

2012 ANNUAL REPORT





The Zavalas



Dear Friends and Supporters,

A neighborhood's transformation into a healthy community begins with the smallest change.

In 2012, The Resurrection Project (TRP) met David and Maria Zavala. They had lived with their children in cramped apartments since coming to the United States. They dreamed of buying a home, but thought it was impossible after being turned down by a real estate broker.

The Zavalas then heard about our free home purchase program. Our program is a one-stop-shop that offers homebuyers free financial workshops and then links them to in-house real estate brokers who help them buy a home. Going through this program, the Zavalas fell in love with one of our rehabilitated homes in Back of the Yards. In November, their dream of owning a home finally came true.

Today, not only are they encouraging friends to buy a home through TRP, but they are committed to helping their community.

"We heard this can be a tough neighborhood," Maria Zavala told us, "but if we put in the effort and make sure our kids get a good education, we can help to end the violence. It begins with having a good home and a home filled with love."

The smallest change can effect positive transformation. The Zavalas' house was previously abandoned and eroding into blight. It was bringing down surrounding property values. It would have physically deteriorated and attracted criminal activity. Yet the house was rehabilitated by TRP as part of a \$13.8 million investment in Back of the Yards that created 150 jobs and raised area property values. It's now a home to a family committed to making Back of the Yards a better place to live.

It's stories like this that made 2012 a special year for TRP. We advanced the plans established by our 2011 Strategic Plan, including a social enterprise to help people like the Zavalas. But we also evolved as an organization to address new challenges. So when 1,100 families were threatened when the FDIC dissolved a community bank on Chicago's Southwest Side, TRP was able to take action and partner with Self-Help Federal Credit Union to rescue the bank.

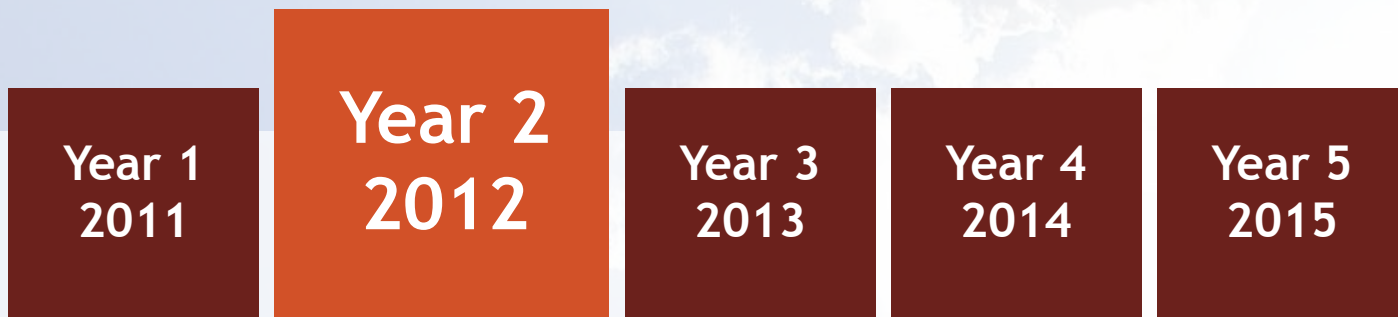
As we progress toward 2015 and the completion of our Strategic Plan, TRP will continue to work alongside neighbors, partners, and supporters like yourself to effect transformation and impact the lives of thousands of people like the Zavalas.

We remain grateful for your enduring support, and humbled by your faith in our mission to create healthy communities for years to come.

In gratitude,

Raul I. Raymundo
Chief Executive Officer




TRP's Five-year Strategic Plan



Among our 2012 achievements:

In 2011, TRP created a new Strategic Plan to pursue transformational growth over a five-year period that would challenges us to:

- **Enhance and expand** our current services
- **Increase** community investments
- **Replicate** our successful community development model in other communities

		
Expanded our presence and increased our investments in Back of the Yards by converting 40 foreclosed or abandoned properties into 75 units of affordable housing.	Opened La Casa Student Housing, expanding our services to include affordable housing for students seeking to complete a bachelor's degree.	Began a real estate brokerage service that offers people free financial education and professional home brokerage services to help them become successful, long-term homeowners.

\$274 million in community investments since 1990

Our Strategic Plan is not just a road map but a philosophy on finding solutions to help more people. So when unexpected opportunities arose in 2012, TRP had the flexibility to quickly respond and integrate them into our mission.

In July, the FDIC prepared to auction off Second Federal Savings (SFS), a bank that served thousands of immigrant families on Chicago's Southwest Side. TRP mobilized to pressure the FDIC to sell the failed bank to TRP and its partner, Self-Help Federal Credit Union. Our goal was to protect SFS' 1,100 families from predatory lenders to prevent a new wave of foreclosures, and to launch the nation's largest community development credit union. By year's end, serious discussions were held to sell SFS to the TRP/Self-Help partnership.



In August, President Obama announced the Deferred Action for Childhood Arrivals Act (DACA) to halt deportations of undocumented youth who came to the U.S. as children. TRP began offering free consultations to local youth about DACA, and warning them about DACA-related scams. TRP also hosted IL Senator Dick Durbin and IL State Representative Luis Guterrez' DACA press conference at La Casa on August 7, 2012.

\$105.6 million in real estate investments since 1990



Helping to transform Back of the Yards



Turning even one blighted structure into a quality home can have economic and social benefits for a community. Using \$13.8 million in Neighborhood Stabilization Program (NSP2) funds, TRP acquired 40 abandoned properties in Back of the Yards and rehabbed them into 75 units of quality, affordable housing. Formerly abandoned properties are now being lived in by families like the Zavalas (see page 1).



In 2012, TRP moved forward on three new affordable housing projects: Casas Querétaro, Nayarit (pictured above), and Veracruz. Pre-development work began on Casa Nayarit and Casa Veracruz, which will generate a combined 110 units of affordable housing. Architectural design and community support work was advanced on Casa Querétaro, which will include 45 units of affordable housing.

2012 Real Estate Development by the numbers

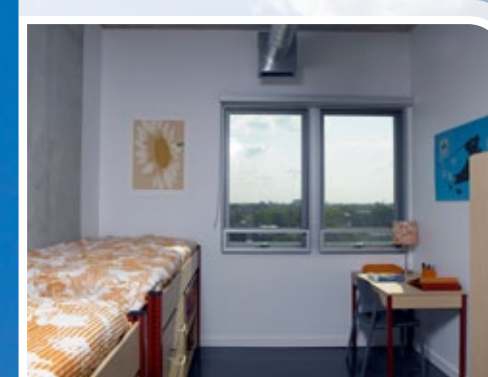


LA CASA

a project conceived 10 years ago finally comes to fruition in 2012

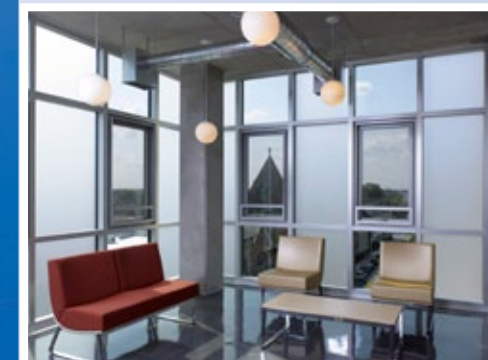
LA CASA STUDENT HOUSING

More than 10 years ago, TRP recognized the need for affordable student housing that would provide area students the environment, support, and resources to help them complete a bachelor's degree. After years of raising the capital for the \$12.2 million project, TRP finally began construction of La Casa in 2011.



The final touches

Concept sketches gave way to reality in July when construction of La Casa ended. The result was a beautiful new building that instantly transformed the surrounding area.



Photos by Anthony May, courtesy of UrbanWorks.

La Casa was a dream to help propel the dreams of countless students. And it transformed not just the physical landscape, but the lives of students, and even our organization.



Before

Move-in day

The first students, with the help of family and friends, began moving into their new home at La Casa on August 15.



In the national spotlight

La Casa was recognized by the New York Times and other local and national media, who helped spread the word to area students. The New York Times piece highlighted two students, Teo and Megan, whose stories reflected the importance of why La Casa needed to be built. You can read the article on our web site.



Life at La Casa

Students acclimated to dormitory life while receiving support from La Casa's resident advisors and staff.

Through study groups, mentorship programs, dinner excursions, and even movie nights at the Resource Center, students quickly formed a community of peers and friendship that turned La Casa into the supportive, fun environment TRP envisioned.

The official unveiling



La Casa was unveiled at a ribbon cutting ceremony on October 11. Governor Pat Quinn and other dignitaries spoke about the importance of La Casa helping area students complete their degrees. But the most impactful story was shared by Martha Nieto, the mother of Teo, one of the students featured in the NYT article. She explained the need for her son to be in a place that would support his tremendous academic promise, while keeping him among peers, and safe from the violence of his former neighborhood.

The expansion of TRP's mission

For TRP, La Casa is an expansion of our original mission. By empowering our youth, supporting them in the pursuit of higher education, and encouraging them to become active members of the community, we hope to continue to create healthy communities, here in Chicago and everywhere La Casa's students may go.

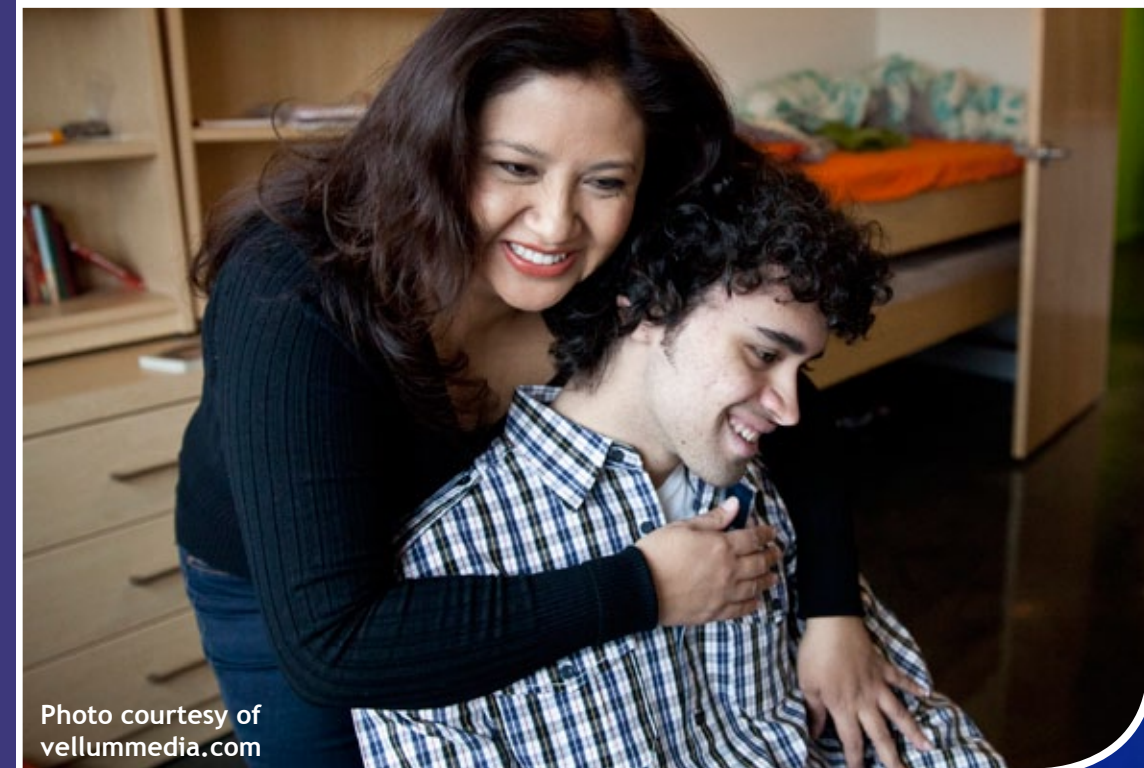


Photo courtesy of vellummedia.com

2,340 individuals assisted by property management in 2012



Meet Lisa and her family

In 2012, Lisa, a single mother of three young kids, was living in a small, dilapidated apartment with a bug infestation, icy cold rooms, chipped paint, and a damaged door lock. She feared for her kids' safety and wanted to move them to a healthy, safe apartment. One day she walked by a rehabbed TRP property, saw it was for rent, and contacted us. Soon, she and her kids had an apartment that was roomier, safer, cleaner, and affordable.



“Thanks to The Resurrection Project I was able to move my family to a healthy new apartment. My kids are now able to play without fear of bugs, and are warm during the wintertime, since our old place only had heat in the living room. No paint chipping anywhere and no damaged locks like my old place. Instead, new appliances, on-site laundry, and a roomy apartment! Thank you, TRP!” – Lisa

More apartments via NSP2

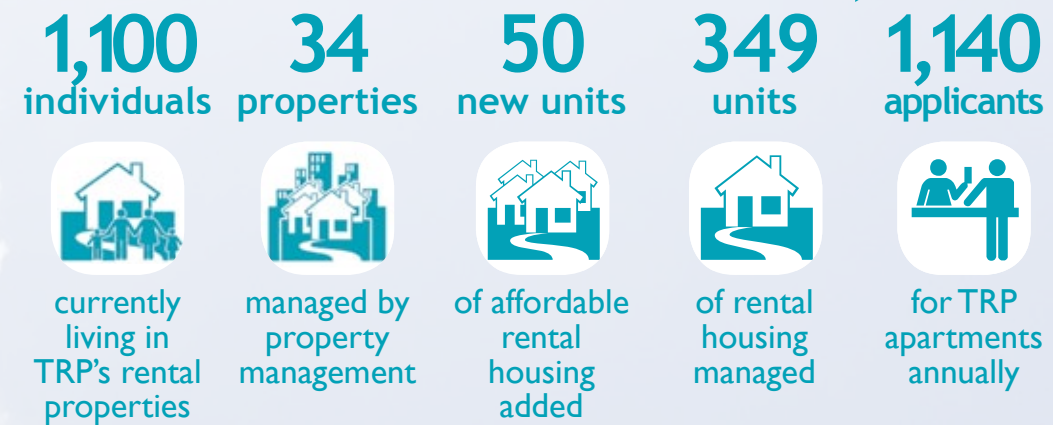


With TRP's \$13.8 million investment in Back of the Yards, we were able to develop 75 more units of affordable housing, 50 of them for rent for working families.



TRP's Property Management team maintains every property and responds to all tenant maintenance requests. We pride ourselves on keeping our properties clean and safe for our tenants while preserving our real estate assets through preventative maintenance.

2012 Property Management by the numbers



\$19.1 million in community wealth created and preserved



Transforming and showcasing a community

In the fall, TRP hosted a trolley tour to showcase our homes for sale in Back of the Yards, and to offer free workshops on purchasing a home. The event was so successful, TRP hosted a second trolley tour. In all, more than 300 people toured TRP's newly rehabbed homes.



Photo by Tyler Mallory

Advocating for struggling homeowners

In October, TRP volunteers, working with National Council of La Raza and other housing counseling groups, delivered more than 10,000 signed petitions to President Obama's Chicago Campaign Office asking both presidential candidates to address the foreclosure crisis. The joint effort delivered more than 35,000 petitions in all.



Mobilizing to preserve community wealth

In July, when Second Federal Savings (SFS) failed, the FDIC prepared to auction off its assets and 1,100 mortgage loans—potentially exposing SFS's primarily immigrant customers to speculators and predatory lenders. TRP quickly mobilized partners, including Self-Help Federal Credit Union, to rescue the failed bank. Our goal was to help prevent 1,100 families from going into foreclosure, and to turn SFS into the country's largest community development credit union. Our efforts were covered by the Chicago Tribune and Crain's. By late 2012, plans were in motion for Self-Help and TRP to acquire SFS, paving the way for a unique opportunity to serve Chicago's Southwest Side communities.

2012 Financial Education & Counseling

by the numbers

2,512
families



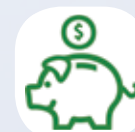
served by financial education & counseling

808
families



educated through financial literacy courses

106
families



prepared to purchase their first home

51
families



became new homeowners

113
families



saved their homes from foreclosure

\$106
thousand



average loan principal per saved home

2,655 individuals civically engaged by TRP in 2012



Rallying voters for a historic election

On the eve of Election Day, TRP joined hundreds of neighbors, partners, and stakeholders at a “Get Out the Vote” rally to encourage Chicago communities to come out and vote. TRP CEO Raul Raymundo served as emcee for the event.



Advocating for immigrant rights

The movement to allow undocumented immigrants to apply for driver’s licences was picking up steam. TRP and its partners used the voting rally to also raise awareness of the issue and call on elected officials to support this important legislation to make Illinois roads safer.

Making history in Back of the Yards



TRP volunteers, along with partner organizations, engaged in a months-long “Get Out the Vote” campaign to increase voter registration in Back of the Yards, which has had historically low voter turnouts. On Election Day, TRP volunteers went door-to-door in Back of the Yards, asking residents to go to their polling stations and vote. Through efforts such as these, TRP and its partners helped Back of the Yards achieve the highest voter turnout in its history.



Elev8ing transformation

Photo by Nikki Jarecki

2012 was a big year for our education initiatives. Elev8 at Orozco, which served 300 students in 2012, achieved the highest numbers of youth and parent participation of any Elev8 site in the country. The U.S. Department of Education and the Corporation for National and Community Service recognized Elev8 Chicago as a Together for Tomorrow School Improvement Champion for propelling improvement in low-performing schools.



A celebration five years in the making

In May, Pilsen celebrated the completion of the Quality of Life plan that TRP and the Pilsen Planning Committee began five years ago. The plan will serve as a road map for the economic, business, and cultural development of Pilsen for years to come.



GPEDA celebrates its first year

In November, the Greater Pilsen Economic Development Association (GPEDA) celebrated its first year of uniting Pilsen businesses and stakeholders to promote local economic development and tourism. GPEDA, which TRP incubated, united 68 businesses, and together held free workshops, business networking events, and entrepreneur classes for aspiring business owners.

Annual traditions continued



2012 saw the 13th year of the Resurrection Basketball League (RBL) and the continuation of our yearly Pilsen festival, Unísono. RBL engaged hundreds of youth in gang hotspots to promote a message of peace, while Unísono drew more than 2,000 people to a lively celebration of culture, higher education, and social justice.

2012 Community Engagement & Programs by the numbers



Consolidated Statement of Financial Position

For the year ending December 31, 2012

ASSETS	
Cash and cash equivalents	1,754,765
Escrow deposits and restricted reserves	2,172,114
Investments	267,440
Tenant security deposit fund	174,477
Receivables, net	746,857
Prepaid expenses	151,149
Inventory	2,140,000
Deferred tax credit and loan fees	292,115
Deferred development costs	1,520,347
Construction in progress	863,333
Property and equipment, net	<u>61,422,390</u>
Total Assets	\$71,504,987
LIABILITIES & NET ASSETS	
Liabilities:	
Accounts payable and accrued expenses	3,382,362
Tenant security deposits	182,020
Deferred revenue	385,044
Notes payable - lines of credit	423,505
Notes payable - other	<u>30,329,368</u>
Total Liabilities	\$34,702,299
Net Assets:	
The Resurrection Project:	
Unrestricted	12,000,761
Temporarily restricted	<u>6,133,418</u>
Total The Resurrection Project	18,134,179
Noncontrolling interest	18,832,313
Other comprehensive loss	(163,804)
Total Net Assets	\$36,802,688
Total Liabilities & Net Assets	\$71,504,987

The financial statements consolidate TRP and the following entities:

- Casa Maravilla Apartments Corporation
- Casa Maravilla LP
- Casa Morelos Apartments Corporation
- Casa Morelos LP
- Casa Puebla Apartments Corporation
- Casa Puebla LP
- TRP Realty, LLC
- Cullerton Apartments Corporation
- Cullerton LP
- Desarrollo, LLC
- Melrose Park NSP1, LLC
- New City NSP2, LLC
- 18th Street & Paulina Dorm, LLC

Consolidated Statement of Activities

For the year ending December 31, 2012

SUPPORT & REVENUES	
Support:	
Corporations and foundations	1,809,613
State & federal grants	11,848,652
Other	77,267
Total Support	\$13,735,532
Revenues:	
Rental revenue	2,418,423
Developers fees	1,104,022
Investment income	45,541
Gain (loss) on sale of property	133,828
Other revenue	133,578
Total Revenue	\$3,835,392
Total Support & Revenue	\$17,570,924
EXPENSES	
Program Services:	
Property Management	4,465,069
Real Estate Development	2,052,420
Financial Services Education	967,133
Community Programs	975,681
Community Organizing	199,974
Total Program Services	\$8,660,277
Support Services:	
Resource Development	378,248
Administration	1,597,571
Total Support Services	\$1,975,819
Total Expenses	\$10,636,096
Other expenses and losses	
Impairment loss	7,367,438
Increase (decrease) in net assets	(432,610)
Less: Decrease in net assets attributable to noncontrolling interest	(1,457,879)
Increase (decrease) attributable to The Resurrection Project	\$1,025,269

DONOR ROLL

Our donors pave the path for holistic development, improving communities through investments, and propelling positive change.

For the year ending December 31, 2012

\$100,000 & above

Age Friendly Communities Fund of Tides Foundation
Citi Foundation
JPMorgan Chase Foundation
United Way of Metropolitan Chicago Impact Fund, a Fund of the Robert R. McCormick Foundation

\$99,999 - \$50,000

Anonymous 1
Bank of America Foundation
Catholic Campaign for Human Development
Enterprise Community Partners
John D. and Catherine T. MacArthur Foundation
Polk Bros. Foundation
The Chicago Community Trust

\$49,999 - \$25,000

Anonymous 2
Anonymous 3
Illinois Coalition for Immigrant and Refugee Rights
Midwest Generation EME, LLC
NBCUniversal - Comcast
The Irving Harris Foundation

\$24,999 - \$10,000

BMO Harris Bank
Lester Crown
Crown Family Philanthropies
King Harris
Harris Family Foundation
Helen Brach Foundation
Kay & Jim Mabie
The Private Bank & Trust Foundation
The Richard H. Driehaus Foundation
U.S. Bank

\$9,999 - \$1,000

Berenice Alejo & Pedro Martinez

Anonymous 4
Bennett P. Applegate
Vicky Arroyo
John & Jacolyn Bucksbaum
Chicago Board of Trade Foundation
CME Group Community Foundation
John & Rosemary Croghan
DENCO
Fifth Third Bank
Carolina Froriep
Teresa Howard
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MB Financial Bank
McShane Construction
Multi Latino Marketing Agency, Inc.
Peoples Gas
Pierce Family Foundation
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Judith Torney-Purta
Milena Tous
Weese Langley Weese Architects Ltd.
Whole Kids Foundation
Bridget & Ray Wicklander
Wolf & Company LLP

\$999 - \$500

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Mike & Donna Hennel
Antonio Ortiz
Guadalupe Raymundo
Raul Raymundo
Veronica Reyes & Julio Guerrero
Carmen Velasquez

\$499 & below

8th Day Center for Justice
Anonymous 5
Juan Luis Araiza-Ruiz
Emilia Arellano

Lyndsi Barboza
Leticia Barcenas
BP Fabric of America Fund
Richard Burke
Terrence Conway
Carlos Cortez
Jack Crane
Angelica Cruz
Harold Dahlstrand
Fr. Charles Dahm
Patricia DeAnda
Michael Dessimoz
Monica Drane
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In-Kind Giving

Google
Latino Policy Forum

Thank you for your continuous support!

THANK YOU!

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United Power for Action and Justice	Enlace NCP
Chicago Credit Building Coalition	

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Anonymous	Private Bank & Trust Company
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Bank of America	Sisters of St. Francis
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Citi	City of Chicago
JPMorgan Chase	Illinois Facilities Fund
National Equity Fund	PNC Bank
New Markets Support Company	Illinois Housing Development Authority
Northern Trust	US Dept. HUD

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Active Transportation Alliance	National Museum of Mexican Art
Casa Juan Diego	Mujeres Latinas en Acción
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Chicago Commons	Pilsen Neighbors Community Council
Chicago Lower Obesity in Children Coalition	Poder Learning Center
18th Street Development Corporation	Pros Arts Studios
El Hogar del Niño	Rauner Family YMCA
El Valor	San Jose Obrero Mission
Frida Kahlo Community Organization	Spanish Coalition for Housing
Gads Hill Center	The Resurrection Project
Greater Pilsen Economic Development Assc.	Arturo Velazquez Technical Institute

Ally Parishes

Pilsen Pilsen Catholic Cluster Providence of God St. Adalbert St. Ann St. Paul St. Pius V St. Procopius/Holy Trinity	Back of the Yards Holy Cross/IHM Church St. Joseph Parish St. Michael Archangel	St. Agnes of Bohemia St. Roman Church
Little Village Assumption B.V.M. Epiphany Good Shepherd Church Our Lady of Tepeyac	Near West Side St. Francis of Assisi	Melrose Park, IL Our Lady of Mt. Carmel St. Charles Borromeo



The Resurrection Project's mission is to build relationships and challenge people to act on their faith and values to create healthy communities through education, organizing, and community development.

You can follow all our latest news and events on social media. Please help us expand the impact of our work by following us and sharing our sites with your networks.



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