

clare housing

HOME • HEALTH • HOPE



“Clare Housing didn’t just give me a place to live. They gave me a chance to heal, to hope...and to believe my story wasn’t over. Today, I’m working. I’m healthy. I’m chasing dreams again. And yes - I’ve got Michael Jackson, the four-legged reminder that **joy** still shows up when you least expect it. Here’s the truth: my comeback only happened because of people like you.” **-Mario, Resident**

**2025 ANNUAL REPORT**

# A YEAR OF RESILIENCE, GROWTH, AND JOY

Clare Housing is dedicated to addressing homelessness and HIV by providing stable, affordable housing with supports—particularly for people who have no income, face co-occurring health conditions, and are excluded from other rental opportunities. Once in supportive housing, the people who live at Clare Housing are able to improve their health and build stability. They demonstrate resilience, with the ability to move from a place of desperation and fear to a life with security, community, and hope at Clare Housing.

In 2025, you helped us serve 498 unique people, the highest number ever in Clare's 39 years. While Clare Housing has changed and grown since our first community care home opened in 1987, support and housing for low-income Minnesotans living with HIV is still why we exist. We could not do this without you. Our donors, funders, staff and volunteers make home, health and hope a reality for people who need it most. Thank you!



Phoebe Trepp, Executive Director

## 2025 HIGHLIGHTS

- > Resident surveys in 2025 indicated strong interest in on-site behavioral health therapy. We spent months of research and planning to develop the framework for a program to meet this need. We will pilot Solutions-Focused Brief Therapy on-site in 2026.
- > We opened our doors at Indigo House, the newest Clare Housing property and pilot project offering immediate housing to people who are living in encampments and impacted by HIV. Thank you for donating items to help furnish the new building and welcome residents!
- > In 2025, we significantly increased our efforts to advocate for HIV health and housing policies and resources. Advocacy activities included 14 meetings with elected officials, 47 advocacy events, the presentation of 2 national HIV housing advocacy webinars and the co-hosting of a Minneapolis mayoral candidates' forum with 200 attendees.

## OUTCOMES

For **498** individuals in **454** households,

**96%** maintained housing for at least 12 months

**89%** maintained an undetectable viral load, meaning they cannot transmit HIV

**92%** were retained in medical care

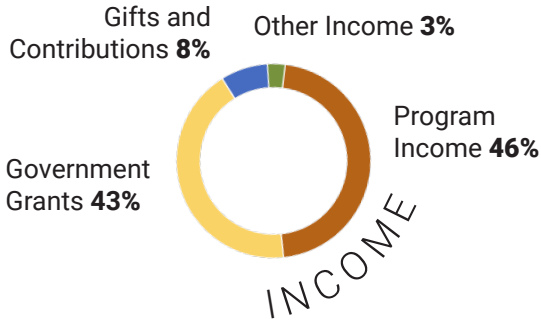
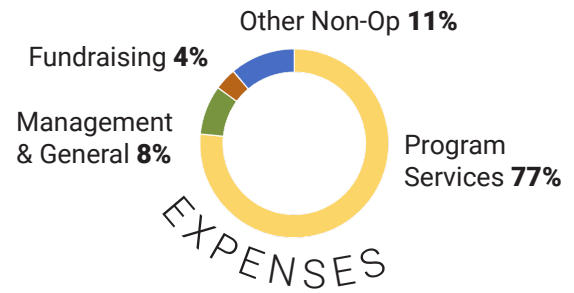
### Here are some activities that brought our residents joy in 2025:

Bingo, bowling, collaging, collecting plants, cooking, dancing, fishing, gardening, genealogy, going to church, going to the movies, going to Twins games, kickball, reading, singing, music therapy, spending time with animals, visiting family and friends, watching airplanes fly by, and writing poetry

# FINANCIALS

## Statement of Financial Position

Cash	\$554,193	Payables & Accruals	\$608,511
Other Current Assets	\$1,488,166	Deferred Revenue	\$2,904,982
Investments	\$3,431,393	<b>Total Liabilities</b>	\$3,513,493
Property & Long-Term Assets	\$6,912,286	<b>Total Net Assets</b>	\$8,872,545
<b>Total Assets</b>	<b>\$12,386,038</b>	<b>Total Liabilities &amp; Net Assets</b>	<b>\$12,386,038</b>



## Statement of Activities

Program Income	\$5,120,222	Program Services	\$8,544,610
Government Grants	\$4,718,953	Management & General	\$942,755
Gifts & Contributions	\$864,650	Fundraising	\$423,699
Other Income	\$325,413	Other Non-Operating (Net)	\$1,247,742
<b>Total Income</b>	<b>\$11,029,238</b>	<b>Total Expenses</b>	<b>\$11,158,806</b>
		<b>Change in Net Assets</b>	<b>(\$129,568)</b>

Financials excludes affiliated property management partnerships. For further information, please visit [clarehousing.org/audits-financials](http://clarehousing.org/audits-financials) for our audited financial statement.

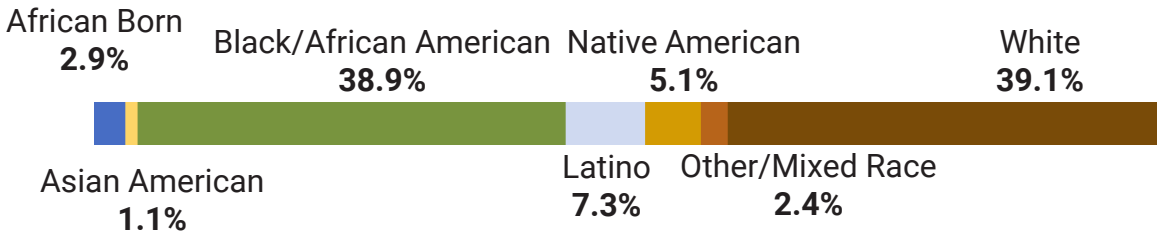
> Thank you to our donors: [clarehousing.org/donors-2025](http://clarehousing.org/donors-2025)

## WHO WE SERVED IN 2025

### Age



### Race



### Gender



Read about our residents: [clarehousing.org/stories](http://clarehousing.org/stories)



929 Central Ave NE  
Minneapolis, MN 55413

[www.clarehousing.org](http://www.clarehousing.org)

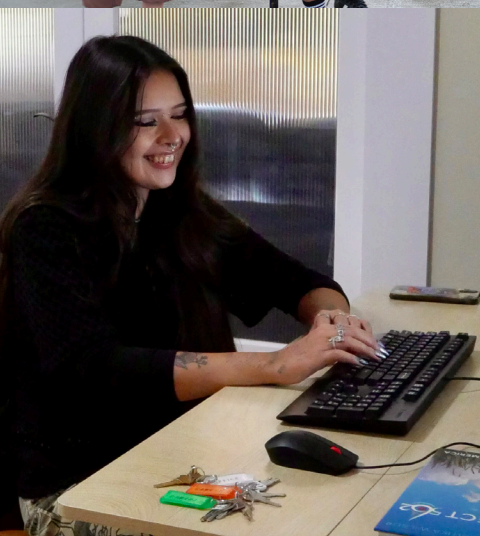


## STAY CONNECTED!

[clarehousing.org/donate](http://clarehousing.org/donate)

[clarehousing.org/enews](http://clarehousing.org/enews)

[clarehousing.org/get-involved](http://clarehousing.org/get-involved)



“What Clare Housing does is vitally important to the health of our entire community. Sending you endless support in future efforts to continue to fight for what we all know is right in this city and state. You’re an inspiration!”

-local medical provider

