



■ ■ ■ **REPORT TO THE COMMUNITY** | July 1, 2009 – June 30, 2010 ■ ■ ■

PROGRAM OUTCOMES

HIV Adult Care Homes:

- Thirty-four individual residents served during this fiscal year.
- Three residents experienced an improvement/stabilization of health while in foster care and moved out into independent settings during this fiscal year.
- Overall 97% HIV medication adherence.
- Four residents received compassionate, quality end-of-life care and/or hospice services in our homes.
- Four residents, although disabled, maintained part-time employment.

Clare Apartments:

- Forty-four individuals received safe, affordable housing including thirteen who were formerly homeless and eight who were considered chronically homeless.
- Seventy-eight percent of HIV+ residents retained housing at Clare Apartments for two or more years.
- Seventeen residents received services from assisted living.
- Twenty-eight received referrals to economic assistance and/or nutrition programs and help with completing applications for benefits.
- Five residents received section 8 vouchers and secured permanent housing in the community.

Project Cornerstone:

- Clare Housing provided housing for ten formerly homeless individuals and ten formerly homeless families.
- Eighty-five percent of Project Cornerstone residents retained housing in our scattered-site housing program.
- All individuals and/or families in the program received supportive services from Clare Housing staff in collaboration with HIV case managers to achieve housing stability and services coordination.





CLARE MIDTOWN PROGRESS

Three years ago, Clare Housing purchased property in the Corcoran neighborhood, near the Lake Street Hiawatha Light Rail Station, to create 45 units of supportive housing for PLWH/A, with a targeted emphasis on individuals who are very poor, have experienced homelessness, long-term homelessness or are at risk of homelessness. Federal funding is fully complete and construction began in mid-May 2010 with the opening scheduled for early 2011.

Clare Housing secured \$9.2 million from national, state and local sources. In early 2010, the board of directors approved a campaign to raise the final \$620,000 in private donations. This critical and final phase of our campaign will provide essential elements that create a warm, healing environment in which residents feel comfortable, safe and stable. This includes:

- comfortable apartment furnishings
- landscaping and a calming water feature
- public art for the residents and neighbors to enjoy
- a welcoming community room
- an exercise room to support healthy living

The campaign will also generate service start-up funding and a strategic reserve so that Clare Midtown opens and operates successfully. Both are critical to the financial stability of the project and the organization.

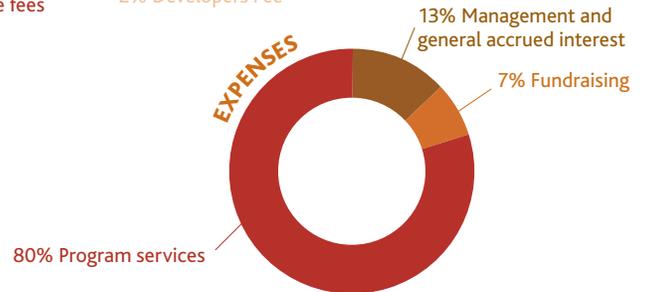
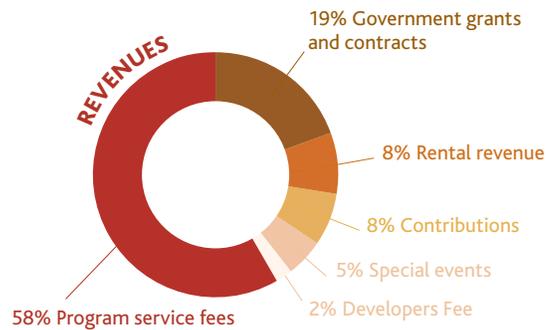
SUMMARY OF POPULATION SERVED

The residents of Clare Housing represent the diversity of people most impacted by HIV/AIDS in our community: 38% African American, 12% Latino, 6% American Indian, and 44% Caucasian; 17% women and 83% men; the average age of residents in our foster care homes is 49 and in our independent living facility is 40; more than 50% have a mental health diagnosis; 70% have a history of chemical dependency; and 50% have been homeless at some point in their lives.



During the 2010 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.





“If it wasn’t for having stable housing we would have never have survived.”

— *Preston*

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

ASSETS

Cash and investments	\$683,909
Reserves and escrows	\$507,340
Receivables	\$268,841
Other assets	\$58,442
Prepaid expenses	\$155,278
Property and equipment net	\$9,243,834
TOTAL ASSETS	\$10,917,644

LIABILITIES AND NET ASSETS

Accounts payable	\$767,331
Accrued expenses	\$170,666
Accrued interests	\$32,163
Deferred grants	\$48,000
Debt	\$2,575,306
Repayable advances	\$1,396,970
Tenant security deposits	\$9,230
TOTAL LIABILITIES	\$4,999,666

Unrestricted net assets:

<i>Unrestricted</i>	\$5,393,114
<i>Temporarily restricted</i>	\$524,864
TOTAL NET ASSETS	\$5,917,978

TOTAL LIABILITIES AND NET ASSETS	\$10,917,644
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REVENUES AND SUPPORT

Program service fees	\$1,937,962
Contributions	\$269,593
Government grants and contracts	\$626,010
Special events	\$179,653
Rental revenue	\$256,432
Developer fee	\$90,000
Interest income and other	\$7,264
TOTAL REVENUES AND SUPPORT	\$3,366,914

EXPENSES

Program services	\$2,530,658
Management and general accrued interest	\$421,857
Fundraising	\$203,845
TOTAL EXPENSES	\$3,156,360

CAPITAL ADDITIONS

Contributions for capital campaign	\$64,050
CHANGE IN NET ASSETS	\$274,604

NET ASSETS, BEGINNING OF YEAR	\$5,176,790
Capital Contribution	\$466,584
NET ASSETS, END OF YEAR	\$5,917,978

