborhoods in our community are evolving. Over the past few months, guided by Daniela Panetta, Director of Community Building and Engagement, Lacasa staff and volunteers conducted 100 parcel evaluations, assessed over 200 blocks, and went door-to-door speaking with residents in South Central Elkhart. We gathered data on street and sidewalk quality, home exteriors, graffiti, and other key factors, while also learning how residents feel about their community. This survey will be repeated in three years to track changes and measure progress in these neighborhoods.



Members of Prairie Street Mennonite Church volunteered with Daniela Panetta to survey their neighborhood.

**Below:** Leadership from Miller Poultry assisted Aaron Lehman and Zach Kurtz from the Real Estate Development team to work on an owner-occupied Help-A-House<sup>SM</sup> home.



SUCCESS STORY



Lucy and Steve enjoying their new home and backyard garden in Elkhart.

Elkhart Couple Enjoys New Home

Lucy and Steven are happily spending their days building a garden in the home they purchased with support from our Financial Empowerment Center (FEC). Their home is one of the 11 built by Lacasa in the past two years. With guidance from FEC Director Ashley Bowen, they secured nearly \$45,000 in assistance from multiple sources. The FEC offers free housing counseling, matched savings accounts, and financial education—services made possible by donations and sponsorships. Your continued generosity enables us to provide these life-changing resources to hard-working families like Lucy and Steven. Thank you for your support!

Support families like Lucy and Steven

Your gift supports these and other programs that build strong foundations for our clients.

Donate lacasainc.net/donate

Volunteer lacasainc.net/volunteer

f @lacasainc



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.



ADDRESS SERVICE REQUESTED

202 N. Cottage Avenue Goshen, IN 46528

