

ANNUAL REPORT 2018

A black and white photograph of a man with a headband and a hand touching a stone surface. The man is looking directly at the camera with a slight smile. His hand is pressed against a rough, textured stone wall. The lighting is dramatic, with strong shadows.

THE
RESURRECTION
PROJECT

REFLECTING ON 2018.

A LETTER FROM CEO RAUL I. RAYMUNDO

Dear Friends and Supporters,

Just as change is constant, so too is The Resurrection Project's (TRP) unwavering commitment to people. TRP strives to create healthy communities where everyone can achieve their dreams, regardless of race, social class, or circumstance of birth.

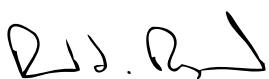
People are the heart of the neighborhoods that TRP helps build and maintain. From the families who can buy their first home with our assistance; to the DREAMers renewing their DACA status; and to the individuals of all ages who call a TRP-managed building home, TRP exists because of them. Over the years as the needs of the families and individuals we serve have changed, we have adapted to meet these needs effectively. For thousands of families, including Latinos, immigrants, and other people of color, economic security and the ability to build and pass on wealth continues to be out of reach. We must continue our collective efforts to make this a reality.

Over the past year, TRP increased the number of new tangible assets in our communities, prepared new homeowners, helped aspiring home buyers open new lines of credit, launched a social enterprise that creates livable jobs, and provided quality affordable housing. We remain steadfast in our values as a welcoming, accepting organization. Through our leadership with the City of Chicago's Legal Protection Fund and a city-wide network of Community Navigators, 30,000 members of Chicago's immigrant community received "Know Your Rights" training in 2018.

Families and individuals founded TRP and have helped us grow over the past 29 years. As with many of you, I have immense gratitude that in 1990, residents of the Pilsen neighborhood on Chicago's Southwest Side came together to solve the challenges they experienced. The residents' desire for a safe, vibrant community where their families could live and grow paved the way for the creation of TRP. Today, people are still the focus of TRP and the force behind all that we accomplish.

2018 was a year of learning, challenges, and opportunity. I invite you to read about TRP's accomplishments from the past year and join me in the continued work of creating communities that put people first.

Sincerely,

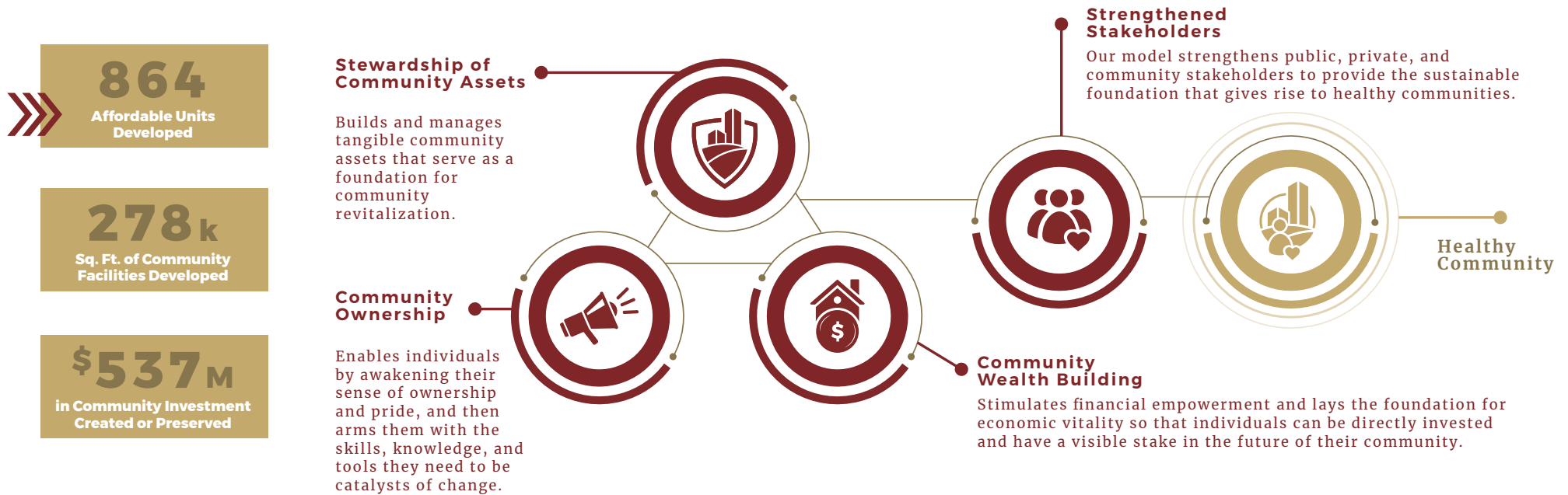


Raul I. Raymundo



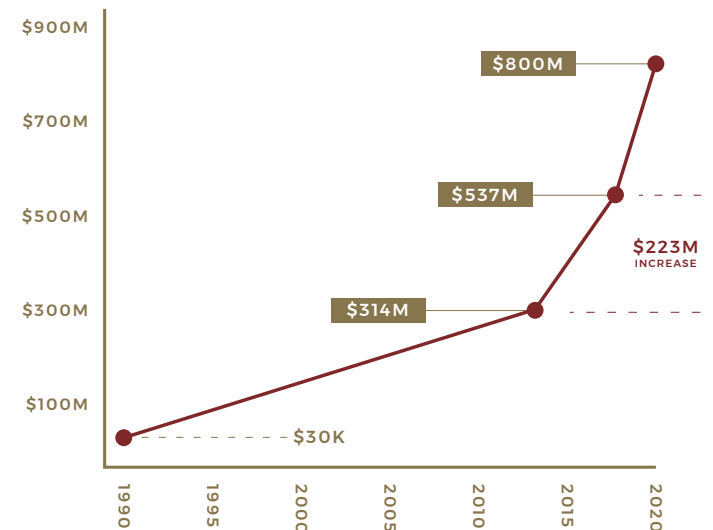
THE COMMUNITY RESURRECTION MODEL


TRP is a leading provider of affordable housing, financial education, and immigration services. We integrate services across three pillars: Community Wealth Building, Stewardship of Community Assets, and Community Ownership. Programs and services in these pillars work strategically to counter neighborhood disinvestment. This transformative and adaptable process creates healthy communities.



VISION 2020, IMAGINE MORE CAMPAIGN

In 2015 TRP embarked on an unprecedented campaign to raise \$25 million to fund Vision 2020. Vision 2020 is a catalyst designed to create greater impact in five years than in TRP's first 25, transforming disinvested neighborhoods into communities of promise. The Imagine More Campaign provides the financial resources supporting TRP's targeted, accelerated growth. Our goal is to leverage more than \$800 million in community investment and empower more than 100,000 people by the year 2020.





BUILDING RELATIONSHIPS

LINDA



Linda

Before coming to TRP, Linda owed \$67K on her mortgage and \$26K in back payments. Our Financial Wellness team connected her to The Illinois Hardest Hit mortgage assistance program and successfully worked directly with her mortgage company to decrease her monthly payments. Linda has been able to save money on a monthly basis. She has since remodeled and maintained her home.

Karen

Karen is an elementary school teacher who grew up in the Back of the Yards neighborhood. TRP assisted her with renewing her Deferred Action for Childhood Arrival (DACA) status. She has since volunteered with TRP's legal clinic and Chicago's Legal Protection Fund as a navigator, educating and connecting people to immigration resources.

A black and white portrait of Karen, a woman with long dark hair and glasses, smiling. She is wearing a dark cardigan over a patterned top. The background is a blurred city street.

KAREN

Luz

Luz

Luz, a single mother, had always dreamed of owning her own home, but a limited income kept this dream from becoming a reality. Luz learned of TRP while volunteering at the St. Pius V food pantry. She attended TRP's homebuyer education classes and worked with the Full Circle Homes team: home purchase advisors, TRP Lending, and TRP Realty. With TRP's help and \$20,000 in down payment assistance, Luz achieved her dream and purchased her condo!



2018 IMPACT

COMMUNITY WEALTH BUILDING



Full Circle Homes is TRP's comprehensive homeownership initiative. The team provides services needed to buy and keep a home: homebuyer education classes, one-on-one home purchase counseling, professional realty services through TRP Realty, and homebuyer support. Financial Empowerment programming helps individuals improve their financial health and money management. TRP Lending, TRP's Community Development Financial Institution (CDFI) received an important vote of confidence when it earned a \$125,000 award from the U.S. Department of Treasury to help more families achieve homeownership. Since 2016, TRP Lending has created 33 new homeowners, deploying over \$970,000 in mortgage loan capital and increasing cumulative assets for Latino and low income households by \$5.9M.

2,200
HOUSEHOLDS
SERVED



127
NEW HOMEOWNERS

\$32M
COMMUNITY WEALTH
CREATED AND PRESERVED

More than 500 people will enjoy needed updates to their homes, which are permanently preserved as affordable housing. The 155 units of affordable rental units are in 15 buildings across 14 sites in Pilsen, Little Village, and Back of the Yards. TRP will leverage over \$22M and reduce the housing cost burden of 60 families who earn 30-60% of the Area Median Income, or \$25,400 to \$50,760 income for a four-person household. We also secured \$750,000 in support of Casa del Sol, Pilsen's only single room occupancy building, to remain affordable and continue serving individuals who have a low-income or are experiencing homelessness.

TRP's pursuit of potential opportunities helped usher into the City of Chicago a pilot Affordable Requirements Ordinance in Pilsen and Little Village. The pilot increases the percentage of affordable units required in large residential developments from 10% to 20%, doubling the number of required affordable housing units created in the two neighborhoods.

STEWARDSHIP OF COMMUNITY ASSETS

599
HOUSING UNITS



COMMUNITY OWNERSHIP



We stand with thousands of families who turn to TRP for immigration services and advocacy. We filed 624 DACA renewal applications, citizenship applications, and other applications. TRP provided support to 304 college-aged students through STEM related workshops, writing tutoring, and homework assistance. Another 189 college students received financial coaching, internships, and mentorship support. Another 51 middle school and high school students completed TRP's Summer of Power.

Led by community residents, we activated parents in leadership development in schools where their children are enrolled and are recipients of the Illinois Tax Credit Scholarship. Many of these parents rely on scholarships to supplement the cost of tuition.

624
APPLICATIONS



DONOR LIST.

We are deeply grateful for the generosity of heart and philanthropic investment of every person, family, and public sector funder that supports TRP. Your act of kindness reignites our collective hope.

\$1,000,000+

Caerus Foundation, Inc.
John D. and Catherine T. MacArthur Foundation

\$100,000–\$999,999

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Anonymous 3
Big Shoulders Fund
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Anonymous 2
Anonymous 3
Anonymous 4
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Magaly Arteaga
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US Department of Health and Human
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Development Program
US Department of Homeland Security,
Citizenship and Immigration Services
US Department of Treasury, CDFI Fund

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In memory of Mary Powers,
Lisa Marcum
In memory of Ben Nelson,
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In memory of Maria Quiroz,
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Peggy Lynn Dollenham
In memory of Rose Dominguez,
Rev. Msgr. James T. Kaczorowski,
Queen of Angels Parish

Gifts in Celebration

In celebration of Megan Kelly's birthday,
Rebecca Anne Bolen
In celebration of Claudia Martinez,
Paulina Rico

Gifts in Honor

In honor of the Juarez Navigators,
Johanna Marie Fernandez
In honor of Bianca Torres,
Patricia Swanson
In honor of Sones de Mexico Ensemble,
Linda Ogren
In honor of Erendira Rendon
and all her hard work,
Megan B. GoldMarche
In honor of Dreamers!
Justyn Howard
In honor of Senator Dick Durbin who has
been driving force behind the need to
protect dreamers from injustice,
Lowell Sachnoff

In honor of Ere's tireless dedication,
Jane Charney
For the birthday of Isabela Vielma-Reyes,
Guacolda Elizabeth Reyes

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Marz Community Brewing
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La Casa Student Fund

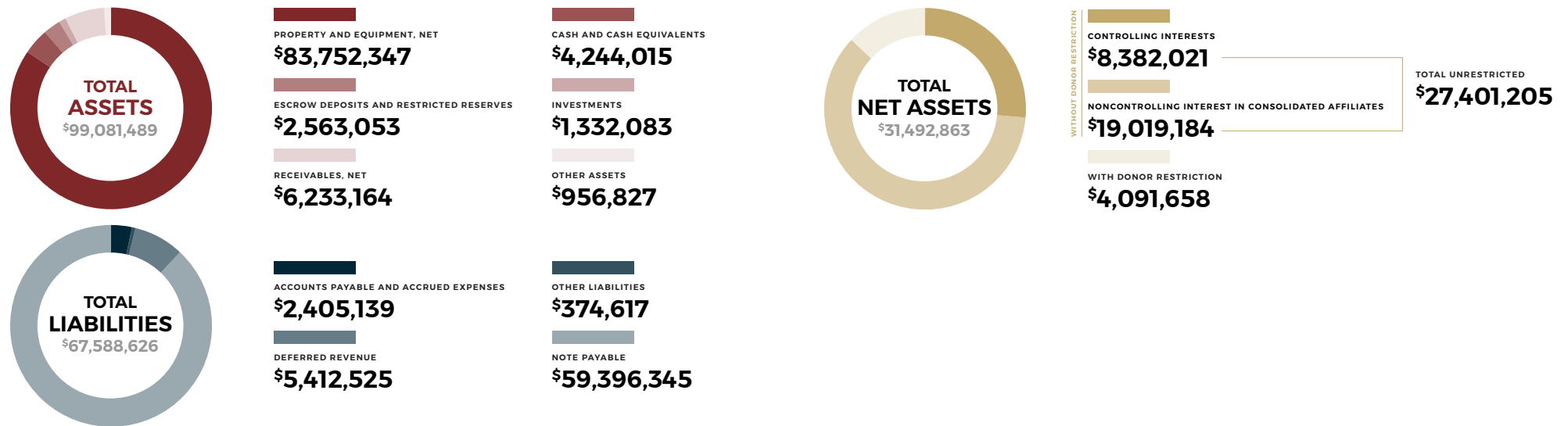
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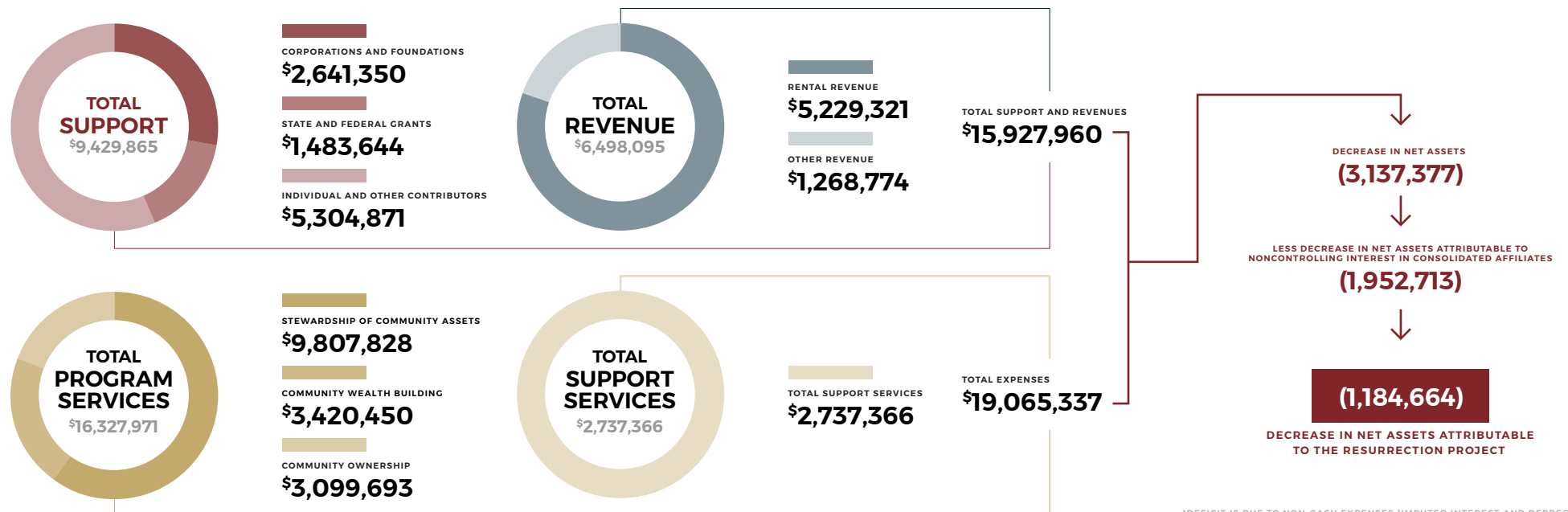
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2018 FINANCIALS.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION.



CONSOLIDATED STATEMENT OF ACTIVITIES.



*DEFICIT IS DUE TO NON-CASH EXPENSES (IMPUTED INTEREST AND DEPRECIATION)

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