

Cass Community Social Services

2012 Annual Report



FIGHTING POVERTY. CREATING OPPORTUNITY.

CELEBRATING 50 YEARS OF SERVICE

Dear Friends

A year in review may not adequately capture the spirit of the time, but a decade tends to define it using colossal events. So it is that "the Sixties" are associated with civil unrest and the assassinations of President Kennedy, Dr. King, Robert Kennedy, Medgar Evers and Malcolm X.

The 1970s are synonymous with the Watergate scandal and the only presidential resignation in American history. The 80s are remembered for the spread of the dot.coms and the beginning of the AIDS pandemic. The Berlin Wall fell and the Soviet Union imploded in the 1990s.

Selecting an event from the first decade of the new century is harder. To be sure, 9/11 is a natural choice. But, since that day, there have been a string of gigantic events that are equally of biblical proportions: two costly wars, Hurricane Katrina, a financial collapse, the Arab Spring, the election of America's first black president.... there have been so many transformative events that it is difficult to use a single or even a couple of points in time to paint a portrait.

On a much smaller scale, the first ten years at Cass Community Social Services (CCSS) are also hard to wrap one's arms around. **The bookends are easy to identify.** CCSS was formed when the Scott Building opened in 2002. Last year, the ground breaking ceremony for the Antidel Apartments marked the culmination of four years of work to provide permanent affordable housing for formerly homeless men and women.

Yet the first ten years at CCSS have been about so much more than real estate, bricks and mortar. People defined the decade. **Thousands of people** at Cass met their goals by improving their life skills, increasing their income, addressing their addictions, transitioning into housing, reuniting with family, obtaining a GED or an advanced degree... **Thousands more came to volunteer at Cass**, many local supporters from across metro Detroit, and from as far away as Oregon, California, Florida and Tennessee. The U.S. State Department even recommended CCSS as a destination for delegations from Haiti, Hungary and France who wanted to learn about grass roots job creation.

Frequently the **programs of Cass Community Social Services were singled out.** Housing and Urban Development (HUD) awarded Cass the first Safe Haven in Michigan. The NFL Commissioner chose Cass as the organization for its players to support before Superbowl XL in Detroit. The Homeless Action Network of Detroit (HAND) selected Cass as the pilot site for the Homeless Management Information System. Housing Opportunities for People with AIDS (HOPWA) made Cass one of only

eleven residential programs for homeless men with HIV/AIDS in the country.

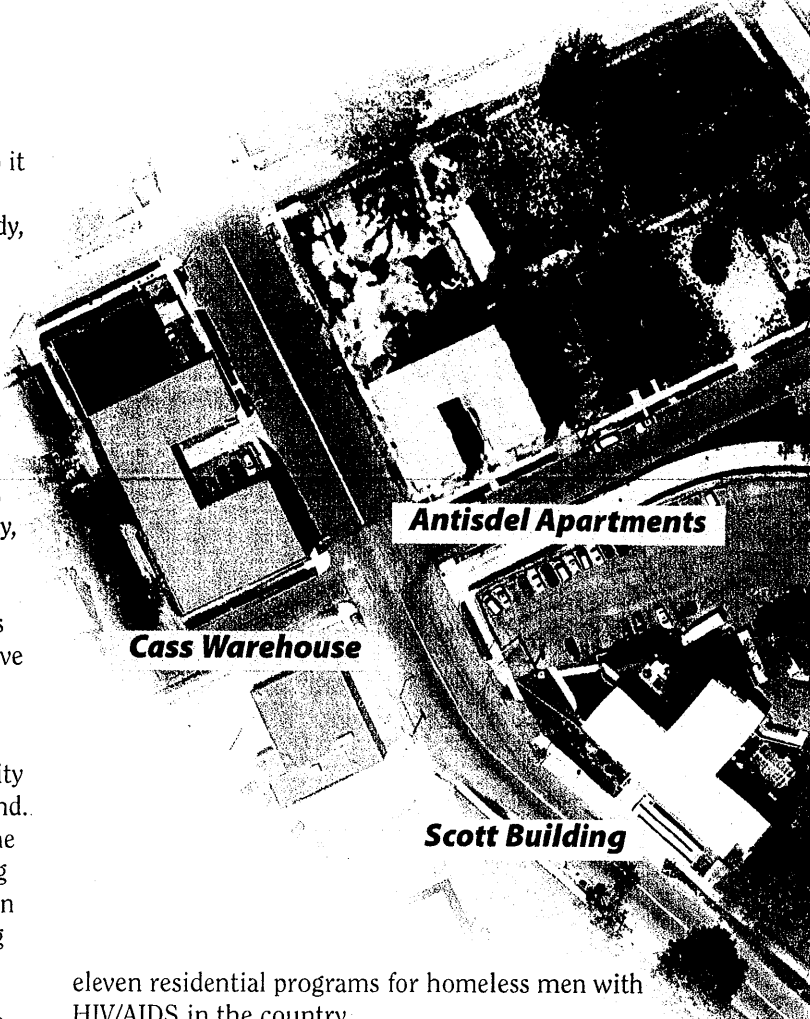
The media took notice. Success stories about Cass appeared in the *Wall Street Journal*, *Reader's Digest* as well as the *Detroit Free Press* and *The Detroit News*. Oprah Winfrey sent Anderson Cooper to do a feature about Mom's Place for a program on poverty. Children's Defense Fund founder, Marian Wright Edelman, did the same for a piece in the *Huffington Post*.

Truth be told, at Cass, we've been as surprised as everyone else by all of the expansion and recognition. When the agency moved into the 30,000 square foot Scott Building ten years ago, we weren't sure we needed so much space. What we know now is that partners made incredible things possible. Won't you join us for the next decade? It's time to get started.

Sincerely,

 Faith Fowler
 Executive Director


 Steve Davis
 Board Chairman



2002-2012 M I L E S T O N E S

Cass Community Social Services is established and the Scott Building opens



The Mom's Place I transitional housing program opens for homeless women and children



Mom's Place II follows with transitional housing for homeless women without children



Matt Prentice and his friends help add a 1,400 square foot commercial kitchen to the Scott Building for food preparation and culinary arts classes

Cass receives the eleven Special Projects of National Significance grants and starts the state only permanent housing for homeless men with HIV/AIDS

2002

2003

2004

2005

2006



Staff members serving Cass for ten years or more

Front row (left to right):

Pat McCaffrey-Green
Monique Franklin, Mary Lytle
Chandra McDuffie

Middle Row:

Stacy Leigh, Venise Pittman
Debra Baldwin, Kim Conwell
Mary Burns

Back Row:

Gladys Ferguson, John Valentine
Sheila Johnson, Jana Gothe
Loretta Miller, Ed Hingelberg
Niehole Rubens, Keith Hill
Jeffery Epps, Cortez Perry

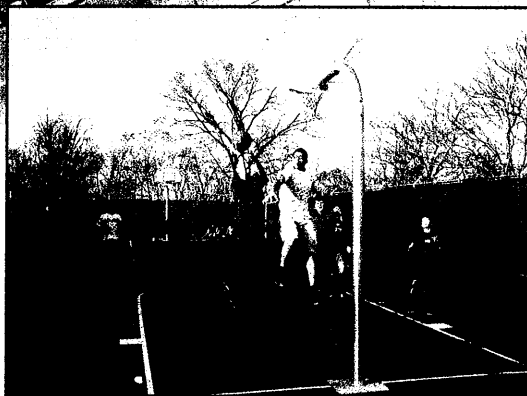


Produce Garden

New Parking Lot,
Basketball Court and
Play Area

Mom's Place I

A new basketball court and play area were added to our campus in 2012 thanks to a matching grant from Art Van Furniture and the Wolverine and Spartan fans from the Annual Dinner.



About the cover:

250 people gathered October 24 for ground breaking of the Arthur Antisdel Apartment Building. The \$10 million renovation project will transform the facility into permanent housing for 41 people and reclaim the entire block for development.



FIGHTING POVERTY. CREATING OPPORTUNITY.



The Warehouse is purchased in 2006 and by the end of 2007, becomes home to both the Green Gym and Green Industries

2007



Mom's Place I and II are relocated into the building formerly owned by Lula Belle Stewart, just south of Scott, and the buildings create a pedestrian campus

2008

The agency purchases the Brady Apartment Building and begins renovating the apartments using volunteer teams

2011



Cass "brakes ground" on the Antisdel Apartments which will add 41 units of permanent supportive housing for formerly homeless men and women

2012

ONE MILLION MEALS A YEAR

Cass prepares and serves one million meals each year But that is only part of the story

Addressing the issue of hunger is a real priority at Cass. More than half of Detroit residents are out-of-balance in terms of day-to-day food availability. Only 8% of food stamp retailers in Detroit are full service grocery stores, 92% of them are gas stations, dollar stores, convenience stores, liquor stores and pharmacies. People who reside on the Cass campus take two buses to reach the nearest grocery store.

So it is that in 2012 the Food Program increased the number of urban gardens, planted fruit trees for future produce, worked with Feed the Need to bring in healthy, nutrient-rich meals prepared by area chefs and established the Cass Union, which stocks canned goods, staples and dairy products.

The health implications for improving the diet of adults and children are huge. Heart disease, cancer, strokes and type-two diabetes are all linked to weight. The lack of nutritious food among children has also been associated with dental problems, poor performances in school, and mental health issues.



Waiting to be served in the lunch room.

Feed the Need Providers in 2012

Andiamo's	Henry Ford Hospital
Atlas	Lockharts
Bacco	Morels
Beans & Cornbread	Ocean Prime
Beaumont Hospital	Phoencia
Big Rock Chop House	Rattlesnake Club
Book Cadillac	Shields Pizza
Brady's	Stage Deli
Buffalo Wild Wings	Supino Pizza
Club Venetian	Tallulah
Banquet Center	The Whitney
Cuisine	
Detroit Athletic Club	
Dick O'Dows	
Forte Belanger	



Who benefits from the Cass programs for physical and mental health services?

They include adults with developmental disabilities, veterans with post traumatic stress disorder (PTSD), individuals with HIV/AIDS, men and women with bipolar disorder or schizophrenia, as well as uninsured people who use the weekly free medical clinic.

The annual Miss Cass event is a prime example of one of the programs. It had a special competitive twist in 2012. When the 300 person crowd gathered for the 2012 Miss Cass Pageant, they had no idea. This popular event, started in 1998 had become rather, shall we say, predictable. The women from the Cass Activity Center, which serves developmentally disabled men and women, spent months practicing their individual talents. They worked tirelessly on group performances. Each was fitted for evening attire, so that by the first Saturday in December they would look stunning. Year after year, the participants put on an incredible show.



Courtney Cole, Mr. Cass 2012 with Torya Collins, Miss Cass 2011.

Last December, after remarks from WDIV's Paula Tutman and friendly bidding for a couple of judge seats, the women opened the evening with a group number, only to be interrupted by the men from the Activity Center. They marched on the stage with placards that expressed their protests.

It was pretty clear that they too wanted a turn to bask in the spotlight. So, with the permission of the audience, the focus was shifted to the men. By the end of the night, Courtney Cole was crowned the first-ever Mr. Cass. Congratulations Courtney!



Cass Community Social Services is one of our valued community partners that provides transitional housing with supportive services to assist Veterans with mental illness to successfully transition from homelessness into permanent housing.

Patricia A. Wolschon, LMSW, ACSW
John D. Dingell VA Medical Center

Staff and volunteers are regularly greeted by U.S. Veteran Renardo Surles. He comes from a military family.

GROWTH THROUGH ADOPTION



With the increase of homeless children in our residential programs, Cass has added more child friendly activities.

Cass programs such as Mom's Place I, Mom's II, Oasis Detroit and the Family Shelter were all run by other organizations first.

The organizations, and in some cases their funders, approached Cass and asked our agency to assume the management and operations for the programs. All are important to those in need.

The latest program, adopted in February of 2012, is for homeless women and children with HIV/AIDS. Operated initially by Simon House, it provides the only permanent supportive housing for this population in Michigan. When the existing residential programs at Cass are coupled with the units being renovated at the Art Antisdell Apartments, the housing capacity at CCSS will exceed 300 – 154 people in the warming center and emergency shelters, 67 in transitional housing programs and 85 in permanent supportive housing.

Positive outcomes for the residents in the Cass residential programs include housing stability, significant improvements in the management of mental and/or physical health, long-term recovery from drug or alcohol addiction, improved autonomy, increased dignity and community involvement.

“CCSS is often asked to fix difficult situations. The organization's exemplary track record in grafting in existing programs from other organizations and its history in providing housing for men who are positive made Cass uniquely qualified to take over Simon House's housing program for women and children with HIV/AIDS.”

Katie Vondra
Great Lakes Capital Fund

Eric Vandekerkhove being awarded the rank of Eagle Scout. For his Eagle Scout project he collected food for the homeless women and children at the Cass Warming Center.



CASS MEANS BUSINESS

For those with disabilities, a job can be the catalyst needed to change their lives.

Take LeJohnn for example. He has autism and struggled with social skills when he started at the Cass Activity Center. He couldn't answer others when they addressed him. He didn't even say "Good morning" or "Hello." Some assumed he couldn't speak. What was true was that LeJohnn's disability left him without much of a future.

Pat DeCarlo and her staff were determined to engage him. After almost a year, LeJohnn began to respond to the daily verbal cues with one or two word answers.

The profound change came when the staff decided to utilize his natural skills at math. They asked him to consider starting a vending machine business. LeJohnn agreed. He learned how to maintain an inventory, count the cash, keep records on the computer and how to shop for the best product prices. Steadily, his personality blossomed, and he began speaking in sentences and making eye contact while doing so.

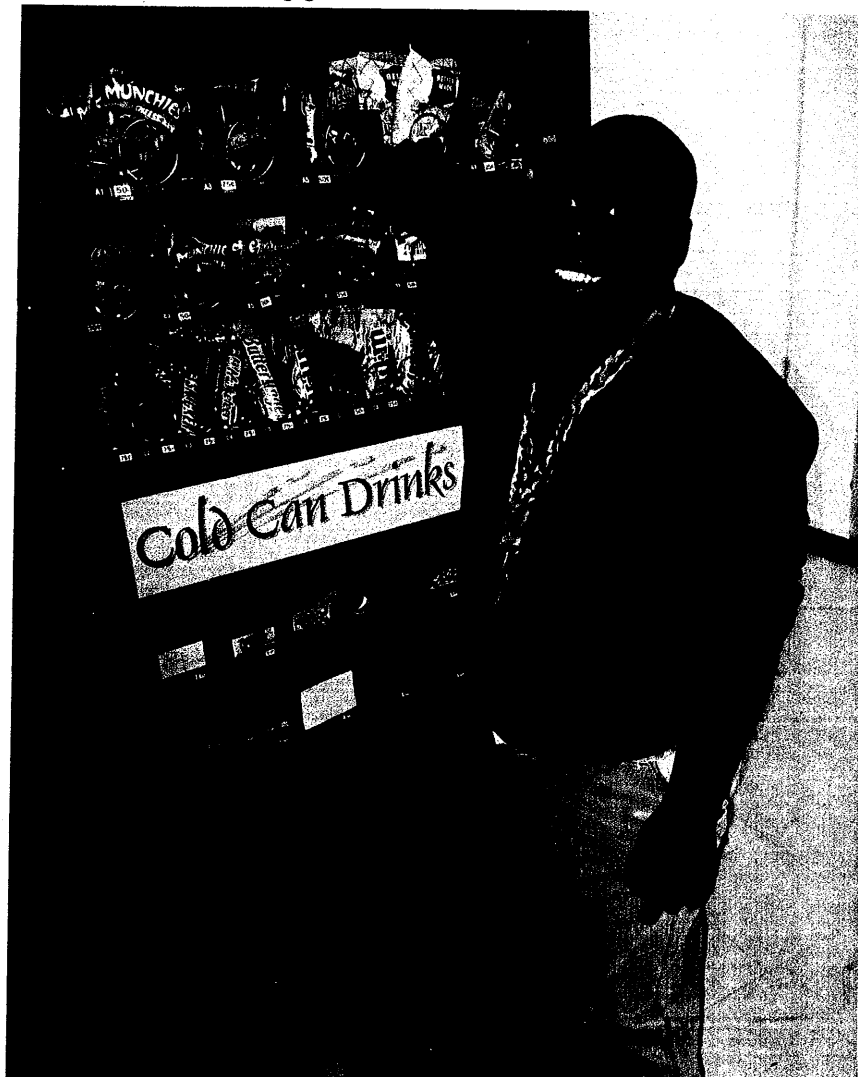
One day when he was at a craft show with some of the other micro-enterprise owners from Cass, LeJohnn actually chased a woman as she was walking down the hall. He reached out his hand, showed her his infectious smile, introduced himself and guided her by the elbow back to his business. They made small talk for a couple minutes, and he made the sale!

14 members of the Activity Center own their own businesses or enjoy community-supported employment. 74 adults with barriers to employment now work at the warehouse in Cass' Green Industries.



Gayle shows off her new business line- birdhouses

LeJohnn employed and engaged



2012

CASS STRATEGIC DASHBOARD

HUMAN RESOURCES

Sue Jeffers is the latest board member to participate in a national training event with Board Source.

BOARD SOURCE®



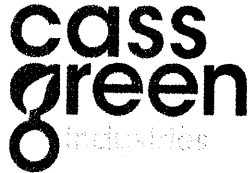
Volunteers spent 504 nights at Cass while exploring the city of Detroit. This included students from Eckerd College in Florida who came to CCSS on their spring break.

20

Twenty employees have been with CCSS since it was established in 2002.

COMMUNICATION ENABLERS

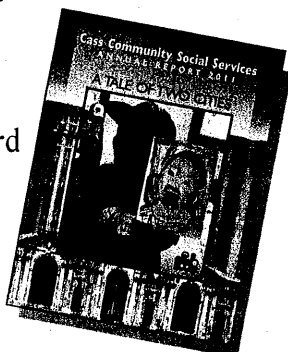
CCSS launched a new web site, redesigned the agency stationary and adopted a Green Industries logo in 2012.



4,052

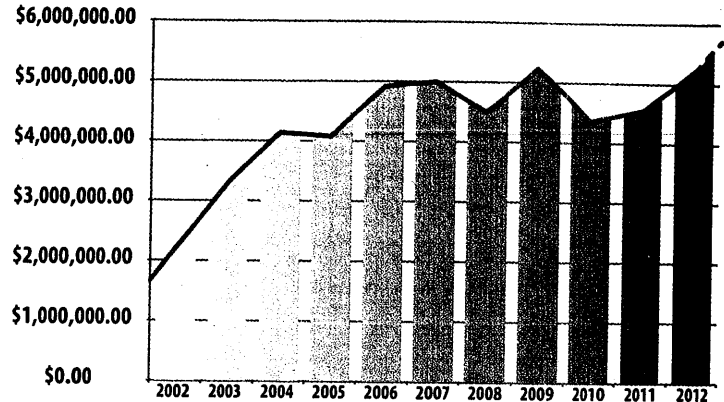
The number of Cass E-News subscribers has climbed to 4,052 in just two years.

Our 2011 Annual Report, A TALE OF TWO CITIES, received the 2012 APEX Award for Publication Excellence in Design and Layout as part of its 24th International Competition. The report was designed by Dick DeRonne.



FINANCIAL ENABLERS

Income increased to its highest level ever in 2012



Fundraisers accounted for 6% of the income
For example: Cass received contributions from four area CROP Walks: Birmingham, Downtown Detroit, Grosse Pointe, St. Clair Shores and Troy.



1,323 individuals made contributions in 2012
The average donation size grew from \$443 to \$530.

EMPLOYMENT ACCELERATORS

74

Number of people with significant disabilities employed in Green Industries

5

Number of people promoted into a new job requiring supervisory, management or technical skills

14

Number of people working as part of community supported employment or operating a micro-enterprise

55

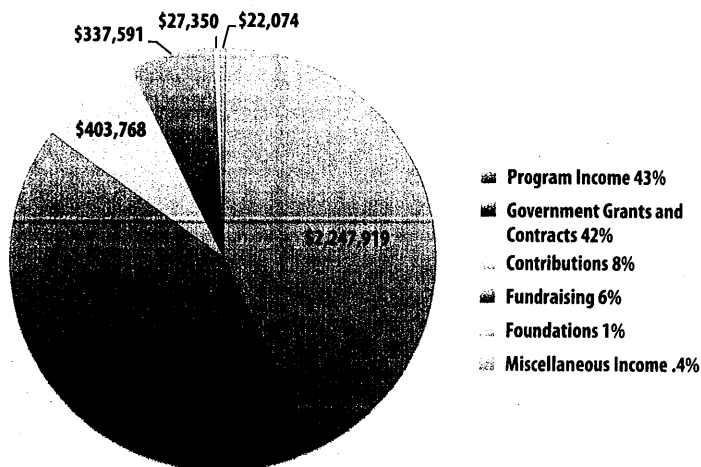
Number of tons shred and recycled into new paper products in 2012

26,000

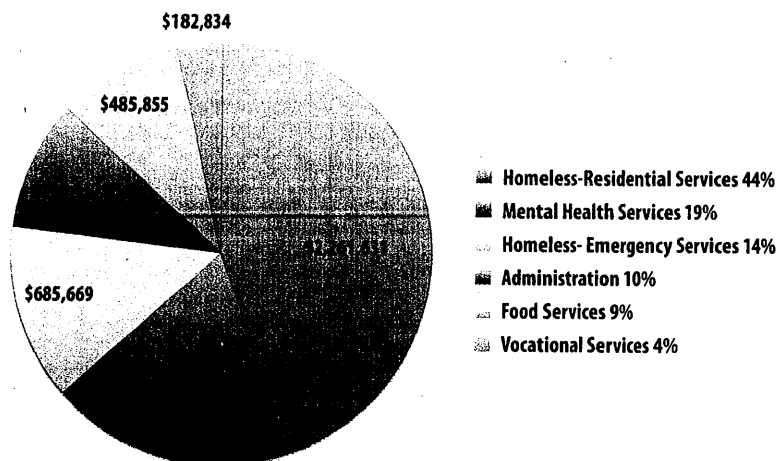
Total number of illegally dumped tires picked up and converted into mud mats since 2008

2012 CASS FINANCIAL REPORT

INCOME \$5,276,054



EXPENSES \$5,073,322



Income grew by 15% in 2012. Program income and government grants accounted for most of the \$708,203 growth. Also worthy of note, it was the first time that Cass had runners in the Detroit International Marathon raising funds for the agency. The Marathon joined the other major fund raisers - Annual Dinner, Fireworks, Golf Outing and the Rochester Parade Breakfast.

Expenses for the year increased as well. Payroll costs for new

and expanded programs accounted for most of the \$680,077 increase.

The financial information included in this 2012 Annual Report is based on activity for the period of January 1, 2012 through December 31, 2012. The fiscal year for Cass is October 1-September 30. Each year, an independent audit is performed by an outside firm using generally accepted accounting and auditing standards.

Our current auditor is Plante & Moran, PLLC. Our most recent 990 filing is available at casscommunity.org, while copies of our audited financial statements are also available upon request.

Right:
Patrice Wade was one of the marathoners for Cass



Far right:
Work teams stop working long enough to receive a check from Yvette Collins of AT&T to support volunteer services.



TRIBUTES

Remembering Some While Helping Others

Tributes are a way for our donors to recognize those who are special to them with a gift that will touch the lives of others as well.

Another important aspect of this giving program is the opportunity to remember Cass with a donation that will support current programs and help plan for the future.

In Memory Of:

Arthur Antisdal
John Blase
Joseph C. Bromley
Albert Goldberg
Jim Fraser
George Hilborn
Josie Humphries

Dennis W. Jeffers
Bill Lazier
Matthew Plachta
Herb Rickert
Virginia Rowell
Nettie Mae Woods

In Honor Of:

Ken Downing
Lindsey Hall
Edythe Hucke
Kathie & Tim Manney
Ardelle and Bill Pickering
The first unit in the Antisdal Apartments was adopted in honor of Bill and Ardelle Pickering.

Friends of Cass Community Social Services

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Family Independence Agency (FIA)
Federal Emergency Management Authority (FEMA)
Emergency Food and Shelter Program
Michigan State Housing Development Authority (MSHDA)
State of Michigan, Department of Human Services (DHS)
Synergy Partners LLC
U.S. Department for Housing and Urban Development (HUD)
U.S. Department of Veterans Affairs

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Alpena First UMC, UMW
Ann Arbor First Presbyterian Church
Ann Arbor First UMC
Assumption Greek Orthodox Church
Attica UMC
Auburn UMC
Berkley First UMC
Big Beaver UMC, UMW
Birmingham First UMC
Birmingham First UMC, Merry Mates
Birmingham First UMC, UMW
Blue Water District UMW
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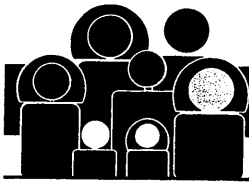
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Cass Community Social Services

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Website: www.casscommunity.org

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11850 Woodrow Wilson
Detroit, MI 48206
Phone: 313-883-2277
Fax: 313-826-1391

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Cass Community UMC

Mom's Place I

Mom's Place II

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