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Activity Center Antisdel Apartments Brady Building Cass Community UMC Cass House Cass Tiny Homes Cass Warehouse Littleton Apartments The Scott Building Susan Bath Thomasson Building Wesley House	Erica George, B.A. <i>Director of Permanent Supportive Housing</i> Ed Hingelberg, M.Div. <i>Marketing Director</i> Terra Linzner, L.M.S.W. <i>Development Director</i> Cortez Perry <i>Facilities Director</i> Sue Pethoud, M.A. <i>Church & Community Relations Liaison</i> Matt Prentice, <i>Chef, Food Director</i> Gregory Stokes, M.P.A. <i>Human Resources Director</i>	Retiring 2017 Board Members Rick Swaine Pam Vandekerkhove Patrice Wade-Olson Please visit us on: facebook YouTube twitter carf  Scan here to view CASS website	
	Corporate Sponsor  Ford Motor Company Fund		



CASS COMMUNITY SOCIAL SERVICES
Annual Report 2017

FIGHTING POVERTY CREATING OPPORTUNITY BUILDING COMMUNITY



PICTURED ON OUR COVER
Top: A couple of visitors at the Katrina Cottage during the Tiny Homes Tour on Memorial Day weekend. (Photo by Crystal Fox).
Middle: Two members of the Junior League of Detroit talk with the resident of the home they "adopted."
Bottom Left: Our first couple in the first tiny home with a loft.
Bottom Right: The "model home" was occupied in August.



Facilities Director Cortez Perry takes a selfie with student volunteers from the University of Delaware and Michigan State University. 12 different college groups spent their spring breaks at Cass.



YOU CAN MAKE A DIFFERENCE

- 1. SEND A CHECK:**
Cass Community Social Services
11745 Rosa Parks
Detroit, MI 48206
Accounting Office
(313) 883-2277, ext. 214
- 2. CALL IN A CREDIT CARD OR INSTALLMENT GIFT:**
(313) 883-2277, ext. 214
- 3. DONATE ONLINE:**
www.casscommunity.org
- 4. TRANSFER STOCK:**
Kim Conwell-Leigh
(313) 883-2277, ext. 214
- 5. ASK YOUR EMPLOYER FOR A MATCHING GIFT:**
Tell your employer that you donated to Cass and request a matching gift. If your company does not have a matching gift program, ask about starting one.
- 6. PROVIDE A MEMORIAL GIFT OR TRIBUTE GIFT FOR A SPECIAL PERSON OR OCCASION**
- 7. LEAVE A LEGACY:**
Melinda Conway Callahan at mccallahan@aol.com
- 8. CONSIDER A CORPORATE CONTRIBUTION**
- 9. HOLD A FOOD, CLOTHING OR HYGIENE SUPPLIES DRIVE**
- 10. ATTEND A FUNDRAISING EVENT**
- 11. VOLUNTEER:**
You can volunteer at Cass in a variety of ways including working in the kitchen, assisting in Green Industries, helping with gardening, landscaping, building or renovating projects.
Sue Pethoud at (313) 883-2277, ext. 203
- 12. SPREAD THE WORD:**
Cass Community Social Services is on Facebook, Twitter and Instagram. Like and share.
- 13. SHOP:**
At casscommunity.org for Green Industries products and/or Cass Publishing House books. Designate Cass on AmazonSmile and/or Kroger Community Rewards



Dear Friends

Cass Community Social Services was established 15 years ago, in 2002, when we opened the Scott facility. At that time, we couldn't believe the amount of space available for programming in the 30,000 square foot building. Today, the facility is bursting at the seams and an entire pedestrian campus has grown up around the former hospital annex. In 2017, six tiny homes were added and six more were started extending the agency's boundary all the way to the north side of Richton Street.

The unique home ownership program brought overwhelming attention and some scrutiny to the agency. Two Facebook videos received more than 75 million views in a matter of months. People came from across the country and around the world to tour the small residences. Other organizations sought to replicate our efforts.

This wasn't the only story of the year though. The Activity Center launched new work enclaves composed of adults with developmental disabilities. The kitchen grew its catering arm to offset food costs. The medical clinic shifted its operations into the Scott facility. Our Outreach and PATH teams were featured in the newspapers and on the news during a particularly cold snap in December. Green Industries workers figured out how to assemble solar generators and 50 of them were installed in Puerto Rico after Hurricane Maria left the island without power for months.

None of this would have been possible minus a committed board, dedicated staff members, a legion of volunteers and extremely generous donors. 2017 produced more income than any other year in the organization's history. Moreover, more than a dozen individuals and couples helped start the Legacy Society and others donated to the endowment fund thus helping to secure the agency's future.

Sincerely,

Faith
Faith Fowler
Executive Director

Roger Wolcott
Roger Wolcott
Board Chairman

Executive Director Faith Fowler
and Board Chairman Roger Wolcott



CAMPUS KEY

A. WORLD BUILDING

Administrative Offices
Cass Community
Cass Store
Green Industries
Student Advocacy Offices
and the Union

B. SUSAN BATH THOMASSON BUILDING

10 apartments and the
Warming Center

C. THE SCOTT BUILDING

Family Shelter
Food Services
Rotating Shelter
PATH and Outreach Offices
34 apartments

D. THE WAREHOUSE

Building Supplies and
Landscaping Equipment

E. ANTISDEL APARTMENTS

41 Units

F. WESLEY APARTMENTS

4 family units

G. TINY HOMES AND LOTS

H. THE GREENHOUSE

I. LITTLETON APARTMENTS

13 Units

J. THE BRADY BUILDING

13 Units

CCSS BUILDINGS

NOT ON CAMPUS

Activity Center and
Cass House



PHOTOS AT LEFT
Top: On August 26, Erica George, Director of Permanent Supportive Housing, was joined by formerly homeless people in the parking lot at Scott to observe the solar eclipse.
Middle: During U2's September Joshua Tree Tour, Bono's band included Rev. Fowler among trailblazing women honored in photos as a backdrop to "Herstory" at Ford Field.
Bottom: The Cass Board of Directors used solar power exclusively to light up the November board meeting.

HUNGER AND FOOD

Not all of our meals are served on the Cass campus. Some are delivered. For instance, one day Kim Hudolin received a call from a Home Health Care Nurse from Henry Ford Hospital. The medical professional knew about Cass because her church (St. Robert Bellarmine Catholic Church) participates in our Rotating Shelter program.

She was treating a young woman who was homebound because of a broken foot/tibia. The woman lived in close proximity to the Cass campus. Before leaving the patient's house, the nurse opened the refrigerator. It was empty. Could we possibly deliver some food to the woman? she asked. Food Program Director and Chef Matt Prentice and Nichole Rubens promptly delivered some meals to the woman's front door.

Low-income neighbors also come to Cass to receive non-perishables - boxes and bags of food distributed monthly. The packages are based on household size and contain enough products to supply meals for five days.

Top Right: Congregate meals can be crowded at Cass. Many days people must eat quickly so the next person can have their chair.
Middle Right: Good nutrition is essential for strong teeth and growing bodies. The kitchen staff cook from "scratch" at Cass reducing salt and sugars.
Below: Saline UMC has served Christmas Dinner for decades. Everyone enjoys the meal and the gifts that are distributed as folks file out of the church building. (Photos by Sabra Bander).



One in six families in metro Detroit face food insecurity. Cass served 700,000 meals in 2017.

MENTAL AND PHYSICAL HEALTH CARE



Left: Members of our newest enclave pose with their first checks - (l to r) Chandra McDuffie is the Program Assistant, Rayvon C., Abdulla S., Antioneet B., Mildred P., and Sevita B. Terry V. was also a member of this group but was absent on the day the photo was taken.
Middle Left: Raulo H. is one of the members who has a microenterprise. He is a DJ with his own equipment and customers. He is pictured here volunteering at the annual Christmas party with Stephens UMC.

At our core, we know that there is a job for everyone and that everyone who wants to work should have a job. One of the goals of the Cass Activity Center is to help adults with developmental disabilities remove barriers for employment. We help people learn new skills to become job ready, find work and receive support after securing a position.

Since 2008, Cass has operated document destruction (shredding) enclaves in which program participants could learn and develop basic job responsibilities such as attendance, punctuality, interpersonal communication, speed and accuracy in accomplishing tasks. In 2017, the agency added two new enclaves, dramatically increasing the number of individuals who could work. They thoroughly enjoy belonging to a team, learning new skills and receiving regular paychecks.

Other individuals took supported employment jobs in the community - stocking shelves, cleaning offices, and assembling items. Finally, a few adults started their own microenterprises meaning that they were the business owners as well as workers. By the end of the year, nearly three quarters of the Activity Center members were earning wages.

Middle Far Right and Bottom: Students from Wayne State University staff the mid-week Cass Clinic as well as the one on Saturday. Both are under the supervision of Dr. George Costea .



81% of people with a disability are unemployed. Over 84 adults from the Cass Activity Center earned income by working in the community, owning their own micro-enterprise or belonging to one of the Cass enclaves.

HOMELESSNESS AND HOUSING

Greg Winter was chronically homeless when he came to Cass on April 11th. He had been in and out of emergency shelters and had lived in an abandoned house which lacked heat, electricity and water for a period. His homelessness started in 2008, when he lost his job.

Winter joined the new permanent supportive housing program on the third floor of the Scott Building. His staff soon discovered that he had been a commercial truck driver and that he wanted to attend a training program to regain his CDL license to enter back into the trucking industry.

By June 2017, working with the Cass staff, he identified a truck driving school that he could attend. Winter passed the competency test scoring 100%. In July 2017, he enrolled in the Detroit Training Center for commercial driver's license Class-A training program on Monday – Friday from 8:00 am – 4:00 pm for five weeks. In September, he received a new CDL from the Secretary of State in the mail.

In October, Greg Winter began riding with a friend to North Dakota to gain some experience while still in search for employment. It didn't take long, though. He was hired before the end of the year and is now working in his field of passion.



Above: CDL truck drivers pose next to their big rigs.

Right: Lori Wingerter, Chief Philanthropic Officer at General Motors, helps prepare the ground for foundations. GM sponsored three tiny homes in 2017.

Left: Many of the people in our residential programs are children. Periodic art and cooking classes are held for them at the World Building.



Although we have received tremendous attention for the Tiny Homes and other permanent supportive housing at Cass, 979 people stayed in our emergency programs in 2017 (Family Shelter, Rotating Shelter and Warming Center). 423 were adults and 556 were children.

UNEMPLOYMENT AND JOBS

Since 2007, Cass Green Industries has converted trash into jobs. First, the agency used illegally dumped tires to make mud mats, Detroit Tread sandals and classic "D" key-chains. Next, the employees repurposed wood and glass to produce coasters and magnets.

In 2017, a new renewable energy product provided jobs and power. Since the tiny homes are all electric, we wanted to make a primitive solar generator which could help residents in the event that the electricity went out. By September, the team had developed a model which would charge 2 cell phones, a laptop, power lights, a fan, a television and a sump pump for several hours a day.

When Hurricane Maria devastated Puerto Rico, Cass raised money to take 50 units down to the island. Green Industries staff member Mark Heath accompanied a small team of assemblers. He had only flown a couple times before. He had never seen an ocean. The experience, he will tell you, was "transformative" for him as well as the folks who received the solar systems.

Right: Mark Heath sees the ocean for the first time and runs from the tide.



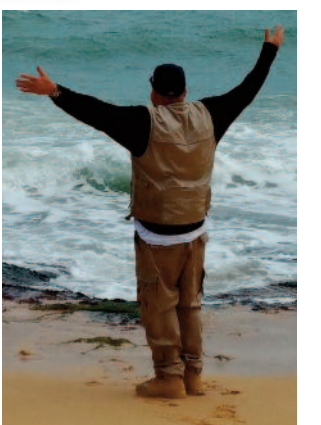
Above: Here he is pictured assembling one of many units in the hardest hit area on the south east side of the island.

Right: Green Industries' volunteers pose with their tire hunt "trophy" before loading the discarded tires onto our truck.

Below: The Old English "D" keychains continue to be one of Green Industries best sellers.



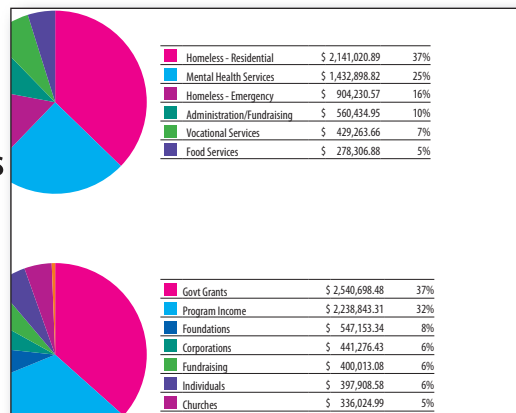
Detroit's unemployment rate hit a 16-year low but even at 8.4 percent, the City still has the highest unemployment rate in the state of Michigan. Cass Green Industries has the goal of providing work for adults who are trying to re-enter the job market.



CASS STRATEGIC DASHBOARD 2017

PROGRAM ACHIEVEMENTS

The number of individuals employed in Green Industries jumped from 54 in 2016 to 68 in 2017.



HUD awarded Cass the only new grant in Detroit's Continuum of Care in 2017. It will fund the Travis residential program on the second floor of the Scott Building.

\$61,031 was generated by Cass catering jobs and **\$48,765** came in from Empty Bowls. This income supported the food program.

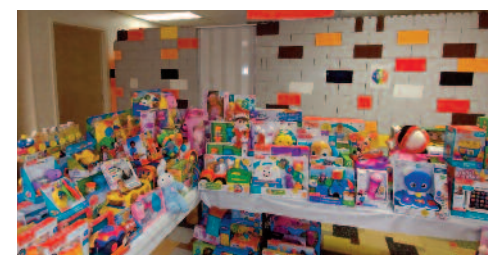
INFRASTRUCTURE IMPROVEMENTS

General Motors Financial donated a Chevy Traverse to the agency.



Cass won an online competition sponsored by Cricket and Cricket Wireless. The prize included funding to paint the exterior of the Activity Center for Adults with Developmental Disabilities.

St. John Episcopal awarded Cass a grant to pay for Lego walls so that we were able to make space for the Student Advocacy Center, a group which works with students who have dropped-out or been kicked out of Detroit Public Schools.



The third floor of the Scott Building and the old Mom's II (now the Littleton Apartments) were renovated to accommodate new permanent supportive housing programs.

PUBLIC RELATIONS MILESTONES

People viewed two videos about Cass' tiny homes 75 million times between June and December. Footage from Board Member Karl Rausch and Moonlink Studios continued to be included in the video.



APEX recognized the agency's 2016 Annual Report for publication excellence. 1,600 entries were considered.



Cass received a Michigan Beautiful Award in Lansing.

HUMAN RESOURCE ENABLERS

The Department of State's Bureau of Western Hemisphere Affairs asked Cass to host a young leader. Vivian Veiga from Brazil spent several weeks interacting with Cass staff members.



The agency executive staff managed to make it out of the "escape room" before a bomb exploded. We also celebrated that there was no turnover at the director level in 2017.



Once more, Cass was able to utilize college interns all summer long. 4 young adults assisted with groups, crops and special projects. They came from Wayne State University, Michigan State University and Rollins College in Florida.

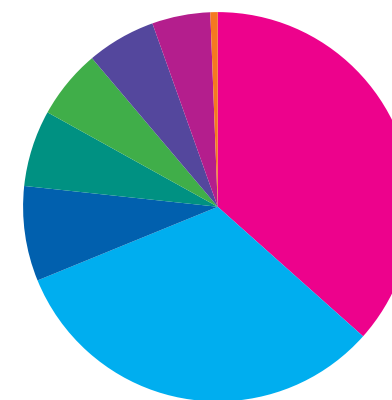
CASS FINANCIAL REPORT 2017

INCOME \$6,944,299.16

Income increased by \$1,449,164 in 2017. \$400,000 of that amount was revenue recognized in July because the agency had completed its obligation to operate affordable housing in the Scott Building for 15 consecutive years. New HUD grants were secured to open permanent supportive housing in two facilities which were formerly used for transitional housing.

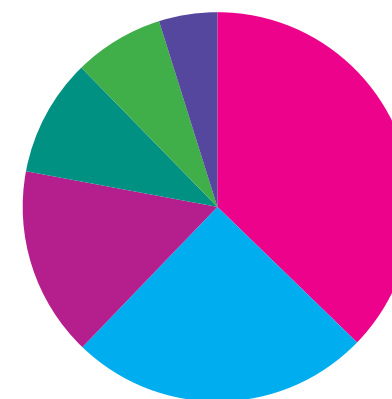
Private gifts from foundations, corporations, churches and individuals generated over one million dollars for Tiny Homes.

The financial information presented in the annual report is based on activity for January 1, 2017 - December 31, 2017. Cass operates on the fiscal year of October 1, 2016 - September 30, 2017. Each year an independent audit is performed by an outside accounting firm in accordance with generally accepted accounting and auditing standards. The current auditor is Doeren Mayhew. Copies of the most recent financial statements are available on request and the 990 is posted on the agency's website.



Govt Grants	\$ 2,540,698.48	37%
Program Income	\$ 2,238,843.31	32%
Foundations	\$ 547,153.34	8%
Corporations	\$ 441,276.43	6%
Fundraising	\$ 400,013.08	6%
Individuals	\$ 397,908.58	6%
Churches	\$ 336,024.99	5%
Misc Income	\$ 42,380.95	1%

EXPENSES \$ 5,746,155.77



Homeless - Residential	\$ 2,141,020.89	37%
Mental Health Services	\$ 1,432,898.82	25%
Homeless - Emergency	\$ 904,230.57	16%
Administration/Fundraising	\$ 560,434.95	10%
Vocational Services	\$ 429,263.66	7%
Food Services	\$ 278,306.88	5%

The number of donors grew by 12% in 2017

TRIBUTES

IN MEMORY OF

Art Antidel	Elizabeth Fischer	Nina Pallister
Yvonne Banks	John Frakes	Dr. William Quick
John Blase	Vivian Gay	Robert Rahaim
David William Booth	John Hart	Karla Roberts
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\$100,000-\$249,999

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Sanford UMC, UMW
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Dorthea and Thornsten Sauer
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Paul Judy and Marvin Schassberger
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Judith Turner
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Jean Kay Vavruska
Daniel Veale

Helen Velas
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Zeal Credit Union
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Heather Zeigler
Rosemary Ziembra
Ernest Zimmerman
Maria Zingas

January 1-December 31, 2017
If you notice errors or omissions in the list, please accept our apologies and let us know so future reports can be corrected. Thank you.

Government Grants and Contracts

City of Detroit
Community Development
Block Grant
Emergency Shelter Grant
Wayne County
ConsumerLink Network
Synergy Partners
State of Michigan
Department of Human Services
Michigan Economic Development Corporation
Federal Government
Department of Housing and Urban Affairs (HUD)
Department of Veterans Affairs (VA)
Federal Emergency Management Authority (FEMA)

CASS VOLUNTEERS

Volunteers play a crucial role in the operations at Cass.

We have a regular crew that comes at least one day a week - preparing food in the kitchen, assisting with activities at the Center for Adults with Developmental Disabilities, serving as receptionists at the World Building, helping with production in Green Industries and managing large landscaping projects.

Judy Blaney
Deborah Brown
Stephanie Donaldson
Jo Ellen Gilchrist
Louise Haliburton
Lenore Hawkins
Sara and Bob Holmes
Taylor Jacobsen
Charmaine Kunz
Julie and Craig Love
Kathleen Moore
Micky Phelps
Loren Sohn
Cri Cri Snead
Fay Ray Taylor
Kirby Terakedis
Roberta Vaughn

Daniel Shea has come for a week to ten days for the last three summers. He comes with tools and treats. In 2017, Daniel assisted with the Tiny Homes and built security doors for two of our donation rooms.



Youth groups, school teams and honor societies, Scouts (including soon-to-be Eagle Scouts), sororities, fraternities, spring and fall break college students, VIM teams, "Habituals", individuals doing community service, seniors, women and men from corporations and religious organizations all volunteered for a day, a weekend or an entire week. They planted gardens, helped with the Tiny Homes tour, pulled off fundraisers, put together the Thanksgiving Day community meal and the Christmas Store.

**Total Volunteers in 2017 - 7,362
served 39,799 hours.**

LEGACY SOCIETY

2017 will become known as the year Cass started talking to friends about gifts of significance AND the year that more than a dozen people committed to secure the organization's future by including Cass in their wills and/or estates. Below is a list of the people who helped us establish a Legacy Society:



Hazel Banks
Denise and Greg Bereznoff
Melinda Callahan
Carol and Frank Driscoll
Faith Fowler
Judy and Jack Harnish
Sara and Robert Holmes
David Leenhouts
Karen Mazo
Sue and Rick Pethoud
Joanna and Joseph Sharba
Carol and Paul Smith
Jim Vella

Legacy Society contributors, of course, can elect to remain anonymous. Individuals interested in joining the Cass Legacy Society can designate a set amount of money, a percentage of money or even the remainder of an estate after the donor provides for his/her family, etc. The amount is up to the donor and his or her financial advisor. For your convenience, our Gift Notification Form is available in the pocket of this report and online. The information in the document and on our website is not intended as legal or tax advice, please consult an attorney or tax advisor concerning your plans.