



THE RESURRECTION PROJECT

# 2014 Annual Report



# A message from our leadership

Dear friends and supporters,

By all measures, 2014 was a very successful and impactful year for The Resurrection Project (TRP). We served thousands of families through our many initiatives. Hundreds of families, for example, improved their financial stability and built wealth through homeownership. Our education, safety, and immigration initiatives improved the quality of life for hundreds of youth and families. We broke ground on a new complex that will provide 45 families with quality, affordable apartments in Pilsen. We leveraged new investments to exponentially create and preserve community wealth.

Yet 2014 was also a transitional year for us. As we approach our 25th anniversary later this year, it was important for us to assess where we wanted TRP to be in 2015—and beyond. We may have done well in 2014, but we know we can do better moving forward by building on our 25-year history.

Our story is one of tremendous growth and exponential impact. It began with a \$30,000 investment made by six area churches and their constituents, and a dream of a healthy community we created, not moved to. That idea blossomed into one of Chicago's most respected for-impact institutions that has since leveraged those \$30,000 into more than \$346 million in community wealth created and preserved.

Yet we have always imagined we can do more. That is why, in 2014, we began crafting a new five-year strategic plan that would challenge us to *do* more.

Our Vision 2020 is simple: to do more in the next five years than we have done in the past 25. Through our Community Resurrection Model, we are challenging ourselves to build more homes, empower more families and individuals, and help more people become agents of change so that we can create more healthy communities.

Our three key pillars of Community Ownership, Community Wealth Building, and Stewardship of Community Assets seek to create agents of change and



strengthen stakeholders to build more leaders, create more wealth, and build more community assets.

Our intent is to seek community, public, and private partners to replicate the model in new communities. In doing so, we plan to activate new agents of change throughout other distressed neighborhoods to begin positive transformation throughout Chicago.

In this Annual Report, we share some of our Vision 2020 goals. TRP's history shows that even the smallest action can effect the biggest change.

Thank you for your continued faith in our mission. We invite you to imagine more with us and build healthy communities for another 25 years—and beyond!

Sincerely,

# Countdown to our 25th anniversary

TRP gathers 800 residents to meet with Mayor Daley to secure his commitments on housing and safety issues.



1992

TRP celebrates 10 years of creating healthy communities. TRP has created more than 600 new housing opportunities.



TRP opens Casa Maravilla, a \$20M development that provides 72 units of quality senior housing.



TRP leads the rescue of Second Federal Savings & Loan, which becomes a community development credit union.



2013



1990

1995

2000

2005

2010

2007

2012



TRP opens Centro Familiar Guadalupe Family Center and helps neighbors tear down a gang hotspot in Pilsen.

TRP leverages \$3.9 million for Orozco Academy to launch Elev8, bringing resources and free healthcare to the community.



TRP opens La Casa Student Housing and Resource Center, a \$12.2 million development to promote higher education success for Chicago youth.

To see a more complete timeline, download our 2010 Annual Report at [www.resurrectionproject.org/media/publications](http://www.resurrectionproject.org/media/publications).

# The Community Resurrection Model

In anticipation of its growth trajectory and its ability to achieve success, TRP assessed its operations and devised a structured, methodical model that capitalizes on its core competencies and the existing synergies within and across its divisions. This assessment resulted in the formation of the **TRP Community Resurrection Model**, a transformative, adaptable process that creates healthy communities.

Essential to the model are the three strategic pillars: Stewardship of Community Assets, Community Ownership, and Community Wealth Building. These strategic pillars strengthen public, private, and community stakeholders to provide the sustainable foundation that gives rise to healthy communities.

The model provides the organization the flexibility to provide any of the core services within the strategic pillars in any order as long as all three elements are executed to ensure the groundswell necessary to strengthen stakeholders and create healthy communities.

Through this model, TRP has aligned its divisions with a synergistic, shared vision of how The Resurrection Project creates healthy communities.







For 25 years,

our Community  
Resurrection Model  
has made a real impact.

600  
affordable homes  
and  
180,000 sq ft  
of community  
facilities created

38,500  
individuals  
empowered

\$346 million  
in community  
wealth created  
or preserved

We will continue to work  
with partners and neighbors  
to create

healthy  
communities.

# Our impact in 2014 by department



## Community Wealth Building

### Financial Empowerment



**1,041 families**

impacted by financial education, counseling, and services



**\$29.8 million**

in community wealth generated or preserved

### Home Purchase



**126 families**

prepared to purchase their first home



**94 families**

became new homeowners

### Home Preservation



**98 families**

saved their homes from foreclosure



**\$13.9 million**

in community wealth preserved

### Economic Development



**135 businesses**

served through one-on-one consultations



**12 trainings**

and events held for entrepreneurs and business owners



## Stewardship of Community Assets

### Property Management



**945 individuals**

currently living in TRP's rental properties



**322 units**

of rental housing managed



**32 properties**

managed by Property Management



**1,140 applicants**

for TRP apartments annually





## Community Ownership

### Training, Organizing, and Actions



**900 people**

registered to vote by Get Out the Vote campaign



**350 youth**

served via Resurrection Basketball League



**100 advocates**

trained by leadership courses

### Community Education Programs



**373 students**

served by Elev8 program



**936 people**

served by Orozco Health Center



**1,100 people**

attended health workshops



**98 parents**

served by Parent Mentor program

### Institution for Naturalization and Community Ownership



**100 participants**

filed their DACA applications



**75 volunteers**

trained to assist DACA applicants

### La Casa Student Housing



**87 students**

lived, learned, and thrived at La Casa



**71 percent**

of La Casa students are first-generation college students



**14 schools**

represented among La Casa students



**765 students**

and adults served by college access programs at La Casa



**10 interns**

placed through La Casa's internship program



# Community Wealth Building

## Financial Empowerment

In 2014, TRP's **Financial Empowerment** department continued to create healthy communities through financial education workshops and programs. Financial Empowerment provides tools to help families take control of their financial future, and **empowers** them to begin investing in their communities.

### Lending Circles help families build credit

TRP teamed up with Mission Asset Fund (MAF) and JP Morgan Chase to deliver a Lending Circles program, a loan product to help financially vulnerable families save money, establish a credit history, and improve their credit score.

As part of the program, participants meet with a TRP financial coach to establish and accomplish financial goals, and then create a savings plan.

Because Lending Circles payments are reported to the credit bureaus, the program also helps improve participants' credit scores—a vital step toward bigger things like a home or auto purchase.







## The resurrection of Second Federal

Nearly two years after TRP, Self-Help Federal Credit Union, Wintrust Financial, and the MacArthur Foundation teamed up to rescue Second Federal Savings and Loan, the new Second Federal Credit Union (SFCU) has made a real impact in the community. The partnership between TRP's Financial Empowerment department and SFCU continues to provide innovative solutions to the community's financial challenges.

SFCU reduced the delinquent portfolio from over 30% to less than 10% through strategic mortgage mitigation, helping 90% of its families keep their homes. SFCU has executed over \$30 million in new mortgages and responsible lending products.

For example, the interest rate on used car loans from area dealerships average over 20%: SFCU offers area residents auto loans with rates between 5% and 12%. SFCU also created DACA and Citizenship loans to help DREAMers and citizenship applicants pay for their respective application fees.

In addition, TRP staff now hold financial literacy workshops at all three SFCU branches.



# Community Wealth Building

## Home Purchase

In 2014, TRP's **Home Purchase** department provided a one-stop-shop that offered financial literacy training, professional real estate brokerage services, and access to responsible mortgage products. Home Purchase **empowers** people like Elizabeth Piloni to build wealth and invest in their communities.



“From the bottom of my heart, thank you to the team and The Resurrection Project because thanks to them I was able to purchase my own home!”

- Elizabeth

## From a tiny apartment to her own home

Elizabeth Piloni was living with her parents in a tiny two-bedroom apartment. She wanted more room for her daughter and decided to purchase a home.

She went to a real estate broker who told her she had to have a 20% down payment before she could even bid on a home. With no additional guidance from the broker, she turned to TRP.

TRP's financial coaches first helped her bolster her credit. Then, TRP's Realtors® helped her find quality homes in her price range. Her financial coach helped her apply for down payment assistance programs.

In 2014, Elizabeth successfully purchased her first home. She and her daughter now have a place of their own, and a solid financial base on which to plan and build their future.





## Empowering new homeowners

In 2014, TRP worked with 724 families to make them buyer-ready; 94 of them successfully purchased their first home.

TRP also held events like its second annual Housing Fair in Cicero, IL. Bringing together financial institutions, financial coaches, home purchase specialists, and foreclosure prevention counselors, TRP empowered community members with the knowledge and tools to purchase their first home or keep their current one.





## Home Preservation

In 2014, TRP's **Home Preservation** department continued to preserve community wealth by helping families keep their homes. One-on-one counseling offers struggling homeowners the information they need to avoid foreclosure and preserve their valuable investment.



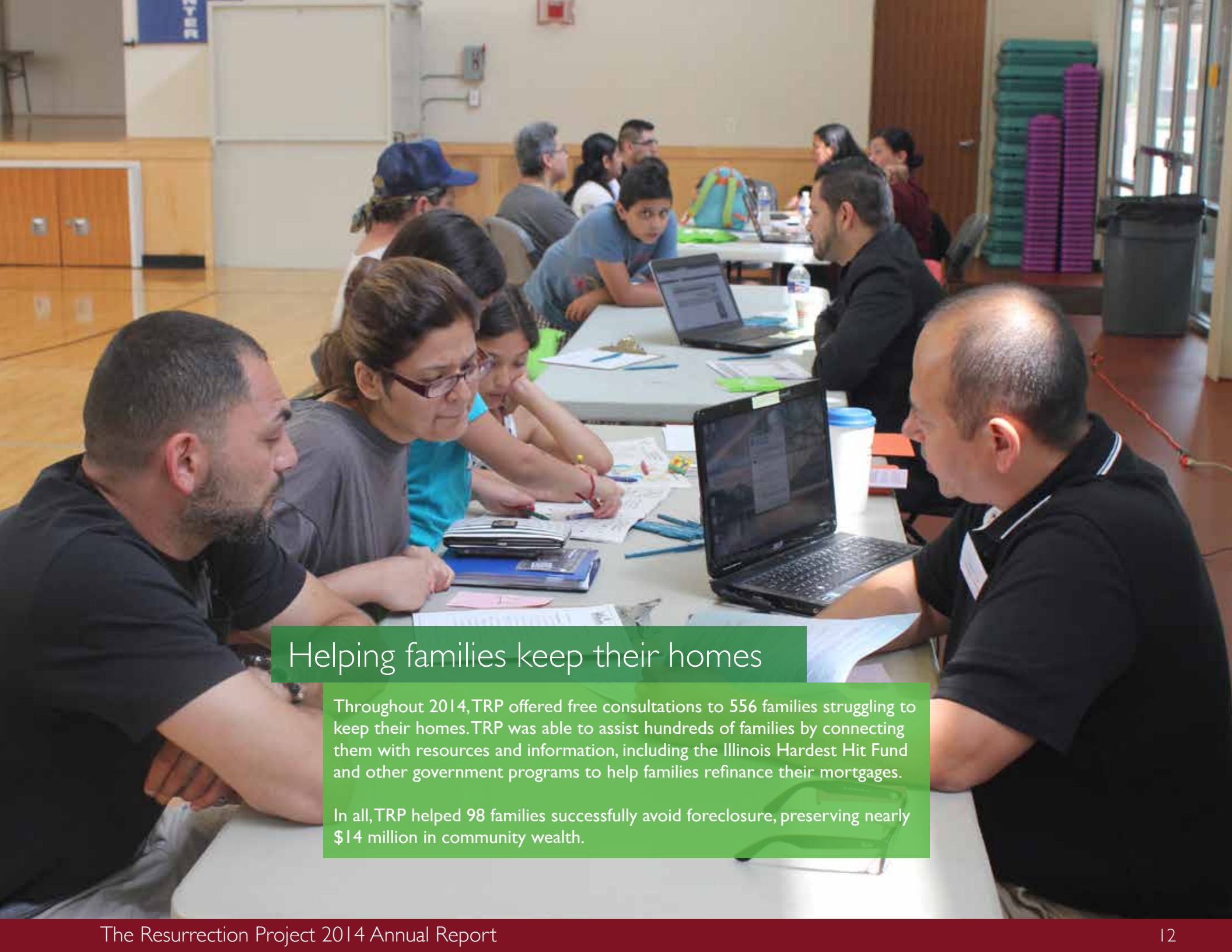
### A family saves their home and sends a special thank you

The Diaz family had purchased a home for their children's future, but a sudden loss of employment put it in jeopardy. The family fell behind on payments and received intent to foreclose letters from the bank's attorneys. So they contacted TRP.

Lizette Carretero, TRP's Home Preservation Specialist, worked with them to find solutions. They applied for a loan modification to provide long-term assistance. However, the family was not approved.

Lizette researched a new regulation prohibiting banks from referring clients to foreclosure while under review for a loan modification. With this knowledge, she contacted the HAMP Solution Center. Within a month of filing the notice, the Diaz family was granted a HAMP modification that reduced their payment by over \$400.

They were so happy, they sent Lizette a bouquet of flowers.



## Helping families keep their homes

Throughout 2014, TRP offered free consultations to 556 families struggling to keep their homes. TRP was able to assist hundreds of families by connecting them with resources and information, including the Illinois Hardest Hit Fund and other government programs to help families refinance their mortgages.

In all, TRP helped 98 families successfully avoid foreclosure, preserving nearly \$14 million in community wealth.



## Community Wealth Building

# Economic Development

In 2014, the **Economic Development** department began creating programs and initiatives designed to **empower** current and aspiring small businesses in our neighborhoods.

## Empowering entrepreneurs with new tools and resources

In late 2014, the Economic Development department held a free six-week Entrepreneur Training Program (ETP) for small business owners and aspiring entrepreneurs. Participants learned how to create a business plan, market their business through social media, and other strategies to help them grow their current business or start one. Through our partnerships with several banks, ETP participants were also able to meet with small business lenders, and had access to additional small business services and resources.







Vibrant economic corridors that provide goods and services while creating jobs for the community and stimulating the local economy. These are integral steps toward building wealth in a community, and the main goal of the Economic Development department.





## Community Ownership

# Training, Organizing, and Actions

TRP's **Training, Organizing, and Actions** department mobilizes the community through civic engagement and advocacy, safety initiatives, and other programs designed to activate agents of change throughout our communities.

## Activating Chicago youth into agents of change

In 2014, TRP engaged 350 youth through education and safety initiatives. Twenty of these youth worked with TRP through a partnership with ElevArte Community Studio as part of the One Summer Chicago Initiative. These youth, all between 16 and 20 years old, worked 20 hours per week, dividing time between non-violence sessions and community outreach.

As part of their education, they learned about intervention strategies and the components of conflict.

They then had a chance to apply their newfound knowledge in a real-world setting: the Resurrection Basketball League (RBL). Working with TRP staff, the students helped host the tournament throughout the summer, advocating for its message of peace and helping TRP reclaim gang hotspots.



## A tradition of peace continues, and another takes shape

TRP hosted its 15th annual RBL tournament during the summer months. Every Friday, RBL takes over crime hot spots throughout the Pilsen neighborhood to allow youth and families to take part in sports tournaments, games, and Zumba classes as a way of promoting peace on the block.

In May, TRP joined Mayor Rahm Emanuel to call for peace in Chicago's streets. TRP hosted a rally and press conference (below) outside La Casa Student Housing, and then held a series of workshops to educate community residents on gang violence. The workshops allowed residents to discuss the issue of safety with members of the Chicago Police Department and determine ways to improve cooperation between residents and police.







## Community Ownership

# Community Education Programs

TRP's **Community Education Programs** department works to engage and **empower** the community through programs that promote health, education, and strengthening our neighborhoods.



## ELLAS took control and thrived

In 2014, the breast cancer survivor support group, ELLAS (En La Lucha A Sobrevivir, or In the Fight to Survive), continued to provide a positive atmosphere for survivors to cope with their illness and return to full physical and mental health.

ELLAS membership grew to 50, up 62% from the previous year, and continues to meet monthly to cater to the unique perspectives of Latina cancer victims and survivors and provide new opportunities for empowerment.

For example, Train-the-Trainer empowers local leaders to teach a portion of the education programming and propels involvement in campaigning on behalf of breast and cervical cancer early detection and prevention.

In October, ELLAS held a special event to honor the group's survivors, and were joined by Zoraida Sambolin of NBC Chicago (pictured with ELLAS here).







## A Parent-Mentor program empowers parents

TRP is an active member of the Parent Mentor Network—an association of schools and organizations that delivers the program at 92 schools in communities across seven different states. Parent Mentors assist pre-K through 3rd grade teachers support student academic success and take an active leadership role in the community.

In 2014, 98 TRP parents were empowered through the program.



# Community Ownership

## Institution for Naturalization and Community Ownership

The need for responsible immigration legal services became more apparent when President Barack Obama announced his executive action on immigration reform. The proposed expansion of the Deferred Action for Childhood Arrivals (DACA) program means more people will be eligible to apply for deferred action. It also means that more people are at risk of fraudulent practices in the community. TRP's **Institution for Naturalization and Community Ownership (INCO)** provides people with the right information and services to apply for citizenship, DACA, and, in the near future, DAPA.

### A DACA applicant returns to help others

In 2013, Maybelin De Santiago came to a TRP workshop to learn how to apply for DACA. The application process seemed overwhelming to her. But with the help of TRP volunteers, she successfully received her DACA status.

Maybelin decided to return to TRP and volunteer for DACA workshops to help other people like her. She works with attendees to ensure they have all the necessary documents, and answers their questions.

Maybelin has become an agent of change in her community, working alongside TRP to empower others the same way she was two years ago.







## Advocating for immigration reform

2014 proved to be a critical year for immigration reform, and TRP was at the forefront of the fight. TRP mobilized the community to advocate on behalf of the more than 500,000 undocumented immigrants in Illinois.

TRP's CEO, Raul Raymundo, also advocated on behalf of comprehensive immigration reform through his work with the Illinois Business Immigration Coalition (IBIC).



## Community Ownership

# La Casa Student Housing

In its second full year of operation, **La Casa Student Housing** continued to grow. More students moved in. New programs were launched. Most importantly, La Casa had its first graduating class.

## An internship program is launched

Ten La Casa students came to TRP as interns as part of a pilot internship program. All of them, including the three students featured below, made an immediate impact in 2014.



**Claudia Martinez** worked with the Communications and Marketing department, where she wrote regular features for the TRP newsletter and started an Instagram account for La Casa. She gained hands-on experience as she begins a new marketing internship opportunity in New York City.



**Dulce Hernandez** worked with Community Education Programs, where she planned dental visits for Orozco Elementary students and parents. The position helped her improve her communication and organizational skills, and helped her land an internship with NBC/Telemundo.



**Matteo Diaz** worked with the IT department, where he helped create a technology inventory for the entire organization. The support he received at La Casa also helped him continue to excel in school. In the summer, he was invited to present at a financial conference in New York City.





The first of many

In April of 2014, TRP celebrated La Casa's first graduating class with an End-of-Year celebration event. La Casa residents, friends, and TRP staff came together to celebrate the accomplishments of nine La Casa students graduating from college or transferring to a four-year university. Graduates received a certificate of accomplishment and purple graduation stoles. It was the first of what TRP and La Casa expect to be many annual celebrations.





# Stewardship of Community Assets

## Real Estate Development

In 2014, TRP's **Real Estate Development** department closed on an important new project that will transform a dangerous vacant lot into a vibrant community asset.

### Casa Querétaro breaks ground

For more than 20 years, the lot on the corner of Damen and 17th Street has been a dump site, a shooting range for drug users, a breeding ground for rat infestations, and an unsafe area for residents and the children of nearby Orozco Community Academy. After years of organizing, TRP took a giant step forward in 2014 to change this.



TRP closed on a deal to finance the development of Casa Querétaro, a brand new, 45-unit complex of quality affordable apartments that will transform the landscape and provide safe, clean, new apartments for individuals and families. The \$15 million project is possible thanks to significant investment from the City of Chicago's Department of Planning and Development, the City of Chicago Ogden TIF, Citi Community Capital, Chicago Housing Authority, and The National Equity Fund. The architects for the new apartment building are Design Bridge Ltd. DENCO Construction Inc. will manage the construction.



Construction of Casa Querétaro began in late 2014. TRP hosted a shovel ceremony in January of 2015 to celebrate. Dignitaries including Deputy Mayor Steve Koch, Alderman Daniel “Danny” Solis, George Wright (Midwest Region Director of Community Development for Citibank), Michael R. Merchant (CEO of the Chicago Housing Authority), and Mike Jacobs (Senior Vice President of Acquisitions/Originations of the National Equity Fund) all spoke at the event.

Construction on Casa Querétaro is expected to be completed by December 2015.



# Stewardship of Community Assets

## Property Management

Through timely maintenance to meet all our tenants' needs, and by managing the leasing of all new vacancies, **Property Management** ensures our buildings are welcoming homes for our tenants, and assets for the community.



“Living at Casa Morelos has impacted us because I feel safe and my child is safe.”  
- Natalia

### A mother finds peace at Casa Morelos

Natalia was struggling to raise her 16-year-old son in an unsafe neighborhood. She was worried about her son getting to school and home safely because of nearby gang violence.

She began looking for apartments in different communities, hoping she could find something affordable. However, what she found were high-priced apartments that were out of her budget. Then she heard about TRP's apartments at Casa Morelos and applied.

Her application was approved, and she moved in and discovered a secure, clean, and friendly building with maintenance staff available during the week.

Today, Natalia no longer worries about coming home from work late at night or having her son travel to school.





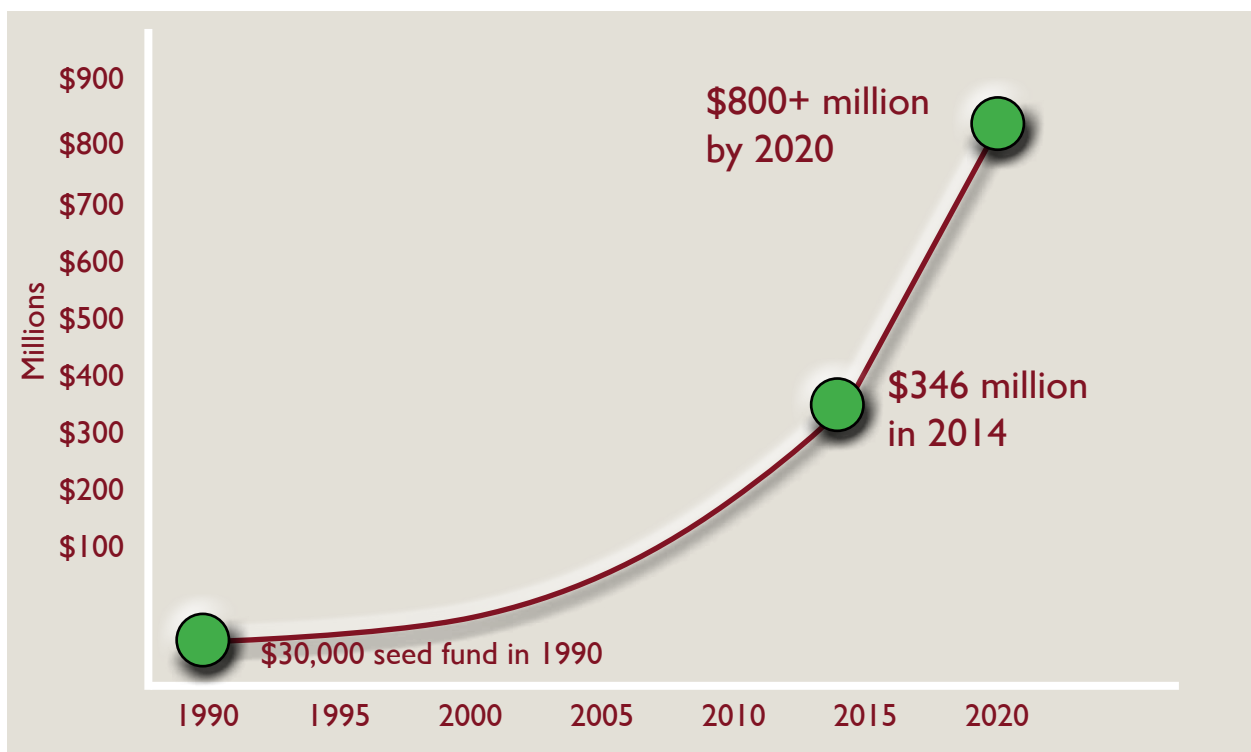
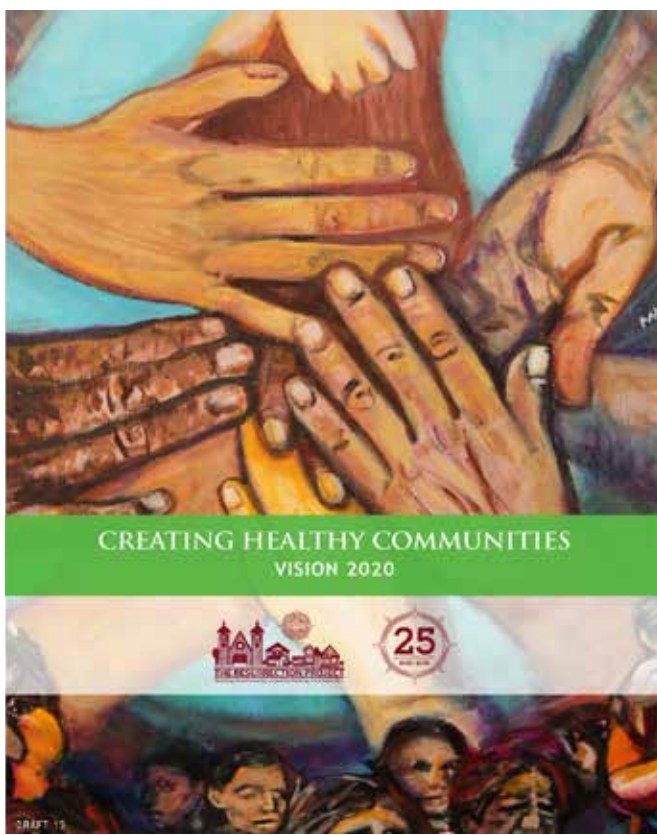
Property Management ensures our properties are not just helping people live in safe, clean, and affordable homes, but also adding value to the community. For 25 years, our buildings have transformed the physical environment by replacing empty lots and abandoned structures with vibrant community assets.

In 2015, TRP anticipates closing on new real estate deals that will lead to the creation of new, modern apartment complexes like Casa Querétaro and our 4848 S. Ashland building (pictured).

# Vision 2020

After 25 years and an initial seed capital of \$30,000 from area parishes, TRP has grown to become a powerful and effective social enterprise that seamlessly blends community development, community organizing, and advocacy with human service delivery to create vibrant, healthier, and involved communities. Our efforts have resulted in leveraging over \$346 million in community investment.

On the eve of our 25th Anniversary, we are embarking on an unprecedented *Imagine More Campaign* to bring considerable financial resources to amplify TRP's proven community building work and transform a greater number of communities. **Our goal is to raise \$25 million to fund our 2020 strategic vision.**



To download the TRP Vision 2020 summary, visit  
[www.resurrectionproject.org/vision2020](http://www.resurrectionproject.org/vision2020).



# By 2020, our impact will be...



## Community Ownership

### Training, Organizing, and Actions



**23,234**  
leaders

trained by leadership courses

### Institution for Naturalization and Community Ownership



**20,600**  
people

educated and empowered by INCO

### Community Education Programs



**2,000**  
students

empowered to succeed through safety initiatives

### La Casa Student Housing



**2,000**  
students

helped by La Casa to access and succeed in college



## Stewardship of Community Assets

### Real Estate Development



**822**  
new units

of quality affordable housing created



**157,100**  
sq. ft

of additional community commercial space created

### Property Management



**766**  
units

managed by Property Management

### Stewardship of Community Assets



**\$260**  
million

in community investments leveraged or preserved



## Community Wealth Building

### Financial Empowerment



**8,314**  
families

empowered by financial education and counseling

### Economic Development



**250**  
entrepreneurs

forming their own business

### Home Purchase



**930**  
families

purchasing their first home

### Community Wealth Building



**\$205**  
million

in community wealth created or preserved

# Consolidated Statement of Financial Position

For the year ended in December 31, 2014

## Liabilities and Net Assets

### Assets

Cash and cash equivalents	2,875,452
Escrow deposits and restricted reserves	2,982,370
Investments	375,533
Tenant security deposit fund	193,189
Receivables, net	983,884
Prepaid expenses	244,850
Inventory	51,422
Deferred tax credit and loan fees	926,771
Deferred development costs	63,401
Construction in progress	1,927,621
Property and equipment, net	<u>57,216,518</u>

**Total Assets** **\$67,841,011**

### Liabilities and Net Assets

#### Liabilities:

Accounts payable and accrued expenses	2,460,468
Tenant security deposits	173,443
Deferred revenue	342,011
Notes payable - lines of credit	142,582
Notes payable - other	<u>31,306,946</u>

**Total Liabilities** **\$34,425,450**

#### Net Assets:

##### Unrestricted:

Controlling interests	10,562,599
Noncontrolling interests in consolidated affiliates	<u>17,232,323</u>

**Total Unrestricted** **27,794,922**

Temporarily restricted 5,620,639

**Total Net Assets** **\$33,415,561**

**\$67,841,011**

The financial statements consolidate TRP and the following entities:

- Casa Puebla LP
- Casa Puebla Apartments Corporation
- Cullerton LP
- Cullerton Apartments Corporation
- 18th Street & Paulina Dorm, LLC
- Casa Morelos LP
- Casa Morelos Apartments Corporation
- Casa Maravilla LP
- Casa Maravilla Apartments Corporation
- Melrose Park NSP1, LLC
- New City NSP2, LLC
- New City NSP2 LB, LLC
- Desarrollo, LLC
- TRP Realty, LLC
- Casa Guerrero, LLC
- Casa Queretaro LP
- Casa Queretaro Apartment Corporation
- San Jose Obrero Mission



# Consolidated Statement of Activities

For the year ended in December 31, 2014

## Support, Revenue, and Expenses

### Support and Revenues

#### Support:

Corporations and foundations	2,880,668
State and federal grants	1,703,624
Individual and other contrubitions	3,162,751
<b>Total Support</b>	<b>\$7,747,043</b>

#### Revenues:

Rental revenue	3,060,109
Developers fees	309,291
Investment income	29,102
Property management fees	172,026
Gain (loss) on sale of property	26,948
Other revenue	425,087
<b>Total Revenue</b>	<b>\$4,022,563</b>
<b>Total Support and Revenue</b>	<b>\$11,769,606</b>

### Expenses

#### Program Services:

Property Management	5,922,434
Real Estate Development	770,223
Financial Wellness	1,160,102
Community Programs	1,630,740
Community Organizing	652,726
<b>Total Program Services</b>	<b>\$10,136,225</b>

#### Support Services:

Resource Development	477,683
Administration	1,642,803
<b>Total Support Services</b>	<b>\$2,120,486</b>

**Total Expenses \$12,256,711**

#### Other expenses and losses

Impairment loss	-
Unrealized (gain) loss on interest rate swap	105,032
Increase (decrease) in net assets	(592,137)*

Less: Decrease in net assets attributable to noncontrolling interest (1,739,980)

**Increase (decrease) attributable to The Resurrection Project \$1,147,843\*\***

\*Deficit is due to non-cash expenses (imputed interested and depreciation).

\*\*Increase in net income of \$1.1 million is due to TRP's *Imagine More Campaign*, a fund drive to support the creation of new initiatives and an increase in services.

# Donors and Supporters

January 1, 2014 - December 31, 2014

## **\$1,000,000 and above**

Caerus Foundation, Inc.  
Illinois Attorney General  
JPMorgan Chase Foundation

## **\$999,999 - \$100,000**

Anonymous  
Bank of America  
Citi Community Capital  
City of Chicago  
The Chicago Community Trust  
LISC Chicago  
State of Illinois  
United Way of Metropolitan Chicago

## **\$99,999 - \$25,000**

Anonymous (2)  
Crossroads Fund  
Polk Bros. Foundation  
The Irving Harris Foundation  
National Council of La Raza  
The Northern Trust  
U.S. Bank

## **\$24,999 - \$10,000**

Albert Pick Jr. Fund  
Blue Cross and Blue Shield of Illinois  
BMO Harris Bank  
Col. Stanley R. McNeil Foundation  
Harris Family Foundation  
Helen Brach Foundation  
Local Initiatives Support Corporation  
Jim and Kay Mabie

MB Financial Bank  
National Association for Latino Community  
Asset Builders  
Peoples Gas  
Purple Group  
Skadden, Arps, Slate, Meagher & Flom LLP  
The PrivateBank & Trust Company  
The Richard H. Driehaus Foundation

## **\$9,999 - \$1,000**

Anonymous (2)  
Age Friendly Communities Fund of Tides  
Foundation  
Ben and Sheila Applegate  
Berenice Alejo and Pedro Martinez  
Chicago Public Schools, Chief Area Office  
Community Foundations of the Hudson Valley  
John and Rosemary Croghan  
DENCO  
Fifth Third Bank  
First American Bank  
Jacqui Gibbons  
Groupon  
Carla Andrea Guillen Sarmiento  
Mary Jo Mullan  
Multi Latino Marketing Agency  
Pierce Family Foundation  
Marian S. Pillsbury  
Prado and Renteria  
Bud Sents  
Telemundo Chicago  
Woods Fund of Chicago

## **\$999 - \$500**

Francis Beidler III and Prudence R. Beidler  
Foundation  
Edgar David Castellanos  
Tim and Sheila Haas  
Barbara Gomez  
The New York Community Trust  
Lorena Ornelas  
Antonio Ortiz  
Antonio Robledo  
Manuela Romero and Alfonso Morales  
George Surgeon  
Workers' Interests Network

## **\$499 and below**

Anonymous  
Juan Luis Araiza-Ruiz  
Carlos Aranda  
Associated Colleges of the Midwest  
Roxanne Barzone  
Raquel Bech and Larry Martin  
Maria Bucio  
Richard Burke  
Chicago Center for Urban Life & Culture  
Janie Cisneros  
Terrence Conway  
Jack Crane  
Harold Dahlstrand  
Andrew P. Decoux  
Michael Dessimoz  
Luciano S. Dias  
Monica Drane  
Jennifer Esposito  
Fidelity Charitable Fund/Spear Family Charitable  
Fund



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

Trish Fitzgerald  
Juan Garcia  
Grace Gonzalez  
Susan Grossman  
Julio Guerrero  
Jose Guadalupe and Teresa Robles  
Marcia Hellman  
Raul Hernandez  
Bethann Hester  
Joan Higinbotham  
Ira Hirschfield and Tom Hansen  
Raymond Irizarry  
Gloria John  
Raymond Kivett  
William Kochenour  
Brianna Komara  
Robert Komara  
Law Offices of Maurice A. Sone  
Robert Lifton  
Jeanne D. Peck  
Anna Mayer  
Robert Miller  
Alfonso Morales  
Fred Nash and Kathleen Kemme  
Fr. Don Nevins  
Maria Nunez  
Serapio Nunez  
Marianne Parrino  
Jeanne D. Peck  
Doug Peterson  
Ernest Petti  
Marcelo Presser  
Province Homes, Carlos Morales House  
Lynn Raducha  
Victoria and George Ranney  
Louise Rodriguez

Molly and Ben Schmidt  
Dan Shea  
Tropic Construction Corporation  
Barbara Turk  
Judith Torney-Purta  
Jim Van Tiem  
Susana Vasquez  
Edward Vogel  
Weisman Family Foundation  
Sally Wenger  
Judith Zaba  
Dorothy Zukoski

**In honor or memory of:**

Maria Bucio (Bethann Hester)  
Patricia DeAnda (Harold Dahlstrand, Raymond Kivett)  
Sharon King (Roxanne Barzone, Barbara Gomez, Ira Hirschfield and Tom Hansen, Mary Jo Mullan, Marianne Parrino, Marianne Pillsbury, Barbara Turk)  
Ben Nelson (Fred Nash and Kathleen Kemme)



**Tribute to Sharon King  
1946 – 2014**

Sharon was a true pioneer in understanding what it takes to build healthier communities. Through her work at the F.B. Heron Foundation and Atlantic Philanthropies, she championed great causes, mission-driven organizations, and strong leaders.

TRP would not be where it is today if it were not for her belief in its mission.

Though she is no longer with us, her legacy and wisdom will live forever. She will be dearly missed, but her spirit will keep moving those she championed to do more to serve others.

# Leaders, Partners, Allies, and Friends

## TRP Board of Directors

### Executive Committee

Fr. Charles W. Dahm, Chairman, *Pastor Emeritus, St. Pius V Parish*  
Vicky Arroyo, Vice Chair, *President of Community Development, MB Community Development Corp*  
Antonio Ortiz, Secretary, *President, Cristo Rey Jesuit High School*  
Jack Crane, *Community Development Banker, Community Investment Corporation*

### Board Members

Juan Araiza, *Mortgage Banker, The Federal Savings Bank*  
Andy DeCoux, *Member*  
Raul Hernandez, *Community Volunteer*  
Fr. Don Nevins, *St. Agnes of Bohemia Parish*  
Maria Prado, *Founder, Prado & Renteria Certified Public Accountants*  
Raul Raymundo, *Chief Executive Officer, The Resurrection Project (Ex Officio)*  
Jos Saldaña, *President, Biba Global*  
Milena Tous, *President, Multi Latino Marketing Agency*  
Dorothy Zukoski, *Community Leader, St. Paul's Church*

## Investors

The following institutions partnered with TRP in 2014 to create healthy communities by investing capital—debt and/or equity—in TRP's initiatives to preserve community assets through affordable housing and community facilities.

Anonymous	JPMorgan Chase	Sinsinawa Dominican
Archdiocese of Chicago	IFF	Sisters of St. Francis of Philadelphia
Attorney General	Illinois Housing Development Authority	Sisters of Charity of Cincinnati
Bank of America	Local Initiatives Support Corporation	St. Pius V Parish
Chicago Community Loan Fund	National Equity Fund	US Bank
Chicago Low Income Housing Trust Fund	The Northern Trust	United States Department of Housing and Urban Development
City of Chicago	PacLife	Wieboldt Foundation
Community Investment Corporation	The Private Bank	
First American Bank	Self Help Federal Credit Union	

## Partners

The following nonprofit, private, and government entities partner with our programs and projects, working with us to create healthy communities.

ACCESS Community Health Network  
Accion Chicago  
Action for Healthy Kids  
Advocate Masonic  
Alivio Medical Center\*  
Americorps  
Archdiocese of Chicago

- Assumption +
- Good Shephard +
- Holy Cross IHM +
- Providence of God +
- Our Lady of Mount Carmel +
- Our Lady of Tepeyac +
- St. Adalbert +
- St. Ann's \*+
- St. Agnes of Bohemia +
- St. Charles Borromeo +
- St. Francis of Assisi +
- St. Joseph +
- St. Michael +
- St. Paul +
- St. Pius \*+
- St. Procopius \*+
- St. Roman +

Arturo Velazquez Institute\*  
Associated Colleges of the Midwest  
Back of the Yard Neighborhood Council  
Back of the Yards Quality-of-Life Plan Team  
Blue 1647  
BMO Harris Bank  
Brighton Park Neighborhood Council  
Brookfield Zoo  
Bryce, Downey & Lenkov  
Casa Esperanza  
Casa Juan Diego\*  
Center for Economic Progress



# Partners (continued)

Center for Financial Services Innovation  
 Central States SER  
 Chicago Police Department (12th District) \*  
 Chicago Public Schools  
 • Benito Juarez High School \*  
 • Cesar E Chávez Multicultural Academic Center †  
 • Finkl Elementary  
 • Jose Clemente Orozco Community Academy of Fine Arts and Sciences \*†  
 • Joseph Jungman Elementary School †  
 • Josiah Pickard Elementary School  
 • Manuel Perez Elementary School \*  
 • Nathanael Greene School  
 • Office of School Counseling & Postsecondary Advising, K-12 Advising  
 • Peter Cooper Elementary Dual Language Academy \*†  
 • Pilsen Academy \*  
 • Richard J. Daley Academy †  
 • Robert Fulton Elementary School  
 • Whittier Dual Language Academy \*  
 • William H. Seward Communication Arts Academy Elementary School †  
 Chatham Business Association  
 Chicago Bulls/United Center  
 Chicago Commons \*  
 City of Chicago  
 • 12th Ward Alderman George Cardenas  
 • 15th Ward Alderman Raymond Lopez  
 • 16th Ward Alderman Toni Foulkes  
 • 20th Ward Alderman Willie Cochran  
 • 22nd Ward Alderman Rick Munoz  
 • 25th Ward Alderman Daniel M. Solis \*  
 • Department of Business Affairs and Consumer Protection  
 • Department of Public Health  
 • Department of Planning and Development  
 Chicago Housing Authority  
 Chicago Latin Fitness  
 Chicago Lighthouse  
 Chicago Neighborhood Initiatives  
 Chicago Park District  
 • Dvorak Park \*  
 Chicago Rehab Network  
 Chicago Semester

Chicago Wilderness  
 Chicago Workforce Partnership  
 City Colleges of Chicago  
 • Office of Admissions  
 • Malcolm X College  
 Community Counseling Centers of Chicago  
 Cook County  
 • 7th District Commissioner Jesus Garcia \*  
 • Commission Health Task Force  
 • State Attorney's Office  
 DePaul University  
 • Law School Asylum and Immigration Law Clinic  
 • Office of Global Initiatives  
 Donors Forum  
 Eighteenth Street Development Corporation \*  
 ElevArte \*  
 Englewood Portal  
 Enterprise Community Partners  
 El Valor \*  
 Federal Home Loan Bank of Chicago  
 Field Museum  
 First Midwest Bank  
 Gads Hill Center \*  
 Gildes  
 Google  
 Greater Englewood CDC  
 Greater Pilsen Economic Development Association  
 Groupon  
 Heartland Alliance, Chicago Community Oral Health Forum  
 Hogar Del Niño \*  
 Homewise  
 Housing Action Illinois  
 Illinois Action for Children  
 Illinois Attorney General's Office  
 Illinois Coalition for Immigrant and Refugee Rights  
 Illinois College Access Network  
 Illinois DREAM Fund  
 Illinois Hispanic Chamber of Commerce  
 Illinois Housing Development Authority  
 Illinois Immigrant Funders Collaborative  
 Illinois Institute of Technology  
 • Vice Provost Office of Student Access, Success and Diversity Initiatives

Illinois Latino Family Commission  
 Illinois State University  
 • Chicago Teacher Education Pipeline  
 Illinois Student Assistance Commission  
 Institute for Hispanic Health  
 Instituto Del Progreso Latino \*  
 Interfaith Leadership Project  
 Joffrey Ballet  
 Kiva Zip  
 Latino Policy Forum  
 Leukemia Lymphoma Society  
 Livestrong Foundation  
 Local Initiatives Support Corporation Chicago  
 Logan Square Neighborhood Association  
 Lurie Children's Hospital  
 Melrose Park Community Alliance  
 Metropolitan Family Services  
 Mexican Consulate  
 Mikva Challenge  
 Millenia Consulting  
 Mission Asset Fund  
 Mount Sinai Hospital  
 Mujeres Latinas en Acción \*  
 National Association for Latino Community Asset Builders  
 National Council of La Raza  
 National Museum of Mexican Art \*  
 Near North Unity Program  
 Neighborhood Housing Services  
 Northeastern Illinois University  
 • El Centro  
 Northwestern Memorial Hospital  
 Openlands  
 Parent Engagement Institute  
 Pilsen Land Use Commission  
 Pilsen Neighbors Community Council \*  
 Pilsen Wellness Center \*  
 Public Allies Chicago  
 Rauner Family YMCA \*  
 Research for Action  
 Rudy Lozano Library \*  
 Saint Anthony Hospital  
 San Jose Obrero Mission \*  
 SCORE  
 Second Federal Credit Union  
 Self-Help Federal Credit Union

Seven Generations Ahead  
 Shriver Center for Poverty Law  
 SommerCor 504  
 Sones de Mexico  
 Southwest Organizing Project  
 Spanish Coalition for Housing \*  
 State Farm  
 State of Illinois  
 • Illinois Department of Commerce and Economic Opportunity  
 • Illinois Housing Development Authority  
 • Representative Edward Acevedo  
 • Representative Esther Golar  
 • Representative Lisa Hernandez  
 • Senator Mattie Hunter  
 • Senator Steven Landek  
 • Senator Antonio Muñoz  
 Taller de Jose  
 The Law Project  
 The Nature Conservancy  
 The Private Bank  
 Tropical Optical  
 U.S. Department of Housing and Urban Development  
 Union League Boys and Girls Club \*  
 United Power for Action and Justice  
 University of Chicago  
 • Chapin Hall  
 • Network for College Success, School of Social Service Administration  
 University of Illinois at Chicago  
 • LARES  
 University of Illinois Medical Center  
 U.S. Senator Durbin  
 U.S. Senator Kirk  
 U.S. Representative Gutiérrez  
 Valley Economy Development Corporation  
 Women's Business Development Center  
 World Business Chicago  
 YMCA Youth Safety and Violence Prevention  
 Youth Guidance  
 • Becoming A Man Program  
 \* Pilsen Planning Committee Member  
 † Parish and School Allies

# Thank you for your support.



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