

# ANNUAL REPORT 2021

Building a Brighter Future

## A MESSAGE FROM MARK & PHOEBE

# Dear Friends,

**Because of allies like you, in 2021 Clare Housing helped hundreds of people living with HIV find community and support as well as stable housing.**

We are grateful to the dedicated people who continue to make our services possible - our staff, board, volunteers, funders and contributors.

While Clare Housing has changed and grown dramatically since our first community care homes opened in 1987, our commitment to equitable access to housing and health care for low-income Minnesotans

living with HIV is still at the heart of what we do. Thank you for being part of our ongoing story.

The year was marked by the need to remain constantly vigilant in minimizing the spread and impact of COVID among our residents and staff. Despite the ongoing challenges presented by the pandemic in 2021, we housed

and served 302 individuals who were able to achieve substantial positive outcomes, described within the pages of this report. Read on to learn about the ways we moved

forward to expand and strengthen our impact.

With the surge in homelessness and the local HIV outbreak, our services are needed more today than ever.

We are especially thankful

for the longtime donors and volunteers who have supported Clare Housing over the years. We truly appreciate your steadfast generosity. It is your involvement that keeps us going. And if you are new to Clare Housing, we extend a warm welcome and invite you to become part of our story. Together we are providing homes, health, and hope.



**Mark Lasswell**  
President, Board of Directors

**Phoebe Trepp**  
Executive Director

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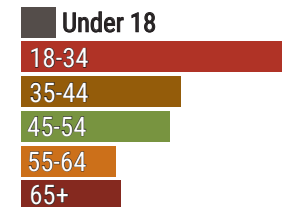
College of Liberal Arts,  
University of Minnesota

# MISSION

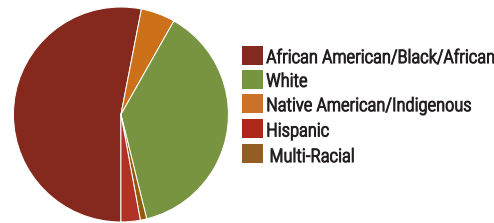
Clare Housing provides a continuum of affordable and supportive housing options that create healing communities and optimize the health of people living with HIV/AIDS.

## WHO WE SERVE

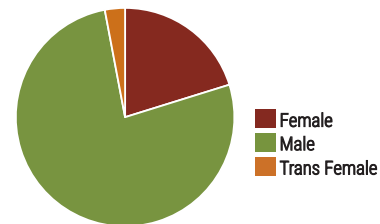
### AGE BREAKDOWN



### ETHNICITY



### GENDER



## BARRIERS TO HOUSING

Our residents have faced significant housing barriers, such as:

67% of residents were homeless before living with us

67% of residents have a mental health diagnosis

56% of residents have an active substance use issue

39% of residents have a criminal conviction



## RESIDENT IMPACT



"The only times I have ever taken my [HIV] meds are when I've had a regular place to lay my head. For me, there is no taking meds or keeping up with it if I don't have a home."  
- Damon, Scattered Site Resident, New in 2021

## GROWTH

- 3 new positions added, including a Mental Health Program Manager
- Construction began on Bloom Lake Flats, which when completed will add 42 more housing units
- 20 new scattered site units added



## RESIDENT OUTCOMES

- 97% of residents were connected with a healthcare provider
- 91% of residents were retained in medical care
- 85% of residents retained their housing for 12 months or more
- 91.5% of residents were undetectable\*

\*When someone with HIV/AIDS takes their anti-retrovirals consistently, they can reach a viral load so low it is undetectable. Undetectable means untransmittable, meaning individuals cannot transmit HIV. Housing has been proven to be a vital step in the process to becoming undetectable.

# Financials

January 1 to December 31, 2021

### Statement of Financial Position

Total Assets	\$11,378,951
Total Liabilities	\$2,016,941
Net Assets	\$9,362,010

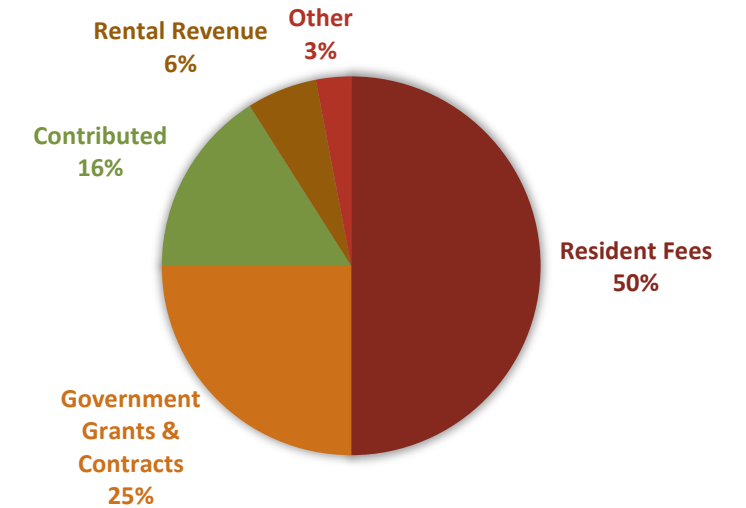
### Statement of Activities

<b>SUPPORT/REVENUE</b>	
Contributions	\$843,851
Government grants & contracts	\$1,307,918
Resident fees*	\$2,623,122
Rental revenue	\$313,203
Other Income	\$153,257
<b>Total</b>	<b>\$5,241,351</b>

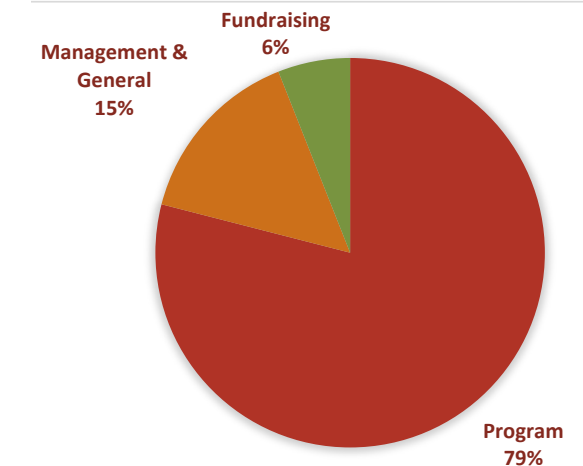
<b>EXPENSES</b>	
Program Services	\$4,299,655
Management & general	\$809,295
Fundraising	\$344,213
<b>Total Operating Expenses</b>	<b>\$5,453,173</b>
Operating Margin	\$(211,522)
Paycheck Protection	\$594,500
Program Loan Forgiveness	
<b>Net Surplus</b>	<b>\$382,678</b>

\*Primarily from government subsidies  
\*\*Financials reflect Clare Housing, the 501(c)(3) entity. To see our complete IRS form 990 or the consolidated audit, please visit [clarehousing.org/about/audits-financials](http://clarehousing.org/about/audits-financials)

### REVENUE



### EXPENSES



## FUTURE HOUSING NEEDS

302 Individuals Served in 2021



390 Individuals Waiting for Housing





## You Make Home Possible for Our Residents — Thank You!

We are so grateful for the generous gifts and pledges from individuals, foundations, and businesses who support our mission. We would like to acknowledge our 2021 donors by listing their names below.

<sup>o</sup>Indicates Journey Home Circle Member, donors who committed to giving at least \$1,000 or more in 2021

<sup>°</sup>Indicates Sustaining Donors who have committed to annual recurring donations

<sup>^</sup>Indicates companies that have matched an individual donor's gift.

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**\$50,000-\$99,999**  
Greater Twin Cities United Way

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Amy Schrempp  
Anne Schuette & David Butler  
Colleen Schwartz  
Becky Sechrist  
Jackie Selvig  
Michale Sevy  
Mary Seymour  
Damian Shawn & Luke Lambert  
Teri Shuraleff  
Jeff Sibert  
Tonia Lee & Greg Sikorski  
John & Jeanyne Slettom  
Kurt Smith  
Sara Smith  
Kathryn Soderberg  
Don Sommers  
Barbara & Tim Sperling  
Deborah Sperling  
Julie & Joe Sperling  
Jane St. Anthony & Louis Allgeyer  
Galena St. Croix  
Janine Staufacker & Steven Albrecht  
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Zaylore Stout & Ore Lindenfeld  
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Peter Swenson & Joanna Imm  
Raymonde Tapp  
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Steven Thompson  
Bill Tiedemann  
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Rachel Walch^^  
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Lolita Whittaker-Sorensen  
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Dinah Zebot & Joe Ambrosion^^  
Robyn Zilmer  
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\*Photos from 2021 A Place to Call Home Event



Mark Your Calendar  
for  
a place to call  
**HOME**

September 21, 2022  
at the  
Nicollet Island Pavillion

We can't wait to see you there! Details on how to register coming soon.  
Attendance limited to 300 seats.

