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Thanks to the following people who gave their cars and trucks to the program:
Sue Ann and Michael Bellaire
John Chase
Charmaine Kunz
John McGowan

E-mail: ccumcac@aol.com       Website: www.casscommunity.org

LOCATIONS
Administration, The World Building
11745 Rosa Parks Blvd.
Detroit, MI 48206
Phone: 313.883.2277
Fax: 313.826.1391

Activity Center
Antioch Apartments
Brady Building
Cass Community UBC
Cass House
Cass Tiny Homes
Cass Warehouse
Littleton Apartments
The Scott Building
Shaw Apartments
Susan Bath Thomasson Building
Wesley Apartments

EXECUTIVE STAFF
Executive Director
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Deputy Director
Patricia DeCarlo, B.S.
Mental Health Services Director
Erica George, B.S.
Director of Permanent Supportive Housing
Carrie Perry
Facilities Director
Rev. Sue Pethoud, M.A.
Chair & Community Relations Liaison
Matt Prentice
Chef, Food Director
Gregory Stokes, M.P.A.
Human Resources Director
Lola Rudnitz, B.S.
Donor Relations Administrator

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Roger Wolcott
Attorney, Wolcott Mediation, PLLC

Patrick Vella
President, Ford Motor Company Fund

Roger Wolcott
Attorney, Wolcott Mediation, PLLC

Retiring 2018 Board Members
Diana Freebairn
Robert Price

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2018 brought visitors from across the country and around the world. Pictured here is Catholic advocacy group Nuns on the Bus led by Sister Simone Campbell. U.S. Representatives for Michigan’s 12th District, Debbie Dingell, is speaking to the crowd.
Cover photos: Funded by Bill Ford's Better World Challenge and the Ford Fund, Cass started a "Freight Farm" in a 40-foot reclaimed shipping container. It grows produce vertically and hydroponically using LED lights, 90% less water and without herbicides or pesticides. To view the video created by board member Karl Rausch about the farm, search: 40-foot Shipping Container 'Freight Farm' Will Provide Fresh, Healthy Produce to Detroiters All Year.

The photo of the Cass campus was taken and donated by our friends at: Aerial Associates Photography, Inc. Ann Arbor, MI 48108.
Cass people were on the move, too. Ten staff members attended a three-day leadership-training event sponsored by Webasto. Ten veterans from our residential programs traveled to the capital on Memorial Day weekend to see the monuments, explore the museums and walk through Arlington National Cemetery.

Programmatically, 2018 stands out for the launch of Travis Permanent Supportive Housing on the second floor of Scott and the renovation work begun at the Sue Bath Thomasson apartments. The Activity Center started new enclaves and member-owned businesses, too. The Food Program at Scott received a major boost with the arrival of the Freight Farm. Donated by the Bill Ford Global World Challenge and the Ford Motor Company Fund, the repurposed 40’x10’x8’ shipping container allows us to grow vegetables vertically and hydroponically every day of the year. Our employment program, Green Industries, began training men to work on a solar installation crew. After learning how to use the necessary power tools, they put up security lighting on the agency’s buildings and in some of our parking lots.

Linda Solomon and the Applebaum Family Foundation brought Pictures of Hope to Cass in the fall. Ten children from the Family Shelter were taught how to use a camera and then paired with celebrity mentors to photograph images that captured their dreams for the future. At the conclusion of the event, the children were given the cameras to keep and Solomon used their shots to create note cards for Cass to sell.

Finally, 2018 was the year the HKS, an architectural firm with offices in Plymouth, developed a Master Plan for Cass’ expanding campus, and the Board of Directors began collecting data for the next strategic plan.
HUNGER & FOOD

How does a “soup kitchen” serve meals that would normally be reserved for some of the finest restaurants in town?

First, it has a real chef directing the activities of the kitchen. Matt Prentice has been running the food operations at Cass for three years and he has generously shared his experience and skills with his staff and volunteers alike. He deserves credit for switching our’s to a “cooking from scratch” program.

Second, the food program has developed relationships with food suppliers who make fresh meats, fruits and vegetables available for free or at prices that are well below cost. Dried Michigan cherries have been purchased from Gleaners Community Food Bank for $1 per case instead of the $119 price charged by stores. On any given day, Sodexo delivers aluminum serving pans filled with excess food prepared at the University of Michigan for sports teams and catered events. Forgotten Harvest also regularly provides an abundance of rescued food.

Farms from across Michigan, including urban farms at Cass and elsewhere in Detroit, provide staples such as fresh onions, carrots, beets and potatoes. The addition of the Ford Freight Farm gives the kitchen lettuce, greens and herbs all year long.

Churches help, too. Volunteers from St. Matthews go to Spartan stores every Tuesday and Friday and they bring whatever overstocks are available back to Cass. This is how the agency received a truckload of hams that hadn’t been sold for the holidays. Hunters from Gladstone Memorial share part of their bounty with the food program. The venison is prepared in the Upper Peninsula before a member drives it down to Cass.

All of this help comes together to provide fresh, delicious, nutritious, low to no-cost meals for thousands of people each month.

Right: Members of the WWJD Youth Ministry from Renaissance Baptist Church have volunteered to prep food for Thanksgiving from 6 until 9 a.m. at Cass for the last twenty years!

Below: Food Program Director and Cass Chef Matt Prentice (left) with visiting Chef James Rigato. Rigato’s popular restaurant, Mabel Gray, was one of a number of metropolitan establishments that served lunch at Cass in 2018 as part of Feed the Need.
The word “community" is a goal for much of what happens at the Cass Activity Center.

Right: Working in the community, even owning their own business, is an aspiration for adults with developmental disabilities. Photo courtesy of Worcester Telegram & Gazette.

Lower Right: Started 38 years ago, the Cass Clinic offers free medical services and provides practical experience to medical students from Wayne State University’s School of Medicine.

Members of the program have jobs in the neighborhood like Lindell and Angela who work at the Shewolf restaurant and Courtney who is employed at University Auto. Others have started their own area businesses like Diamonta who operates a vending machine microenterprise and Gail who sells buttons.

Thanks to the efforts of Program Assistant, Ms. Walker, groups of members took day trips around the city throughout the summer months. Using the newly running Q-Line, they visited the Detroit Institute of Arts, the Detroit Historical Museum and the Main Detroit Public Library. They even went to the Whitney Restaurant for tea and scones, followed by a private tour of the historic mansion. Agency vans allowed them to go to Eastern Market and the festivals on the riverfront at Hart Plaza.

It didn’t matter where the group went - the Motown Museum, the Charles H. Wright Museum of African American History, the Detroit Science Center - the entrance fees were waived and the groups were received with uncommon hospitality!

The community comes to the Activity Center on Saturdays and the Scott Building on Wednesdays for free medical care. Dr. George (Chuck) Costea

founded the Cass Clinic and, over the years, he has recruited other doctors to get involved. Both Dr. Robert Sherwin, an emergency room physician at Sinai Grace Hospital, and Dr. Annette Greenstein, a gynecologist, volunteer their services. The same is true for medical students studying at Wayne State University. The most common ailments treated at the clinic are hypertension, diabetes, arthritis and chronic pulmonary disease.
Children and youth from Cass’ Family Shelter enjoyed summer trips each week with the agency’s interns.

The housing programs at Cass start with outreach, which sends teams out to engage people living on the streets, and prevention, which seeks to help people avoid homelessness by providing practical interventions.

It includes emergency programs such as the Warming Center for Parents and Children, the Detroit-Wayne County Rotating Shelter and the Family Shelter.

Then, Cass offers Permanent Supportive Housing in several buildings. This model offers residential stability while making a range of services available to residents which support their adaptation to independent living.

The agency no longer provides Transitional Housing. Most transitional housing was phased out nationwide over the last couple of years. This change eliminated four successful programs at Cass: Mom’s Place I & II, the Safe Haven and Transitional Housing for Men.

The good news is that Cass has been able to covert the vacated residential spaces into permanent support housing rooms and apartments. As with the other PSH, each resident has a lease and a “person-centered plan.”

Above:
John was one among a group of ten veterans who toured the capital in May thanks to a grant from the Grosse Pointe War Memorial Association.
Up until 2018, all of the Green Industries’ jobs at Cass involved recycling or repurposing waste materials. 

Right: 
Green Industries staff members loading a truck with 15 tons of shredded paper for recycling. The bales of paper and corrugated boxes are transported from the Cass warehouse to the closest mill in Wisconsin, where the materials are transformed into 200 new products which contain up to 100% paper fiber.

Far Right: 
Security solar lighting was installed by Green Industries workers on at least half of the agency’s facilities in 2018.

The workers converted illegally dumped tires into mats, keychains, planters and sandals. Others built coaster sets out of the wood from demolished houses and scraps of glass. Finally, adults with developmental disabilities shred and baled tons of paper and cardboard.

Then, in 2018, Green Industries grew to include tapping into renewable energy. It began with a small team of three men. None of them had any previous experience using tools, and, in fact, none could even name the tools that they would be using. That soon changed.

Before long, each one of the new hires could operate power tools as well as manual equipment. They assembled and mounted security lights on most of the Cass buildings – the World Building, Brady, Thomasson Apartments, Littleton Apartments, the Scott Building and Wesley House. Then, they graduated to parking lot dusk-to-dawn streetlights on poles.

All the while, as with all of the Green Industries’ jobs, they were mastering tools for self-discovery and self-esteem. One of the newest employees commented, “I learned some bad things early in my life and went to prison. When I was released, I stayed in the rotating shelter and then the Scott Building. Four years ago, I started living at Cass House. I know I’ve made a lot of progress!”
Infrastructure Improvements

Cass replaced 3 vehicles, added security cameras at the Scott Building and started major renovation projects at the Susan Bath Thomasson Building and the second floor of the World Building.

Work was also started on Taylor Park. CooperStandard installed a 4-seat swing set, Topsy-Turvy spinner, a saddle seated spinner and 4 park benches. Eagle Scout candidate, Alex Dyer, also built horseshoe pits.

Program Achievements

The reviewers from the Homeless Action Network of Detroit (HAND) and the Corporation for Supportive Housing (CSH) observed: “Operating a Single Room Occupancy (SRO) Permanent Supportive Housing (PSH) program is very difficult, especially when it used to be Transitional Housing. Cass is an excellent example of how SROs can be implemented well and should share with peers in the community.”

Financial and Human Resources

90% of the agency’s income goes directly for the programs and just 10% is utilized for administrative costs.

Cass Community received more and larger private gifts in 2018 than ever before in its history.

2,058 people contributed to the organization.

67 staff members were trained how to administer Narcan and they received Opioid overdose kits for emergency situations.

Public Relations Milestones

Cass assembled the Recycle Tiny Home at the 20th Annual Building Michigan Communities Conference in Lansing along with Tom Thompkins and his Detroit Habituals group and employees from AT&T.

Combined views of 2 Cass Tiny Homes videos exceeded 90,000,000 in 2018.

The 2017 Cass Annual Report received recognition for publication excellence from APEX Communication Concepts.
Income increased from $6,944,299 to $7,233,837 in 2018. Government grants for two new HUD Permanent Supportive Housing (PSH) programs (Thomasson Apartments and Travis PSH) accounts for some of the additional income. Funding from the RNR Foundation and the Loichle Family Foundation to pay for the renovations to the World Building is also included in the jump. In fact, private gifts from corporations, foundations, religious organizations and individuals grew to the highest levels in the organization’s history.

While the agency’s net assets exceeded expenses by $1,162,459, most of the money was temporarily restricted in that it was designated for a specific program or purpose such as the construction of Tiny Homes or building renovations at the Thomasson Apartments not complete at the end of the year.

Expenses also increased in 2018 due to program costs associated with the additional funding received. Note the expenses in this report include depreciation.

The financial information presented in this report is based on activity for the period of January 1, 2018 – December 31, 2018. Cass Community Social Services operates on the fiscal year of October 1, 2017 – September 30, 2018. Each year an independent audit is performed by an outside accounting firm in accordance to generally accepted accounting and auditing standards. The current auditor is Doeren Mayhew. Copies of the most recent financial statements are available upon request. The corresponding 990 is available on the Cass web page (casscommunity.org).

### INCOME

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<thead>
<tr>
<th>Source</th>
<th>Amount</th>
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<td>Government Grants</td>
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<td>Program Income</td>
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<td>Individuals</td>
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<td>Fundraising</td>
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<td>Corporations</td>
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<td>Churches</td>
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<td>Misc.</td>
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### EXPENSES

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<td>Homeless-Residential</td>
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<td>Homeless - Emergency</td>
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<td>Vocational Services</td>
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<td>Food Services</td>
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<td><strong>TOTAL</strong></td>
<td><strong>$6,071,377.83</strong></td>
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### TRIBUTES

**IN MEMORY OF**

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<thead>
<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Arthur Antisdel</td>
<td>David Leenhouts</td>
</tr>
<tr>
<td>Mr. and Mrs. Hank Baby</td>
<td>Richard Lehman</td>
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<tr>
<td>Mike Ball, Jr.</td>
<td>Bud Luoto</td>
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<tr>
<td>Joe Bromley</td>
<td>Mariana MacDonald</td>
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<td>Ken Christler</td>
<td>Myra MacDonald</td>
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<tr>
<td>Rev. and Mrs. Asa Compton</td>
<td>Joshua Marks</td>
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<td>Dorothy Coon</td>
<td>Helen McCaffrey</td>
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<td>Robert C. Davis</td>
<td>Milton Miller</td>
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<td>Marilyn Dickerson</td>
<td>Patrick Mulvey</td>
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<td>Joseph Dillingham</td>
<td>Ida Peck</td>
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<td>Janet and Tom Elrod</td>
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<td>Gerald Fallon</td>
<td>Maggie Robbins</td>
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<td>Juanita Ferguson</td>
<td>Michael Scholl</td>
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<td>Charles Gale</td>
<td>Rev. Norbert Smith</td>
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<td>Dick Griffith</td>
<td>Kris Steinke</td>
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<td>Leland Holmes</td>
<td>Morris Taber</td>
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<td>Dennis Jeffers</td>
<td>Maxine and Jerold Topliff</td>
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<tr>
<td>Constance Kienle</td>
<td>Sue Thomasson</td>
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<tr>
<td>Joan and Jon King</td>
<td>Shirley VanBeecelaere</td>
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<tr>
<td>Kelli Krause</td>
<td>Bob Whitesel</td>
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<table>
<thead>
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<tbody>
<tr>
<td>Ann Arbor FUMC Staff</td>
<td>Janet Newell</td>
</tr>
<tr>
<td>Suzanne Antisdel</td>
<td>Joyce and Pete Olson</td>
</tr>
<tr>
<td>Karen Barnes</td>
<td>Premiere Healthcare Management</td>
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<tr>
<td>Pat and Mark Botkin</td>
<td>Kathie and Tim Manney</td>
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<tr>
<td>Bonnie Christler</td>
<td>Alick Miller</td>
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<tr>
<td>Kim Christopher</td>
<td>Greg, Joyce and Andrew Salisbury</td>
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<tr>
<td>Bob and Millicent Docking</td>
<td>Kris Salisbury, Paul Meeker and Edgar</td>
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<td>Donand Dwyer</td>
<td>Salisbury</td>
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<tr>
<td>Julie and Joe Fitzsimmons</td>
<td>Craig Sleeman</td>
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<tr>
<td>Faith Fowler</td>
<td>Carol and Paul Smith</td>
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<tr>
<td>Leslie Fritz</td>
<td>Mary Ellen and Bill Smith</td>
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<tr>
<td>Ken Gannon</td>
<td>Lisa and Jim Stella</td>
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<td>Beth and Tom Talbert</td>
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<td>Don Topliff</td>
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<td>Mary and Greg Jackson</td>
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<td>Taylor Jacobsen</td>
<td>Sophie Wolman</td>
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<tr>
<td>Peggy Katzmark and Kim</td>
<td>Martine MacDonald and Joe Yanker</td>
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<td>Carole and Len Kutschman</td>
<td>Kylie and Andrew Young</td>
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</table>
EVERY GIFT MAKES A DIFFERENCE

Cass 2018 AR Text Proper.qxp_Layout 1  3/20/19  9:11 AM  Page 11

If you notice errors or omissions in the list, please accept our apologies and let us know. Future reports can be corrected.

Thank you.
Three College Interns

Their paths to Cass Community Social Services could not have been more dissimilar: Sampson, who grew up in Detroit, explained, "Three years ago, I submitted an application to serve as a Mission Intern, a program of the United Methodist Church. My first assignment was right here at Cass Community!" He continued as a volunteer for the agency even after the end of that summer's assignment. In fact, his volunteer work morphed into a part-time paid position at Cass during his sophomore year at Wayne County Community College. 2018 was Sampson's second stint as an intern at Cass Community.

Kim was introduced to the work going on at Cass when she read Rev. Fowler's book, This Far by Faith. In fact, she said, "I used to read portions of it to middle school and high school aged campers while working at Camp Barakel, a Christian camp in Fairview, Michigan. During her junior year at Spring Arbor University, Kim was looking for a course credit internship. She zeroed in on Cass and was selected to join the team of interns.

Brandon attends Rollins College, located just north of Orlando, Florida. For the past several years, the school has sent an intern each summer to Cass Community. Even though he took the internship for college credit, Brandon shared, "I still had to go through the standard process by submitting an application, doing a telephone interview and supplying a reference letter from one of my professors." Brandon was the fifth Rollins College intern to serve at Cass.

Reverend David Leenhouts often came in first. He retired before his friends due to illness. The abrupt loss of his ministry meant that he had to move out of his parsonage—housing provided to members of the clergy. He came to Cass and was one of the first people to live in a Tiny Home. He loved his 300 sq. ft Tudor and having guests visit his home. David often observed that the house had seven windows and could accommodate eight people. It was probably his Tiny Home experience that caused him to be one of the first people to join the Legacy Society when it was started in 2017. Unfortunately, he was also the first Society member to die. We lost him in December and we miss his warm smile, his firm handshake and his University of Michigan stories.
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EXECUTIVE STAFF
- Kimberly Hadley, J.D.: Deputy Director
- Patricia Delaury: Director, Health Services
- Erica Garvey, B.S.: Director of Permanent Supportive Housing
- Carole Perley: Vanich Director
- Sue Polkhead, M.A.: Church & Community Partnerships/Law
- Matt Ploch: Chief, Food Services
- Gregory Studley, M.P.A.: Human Resources Director
- Alicia Ott: B.S.: Development Director
- Laura Rust: B.S.: Donor Relations Administrator

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- Norma Duncan: Member, Cass Church
- Geno Garisotti: Ann Arbor Community
- Lindell Herbert: President, Alumni Club
- Robert Holmes: Armed Forces Foundation, University of Michigan/Ames
- Charles Barn: Member, Cass Church
- Patrick McGraw: Cass Church, President & General Counsel, Flagstar Bank
- Bonnie Malis: RV, Genesis Healthcare Institute of Michigan
- Claudia Nickel: Educator (ret.)

Please visit us on:

CASS COMMUNITY SOCIAL SERVICES

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Your Used Vehicles Can Provide Transportation and Jobs

CASS COMMUNITY SOCIAL SERVICES

FIGHTING POVERTY CREATING OPPORTUNITY BUILDING COMMUNITY

Your Used Vehicles Can Provide Transportation and Jobs

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30th edition of the Cass 2018 Social Services Annual Report FIGHTING POVERTY CREATING OPPORTUNITY BUILDING COMMUNITY

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