



INVEST.

EMPOWER.



TRANSFORM.



CELEBRATING 20 YEARS OF
HOLISTIC DEVELOPMENT
THE RESURRECTION PROJECT
2009 ANNUAL REPORT



Twenty years ago, a group of concerned neighbors began meeting to discuss the challenges facing their community:

Abandoned houses. Blight. Poor schools. Violence. Dirty streets.

They began pooling time and effort to address these problems with support from their church communities. In a gesture of their commitment to change in the neighborhood, six of these parishes contributed \$5,000 each to start an organization that would work with them to transform the neighborhood.

From that day forward, The Resurrection Project has been tirelessly dedicated to the individuals and families it serves. That initial \$30,000 has been leveraged into over \$200 million in holistic community investment.

In 2010, join TRP in celebrating our 20th anniversary and two decades of **Investing** in social and bricks-and-mortar capital,

Empowering neighbors and citizens,

and **Transforming** the community.



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CELEBRATING 20 YEARS OF HOLISTIC DEVELOPMENT.



DEAR FRIENDS AND PARTNERS,

In 2009, as we approached our 20th anniversary, we found ourselves – like many of you – responding to the increasing needs of our community while navigating tightening budgets of funders due to the economic recession. Yet despite these challenges, the year was a landmark one in TRP history: the organization was able to successfully meet the growing community needs while expanding in size, scope, and range of services offered.

Some of these achievements include: the opening of Casa Morelos, 45 new units of affordable rental housing; serving 592 families in foreclosure prevention and intervention; continued partnership with new service areas in the western suburbs; and expansion of innovative programming, including the Mujer Avanzando and Elev8 initiatives, which we conduct alongside a number of invaluable community partners.

In 2009, TRP also received prestigious local and national recognitions, including National Council of La Raza's Family Strengthening Award for our exemplary Financial Services initiative and Bank of America's Neighborhood Builders Award for our leadership in community revitalization. We are honored and humbled by these awards, and we recognize that the work they recognize is only made possible through the investment and collaboration of our long-time friends and partners.

Thank you, again, for this support for TRP! As we celebrate our 20th anniversary, we are proud to be good stewards of your investment, and look forward to many more years of transformative work in our communities.

In gratitude,

Raul I. Raymundo
Chief Executive Officer

Fr. Charles W. Dahm
Board Chair



Investing Our Communities



"Owning a home is a rewarding experience and thanks to The Resurrection Project I was able to learn how to achieve that goal. Today my kids are happy in our new cozy home. I'm able to see them play outside and it makes me feel proud of owning my home"

- Oralia Abeja, TRP homeowner

Oralia Abeja, a single mother of four children, first heard about TRP nine years ago when she was seeking rental housing and moved with her family into a TRP building. Because she was able to save her hard-earned money while living in an affordable apartment as a TRP tenant, Oralia was able to earn her Bachelor's Degree, and eventually become a teacher for the Chicago Public Schools. For many years she dreamed about owning her own home, but was unable to find something affordable; with only her teacher's salary, she was frequently turned down for a mortgage.

Things started to change, however, when Oralia found out about TRP's homeownership opportunities. She started attending our ABCs of Home Ownership workshops and meeting with a TRP financial counselor to discuss the steps she needed to take to turn her dream into a reality. Slowly but surely, she acquired the basics tools needed to become a home owner, learning about housing in her price range, securing a mortgage, and how to manage her money and credit.

After choosing a location for a single family home built by TRP, Oralia secured a loan, and went to closing. Finally, in November 2009, Oralia and her family moved into their brand-new 3-bedroom, 2-bath home.

Oralia loves her new home. She loves that she has invested in her own community, that she gets to live near her family and friends and close to work, that the kids have their own rooms for the first time in their lives. The day Oralia closed on her new home was the last step in a decade-long journey, but this is just the beginning for Oralia and her family.

TRP's Community Development efforts in 2009 included:

- With partner Proviso Township Mental Health Commission, was awarded federal Neighborhood Stabilization Program (NSP) funding to rehabilitate foreclosed homes in Melrose Park and Stone Park and re-sell them affordably to families.
- Was also awarded NSP funds to conduct the same activities in Back of the Yards. Both NSP programs will help stem blight and disinvestment caused by rampant foreclosures.
- Finished construction on Casa Morelos. 45 units of family rental housing. In July. A dedication was held by Mayor Richard J. Daley and all units were leased by October.
- Broke ground on Casa Moravilla. 73 new units of senior housing adjacent to Casa Morelos and Allivio Medical Center.
- Continued to provide exemplary property management to all rental buildings, including initiating substantial community and relationship building activity with tenants.



INVEST.



Empowering Our Communities



"I feel very blessed with all the tools I have acquired through Mujer Avanzando and TRP's financial classes and I know I am on my way back to the top."

- Veronica Gonzalez, Mujer Avanzando participant

Two years ago, Veronica, a single mother of 3 children under 12, was trying to balance home and work life with an income barely enough to cover food and clothing for her children. Her family lived in a poorly insulated apartment with broken windows held together with wood frames; during the winter, she bundled up her children in coats and hats to try to keep warm inside. When the gas bills became too high and she was forced to terminate gas service, she realized that she had been cheated into paying her landlord's heat, too. Veronica was desperate to change her family's circumstances, but didn't know where to turn.

Then, a friend from work told Veronica about Mujer Avanzando. Veronica started the program and things have been different ever since. While Veronica has benefitted from each component of the program, TRP's financial coaching has made a huge difference in her life: she has opened up a savings account, increased her credit score, reduced her credit card debt by 54%, and set herself a goal of homeownership. She is also working to save her money for college and a down payment on a house.

Veronica has also moved into Casa Sor Juana, one of TRP's apartment buildings in Little Village, where there is enough room, and enough heat, for her whole family. Thanks to Mujer Avanzando, Veronica has the tools to actively pursue and achieve her goals.

In 2009 Financial Services:

- Served over 2,000 families, including providing foreclosure counseling to 592 families. TRP also helped close 7 homes for a total community investment of \$975,449, as well as assisted an additional 700 families at 2 Home Rescue Fairs.
- The successful Mujer Avanzando program continued with community partners Instituto del Progreso Latino and Mujeres Latinas En Acción by enrolling 123 women who continue to receive high-quality one-on-one financial coaching from TRP.

TRP continues to engage neighborhood residents around advocacy, leadership development, and services needed most, including:

- Conducted 56 workshops for women promoting awareness and prevention of breast and cervical cancer, educating a total of 1,040 women and giving out 256 referrals for mammograms and PAP tests.
- Continued organizing with member parish institutions around Immigration Reform, as well as collaborated with and supported the leadership formation program at St. Plus V.



EMPOWER.



Transforming Our Communities



"When parents are actively engaged in their local schools they have the right to demand and improve their children's education. Elev8 gives the whole families new opportunities and services that truly improve the quality of our community."

- Sonia Espinoza, Elev8 Parent Participant

Sonia's journey with Elev8 and Orozco Academy began when she first went to enroll her son at the school. English was required to enroll – but neither of them spoke the language very well. Sonia didn't let that stop her; instead, she lobbied the principal, promising that both her and her son will learn English. When Jonathan started 1st grade, Sonia would sit and listen during his English classes and studied his English books, lessons, and homework. Within two years, she and her son were both proficient English speakers.

Sonia began volunteering at Orozco, and when TRP's Elev8 program kicked off in 2008, Sonia began taking parent workshops and classes and volunteering for student activities. Inspired by the learning opportunities for herself and her family, Sonia decided to further pursue her own education and began studying for the GED. After two years of her own studying, Sonia earned her high school diploma equivalency.

Today, Sonia continues to volunteer as much as 40 hours a week serving as Elev8's spokesperson, helping families understand the program and connecting them to information on the community. Her hard work and commitment has not gone unnoticed by Elev8 and Orozco Academy, who have helped nurture her skills by sending her to leadership development trainings.

Sonia credits her new life of civic engagement and community leadership to the opportunities she received at Orozco through the Elev8 program.

TRP's programmatic initiatives provide the community with resources, services, and trainings that address a variety of concerns. As the lead agency for Pilsen through the New Communities Program, we help families create safe and healthy neighborhoods.

- An on-site health clinic opened at Orozco Community Academy as part of the Elev8 program, which is currently serving 237 Orozco Academy students and 135 parents. The clinic is operated in partnership with Alivio Medical Center.
- Rolled out the SmartChicago initiative, which will help bridge the digital divide facing families in our communities by increasing broadband access throughout the city of Chicago.
- Launched one of the program's first projects, the Pilsen Portal website, which engages local businesses, organizations and residents to create content onto web.
- Completed a successful 11th season of the Resurrection Basketball League.
- Completed Phase One of El Paseo, a landscaped pedestrian thoroughfare, as part of the Community Image Task Force along the Sangamon railroad tracks from 21st – Cullerton streets.
- Hosted the 3rd Annual Pilsen Education Summit with the Pilsen Education Task Force and completed a 5 Year Strategic Plan for Education.



TRANSFORM.



THE RESURRECTION PROJECT

CONSOLIDATED STATEMENT OF FINANCIAL POSITION*

December 31, 2009

ASSETS

Cash	\$ 1,162,043
Escrow deposits and restricted reserves	941,217
Investments	201,529
Tenant security deposit fund	98,108
Receivables	627,304
Prepaid expenses	78,072
Inventory	246,474
Deferred tax credit and loan fees	410,518
Deferred development fee costs	1,864,518
Property and equipment, net	<u>43,085,388</u>

Total assets **\$ 48,715,171**

LIABILITIES

Accounts payable and accrued expenses	\$ 2,065,989
Tenant security deposits	97,777
Notes payable -lines of credit	249,115
Notes payable - other	<u>29,576,962</u>
Total liabilities	<u>\$ 31,989,843</u>

Minority interest 9,091,408

NET ASSETS

Unrestricted	5,279,656
Temporarily restricted	<u>2,354,264</u>

Total net assets **\$ 7,633,920**

\$ 48,715,171

*The financial statements consolidate TRP and the following entities:

- Resurrection Homes, LLC
- Casa Puebla Apartments Corporation
- Casa Puebla LP
- Cullerton Apartments Corporation
- Cullerton LP
- Casa Morelos Apartments Corporation
- Casa Morelos LP
- Casa Maravilla Apartments Corporation
- Casa Maravilla LP

THE RESURRECTION PROJECT

CONSOLIDATED STATEMENT OF ACTIVITIES

December 31, 2009

SUPPORT AND REVENUES

Support:	
Corporations and foundations	\$ 1,213,057
State and federal grants	589,854
Other	<u>63,185</u>
Total support	<u>1,866,096</u>

Revenues:	
Investment income	72,073
Other	638,012
Rental	<u>1,407,977</u>
Total revenue	<u>2,118,062</u>

Total support and revenues **3,984,158**

EXPENSES

Program services:	
Property Management	\$ 2,396,669
Real Estate Development	684,806
Financial Services Education	560,614
Community Programs	381,053
Community Organizing	<u>168,785</u>
Total program services	<u>4,191,929</u>

Support services:	
Resource Development	230,524
Administration	<u>721,261</u>
Total support services	<u>951,785</u>

Total expenses **5,143,714**

Minority interest	786,588
Decrease in net assets	(372,968)
Net assets, beginning of year	8,006,888

Net assets, end of year **\$ 7,633,920**

DONORS AND FUNDING SOURCES

While The Resurrection Project has diverse and sustainable revenue sources that allow us to accomplish our ambitious objectives, fundraising is still a crucial mechanism to our success. We would like to extend our gratitude to the following contributors for their support during the 2009 calendar year.

50,000 and above

Bank of America¹
Charter One Bank
City of Chicago
The Chicago Community Trust
Illinois Housing Development Authority
Local Initiatives Support Corp.
National Council of La Raza²
The F.B. Heron Foundation
Polk Bros. Foundation
State of Illinois

49,999 - 20,000

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Citi Foundation
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Vive La Hispanidad³

999 - 500

Berenice Alejo
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Lupe Raymundo
Maria Saldana

499 - 250

Axia Development
Pru Beidler
Luis Bermudez
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Terrence Conway
Diane Jamison
Ryan & Lisa Kelsey

Mark Lenz
Ernest Pettit
Raul Raymundo
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Adele Simmons
Mark T. & Margaret K. Trischler

249 and below

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Jorge Avelar
Juan Avelar
Leticia Barcenas
Edgar Barron
Rev. John Michael Bell
Boulevard Group
Brophy Family
Ricky Burdett
Richard Burke
Rick Cordova
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Rachel Wiandt
William Woods
Ahmad Yilmaz
Judith Zaba
Dorothy Zukoski

The following gift was made in memory of:
Ben Nelson (Harry & Florette Sexton)

¹ Bank of America's Neighborhood Builders @ Award.

² NCLR's Family Strengthening Award

³ Denotes capital contribution for La Casa.

TRP BOARD OF DIRECTORS 2009

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PARTNER INSTITUTIONS

PILSEN

Providence of God Church
St. Adalbert Church
St. Ann Church
St. Paul Church
St. Pius V Church
St. Procopius/Holy Trinity Church

LITTLE VILLAGE

Assumption B.V.M. Church
Epiphany Church
Good Shepherd Church
Our Lady of Tepeyac Church
St. Agnes Church
St. Roman Church

NEAR WEST SIDE

St. Francis of Assisi Church

BACK OF THE YARDS

Holy Cross/IHM Church

MELROSE PARK, IL

Our Lady of Mount Carmel Parish
St. Charles Borromeo Parish

PILSEN PLANNING COMMITTEE

Alivio Medical Center
Centro Familiar Guadalupeño
Eighteenth Street Development Corporation
El Hogar del Niño
El Valor
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Gads Hill Center
Instituto Del Progreso Latino
Mujeres Latinas en Acción

Pilsen Neighbors Community Council
Pros Arts Studios
Rauner Family YMCA
San Jose Obrero Mission
Spanish Coalition for Housing
The Resurrection Project
Arturo Velasquez Technical Institute
25th Ward Alderman Danny Solis Office

**THE RESURRECTION
PROJECT**

Celebrating 10 Years of Creating Healthy Communities

A large, multi-story brick church with a prominent steeple on the left side. The church features arched windows and a central entrance with a pediment. The base of the church is decorated with vibrant, colorful murals and graffiti. A tall, thin steeple rises from the left side of the main structure. The sky is blue with scattered white clouds. In the foreground, there are some people walking and a few small structures or barriers.

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.

