

Gregory House Programs

Hawaii's statewide HIV/AIDS Housing
& Support Services Provider

Annual Report

Fiscal Year 2007 (July 1, 2006 – June 30, 2007)



Housing is Healthcare

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From the Executive Director

Throughout the year, Gregory House Programs works on many levels to ensure that persons living with HIV and AIDS will have the appropriate housing and support services necessary to live their lives with dignity. We work with City and County of Honolulu and State of Hawaii government officials, as well as elected officials on the local to national level, to ensure the continuation of appropriate services and adequate levels of funding for housing and support services for individuals and families living with HIV and AIDS in Hawaii. We work in partnership with policy makers and various government departments and programs to advocate for adequate funding levels to provide services to our constituents. We are the major provider of housing and associated support services for the many individuals and families challenged with HIV and AIDS in our state.

It is a well known fact that housing costs in Hawaii are among the highest of all other states in the country. According to a U.S. Census Brief titled *Housing Costs of Renters: 2000*, Hawaii continues to have the highest median gross rent among all states. Even with the housing mortgage crisis that has plagued communities across the country, Hawaii continues to experience a housing market that has shown little, if any, decline in values and rents. The challenge of finding affordable housing is difficult enough for the average person living in the state of Hawaii, and an even greater hardship for those who are disabled and living on a limited income due to their disability.

Housing is vital to providing stability and access to primary medical care and treatment. Recent studies show that stable and appropriate housing for individuals and families living with HIV and AIDS results in better health outcomes, thereby costing government less in the long run.

For example, a study being conducted collaboratively by two federal agencies, the Centers for Disease Control and Prevention and the U.S. Department of Housing and Urban Development, is now in its final stages. Preliminary results document that people with HIV/AIDS who are on AIDS housing support programs with linked support services not only have better health outcomes, but that gaining this stability helps prevent new opportunistic infections.

Housing is Healthcare and Housing is Prevention!

To all our supporters - private foundation funders, government partners and funders, business supporters, and private donors, mahalo for your tremendous support throughout this fiscal year.

Aloha nui loa,

Jonathon Berliner
Executive Director

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Through this Annual Report, general financial and program information for Fiscal Year 2007 (July 1, 2006 through June 30, 2007) is highlighted. Descriptions of Gregory House Programs' myriad of services, the agency mission, service delivery numbers, and the agency income and expense overview are also provided.

Gregory House Programs: Mission Statement and Purpose

Incorporated in 1988 as Ho'omana'olana (Building Hope), Gregory House Programs (GHP) is Hawaii's only statewide agency providing HIV/AIDS housing and support services. GHP is a private nonprofit, tax-exempt, 501(c) (3) organization whose mission is *"To provide housing and supportive services on a long term, temporary or respite basis for persons who are displaced due to the impact of Acquired Immune Deficiency Syndrome Virus in their lives and to provide access to appropriate public and private support services."*

Gregory House Programs' purpose and mission is to increase and sustain housing and related services for people living with HIV/AIDS. Gregory House Programs is dedicated to forging local and national partnerships, through funding and other means, with housing, health, and social service agencies to help people living with HIV and AIDS in securing and maintaining their housing and support service needs, including:

- Helping individuals and families living with HIV/AIDS who are homeless or at-risk of becoming homeless in securing or maintaining housing.
- Improving the quality of life for people living with HIV/AIDS who are low-income and face multiple barriers to stable housing.

The fundamental goal of Gregory House Programs is stable and permanent housing for persons living with HIV/AIDS, and to help program participants increase their life skills in order to maintain housing. Gregory House Programs fulfills its mission through a continuum of housing services and programs identified in exhibit A of this report. Assistance is provided to approximately 200 households each month, serving the qualified program participant and their immediate household family. At Gregory House Programs, we refer to housing as healthcare! Without housing, it is challenging and often times impossible to maintain the strict medical and medication regimen required of persons with HIV/AIDS.

HIV/AIDS Housing

Housing is documented as one of the top three priorities¹ and needs of persons living with HIV/AIDS in the State of Hawaii. Housing provides individuals and families the gateway and means to access essential services, including primary medical care and treatment. It is very challenging, and impossible at times, to access medical care without adequate housing. Housing is especially important given the challenges involved with taking the myriad of HIV medications and the necessity of adhering to the medication schedule and regimen associated with treating HIV and AIDS. Without housing, one's access to healthcare falls by the wayside, resulting in

¹ Priorities and prioritizations are based on a needs assessment conducted by the Hawaii Department of Health statewide Community HIV Care Planning Group.

significantly increased hospital emergency room visits for medical crises. Housing is not only the entry to healthcare; *housing is healthcare*.

Research consistently demonstrates that stable housing contributes not only to the physical and emotional health and well-being of people with HIV and AIDS, but also to the community goals of providing health care in an efficient and cost effective manner by reducing hospital emergency room visits and reducing the onset of severe medical complication episodes. In addition, persons with HIV/AIDS who have been chronically homeless, who then receive housing assistance, are almost four times more likely to enter into medical care than those who get case management only and twice as likely to receive appropriate, continuing care². More recent studies document housing as an effective HIV-prevention strategy.³

The cost of housing in Hawaii remain far above the national average and vacancy rates have declined to a 12-year low of 3.5%⁴. Soaring rents and few vacancies made it extremely difficult for low income, disabled persons to locate, secure and maintain housing.

Working with various populations that are increasingly multiply-diagnosed (substance abuse, mental health issues, etc. in addition to HIV/AIDS) presents additional challenges. This, coupled with a tight housing market, makes it challenging at best to help individuals and families identify available units to rent that are within the federally published Fair Market Rents (FMR's). Property values and rents remain extremely high. Landlords continue to set rents at high levels and are apt to seek tenants who have a strong financial history, are employed and do not rely upon public assistance. However, Gregory House Programs has developed a fairly extensive network of landlords, and continues to add to our list of landlords, who have come to recognize the benefits of renting to tenants who are clients of the agency. The supportive services provided by program staff, which include life skills training and conflict resolution, coupled with consistently regular rent payments, provide landlords and tenants alike with much appreciated stability. Program staff has been successful placing clients on more secure rental assistance programs such as Section 8. However, there continues to be a long wait list for Section 8 vouchers.

The nature of the Hawaii housing market requires long-term financial commitments with relatively fixed expenses. Without the supportive services provided by Gregory House Programs (GHP) staff, there is a greater likelihood that clients would have been evicted or otherwise involuntarily exited existing programs. It is important to note that even when supportive services are available at other agencies unconnected to housing, the demand for those services is so great that service providers must triage clients. Clients who are housed are considered low priority and generally do not receive sufficient services from agencies that are not connected to housing. Thus, the services that are typically needed to support stable housing and prevent homelessness are provided by GHP staff.

² October 2000 study by the Mailman School of Public Health at Columbia University and Baily House, Inc.

³ Documented and published by the National AIDS Housing Coalition at the National Housing and HIV/AIDS Research Summit held June 11th and June 12th 2005.

⁴ "Oahu's rising rents smallest in six years", by Andrew Gomes, The Honolulu Advertiser, November 26, 2006

Providing financial assistance alone will not necessarily remove the barriers to permanent, stable housing. Other factors, such as declining health, poor life skills, substance abuse and mental illness are challenges that require considerable staff time. Primary (i.e. GHP staff-provided) supportive services are a significant factor in making stable housing a reality and cannot be underestimated or undervalued. Without these primary supportive services, most clients would not remain housed over the long-term.

Gregory House Programs' mix of programs offers those with the most need access to housing, thereby offering stability - mentally, emotionally, and medically. Without Gregory House Programs, hundreds of persons living with HIV/AIDS would face a hopelessly bleak future of homelessness, recurrent acute illnesses, and possible mortality.

Fiscal and Program Audit

Gregory House Programs has an excellent history of program and fiscal management. Each year the agency undergoes an external independent audit. The audit includes financial and government contract compliance with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement that is applicable to federally funded programs.

Gregory House Programs' most recent Independent Audit was for the fiscal year ending June 30, 2007. There were no audit findings for FY 2007, nor have there been any findings in previous years. Gregory House Programs is proud of this excellent history of good quality program and financial management. This audit was conducted by Nishihama & Kishida, CPAs, Inc.,⁵ Certified Public Accountants, located in Honolulu, Hawaii.

Gregory House Programs has an ongoing strategic planning effort to continue to assess and plan fund development to make advancements to the funding base and revenue stream for the agency. Through this strategic planning process, Gregory House Programs continues to work towards a more diversified revenue generation plan that includes enhancing its fundraisers (such as the annual dinner and auction fundraiser),⁶ applying for private foundation grants and the continued implementation of an expanded direct mail solicitation campaign.

The mail appeal campaign has been expanded from once to twice-a-year mailings: one at mid-year and the other at year-end. Additionally, direct solicitation has been increased from our in-house mail list of about 700 names and addresses by the purchase of an external mail list of households with combined incomes of \$100,000 in selected zip codes on the Island of O'ahu. These combined revenue generating efforts continue to strengthen the long-term financial stability and sustainability of Gregory House Programs.

⁵ Nishihama & Kishida, CPAs, Inc., 1001 Bishop Street, Suite 1700, Honolulu, Hawaii 96813, (808) 524-2255

⁶ Gregory House Programs hosts an annual dinner and auction fundraiser in the fall of each year.

Program Information Accomplishments

Program Highlight

During this fiscal year Gregory House Programs' newest program, a transitional housing program (Community Residential Program), established and implemented in late 2005, has become well established. This program allows Gregory House Programs the opportunity to house individuals that would otherwise go homeless, having no other source or avenue for housing and support services.

The Community Residential Program provided transitional housing to nineteen individuals throughout the year. This program is funded primarily by a U.S. Department of Housing and Urban Development (HUD) grant through their Supportive Housing Program (SHP). One of the HUD SHP requirements is that an individual must be homeless as one of the qualifying criteria to be considered for participation in this program. The Community Residential Program is designed to serve individuals who are homeless, have a history of chronic homelessness, and a history and recurrent challenge with substance abuse and a history of mental health issues.

The Community Residential Program provides the program participants with housing through a group home setting, on-site case management dedicated solely to the participants in this program and direct support services in-home with contracted professionals providing substance abuse relapse prevention, life skills building and group counseling support. Through this program and associated support services, program participants develop the necessary skills and support required to reintegrate back into the community and live independently.

The U.S. Department of Housing and Urban Development (HUD) regulations for Supportive Housing Programs (SHP) specify, for transitional housing, that program participants can participate in a transitional housing program for up to twenty-four months – thus, for the Community Residential Program, program participants can live in the group home for up to twenty-four months prior to transitioning out into the community. Once an individual successfully completes the program and is transitioned to independent living, they are transferred to one of Gregory House Programs' tenant-based rent subsidy programs. HUD requires that all SHP community based organization grantee recipients raise a 25% cash match to the HUD contract funds. Gregory House Programs was successful in raising adequate funds to meet this twenty-five percent cash match through fundraisers, donations, and private foundation grants (a *historical listing of private foundation support for this program is identified on Exhibit B*).

In addition to the highlighted program aforementioned, in FY 2007 Gregory House Programs continued to operate its myriad of complimentary programs, further addressing the housing needs of persons living with HIV/AIDS. This variety of programs, offered through Gregory House Programs' housing programs and support services, creates a continuum of care and homelessness prevention strategy providing stable housing and a safety net to prevent

homelessness. A list and brief description of each of these programs, offered through Gregory House Programs, is outlined in Exhibit A of this annual report.

Community Participation and Advocacy

Gregory House Programs remains as an active participant in local, state, and national boards, advocacy groups, and planning bodies. Gregory House Programs actively participates in the local Continuum of Care process through Partners in Care⁷, a collaborative of housing and supportive service providers whose goal is to address the broad needs of low income, homeless and at-risk of becoming homeless persons in the City & County of Honolulu.

Gregory House Programs actively participates on the Hawaii Statewide HIV Care and Prevention Community Planning Group⁸ (CPG) with its Program Director serving on the CPG and its Executive Director serving as one of the co-chairs of the CPG.

Gregory House Programs, through its Executive Director, plays an active advocacy role at the national level through the National AIDS Housing Coalition⁹ (NAHC) based in Washington, DC through Board membership. Additionally, Gregory House Programs plays an active advocacy role through its Executive Director's membership and participation on the Board of Directors of The AIDS Institute¹⁰ - a national advocacy group.

⁷ Partners In Care (PIC) is a membership organization of homeless services providers, other professionals, units of local and state government, service utilizers, and other community representatives located in Hawai'i. PIC is a coordinating body that develops recommendations for programs and services to fill gaps in the Continuum of Care on the Island of Oahu in Hawaii and provides direction in response to the U.S. Department of Housing and Urban Development's Continuum of Care annual competition for homeless assistance funds. PIC assists in implementing new or expanded programs while preserving effective existing programs.

⁸ The Community Planning Group (CPG) is convened by the Hawaii Department of Health (DOH) to develop a statewide plan and priorities for HIV/AIDS Services and is made up of members from the community from across the state. The CPG, made up of 28 members, meets monthly, working with the DOH - STD/AIDS Prevention Branch to determine priorities for both prevention and care services delivered in the community.

⁹ The National AIDS Housing Coalition (NAHC) was founded in 1994 and its mission includes educating legislators and public policy makers about the need for housing programs that assist persons living with HIV/AIDS and encouraging new initiatives and better coordination between federal agencies, including the US Department of Housing and Urban Development, Health and Human Services and the Veteran's Administration. NAHC is governed by a 22 member Board of Directors. NAHC provides training and education opportunities with other housing developers, providers, and advocates through AIDS Housing Institutes and Workshops at conferences across the country; participating in on-going meetings with the U.S. Department of Housing and Urban Development to ensure AIDS housing issues are a HUD priority; that AIDS housing program are run effectively and efficiently; and that HUD policies are responsive to the needs of persons with AIDS, including those who are homeless, those who are at risk of homelessness, and those who are multiply-diagnosed with HIV/AIDS and mental illness and/or chemical dependency. The Coalition also works to encourage new initiatives and better coordination between federal agencies such as HUD, HHS, and the Veteran's Administration (since many veterans, especially homeless vets, are HIV-infected). Lastly, NAHC works with other local and national advocates to ensure the Administration and Congress recognize the importance of AIDS housing and support AIDS housing programs and policies, through appropriations and authorizations.

¹⁰ The AIDS Institute (TAI) began as a grass roots community advocacy effort in the late 1980s. In 1992, this advocacy network became incorporated as Florida AIDS Action, a nonprofit organization. Over the years, TAI expanded its vision to become a leading national public policy research, advocacy, and education agency with offices in Tampa, and Washington, DC. Affiliated with the Division of Infectious Diseases and Tropical Medicine at the University of South Florida College of Medicine, The AIDS Institute remains focused on HIV/AIDS while incorporating work on related healthcare issues such as Hepatitis, as well as other infectious and chronic diseases.

List of Programs with Brief Description
(Exhibit A)

1. Gregory House/GH (since 1988): Serves homeless adults in a clean and sober setting with a maximum capacity of 11. A transitional housing program, clients may remain at Gregory House for up to two years. Funding sources: State funds – Housing and Community Development Corporation of Hawaii, (HCDCH); federal – a direct grant with the Department of Housing and Urban Development (HUD) – Housing for People with AIDS (HOPWA) under the Special Project of National Significance (SPNS), and private sources.
2. Temporary Shelter Program/TS (since 1989): Provides emergency shelter for up to two weeks statewide at a YMCA, YWCA or economy hotel. The program provides an average of 5 shelters per month. Funding sources: State of Hawaii block-granted federal funds (Ryan White CARE Act, Title II), state funds- POS contract with DOH, and private sources.
3. Emergency Assistance Program (EA) (since 1989): A statewide program providing a one-time per fiscal year emergency grant for rent, mortgage, deposit or utilities. There is an average of 5 emergency grants per month. Funding sources: State of Hawaii block-granted federal funds (Ryan White CARE Act, Title II), state funds- POS contract with DOH, and private sources.
4. Rent Subsidy Program (RS) (since 1989): A statewide, temporary, Tenant-based Rental Assistance program that serves approximately 80 persons and families each month. Funding sources: State of Hawaii block-granted federal funds (Ryan White CARE Act, Title II), state funds- POS contract with DOH, and private sources.
5. Shelter Plus Care Program (S+C) (since 1994): A permanent, Tenant-based Rental Assistance program with coordinated supportive services that serves approximately 35 disabled households of formerly homeless individuals and families per month on Oahu. Funding source: federal: Shelter Plus Care, HUD, through the Housing and Community Development Corporation of Hawaii (HCDCH).
6. Housing Opportunities for People with AIDS (HOPWA C&C) (since 1996): An Oahu Tenant-based Rental Assistance program that serves 35 persons and families monthly. Funding source: Federal: Housing Opportunities for Persons with AIDS- formula (HOPWA-formula), HUD, through the City and County of Honolulu’s Department of Community Services.
7. Scattered-Sites Program (HOPWA SPNS) (since 1997): Provides permanent, Tenant-based Rental Assistance and supportive services on Oahu to approximately 35 persons and families per month. Gregory House and the Scattered-Site program have been designated as a Special Project of National Significance (SPNS), through a HOPWA-competitive grant that was recently renewed through 2006. Funding source: federal: HOPWA-competitive, HUD, direct.
8. Community Housing Services (since 2002): Provides assistance with rental applications, helps locate housing, inspections for decent, safe, and sanitary housing (HQS), assistance with Section 8 applications. Also provides rental resource lists, follow up for clients who require higher levels of support and guidance, referrals to care homes, treatment programs, and other community services. Funding Source: Federal: HOPWA-formula, HUD, through the City and County of Honolulu’s Department of Community Services.
9. Community Residential Assistance Program (CRP) (October 2005): Serves people with HIV/AIDS who are homeless individuals who have had challenges with substance abuse and mental health through a transitional housing program in a group home setting. Supportive services are provide to program participants; mental health counseling, substance abuse treatment, development of daily living skills.

Service Delivery Report Calendar Year 2007

	Gregory House ¹¹	CRP ¹²	HOPWA SPNS ¹³	HOPWA C&C ¹⁴	Shelter + Care (S+C) ¹⁵	Rent Subsidy (RS) ¹⁶	EA ¹⁵	TS ¹⁵	Totals
\$ Amount Spent per Program			\$239,654	\$264,805	\$285,085	\$288,119	\$35,995	\$4,360	\$1,118,018
Number of Clients Served	26	19	31	35	36	88	70	10	315
Oahu	26	19	31	35	36	68	54	10	279
Maui		n/a	n/a	n/a	n/a	10	1	0	11
Hawaii		n/a	n/a	n/a	n/a	6	15	0	21
Kauai		n/a	n/a	n/a	n/a	4	0	0	4
Men	22	16	25	29	32	81	55	9	269
Women	3	1	4	6	4	6	12	1	37
Transgender	1	2	2	0	0	1	3	0	9
Families	n/a	n/a	6	5	9	35	11	1	67
Multiply Diagnosed	17	14	10	10	21	43	22	7	144
Native Hawaiians	5	5	8	8	13	11	11	3	64
Clients Admitted	16	13	4	0	5	11	n/a	n/a	49
Clients Discharged	15	10	2	3	7	10	n/a	n/a	47

Please also refer to Exhibit A on previous page (pg. 8) for list of programs.

45 clients/families were on the wait list as of December 31, 2007. The numbers under each program category represent the number of unduplicated individuals served, however these do not necessarily reflect the entire household. There may be duplication when individuals transfer from one program to the next and also may receive a temporary assistance (TA) or Shelter (TS) assistance grant.

¹¹ Gregory House – transitional housing facility located in Makiki

¹² Community Residential Program – transitional housing program – group homes

¹³ HOPWA SPNS – U.S. Department of Housing and Urban Development – Housing Opportunities for Persons with AIDS (HOPWA) Special Project of National Significance – Direct HUD funding to Gregory House Programs

¹⁴ HOPWA C&C – U.S. Department of Housing and Urban Development – Housing Opportunities for Persons with AIDS (HOPWA) allocation to the City & County of Honolulu, and contracted out to Community Based Organizations

¹⁵ Shelter Plus Care - U.S. Department of Housing and Urban Development Shelter Plus Care funding

¹⁶ Hawaii Department of Health funding contract and federal Ryan White CARE Act funding

¹⁵ Hawaii Department of Health funding contract and federal Ryan White CARE Act funding

¹⁵ Hawaii Department of Health funding contract and federal Ryan White CARE Act funding

Agency Income & Expense Overview

Gregory House Programs
Statement of Activities
For Year Ended June 30, 2007

Revenue

Contract & Grant Income	\$1,895,985
Contributions	\$30,372
Other Income	\$31,632
Fundraising Events	\$39,442
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Total Revenue	\$1,997,431
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Expenses

Program Services	
Housing Assistance & Supportive Services	\$1,935,200
Supporting Services	
Management & General	\$62,702
Fundraising	\$17,577
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Total Expenses	\$2,105,479
	<hr/>
Changes in Net Assets	(\$18,048)
Net Assets at Beginning of Year	\$401,212
Net Assets at End of Year	\$383,164

Private Foundation Grants FY 06

Foundation	Amount	Date
Atherton Family Foundation	\$2,000.00	12/27/2005
Bank of Hawaii Charitable Foundation	\$2,500.00	3/27/2006
Kaiser Foundation	\$2,500.00	9/30/2005
Kosasa Family Foundation	\$10,000.00	6/22/2006
Macy's Passport	\$5,000.00	11/13/2006
Anonymous local donor	\$10,000.00	6/1/2006

Private Foundation Grants FY 07

Foundation	Amount	Date
Atherton Family Foundation (program funds)	\$10,000.00	12/6/2006
G.N. Wilcox Trust	\$15,000.00	12/8/2006
MAC AIDS Fund	\$30,000.00	12/15/2006
Macy's Passport	\$7,000.00	11/27/2007
McInerney Foundation	\$15,000.00	8/3/2006
Unity Church of Hawaii Makana	\$1,250.00	8/16/2006
A & B Foundation	\$7,500.00	4/4/2007
Gannett Foundation	\$6,000.00	4/6/2007
Hawaii Hotel Industry Foundation	\$5,000.00	11/21/2007
Kaiser Permanente Hawaii	\$2,000.00	8/17/2007
Atherton Family Foundation (computer equip)	\$2,000.00	12/5/2007

Government Grants Approved for FY 06 & 07

Foundation	Program	Amount	Award Date
State of Hawaii – Dept of Human Services	State Homeless Shelter Stipend Program	\$70,000	6/8/06
City & County of Honolulu	HOPWA ¹⁷ Allocation	\$308,130	10/4/06
State of Hawaii – Dept of Human Services	Shelter Plus Care	\$349,020	12/14/06
US Dept of Housing & Urban Development	HOPWA ¹⁷ SPNS	\$1,187,034	11/01/06
US Dept of Housing & Urban Development	Supportive Housing Program	\$358,400	2/20/07
Hawaii Department of Health	Infrastructure / Housing 08/07 – 07/09	\$436,928	6/2007

¹⁷ U.S. Department of Housing and Urban Development - (HOPWA) Housing Opportunities for Persons with AIDS

Gregory House Programs Board of Directors

The Gregory House Programs Board of Directors as of June 30, 2007

President

Mr. David Andreoli

General Manager

Banana Republic - Waikiki

Treasurer

Mr. Guy Merola

Vice President, Finance

Commercial Data Systems, Inc.

Secretary

Ms. Akiko Hayashida

Proprietor

KK.H. International, Inc., dba Sure Shot Cafe

Joe Bock

Marketing Director

Go Airlines

Joe O'Mealy

Interim Dean and Professor of English

University of Hawaii – Manoa

Gennitt Simons

Consumer Advocate

Les Ueoka

Legal Council

Hawaiian Telcom

Leighton Yuen

Attorney-at-Law

Goodsill Anderson Quinn & Stifel

Corporate Attorney

Mr. Brian Ezuka

Attorney-at-Law