



Enduring Values

Twenty-five years ago, the founders of Cabrini House went door-to-door in the University of Minnesota neighborhoods, looking for a place to locate a transitional housing program for people who were dealing with homelessness, chemical dependency and mental illness. Their efforts created the first site of Cabrini Partnership at 1025 6th Street SE. Twenty-three people were given dignified housing and the support they needed to stabilize their lives.

Going door-to-door is an unusual way to site a program. This approach, however, exemplified the values of courage, faith and connection that have been with Cabrini Partnership from the start and are still guiding the organization today.

A lot has happened over the ensuing 25 years. Once the transitional housing program was up and running, it soon became clear that many of the residents would need permanent housing. In 2000 Cabrini Partnership, through a HUD (U.S. Department of Housing and Urban Development) Supportive Housing Grant, developed the first of its Permanent Supportive Housing Programs: Cabrini Independent Living Program. Cabrini Partnership developed relationships with landlords in order to rent apartments that were clean and safe in various locations throughout the metro area. The program also provided equally important support services to help the 20 residents be good tenants and prepared them to take steps to long-term stability.

In the fall of 2007, Cabrini Partnership took another significant step to serve more homeless individuals. In a joint venture with Project for Pride in Living, we broke ground to build 85 new apartments in the southeast Como neighborhood of Minneapolis. Over the next two years we welcomed home 20 adults to Charlotte and Brook Commons. This began their journeys toward hope, dignity and self-reliance.

As the programs and connections to other partners expanded, Cabrini House changed its name to Cabrini Partnership to reflect that serving our clients requires aligning our strengths with those of other organizations. We collaborate with The State of Minnesota Business Plan to End Homelessness, Heading Home Hennepin, MN Department of Human Services, Hennepin County Housing First Program, HUD, Hennepin County Continuum of Care, other nonprofits and faith-based communities to end homelessness. Cabrini Partnership is also the

service provider for long-term homeless adults for Hope Community. These relationships allow us to offer the wide variety of services that lead to positive and durable outcomes.

The downturn in the economy brought new challenges for the organization and our residents. It appears these challenges will last a significant period of time, affecting job prospects for our residents and the capacity of our donors to be generous in providing financial support. The very likely cuts in government funding are also troubling. These are difficult times. Yet, we continue to see our residents stabilized in housing. Some are able to earn an income which allows them to move from a subsidized apartment to paying their own rent and other living expenses. Residents continue to obtain GEDs, hold part-time jobs, volunteer and reunite with family and friends. Our residents teach us every day how to accept challenges, and they make us keenly aware that even in tough times much can be achieved, especially with faith and hope.

Cabrini Partnership will continue to be guided by its commitment to offer hope and dignity to its residents and to promote self-reliance. Services will continue to be offered with respect, compassion and accountability. These qualities led Cabrini Partnership to become what it is today and will be the hallmark of what it will be tomorrow. As long as these values are in place, Cabrini Partnership will pursue its mission of providing housing and services to support homeless adults with mental illness and chemical dependency to strengthen their lives, families and community.

We are committed to delivering services for our residents that are reflective of our core values: accountability, compassion, community-building, courage, dignity, faith and respect. When challenging choices must be made, the needs of our residents will be our first priority, viewed through the lens of our mission and core values. At the same time, we will remain vigilant in our stewardship of resources. Each contribution from our donors is greatly appreciated. Each donation makes a difference in the lives of Cabrini Partnership residents. We look forward to charting the course for the next 25 years with you and all our partners.



Mary Morris

**Mary Morris,
Executive Director**

Bruce Koehn

**Bruce Koehn,
Chair of the Board of Directors**

Cabrini Partnership Celebrates 25 Years



Reflecting on the Past, Looking to the Future

Snippets from Historical Documents

1987 letter to St. Paul/Minneapolis Family Housing Fund describing Cabrini for consideration of a loan to acquire transitional house:

"...a cooperative living community where men and women find the encouragement, support and resources to begin rebuilding lives fractured by the harsh and complex realities of being homeless....In its first year of existence, 23% of Cabrini residents secured employment...four residents have earned their high school diplomas...and several others have begun to prepare for the final examinations."

Client testimonials from over the years:

"Just because it is frightening to change, it doesn't mean you can't do it." -CK

"...There was a real, genuine community at Cabrini House...there was always someone around to talk with...a wonderful, safe place..." -JVS

"This place gave me time. I learned that I don't need to be a victim." -M

"It was a chance for me to put things back together. Without the encouragement and support of people at Mother Cabrini House, I don't know if I would have made it." -L

From August/September 1992 *Transitional Times Newsletter*:

"Dignity, hope, responsibility, self-respect and enthusiasm for life—this is what Mother Cabrini House is about. The women and men who live at Cabrini House are truly profiles of courage as they rebuild their lives and work to achieve their goals and become contributing members of the community." -Kathleen Jefferson, executive director from 1991 to 1993

"Looking back I realize now just how beneficial living at Cabrini House was. I regained my independence and the ability to make decisions for myself. I learned to trust in others again. I remembered how to care for someone else and how it felt when someone cared about me." -MR

"When she arrived, P—— said that she felt Cabrini's home-like atmosphere immediately. P——'s goals included working at reestablishing her relationship with her daughter and her grandchildren, working part-time and finding an independent living situation. 'Cabrini House and the staff virtually saved my life'" -P

Excerpt from a 1996 grant proposal:

"Cabrini House strives to empower residents seeking the dignity of economic independence and the skills, confidence and opportunity to achieve it....Finding safe, affordable housing for residents as they leave continues to be a challenge.... The residents' incredible resilience, determination and ability to strive toward health is truly amazing. Cabrini House focuses on assisting residents to develop strengths, positive relationships and support systems that they can maintain."

Milestones

- 1985 ● September 1985: Cabrini Haus opens transitional house
- 1990 ● May 2000: Begin Permanent Supportive Housing Program funded by a HUD grant allowing 20 homeless individuals to move into scattered site apartments
- 1995 ● December 2006: Move first six long-term homeless individuals into permanent supportive housing funded by Hennepin County Housing First initiative
- 2000 ● September 2007: Groundbreaking for joint venture development with Project for Pride in Living
- 2005 ● June 2009: Eighty-five new units of affordable and subsidized housing completed, including apartments for 20 in Cabrini Partnership's Permanent Supportive Housing Program
- 2010 ● August 2009: Cabrini Partnership initiates employment/learning program for residents
- 2010 ● June 2010: Cabrini Partnership serves largest number ever—212 individuals who had been homeless—during fiscal year 2010

Voices and Faces of Cabrini Partnership

These stories were abridged for space. Please visit www.CabriniPartnership.org for the full stories.



Sylvia Lapakko, Staff Member

I started to work at Cabrini Partnership in 1999 as a volunteer. That Christmas the bookkeeper was injured, and I was asked to fill in. I am still “filling in.”

Cabrini Partnership has been a learning experience. My idea of the homeless was the guy under the bridge. Meeting the people living at Cabrini Partnership was an incredible eye-opener. The reasons they were

homeless were things that could happen to anyone. These were people who proved that the old saying “there for the grace of God go I” is so true.

I am often asked why I drive more than a half-hour one way to work at a part-time job. It is because of the people—staff and clients.



Sam, Cabrini Partnership Client

Sam began work as a caretaker for a multi-unit building last month. “Cabrini Partnership is the best place in the Twin Cities for what it does. It’s a great place to start over, make a plan and pursue it.”

Sam was a resident of both the transitional and supportive housing programs previously. But stability was hard to hold onto; a sense of isolation took over, and he struggled with his mental and chemical health. Sam sought another chance with Cabrini Partnership. “I was really thankful to get back in Cabrini Partnership and start over. It gave me

just a flicker of hope.” Starting over for Sam meant enrolling in the custodial maintenance program at Minnesota Resource Center. Upon graduation, he successfully completed state licensing exams that gave him the credentials he needed to find a job in building maintenance.

Living in Cabrini Partnership’s transitional housing has been a good environment for preparing Sam to work with a large number of tenants and the building’s managing board. “Most confident—best I’ve felt—in ten years. I’m really ready.”



Bruce Koehn, Chair, Board of Directors

“Why don’t they pick themselves up by their bootstraps?” I remember this often-used phrase when homeless families and individuals would use our church basement for shelter during the cold months. Over the subsequent 25 years since Cabrini opened, I’ve gone through a conversion of thinking as I learned more about the issues surrounding homelessness.

I tell this story because many people who are not personally touched by homelessness have similar feelings to what I experienced in 1983. They see homelessness through the lens of beggars on the street and think only of the added burden on the community. What we now know through studies

and research is that ignoring the problem makes the burden on society worse, not to mention the tragedy to the individuals and their families.

Today, I am more encouraged than ever that chronic homelessness can be beat. Heading Home Hennepin, which is Hennepin County’s initiative to eliminate homelessness in ten years, is part of a larger national effort to place individuals and families who are homeless in housing with supportive services. The supportive services are the “difference makers” and here at Cabrini Partnership we’ve become effective at the delivery of those supportive services.



Julie Ortiz, Case Manager

When I came to work for Cabrini Partnership

12 years ago, it was because I wanted to be a part of seeing positive outcomes in people's lives. I'd worked in shelters for a long time and seen the cycle of homelessness and detox repeated for many individuals. At Cabrini, I could see that residents were getting healthy, learning to stay sober and becoming stable. Residents had goals, and there were expectations of making progress toward those goals.

Ten years ago Cabrini Partnership was the first organization in Minnesota to undertake a new program funded by HUD, Cabrini Independent Living Program (CILP), which provides permanent

supportive apartments to residents moving out of the transitional house. I've been able to participate in Cabrini Partnership's growth by helping with CILP and now as a case manager in our permanent supportive housing program.

Our approach is to be there for them. Good times or bad times. We don't judge. We truly believe in them. We're true to our mission—being compassionate, kind, giving and going above and beyond. I just got a letter from a woman who was a resident in 1999. She's stayed sober and stable for years; she got a college education and is a homeowner now. She is proof Cabrini Partnership works.



Steve, Cabrini Partnership Client

Cabrini Partnership has had a huge impact

on me as a 55-year-old disabled gay man during the past 11 years of my sobriety. The Cabrini Independent Living Program has provided me with an affordable HUD apartment for nearly 10 years now. This allows me to live in a secure home, access

medical and mental health supports, and gain from Cabrini Partnership through my case manager. I feel a great deal of gratitude for, and a wonderful sense of community with, Cabrini Partnership. I hope that the next 25 years are as fruitful and prolific. Congratulations and thanks!



James Toscano, Past Board Member

In the early 1980s, Hennepin County asked

churches to provide shelters to take in homeless individuals. St. Frances Cabrini was one such church. James Toscano and his wife Sharon volunteered by picking up and doing the laundry of those staying in the church's shelter. Jim and Sharon were also original incorporators of Mother Cabrini Haus, as Cabrini Partnership was first called. He was president of the board in 1985 when Cabrini purchased and renovated an old fraternity house in the area near the University of Minnesota to begin providing transitional housing to 25 homeless single men and women.

"We'll have these individuals up and out within six months," Jim can recall saying. He was convinced that Cabrini had the right model for those who were suffering with mental illness and chemical dependency. Along with the professional staff, a large community of volunteers supported the residents. Every board member had a resident that he or she mentored. From that experience, Jim learned quickly the depth and breadth and intensity of what the residents were facing and how, when things went wrong, they could keep going wrong.



Matt Martin, Board Member

I first became involved with Cabrini Partnership

through fellow board member Bev Caruso. Expanding the scope of my knowledge about the work of Cabrini Partnership has been one of the great personal benefits of my involvement with the board. But the most impressive experiences stem from the clients. Hearing the personal stories of these amazing individuals—filled with great triumphs and (more often) small but persistent achievements—and the pivotal role that Cabrini Partnership played in their

life, well, it's both humbling and inspiring. Cabrini Partnership has taken many people from the depths of despair and given them the tools to rebuild themselves—to regain control of their lives.

My hope for Cabrini Partnership is that it can continue to give our clients these tools and that it will be able to expand the number of people that will have access to the service that Cabrini Partnership provides. I invite you to tell a friend about Cabrini Partnership today.

Mission

Cabrini Partnership provides housing and services to support homeless adults with mental illness and chemical dependency to strengthen their lives, families and community.

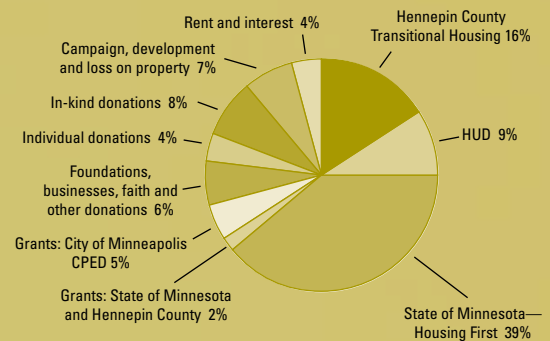
Cabrini Partnership Values

Accountability, compassion, connection, courage, dignity, faith, respect

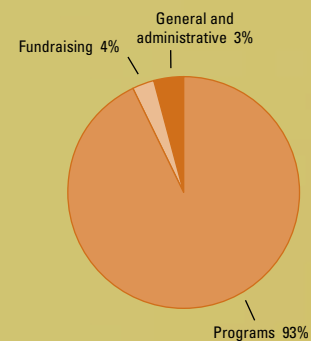
Statement of Activities Year Ended June 30, 2010

| | Total | Unrestricted | Temporarily Restricted | Property and Equipment |
|--|--------------------|--------------------|------------------------|------------------------|
| REVENUE | | | | |
| Government Agencies | | | | |
| Room and Board—Hennepin County | \$413,058 | \$413,058 | — | — |
| State of Minnesota | \$34,387 | — | \$34,387 | — |
| HUD | \$252,166 | — | \$252,166 | — |
| State of Minnesota—Housing First | \$1,023,001 | — | \$1,023,001 | — |
| Hennepin Co.—SHIF Funding | \$18,750 | — | \$18,750 | — |
| City of Minneapolis—CPED Grant | \$120,000 | — | \$120,000 | — |
| Total Government Support | \$1,861,362 | \$413,058 | \$1,448,304 | — |
| Public Support | | | | |
| Foundations, Corporations | \$119,935 | \$119,935 | — | — |
| Faith-based Organizations | \$26,429 | \$26,429 | — | — |
| Individual Donations | \$107,441 | \$107,441 | — | — |
| Food Donations | \$109,290 | \$109,290 | — | — |
| In-kind Donations | \$114,472 | — | — | — |
| Capital Campaign Donations | \$26,760 | — | \$26,760 | — |
| Other Donation | \$5,130 | \$5,130 | — | — |
| Total Public Support | \$509,457 | \$482,697 | \$26,760 | — |
| Other | | | | |
| Loss on Disposal | (\$1,037) | (\$1,037) | — | — |
| Rent Revenue | \$60,418 | \$16,433 | \$43,985 | — |
| Development Fee | \$158,750 | \$158,750 | — | — |
| Investment Income | \$40,570 | \$10,570 | — | \$30,000 |
| Total Revenue | \$2,629,520 | \$1,080,471 | \$1,519,049 | \$30,000 |
| EXPENSES | | | | |
| Functional Expenses | | | | |
| Programs | \$2,270,234 | \$2,240,234 | — | \$30,000 |
| General and Administrative | \$69,795 | \$69,795 | — | — |
| Fundraising | \$99,181 | \$99,181 | — | — |
| Total Functional Expenses | \$2,439,210 | \$2,409,210 | — | \$30,000 |
| Excess Revenue Over (Under) Functional Expenses Before Depreciation and Restrictions Satisfied by Payments | \$190,310 | (\$1,328,739) | \$1,519,049 | — |
| Depreciation | \$47,640 | — | — | \$47,640 |
| Restrictions Satisfied by Payments | — | \$1,729,649 | (\$1,729,649) | — |
| Total Excess Revenue Over (Under) Functional Expenses | \$142,670 | \$400,910 | (\$210,600) | (\$47,640) |

REVENUE



EXPENSES



| GOAL | OUTCOME | BENCH-MARK |
|---|---------|------------|
| Number of individuals served FY 2010 | 212 | 200 |
| Achieve housing stability | 84% | 75% |
| Obtain furnishings for apartment within one month | 94% | 60% |
| Improve employability/pursuing education | 47% | 50% |
| Increase income from employment | 26% | 20% |
| Maintain stable mental health | 95% | 60% |
| Maintain sobriety/reduce use | 92% | 60% |
| Regain independent living skills | 75% | 72% |
| Volunteering | 54% | 30% |
| Reunited with family | 44% | 70% |

Goals and Outcomes

Beyond Housing

Over the last 10 to 15 years, those working to end homelessness came to understand that if we were ever going to effectively support homeless individuals we must first find them a permanent place to live. Knowing where you are going to sleep each night and where you can shower and eat each day is the first step in regaining human dignity and stability.

When we present our outcomes for the year, the numbers represent memories of people and their stories of hardship, strength, desire and determination. The outcomes also help us to recognize how grateful we are for our staff of case managers, employment and training, program assistants and volunteers. They have found resources and have reinforced that individual dreams can be met once housing is stabilized.

Another element is access to education, whether GEDs to post-secondary schooling. Regaining independent living skills, volunteering in the community and reunification with families are also pieces of restoring lives. When you can respond to these and other needs, stabilized housing can be achieved, hope restored, individual potentials energized and larger community strengthened.

New Goals Achieved in 2010

1. Conduct structured opportunities to build community.

The importance of being a member of a community is part of our human experience. As a result, establishing and planning for community building became a new and important goal.

- We organize monthly community-building activities around multi-cultural themes.
- A support group for men with depression is led by a mental health professional.
- An empowerment seminar for women is facilitated by volunteers.

2. Implement comprehensive education and supported employment program.

Education is a form of human empowerment and having a job is more than a paycheck. These are opportunities for self-realization, self-sufficiency, responsibility and contribution, all of which strengthen the individual and the community.

- Volunteer tutors provide weekly GED preparation.
- A volunteer instructor offers weekly computer basics classes.
- A food nutrition class is led by University of Minnesota Extension.
- A budgeting and financial literacy class is led by University of Minnesota Extension.
- During 2010, nearly 100 volunteers gave 3,471 hours of service—equivalent to 1 2/3 full-time staff.

3. Advocate on issues of importance to clients.

Often the problems that are faced by the homeless and under-privileged are due to weak or the lack of public policy. Charity and advocacy must walk hand-in-hand if we are going to end homelessness.

- We collaborated with broad coalitions and clients in legislative efforts to save GAMC (General Assistance Medical Care).

A Dream Come True



Joanie only read the first few words of the email. “The Committee is happy to announce...” She realized she had been selected as one of a few undergraduate students for the bachelor of fine arts program at the University of Minnesota. The process is rigorous. She had to submit a portfolio with 10 to 12 works of art. She was required to obtain recommendations from two professors—she had three. In her artist’s statement she wrote, “I wonder what would happen if you took addicts or alcoholics or folks bound for jail and intervened with art instead. Would they use less? Be less likely to repeat their offenses? I just wonder...and would like to find out.”

Joanie has been a member of the Cabrini Partnership community for a few years. She has wrestled with her own addictions and mental health. Her art has been an outlet as well as her passion. Earlier this year her work was displayed at a gallery, an early recognition of her talent. The BFA program means Joanie will take additional studio classes as well as have studio space at school. She’ll have a senior show, a mentor in the program and meet regularly with other BFA students.

“I feel a responsibility to those professors who recommended me. This program has been a dream of mine for so long, I feel so privileged, so incredibly blessed.”

We look forward to celebrating with her when her senior show opens. And recognizing how she persevered to get there.

Forever Donors

Looking at a list of donors from the early beginnings of Cabrini Partnership reveals many familiar names. In fact, more than 100 donors have given faithfully to sustain our work over its 25-year history. The list also includes a number of faith communities, foundations and companies who have given “forever.” Those who invested in our mission and clients at the beginning are still investing today. Without them—and every donor past and present—we couldn’t have encouraged the nearly 2,000 individuals who turned to Cabrini Partnership in their journey out of homelessness.

Donors and Volunteers

You make a difference in the lives of our residents. Thank you.

Volunteers

America Reads
Leon F. & Jewel C. Axtman
Leon E. & Nancy M. Beck
LouAnn Belden
Mike Bernard
Denise Cassidy
Shantaeya Christianson
Tom Dahill
Jonathan Dexter
Alice Evenson
Family Fest
Cecily Parker Geyelin
Justina Grijalva
Julia Hanson
Jason Inskoop
Interior design students of Dakota
County Technical College
Nicole Johnson
Kendra Jones
Drew Kelly
Pamela Kelly
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Sonya Jarosh

Helen & Thomas L. Jirak
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Korean Service Center
Sylvia Lapakko
Mary Levi
Bob Smith & Chris MacKenzie
John & Jolene Madden
Googs Mingo
Minneapolis Urban League
Minnesota Timberwolves
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Mother Earth Gardens
Ordway Center
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Our Lady of Lourdes Church
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Mary Morris
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from Mary H. Morris
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Nora Wagner
from Bill & Joan Thompson
Connie Willwerschied
from Kathleen & Tom Giguere

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Atonement Lutheran Church
Bethel Evangelical Lutheran Church
Church of St. Edward
Church of St. Frances Cabrini
Guardian Angels Catholic Church
Our Lady of Lourdes Church
Pax Christi Catholic Community
Sisters of Providence
St. Boniface Catholic Church
St. John the Evangelist of Little Canada
St. Pascal Baylon
St. Stanislaus
Wayzata Community Church

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“Leading the Way Home” Achieved

In 2006 Cabrini Partnership seized the opportunity to create an innovative housing complex in the Como neighborhood of Minneapolis. It entered a joint venture with Project for Pride in Living (PPL) to build affordable housing in an economically integrated neighborhood. Shortly thereafter, the board of directors launched its first ever capital campaign, known as Leading the Way Home, with a goal of securing \$1.3 million. The campaign had three elements:

- Double the number of permanent supportive housing units by constructing two buildings with PPL that would allow 20 new residents to be welcomed into a safe and comfortable home with nearby offices where supportive services and community areas for gatherings and classes would be easily accessible.
- Sustain the commitment to the transitional house with renovations and quality of life improvements.
- Lessen the organization’s vulnerability to funding losses by creating a modest operating reserve.

The response from individuals and foundations was enthusiastic and generous with \$1.492 million pledged or contributed through year-end 2010. Those dollars enabled significant growth in the number of individuals Cabrini Partnership is serving and fortified clients’ efforts to regain hope, dignity and self reliance.

Specific achievements of Leading the Way Home:

- In partnership with PPL, and with more than \$19 million in public funding, 85 units of affordable housing were constructed in two buildings: Charlotte Commons and Brook Commons near Van Cleve Park. Additionally, five townhomes were built by Habitat for Humanity.
- Twenty residents were welcomed home to new Cabrini Partnership supportive housing apartments and given decorating assistance by volunteers from Dakota County Technical College’s interior design program.
- Case managers along with administrative staff moved into new offices in Brook Commons.
- A Community and Learning Resource Center opened in Brook Commons and is shared with PPL for classes and group meetings, staff workshops and community-building activities for Cabrini Partnership clients. It is also used for after-school and community events for tenants in both buildings.
- An Employment Resource Center was opened in Brook Commons to support clients undertaking job searches and getting ready for jobs.
- We expanded the supportive housing program from 20 participants to 150 this past fiscal year using start-up dollars.
- We renovated the transitional house, including boosting energy efficiency and water conservation. The interior received a fresh coat of paint, and new flooring was installed. Furnishings in the dining room, living room and bedrooms were replaced. Bachman’s donated materials and support to redesign the landscaping around the house.
- A Job Resource Center was set up in the transitional house, which gives residents access to computers for homework, job searches and résumés.
- A reserve equal to two months’ operating expenses was established.

The People of Cabrini Partnership



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Little House Creating Home

“We got a new doll house, so we didn’t need our old one anymore.”

With that statement, seven-year-old Morgan Welch summed up how a long-retired doll house, two generous young girls, the carpentry skills of a grandfather, plus the eagle eye of a grandmother came together to help an important cause.

Last spring Morgan and her sister, five-year-old Maria, lent the old doll house to their friend and Cabrini Partnership board member, Mary Ellen Hennen. She used it for a display at a breakfast benefiting Cabrini Partnership. At the breakfast Mary Ellen noticed Gertrude “Googs” Mingo carefully checking out the doll house. The makeshift curtains and quick paint job that made it presentable for the breakfast didn’t hide the fact that it needed some loving care. Googs knew just the person to do that—her husband, Pat, a talented fixer-upper.

Over the years, they have found old doll houses, refurbished them and then auctioned them off to benefit various charities. So when Googs saw this one, she thought “What better way to help an organization whose work we truly admire? And we’ll make some child very happy.” Recently, Morgan and Maria got their first look at their old doll house.

“It’s so beautiful,” Morgan said. “And now it’s white and has a green roof. It used to have a blue roof.”

The girls, daughters of Dennis and Lisa, attend St. Thomas More School in St. Paul. The Mingos are long time donors to Cabrini Partnership who live in Highland Park and attend St. Frances Cabrini Church. They were members of the parish 25 years ago when the parish started a homeless shelter in its basement.

“The creativity of our donors never ceases to amaze me,” said Mary Morris, executive director of Cabrini Partnership. “The many ways people come together to help Cabrini Partnership makes a big difference. The long standing generosity of members of St. Frances Cabrini Church is one of the things that have made it possible for Cabrini Partnership to help so many people over the years.”

Maria’s thoughts on the new house: “I like the kitchen best. It’s pink. Pink is my favorite color.”

The parish will donate proceeds from a fundraiser as part of the 25th anniversary celebration of the good work that started in the church basement all those years ago.