



LaCasa, Inc.

HOME

Coming



"It changed my life and gave me a goal. I never thought I'd be here."

-Krystal

Annual Report 2010-11

Home is where the heart is, home is our castle, our refuge, our comfort zone. Home is where we teach our children, invest in our future and make our memories.

"The incentive is working for yourself rather than a landlord, building equity and getting to make your house into your own home"

-Michele Boulanger, purchased the 2nd NSP home.



LaCasa's HomeOwnership Center can get you there.

Seeking the Welfare of the Larger Community



Help-A-Housesm 2011 may set new records for donations, volunteer participation and number of homeowners assisted. Expansion of the program beyond Goshen to assist homeowners in the non-urbanized areas of Elkhart County is only one reason. Critical to our success is a growing interest in volunteerism that is very evident on Help-A-Housesm day but also provides steady support year round. Equally important are local donations from individuals and corporations who continue to give despite the years of recession our community has endured.

Our community has gone through some difficult years with the loss of jobs, homes and businesses. For many, unemployment and uncertainty continues. For others, the rebuilding is beginning. Our strength is that despite individual hardship, as a community we have continued to work for the larger common good and address the needs of the least fortunate.

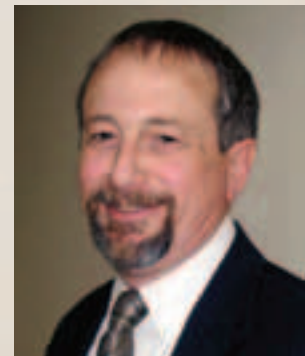
As a community development corporation, LaCasa is in a unique position to partner with federal, state and

local government, foundations, and other funding sources to bring new resources to our community. Neighborhood, business, church, and service organization partners, individual donors and volunteers also allow us to channel local donations and volunteers to address critical needs. Over the past three years, during the worst of the recession, LaCasa facilitated:

- The rehab or significant repair of 59 homes for area homeowners
- The remediation of lead hazards in 71 homes
- The investment of \$21.5 million in housing development, providing work for local contractors
- Homeownership for 170 families who became first time homeowners.
- Foreclosure cures for 232 families who may otherwise have lost their homes.
- The contribution of 50,951 hours of volunteer involvement in our community
- Support for 15 neighborhoods in Elkhart and Goshen who have organized to plan for their future, create neighborhood gardens, organize opportunities for youth, improve neighborhood safety and appearance, create parks and care for their neighbors.
- Reliable and affordable immigration counseling for 3,099 persons.
- Financial counseling, assistance with budget and credit for 306 persons.
- 245 safe, attractive and affordable rental apartments and homes for low and moderate income families.

We are grateful for our community's generous financial support of LaCasa's mission, for your prayers, your volunteer service and words of encouragement. With your support, LaCasa will continue to provide hope and opportunity for those most in need in our community.

Larry Gautsche
President and CEO





"I've always felt that you need to volunteer—you've got to touch someone." —Mike Woods

**Help change lives
— volunteer in your
community.**

Mike came to help LaCasa after being laid off. When he is not looking for his next job, Mike uses his free time to volunteer. He had read articles about LaCasa, and knew that we worked on rehabbing and refurbishing houses. "My passion is remodeling and building," he said. "It's in my blood."

Volunteering has always been a part of Mike's life. He used to volunteer with a friend at his church. "I've always felt that you need to volunteer—you've got to touch someone."

Mike went on to say, "I know you are helping a lot of people who need the help!"

Immigration

Lourdes is a domestic violence victim who has been beaten to near death, locked out of her home, and suffered many threats and abuses at the hands of her ex-husband. She cooperated with the police and prosecutor against her husband and appeared eligible for a U Visa. Working with Monica Newcomer-Miller, she applied for a U Visa and renewed her work authorizations for several years. Last fall Lourdes became eligible to apply for Permanent Resident status. She was worried that her work permit would expire before her green card was approved. She would lose her job if her card did not come by January 18, 2011. The job was her life blood; with it she was able to support herself and her children. Monica contacted USCIS on Lourdes' behalf and requested that her case be expedited. The officer said she would do what she could. On January 18, the very day her work authorization expired, a certified letter from USCIS with Lourdes' new green card arrived at LaCasa. Monica called her immediately. Lourdes was glowing when she came to collect her card that afternoon. She and Monica had worked for six years for this happy day.

What is U Visa?

The U.S. Congress created VAWA in 1995 and 2000, respectively, to permit victims to gain lawful status on their own without having to rely on an abusive spouse to start and complete their process. In the same category, in 2000 Congress passed the Battered Immigrant Women Protection Act of 2000 creating the U Visa for victims of serious and violent crimes, including domestic violence. Victims must be helpful in an investigation or prosecution of a case in order to qualify for a U Visa. In both laws senators and state representatives agreed that federal immigration laws should not be used as a means of control or domination but rather be available to allow immigrants to be in the U.S. lawfully, when they follow the appropriate steps.



LaCasa Board of Directors, from left: David Daugherty, Mel Claassen, Lori Keenum, Rebecca Hernandez, Paul Bertha. In back from left: Mike Leasor, Chad Stoltzfus, Art Stoltzfus, Jeff Lund, David Eash.

Home Ownership

Krystal was just 18 when she first learned about the opportunity an Individual Development Account (IDA) account would hold for her. She attended a Financial Fitness Class and began saving. Krystal is married with children now, but she is still making a monthly deposit to her savings account. And, four years later, she has almost achieved her goal, the money for a down payment on a house.



"I choose to purchase a home because I want to raise my children in a stable environment"
-Krystal

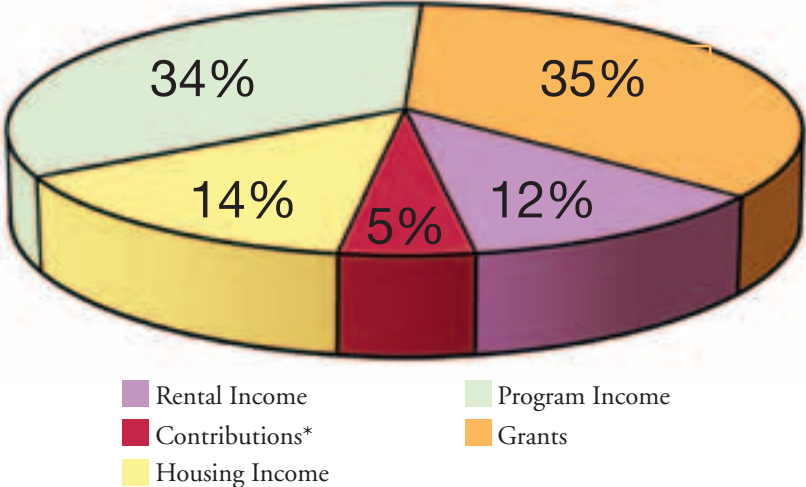
What is an IDA?

An IDA or Individual Development Account is a matched savings program designed to assist low-income individuals in building assets and achieving a targeted amount of funds to use for the purpose of: purchasing or rehabbing a home, furthering their education or starting a small business. IDA participants make monthly contributions to a specialized, custodial account, for up to four consecutive years, and their savings are matched at a minimum ratio of 3:1. Matching funds come from the State of Indiana and local donations.

Financial Statements

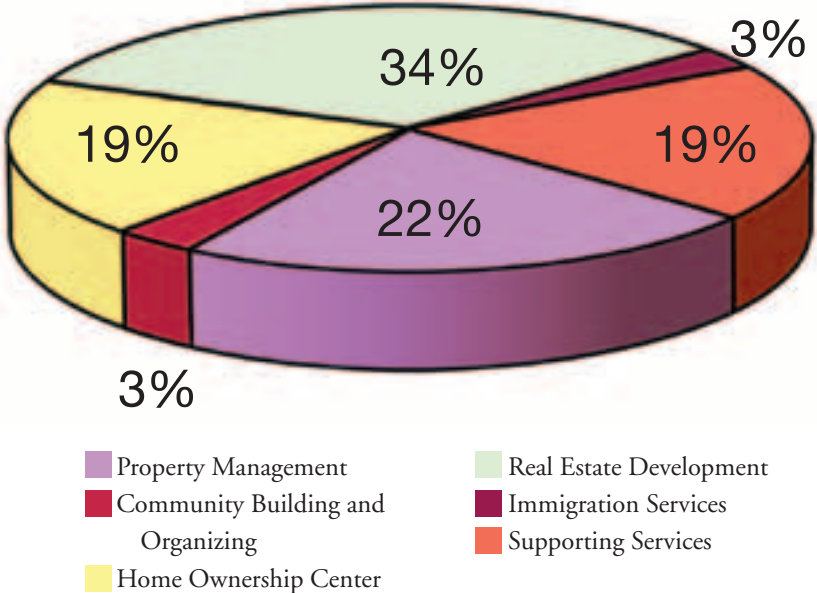
2010 Support and Revenue

Total \$2,926,748



2010 Expenses and Investments

Total \$2,667,884



*LaCasa received \$193,485 in restricted donations to tax credit programs in 2010, in addition to the contributions shown above, a total of \$331,990 in local support.



Volunteers from Silverwood Mennonite enjoy donuts from Dutch Maid Bakery during Help-a-House™



Volunteers from Sunnyside Mennonite work on the front porch of a house on S. 12th Street.

2010 Help-A-Housesm Sponsors

Lead Sponsor

State Farm Insurance

Key Sponsor

Fidler Family Fund

Multi-House Sponsors

Eash & Company
 Interra Credit Union
 Indiana Community Bank
 Inter-Cambio Express, Inc.
 Jayco, Inc.
 Lake City Bank
 NIPSCO

Full House Sponsors

1st Source Bank
 Ancon Construction
 Bill's Heating
 DJ Construction
 Edward Jones/Tim Stonger & Tom Lynn
 Elkhart County Board of Realtors
 First State Bank
 GDC, Inc.
 Goshen Floor Mart
 Goshen Health System
 Goshen Noon Kiwanis
 Goshen Rotary
 Horizon Transport
 Indiana Farm Bureau Insurance
 Maple City Runners
 Barb Swartley & Christina Miller Clauss
 The Goshen News
 The Truth

Triangle Rubber Co., Inc.
 Troyer Carpet
 Wieland Designs

Help-A-Housesm Supporters

Assembly Mennonite Church
 Bender Construction
 Berry Plastics
 Borntreger Roofing
 Craig's Carpentry
 Cripe Septic
 Dr. Douglas Stanley, DDS
 Erv's Vacuum Shop
 First Federal Savings
 Larry & Julia Gautsche
 Geocel, Inc.
 Greenfield Landscape Services, Inc.
 Hertzler Systems
 Hoover Feed Service, Inc.
 Kabri Products
 Knepp Sand & Stone
 Kuert Concrete
 MMA
 Maple Hill Psychological
 Sanford & Mary Lou Miller
 Myrl Nofziger
 Priority One Construction
 Schrock Homes
 Signtech, Inc.
 Swartley Construction
 Terry's Carpet Cleaning
 Voluntary Gas Tax Group
 Yoder, Ainlay, Ulmer & Buckingham
 LLP

Crew Leaders

Mike Bonewitz	Mark Morris
Jim Brubaker	Don Norman
John Buller	John Place
Rick Chaney	Nate Remple
John Gerber	Jeff Schrock
Ray Hunsberger	Dave Simmons
Brad Jackson	Dave Slovinski
Dale Klassen	Shawn Smallwood
Dana Miller	Dave Swartley
Dennis Miller	Mark white

Food Sponsors

Dairy Queen,	Kroger
Pike St.	Martin's
Domino's	Meijer
Dutch Maid	Papa Johns
Bakery	Pizza Hut Delivery
Exchange Club of	South Side Soda
Elkhart County	Shop
Gordy's Pizza	Wal-Mart
Jimmy John's	

Special Thanks to Our Campaign Committee

Sanford Miller, Chair, *Interra Credit Union*
 Doug Johnston, *Indiana Community Bank*
 Jeff Lund, *Yoder, Ainlay, Ulmer & Buckingham*
 Amber Wolfer, *Lake City Bank*
 Jeff Showalter, *Indiana Community Bank*
 Rob Steiner, *Chase*
 Barb Swartley, *Century 21*

Neighborhood Outreach



"Being involved in my neighborhood association and other local groups, has given me the opportunity to work with people I may not otherwise have even met. In these groups, we've broken down barriers, and worked through issues, which has allowed us to communicate more effectively. In doing so, I've found that at the end of the day, more often than not, we're all working toward the same goal.." -Renee



Safe, Quality, Affordable Rentals

Location	Number of Apartments	Single Family Homes
Arbor Ridge, 413 Arbor Ct. Goshen	72	in Elkhart & Goshen..... 32
Roosevelt Center, 215 E. Indiana Ave. Elkhart	35	
The Hattle, 210 E. Lincoln Ave. Goshen	12	
The Shoots, 112 E. Lincoln Ave. Goshen	17	
Water Tower Place, 320 LaSalle St. Elkhart.....	52	
169 State St., Elkhart.....	10	
516 S. Main St. Elkhart.....	10	

Leasing offices:
 Elkhart574-296-7900
 Goshen574-537-1896



Goshen staff, from left, front row: Deb Fath, Rocio Arévalo-Espinosa, Karen Viveros, Becky Gascho. Middle row: Larry Gautsche, San Moreno, Vince McCourt, Ruthann Tucker, Michele Cheney, Amyjo Kennedy, Julia King, Bonnie Martin, Gloria Garza, Kate Irelan. Back row: Kevin Schrock, Eric Stoltzfus, William Tindle, Monica Hyde, Brad Hunsberger, Doug Morgan, James Davis, Chris Kingsley.

Board and Staff

Administration

Larry Gautsche, President
 James Davis, VP Finance
 Becky Gascho, VP Community Service
 Bonnie Martin, VP Development
 Gloria Garcia
 Kate Irelan
 Kevin Schrock
 Ruthann Tucker

Community Building & Organizing

Julia King
 Madeline Williams

Home Ownership Center

Rocio Arévalo-Espinosa
 Debbie Fath
 Monica Ann Hyde
 Amyjo Kennedy
 Chris Kingsley
 San Moreno

Immigration Counseling

Monica Newcomer-Miller
 Karen Viveros

Real Estate Development

Brad Hunsberger, Director
 Jon Hunsberger
 Armand Martin
 Doug Morgan
 William Tindle



Elkhart Staff, from left: Teresa Lewis, Alan Greaser, Linda DeGeeter, Todd Smith, Madeline Williams, Paul Sheldon, Clayton Mathews.

Property Management

Michele Cheney
 Linda DeGeeter
 Alan Greaser, Director
 Teresa Lewis
 Vincent McCourt
 Paul Sheldon
 Todd Smith
 Eric Stoltzfus

LaCasa Board of Directors 2010

David Daugherty, Board Chair;
Goshen Chamber of Commerce
 Chad Stoltzfus, Board Vice Chair;
Lake City Bank

Dave Eash, Board Secretary;
Jayco, Inc.
 Mel Claassen, Treasurer;
Everence
 Rebecca Hernandez; Ph.D.
Goshen College
 Lori Keenum; *Indiana Community Bank*
 Mike Leasor, Past Chair;
Elkhart City resident
 Jeffrey Lund; *Yoder, Ainlay, Ulmer & Buckingham*
 Art Stoltzfus, *Elkhart Neighborhood Resident*;
Key Bank

Community Partners

Partners

1st Source Bank
Bank of America
Chase
City of Goshen
City of Elkhart
Elkhart County Community Foundation
Elkhart County Government
Fifth Third Bank
First Federal Savings Bank
Federal Home Loan Bank of Indianapolis
First State Bank
IU Health Goshen Hospital
Horizon Bank
Housing & Urban Development (HUD)
Indiana Association of Community & Economic Development
Indiana Community Bank
Indiana Housing & Community Development Authority
Interra Credit Union
Lake City Bank
MMA Community Development Investments, Inc.
Mutual Bank
PNC Bank
NeighborWorks America
United Way of Elkhart County

Volunteer Groups

Ancon Construction, Inc.
Boston University ASB
Boys and Girls Club
Commodore Corp.
Concord High School ESL
Culver Duck
Das Dutchmen Essenhaus
Elkhart County Board of Realtors
Elkhart County Work Release Everence
Exchange Club
Fusion Latina
Goshen College
Goshen Noon Kiwanis
Interra Credit Union
Lawrence Tech ASB
MapleNet Wireless
Merit Learning Center
Rotary Club, Goshen
Schrock Homes
St. Mark's UMC
The Crossing
University of Illinois ASB
Wieland Design

Church Volunteer & Financial Partners

Assembly Mennonite Church
Berkey Avenue Mennonite Fellowship
Blackhawk Ministries
Clinton Frame Mennonite Church
College Church of the Nazarene
Downtown @ 8:08
East Goshen Mennonite Church
Ecumenical Youth Group

Eighth Street Mennonite Church
Faith Mennonite Church
First United Methodist Church
Foundation Family Worship Center
Goshen City Church of the Brethren
North Goshen Mennonite Church
Pleasant View Mennonite Church
Prairie Street Mennonite Church
Silverwood Mennonite Church
Sunnyside Mennonite Church
Trinity United Methodist Church
Unitarian Universalist Fellowship
Waterford Mennonite Church
Yellow Creek Mennonite Church

LaCasa Affordable Housing Fund Members

1st Source Bank, David Wood
First Federal Savings Bank, Andrew Harlow
First State Bank, Brent Carrick
Goshen Community Bank, Doug Johnston
Interra Credit Union, Andrew Gangwer
Lake City Bank, Ralph Villalon
Mutual Bank, Sharon Ferguson

LaCasa Business Advisory Council

Mike Kubacki, Chair, *Lake City Bank*
Paris Ball-Miller, *Troyer Foods*
David Daugherty, *Goshen Chamber of Commerce*
Loren Eash, *Eash & Company*
John Fidler
Steven Herendeen, *Herendeen Financial*
Maureen Kercher, *Kercher Sunrise Orchard*
John Liechty, *Integrated Financial Planning Solutions, LLC*
George Marlow, *1st State Bank*
Galen D. Miller, *Pine Manor*
Myrl Nofziger, *Hoogenboom-Nofziger*
John Place, *Ancon Construction*
S. Scott Roth, *State Farm Insurance*
Bob Schrock, *DJ Construction*
Julia Stauffer, *JA Stauffer & Co.*
Jerry Trolz, *Goshen Stamping*
Burl Troyer, *1st Source Bank*
Mrs. Philip T. Warner



Picture: LaCasa's 40th Anniversary Celebration showcased Help-A-House™ T-Shirts from 20 years. Shown with (left to right) Madeline Williams, LaCasa's Elkhart Neighborhood Outreach worker; Art Stoltzfus, LaCasa Board member; Stan King, former Chairperson of LaCasa's Board of Directors.


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Goshen, IN 46528

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Volunteers from Waterford Mennonite Church and the Goshen Noon Kiwanis worked at Arbor Ridge on a cold Help-A-HouseSM 2010.

Helping Families ... Improving Neighborhoods