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Thank you for supporting Clare Housing!
Your support helps us achieve our goal to provide affordable housing and compassionate care to individuals and families living with HIV/AIDS in the Twin Cities.



access to a proven, cost-effective prevention and health care intervention—a safe and secure place to live.”

Administration officials Adolfo Carrion, White House Director of Urban Affairs and Deputy Assistant to the President, Derek Douglas, Special Assistant to the President for Urban Policy, and Mercedes Márquez HUD Assistant Secretary for Community Planning and Development, all reiterated commitment at the highest levels of government and across the government to act in a strategic, coordinated effort to address the needs of vulnerable populations and to ensure that HIV/AIDS housing is more fully integrated into the overall affordable housing portfolio.

HIV-SPECIFIC HOUSING POSITIONED TO BE INCLUDED IN THE NATIONAL AIDS STRATEGY

Three breakout sessions were held in the afternoon where participants began to shape their recommendations to provide to ONAP.

Last December Clare Housing’s executive director, Lee Lewis, was among 72 advocates, government officials, researchers and people with AIDS who gathered at the first White House meeting dedicated to HIV/AIDS housing. Through Lee’s involvement with the National AIDS Housing Coalition he was invited to attend this by-invitation only meeting.

President Obama of 1) reducing infections; 2) increasing access to care; and 3) reducing health disparities.

Jeff Crowley, Director of ONAP and Senior Advisor to the President on Disability Policy, stated at the meeting that housing had been a strong, recurring theme in ONAP community discussions held across the country. He confirmed that ONAP understands the strong evidence base for housing’s role in HIV prevention and health care and confirmed that housing would be a core component of the National AIDS Strategy. Prior to this meeting, ONAP conducted 14 community meetings throughout the country to get public input on a National AIDS strategy – including Minneapolis on October 2, 2009.



Lee Lewis recalls, “I was impressed with the time, energy and leadership that went into this historical meeting – it was a privilege and an honor to be invited. I am hopeful we will see significant increases in funding housing for people living with HIV/AIDS. It’s clear that the national AIDS strategy has to focus on prevention, which is woefully underfunded, treatment and care. But we are not going to stop the AIDS epidemic until we provide safe, affordable housing to at risk populations – not to mention it’s humane and cost effective.”

The meeting was hosted by the Office of National AIDS Policy (ONAP) and was an opportunity for the HIV/AIDS housing community to inform the White House Administration and ONAP leaders why affordable housing needs to be included in a National AIDS Strategy. The focus of this strategy has three priorities identified by

Charles King, CEO of Housing Works, opened the discussion with these remarks, “The reality is that we have now poured billions of dollars into individual-level interventions when so much research points to the many socioeconomic drivers of the epidemic. Homelessness is one leading driver that is proven to be amenable to intervention and has been shown to have a direct, independent and powerful impact on both prevention and health outcomes. Very simply, prevention interventions that focus on changing the behavior of individuals are doomed to fail if we deny these individuals

“If the National AIDS Strategy is a plan to end AIDS then it must include real strategies that end homelessness and housing instability for people living with HIV and those most at risk. Anything short of that is a plan that will not bring this disease to an end.”
— Lee Lewis



FRIENDS DINING WITH FRIENDS

because everyone deserves a place at the table

“My husband and I love being part of a community and helping out when we can. We also love parties and learning how we can join forces to help Clare Housing’s HIV/AIDS housing programs. Who knew that having a party and fundraising could be so much fun and easy!”
— Angela

Clare Housing’s signature event *Friends Dining with Friends* will launch this spring. *Friends Dining with Friends* is a constellation of cocktail soirées, dinner parties, and social gatherings bringing friends together to raise awareness and critical dollars for Clare Housing’s HIV-specific housing programs.

To learn how you can be a part of this grassroots effort and help make a direct impact to Clare Housing’s clients, please contact Lee Haugee at (612) 236-9527 or lee.haugee@clarehousing.org.



Lee Lewis has served on the Board of Directors of National AIDS Housing Coalition since 2007. To learn more about the National AIDS Strategy visit www.whitehouse.gov/administration/eop/onap

THE CLARION

is a publication for friends of Clare Housing, a 501(c)3 non-profit provider of care, services and housing for people living with HIV/AIDS.

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A MESSAGE FROM THE EXECUTIVE DIRECTOR

Reflection of Clare Housing's 2009 Accomplishments and What's Ahead in the New Year.

REFLECTING / The beginning of the new year encourages reflection on the past year's accomplishments and review of goals and strategies for 2010. We've accomplished quite a lot over the last 18 months. We have continued doing what we do well: provide safe affordable housing to people living with HIV/AIDS [PLWH/A]. And each day, we see first hand, the impact of our work on people's health and well-being. In

2009, we served 128 individuals, including 10 families, in the care homes and our supportive housing programs. In addition, in the first quarter of 2009 we added 10 units to Project Cornerstone, our scattered-site rental assistance program.

In tough times we've also been able to maintain Clare Housing's financial health. Of course, we've only been able to do that with the support of many, many generous individuals, corporations, foundations, religious organizations and government programs. We thank our supporters and stakeholders for their commitment to our work! An overview of our consolidated finances for the last fiscal year can be found on page 3.

Clare Midtown. Our latest development project, Clare Midtown, is becoming a reality. Two years ago, we purchased property in the Corcoran neighborhood in South Minneapolis with plans to create an apartment building modeled after Clare Apartments. With federal, state, county, and city funding fully complete, construction will start this month with an anticipated opening in early 2011. Clare Midtown will provide homes to 45 PLWH/A, targeting individuals who have experienced long-term homelessness or are at risk of homelessness.

Project Cornerstone. In early 2011, we plan to add 10 more units to Project Cornerstone, bringing the total number of households to 30. Project Cornerstone provides rental assistance and support to individuals and families who have been homeless over a year. With safe, stable and affordable housing as the foundation, clients of Project Cornerstone are able to manage their health and lives much more successfully. Project Cornerstone is funded by Minnesota Housing, and recently we were awarded a grant from the Barry Foundation to support this program.

Strategic Plan. In addition to doing the day-to-day work of providing quality housing and services, we will finalize a 3 – 5 year strategic plan in April. There is, still, a lot of work to be done to make sure every person living with HIV/AIDS in the state has access to safe, affordable housing. This plan will guide our efforts over the coming years.

LOOKING AHEAD / At any given time, we serve approximately 100 individuals in 76 households. However, with long waiting lists, we realize that there is still a great unmet need in the Twin Cities. Because of that, over the next 18 months we are committed to increasing the number of households we serve by over 70%.

This is an exciting time for Clare Housing. The organization is financially stable. Our fantastic and hard working staff continues to provide quality housing, supportive services and compassionate care to our residents and clients. We have amazing and generous volunteers who do everything from cooking meals and stuffing envelopes to planting gardens and building fences. Our committed volunteers serve on committees and sponsor events to help build awareness in the community. Finally, our dedicated and creative board of directors provides fiduciary oversight and leads the way to expand our programs and services – see page 6 and 7 to meet our board of directors.

On behalf of the staff and clients we serve, thank you for all of your support in the last year. We can only accomplish what we do with the support of the community – individuals and organizations. We look forward to updating you on the outcomes of our projects and plans over the next year.

Yours truly,



REPORT TO THE COMMUNITY | July 1, 2008 – June 30, 2009



Financials

REVENUES AND SUPPORT

Program service fees	\$1,868,055
Contributions	\$219,388
Government grants and contracts	\$414,702
Special events	\$128,248
Rental revenue	\$255,842
Interest income and other	\$22,098
TOTAL REVENUES AND SUPPORT	\$2,908,333

EXPENSES

Program services	\$2,436,777
Management and general accrued interest	\$356,362
Fundraising	\$152,185
TOTAL EXPENSES	\$2,945,324

CAPITAL ADDITIONS

Contribution for property and equipment	\$10,000
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CHANGE IN NET ASSETS **(\$26,991)**

NET ASSETS, BEGINNING OF YEAR **\$5,203,781**

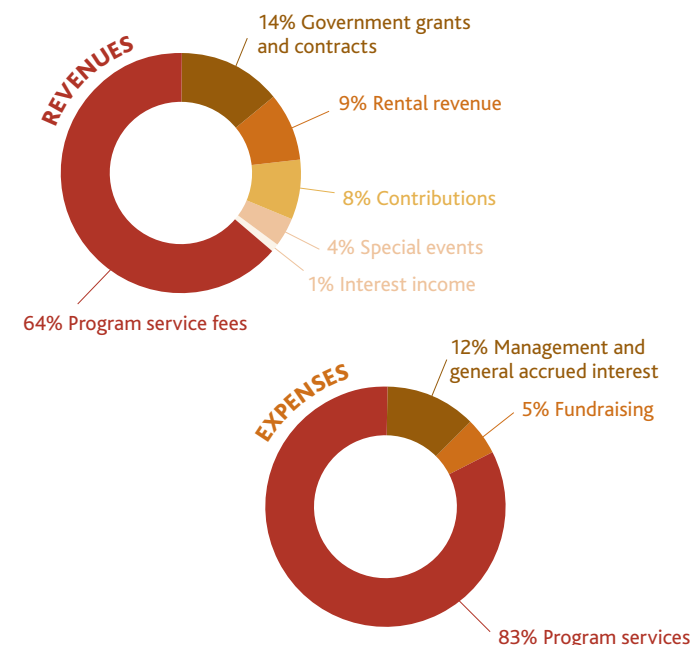
NET ASSETS, END OF YEAR **\$5,176,790**

Please visit www.clarehousing.org/news_events/publications.html to view the complete June 30, 2009 consolidated statements.

Summary Of Population Served:

Clare Housing's target population is people living with HIV/AIDS who have very limited access to resources and who have often been marginalized due to poverty, chemical dependency, mental illness, histories of abuse or incarceration. Our objective is to provide the highest quality of supportive housing in a cost-effective manner.

During the 2009 fiscal year, Clare Housing provided affordable housing and compassionate care to over 100 individuals and 10 families living with HIV/AIDS in the Twin Cities – translating into over 35,000 nights of safe shelter.



Program Outcomes

Care Homes

- Provided compassionate care in supportive home-like settings
- Thirty-eight residents served during the year
- An estimated 95% adherence rate with HIV medication
- Two clients attended and completed outpatient chemical dependency treatment

Clare Apartments

- Forty-eight HIV positive individuals served during the year
- Thirteen formerly homeless individuals and eight chronically homeless individuals
- Fifteen residents have maintained stable housing at Clare Apartments for four years
- Fourteen clients received services from assisted living program

Project Cornerstone

- Served ten individuals and ten family households who have experienced long-term homelessness, with one member or more in the unit who is HIV positive
- Eighty-three percent success rate for program participants since the inception of the program in 2008



Mary's Story

A REFLECTION ON HOW A HOUSING CRISIS CAN MAKE YOU STRONGER

Mary was in a place in her life where she needed to take a stand and put herself first. Due to a divorce that left her unable to afford her rent she was asked by the landlord to leave her apartment in Hopkins. With the help of her case manager, Leah Westberry, at HCMC's Positive Care Center she learned she was eligible to apply for an apartment unit at Clare Apartments. In February of 2009 Mary was quickly accepted into Clare Housing's assisted living program.

In the 20 years that Mary has been HIV-positive she has never been hospitalized or faced a housing crisis. Making the decision to move into a HIV-specific housing unit was difficult for Mary, "I like to be independent, I came to Clare Apartments thinking I was dying. But I am living here at Clare," Mary says.

The staff at Clare Apartments works hand-in-hand with Mary to meet her goal of living as independently as possible. She remains independent and does her own grocery shopping, cooking and housekeeping; "those are the things I love to do," she states. However, each morning, Mary goes downstairs to the nurse's office to get her medication. "Knowing the nurses are there to help me set-up my pill boxes actually gives me a

sense of control." Another relief for Mary is that Clare Housing pays for such services as her Lifeline Medical Alert System.

Within the first few months that Mary lived at Clare Apartments and after the stress from her move ended her health stabilized. "After coming out of my divorce I learned to love myself and decided to set a goal to attend a vocational training program." Mary applied for a program at Project for Pride in Living that would teach her computer and job skills. At the completion of her training in October 2009 she was awarded a laptop computer and earned a vocational certificate. Mary began looking for work and this February she began working as a part-time receptionist at African American AIDS Task Force. "I made a decision. I could stare at these four walls all day or I could do something about it. Assisted living does not mean sitting – it means living, and for me, I want to live a healthy and happy life."

Besides her own personal goals, Mary's family plays a huge role in her life. "I get to babysit my granddaughters several times a week in my apartment. We have 'girl's night' and spend quality time together. We have fun playing the piano in the community room or going outside on the patio for a picnic."

Mary has learned a lot about taking care of herself over the years. "I want to be a role model not only for my granddaughters but for people who are in the same situation as I am," she smiles, "I like being a resource person for other people with disabilities." Mary keeps a basket of resource materials in her apartment in case she can be of assistance to someone else in need.

Perhaps the most poignant story during our interview comes from Mary's 5-year old granddaughter who told Mary that she wants to become a nurse so that she can find the cure for her grandma. "I would really appreciate that," Mary reports telling her granddaughter, "but that would be selfish – because there's a whole bunch of people in the world living with HIV/AIDS. Let's find the cure for all of them."

"I came to Clare Apartments thinking I was dying. But I am living."

— Mary

THREE EXCEPTIONAL BOARD MEMBERS TENURE ENDS

The board and staff extend their deepest gratitude to three board members who have completed their board terms:

Greg Foster – Greg began his tenure with Clare Housing by cooking dinner once a month at Clare House in the late 90's. His involvement grew to include riding in numerous Twin Cities to Chicago AIDS Rides and helping develop Clare Housing's signature event *Friends Dining with Friends* in 2002. He joined the board of directors in 2001 and was board chair during the development and capital campaign of Clare Apartments. Greg also took a leadership role in the merger with AIDS Care Partners. Last fall Greg was inducted into the *Mpls.St.Paul Magazine's* Volunteer Hall of Fame for his outstanding volunteer commitment in the community.

Susan O'Conner-Von – Susan joined AIDS Care Partners board in January 2002. That same month she signed up to be a volunteer cook at Agape Home. Susan brought her skills as a nurse and experience volunteering in the homes to enhance programming at ACP and Clare Housing. Susan recently stepped down from the board to focus on her teaching at the University of Minnesota School of Nursing.

Julie Ann Zapp – Julie joined the board in 2000. During her tenure she provided critical leadership in the planning and development of Clare Apartments and served on its capital campaign committee. Her visionary thinking and business skills contributed greatly to the growth of Clare Housing during her tenure. In 2001, Julie served as the chair of the executive director search while also serving as the interim executive director.

We thank these committed volunteers for their critically important role in enacting Clare Housing's mission!

BINGO A-GOGO HIGHLIGHTS

Biker Bingo roared in last October for the 23rd Bingo A-GoGo. Miss Richfield 1981 made her entrance in red pleather hot pants riding a tricycle at the Hyatt Regency Minneapolis and was greeted by nearly 600 bingo supporters. The event raised \$24,000 for Clare Housing and Park House efforts to provide supportive housing and day and mental health services to the HIV/AIDS community in the Twin Cities.

This year, the Bingo Babes (Lee Haugee and Shannon Regan) had generous support and talent from a few bingo enthusiasts to help with producing this amazing event. Special thanks to our team of volunteers from Carlson Marketing and their friends who helped with the production elements, securing raffle prizes and recruiting volunteers to produce this spectacular party. With over 50 volunteers we doubled our raffle sales and tripled our food sales. "We are so thankful for our dedicated bingo supporters, sponsors and volunteers. This event brings together an amazing community to support Clare Housing and Park House," says Bingo Babe Lee Haugee.



Photos by Winick Photography



SAVE THE DATE

On April 17th, Scotty will beam Miss Richfield 1981, Barbie Q and Gosh Alice to the bingo stage for the 24th Bingo A-GoGo event - this Sci-Fi theme will be out of this world!

To purchase tickets visit www.bingoagogo.com

MEET CLARE HOUSING'S BOARD OF DIRECTORS

Clare Housing's January board meeting welcomed a new slate of officers and six new board members. This dynamic group of individuals brings a variety of expertise and perspectives to Clare Housing's mission and vision. The board of directors is responsible for providing strategic direction to Clare Housing, acting as stewards of the organization's assets and serving as our ambassadors in the community.

OFFICERS



NANCY LEE – CHAIR
Nancy was introduced to Clare Housing through several *Friends Dining with Friends* events and joined the board in 2008. Nancy brings over twenty years of nonprofit experience and consults in the areas of strategic, financial, and operational management for LarsonAllen.



KATHLEEN ANDRUS – VICE PRESIDENT
Kathy is the Vice President of Career Management Services, Right Management and joined Clare Housing's board in 2005. She has an interest in and commitment to social justice and working with people who make things happen. Kathy currently serves as board vice president and is the governance committee chair.



ROBERT SIEGFRIED – Treasurer
Bob became interested with Clare Housing through friends and because of his interest in giving back to the community. He joined the board in 2008 and is currently serving as the Treasurer. Bob is the CFO at American Red Cross, Twin Cities Area Chapter.



JODI PRITCHARD – Secretary
Jodi joined the Clare Housing board in 2002 with the goal to help grow the agency. She became acquainted with the organization through the Minneapolis to Chicago AIDS Ride and cooking at Damiano House. She currently serves as the board secretary and is a social worker at Hennepin County Prepetition Screening.

MEMBERS



JOHN W. ATKINSON
John became interested in Clare Housing through hosting a *Friends Dining with Friends* event last year. He joined the board in 2010 with a desire to give back to the community and is interested in utilizing his financial expertise. John is currently the National Audit Sector leader for the KPMG retail sector.



STEPHANIE BATTLE
Stephanie joined the board of directors in 2010. Stephanie has extensive experience in affordable and transitional housing and serves as the Director of Program Services at the YMCA St. Paul. She became interested in Clare Housing because of her passion for and commitment to working with underserved populations.



ROBERT BRANDT
Bob became interested in Clare Housing through St. Joan of Arc and Grace House. He joined the Clare Housing board in 2010. Bob brings experience in counseling, psychology and leadership, and is passionate about giving back to his community. Robert is the Ombudsperson/Vice-Provost at Walden University.



HUDIE BROUGHTON
Hudie began his volunteer service at AIDS Care Partners in 2003. He was instrumental in leading the merger between ACP and Clare Housing. Hudie has served on the executive committee since 2005 and recently completed a two year commitment as board chair. Professionally, Hudie is a Financial Advisor & Vice President with The Broughton Group at Merrill Lynch.



KAY CADY
Kay joined the board of directors in 2010 with an interest in supporting people in the community living with HIV/AIDS. With an extensive background in nonprofits, she brings a wealth of expertise in governance and fundraising. Kay is the Executive Director at the Minnesota State Fair Foundation.



GUSTAVO GOMEZ
Gustavo joined Clare Housing in 2005 with the intent of becoming more involved in community work and follow his volunteer passion after a 31-year career at 3M. Gustavo has hosted several *Friends Dining with Friends* events since he joined the board.



DAN HUNT
Dan joined the board in 2004 as a way to utilize his development experience in an area outside of traditional real estate. He is involved in a number of organizations working toward sensible land use and real estate development.



JEFFERY FLYNN
Jeff first became involved with Clare Housing as a volunteer cook at Grace House in 2007 and later became interested in helping at the board level. He joined the board in 2008 and is the Lead Physician at Urgent Care and Occupational Health, NOW Medical Center.



CHUCK PETERSON
Chuck joined the board in 2010 and is Vice President of Member Relations and Operations at the Minnesota Council on Foundations. Chuck has an extensive background in nonprofit management, including a previous stint on Clare House's board and serving as the executive director of Grace House in the mid '90's.



ANN RUFF
Ann was introduced to Grace House through St. Joan of Arc and began volunteering to cook in 1992. She has followed the growth of Clare Housing and is interested in helping create affordable places to live for people in need. Ann serves as the Vice President, Resource Development at CommonBound Communities.



MICHAEL STAUFFER
Michael re-joined the board in 2008, after an initial tenure in the late 1990's. He has assisted with numerous fundraising events and enjoys helping with the landscaping at Damiano House. Michael is the Director of Population Health Strategies at StayWell Health Management.



ANNA TOCKMAN
Anna joined the board in 2008 and has a long-standing interest in HIV/AIDS issues and commitment to social justice. Her involvement with Clare Housing allows her to have an impact on both. She is the Manager of Health Policy at UCare Minnesota.

We thank these committed volunteers for their critically important role in enacting Clare Housing's mission!