

Form **990**

Return of Organization Exempt From Income Tax

OMB No. 1545-0047

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

2020

Department of the Treasury
Internal Revenue Service

▶ Do not enter social security numbers on this form as it may be made public.
▶ Go to www.irs.gov/Form990 for instructions and the latest information.

Open to Public Inspection

A For the **2020** calendar year, or tax year beginning and ending

B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization CLARE HOUSING		D Employer identification number 41-1794924
	Doing business as		E Telephone number 612-236-9515
	Number and street (or P.O. box if mail is not delivered to street address)	Room/suite	
	929 CENTRAL AVENUE NE		G Gross receipts \$ 5,494,274.
	City or town, state or province, country, and ZIP or foreign postal code MINNEAPOLIS, MN 55413-2404		H(a) Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
F Name and address of principal officer: PHOEBE TREPP SAME AS C ABOVE		H(b) Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I Tax-exempt status: <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) () (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527			If "No," attach a list. See instructions
J Website: ▶ WWW.CLAREHOUSING.ORG			H(c) Group exemption number ▶
K Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other ▶		L Year of formation: 1994	M State of legal domicile: MN

Part I Summary

Activities & Governance	1 Briefly describe the organization's mission or most significant activities: TO PROVIDE SERVICES, SHELTER AND COMPASSIONATE CARE TO PERSONS LIVING WITH AIDS AND HIV.		
	2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.		
	3 Number of voting members of the governing body (Part VI, line 1a)	3	16
	4 Number of independent voting members of the governing body (Part VI, line 1b)	4	16
	5 Total number of individuals employed in calendar year 2020 (Part V, line 2a)	5	105
	6 Total number of volunteers (estimate if necessary)	6	200
	7 a Total unrelated business revenue from Part VIII, column (C), line 12	7a	0.
b Net unrelated business taxable income from Form 990-T, Part I, line 11	7b	0.	
Revenue	8 Contributions and grants (Part VIII, line 1h)	Prior Year 1,681,242.	Current Year 2,048,157.
	9 Program service revenue (Part VIII, line 2g)	2,832,610.	3,075,478.
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	39,848.	137,380.
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	0.	0.
	12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	4,553,700.	5,261,015.
Expenses	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	0.	0.
	14 Benefits paid to or for members (Part IX, column (A), line 4)	0.	0.
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	3,478,204.	3,512,566.
	16a Professional fundraising fees (Part IX, column (A), line 11e)	0.	0.
	b Total fundraising expenses (Part IX, column (D), line 25) ▶ 348,311.		
	17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	1,311,947.	1,894,746.
18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	4,790,151.	5,407,312.	
19 Revenue less expenses. Subtract line 18 from line 12	-236,451.	-146,297.	
Net Assets or Fund Balances	20 Total assets (Part X, line 16)	Beginning of Current Year 8,588,613.	End of Year 11,012,912.
	21 Total liabilities (Part X, line 26)	346,109.	2,514,025.
	22 Net assets or fund balances. Subtract line 21 from line 20	8,242,504.	8,498,887.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here	Signature of officer	Date			
	PHOEBE TREPP, EXECUTIVE DIRECTOR Type or print name and title				
Paid Preparer Use Only	Print/Type preparer's name MARC A. KOTSONAS	Preparer's signature	Date 06/01/21	Check if self-employed <input type="checkbox"/>	PTIN P00544551
	Firm's name ▶ MAHONEY, ULBRICH, CHRISTIANSEN & RUSS P.A.	Firm's EIN ▶ 41-1647057	Phone no. (651) 227-6695		
	Firm's address ▶ 10 RIVER PARK PLAZA, SUITE 800 SAINT PAUL, MN 55107				

May the IRS discuss this return with the preparer shown above? See instructions Yes No

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III [X]

1 Briefly describe the organization's mission: THE MISSION OF CLARE HOUSING IS TO PROVIDE A CONTINUUM OF AFFORDABLE AND SUPPORTIVE HOUSING OPTIONS THAT CREATE HEALING COMMUNITIES AND OPTIMIZE THE HEALTH OF PEOPLE LIVING WITH HIV/AIDS.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? [] Yes [X] No

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? [] Yes [X] No

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses.

4a (Code:) (Expenses \$ 1,150,246. including grants of \$) (Revenue \$ 469,556.) COMMUNITY CARE HOMES: FOUR COMMUNITY-BASED CARE HOMES THAT ARE STAFFED 24/7, EACH SERVING FOUR RESIDENTS WHO ARE HIV POSITIVE, SIGNIFICANTLY DISABLED AND OFTEN NEED RELIABLE CARE AND SUPPORT TO LIVE OUTSIDE OF A NURSING HOME. STAFF PROVIDES REHABILITATION SUPPORT TO THOSE NEEDING TO STABILIZE THEIR HEALTH BEFORE RETURNING TO INDEPENDENT LIVING AND LONG TERM CARE TO THOSE DISABLED BY HIV/AIDS. ADDITIONALLY, CLARE HOUSING PROVIDES END OF LIFE CARE TO THOSE AT THE TERMINAL STAGE OF THE DISEASE. STAFF ALSO ASSISTS THOSE WHO NEED A DEEPER LEVEL OF CARE BECAUSE OF DEMENTIA AND MENTAL HEALTH CONDITIONS, PHYSICAL FRAILTY, INABILITY TO MANAGE HOUSEHOLD ACTIVITIES, TAKE PRESCRIBED MEDICATIONS AND PREPARE ADEQUATE NUTRITION.

4b (Code:) (Expenses \$ 2,038,995. including grants of \$) (Revenue \$ 2,131,685.) SUPPORTIVE HOUSING: PERMANENT, AFFORDABLE SERVICE-ENRICHED HOUSING FOR 149 LOW-INCOME RESIDENTS WHO ARE FORMERLY OR AT RISK OF HOMELESSNESS AT FOUR SUPPORTIVE HOUSING SITES: CLARE APARTMENTS, CLARE MIDTOWN, CLARE TERRACE, AND CLARE MARSHALL FLATS. THESE SITES ALSO PROVIDE HOME CARE OPPORTUNITIES FOR RESIDENTS WHO REQUIRE A HIGHER LEVEL OF SUPPORT, SUCH AS, NURSING CARE, MEDICATION ADMINISTRATION, HANDS ON ASSISTANCE WITH ACTIVITIES OF DAILY LIVING, AND BUILDING INDEPENDENT LIVING SKILLS FOR THOSE LIVING WITH HIV/AIDS.

4c (Code:) (Expenses \$ 695,500. including grants of \$) (Revenue \$ 171,721.) SCATTERED SITE HOUSING: CLARE HOUSING PROVIDED SCATTERED-SITE SUPPORTIVE HOUSING FOR 42 HOUSEHOLDS THROUGHOUT THE TWIN CITIES METRO AREA. HOUSING IS PROVIDED FOR HOUSEHOLDS THAT MEET THE STATE OF MINNESOTA'S DEFINITION OF LONG TERM HOMELESSNESS, WITH A TARGET POPULATION OF INDIVIDUALS AND FAMILIES THAT ARE LIVING WITH HIV/AIDS.

4d Other program services (Describe on Schedule O.) (Expenses \$ 508,179. including grants of \$) (Revenue \$ 302,516.)

4e Total program service expenses 4,392,920.

Part IV Checklist of Required Schedules

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	X	
2 Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> ?	X	
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>		X
4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>	X	
5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? <i>If "Yes," complete Schedule C, Part III</i>		X
6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>		X
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>		X
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>		X
9 Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>		X
10 Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi endowments? <i>If "Yes," complete Schedule D, Part V</i>		X
11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable.		
a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>	X	
b Did the organization report an amount for investments - other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>		X
c Did the organization report an amount for investments - program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>		X
d Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>		X
e Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>	X	
f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>	X	
12a Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>		X
b Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>	X	
13 Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>		X
14a Did the organization maintain an office, employees, or agents outside of the United States?		X
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>		X
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>		X
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>		X
17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I</i>		X
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>		X
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>		X
20a Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>		X
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		
21 Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>		X

Part IV Checklist of Required Schedules (continued)

	Yes	No
22 Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i>		X
23 Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i>		X
24a Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a</i>		X
b Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?		
c Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?		
d Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?		
25a Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i>		X
b Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i>		X
26 Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part II</i>		X
27 Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III</i>		X
28 Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions, for applicable filing thresholds, conditions, and exceptions):		
a A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? <i>If "Yes," complete Schedule L, Part IV</i>		X
b A family member of any individual described in line 28a? <i>If "Yes," complete Schedule L, Part IV</i>		X
c A 35% controlled entity of one or more individuals and/or organizations described in lines 28a or 28b? <i>If "Yes," complete Schedule L, Part IV</i>		X
29 Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i>		X
30 Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i>		X
31 Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>		X
32 Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i>		X
33 Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i>	X	
34 Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1</i>	X	
35a Did the organization have a controlled entity within the meaning of section 512(b)(13)?	X	
b If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i>		X
36 Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i>		X
37 Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i>		X
38 Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19?	X	

Note: All Form 990 filers are required to complete Schedule O

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V

	Yes	No
1a Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable		
b Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable		
c Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?		

Part V Statements Regarding Other IRS Filings and Tax Compliance (continued)

		Yes	No
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return		
	2a 105		
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?	X	
	Note: If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)		
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year?		X
b	If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation on Schedule O		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		X
b	If "Yes," enter the name of the foreign country See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).		
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		X
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?		
6a	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?		X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		
7	Organizations that may receive deductible contributions under section 170(c).		
a	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?		X
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		X
d	If "Yes," indicate the number of Forms 8282 filed during the year		
	7d		
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		X
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		X
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	N/A	
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?	N/A	
8	Sponsoring organizations maintaining donor advised funds. Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?		
	N/A		
9	Sponsoring organizations maintaining donor advised funds.		
a	Did the sponsoring organization make any taxable distributions under section 4966?		
	N/A		
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?		
	N/A		
10	Section 501(c)(7) organizations. Enter:		
a	Initiation fees and capital contributions included on Part VIII, line 12		
	N/A		
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities		
	10b		
11	Section 501(c)(12) organizations. Enter:		
a	Gross income from members or shareholders		
	N/A		
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.)		
	11b		
12a	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year		
	N/A		
13	Section 501(c)(29) qualified nonprofit health insurance issuers.		
a	Is the organization licensed to issue qualified health plans in more than one state?		
	N/A		
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans		
	13b		
c	Enter the amount of reserves on hand		
	13c		
14a	Did the organization receive any payments for indoor tanning services during the tax year?		X
b	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation on Schedule O		
15	Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year?		X
	If "Yes," see instructions and file Form 4720, Schedule N.		
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income?		X
	If "Yes," complete Form 4720, Schedule O.		

Part VI Governance, Management, and Disclosure For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions.

Check if Schedule O contains a response or note to any line in this Part VI

Section A. Governing Body and Management

		Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O.		
	1a		16
b	Enter the number of voting members included on line 1a, above, who are independent		
	1b		16
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?		X
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person?		X
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?		X
5	Did the organization become aware during the year of a significant diversion of the organization's assets?		X
6	Did the organization have members or stockholders?		X
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?		X
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?		X
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:		
a	The governing body?	X	
b	Each committee with authority to act on behalf of the governing body?	X	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses on Schedule O		X

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

		Yes	No
10a	Did the organization have local chapters, branches, or affiliates?		X
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	X	
b	Describe in Schedule O the process, if any, used by the organization to review this Form 990.		
12a	Did the organization have a written conflict of interest policy? If "No," go to line 13	X	
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	X	
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done	X	
13	Did the organization have a written whistleblower policy?	X	
14	Did the organization have a written document retention and destruction policy?	X	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
a	The organization's CEO, Executive Director, or top management official	X	
b	Other officers or key employees of the organization	X	
	If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions).		
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	X	
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	X	

Section C. Disclosure

- 17** List the states with which a copy of this Form 990 is required to be filed **MN**
- 18** Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (Section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.
 Own website Another's website Upon request Other (explain on Schedule O)
- 19** Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.
- 20** State the name, address, and telephone number of the person who possesses the organization's books and records **▶**
ALLAN COLEMAN - 612-236-9522
929 CENTRAL AVENUE NE, MINNEAPOLIS, MN 55413-2404

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations. See instructions for the order in which to list the persons above.

Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) PHOEBE TREPP EXECUTIVE DIRECTOR	40.00			X			59,498.	0.	2,249.	
(2) DON MAYO-MOSCHKAU PRESIDENT	2.00	X		X			0.	0.	0.	
(3) JOANNE KOSCIOLEK VICE PRESIDENT	2.00	X		X			0.	0.	0.	
(4) BILL MURTAUGH TREASURER	2.00	X		X			0.	0.	0.	
(5) ANDREW MICHAELSON SECRETARY	2.00	X		X			0.	0.	0.	
(6) HANNA GETACHEW-KREUSSER DIRECTOR	1.00	X					0.	0.	0.	
(7) REV. DEWAYNE DAVIS DIRECTOR	1.00	X					0.	0.	0.	
(8) ALEJANDRO AGUILERA DIRECTOR	1.00	X					0.	0.	0.	
(9) KEVIN DEESE DIRECTOR	1.00	X					0.	0.	0.	
(10) DAVID JENSEN DIRECTOR	2.00	X					0.	0.	0.	
(11) NICK VOGENTHALER DIRECTOR	1.00	X					0.	0.	0.	
(12) LOUELLEN ESSEX DIRECTOR	1.00	X					0.	0.	0.	
(13) DEBORAH LOON STRUMBRAS DIRECTOR	1.00	X					0.	0.	0.	
(14) ANDREW KLEINENDORST DIRECTOR	1.00	X					0.	0.	0.	
(15) MARK LASSWELL DIRECTOR	1.00	X					0.	0.	0.	
(16) AMELIOUS WHYTE DIRECTOR	1.00	X					0.	0.	0.	
(17) AMANDA JANZEN DIRECTOR	1.00	X					0.	0.	0.	

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (continued)

(A) Name and title	(B) Average hours per week (list any hours for related organizations below line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(18) CHERYL JENSEN INTERIM EXECUTIVE DIRECTOR	40.00			X				0.	0.	0.
1b Subtotal								59,498.	0.	2,249.
c Total from continuation sheets to Part VII, Section A								0.	0.	0.
d Total (add lines 1b and 1c)								59,498.	0.	2,249.

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization **1**

	Yes	No
3 Did the organization list any former officer, director, trustee, key employee, or highest compensated employee on line 1a? <i>If "Yes," complete Schedule J for such individual</i>		X
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? <i>If "Yes," complete Schedule J for such individual</i>		X
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? <i>If "Yes," complete Schedule J for such person</i>		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation
NONE		

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization **0**

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

			(A)	(B)	(C)	(D)		
			Total revenue	Related or exempt function revenue	Unrelated business revenue	Revenue excluded from tax under sections 512 - 514		
Contributions, Gifts, Grants and Other Similar Amounts	1 a	Federated campaigns	1a	60,000.				
	b	Membership dues	1b					
	c	Fundraising events	1c					
	d	Related organizations	1d					
	e	Government grants (contributions)	1e	1,305,206.				
	f	All other contributions, gifts, grants, and similar amounts not included above	1f	682,951.				
	g	Noncash contributions included in lines 1a-1f	1g	\$				
	h Total. Add lines 1a-1f				2,048,157.			
Program Service Revenue	2 a	RESIDENT FEES	Business Code	531390	2,722,556.	2,722,556.		
	b	RENTAL REVENUE		900099	299,091.	299,091.		
	c	PARTNERSHIP MGMT FEE		531310	48,328.	48,328.		
	d	OTHER		900099	5,503.	5,503.		
	e							
	f	All other program service revenue						
	g Total. Add lines 2a-2f				3,075,478.			
Other Revenue	3	Investment income (including dividends, interest, and other similar amounts)		36,285.			36,285.	
	4	Income from investment of tax-exempt bond proceeds						
	5	Royalties						
	6 a	Gross rents	(i) Real					
			(ii) Personal					
	6 b	Less: rental expenses						
	6 c	Rental income or (loss)						
	d Net rental income or (loss)							
	7 a	Gross amount from sales of assets other than inventory	(i) Securities					
			(ii) Other		334,354.			
	7 b	Less: cost or other basis and sales expenses			233,259.			
7 c	Gain or (loss)			101,095.				
d Net gain or (loss)				101,095.		101,095.		
8 a	Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18	8a						
8 b	Less: direct expenses	8b						
c Net income or (loss) from fundraising events								
9 a	Gross income from gaming activities. See Part IV, line 19	9a						
9 b	Less: direct expenses	9b						
c Net income or (loss) from gaming activities								
10 a	Gross sales of inventory, less returns and allowances	10a						
10 b	Less: cost of goods sold	10b						
c Net income or (loss) from sales of inventory								
Miscellaneous Revenue	11 a		Business Code					
	b							
	c							
	d	All other revenue						
	e Total. Add lines 11a-11d							
12 Total revenue. See instructions				5,261,015.	3,075,478.	0.	137,380.	

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21 ...				
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	61,747.	30,874.	24,699.	6,174.
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	2,840,731.	2,459,883.	193,795.	187,053.
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	64,528.	56,564.	5,413.	2,551.
9 Other employee benefits	343,630.	286,955.	30,718.	25,957.
10 Payroll taxes	201,930.	172,399.	15,470.	14,061.
11 Fees for services (nonemployees):				
a Management	69,991.		69,991.	
b Legal				
c Accounting	25,450.	7,200.	18,250.	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees	4,252.		4,252.	
g Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Sch O.)	189,845.	31,161.	114,763.	43,921.
12 Advertising and promotion				
13 Office expenses	130,659.	54,216.	19,170.	57,273.
14 Information technology	63,221.	14,733.	44,377.	4,111.
15 Royalties				
16 Occupancy	48,017.	26,848.	21,169.	
17 Travel	375.		375.	
18 Payments of travel or entertainment expenses for any federal, state, or local public officials ...				
19 Conferences, conventions, and meetings	9,971.	7,864.	762.	1,345.
20 Interest	4,548.	4,548.		
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	231,238.	178,758.	52,480.	
23 Insurance	53,225.	23,505.	29,720.	
24 Other expenses. Itemize expenses not covered above (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a APARTMENT LEASES	538,636.	538,636.		
b REPAIRS AND MAINTENANCE	195,371.	182,499.	12,698.	174.
c PROGRAM SUPPLIES/SERVIC	186,555.	186,555.		
d UTILITIES	65,296.	65,296.		
e All other expenses _____	78,096.	64,426.	7,979.	5,691.
25 Total functional expenses. Add lines 1 through 24e	5,407,312.	4,392,920.	666,081.	348,311.
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation.				

Check here if following SOP 98-2 (ASC 958-720)

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X

		(A) Beginning of year		(B) End of year
Assets	1 Cash - non-interest-bearing	216,513.	1	240,229.
	2 Savings and temporary cash investments	2,696,612.	2	1,783,727.
	3 Pledges and grants receivable, net	428,669.	3	485,024.
	4 Accounts receivable, net	354,830.	4	262,335.
	5 Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5	
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6	
	7 Notes and loans receivable, net		7	
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	9,790.	9	121,984.
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 7,958,735.		
	b Less: accumulated depreciation	10b 3,158,531.	10c	4,800,204.
	11 Investments - publicly traded securities		11	2,133,495.
	12 Investments - other securities. See Part IV, line 11		12	
	13 Investments - program-related. See Part IV, line 11	3,146,110.	13	1,154,539.
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11	31,375.	15	31,375.
16 Total assets. Add lines 1 through 15 (must equal line 33)	8,588,613.	16	11,012,912.	
Liabilities	17 Accounts payable and accrued expenses	346,109.	17	343,840.
	18 Grants payable		18	
	19 Deferred revenue		19	19,670.
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		22	
	23 Secured mortgages and notes payable to unrelated third parties		23	1,456,111.
	24 Unsecured notes and loans payable to unrelated third parties		24	594,500.
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D	0.	25	99,904.
	26 Total liabilities. Add lines 17 through 25	346,109.	26	2,514,025.
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.			
	27 Net assets without donor restrictions	4,956,242.	27	5,269,543.
	28 Net assets with donor restrictions	3,263,021.	28	3,229,344.
	Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.			
	29 Capital stock or trust principal, or current funds		29	
	30 Paid-in or capital surplus, or land, building, or equipment fund		30	
	31 Retained earnings, endowment, accumulated income, or other funds		31	
	32 Total net assets or fund balances	8,242,504.	32	8,498,887.
	33 Total liabilities and net assets/fund balances	8,588,613.	33	11,012,912.

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	5,261,015.
2	Total expenses (must equal Part IX, column (A), line 25)	2	5,407,312.
3	Revenue less expenses. Subtract line 2 from line 1	3	-146,297.
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	8,242,504.
5	Net unrealized gains (losses) on investments	5	111,160.
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	291,520.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	8,498,887.

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII

- 1** Accounting method used to prepare the Form 990: Cash Accrual Other _____
If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O.
- 2a** Were the organization's financial statements compiled or reviewed by an independent accountant?
If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both:
 Separate basis Consolidated basis Both consolidated and separate basis
- b** Were the organization's financial statements audited by an independent accountant?
If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both:
 Separate basis Consolidated basis Both consolidated and separate basis
- c** If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?
If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.
- 3a** As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?
- b** If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits

	Yes	No
2a		X
2b	X	
2c	X	
3a		X
3b		

SCHEDULE A
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

▶ Attach to Form 990 or Form 990-EZ.

▶ Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2020

Open to Public
Inspection

Name of the organization

CLARE HOUSING

Employer identification number

41-1794924

Part I Reason for Public Charity Status. (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

- 1 A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**
- 2 A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990 or 990-EZ).)
- 3 A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**
- 4 A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state: _____
- 5 An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)
- 6 A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**
- 7 An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 8 A community trust described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 9 An agricultural research organization described in **section 170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land-grant college of agriculture (see instructions). Enter the name, city, and state of the college or university: _____
- 10 An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions, subject to certain exceptions; and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)
- 11 An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**
- 12 An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2).** See **section 509(a)(3).** Check the box in lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.
 - a **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**
 - b **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**
 - c **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**
 - d **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**
 - e Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.

f Enter the number of supported organizations

g Provide the following information about the supported organization(s).

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1-10 above (see instructions))	(iv) Is the organization listed in your governing document?		(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
			Yes	No		
Total						

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)

(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	1857968.	2534780.	1659259.	1681242.	2048157.	9781406.
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 Total. Add lines 1 through 3	1857968.	2534780.	1659259.	1681242.	2048157.	9781406.
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						137,378.
6 Public support. Subtract line 5 from line 4.						9644028.

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
7 Amounts from line 4	1857968.	2534780.	1659259.	1681242.	2048157.	9781406.
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources	1,342.	2,215.	19,981.	39,848.	36,285.	99,671.
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
11 Total support. Add lines 7 through 10						9881077.
12 Gross receipts from related activities, etc. (see instructions)					12	14,637,201.
13 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here						<input type="checkbox"/>

Section C. Computation of Public Support Percentage

14 Public support percentage for 2020 (line 6, column (f), divided by line 11, column (f))	14	97.60 %
15 Public support percentage from 2019 Schedule A, Part II, line 14	15	97.34 %
16a 33 1/3% support test - 2020. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		<input checked="" type="checkbox"/>
b 33 1/3% support test - 2019. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
17a 10% -facts-and-circumstances test - 2020. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and stop here. Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
b 10% -facts-and-circumstances test - 2019. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and stop here. Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions		<input type="checkbox"/>

Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 Total. Add lines 1 through 5						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 Public support. (Subtract line 7c from line 6.)						

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2016	(b) 2017	(c) 2018	(d) 2019	(e) 2020	(f) Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
13 Total support. (Add lines 9, 10c, 11, and 12.)						

14 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ►

Section C. Computation of Public Support Percentage

15 Public support percentage for 2020 (line 8, column (f), divided by line 13, column (f))	15	%
16 Public support percentage from 2019 Schedule A, Part III, line 15	16	%

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2020 (line 10c, column (f), divided by line 13, column (f))	17	%
18 Investment income percentage from 2019 Schedule A, Part III, line 17	18	%

19a 33 1/3% support tests - 2020. If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization ►

b 33 1/3% support tests - 2019. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization ►

20 Private foundation. If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ►

Part IV Supporting Organizations

(Complete only if you checked a box in line 12 on Part I. If you checked box 12a, Part I, complete Sections A and B. If you checked box 12b, Part I, complete Sections A and C. If you checked box 12c, Part I, complete Sections A, D, and E. If you checked box 12d, Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

	Yes	No
1 Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.</i>		
2 Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>		
3a Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer lines 3b and 3c below.</i>		
b Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? <i>If "Yes," describe in Part VI when and how the organization made the determination.</i>		
c Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in Part VI what controls the organization put in place to ensure such use.</i>		
4a Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes," and if you checked box 12a or 12b in Part I, answer lines 4b and 4c below.</i>		
b Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.</i>		
c Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? <i>If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.</i>		
5a Did the organization add, substitute, or remove any supported organizations during the tax year? <i>If "Yes," answer lines 5b and 5c below (if applicable). Also, provide detail in Part VI, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).</i>		
b Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		
c Substitutions only. Was the substitution the result of an event beyond the organization's control?		
6 Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? <i>If "Yes," provide detail in Part VI.</i>		
7 Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (as defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>		
8 Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>		
9a Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons, as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? <i>If "Yes," provide detail in Part VI.</i>		
b Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? <i>If "Yes," provide detail in Part VI.</i>		
c Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? <i>If "Yes," provide detail in Part VI.</i>		
10a Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? <i>If "Yes," answer line 10b below.</i>		
b Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)</i>		

Part IV Supporting Organizations (continued)

	Yes	No
11 Has the organization accepted a gift or contribution from any of the following persons?		
a A person who directly or indirectly controls, either alone or together with persons described in lines 11b and 11c below, the governing body of a supported organization?		
11a		
b A family member of a person described in line 11a above?		
11b		
c A 35% controlled entity of a person described in line 11a or 11b above? <i>If "Yes" to line 11a, 11b, or 11c, provide detail in Part VI.</i>		
11c		

Section B. Type I Supporting Organizations

	Yes	No
1 Did the governing body, members of the governing body, officers acting in their official capacity, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's officers, directors, or trustees at all times during the tax year? <i>If "No," describe in Part VI how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove officers, directors, or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.</i>		
1		
2 Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? <i>If "Yes," explain in Part VI how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised, or controlled the supporting organization.</i>		
2		

Section C. Type II Supporting Organizations

	Yes	No
1 Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? <i>If "No," describe in Part VI how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).</i>		
1		

Section D. All Type III Supporting Organizations

	Yes	No
1 Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?		
1		
2 Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? <i>If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).</i>		
2		
3 By reason of the relationship described in line 2, above, did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? <i>If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.</i>		
3		

Section E. Type III Functionally Integrated Supporting Organizations

1 Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions).		
a <input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.		
b <input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.		
c <input type="checkbox"/> The organization supported a governmental entity. Describe in Part VI how you supported a governmental entity (see instructions).		
2 Activities Test. Answer lines 2a and 2b below.		
a Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? <i>If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.</i>	Yes	No
2a		
b Did the activities described in line 2a, above, constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? <i>If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.</i>		
2b		
3 Parent of Supported Organizations. Answer lines 3a and 3b below.		
a Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? <i>If "Yes" or "No" provide details in Part VI.</i>		
3a		
b Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? <i>If "Yes," describe in Part VI the role played by the organization in this regard.</i>		
3b		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

- 1 Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (*explain in Part VI*). **See instructions.**
All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A - Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1	
2	Recoveries of prior-year distributions	2	
3	Other gross income (see instructions)	3	
4	Add lines 1 through 3.	4	
5	Depreciation and depletion	5	
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7	Other expenses (see instructions)	7	
8	Adjusted Net Income (subtract lines 5, 6, and 7 from line 4)	8	

Section B - Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):		
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	Total (add lines 1a, 1b, and 1c)	1d	
e	Discount claimed for blockage or other factors (<i>explain in detail in Part VI</i>):		
2	Acquisition indebtedness applicable to non-exempt-use assets	2	
3	Subtract line 2 from line 1d.	3	
4	Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by 0.035.	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	

Section C - Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, column A)	1	
2	Enter 0.85 of line 1.	2	
3	Minimum asset amount for prior year (from Section B, line 8, column A)	3	
4	Enter greater of line 2 or line 3.	4	
5	Income tax imposed in prior year	5	
6	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6	
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations (continued)

Section D - Distributions		Current Year
1	Amounts paid to supported organizations to accomplish exempt purposes	1
2	Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	2
3	Administrative expenses paid to accomplish exempt purposes of supported organizations	3
4	Amounts paid to acquire exempt-use assets	4
5	Qualified set-aside amounts (prior IRS approval required - <i>provide details in Part VI</i>)	5
6	Other distributions (<i>describe in Part VI</i>). See instructions.	6
7	Total annual distributions. Add lines 1 through 6.	7
8	Distributions to attentive supported organizations to which the organization is responsive (<i>provide details in Part VI</i>). See instructions.	8
9	Distributable amount for 2020 from Section C, line 6	9
10	Line 8 amount divided by line 9 amount	10

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2020	(iii) Distributable Amount for 2020
1 Distributable amount for 2020 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2020 (reasonable cause required - <i>explain in Part VI</i>). See instructions.			
3 Excess distributions carryover, if any, to 2020			
a From 2015			
b From 2016			
c From 2017			
d From 2018			
e From 2019			
f Total of lines 3a through 3e			
g Applied to underdistributions of prior years			
h Applied to 2020 distributable amount			
i Carryover from 2015 not applied (see instructions)			
j Remainder. Subtract lines 3g, 3h, and 3i from line 3f.			
4 Distributions for 2020 from Section D, line 7: \$			
a Applied to underdistributions of prior years			
b Applied to 2020 distributable amount			
c Remainder. Subtract lines 4a and 4b from line 4.			
5 Remaining underdistributions for years prior to 2020, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, <i>explain in Part VI</i> . See instructions.			
6 Remaining underdistributions for 2020. Subtract lines 3h and 4b from line 1. For result greater than zero, <i>explain in Part VI</i> . See instructions.			
7 Excess distributions carryover to 2021. Add lines 3j and 4c.			
8 Breakdown of line 7:			
a Excess from 2016			
b Excess from 2017			
c Excess from 2018			
d Excess from 2019			
e Excess from 2020			

Part VI **Supplemental Information.** Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a, and 3b; Part V, line 1; Part V, Section B, line 1e; Part V, Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions.)

Horizontal lines for supplemental information.

Schedule B

(Form 990, 990-EZ, or 990-PF)

Department of the Treasury Internal Revenue Service

Schedule of Contributors

Attach to Form 990, Form 990-EZ, or Form 990-PF. Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2020

Name of the organization

CLARE HOUSING

Employer identification number

41-1794924

Organization type (check one):

Filers of:

Section:

Form 990 or 990-EZ

[X] 501(c)(3) (enter number) organization

[] 4947(a)(1) nonexempt charitable trust not treated as a private foundation

[] 527 political organization

Form 990-PF

[] 501(c)(3) exempt private foundation

[] 4947(a)(1) nonexempt charitable trust treated as a private foundation

[] 501(c)(3) taxable private foundation

Check if your organization is covered by the General Rule or a Special Rule.

Note: Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.

General Rule

[] For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, contributions totaling \$5,000 or more (in money or property) from any one contributor. Complete Parts I and II. See instructions for determining a contributor's total contributions.

Special Rules

[X] For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33 1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990 or 990-EZ), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of (1) \$5,000; or (2) 2% of the amount on (i) Form 990, Part VIII, line 1h; or (ii) Form 990-EZ, line 1. Complete Parts I and II.

[] For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than \$1,000 exclusively for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I (entering "N/A" in column (b) instead of the contributor name and address), II, and III.

[] For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions exclusively for religious, charitable, etc., purposes, but no such contributions totaled more than \$1,000. If this box is checked, enter here the total contributions that were received during the year for an exclusively religious, charitable, etc., purpose. Don't complete any of the parts unless the General Rule applies to this organization because it received nonexclusively religious, charitable, etc., contributions totaling \$5,000 or more during the year ... \$

Caution: An organization that isn't covered by the General Rule and/or the Special Rules doesn't file Schedule B (Form 990, 990-EZ, or 990-PF), but it must answer "No" on Part IV, line 2, of its Form 990; or check the box on line H of its Form 990-EZ or on its Form 990-PF, Part I, line 2, to certify that it doesn't meet the filing requirements of Schedule B (Form 990, 990-EZ, or 990-PF).

Name of organization CLARE HOUSING	Employer identification number 41-1794924
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Part I Contributors (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	<hr/> <hr/> <hr/>	\$ <u>726,759.</u>	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
2	<hr/> <hr/> <hr/>	\$ <u>180,365.</u>	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
3	<hr/> <hr/> <hr/>	\$ <u>80,000.</u>	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
4	<hr/> <hr/> <hr/>	\$ <u>207,545.</u>	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
5	<hr/> <hr/> <hr/>	\$ <u>60,000.</u>	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)
6	<hr/> <hr/> <hr/>	\$ <u>60,000.</u>	Person <input checked="" type="checkbox"/> Payroll <input type="checkbox"/> Noncash <input type="checkbox"/> (Complete Part II for noncash contributions.)

Name of organization CLARE HOUSING	Employer identification number 41-1794924
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Part II Noncash Property (see instructions). Use duplicate copies of Part II if additional space is needed.

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
	_____	\$ _____	_____
	_____	\$ _____	_____
	_____	\$ _____	_____
	_____	\$ _____	_____
	_____	\$ _____	_____
	_____	\$ _____	_____
	_____	\$ _____	_____
	_____	\$ _____	_____

Name of organization CLARE HOUSING	Employer identification number 41-1794924
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Part III Exclusively religious, charitable, etc., contributions to organizations described in section 501(c)(7), (8), or (10) that total more than \$1,000 for the year from any one contributor. Complete columns (a) through (e) and the following line entry. For organizations completing Part III, enter the total of exclusively religious, charitable, etc., contributions of **\$1,000 or less** for the year. (Enter this info. once.) ▶ \$ _____
Use duplicate copies of Part III if additional space is needed.

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP + 4	Relationship of transferor to transferee

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP + 4	Relationship of transferor to transferee

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP + 4	Relationship of transferor to transferee

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP + 4	Relationship of transferor to transferee

SCHEDULE C
(Form 990 or 990-EZ)

Political Campaign and Lobbying Activities

OMB No. 1545-0047

2020

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

For Organizations Exempt From Income Tax Under section 501(c) and section 527
 ▶ **Complete if the organization is described below.** ▶ **Attach to Form 990 or Form 990-EZ.**
 ▶ **Go to www.irs.gov/Form990 for instructions and the latest information.**

If the organization answered "Yes," on Form 990, Part IV, line 3, or Form 990-EZ, Part V, line 46 (Political Campaign Activities), then

- Section 501(c)(3) organizations: Complete Parts I-A and B. Do not complete Part I-C.
- Section 501(c) (other than section 501(c)(3)) organizations: Complete Parts I-A and C below. Do not complete Part I-B.
- Section 527 organizations: Complete Part I-A only.

If the organization answered "Yes," on Form 990, Part IV, line 4, or Form 990-EZ, Part VI, line 47 (Lobbying Activities), then

- Section 501(c)(3) organizations that have filed Form 5768 (election under section 501(h)): Complete Part II-A. Do not complete Part II-B.
- Section 501(c)(3) organizations that have NOT filed Form 5768 (election under section 501(h)): Complete Part II-B. Do not complete Part II-A.

If the organization answered "Yes," on Form 990, Part IV, line 5 (Proxy Tax) (See separate instructions) or Form 990-EZ, Part V, line 35c (Proxy Tax) (See separate instructions), then

- Section 501(c)(4), (5), or (6) organizations: Complete Part III.

Name of organization CLARE HOUSING	Employer identification number 41-1794924
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Part I-A Complete if the organization is exempt under section 501(c) or is a section 527 organization.

- 1 Provide a description of the organization's direct and indirect political campaign activities in Part IV.
- 2 Political campaign activity expenditures ▶ \$ _____
- 3 Volunteer hours for political campaign activities _____

Part I-B Complete if the organization is exempt under section 501(c)(3).

- 1 Enter the amount of any excise tax incurred by the organization under section 4955 ▶ \$ _____
- 2 Enter the amount of any excise tax incurred by organization managers under section 4955 ▶ \$ _____
- 3 If the organization incurred a section 4955 tax, did it file Form 4720 for this year? Yes No
- 4a Was a correction made? Yes No
- b If "Yes," describe in Part IV.

Part I-C Complete if the organization is exempt under section 501(c), except section 501(c)(3).

- 1 Enter the amount directly expended by the filing organization for section 527 exempt function activities ▶ \$ _____
- 2 Enter the amount of the filing organization's funds contributed to other organizations for section 527 exempt function activities ▶ \$ _____
- 3 Total exempt function expenditures. Add lines 1 and 2. Enter here and on Form 1120-POL, line 17b ▶ \$ _____
- 4 Did the filing organization file **Form 1120-POL** for this year? Yes No
- 5 Enter the names, addresses and employer identification number (EIN) of all section 527 political organizations to which the filing organization made payments. For each organization listed, enter the amount paid from the filing organization's funds. Also enter the amount of political contributions received that were promptly and directly delivered to a separate political organization, such as a separate segregated fund or a political action committee (PAC). If additional space is needed, provide information in Part IV.

(a) Name	(b) Address	(c) EIN	(d) Amount paid from filing organization's funds. If none, enter -0-.	(e) Amount of political contributions received and promptly and directly delivered to a separate political organization. If none, enter -0-.

Part II-A Complete if the organization is exempt under section 501(c)(3) and filed Form 5768 (election under section 501(h)).

- A** Check if the filing organization belongs to an affiliated group (and list in Part IV each affiliated group member's name, address, EIN, expenses, and share of excess lobbying expenditures).
- B** Check if the filing organization checked box A and "limited control" provisions apply.

Limits on Lobbying Expenditures (The term "expenditures" means amounts paid or incurred.)		(a) Filing organization's totals	(b) Affiliated group totals												
1a	Total lobbying expenditures to influence public opinion (grassroots lobbying)	6,175.													
b	Total lobbying expenditures to influence a legislative body (direct lobbying)														
c	Total lobbying expenditures (add lines 1a and 1b)	6,175.													
d	Other exempt purpose expenditures	5,401,137.													
e	Total exempt purpose expenditures (add lines 1c and 1d)	5,407,312.													
f	Lobbying nontaxable amount. Enter the amount from the following table in both columns.	420,366.													
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">If the amount on line 1e, column (a) or (b) is:</th> <th style="width: 50%;">The lobbying nontaxable amount is:</th> </tr> </thead> <tbody> <tr> <td>Not over \$500,000</td> <td>20% of the amount on line 1e.</td> </tr> <tr> <td>Over \$500,000 but not over \$1,000,000</td> <td>\$100,000 plus 15% of the excess over \$500,000.</td> </tr> <tr> <td>Over \$1,000,000 but not over \$1,500,000</td> <td>\$175,000 plus 10% of the excess over \$1,000,000.</td> </tr> <tr> <td>Over \$1,500,000 but not over \$17,000,000</td> <td>\$225,000 plus 5% of the excess over \$1,500,000.</td> </tr> <tr> <td>Over \$17,000,000</td> <td>\$1,000,000.</td> </tr> </tbody> </table>		If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:	Not over \$500,000	20% of the amount on line 1e.	Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000.	Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000.	Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000.	Over \$17,000,000	\$1,000,000.		
If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:														
Not over \$500,000	20% of the amount on line 1e.														
Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000.														
Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000.														
Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000.														
Over \$17,000,000	\$1,000,000.														
g	Grassroots nontaxable amount (enter 25% of line 1f)	105,092.													
h	Subtract line 1g from line 1a. If zero or less, enter -0-	0.													
i	Subtract line 1f from line 1c. If zero or less, enter -0-	0.													
j	If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year?		<input type="checkbox"/> Yes <input type="checkbox"/> No												

4-Year Averaging Period Under Section 501(h)
(Some organizations that made a section 501(h) election do not have to complete all of the five columns below. See the separate instructions for lines 2a through 2f.)

Lobbying Expenditures During 4-Year Averaging Period					
Calendar year (or fiscal year beginning in)	(a) 2017	(b) 2018	(c) 2019	(d) 2020	(e) Total
2a Lobbying nontaxable amount	356,657.	372,688.	389,508.	420,366.	1,539,219.
b Lobbying ceiling amount (150% of line 2a, column(e))					2,308,829.
c Total lobbying expenditures	26,048.	9,237.	14,625.	6,175.	56,085.
d Grassroots nontaxable amount	89,164.	93,172.	97,377.	105,092.	384,805.
e Grassroots ceiling amount (150% of line 2d, column (e))					577,208.
f Grassroots lobbying expenditures	13,024.	6,737.	14,625.	6,175.	40,561.

Part II-B Complete if the organization is exempt under section 501(c)(3) and has NOT filed Form 5768 (election under section 501(h)).

	(a)		(b)
	Yes	No	Amount
<i>For each "Yes" response on lines 1a through 1i below, provide in Part IV a detailed description of the lobbying activity.</i>			
1 During the year, did the filing organization attempt to influence foreign, national, state, or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of:			
a Volunteers?			
b Paid staff or management (include compensation in expenses reported on lines 1c through 1i)?			
c Media advertisements?			
d Mailings to members, legislators, or the public?			
e Publications, or published or broadcast statements?			
f Grants to other organizations for lobbying purposes?			
g Direct contact with legislators, their staffs, government officials, or a legislative body?			
h Rallies, demonstrations, seminars, conventions, speeches, lectures, or any similar means?			
i Other activities?			
j Total. Add lines 1c through 1i			
2a Did the activities in line 1 cause the organization to be not described in section 501(c)(3)?			
b If "Yes," enter the amount of any tax incurred under section 4912			
c If "Yes," enter the amount of any tax incurred by organization managers under section 4912			
d If the filing organization incurred a section 4912 tax, did it file Form 4720 for this year?			

Part III-A Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6).

	Yes	No
1 Were substantially all (90% or more) dues received nondeductible by members?	1	
2 Did the organization make only in-house lobbying expenditures of \$2,000 or less?	2	
3 Did the organization agree to carry over lobbying and political campaign activity expenditures from the prior year?	3	

Part III-B Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6) and if either (a) BOTH Part III-A, lines 1 and 2, are answered "No" OR (b) Part III-A, line 3, is answered "Yes."

1 Dues, assessments and similar amounts from members	1
2 Section 162(e) nondeductible lobbying and political expenditures (do not include amounts of political expenses for which the section 527(f) tax was paid).	
a Current year	2a
b Carryover from last year	2b
c Total	2c
3 Aggregate amount reported in section 6033(e)(1)(A) notices of nondeductible section 162(e) dues	3
4 If notices were sent and the amount on line 2c exceeds the amount on line 3, what portion of the excess does the organization agree to carryover to the reasonable estimate of nondeductible lobbying and political expenditure next year?	4
5 Taxable amount of lobbying and political expenditures (See instructions)	5

Part IV Supplemental Information

Provide the descriptions required for Part I-A, line 1; Part I-B, line 4; Part I-C, line 5; Part II-A (affiliated group list); Part II-A, lines 1 and 2 (See instructions); and Part II-B, line 1. Also, complete this part for any additional information.

SCHEDULE D
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

▶ **Complete if the organization answered "Yes" on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.**
▶ **Attach to Form 990.**

▶ **Go to www.irs.gov/Form990 for instructions and the latest information.**

OMB No. 1545-0047

2020

Open to Public Inspection

Name of the organization **CLARE HOUSING** Employer identification number **41-1794924**

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts. Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate value of contributions to (during year)		
3 Aggregate value of grants from (during year)		
4 Aggregate value at end of year		
5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Part II Conservation Easements. Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).
 Preservation of land for public use (for example, recreation or education) Preservation of a historically important land area
 Protection of natural habitat Preservation of a certified historic structure
 Preservation of open space

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

	Held at the End of the Tax Year
a Total number of conservation easements	2a
b Total acreage restricted by conservation easements	2b
c Number of conservation easements on a certified historic structure included in (a)	2c
d Number of conservation easements included in (c) acquired after 7/25/06, and not on a historic structure listed in the National Register	2d

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ▶ _____

4 Number of states where property subject to conservation easement is located ▶ _____

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds?

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶ _____

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶ \$ _____

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)?

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets. Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenue included on Form 990, Part VIII, line 1

(ii) Assets included in Form 990, Part X

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items:

a Revenue included on Form 990, Part VIII, line 1

b Assets included in Form 990, Part X

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

- 3 Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply):
- a Public exhibition
 - b Scholarly research
 - c Preservation for future generations
 - d Loan or exchange program
 - e Other _____
- 4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.
- 5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? Yes No

Part IV Escrow and Custodial Arrangements. Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

- 1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? Yes No
- b If "Yes," explain the arrangement in Part XIII and complete the following table:
- | | Amount |
|---------------------------------|--------|
| c Beginning balance | 1c |
| d Additions during the year | 1d |
| e Distributions during the year | 1e |
| f Ending balance | 1f |
- 2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? Yes No
- b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII

Part V Endowment Funds. Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

- 2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:
- a Board designated or quasi-endowment _____ %
 - b Permanent endowment _____ %
 - c Term endowment _____ %
- The percentages on lines 2a, 2b, and 2c should equal 100%.
- 3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:
- | | Yes | No |
|--|--------|----|
| (i) Unrelated organizations | 3a(i) | |
| (ii) Related organizations | 3a(ii) | |
| b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R? | 3b | |
- 4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		499,090.		499,090.
b Buildings		7,078,711.	2,968,491.	4,110,220.
c Leasehold improvements				
d Equipment		380,934.	190,040.	190,894.
e Other				
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10c.)				4,800,204.

Part VII Investments - Other Securities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. (Col. (b) must equal Form 990, Part X, col. (B) line 12.)		

Part VIII Investments - Program Related.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) INVESTMENT IN		
(2) PARTNERSHIPS	250,512.	COST
(3) DUE FROM PARTNERSHIPS	131,956.	COST
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Col. (b) must equal Form 990, Part X, col. (B) line 13.)	382,468.	

Part IX Other Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 15.)	

Part X Other Liabilities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) TENANT SECURITY DEPOSITS	16,729.
(3) ACCRUED INTEREST - DUE AT MATURITY	83,175.
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 25.)	99,904.

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII ...

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements		1
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:		
a	Net unrealized gains (losses) on investments	2a	
b	Donated services and use of facilities	2b	
c	Recoveries of prior year grants	2c	
d	Other (Describe in Part XIII.)	2d	
e	Add lines 2a through 2d		2e
3	Subtract line 2e from line 1		3
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIII.)	4b	
c	Add lines 4a and 4b		4c
5	Total revenue. Add lines 3 and 4c . (This must equal Form 990, Part I, line 12.)		5

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements		1
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:		
a	Donated services and use of facilities	2a	
b	Prior year adjustments	2b	
c	Other losses	2c	
d	Other (Describe in Part XIII.)	2d	
e	Add lines 2a through 2d		2e
3	Subtract line 2e from line 1		3
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIII.)	4b	
c	Add lines 4a and 4b		4c
5	Total expenses. Add lines 3 and 4c . (This must equal Form 990, Part I, line 18.)		5

Part XIII Supplemental Information.

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

PART X, LINE 2:

CLARE HOUSING IS EXEMPT FROM INCOME TAXES UNDER INTERNAL REVENUE CODE SECTION 501(C)(3) AND IS EXEMPT FROM MINNESOTA INCOME TAXES UNDER APPLICABLE MINNESOTA STATUTES, EXCEPT TO THE EXTENT IT HAS TAXABLE INCOME FROM BUSINESSES THAT ARE NOT RELATED TO ITS EXEMPT PURPOSE. MANAGEMENT BELIEVES CLARE HOUSING DID NOT HAVE ANY UNRELATED BUSINESS INCOME OR UNCERTAIN TAX POSITIONS.

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on
Form 990 or 990-EZ or to provide any additional information.

▶ Attach to Form 990 or 990-EZ.

▶ Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2020

Open to Public
Inspection

Name of the organization

CLARE HOUSING

Employer identification number

41-1794924

FORM 990, PART III, LINE 4D, OTHER PROGRAM SERVICES:

CLARE APARTMENTS: CLARE APARTMENTS CONSISTS OF A 32 UNIT SUPPORTIVE HOUSING COMMUNITY. RESIDENTS COME FROM BACKGROUNDS OF LIVING WITH HIV, EXTREME POVERTY, AND HOMELESSNESS. IN ADDITION, MANY HAVE A MENTAL HEALTH DIAGNOSIS AND/OR HISTORIES OF CHEMICAL ADDICTION. RESIDENTS ARE OFFERED NETWORKED SUPPORT SERVICES WITH 24-HOUR ACCESS TO STAFF. THERE IS DEVELOPMENT, COORDINATION, AND MONITORING OF AN INDIVIDUALIZED SUPPORTIVE SERVICES PROGRAM FOR EACH RESIDENT. SERVICES INCLUDE MEDICATION ASSISTANCE, ASSISTANCE WITH PERSONAL CARE, HOUSEKEEPING, MEAL PREPARATION, SCHEDULING APPOINTMENTS, INFORMATION, SUPPORT AND REFERRALS.

EXPENSES \$ 508,179. INCLUDING GRANTS OF \$ 0. REVENUE \$ 302,516.

FORM 990, PART VI, SECTION B, LINE 11B:

THE 990 IS REVIEWED BY THE STAFF AND THE FINANCE COMMITTEE, AND THEN SUBMITTED TO THE FULL BOARD FOR THEIR APPROVAL PRIOR TO FILING.

FORM 990, PART VI, SECTION B, LINE 12C:

THE BOARD MEMBERS ARE REQUIRED TO ANNUALLY SIGN CONFLICT OF INTEREST STATEMENTS WHICH ARE REVIEWED BY MANAGEMENT. BOARD MEETINGS BEGIN BY ASKING IF ANY BOARD MEMBERS HAVE ANY CONFLICTS.

FORM 990, PART VI, SECTION B, LINE 15:

THE ORGANIZATION USES COMPARABILITY DATA IN DETERMING THE SALARY RATES OF OFFICERS.

Name of the organization CLARE HOUSING	Employer identification number 41-1794924
---	--

FORM 990, PART VI, SECTION C, LINE 19:

THE ORGANIZATION'S DOCUMENTS ARE AVAILABLE UPON REQUEST.

FORM 990, PART XI, LINE 9, CHANGES IN NET ASSETS:

LOSS ON UNCOLLECTED PLEDGES	-9,950.
PARTNERS CAPITAL - TRANSFER FROM CLARE APARTMENTS	343,515.
CLARE APARTMENTS INTEREST WRITE-OFF	-42,045.
TOTAL TO FORM 990, PART XI, LINE 9	291,520.

FORM 990, PART XII, LINE 2C:

THE ORGANIZATION'S FINANCE COMMITTEE ASSUMES RESPONSIBILITY FOR
OVERSIGHT OF THE AUDIT OF THE FINANCIAL STATEMENTS AND SELECTION OF AN
INDEPENDENT AUDITOR. THE PROCESS HAS NOT CHANGED FROM THE PREVIOUS
YEAR.

**SCHEDULE R
(Form 990)**

Department of the Treasury
Internal Revenue Service

Related Organizations and Unrelated Partnerships

▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 33, 34, 35b, 36, or 37.

▶ Attach to Form 990.

▶ Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2020

Open to Public Inspection

Name of the organization

CLARE HOUSING

Employer identification number

41-1794924

Part I Identification of Disregarded Entities. Complete if the organization answered "Yes" on Form 990, Part IV, line 33.

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity
CLARE HIAWATHA, LLC - 20-1249483 929 CENTRAL AVENUE NE MINNEAPOLIS, MN 55413	HOUSING AND SUPPORTIVE SERVICES FOR PERSONS LIVING WITH AIDS AND HIV	MINNESOTA	0.	0.	CLARE HOUSING
CLARE SERVICES LLC 929 CENTRAL AVENUE NE MINNEAPOLIS, MN 55413	HOUSING AND SUPPORTIVE SERVICES FOR PERSONS LIVING WITH AIDS AND HIV	MINNESOTA	0.	0.	CLARE HOUSING
CLARE TERRACE, LLC - 41-1794924 929 CENTRAL AVENUE NE MINNEAPOLIS, MN 55413	HOUSING AND SUPPORTIVE SERVICES FOR PERSONS LIVING WITH AIDS AND HIV	MINNESOTA	0.	0.	CLARE HOUSING
CLARE MARSHALL FLATS, LLC - 41-1794924 929 CENTRAL AVENUE NE MINNEAPOLIS, MN 55413	HOUSING AND SUPPORTIVE SERVICES FOR PERSONS LIVING WITH AIDS AND HIV	MINNESOTA	0.	0.	CLARE HOUSING

Part II Identification of Related Tax-Exempt Organizations. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related tax-exempt organizations during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity?	
						Yes	No

For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule R (Form 990) 2020

Part III Identification of Related Organizations Taxable as a Partnership. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related organizations treated as a partnership during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
CLARE HIAWATHA LIMITED PARTNERSHIP - 27-0963628, 929 CENTRAL AVENUE NE, MINNEAPOLIS, MN 55413-2404	RENTAL REAL ESTATE	MN	N/A	N/A	N/A	N/A		X	N/A	X		N/A
CLARE TERRACE LIMITED PARTNERSHIP - 47-2174074, 929 CENTRAL AVENUE NE, MINNEAPOLIS, MN 55413-2404	RENTAL REAL ESTATE	MN	N/A	N/A	N/A	N/A		X	N/A	X		N/A
CLARE MARSHALL FLATS LIMITED PARTNERSHIP - 47-5120784, 929 CENTRAL AVENUE NE, MINNEAPOLIS, MN 55413-2404	RENTAL REAL ESTATE	MN	N/A	N/A	N/A	N/A		X	N/A	X		N/A

Part IV Identification of Related Organizations Taxable as a Corporation or Trust. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related organizations treated as a corporation or trust during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No

Part V Transactions With Related Organizations. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35b, or 36.

Note: Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule.

1 During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?

	Yes	No
a Receipt of (i) interest, (ii) annuities, (iii) royalties, or (iv) rent from a controlled entity	X	
b Gift, grant, or capital contribution to related organization(s)		X
c Gift, grant, or capital contribution from related organization(s)		X
d Loans or loan guarantees to or for related organization(s)	X	
e Loans or loan guarantees by related organization(s)		X
f Dividends from related organization(s)		X
g Sale of assets to related organization(s)		X
h Purchase of assets from related organization(s)		X
i Exchange of assets with related organization(s)		X
j Lease of facilities, equipment, or other assets to related organization(s)		X
k Lease of facilities, equipment, or other assets from related organization(s)		X
l Performance of services or membership or fundraising solicitations for related organization(s)	X	
m Performance of services or membership or fundraising solicitations by related organization(s)		X
n Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)	X	
o Sharing of paid employees with related organization(s)	X	
p Reimbursement paid to related organization(s) for expenses	X	
q Reimbursement paid by related organization(s) for expenses	X	
r Other transfer of cash or property to related organization(s)	X	
s Other transfer of cash or property from related organization(s)		X

2 If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds.

(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(1) CLARE TERRACE LIMITED PARTNERSHIP	D	600,000.	COST
(2) CLARE MARSHALL FLATS LIMITED PARTNERSHIP	D	650,000.	COST
(3) CLARE HIAWATHA LIMITED PARTNERSHIP	R	172,655.	COST
(4)			
(5)			
(6)			

CLARE HOUSING

CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2020

CLARE HOUSING

CONSOLIDATED FINANCIAL STATEMENTS

For the Year Ended December 31, 2020
(With Comparative Totals for 2019)

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Clare Housing
Minneapolis, Minnesota

We have audited the accompanying consolidated financial statements of Clare Housing (a nonprofit organization) and affiliates, which comprise the consolidated statement of financial position as of December 31, 2020, and the related consolidated statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

(Continued)

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Clare Housing and affiliates as of December 31, 2020, and the changes in their net assets and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Report on Summarized Comparative Information

We have previously audited the consolidated financial statements of Clare Housing as of December 31, 2019 , and we expressed an unmodified opinion on those audited consolidated financial statements in our report dated May 19, 2020. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2019, is consistent, in all material respects, with the audited consolidated financial statements from which it has been derived.

Report on Supplementary Consolidating Information

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The consolidating information shown on pages 26 through 28 is presented for purposes of additional analysis of the consolidated financial statements rather than to present the financial position, changes in net assets, and cash flows of the individual entities, and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The consolidating information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the consolidating information is fairly stated in all material respects in relation to the consolidated financial statements as a whole.

*Mahoney Ulbrich
Christiansen Russ P.A.*

May 25, 2021

CLARE HOUSING

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

December 31, 2020
(With Comparative Totals for 2019)

	2020	2019
ASSETS		
Current assets:		
Cash and cash equivalents	\$ 1,937,362	\$ 3,061,419
Accounts receivable	308,750	373,543
TIF receivable	43,038	42,442
Current portion of contributions receivable, net	125,962	130,862
Grants receivable	177,525	125,752
Current portion of prepaid expenses	133,651	73,063
Total current assets	2,726,288	3,807,081
Reserves and escrows	2,211,851	2,500,626
Investments	2,133,495	-
Contributions receivable, less current portion, net	181,537	172,055
Prepaid expenses, less current portion	86,621	98,288
Charitable remainder trusts	31,375	31,375
Other assets, net	84,120	95,947
Property and equipment, net - Clare Housing	1,405,770	1,704,715
Property and equipment, net - Partnerships	21,176,251	21,887,097
Total assets	\$ 30,037,308	\$ 30,297,184
LIABILITIES AND NET ASSETS		
Current liabilities:		
Accounts payable	\$ 109,730	\$ 189,402
Prepaid rent	14,042	23,327
Current portion of debt - Partnerships	10,974	10,484
Accrued expenses	450,722	517,145
Total current liabilities	585,468	740,358
Deferred grants	17,045	-
Tenant security deposits	76,072	72,801
Accrued interest	238,275	196,918
PPP loan	594,500	-
Debt - Partnerships - net, less current portion	8,467,255	8,467,370
Total liabilities	9,978,615	9,477,447
Net assets without donor restrictions:		
Controlling interest	4,136,456	4,043,571
Controlling interest - board designated	1,198,796	1,198,796
Noncontrolling interests - limited partners	11,067,632	11,777,350
Total unrestricted	16,402,884	17,019,717
Net assets with donor restrictions	3,655,809	3,800,020
Total net assets	20,058,693	20,819,737
Total liabilities and net assets	\$ 30,037,308	\$ 30,297,184

See accompanying notes to consolidated financial statements.

CLARE HOUSING

CONSOLIDATED STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2020
(With Comparative Totals for 2019)

	2020			2019
	Without Donor Restrictions	With Donor Restrictions	Total	
Revenues and support:				
Resident fees	\$ 2,722,556	\$ -	\$ 2,722,556	\$ 2,735,993
Rental revenues	1,180,600	-	1,180,600	1,141,243
Contributions	534,591	208,360	742,951	689,723
Government grants and contracts	1,305,206	-	1,305,206	991,519
Interest income	14,645	-	14,645	53,295
TIF revenue	29,199	-	29,199	27,868
Other income	125,061	-	125,061	10,909
Net assets released from restrictions	342,621	(342,621)	-	-
Total revenues and support	<u>6,254,479</u>	<u>(134,261)</u>	<u>6,120,218</u>	<u>5,650,550</u>
Expenses:				
Program services:				
Community care homes	1,150,246	-	1,150,246	1,276,462
Supportive housing	4,320,907	-	4,320,907	4,128,049
Scattered site housing	522,846	-	522,846	404,739
Total program services	<u>5,993,999</u>	<u>-</u>	<u>5,993,999</u>	<u>5,809,250</u>
Management and general	661,829	-	661,829	687,489
Fundraising	348,311	-	348,311	359,213
Total expenses	<u>7,004,139</u>	<u>-</u>	<u>7,004,139</u>	<u>6,855,952</u>
Change in net assets - operating	(749,660)	(134,261)	(883,921)	(1,205,402)
Investment income, net	132,827	-	132,827	-
Loss on uncollected pledges	-	(9,950)	(9,950)	(23,241)
Limited partner capital contributions	-	-	-	742,235
Change in net assets	(616,833)	(144,211)	(761,044)	(486,408)
Net assets, beginning of year	<u>17,019,717</u>	<u>3,800,020</u>	<u>20,819,737</u>	<u>21,306,145</u>
Net assets, end of year	<u>\$ 16,402,884</u>	<u>\$ 3,655,809</u>	<u>\$ 20,058,693</u>	<u>\$ 20,819,737</u>
Reconciliation of net assets:				
Controlling interests:				
Beginning of year	\$ 5,242,367	\$ 3,800,020	\$ 9,042,387	\$ 8,923,152
Transfer of partnership interest	-	-	-	344,473
Change in net assets	<u>92,885</u>	<u>(144,211)</u>	<u>(51,326)</u>	<u>(225,238)</u>
End of year	<u>\$ 5,335,252</u>	<u>\$ 3,655,809</u>	<u>\$ 8,991,061</u>	<u>\$ 9,042,387</u>
Noncontrolling interests - limited partners:				
Beginning of year	\$ 11,777,350	\$ -	\$ 11,777,350	\$ 12,382,993
Capital contributions	-	-	-	742,235
Transfer of partnership interest	-	-	-	(344,473)
Other changes in net assets	<u>(709,718)</u>	<u>-</u>	<u>(709,718)</u>	<u>(1,003,405)</u>
End of year	<u>\$ 11,067,632</u>	<u>\$ -</u>	<u>\$ 11,067,632</u>	<u>\$ 11,777,350</u>

See accompanying notes to consolidated financial statements.

CLARE HOUSING

CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES

For the Year Ended December 31, 2020
(With Comparative Totals for 2019)

	2020						Total	2019
	Community care homes	Supportive housing	Scattered site housing	Total program services	Management and general	Fund-raising		
Salaries	\$ 780,846	\$ 1,545,770	\$ 122,228	\$ 2,448,844	\$ 217,594	\$ 193,002	\$ 2,859,440	
Payroll taxes	53,125	115,149	7,247	175,521	15,470	14,061	205,052	
Employee benefits	107,665	217,541	16,317	341,523	37,031	28,733	407,287	
Total salaries and related	941,636	1,878,460	145,792	2,965,888	270,095	235,796	3,471,779	
Resident supplies and services								
Apartment leases	77,417	101,836	7,302	186,555	-	-	186,555	
Insurance	-	-	365,981	365,981	-	-	365,981	
Postage	381	421	11	813	29,720	-	29,720	
Printing and copying	-	-	-	-	922	291	2,026	
						1,961	1,961	
Professional fees	500	1,177	-	1,677	184,754	43,921	230,352	
Accounting and legal	-	-	-	-	18,250	-	18,250	
Occupancy/utilities	26,848	-	-	26,848	21,169	-	48,017	
Conferences and meetings	288	7,576	-	7,864	762	1,345	9,971	
Supplies	3,748	15,759	681	20,188	5,974	54,956	81,118	
Telephone	19,589	3,693	-	23,282	12,274	65	35,621	
IT support, maintenance and website	1,751	10,523	2,459	14,733	44,377	4,111	53,221	
Rental, repairs and maintenance	23,816	9,410	-	33,226	12,698	174	46,098	
Dues and subscriptions	2,023	1,592	-	3,615	2,078	425	6,118	
Travel	-	-	-	-	375	-	7,412	
Depreciation	48,458	900	-	49,358	52,480	-	101,838	
Miscellaneous	3,791	7,648	620	12,059	5,901	5,266	23,226	
	1,150,246	2,038,995	522,846	3,712,087	661,829	348,311	4,722,227	
Partnerships rental operating expenses:								
Administrative	-	278,897	-	278,897	-	-	300,150	
Property management fee	-	134,957	-	134,957	-	-	128,514	
Building maintenance and operating	-	516,010	-	516,010	-	-	525,370	
Utilities	-	272,907	-	272,907	-	-	229,535	
Property insurance	-	94,394	-	94,394	-	-	93,823	
Real estate taxes	-	203,092	-	203,092	-	-	202,194	
Interest expense	-	49,699	-	49,699	-	-	49,699	
Interest expense - amortization of finance fees	-	9,283	-	9,283	-	-	53,601	
Depreciation	-	710,846	-	710,846	-	-	715,897	
Amortization of tax credit fees	-	11,827	-	11,827	-	-	11,828	
	\$ 1,150,246	\$ 4,320,907	\$ 522,846	\$ 5,993,999	\$ 661,829	\$ 348,311	\$ 7,004,139	
Allocation percentages	16%	62%	8%	86%	9%	5%	100%	

See accompanying notes to consolidated financial statements.

CLARE HOUSING

CONSOLIDATED STATEMENT OF CASH FLOWS

For the Year Ended December 31, 2020
(With Comparative Totals for 2019)

	2020	2019
Cash flows from operating activities:		
Change in net assets	\$ (761,044)	\$ (486,408)
Adjustments to reconcile the change in net assets to net cash from operating activities:		
Depreciation and amortization	833,794	846,435
Capital contributions	-	(742,235)
Bad debts	13,487	22,128
Loss on uncollected pledges	9,950	23,241
Gain on sale of property and equipment	(103,594)	-
Changes in operating assets and liabilities:		
Accounts receivable	37,381	(10,165)
Contributions receivable	(14,532)	1,551
Grants receivable	(51,773)	75,559
Prepaid expenses	(48,922)	49,891
Accounts payable	(68,277)	(70,405)
Prepaid rent	(9,285)	(1,615)
Accrued expenses	(52,706)	84,318
Tenant security deposits	3,271	12,273
Deferred grants	17,045	-
Accrued interest	41,448	41,449
Net cash from operating activities	(153,757)	(153,983)
Cash flows from investing activities:		
Payments for property and equipment	(33,855)	(170,344)
Proceeds from sale of property and equipment	334,556	-
Purchase of investments, net	(2,266,322)	-
Reinvested investment interest and dividends	132,827	-
Net cash from investing activities	(1,832,794)	(170,344)
Cash flows from financing activities:		
Limited partner capital contributions	-	742,235
Proceeds from PPP loan	594,500	-
Payment to Clare Housing - development advances	(11,874)	-
Repayment of debt	(8,907)	(8,432)
Net cash from financing activities	573,719	733,803
Net increase (decrease) in cash, cash equivalents, and restricted cash	(1,412,832)	409,476
Cash, cash equivalents, and restricted cash at beginning of year	5,562,045	5,152,569
Cash, cash equivalents, and restricted cash at end of year	\$ 4,149,213	\$ 5,562,045
Reconciliation to the statement of financial position:		
Cash and cash equivalents	\$ 1,937,362	\$ 3,061,419
Reserves and escrows	2,211,851	2,500,626
Total cash, cash equivalents, and restricted cash	\$ 4,149,213	\$ 5,562,045
Supplemental disclosures of cash flow information:		
Cash paid for interest	\$ 8,251	\$ 12,152

See accompanying notes to consolidated financial statements.

CLARE HOUSING

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Years Ended December 31, 2020
(With Comparative Totals for 2019)

1. ORGANIZATION

Clare Housing was incorporated as a Minnesota nonprofit corporation in 1994. The mission of Clare Housing is to provide a continuum of affordable and supportive housing options that create healing communities and optimize the health of people living with HIV/AIDS. Clare Housing has three programs as follows:

Community Care Homes - At December 31, 2020, Clare Housing owns three community care homes located in Hennepin County which are licensed through the Minnesota Department of Human Services under the 245D-HCBS program. Each residence houses four adults and provides room and board, supportive services, and twenty-four hour supervision and support.

Supportive Housing - Clare Housing is a developer of supportive housing communities which include Clare Apartments, Clare Hiawatha, Clare Terrace, and Clare Marshall Flats. Services provided to residents include twenty-four hour customized living services, supportive services, and supervision.

Scattered Site Housing - Clare Housing provides scattered site supportive housing throughout the Twin Cities metropolitan area. Residents include single and family households that come from a long-term homeless background, qualify as low-income and may have at least one member living with HIV. As of December 31, 2020, Clare Housing manages 40 scattered site housing units.

Clare Housing's primary revenues are resident fees and funding through government grants and contracts including the Department of Housing and Urban Development's (HUD) Housing Opportunities for People Living with AIDS program (HOPWA), Minnesota's Housing Supports Program, the Department of Human Services HIV/AIDS Unit as well as the Department's Community Access for Disability Inclusion Program (CADI). In addition to government grants and contracts, revenue includes rental revenues as well as private philanthropy (individuals, corporate and foundation giving).

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Consolidation Method - The consolidated financial statements include the accounts of Clare Housing, its wholly owned LLC's, and four limited partnerships in which Clare Housing or a wholly owned LLC is a general partner and exercises control (collectively, the Organization).

(Continued)

CLARE HOUSING

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Years Ended December 31, 2020
(With Comparative Totals for 2019)

2. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Clare Apartments, LLC is a wholly owned single member limited liability company. Clare Apartments, LLC owns a .01% general partner interest in Clare Apartments Limited Partnership (Clare Apartments). Clare Apartments is a 32-unit apartment complex in Minneapolis, Minnesota. Effective December 31, 2019, the limited partner assigned its limited partnership interest to Clare Apartments II LLC, which is also a wholly owned single member limited liability company.

Clare Hiawatha, LLC is a wholly owned single member limited liability company. Clare Housing and Clare Hiawatha, LLC each own a .005% general partner interest in Clare Hiawatha Limited Partnership (Clare Hiawatha). Clare Hiawatha is a 45-unit apartment complex in Minneapolis, Minnesota.

Clare Terrace, LLC is a wholly owned single member limited liability company. Clare Terrace, LLC owns a .01% general partner interest in Clare Terrace Limited Partnership (Clare Terrace). Clare Terrace is a 36-unit apartment complex located in Robbinsdale, Minnesota.

Clare Marshall Flats LLC is a wholly owned single member limited liability company. Clare Marshall Flats LLC owns a .01% general partner interest in Clare Marshall Flats Limited Partnership (Clare Marshall Flats). Clare Marshall Flats is a 36-unit apartment complex located in Minneapolis, Minnesota.

Limited partner capital is presented as noncontrolling interests in net assets without donor restrictions.

Tax credits from the limited partnerships have been sold to the National Equity Fund. Clare Housing has the right of first refusal to purchase the properties when the limited partnerships are beyond their respective 15 year tax credit compliance periods.

Clare Services LLC (Clare Services) is a wholly owned single member limited liability company. Clare Services was formed to provide supportive services to the residents of Clare Apartments, Clare Hiawatha, Clare Terrace, and Clare Marshall Flats.

All material inter-entity accounts and transactions have been eliminated.

(Continued)

CLARE HOUSING

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Years Ended December 31, 2020
(With Comparative Totals for 2019)

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Use of Estimates - The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Financial Statement Presentation - Revenues and support are classified based on the presence or absence of donor restrictions and are reported in the following net asset categories:

- Without donor restrictions represent the portion of net assets that are not subject to donor restrictions.
- With donor restrictions represents net assets that arose from contributions that are restricted by donors for specific purposes or time periods.

The Organization has presented losses on uncollected pledges, investment income, and limited partner capital contributions separate from operating results because management believes the presentation better assists users of the financial statements with analyzing its operating results.

Statement of Cash Flows - Cash and cash equivalents include cash accounts and temporary investments purchased with an original maturity of three months or less. Reserves and escrows are considered to be cash and or cash equivalents.

Accounts Receivable - Accounts and grants receivable are uncollateralized obligations stated at net realizable value. The carrying amount of accounts and grants receivable is reduced by a valuation allowance that reflects management's best estimate of amounts that will not be collected. Accounts and grants receivable are written off when management estimates that the receivable is worthless. As of December 31, 2020 and 2019, management has determined that no valuation allowance is necessary.

Grants and Contributions Receivable - Contributions receivable (or pledges) are stated at the present value of their estimated future cash flows. The carrying amount of contributions receivable is reduced by a valuation allowance that reflects management's best estimate of amounts that will not be collected. Contributions receivable are written off when management estimates that the receivable is worthless. As of December 31, 2020 and 2019, the valuation allowance balance is \$6,657.

(Continued)

CLARE HOUSING

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Years Ended December 31, 2020
(With Comparative Totals for 2019)

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Investments – The Organization records investment purchases at cost, or if donated, at fair value on the date of donation. Thereafter, investments are reported at their fair values in the statements of financial position. Net investment income or loss is reported in the statements of activities and consists of interest and dividend income, realized and unrealized gains and losses, less external and direct internal investment expenses.

The Organization determines fair value, when necessary, based on assumptions and valuation techniques using assumptions and inputs similar to those used by market participants in pricing the asset or liability. Valuation inputs are categorized using the following fair value hierarchy:

- Level 1 - quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 - inputs that are observable, directly or indirectly, other than the quoted prices included in Level 1; and
- Level 3 - unobservable inputs.

Tax Credit Fees - Tax credit fees are amortized over 10 years using the straight-line method. Tax credit fees are reported in Other Assets.

Finance Fees - Finance fees are deferred and amortized over the term of the related debt using the straight-line method and are reported as deductions from the face amount of the debt. Amortization is reported as interest expense on the statement of functional expenses.

Property and Equipment - Property and equipment are carried at cost, except for donated equipment, which is recorded at fair market value at date of gift. Depreciation of property and equipment is provided for on a straight-line basis over the estimated useful lives which range from: Buildings and Office Space, 39-40 years; Building Improvements, 5-39 years; Land Improvements, 10-15 years; and Furniture and Equipment, 3-10 years. The cost of maintenance and repairs is charged to income as incurred; significant renewals or betterments are capitalized.

The Organization reviews its property and equipment for impairment whenever events or changes in circumstances indicate that the carrying value of such property may not be recoverable. To date, no impairment of long-lived assets has been recorded.

Resident Fees - Resident fees, including program service fees for care provided under the Community Access for Disability Inclusion program, are recorded as revenue at the time the service is provided.

(Continued)

CLARE HOUSING

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Years Ended December 31, 2020
(With Comparative Totals for 2019)

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Rental Revenues - Rental revenues on residential leases are recognized over the period to which they relate. Rental payments received in advance are deferred until earned. Leases are for periods of up to one year.

Contributions - Contributions are recognized when the donor makes an unconditional promise to give. Donor-restricted contributions are reported as increases in net assets with donor restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions. Contributions that are restricted by the donor are reported as an increase in net assets without donor restrictions if the restriction expires in the year in which the contribution is recognized. Conditional contributions are recorded when the conditions have been met and the conditional promise becomes unconditional.

Government Grants and Contracts - Government grants and contracts are accounted for as contributions. Government grants and contracts are considered conditional based upon certain performance requirements and/or the incurrence of allowable qualifying expenses. Revenue is recognized when eligible expenditures, as defined in each grant or contract, are incurred.

Capital grants received from the Department of Housing and Urban Development (HUD), the Federal Home Loan Bank (FHLB), the City of Minneapolis, and the City of Robbinsdale are recorded as donor restricted grants when received. These grants are subject to several requirements, including that the properties be operated as low income housing for a specific time period. Based on the history of Clare Housing, management believed violation of the agreements and repayment of these grants to be unlikely. These grants are reported as net assets with donor restrictions and released to net assets without donor restrictions upon expiration of the grant requirements.

Revenue from the Section 1602 grant from the City of Minneapolis is deferred and recognized as revenue using the straight-line method over 40 years on Clare Hiawatha's financial statements. For the consolidated financial statements, this grant was recognized as donor restricted revenue when received and is released from restriction over the 15 year compliance period beginning in 2011. Because these grants were recognized prior to the implementation of ASU 2018-08. The Section 1602 grant will continue to be released over the 15 year compliance period as allowed under this ASU's implementation guidance per the Organization's interpretation of such guidance.

Resident Supplies and Services - Resident supplies and services represent various expenses incurred in providing supportive services. These expenses include household supplies, medical supplies, food, and transportation of residents.

(Continued)

CLARE HOUSING

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Years Ended December 31, 2020
(With Comparative Totals for 2019)

2. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Functional Expenses - Expenses are recorded to program and support services directly when possible. Payroll and related expenses are allocated based on management estimates of employee work efforts. Occupancy costs are allocated based on usage of specific buildings and space. Resident supplies and services expenses are allocated to programs based on the percent of total program expenses prior to allocation.

Income Taxes - Clare Housing is exempt from income taxes under Internal Revenue Code Section 501(c)(3) and is exempt from Minnesota income taxes under applicable Minnesota Statutes, except to the extent it has taxable income from activities that are not related to its exempt purpose. Management believes Clare Housing does not have any unrelated business income or uncertain tax positions.

The limited liability companies and Clare Apartments are included in the income tax returns of Clare Housing. The limited partnerships are not taxpaying entities; income or losses are passed through to the partners.

Comparative Total Column - The financial statements include certain prior-year summarized comparative information in total but not by net asset class of functional expense. Such information does not include sufficient detail to constitute a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the financial statements for the year ended December 31, 2019, from which the summarized information was derived.

3. **RESERVES AND ESCROWS**

Certain partnership and loan agreements require that cash be escrowed for real estate taxes and insurance, replacement reserves, revenue deficit reserves, exit tax reserves, partnership fee reserves, and operating reserves. Reserves and escrows also include funds held for tenant security deposits.

(Continued)

CLARE HOUSING

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Years Ended December 31, 2020
(With Comparative Totals for 2019)

3. RESERVES AND ESCROWS (Continued)

Reserves and escrows consist of the following amounts:

	2020	2019
Security deposits	\$ 80,233	\$ 75,279
Tax and insurance escrow	26,605	59,395
Replacement reserve	438,943	518,367
Operating reserve	770,762	667,889
Revenue deficit reserve	749,180	1,040,357
Other	146,128	139,339
	\$ 2,211,851	\$ 2,500,626

4. FAIR VALUE MEASUREMENTS

The following is a summary of the inputs used to value investments as of December 31, 2020:

	Fair Value	Fair Value Measurements at Reporting Date Using:		
		Quoted Prices in Active Markets for Identical Assets (Level 1)	Other Significant Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Money market cash	\$ 531,783	\$ -	\$ -	\$ -
Mutual and exchange traded funds	1,601,712	\$ 1,601,712	\$ -	\$ -
Total	\$ 2,133,495			

(Continued)

CLARE HOUSING

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Years Ended December 31, 2020
(With Comparative Totals for 2019)

5. CONTRIBUTIONS AND GRANTS RECEIVABLE

Contributions and grants receivable are due as follows:

	<u>2020</u>	<u>2019</u>
Contributions receivable within one year	\$ 125,962	\$ 130,862
Grants receivable within one year	177,525	125,752
Receivable in 1 - 5 years	188,194	178,712
	<u>491,681</u>	<u>435,326</u>
Less discount	(6,657)	(6,657)
Contributions and grants receivable, net	<u>485,024</u>	<u>428,669</u>
Less current portion	<u>(303,487)</u>	<u>(256,614)</u>
Contributions and grants receivable, net, noncurrent	<u>\$ 181,537</u>	<u>\$ 172,055</u>

Contributions receivable are discounted to present value at 1%. Amortization of the discount is recorded as contribution revenue.

6. CONDITIONAL PROMISES TO GIVE

At December 31, 2020, Clare Housing has government grants with remaining commitments that are conditional upon incurring eligible expenditures or performing certain services in accordance with the corresponding grant agreements. They include the following:

HOPWA	\$ 465,287
MN Housing	179,481
Minnesota Department of Human Services	<u>399,531</u>
Remaining commitments to April 2023	<u>\$ 1,044,299</u>

Conditional contributions are not recognized in the financial statements until the conditions have been met.

(Continued)

CLARE HOUSING

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Years Ended December 31, 2020
(With Comparative Totals for 2019)

7. CHARITABLE REMAINDER TRUSTS

Clare Housing is a beneficiary of two charitable remainder trusts held by a third party. Clare Housing will receive one-third of the remaining assets of each trust following the death of the beneficiaries. The fair value is measured by calculating the expected future cash inflow determined using investment returns consistent with the composition of the asset portfolio, life expectancies from the Internal Revenue Service tables, and a discount rate of 4%. Clare Housing estimates it will receive the assets after 2027. At December 31, 2020 and 2019, management estimates Clare Housing's portion of the trusts is \$31,375.

8. PROPERTY AND EQUIPMENT

	2020	2019
Clare Housing:		
Land - housing	\$ 93,600	\$ 106,100
Land improvements - housing	76,749	80,144
Buildings and improvements - housing	1,505,005	1,827,551
Furniture and equipment - housing	84,432	118,309
Furniture and equipment - office	193,222	168,768
Office space	520,383	520,383
	2,473,391	2,821,255
Less accumulated depreciation	(1,067,621)	(1,116,540)
Clare Housing, net	\$ 1,405,770	\$ 1,704,715
Partnerships:		
Land	\$ 2,259,471	\$ 2,259,471
Land improvements	716,957	716,957
Buildings and improvements	23,230,745	23,230,745
Furniture and equipment	669,096	669,096
	26,876,269	26,876,269
Less accumulated depreciation	(5,700,018)	(4,989,172)
Partnerships, net	\$ 21,176,251	\$ 21,887,097

Property Sale – Clare Housing listed one of its housing properties for sale in early 2020 and closed on the sale in April 2020 for approximately \$335,000, net of sale expenses. The net book value of the property was approximately \$231,000. The gain recognized on the sale was approximately \$104,000.

(Continued)

CLARE HOUSING

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Years Ended December 31, 2020
(With Comparative Totals for 2019)

9. LINE OF CREDIT

Clare Housing had a line of credit with Bremer Bank for up to \$155,000 with variable interest at the prime rate as published by the Wall Street Journal secured by all inventory, chattel paper, accounts, equipment, and general intangibles. At December 31, 2019, there was no outstanding balance on the line of credit. The line expired June 30, 2020 and was not renewed.

10. DEBT

PARTNERSHIPS:

Debt of the Partnerships consists of:

	2020	2019
Minnesota Housing Financing Agency	\$ 2,469,690	\$ 2,469,690
Hennepin County	2,086,950	2,086,950
City of Minneapolis	3,888,255	3,888,255
Bremer Bank	126,675	135,581
Family Housing Fund	100,000	100,000
	8,671,570	8,680,476
Less current portion	(10,974)	(10,484)
Less unamortized finance fees	(193,341)	(202,622)
	\$ 8,467,255	\$ 8,467,370

Minnesota Housing Financing Agency Loans - Mortgage payable to the Minnesota Housing Financing Agency (MN Housing) under its Housing Opportunities for People with AIDS (HOPWA) Program in the original amount of \$209,631 dated December 16, 2004 without interest. Principal is due on December 16, 2034. Secured by Clare Apartments.

(Continued)

CLARE HOUSING

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Years Ended December 31, 2020
(With Comparative Totals for 2019)

10. DEBT (Continued)

Mortgage payable to MN Housing under its Housing Trust Fund (HTF) Program in the original amount of \$220,000 dated December 16, 2004, without interest. Principal is due on December 16, 2034. Secured by Clare Apartments.

Mortgage payable to MN Housing in the original amount of \$480,000 without interest. Principal is due on May 6, 2040. Secured by Clare Hiawatha.

Mortgage payable to MN Housing under the Economic Development and Housing Challenge Program (EDHC) in the original amount of \$1,140,059 dated December 30, 2014, without interest. Principal is due on December 30, 2044. Secured by Clare Terrace.

Mortgage payable to MN Housing under the EDHC program in the original amount of \$420,000 dated September 22, 2016, with simple interest at 2.00%. Principal is due and payable in full on September 23, 2046. Secured by Clare Marshall Flats.

Hennepin County Loans - Mortgage payable to the Hennepin County Housing and Redevelopment Authority (HRA) under the Affordable Housing Incentive Fund (AHIF) program in the original amount of \$425,000 dated December 16, 2004, without interest. Principal is due on December 16, 2034. Secured by Clare Apartments.

Mortgage payable to the HRA under the AHIF program in the original amount of \$616,950 dated May 6, 2010, without interest. Principal is due on May 6, 2040. Secured by Clare Hiawatha.

Mortgage payable to the HRA under the AHIF program in the original amount of \$675,000 dated December 30, 2014, without interest. Principal is due on December 30, 2044. Secured by Clare Terrace.

Mortgage payable to the HRA under the AHIF program in the original amount of \$370,000 dated September 23, 2016, with simple interest at 2.00%. Principal and interest is due and payable in full on September 23, 2046. Secured by Clare Marshall Flats.

City of Minneapolis Loans - Mortgage payable to the Minneapolis Department of Community Planning and Economic Development (CPED) under the Community Development Block Grants (CDBG) program in the original amount of \$435,000 dated December 16, 2004, with interest at 1%. Principal and accrued interest are due on December 16, 2034. Secured by Clare Apartments.

(Continued)

CLARE HOUSING

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Years Ended December 31, 2020
(With Comparative Totals for 2019)

10. DEBT (Continued)

Mortgage payable to the City of Minneapolis in the original amount of \$90,000 dated November 30, 2005, with simple interest at 1%. Principal and accrued interest are due on November 30, 2035. Secured by Clare Apartments.

Mortgage payable to CPED under the HOME Investment Partnerships program in the original amount of \$2,308,255 dated May 6, 2010, without interest. Principal is due on May 6, 2040. Secured by Clare Hiawatha.

Mortgage payable to the City of Minneapolis under the Affordable Housing Trust Fund (AHTF) in the original amount of \$655,000 dated September 22, 2016, with simple interest at 2.00%. Principal and interest is due and payable in full on September 22, 2046. Secured by Clare Marshall Flats.

Mortgage payable to the City of Minneapolis under the Local Housing Initiatives Account Program (LHIA) in the original amount of \$400,000 dated September 22, 2016, with simple interest at 2.00%. Principal and interest is due and payable in full on September 22, 2046. Secured by Clare Marshall Flats.

Bremer Bank Loan - Mortgage payable to Bremer Bank, National Association dated December 30, 2014, in the amount of \$185,000. Interest is a fixed rate equal to the seven year LIBOR swap rate as determined one business day prior to conversion plus 3.0% (5.73% as of December 31, 2020). The fixed rate will be adjusted to the three year LIBOR swap rate plus 3% on June 16 of each three year anniversary of the conversion date (June 16, 2016).

Beginning the earlier of August 2, 2017, or the first February 2 or August 2 following the receipt of the first payment under the TIF note (Note 12), semi-annual principal and interest payments are due each February 2 and August 2 through the maturity date of June 15, 2030. The payment amount will be the greater of the full TIF note payment received or an amount required to fully amortize the loan over a period of fifteen years from the conversion date. Secured by Clare Terrace.

Family Housing Fund Loan - Mortgage payable to the Family Housing Fund in the original amount of \$100,000 dated December 16, 2004, without interest. Principal is due on December 16, 2034. Secured by Clare Apartments.

(Continued)

CLARE HOUSING

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Years Ended December 31, 2020
(With Comparative Totals for 2019)

10. DEBT (Continued)

Maturities of debt for the years ending December 31 are as follows:

2021	\$	10,974
2022		11,469
2023		11,986
2024		12,515
2025		13,091
Thereafter		<u>8,611,535</u>
	\$	<u>8,671,570</u>

The partnership debt agreements place restrictions on tenant qualifications, rental rates, and cash distributions.

While the partnership debt agreements provide for entire payment of principal and interest on the maturity dates of the loans, the entire outstanding balance will be immediately due and payable upon the occurrence of any one of the following events:

- Transfer or sale of apartment complexes without the lender's approval
- Termination of the use of apartment complexes as low income housing
- Use of apartments which violates any federal, state or local law, statute or ordinance
- Default under any of the loan agreements

PPP Loan – In April 2020, Clare Housing received a loan of \$594,500 funded through the Paycheck Protection Program (PPP), a program developed by the Federal government in response to the COVID-19 pandemic. The loan allowed for forgiveness if the proceeds were used according to the PPP requirements or payment terms including interest at 1% if they were not so used. The loan was forgiven in February 2021.

(Continued)

CLARE HOUSING

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Years Ended December 31, 2020
(With Comparative Totals for 2019)

11. NET ASSETS

Net assets with donor restrictions - Net assets with donor restrictions are for the following purposes:

	2020	2019
Clare Housing:		
Subject to the passage of time		
Contributions receivable (2021 - 2023)	\$ 307,499	\$ 302,917
Future operations	43,500	107,000
Subject to appropriation and expenditure when specified events occur		
Charitable remainder trusts	31,375	31,375
	382,374	441,292
Partnerships:		
Not subject to appropriation or expenditure		
Capital grants - housing	2,846,970	2,846,970
1602 grant for Clare Hiawatha - housing	426,465	511,758
	3,273,435	3,358,728
	\$ 3,655,809	\$ 3,800,020

Net assets released from donor restrictions - Net assets were released from donor restrictions by incurring expenses satisfying the restricted purposes or by the passage of time or other events specified by donors. The net assets released from restrictions are as follows:

	2020	2019
Clare Housing:		
Contributions receivable - time restricted	\$ 172,035	\$ 162,901
Partnerships:		
1602 grant for Clare Hiawatha - housing	85,293	85,293
	\$ 257,328	\$ 248,194

(Continued)

CLARE HOUSING

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Years Ended December 31, 2020
(With Comparative Totals for 2019)

11. NET ASSETS (Continued)

Board Designated - The Board established a designated reserve with a current balance of \$1,198,796 as a source of cash for one-time, nonrecurring expenses that will build long-term capacity. Each year the Board will review unrestricted cash levels to determine if additional funds can be added. The Finance Committee will review requests for usage of the funds by the Executive Director and, if approved, will make a recommendation to the Board of Directors.

12. SCATTERED SITE HOUSING LEASES

Clare Housing has entered into grant agreements with MN Housing and the City of Minneapolis. Under the agreements, Clare Housing will provide scattered site supportive housing for households that are extremely low-income, at risk of homelessness and/or that meet the State's definition of Long-Term Homelessness or HUD requirements. The program's target population is individuals and families that are living with HIV/AIDS. In providing supportive housing, many of the units are leased by Clare Housing and sub-let to participants in the program. As of December 31, 2020, Clare Housing has 15 leases with terms ranging from 1 to 12 months. Lease expense was \$365,981 for 2020 and \$279,147 for 2019.

13. TAX INCREMENT REVENUE NOTE RECEIVABLE

Clare Terrace has entered into a Contract for Private Development and Tax Increment Revenue Note with the Robbinsdale Economic Development Authority (REDA) to develop the apartment complex through the use of tax increment financing (TIF). Under the agreement, REDA agreed to reimburse certain development costs and issued a tax increment note in payment. The principal amount of the note is \$350,000, with simple interest accruing at 4%. REDA will make semi-annual (February 1 and August 1) payments on the note beginning August 1, 2017. Such amounts are payable solely from 90% of the tax increment portion of any real estate tax payments made by the Partnership on the Project. Payments will be made until the note is paid in full or the statutory TIF period expires (August 1, 2038), whichever occurs first. REDA's obligation is subject to Clare Terrace's compliance with the development contract and Tax Increment Limited Revenue Note during the period that principal and accrued interest is outstanding. Payments on the TIF note are recognized as revenue when the related real estate taxes are accrued.

Clare Terrace has assigned the Tax Increment Revenue Note to Bremer Bank as additional security on the TIF note payable and has established a TIF payment reserve at Bremer Bank.

(Continued)

CLARE HOUSING

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Years Ended December 31, 2020
(With Comparative Totals for 2019)

14. RETIREMENT PLAN

Clare Housing has a retirement plan under Section 403(b) of the Internal Revenue Code which provides for voluntary pre-tax employee contributions and discretionary employer contributions. Employees are eligible to participate in the plan upon hire. Employer contributions were \$68,451 for 2020, and \$77,490 for 2019.

15. COMMITMENTS, CONTINGENCIES AND CONCENTRATIONS

The Organization places its cash with financial institutions which are insured by the Federal Deposit Insurance Corporation up to \$250,000 per institution. At times the amount on deposit exceeds the insured limit of an institution which exposes the Organization to a collection risk. The Organization has not experienced any losses as a result of these deposits. At December 31, 2020 and 2019, deposits exceeded the insured limit by \$1,632,121 and \$1,633,463. Of these amounts, \$209,190 and \$115,581 are attributable to Clare Housing, \$728,151 and \$776,571 are attributable to Clare Hiawatha and \$694,780 and \$741,311 are attributable to the other limited partnerships.

Approximately 48% and 47% of Clare Housing's 2020 and 2019 revenues and support before capital grants, investment income and limited partner contributions is from resident fees.

Capital grants are subject to a number of requirements, including that the properties be operated as low income housing for a specific time period. Violation of the requirements would require the Organization to repay the grants to the funder.

Amounts received from grantor agencies are subject to audit and adjustment by the grantor agencies. Any disallowed grant costs may constitute a liability. The amount, if any, of costs which may be disallowed by the grantor agencies will be recognized in the year determined.

As a general partner in limited partnerships, Clare Housing is contingently responsible for the obligations of the limited partnerships. The limited partnership agreements provide for various obligations of the general partner including its obligation to provide funds for operating deficits and a guaranty of housing tax credits.

(Continued)

CLARE HOUSING

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Years Ended December 31, 2020
(With Comparative Totals for 2019)

15. **COMMITMENTS, CONTINGENCIES AND CONCENTRATIONS (Continued)**

Clare Marshall Flats, Clare Terrace, Clare Hiawatha, and Clare Apartments' sole assets are the apartment complexes. Their operations are concentrated in the Minneapolis and Robbinsdale, Minnesota multifamily real estate markets. In addition, they operate in a heavily regulated environment. Their operations are subject to rules and regulations of federal, state, and local governmental agencies. Changes in rules and regulations may occur with little notice or inadequate funding to pay for the costs to comply with a change.

Housing tax credits for the limited partnerships are contingent on their ability to maintain compliance with applicable sections of Internal Revenue Code Section 42. Failure to maintain compliance with occupant eligibility and/or unit gross rent, or to correct noncompliance within a specified time period, could result in recapture of previously taken tax credits plus interest. In addition, such potential noncompliance may require an adjustment to the contributed capital of the limited partner.

The Partnerships are subject to extended use agreements between the Partnerships and MN Housing which require the properties to be used for low income occupancy (income and rent limits). The extended use period ends on December 31, 2034, for Clare Apartments; December 31, 2040, for Clare Hiawatha; December 31, 2045, for Clare Terrace; and December 31, 2046, for Clare Marshall Flats.

A nationwide public health emergency developed in 2020. Many states have enacted measures to combat the global pandemic resulting from a novel strain of coronavirus known as COVID-19. Measures have included regulatory restrictions on individual and business activities as well as recommendations for further voluntary curtailment of activities. Impacts on the Organization's financial statements included increased funding from various sources and increased expenses. The more significant impacts included the intangible effects on staff. The future potential impact of these issues is unknown and therefore no estimate can be made at this time. Clare Housing applied for and received \$594,500 in Paycheck Protection Program (PPP) funding from a program developed by the Federal government in response to COVID-19. These funds were in the form of a forgivable loan which was forgiven in February 2021. Clare Housing also received \$59,000 of provider relief funds related to COVID relief legislation.

16. **SUBSCRIPTIONS RECEIVABLE**

The Limited Partner of Clare Marshall Flats has agreed to make capital contributions to the Partnership. The capital contributions will be made once certain conditions have been met. For a detailed description of the conditions, see the Partnership Agreement. The contributions are

(Continued)

CLARE HOUSING

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Years Ended December 31, 2020
(With Comparative Totals for 2019)

16. SUBSCRIPTIONS RECEIVABLE (Continued)

recorded when received. At December 31, 2020, remaining outstanding capital contributions are \$658,605 expected to be paid in 2022.

17. LIQUIDITY AND AVAILABILITY OF RESOURCES

Financial assets held by the Limited Partnerships are generally limited to use for general expenditures within the individual Partnerships and are not available for general expenditures of Clare Housing.

As part of Clare Housing's liquidity management, it has a policy to monitor and structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due. In addition, Clare Housing invests excess operating cash in money market and sweep accounts. In 2020, Clare Housing opened an investment account and approved an investment policy to optimize returns on reserved funds. A portion of these funds are board designated, though all investments could be made available for general expenditures with board approval.

Clare Housing's financial assets available within one year of the consolidated statement of financial position date for general expenditures are as follows:

December 31, 2020:	Clare Housing	Limited Partnerships	Consolidated
Cash and cash equivalents	\$ 1,781,889	\$ 155,473	\$ 1,937,362
Accounts receivable	252,189	56,561	308,750
Current portion of contributions receivable, net	125,962	-	125,962
Grants receivable	177,525	-	177,525
Investments	2,133,495	-	2,133,495
Total financial assets available within one year	4,471,060	212,034	4,683,094
Amounts unavailable to management without Board approval:			
Board designated - long-term capacity	(1,198,796)	-	(1,198,796)
Total financial assets available within one year after board designations	\$ 3,272,264	\$ 212,034	\$ 3,484,298

(Continued)

CLARE HOUSING

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Years Ended December 31, 2020
(With Comparative Totals for 2019)

17. LIQUIDITY AND AVAILABILITY OF RESOURCES (Continued)

In addition, the Limited Partnerships have \$26,605 of escrowed funds available to pay 2021 property taxes and insurance. Those funds are not reflected in the table above.

December 31, 2019:	Clare Housing	Limited Partnerships	Consolidated
Cash and cash equivalents	\$ 2,913,125	\$ 148,294	\$ 3,061,419
Accounts receivable	354,830	18,713	373,543
Current portion of contributions receivable, net	130,862	-	130,862
Grants receivable	125,752	-	125,752
Total financial assets available within one year	3,524,569	167,007	3,691,576
Amounts unavailable to management without Board approval:			
Board designated - long-term capacity	(1,198,796)	-	(1,198,796)
Total financial assets available within one year after board designations	\$ 2,325,773	\$ 167,007	\$ 2,492,780

In addition, the Limited Partnerships have \$59,395 of escrowed funds available to pay 2020 property taxes and insurance. Those funds are not reflected in the table above.

18. SUBSEQUENT EVENTS

The Organization has evaluated subsequent events through May 25, 2021, the date the financial statements were available to be issued.

(Continued)

CONSOLIDATING FINANCIAL STATEMENTS

CLARE HOUSING

CONSOLIDATING STATEMENT OF FINANCIAL POSITION

December 31, 2020

	Clare Housing	Clare Hiawatha LLC	Limited Partnerships	Eliminations	Total
ASSETS					
Current assets:					
Cash and cash equivalents	\$ 1,781,889	\$ -	\$ 155,473	\$ -	\$ 1,937,362
Accounts receivable	252,189	-	56,561	-	308,750
TIF receivable	-	-	43,038	-	43,038
Current portion of contributions receivable, net	125,962	-	-	-	125,962
Grants receivable	177,525	-	-	-	177,525
Current portion of prepaid expenses	121,984	-	11,667	-	133,651
Total current assets	<u>2,459,549</u>	<u>-</u>	<u>266,739</u>	<u>-</u>	<u>2,726,288</u>
Reserves and escrows	-	-	2,211,851	-	2,211,851
Investments	2,133,495	-	-	-	2,133,495
Contributions receivable, less current portion, net	181,537	-	-	-	181,537
Notes receivable	2,646,970	-	-	(2,646,970)	-
Prepaid expenses, less current portion	-	-	86,621	-	86,621
Charitable remainder trusts	31,375	-	-	-	31,375
Other assets, net	-	-	84,120	-	84,120
Investment in Partnerships	325,162	-	-	(325,162)	-
Due from Partnerships	131,956	616,950	-	(748,906)	-
Property and equipment, net - Clare Housing	1,405,770	-	-	-	1,405,770
Property and equipment, net - Partnerships	-	-	22,127,246	(950,995)	21,176,251
Total assets	<u>\$ 9,315,814</u>	<u>\$ 616,950</u>	<u>\$ 24,776,577</u>	<u>\$ (4,672,033)</u>	<u>\$ 30,037,308</u>
LIABILITIES AND NET ASSETS					
Current liabilities:					
Accounts payable	\$ 61,756	\$ -	\$ 47,974	\$ -	\$ 109,730
Prepaid rent	-	-	14,042	-	14,042
Current portion of debt - Partnerships	-	-	10,974	-	10,974
Accrued expenses	232,459	-	218,263	-	450,722
Total current liabilities	<u>294,215</u>	<u>-</u>	<u>291,253</u>	<u>-</u>	<u>585,468</u>
Deferred grants	17,045	-	964,876	(964,876)	17,045
Tenant security deposits	-	-	76,072	-	76,072
Accrued interest	-	-	716,906	(478,631)	238,275
PPP loan	594,500	-	-	-	594,500
Due to Clare Housing	-	-	131,956	(131,956)	-
Debt - Partnerships, less current portion	-	616,950	11,114,225	(3,263,920)	8,467,255
Total liabilities	<u>905,760</u>	<u>616,950</u>	<u>13,295,288</u>	<u>(4,839,383)</u>	<u>9,978,615</u>
Net assets:					
Without donor restrictions:					
Controlling interest	3,981,914	-	413,657	(259,115)	4,136,456
Controlling interest - board designated	1,198,796	-	-	-	1,198,796
Noncontrolling interests - limited partners	-	-	11,067,632	-	11,067,632
Total net assets without donor restrictions	<u>5,180,710</u>	<u>-</u>	<u>11,481,289</u>	<u>(259,115)</u>	<u>16,402,884</u>
With donor restrictions	3,229,344	-	-	426,465	3,655,809
Total net assets	<u>8,410,054</u>	<u>-</u>	<u>11,481,289</u>	<u>167,350</u>	<u>20,058,693</u>
Total liabilities and net assets	<u>\$ 9,315,814</u>	<u>\$ 616,950</u>	<u>\$ 24,776,577</u>	<u>\$ (4,672,033)</u>	<u>\$ 30,037,308</u>

See independent auditor's report.

CLARE HOUSING

CONSOLIDATING STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2020

	Clare Housing		Limited Partnerships	Eliminations	Total
	Without Donor Restrictions	With Donor Restrictions			
Revenues and support:					
Resident fees	\$ 2,722,556	\$ -	\$ -	\$ -	\$ 2,722,556
Rental revenues	-	-	1,353,255	(172,655)	1,180,600
Contributions	534,591	208,360	-	-	742,951
Government grants and contracts	1,305,206	-	-	-	1,305,206
Section 1602 grant amortization	-	-	31,985	(31,985)	-
Partnership management fees	56,369	-	-	(56,369)	-
Interest income	51,345	-	6,047	(42,747)	14,645
TIF revenue	-	-	29,199	-	29,199
Other income	103,173	-	21,888	-	125,061
Net assets released from restrictions	257,328	(257,328)	-	-	-
Total revenues and support	<u>5,030,568</u>	<u>(48,968)</u>	<u>1,442,374</u>	<u>(303,756)</u>	<u>6,120,218</u>
Expenses:					
Program services:					
Community care homes	1,150,246	-	-	-	1,150,246
Supportive housing	2,253,695	-	2,407,538	(340,326)	4,320,907
Scattered site housing	522,846	-	-	-	522,846
Total program services	<u>3,926,787</u>	<u>-</u>	<u>2,407,538</u>	<u>(340,326)</u>	<u>5,993,999</u>
Management and general	661,829	-	-	-	661,829
Fundraising	348,311	-	-	-	348,311
Total expenses	<u>4,936,927</u>	<u>-</u>	<u>2,407,538</u>	<u>(340,326)</u>	<u>7,004,139</u>
Change in net assets before investment income and loss on uncollected pledges	93,641	(48,968)	(965,164)	36,570	(883,921)
Investment income, net	132,827	-	-	-	132,827
Loss on uncollected pledges	-	(9,950)	-	-	(9,950)
Change in net assets	226,468	(58,918)	(965,164)	36,570	(761,044)
Net assets, beginning of year	<u>4,957,492</u>	<u>3,285,012</u>	<u>12,446,453</u>	<u>130,780</u>	<u>20,819,737</u>
Net assets, end of year	<u>\$ 5,183,960</u>	<u>\$ 3,226,094</u>	<u>\$11,481,289</u>	<u>\$ 167,350</u>	<u>\$ 20,058,693</u>
Change in net assets attributed to:					
Controlling interest - Clare Housing	\$ 226,468	\$ (58,918)	\$ (255,446)	\$ 36,570	\$ (51,326)
Noncontrolling interests - Partnerships	-	-	(709,718)	-	(709,718)
Consolidated total	<u>\$ 226,468</u>	<u>\$ (58,918)</u>	<u>\$ (965,164)</u>	<u>\$ 36,570</u>	<u>\$ (761,044)</u>

See independent auditor's report.

CLARE HOUSING

CONSOLIDATING STATEMENT OF CASH FLOWS

For the Year Ended December 31, 2020

	Clare Housing	Limited Partnerships	Eliminations	Total
Cash flows from operating activities:				
Change in net assets	\$ 167,550	\$ (965,164)	\$ 36,570	\$ (761,044)
Adjustments to reconcile the change in net assets to net cash from operating activities:				
Depreciation and amortization of tax credit fees	101,838	749,183	(26,510)	824,511
Interest expense - amortization of finance fees	-	9,283	-	9,283
Section 1602 grant amortization	-	(31,985)	31,985	-
Bad debts	-	13,487	-	13,487
Loss on uncollected pledges	9,950	-	-	9,950
Gain on sale of property and equipment	(103,594)	-	-	(103,594)
Changes in operating assets and liabilities:				
Accounts receivable	144,663	(65,260)	(42,022)	37,381
Contributions receivable	(14,532)	-	-	(14,532)
Grants receivable	(51,773)	-	-	(51,773)
Prepaid expenses	(112,195)	63,273	-	(48,922)
Accounts payable	23,497	(91,774)	-	(68,277)
Prepaid rent	-	(9,285)	-	(9,285)
Accrued expenses	(75,391)	(20,039)	42,724	(52,706)
Tenant security deposits	-	3,271	-	3,271
Deferred grants	17,045	-	-	17,045
Accrued interest	-	84,195	(42,747)	41,448
Net cash from operating activities	<u>107,058</u>	<u>(260,815)</u>	<u>-</u>	<u>(153,757)</u>
Cash flows from investing activities:				
Payments for property and equipment	(33,855)	-	-	(33,855)
Proceeds from sale of property and equipment	334,556	-	-	334,556
Purchase of investments, net	(2,266,322)	-	-	(2,266,322)
Reinvested investment interest and dividends	132,827	-	-	132,827
Net cash from investing activities	<u>(1,832,794)</u>	<u>-</u>	<u>-</u>	<u>(1,832,794)</u>
Cash flows from financing activities:				
PPP loan	594,500	-	-	594,500
Payment to Clare Housing - development advances	-	(11,874)	-	(11,874)
Repayment of debt	-	(8,907)	-	(8,907)
Net cash from financing activities	<u>594,500</u>	<u>(20,781)</u>	<u>-</u>	<u>573,719</u>
Net decrease in cash, cash equivalents, and restricted cash	(1,131,236)	(281,596)	-	(1,412,832)
Cash, cash equivalents, and restricted cash - beginning of year	<u>2,913,125</u>	<u>2,648,920</u>	<u>-</u>	<u>5,562,045</u>
Cash, cash equivalents, and restricted cash - end of year	<u>\$ 1,781,889</u>	<u>\$ 2,367,324</u>	<u>\$ -</u>	<u>\$ 4,149,213</u>
Reconciliation to the statement of financial position:				
Cash and cash equivalents	\$ 1,781,889	\$ 155,473	-	\$ 1,937,362
Reserves and escrows	-	2,211,851	-	2,211,851
Total cash, cash equivalents, and restricted cash	<u>\$ 1,781,889</u>	<u>\$ 2,367,324</u>	<u>\$ -</u>	<u>\$ 4,149,213</u>
Supplemental disclosures of cash flow information:				
Cash paid for interest	<u>\$ -</u>	<u>\$ 8,251</u>	<u>\$ -</u>	<u>\$ 8,251</u>

See independent auditor's report.