



2018

CASS HOUSING

Annual Report



Letter from the Executive Director

Thank you for making 2018 such an amazing year!

As many of you know, the year started off on a difficult note when our first project did not come to fruition. However, we learned some incredibly important lessons regarding building codes, zoning ordinances, the development process, and how our programs needed to fit into all of those.

As we began to look around at different locations for our first home, a common theme kept emerging; many of the families on our interest list have a deep relationship with Turnstone. For those of you outside of the Fort Wayne community, Turnstone is a 75-year old organization that is one of 13 Paralympic training sites in the nation. Their mission is to “empower people with disabilities to achieve their highest potential by providing comprehensive services and programs.”

We needed to figure out a way to be close to Turnstone.

In March, a house was listed that was just north of the Turnstone campus. That began a 6-week journey that led us to secure three homes, two vacant lots, and an acre of commercial property all along the same street. A small group of supporters partnered with us to make this happen!

After the purchases were complete, we began the LONG process of meeting with city and state officials. While we thought the learning curve was complete after the first project, we uncovered some fascinating complications regarding the state building code and housing for adults with developmental disabilities.

Architect Phil Troyer skillfully guided us through the seemingly countless roadblocks. With completed plans and approval from 3 Rivers Federal Credit Union, groundbreaking was scheduled just two weeks later.

August 25th started off rainy and overall pretty nasty outside. We were moments away from canceling the event.

“Let’s do this. We haven’t made it too far for a little rain and mud to ruin the day.”

The sun came out and over 100 people celebrated the beginnings of something special for Dylan, Matt, and Cameron. What a day!

Steve McDaniel, owner of Woodmark Homes, put together an aggressive building schedule. In a climate where some new home construction is taking over a year to complete, the target was right around January 1: just 4 months away.

Plumbing was measured, the foundation poured, the building was framed, the mechanicals and a sprinkler system installed, masonry work completed, drywall, cabinets, trim, paint, flooring...it all came together beautifully.

January 20th came quickly. The guys and their families were on cloud 9. With temperatures below 0, 200 people came out for ribbon-cutting. What a party!

Move-in day was just a week later. Staff from Erie Insurance braved -20 degree temps to help everyone move. I think we’re all just starting to come back down to earth.

It’s been a month since moving into the home. Friendships were solidified quickly. It didn’t take long for regular trash talking over basketball and videogames to take main

stage. If you haven’t seen some of the videos on Facebook, check them out!

“It has always been a dream that I would someday move out of my parents’ home and get a place of my own. I moved into my own place with two of my friends from basketball. The three of us guys and David, Amy, and the kids (Steward family) hang out almost every day. It feels like I have added more people to my family. I can walk to work AND stay up as late as I want. It is a dream come true.” - Dylan Wolf, Core Member

As we look to 2019 and beyond, the interest in CASS continues to grow at a remarkable pace. Over 180 people have signed up to be a part of our interest list. We’ve had people in nearly 2 dozen states reach out inquiring about the model.

“How did you do all of this?”

That’s the easiest question to answer.

You all did it.

Through your skills, your prayers, and your financial gifts, this first prototype home was constructed.

Dylan, Matt, and Cameron have had their lives changed because of your support.

We’re keeping the momentum going. With support from the AWS Foundation, two key opportunities have developed. We were able to hire Lauren Childers as our first Family Coordinator. Lauren is working tirelessly to develop and refine our admissions process. Also, we’ve connected with local consultants on needed tools to help Core Members and families prepare to move out of their family home and into a CASS house. This toolset will be invaluable.

Stay tuned for more incredible things in 2019!

Building together,



David Buuck

Executive Director



Highlights from 2018



2nd Annual
CASS Housing Bike Ride
Sunday, June 3, 2018
Jorgensen YMCA



In 2018, CASS Housing received a total of \$150,000 in two capacity building grants from The AWS Foundation!



Groundbreaking Enterprise

On August 25th, over 100 people donned boots and grabbed shovels to celebrate the official groundbreaking of our first Suite home!



A Labor of Love



January 20th, 2019 was an incredibly special day with over 200 people celebrating the ribbon-cutting of our first home. We're so thankful for everyone that made this dream come true.



Building a Future *Together*



2018 *Financials*

In 2018, key partners gave CASS Housing the opportunity to purchase multiple homes and vacant lots along the same street. The first home was able to become a reality because of these gifts and they create a number of future possibilities as well!

CASS Housing had 22 monthly supporters and over 200 unique donors in 2018. The first home was made possible because of these gifts!



CASS HOUSING

Board of Directors

David Buuck
Executive Director

John Whitcraft
President

Kevin Chandler
Treasurer

Dr. Charles Presti
Secretary

Buzz Kirkwood
Director

Brad Stinson
Director

Assets & Liabilities

Total Assets:	\$809,974
Unrestricted:.....	\$80,480
Restricted:.....	\$92,224
Land and Buildings:.....	\$260,310
Construction in Progress:.....	\$376,959
Total Liabilities:	\$369,848
Liabilities:	\$19,848
Construction Loan:	\$350,000

Net Assets:..... **\$440,126**

Revenue, Expenses, & Income

Total Revenue:	\$491,086
Total Giving:	\$483,961
Individual Contributions:.....	\$239,107
Foundation Contributions:.....	\$201,500
Corporate Contributions:.....	\$18,917
In-Kind Contributions:.....	\$24,436
Rental Income:.....	\$7,050
Miscellaneous Income:.....	\$75

Total Expenses:	\$170,128
Organization Overhead:	\$40,402
Operation Costs:	\$26,773
Admin Staffing Time:.....	\$13,629
Programming Expenses:.....	\$129,725
Org. Program Development:.....	\$73,221
Program Staffing Time:	\$30,758
Property Related Costs:.....	\$25,746

Net Income: **\$320,957**

Thanks to All Our Supporters!



Ivon and Jane Culver Charitable Trust Foundation

The Donald F. Wood and Darlene M. Richardson Foundation

The M.E. Raker Foundation

The Waterfield Foundation



...and thank *you* for making 2018 such a great year!



CASS HOUSING

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