



**DOORWAYS**  
HOPE LIVES HERE

# FY 2022 IMPACT REPORT

July 1, 2021, to June 30, 2022

NEW AGENCY ADDRESS:  
1101 North Jefferson Avenue | St. Louis MO | 63106

*MISSION STATEMENT: DOORWAYS is an interfaith nonprofit organization that provides housing and related supportive services to improve quality of life and health outcomes for people affected by HIV.*

## JEFFERSON AVENUE CAMPUS FY2022 CONSTRUCTION LEADS TO GRAND OPENING OCTOBER 19, 2022



HIV remains an epidemic among the poor. Nationally, the number of people with HIV who are retained in care and achieving undetectable status has been stagnating over the years. This may be due to the decreasing effectiveness of referring clients to providers scattered throughout the city. Growing numbers of clients are unable to manage their daily activities of living due to mental health and substance use challenges, leading to deteriorating individual health and a steady number of new cases of HIV in the community. In response, in 2017, DOORWAYS launched a campaign to build a campus to offer a pioneering model of care by co-locating housing with 360 degrees of services -- removing access and navigation barriers. The project broke ground in FY2021 and made tremendous progress in FY2022, with a grand opening held October 19, 2022. Photos and lists of campaign leadership and donors are provided on pages 4-6. (Please note, Annual Fund donors are listed on the one-page insert with this report.)



The standing-room-only Grand Opening Ceremony for the DOORWAYS Jefferson Avenue Campus welcomed over 230 guests. The event included thanks to all who played a role in making the expansion a reality, comments by key partners, a ribbon cutting, tours, and a celebratory reception.



## HOUSING PROGRAMS

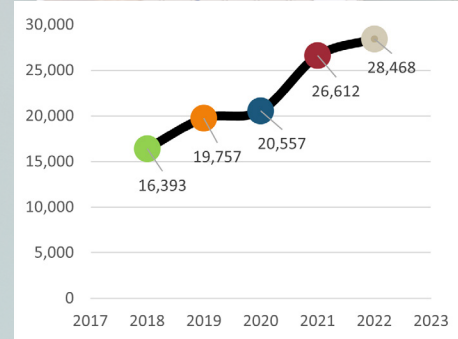
### Cooper House

- A 36-bed assistive living facility serving our most frail and ill clients, Cooper House served 40 people in FY2022 through supportive housing combined with nursing, nutrition, counseling, and social services.
- 87% of the clients were male and 58% were over the age of 50.

### Emergency Housing

- This program provided 28,468 nights of housing to 462 unduplicated people in Missouri and Illinois in FY2022. 80% of those housed were clients. Of the remaining 20%, nearly half were under the age of 18.
- The number of nights provided in FY2022 reached a new high, increasing 7% over FY2021—which had also achieved a record high from all prior years (see chart to right).

# of Nights of Emergency Housing 5 Year Trend



### JUMPSTART

- Serving 18 families at a time, Jumpstart housed 66 people in FY2022, all households with young children experiencing housing crisis. Primarily single parent families, 57% of the residents were under the age of 18.
- Jumpstart accelerates housing stability with intensive support to increase financial independence leading to permanent housing.

### RESIDENTIAL

- Through six buildings, this program offers 103 units of permanent housing to individuals as well as families with children with several three and four bedroom units, uncommon in the City of St. Louis.
- We housed 207 people in FY2022: 112 clients (54%), 24 other adults (12%), and 71 children (34%).
- The program sponsored a successful summer camp and after-school activity program for the children.

### OWN HOME SUBSIDIES

- The DOORWAYS Own Home Program prevents homelessness for clients living in their own accommodations but in need of temporary financial assistance. In FY2022, we assisted 1,400 households with 2,048 people living in Missouri and Illinois.
- \$3.7 million in subsidy assistance was distributed in FY2022, down 14% from the prior year record high of \$4.3 million. This decrease was expected as the economy regained some economic stability as COVID-related restrictions diminished.

**\$3.7M**

### OUTSTATE SUBSIDIES

- 271 people living in rural Missouri and Illinois received subsidy assistance totaling \$621,118—a 39% increase over last year.
- The total people served included 184 clients and 87 family members.

Disbursements  
Increased

**39%**

## EMPOWERMENT PROGRAMS

DOORWAYS clients experience multiple life-limiting challenges: homelessness, illness from HIV and other chronic illnesses associated with deprivation, the effects of a legacy of poverty (substandard education, lack of job skills, inexperience with instrumental activities of daily living, unstable housing, etc.), with increasing numbers battling substance use and mental health conditions.

As the number of burdens carried by an individual increases, addressing their challenges singularly and sequentially is fundamentally ineffective, as progress in one area delays progress in another.

That is why DOORWAYS works to concurrently strengthen the environments that support improved health and the opportunity to advance towards a more independent life. In addition to housing, we offer one-to-one care coordination, social activities, self-development and skills-building programs, plus behavioral health services and employment assistance, further discussed below.



### Employment

In FY2022, 200 people were enrolled in the DOORWAYS Employment Program. Their status spanned from the introductory phase to the active job search phase. Of those seeking employment, 42 acquired jobs.

As part of the housing and program expansion, a second employment staff member has been added. Already 37 people have acquired jobs even though we are not yet half way through FY2023, indicating we will exceed the FY2022 numbers this year.

Of the 200 clients enrolled in the employment program, 90% reported income below 50% of the Area Median Income. 73% were age 25-49. 73% were male. 87% were Black.

**42**  
Jobs Secured

### TREASURY DISBURSEMENTS

Due to our reputation for efficiently distributing funding to support people threatened by housing instability, DOORWAYS was asked to manage the distribution of Missouri State Emergency Rental Assistance Program (ERAP) funds to people in St. Louis City and County disproportionately affected by COVID-19 and at risk of homelessness. This was the agency's first effort assisting people who are not HIV positive. During 2022, we distributed \$1 million in rent and utility assistance to 200 households with 322 occupants. The team also served as advocates for the clients to avoid eviction, once the pandemic eviction moratorium was lifted. DOORWAYS provided paperwork to the courts as proof that the ERAP participants were no longer in arrears and could not be evicted. The team received praise for the high volume of distributions and for their concern for the welfare of each participant. The agency was honored to be asked to provide this service.

### Behavioral Health

DOORWAYS offers the CONSTELLATION program for group therapy and the SHINE program for individual therapy. In FY2022, Constellation provided 369 services to 35 people and SHINE provided 1,488 services to

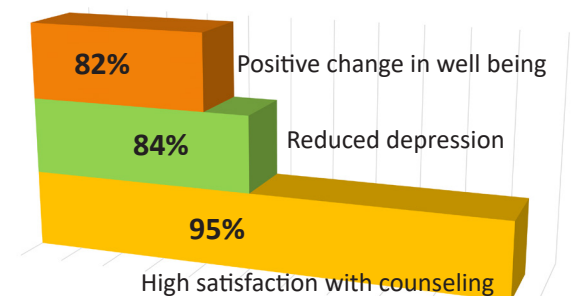


71 people. Additionally, program care coordinators conducted 333 client screenings at intake, reaching 2,190 services to 106 people.

In FY22, of clients assessed, 95% reported high satisfaction with individual therapy sessions. Of those who completed formal assessments related to their well-being, 82% of clients reported a positive change. Of those who reported this positive change, assessments indicated a significant increase in their overall well-being from the start of therapy services to their most recent session. The well-being assessment measures how clients are feeling about themselves, interpersonal relationships, socialization, and life. Of those who completed formal assessments related to depression, 84% reported a positive change. Of those who reported this positive change, assessments also identified a trend towards decreased in depressive symptoms.

**2,190**  
Services to 106 People

### Behavioral Health Client Reporting





CAPITAL CAMPAIGN COMES TO A CLOSE AS JEFFERSON AVENUE CAMPUS OPENS OCTOBER 19, 2022

Thank you to everyone who supported our inspired dream to design and build a place where people affected by HIV can live, heal, and begin their journey to achieving their best life, surrounded by support and services. Pages 4-6 list donors and leadership to whom we are very grateful.

We also thank city and state government officials and offices, Advantage Capital, Busey Bank, Vatterott Properties, and MSD. Each played an instrumental role in advancing this process. We appreciate everyone who helped propel our expansion to a successful finish --clearly another victory in the fight to end HIV.

Campaign Dates:  
2017-2022

Total Campaign Revenue:  
\$40,000,000

DONOR LIST

\$1 million and up

Anonymous  
J. E. and L. E. Mabee Foundation  
Missouri Foundation for Health  
Missouri Housing Development  
Commission  
St. Louis Affordable Housing  
Commission  
St. Louis Community Development  
Administration  
St. Louis Development Corporation  
with the City of St. Louis  
U.S. Department of Housing &  
Urban Development

\$500,000 - \$999,999

Federal Home Loan Bank of Des  
Moines  
Richard Frimel and Gary Werths

\$100,000 - \$499,999

The Foundation for Barnes-  
Jewish Hospital  
The Dana Brown Charitable Trust  
Centene Charitable Foundation  
Evelyn and Lou Cohen  
Emerson Charitable Trust  
Enterprise Holdings Foundation  
G.F. Holdings, in memory of  
Joseph Giudici  
James H. Hinrichs, M.D. and Mary  
Lou Blackhurst-Hinrichs  
Jonah Houts  
William A. Kerr Foundation  
Diane Gershman Levine  
St. Louis Mental Health Board  
Mary and Steven Schoolman  
Trio Foundation of St. Louis  
Vivent Health  
Tom and Carol Voss

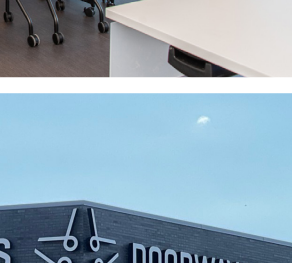
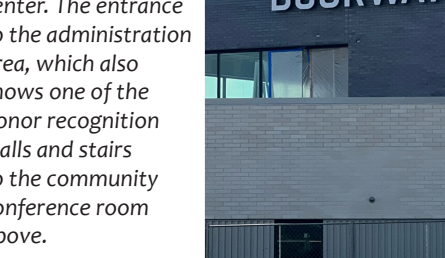
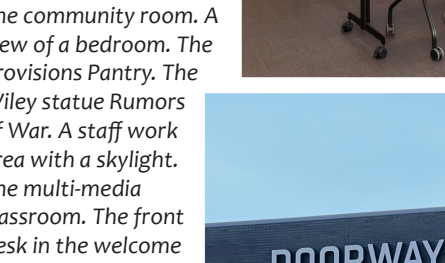
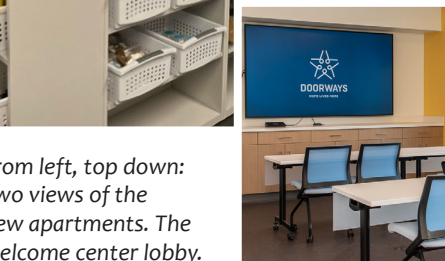
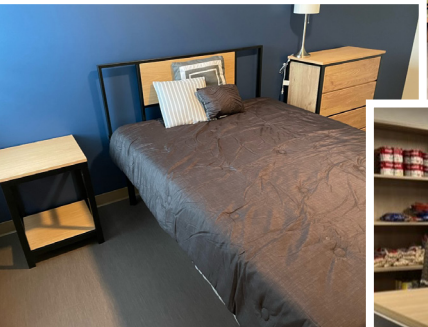
\$50,000 - \$99,000

Marilyn and John Beatty  
BJC HealthCare  
Terry Crow  
Craig Albrecht and Jennifer  
Ehlen-Albrecht  
Ed Giganti  
Jay Joern, D.D.S.  
Sarah and Jay Moore, M.D.  
Melanie and Ben Schmickle  
Keith Thompson and Don Foster  
Paul A. Williams, M.D. and Rudi  
J. Bertrand  
Herbert A. and Adrian W.  
Woods Foundation, Bank  
of America, N.A., Trustee

\$20,000 - \$49,999

Ameren Corporation  
Charitable Trust  
Sigmond and Marie P. Baer  
Charitable Trust  
Michael Brave  
Cardinals Care  
The Hon. Rosemary Denson and  
Susan Kohl, Ph.D.  
Bob Eigenrauch  
Edward Jones  
Kelly and Mark Hewlett  
Carole and David Hunt  
Ron Jagels and Timothy Bahr  
Opal M. Jones

Karen Kalish  
Mark R. Kalk and Mark C. Lammert  
Daniel O'Brien  
Dr. Richard and Christine Pennell  
Gene Pulliam and David Clare  
Steven M. Scott Tim and Julie Stern  
John Forti and John Sweet  
Phillip G. Zinser, M.D.



\$5,000 - \$19,999

Berra Family Charitable Foundation  
Gayle A. Birdsong Memorial Fund  
Mr. and Mrs. Andrew J. Condie  
Dyer Family  
Alan Easton  
David Echele  
Steve and Kathy Eiser  
Steven Goldberg and JD Brooks  
Barry M. Hollander, Esq.  
Rev. Mark Kozielec and Charles J.  
Doyle III  
Thomas D. Kraatz  
Sandra and Bruce Meadows  
Marjorie Melton and Michael Smith  
Justin and Angela Meyer  
Rev. Dr. Jeff and Susan Moore  
Gary M. Mudd and Robert K. Massie  
Brooke and Anne Myers  
Sue and Tony Potts  
Keith Price  
Patrice Pye, PhD  
Dale and Robert Schreiber  
Ray Simon and Mel Pashea  
Morton Singer, M.D. and Mark  
Schaefering  
Jim Kemp and Michael Slawin  
Stenberg Family Foundation,  
Jewish Federation of St. Louis  
Tim Stanfield and Steven Bott  
Linda and Pete Werner  
Rev. Kathleen Wilder

\$1,000 - \$4,999

Dianna and Julius Joe Adorjan  
Mary Beth Anderson  
Susan E. Block and Frieda Smith  
Buff Buffkin & Donn Kleinschmidt, M.D.  
Jim and Karen Carpentier  
Central Bank of St. Louis  
Anthony and Leslie Corey  
Jerry Dickneite and Chris Brockmeier  
Kevin and Joan Finder  
Rick G'Sell  
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Patti Kelley  
Judith Mange  
Sharon and Jack Marbarger M.D.  
Raymond Martin  
The Reverend Elizabeth McGregor  
Simmons and Gary Simmons  
Rob Ogden and Gary Bell  
Our Lady of the Pillar Church

Pat and Don Plumley  
John Ricroft  
Donald and Elizabeth Roberts  
Kathleen Robinson and Sandy  
Magurany  
The Reverend Carl Scheble  
Guy Slay and Bob Puricelli  
Toni and Charlotte Smith  
Ross Stroh  
Jim Timmerberg  
William Wibbing  
Alan and Susan Witte

up to \$999

Laura Benson  
Gary D. Bogener  
Kim Bouldin-Jones & Mike Reardon  
Jess Cox  
Nicole Davis  
Chris and Mary Fava  
Mark E. Foster  
Franciscan Sisters of Mary  
Laura M. Gilbert  
Christine Hannigan  
Elaine Huck  
Emily M. Hutchinson  
Amber and Keith Johansen  
Veronica Johnson  
Tiffany Kent  
Towanda Kent  
Carol Lawrence  
Connie Lohr  
Brenda Malone  
Kelley Marchbanks  
Art McCoy  
Kim R. Mosby  
Michael Mullins  
Tony Prince  
Peggy Rasp  
Jillian R. Richardson  
Nathan Rynders  
The Reverend King Schoenfeld  
and Deanna Schoenfeld  
Paulyn Snyder  
Marcia A. Spurgeon  
Rosaland Strayhorn  
Mary Lee Timmerberg  
Maurice Tracy  
Chad and Jennifer Vanlandingham  
Constance Warner  
Allison S. White  
Wendy Williams  
Steve D. Wilson  
Bryan A. Young

(continued on next page)

From left, top down:  
Two views of the  
new apartments. The  
welcome center lobby.  
The community room. A  
view of a bedroom. The  
Provisions Pantry. The  
Wiley statue Rumors  
of War. A staff work  
area with a skylight.  
The multi-media  
classroom. The front  
desk in the welcome  
center. The entrance  
to the administration  
area, which also  
shows one of the  
donor recognition  
walls and stairs  
to the community  
conference room  
above.



HOUSEWARMING HOST CAMPAIGN

Once the 50 new apartments were built, donors provided funding for the items that make a house a home--bedding, towels, dishware, flatware, cookware, shower curtains, etc. Thank you to the following people who donated a minimum of \$1,000 each to help us surpass our \$50,000 goal!

Mary Beth Anderson  
John Brase  
Alan M. Easton  
Bob Eigenrauch  
The Reverend Dr. Richard Ellerbrake  
Friends In Deed  
The Gathering - Central Corridor  
Ed Giganti  
Barbara and George Giudici

James H. Hinrichs, M.D.  
Paul Huber  
Marianne and Gary Hutti  
Ron Jagels and Tim Bahr  
William A. Kerr Foundation  
Kathy Leonard  
Michael F. McRoy  
Gary Mudd and Bob Massie, D.D.S.  
Daniel O'Brien  
Richard Poeling, Rob Rebman and Leo Chirco  
Melanie and Ben Schmickle  
Mary Schoolman  
John H.K. Sweet, M.D. and John Forti  
Keith Thompson  
Anne Wadlington

CAMPAIGN LEADERS

HONORARY CO-CHAIRS

Tom and Carol Voss

CAMPAIGN CO-CHAIRS

John Beatty  
Mary Schoolman

CAMPAIGN CABINET

Rev. Thomas French, SM  
Ed Giganti  
Ron Jagels  
Jim Kemp  
Diane Gershman Levine  
Jay Moore, MD  
Rev. Jeff Moore, MDiv, PhD  
Tony Potts  
Keith Thompson

DEVELOPMENT CONSULTANT

Rise Community Development

ARCHITECT

Trivers

BUILDER

BSI Constructors

FUNDRAISING COUNSEL

Wendy Dyer Fund Development Consultants



FROM THE PRESIDENT

I am incredibly humbled looking at all the names surrounding me on this page and on pages 4-5. Thanks to them, plus our grateful clients, committed staff, and many friends who support us in other ways, DOORWAYS has been able to build and open a new campus with a pioneering

model of care. When the final building is constructed in 2024, we will have a \$40 million three-acre complex with 89 new apartments and 360 degrees of onsite services provided by DOORWAYS and partner agencies. Collectively, we will offer clients and their families a foundation for stability and a framework for growth, reducing disparities that anchor them in disenfranchisement, deprivation, and despair.

As clients realize improved health and quality of life, their HIV viral load counts should lower, lengthening their life span and rendering the virus undetectable. With fewer people transmitting HIV, in coming years, we will see fewer new cases--opening the door to the end of HIV for future generations. I am grateful to everyone who believes in our mission and is contributing in any way to end this community health crisis and return our clients to healthy lives through support and resources for advancing their stability and opportunities. Thank you!

Opal

DOORWAYS BOARD OF DIRECTORS (Members for any period since July 1, 2021)

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Gene Pulliam  
First Vice Chair  
Steven Scott  
Second Vice Chair  
Kim Bouldin-Jones  
Secretary  
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Jonah Houts

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Andrew Shaughnessy  
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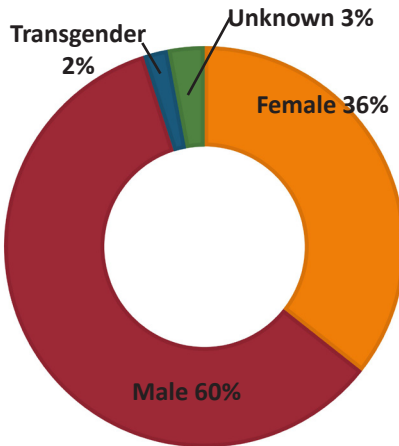
DEMOGRAPHIC PROFILE OF PEOPLE SERVED

DOORWAYS served 3,184 unduplicated people in FY2022: 2,913 through our St. Louis area housing and empowerment programs plus 271 people through our Outstate program, which reaches rural Missouri and Illinois

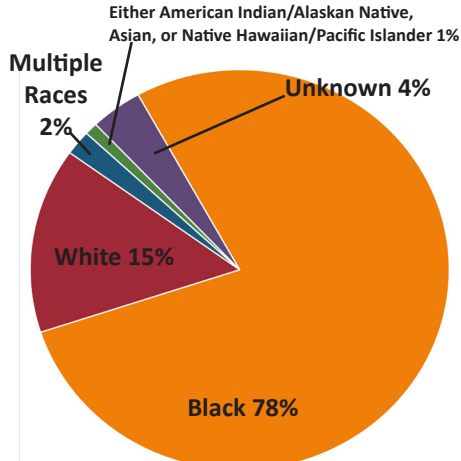
3,184

communities via outside contractors. Please note that the "Gender" category below sums to 101% as a result of a Department of Health decision to allow clients to select more than one gender on their profile.

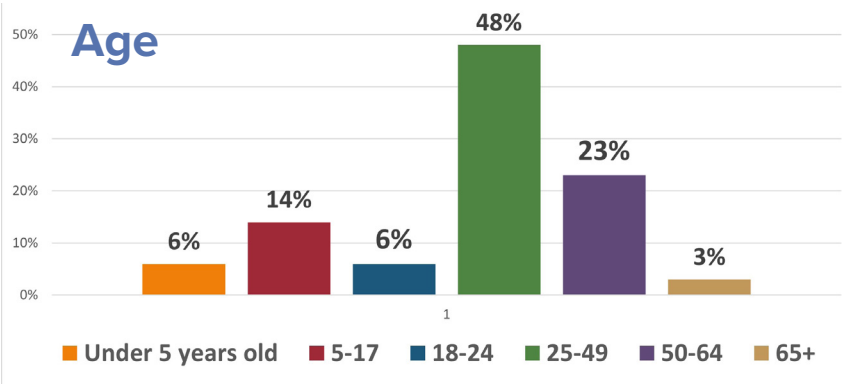
Gender



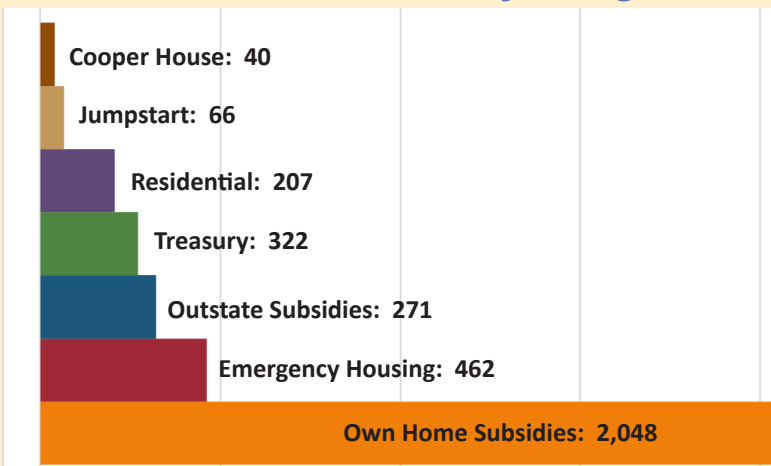
Race



Age



Numbers Served by Program



As noted above, 3,184 unduplicated people were served in FY2022. If you add the total by program, it sums to 3,416 due to people served by more than one program.

HUNGER PROFILE At Intake

- Half of our clients report weight loss in the last 3 months due to lack of food.
- 88% report lack of food due to food location or affordability--not having the money for food.
- 56% have gone one or more days without eating within the past two weeks.
- 67% worry sometimes, all the time, alot of the time about whether they will find food to eat.

AGENCY PROFILE

Employees

78 full-time | 16 part-time

Counties Served

124 counties in the St. Louis MSA plus outstate counties in Missouri and Illinois.

Volunteers

Numerous opportunities are available for individuals and groups: [volunteer@doorwayshousing.org](mailto:volunteer@doorwayshousing.org)

Website

Redesigned in FY2022, visit regularly for updates! [www.doorwayshousing.org](http://www.doorwayshousing.org)



DOORWAYS

# FY2022 AGENCY HIGHLIGHTS

■ **Capital Campaign.** Fundraising and construction of the new three-acre Jefferson Avenue Campus progressed significantly, resulting in the October 19, 2022, grand opening celebration. (See related stories.)

■ **Rumors of War.** The Gateway Foundation announced the procurement of this Kehinde Wiley statue for the sculpture garden on the new campus. Their first public art display in North St. Louis, this equestrian statue features a Black male dressed in contemporary attire and dreadlocks, changing the message from victimization to strength and leadership for those experiencing discrimination.



■ **Staff & Program Expansion.** In addition to adding housing, service areas, and offices, several staff were added to the new housing program and the expanded behavioral health and employment programs. Increased volume also required adding staff to manage the data system design, management, and outcome tracking functions.

■ **Agency Capacity Building.** As part of our growth, we have been working closely with consultants to update our service model and integrate expanded operations,

craft an expanded logic model, redesign our organizational chart, and identify and establish the system to track key performance results.

■ **Media Coverage.** DOORWAYS has been featured in a number of news stories on television and radio plus in print and online. Topics range from the capital expansion to our successful RED Gala and other fundraising campaigns plus World AIDS Day December 1 and other HIV issues.

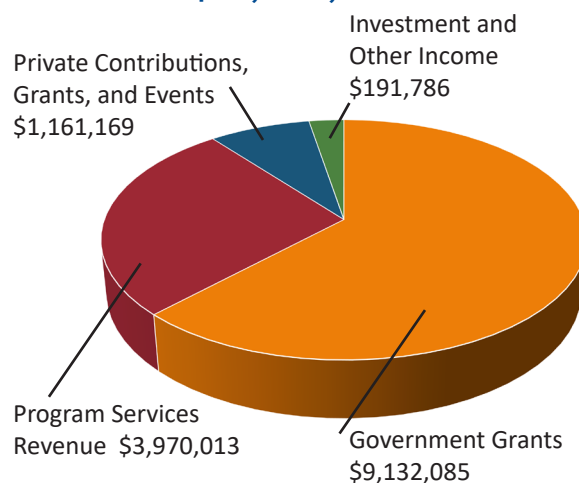
■ **Property Renovation.** In addition to the new campus, DOORWAYS owns 8 buildings that are cycled through updates and renovations. With a \$500k+ Federal Home Loan Bank award, we completed the first major renovation of the 14-unit apartment complex that we built 20 years ago for families with children.

■ **Pharmacy News.** In our first year participating in the 340B Drug Pricing Program, we created excellent benefits for our clients and the agency.

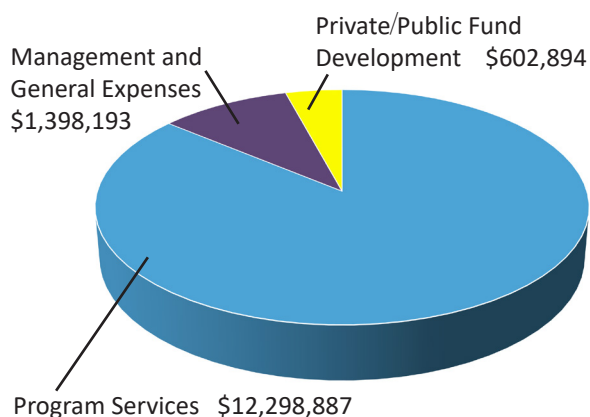
■ **Funding.** We continue to have strong relationships with federal, state, and local government agencies and departments, resulting in renewed awards and new awards. We are grateful to each of these organizations as well as the individuals, corporations, and foundations that support us throughout the year.

■ **Financial Review.** The agency is financially stable with exceptional audits the past seven years, which conveys sound financial management and a foundation built on strength and strategy. Our financial health has been instrumental in securing and utilizing funding from a variety of new and renewed sources and was leveraged in all aspects of developing and constructing the Jefferson Avenue Campus. FY2022 financials are below.

## Fiscal 2022 Revenues \$14,455,053



## Fiscal 2022 Expenses \$14,299,974



## READY TO GET INVOLVED?

Visit [www.doorwayshousing.org](http://www.doorwayshousing.org) Click "Get Involved"



- |                                   |  |  |
|-----------------------------------|--|--|
| ■ Cash or in-kind donations.      | ■ Become a "Friend In Deed."   | ■ For More Information:<br>Jim Timmerberg<br>Director of Development<br><a href="mailto:jtimmerberg@doorwayshousing.org">jtimmerberg@doorwayshousing.org</a><br>314-328-2705 |
| ■ Matching gift programs.         | ■ Attend fundraising events and bring your friends, create raffle baskets, sell tickets, serve as a greeter, and more. |  |
| ■ Tax credit programs.            | ■ Collect basic items for clients.   |  |
| ■ Estate planning/planned giving. |  |  |
| ■ Join the Keystone Society.      |  |  |