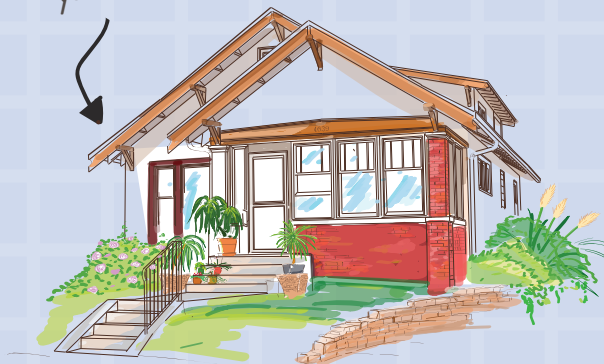


2017 ANNUAL REPORT

CLARE HOUSING

It all started here in 1987.
Check out our 30th
year timeline inside!



DEAR FRIENDS,

In 2017 we celebrated our 30th year. Since 1987, we have provided home, health, and hope for over 700 residents. In the early days, we provided end of life care to those dying from complications of AIDS, surrounding them with dignity and love. Today, we provide homes where people can live, surrounded by that same compassion. We hope this report inspires you and reminds you how much your contributions matter.

As we reflect on the past year, two themes emerge — incredible growth, and transformation. This report is a moment to reflect on how much we have achieved in permanently ending homelessness for hundreds of people living with HIV. We completed the construction of Marshall Flats which resulted in 36 more units of supportive housing in our community. We successfully advocated for the passage of legislation to create a statewide plan to end HIV in Minnesota. In partnership with the Minnesota HIV Housing Coalition, we completed a statewide HIV housing plan.

Every person who walks through our doors has a unique set of strengths and challenges. Those factors define what type of supports they need to move out of homelessness for good. At Clare Housing, we focus on the most vulnerable adults living with HIV, including those who are chronically homeless and have histories of mental illness and chemical dependency.

The challenge of living with HIV can be overwhelming. Combined with an unstable housing situation, it can be life-threatening. But we know how to solve these challenges — with a home and your help. That's exactly what we're doing for over 280 men, women, and children, every day.

Thank you for providing the resources to make our mission possible. Together let's keep growing until all people living with HIV in Minnesota have a place to call home.

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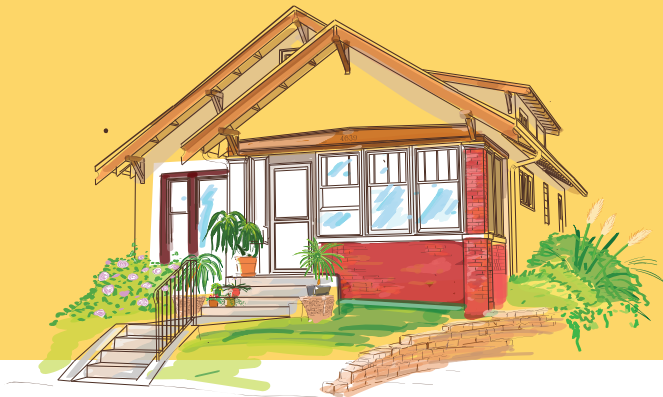
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Damiano House, 1987



Grace House, 1990



Out of Struggle Grew Compassion

The Bequest of Roger O. Mattson Inspired the Launch of the Clare Housing Legacy Society

My name is Jeffrey Gram, and I'd like to tell you about my late uncle, Roger Mattson, the man who inspired the creation of the new Clare Housing Legacy Society.

Roger was a witty, intelligent person who was fearlessly three-dimensional. Toward the end of his life, like many who lead complicated lives, his greatest weakness transformed into his greatest gift – both to me and to the residents who call Clare Housing home. But before we talk about Roger's struggle and his gift, let's talk about Roger, the man.

To the right, you'll see a photo of my uncle taken in Beirut, Lebanon, where he taught English after graduating from college. What you see is a young person, enjoying his life. And he was doing so fully, perhaps for the first time. You see, Roger grew up in a conservative town along the North Shore in the 1940s and 50s. Roger traveled halfway around the world to finally be himself – a gay man.

Abroad he found friends and a new sense of identity. He brought that pride home and started a career in information technology. A member of MENSA and a lover of the arts, he enjoyed attending operas and classical music concerts, and being in conversation with friends – sharing his opinions and stories, and inspiring laughter.



Roger Mattson in Beirut, Lebanon, 1973

Although Roger found friendship, career satisfaction, and financial independence, his life had a shadow. Prone to depression, Roger self-identified later as a "high-functioning alcoholic." His career kept his dependence largely at bay before he retired. However, once his professional responsibilities ended, his drinking escalated.

These were the most difficult times. In retirement, Roger became more isolated and dependent. He spent nights in detox. He cycled in and out of treatment. My mother, Linda, found him passed out and near death from drinking on multiple occasions.

Nothing lifted the weight burdening Roger, until the very foundation of Roger's life – his home – was threatened.

Linda got the news. Roger's Homeowners Association delivered an ultimatum after running water flooded a neighbor's condo: "Get help or get out." Roger entered

an intensive Dialectical Behavioral Therapy program. The day he graduated, after months of demanding and introspective work, I treated Roger to a celebratory lunch. He had a certificate. He was so proud. Roger was sober, and for the first time, he was able to maintain his sobriety.

Roger hung the certificate in the home that he would now get to keep.

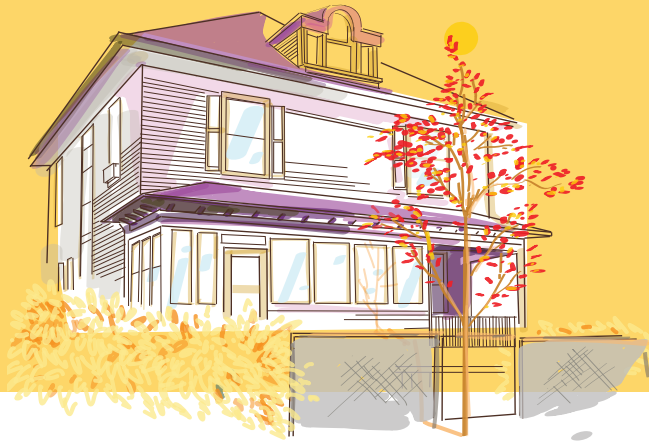
Roger's pain went deep. Was the seed of that sadness planted on the North Shore – growing up different, feeling alone? Was it a genetic predisposition toward addiction and depression? I don't know. All I know is that the pain grew with him. Fortunately, although dependency and despondency were trends in his life, they alone do not tell the whole story. Out of his pain grew something else – compassion.

Like many of the residents at Clare Housing, Roger was gay. Like many of the residents at Clare Housing, Roger struggled with mental illness and chemical dependency. Roger also knew the value of a home and its essentialness to one's well-being.

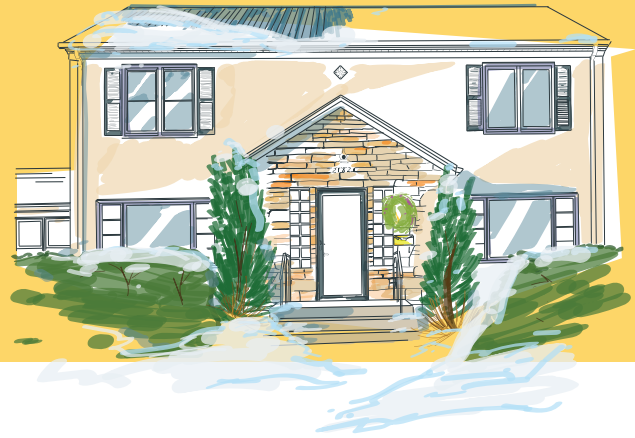
Out of the darkness in Roger's life grew one sweet year of sobriety, his last year. That year was a gift to my mother and me. Out of that time also grew Roger's intention to leave his gift to Clare Housing.

In our darkest moments, it's hard to imagine that our pain has a purpose. But if Roger's pain had a purpose, it was this – making home possible, now and in the future, for people who know what it's like to struggle, just like he did.

Agape Home, 1993



Clare House, 1996



What Will Your Legacy Be?

We are deeply grateful and humbled by Roger Mattson's transformative gift.

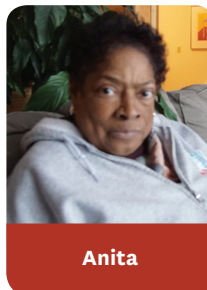
Kindled by this generosity, we are honored to announce the launch of the Clare Housing Legacy Society: Inspired by Roger O. Mattson. Legacy giving does not require a large income or estate. It only requires an intention to make a difference by identifying a charitable organization in your will or estate plan.

By becoming a member of the Clare Housing Legacy Society, you will join others like Roger who have chosen to make a lasting impact on our work. Your generosity will fuel our commitment to ensuring all people living with HIV have access to housing and health care.

Charitable giving will determine our future. With your help, we can make our vision a reality for generations to come. If you are interested in learning more about the Clare Housing Legacy Society, please contact Jim Seas, director of community engagement, at 612.236.9517.

Meet Our Residents

With the opening of Marshall Flats in 2017, Clare Housing is now home to 282 people living with and affected by HIV. Here are a few of their stories.



Anita

Overcoming Stigma to Succeed

Too ashamed to ask for support, help for Anita's addiction found her after a fellow user pulled a knife on her. Ordered to treatment, she was assigned a roommate who used racial slurs and outed her HIV status. Anita still completed treatment, and now lives drug-free today at one of our Care Homes where her grandkids can visit.



Chris

Back on His Feet Again

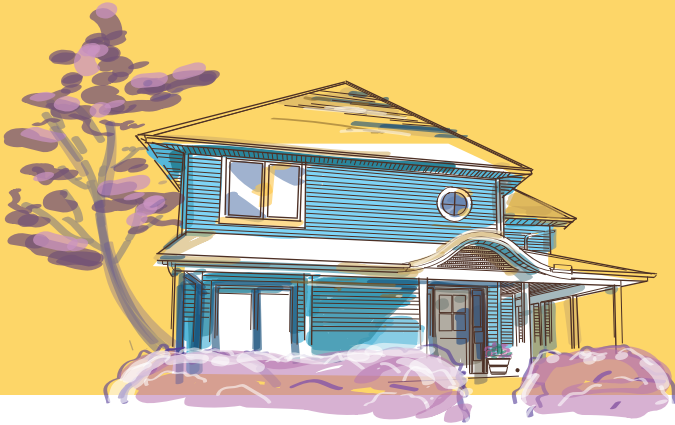
Chris had a promising career in a New York ad agency. Sadly, a meth addiction took over his life, leading to several years of homelessness. Today he lives independently at one of our apartment buildings, where Chris reports that his affordable housing is the cornerstone of a drug-free life that has enabled him to take control of his HIV.



Kivon

New Housing = New Hope

When Kivon was diagnosed, it seemed like his life was over. Barely surviving on the streets, shame and depression over his HIV status threatened to claim his life. Kivon found new hope by connecting to his faith, and in 2016 he found a permanent affordable home at Clare Housing. Today Kivon has a job and sees a bright future ahead of him.



2017 Demographics & Program Outcomes

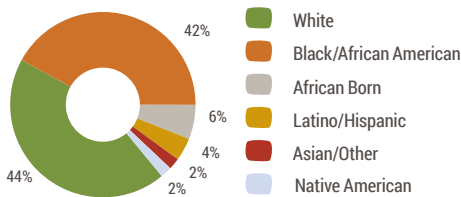
282
HOUSED

82%
FORMERLY
HOMELESS

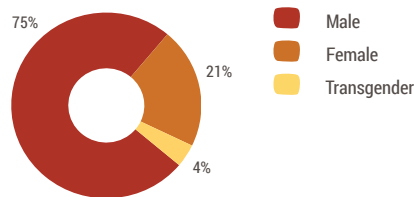
\$568
AVG. MONTHLY
INCOME

20%
EMPLOYED

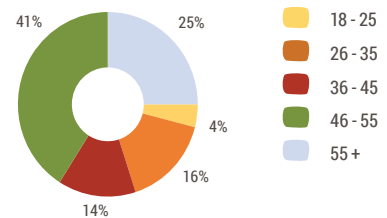
RACE & ETHNICITY



GENDER



AGE



Housing & Health Care = Addressing Injustice

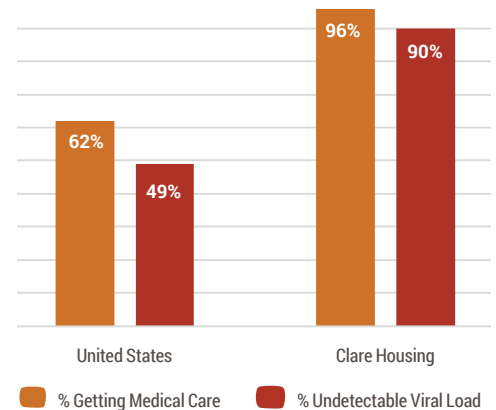
Any person can contract HIV. However, your chances of infection are impacted dramatically by serious social problems including poverty, racism, homophobia and stigma.

Who gets HIV is very much a social justice issue. The populations Clare Housing serves reflect this reality. But it also paints a picture of hope. Once residents are housed, 96% become connected to medical care. Ninety-percent have undetectable viral loads. Undetectability is essential to living your healthiest life with HIV, and preventing further

transmission. Exciting research by the CDC has shown that those who are undetectable cannot pass the virus on to others. By taking control of their health, our residents are doing their part to end the epidemic.

Currently there are an estimated 1,500 people living with HIV in the state of Minnesota who remain unstably housed. When compared to CDC HIV national rates of medical care and undetectability, it's evident that what we're doing is working. What we need to do is more of it.

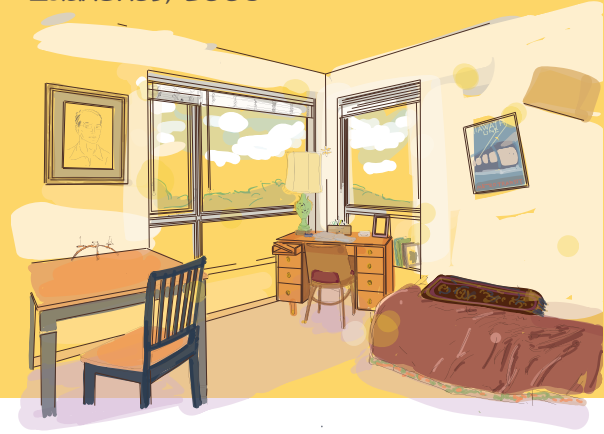
HEALTH OUTCOMES



Clare Apartments,
2005



Scattered Site Housing
Launches, 2008



Marshall Flats Opens to Fanfare

On July 26th, 2017 Clare Housing community members, funders, and northeast neighbors gathered to celebrate the Grand Opening of Marshall Flats. The event also marked the achievement of Clare Housing's ambitious 3-year goal to open 100 new homes for very low-income people living with HIV. Mayor Betsy Hodges commemorated the organization's 30th Anniversary by proclaiming it Clare Housing Day in Minneapolis. Thanks to everyone who attended!



Mayor Betsy Hodges and Executive Director
Chuck Peterson



Board Member Joanne Kosciolk and Bridget
Hust



Jerry Westrum, Travis Sutherland, Michelle Baltus
Pribyl, Emily Timm, Chuck Peterson and Board
President Mark Bishop

*"Not only do you have the right mission,
Clare Housing delivers on that mission.
This is a space that will bring people up.
And I can't wait to meet every single
one of the residents."*

— Kevin Reich, Ward 1 City Councilmen



Clare Staff, Johnny Stoll
and D'Angela Hester



You Make Home Possible for Our Residents — Thank You!

We are so grateful for the generous gifts and pledges from individuals, foundations, and businesses who support our mission. We would like to acknowledge our 2017 donors by listing their names below. (Donations listed below were given between January 1, 2017 and January 13, 2018.)

○ Indicates Journey Home Circle Member, donors who pledged a gift of at least \$1,000 or more for 5 years.

* Indicates Sustainable Donors who have committed to annual recurring donations.

§ Indicates companies that matched an individual donor's gift.

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Roger O. Mattson

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Marshall Flats, 2017



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Callahan^o
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BE A 2018 TABLE HOST!

Table Hosting is a very important one-time volunteer opportunity. It doesn't require a significant time commitment, and there's no fundraising experience necessary.

All you need to do is fill a table of 10 at our Annual Fundraising Luncheon, A Place to Call Home, on September 26, 2018 at the Minneapolis Convention Center. You will have support every step of the way.

Invite anyone who you think would be inspired by our mission. They can be your friends, family, colleagues, or neighbors. Although the luncheon is a fundraiser, there is no fee for registering. There is also no minimum contribution required of anyone, including you, the Table Host.

You and your guests should give solely based on how inspired you are by our program and how passionate you are for our mission. No need to worry about asking your guests to donate. Just sit back and let them hear the stories of our speakers. We'll do the rest.

Would you like to learn more? Please contact Debbie Wyman, community outreach coordinator, at 612.236.9528 or debbie.wyman@clarehousing.org.

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**Be inspired by the firsthand stories
of residents who have found home, health,
and hope at Clare Housing.**

Would you like to be a Table Host? Contact Debbie Wyman, community outreach coordinator, at debbie.wyman@clarehousing.org or 612.236.9528.