



THE RESURRECTION PROJECT
2010 ANNUAL REPORT



In 20 years, The Resurrection Project has changed the lives of families within its target communities and across the greater Chicagoland area.

Founded by concerned neighbors, a coalition of churches, and a \$30,000 investment of seed capital, The Resurrection Project has become a powerful and effective not-for-profit organization that seamlessly blends community development, community organizing, social services, and advocacy to build vibrant, healthy, and civically engaged communities. Since its inception, TRP has leveraged this initial investment of \$30,000 to yield \$225 million in community re-investment.

TRP joined with its communities, funders, and partners to celebrate a special 20th anniversary in 2010. We also embarked on a strategic planning process that engaged stakeholders from clients to Board Members to map out the organization's next five years. Under the guidance of this plan, we will serve more families and continue to build model communities through the concentration and expansion of our projects and programs. We will continue to make a difference in the lives of those we serve. We continue to change the landscape on Chicago's southwest side and other surrounding Latino communities: increasing assets, building wealth, and creating safe spaces for families to learn, live, and grow.

THE RESURRECTION PROJECT | HISTORIC TIMELINE

For twenty years, The Resurrection Project has challenged ourselves, our community and our funding partners to invest in success, to empower people, and to transform our neighborhoods into safe, healthy havens. Together we have galvanized financial, human, physical, and spiritual resources to build new homes and build hope. Take a stroll down memory lane and experience how our organization continues to improve our quality of life.

Delapidated buildings, high crime rates & dirty streets were among the challenges faced by the Pilsen community.



1980s

The Resurrection Project is founded by concerned & organized residents ready to work on improving the neighborhood.



1990

TRP acquires the St. Vitus complex & successfully reclaims the once gang-infested Zocalo plaza at 18th Street & Paulina.



1991

Gathered 800 residents who met Mayor Daley to secure his commitment in housing & safety issues.



1992

Won \$2 million commitment from the City of Chicago for 100 new homes & hosted over 100 families for TRP's 2nd New Homes for Chicago lottery.



1993

More than 100 children and their parents march for peace in Pilsen; we started developing our first child care facility.



1994

TRP opens Centro Familiar Guadalupe Family Center in Pilsen & assisted neighbors to tear down a gang hotspot in Pilsen.



1995

We began to create block clubs in Pilsen, launching the CAPS pilot & improving relationships between residents & law enforcement.



1996

TRP opens 2 affordable rental buildings including Casa Guerrero, the first Low Income Housing Tax Credit development in Pilsen.



1997

We celebrated the completion of our 100th new home in Pilsen & opened Casa Tabasco, TRP's first affordable rental building in Little Village.



1998

Six Little Village parishes & Back of the Yard's Holy Cross Parish joins TRP's mission, and Resurrection Basketball League plays its first season.



1999



TRP celebrates 10 years of creating healthy communities & opens Casa Sor Juana in Little Village serving 18 families.



We started the Casa Puebla project, a \$16 million development of 5 buildings in Pilsen & Back of the Yards.



TRP opened its Paulo Freire Family Center in Back of the Yards, TRP's second childcare facility.



TRP's organizing efforts led to the signing of IL House Bill 60 allowing undocumented students in IL to pay in-state tuition in state colleges.



Our community organizing team started pushing for the DREAM Act & organized a local action plan to expand access to health care services.



TRP's community efforts lead to the alderman's commitment of a 21% set aside for affordable units of all future housing developed in the ward.



TRP convened over 21 local organizations to form the Pilsen Planning Committee to create & implement a Quality-of-Life plan for Pilsen.



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



Expanded our partnership with Instituto del Progreso Latino to open a second Center for Working Families & the Mujer Avanzando program.



TRP opens Casa Morelos, starts construction on Casa Maravilla, & expands its services to suburban Melrose Park, IL.



TRP opened Casa Maravilla, we also proudly celebrated 20 years of being a leader in community development.

2010



TRP 20TH ANNIVERSARY GALA CELEBRATION | THURSDAY, OCTOBER 21ST 2010



Dear friends and partners,

On behalf of the staff and Board of Directors at The Resurrection Project, we extend our wholehearted thanks to you for joining in the celebration of our 20th anniversary in 2010! We were honored to commemorate two decades of on-the-ground commitment to Latino families on Chicagoland's southwest side with those who have provided unwavering partnership to us over these 20 years.



The history of The Resurrection Project's presence in Chicago, and impact on the neighborhoods we serve, is both deep and wide. There is depth in the quality of our services, and the relationships with our communities and our partners. There is increasing width as we reach more and more families each year through our affordable housing opportunities, financial literacy, civic engagement, and programs for education, safety, and health.

Our hope is to share with you, through this Annual Report, how our work—anchored in the roots we have grown over time—continues to deepen and widen through new relationships and increased presence locally and nationally. Please enjoy this quick look back into our history, as well as a glimpse into a future guided by our latest Strategic Plan, completed at the end of 2010.

As we embark on a new decade, we remain humbled and grateful for those on this journey with us to invest in, empower, and transform the communities we serve. Here's to another 20 years!

In Gratitude,

Raul I. Raymundo
Chief Executive Officer

Father Charles W. Dahm
TRP Board Chair

“The Resurrection Project’s affordable housing has allowed me to be involved in my community again. Now I am sharing all my talents and skills that I have been waiting to share for years. My interests are being fulfilled, my social life has improved and my overall quality of life is way better now. I am blooming at Casa Maravilla!”

- Harry Irizarry, Casa Maravilla tenant



Looking Back...

In 1990, TRP started developing safe and affordable housing in the underserved southwest-side neighborhood of Pilsen and quickly expanded into the surrounding neighborhoods of Little Village and Back of the Yards. Over the past 20 years, TRP has changed the course of those communities by providing safe affordable housing opportunities. To this day, TRP has developed and manages 274 units of affordable rental apartments, has built over 140 affordable homes, and 2 child care centers.



Looking forward...



In 20 years, our initial investment of \$30,000 has yielded over \$225 million in community reinvestment. As we roll out our new Strategic Plan, upcoming projects include La Casa, construction of the Instituto Health and Sciences Career Academy, and affordable housing opportunities, through the Neighborhood Stabilization Program in Back of the Yards and Melrose Park. We project the development of an additional \$228 million in community assets in the next five years. TRP will also grow its tangible assets by expansion into new emerging suburban Latino communities, facilitating approximately \$80 million in community investment for these areas.

2010 Accomplishments

Completion of construction and leasing of Casa Maravilla, 73 new affordable apartments for adults 55 and older, as well as facilities for the first Pilsen Senior Satellite Center.

Secured \$8.9 million from the State of Illinois Department of Commerce & Economic Opportunity for La Casa & initiated demolition of structures at site.

Started construction of the Instituto Del Progreso Latino’s Instituto Health & Sciences Career Academy. TRP is the developer for this new school.

Acquired 9 homes in Melrose Park & Bellwood to implement the Neighborhood Stabilization Program’s affordable housing opportunities.

Looking Back...

In 1992, TRP sold its first new home in response to demands for affordable and safe housing in the Pilsen neighborhood. Quality construction and comprehensive financial services created a high demand for the homes, and in September of 1993 TRP hosted a drawing to select the future homeowners of our next 100 homes. Since then, TRP's Financial Services Division has continued to provide homeownership counseling as well as financial literacy education, with a goal of promoting the financial success & wealth creation for our clients.



Looking forward...

An initial effort as part of our Strategic Plan is to implement an organization wide Universal Intake Process to better help families and connect them to diverse services depending on their needs assessment. Our aim is to also expand and enhance our curriculum to offer more comprehensive financial wellness opportunities in Pilsen, Little Village, Back of the Yards, and also Melrose Park, as well as provide expanded opportunities for appropriate financial and lending products.



FINANCIAL SERVICES



“TRP taught us how to make good financial decisions that allowed us to become first time homeowners of a safe and affordable comfortable home.”

- Natalia Garcia, TRP Homeowner

2010 Accomplishments

Served 2,589 families, including 429 which attended TRP's Foreclosure Prevention Workshops, 932 at one-on-one foreclosure counseling, 274 at TRP's Home Rescue Fair, 120 women enrolled and active in our Mujer Avanzando program and 1,024 served through the Center for Working Families.

TRP & Instituto del Progreso Latino's Center for Working Families celebrated 6 years of successfully helping families achieve their financial goals. In 2010, 190 CWF clients who were tracked for more than 6 months had their credit score increase, with an average increase of 36 points.

The Mujer Avanzando Program is a three-year partnership between TRP, Instituto Del Progreso Latino, & Mujeres Latinas En Acción. TRP received the National Council of La Raza's (NCLR) 2010 Affiliate of the Year Award and the opportunity to share the inspirational story of this program at NCLR's 2010 conference.

TRP Financial Services Division expanded its reach by opening a new satellite office at Holy Cross/Immaculate Heart of Mary Church & launched an educational campaign for prospective homebuyers in the area.

Looking Back...

TRP's investment in Community Organizing and leadership training has always been at the heart of our mission. Over the years, thousands of families and individuals have become community leaders, homeowners, volunteers, parishioners and mentors. TRP develops leaders who discuss the issues facing their families and work for social change. For 20 years, we have empowered our communities to understand and influence social issues. We have proven how civic engagement can make a difference in our neighborhoods' quality of life.



Looking forward...

As we enter our third decade, TRP's Community Engagement Division will encompass two capacities—community programs and community organizing. The new division will nurture and develop local leaders and facilitate coalitions between organizations and leaders in order to build a lasting and collective power. In essence, TRP's Community Engagement Division will bring people and organizations together to act on their self interest to secure "a place at the table" to make important decisions for the improvement of our regional quality of life and empowerment of our residents.



2010 Accomplishments

Promoted awareness and prevention of breast and cervical cancer by conducting 40 workshops—educating 810 women and securing 230 referrals for free mammograms and pap smears.

Facilitated leadership formation trainings at TRP member parishes and affordable rental properties attended by 83 community leaders. Participants continually pushed for change at the local, state, and national levels by advocating for initiatives such as the Smart Enforcement Act and the recently enacted Illinois DREAM Act.

"If I can positively impact a struggling woman's life by sharing my story, I would share my experience with *Mujer Avanzando*, encourage her to pursue and achieve her goals, just like I did. I overcame, became stronger and now I feel I can accomplish anything."

- Sandy Guzman, *Mujer Avanzando* Participant



TRP registered 790 voters in the "Tu Voto, Nuestra Esperanza" campaign" held during the 2010 mid-term elections in the Pilsen & Little Village communities.

TRP held the eleventh successful season of the Resurrection Basketball League. Approximately 100 youth participated in recreational alternatives to violence during the summer months.

NEW COMMUNITIES PROGRAM

“I was scared of getting near a computer, but that is not the case anymore. Now I can go to the library, log into my email, use the computer with my son, and help him with homework. This has been a wonderful experience and thanks to it I am studying English too, and that is improving my life!”

- Jesus Jimenez, Civic 2.0 graduate

Looking Back...

TRP responds to needs in our communities by leveraging needed resources and establishing relationships, in order to create the greatest sustainable change leading to the greatest social impact. Since 1998, LISC's New Communities Initiative has worked with TRP to establish comprehensive community-building. Through this partnership, TRP created a Quality-of-Life plan for Pilsen in 2005 followed by a Pilsen Planning Committee to implement the activities and objectives set forth within that document. The New Communities Program has strengthened local community-based organizations by providing seed capital funds dedicated to run new initiatives and programs.



Looking forward...

NCP will continue to enhance coalitions with local leaders, community based organizations and residents, identifying opportunities for progress and responding to needs critical to our community. Future plans for TRP and its neighborhood partners include establishment of an active, sustainable and independent chamber of commerce for Pilsen, an education plan to extend Elev8 initiatives at Orozco Community Academy, integration of technology and computer education to bridge the area's digital divide, and the creation of La Casa and its support and mentorship programs for students.



2010 Accomplishments

Through the Education Task Force, TRP played a crucial part in launching a 5-year Pilsen Education Plan calling for strong parent involvement, high-quality academic enrichment programs, and opportunities for civic engagement and volunteering within local community-based organizations.

Elev8 became the highest performing pilot program in the nation—serving more than 300 students and 150 parents with extended learning programs. It also provided 700 Pilsen families with healthcare services at a school-based health center operated by our partner, Alivio Medical Center.

TRP convened the Economy Task Force from a group of local business owners. They participated in LISC's Metro Edge Study—an initiative that explores the creation of a local chamber of commerce & promotes new economic development efforts.

TRP played a key role in the Broadband Technology Opportunities Program, supported the Digital Summer Youth Program, maintained PilsenPortal.org, and extended local computer literacy opportunities.

Consolidated Statement of Financial Position
for the year ended in December 31, 2010

ASSETS	
Cash	556,403
Restricted cash	8,409,232
Escrow deposits and restricted reserves	2,003,938
Investments	240,077
Tenant security deposit fund	128,898
Receivables	502,354
Prepaid expenses	97,344
Inventory	816,307
Deferred tax credit and loan fees	331,784
Deferred development fee costs	1,867,819
Property and equipment, net	<u>52,589,874</u>
Total Assets	\$67,544,030
LIABILITIES & NET ASSETS	
Liabilities:	
Accounts payable and accrued expenses	2,133,669
Tenant security deposits	128,009
Deferred revenue	613,593
Notes payable - lines of credit	248,505
Notes payable - other	<u>33,328,166</u>
Total Liabilities	\$36,451,942
Net Assets:	
The Resurrection Project:	
Unrestricted	5,145,232
Temporarily restricted	<u>10,469,219</u>
Total The Resurrection Project	15,614,451
Noncontrolling interest	<u>15,477,637</u>
Total Assets	\$31,092,088
Total Liabilities & Net Assets	\$67,544,030

The financial statements consolidate TRP and the following entities:

- | | |
|---------------------------------------|---|
| • Resurrection Homes LLC | • Casa Morelos LP |
| • Casa Puebla Apartments Corporation | • Casa Maravilla Apartments Corporation |
| • Casa Puebla LP | • Casa Maravilla LP |
| • Cullerton Apartments Corporation | • Melrose Park NSPI, LLC |
| • Cullerton LP | • New City NSP2, LLC |
| • Casa Morelos Apartments Corporation | • 18th Street & Paulina Dorm, LLC |

Consolidated Statement of Activities
for the year ended in December 31, 2010

SUPPORT & REVENUES	
Support:	
Corporations and foundations	1,038,675
State & federal grants	8,906,769
Other	64,181
Total Support	\$10,009,625
Revenues:	
Investment income	48,021
Other	2,373,287
Rental	1,771,400
Total Revenue	\$4,193,408
Total Support & Revenue	\$14,203,033
EXPENSES	
Program Services:	
Property Management	3,988,895
Real Estate Development	1,742,355
Financial Services Education	880,725
Community Programs	412,410
Community Organizing	175,898
Total Program Services	\$7,200,283
Support Services:	
Resource Development	296,513
Administration	983,392
Total Support Services	\$1,279,905
Total Expenses	\$8,480,188
Less: Decrease in net assets attributable to noncontrolling interest	<u>(2,185,686)</u>
Increase (decrease) attributable to The Resurrection Project	<u>\$7,908,531</u>

THE RESURRECTION PROJECT’S DONORS & FUNDERS

TRP has been blessed with a loyal and expanding community of donors who help us meet our most ambitious objectives. While TRP has diverse and sustainable revenue sources that allow us to accomplish our ambitious objectives, it is our consistent donors who are the mainstay of The Resurrection Project’s ongoing support and instrumental to our success. TRP’s Donor Roll includes gifts, grants, and contributions made from January 1st through December 31, 2010. Thank you for all you do for The Resurrection Project.

\$50,000 & above
Bank of America
The Chicago Community Trust
JP Morgan Chase
Polk Bros Foundation

\$49,999 - 20,000
Citi Foundation
GSG Consultants, Inc.
Irving Harris Foundation
Jim & Kay Mabie
McShane Construction
Northern Trust
The Federation of Community Schools
The Rauner Family Foundation
US Bank

\$19,999 - 10,000
Alberto Culver
Allstate Corporation
Harris Family Foundation
Helen Brach Foundation
PNC Financial Bank
Private Bank
Richard H. Driehaus Foundation

\$9,999 - 1,000
AAA-I Masonry & Tuckpointing
Alivio Medical Center
Anonymous
Applegate & Thorne-Thomsen
Aronberg Goldgehn
Chicago Board of Trade Foundation
Chicago Rehab Network
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D.A.M. Plumbing
DENCO
Draper & Kramer
Jewel-Osco

Jim Jr. & Mary Perry
John & Jackie Bucksbaum
John & Rosemary Croghan
Judy & Thomas Herbstritt
Kate & Howard Siegel
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Patrick & Anna Cudahy Fund
Peoples Gas
Rummel Associates Inc.
St. Pius V Church
UrbanWorks
Weese Langley Weese
Wells Fargo Foundation

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Chicago Commons
Chicago Metropolis 2020
Denk & Roche Builders
Erik Ceja
Illinois Coalition for Immigrant & Refugee Rights
Isaias Angeles
Katz Law Office Ltd.
Linda Rodriguez
Lupe Raymundo
Maria Bechily Fund
Maria Prado
Net-Telligence Group
Our Lady of Mt. Carmel Parish
Our Lady of Tepeyac Church
Pastor Thomas & Ruth Cross
Pilsen Neighbors Community Council
Saul Guzman

Steve Porras
St. Adalbert Parish
St. Agnes of Bohemia Church
St. Anthony’s Hospital
St. Pius V Church
The Ink Well
Veronica Reyes & Julio Guerrero
WBEZ Alliance
Wolf & Company LLP

\$499 - below
Aja Wright
Alejandro Morales
Alex J. Morales
Alex Navas
Alison Martin
Alfonso Gonzalez
Alvaro Obregon
Ana Fremont
Araceli Garza
Araceli Lucio
Bishop John R. Manz
Blanca Hernandez
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La Casa del Pueblo
Carla Agostinelli
Carlos Cortez
Carmen Argenbright
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The Drane & Shadle Family
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Edith Souto
Edward Lee
Edwin Ortiz
Eleazar Vazquez
Elizabeth Rosas-Landa

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Lucy Gomez
Luis Bermudez
Lupe & Cesar Ruvalcaba
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Sarahy Knapp
St. Paul Church
St. Procopius Church
St. Toribio Romo Church
Steven R. Flachbart
Sugey Lozano
Terrence Conway
The Big Shoulders Fund
The Brophy Family
Timothy & Sheila Haas
Trish DeAnda
Ulises Zatarain
Valerie Paurus
Vauna Hernandez
Walter J. Knoll & Susan Grossman
William S. & Joan W. Trukenbord
William & Patricia Kochenour
Xochitl Espinoza
Zoraida Vega

Gift made In Memory of:
Ben Nelson (Fred Nash & Kathleen Kemme)

THE RESURRECTION PROJECT'S BOARD OF DIRECTORS

EXECUTIVE COMMITTEE

Father Charles W. Dahm, Chairman, *St. Pius V Parish*

Steve Porras, Vice Chair, *Axia Development*

Raul I. Raymundo, Ex Officio, *The Resurrection Project*

MEMBERS

Juan Araiza, *Chicago Bancorp*

Vicky Arroyo, *MB Financial*

Carlos Cortez, *Clareo Partners*

Jack Crane, *Northern Trust*

Rose Dominguez, *I.AM.ABLE*

Raul Hernandez, *Community Leader*

Father Don Nevins, *St. Agnes of Bohemia Parish*

Antonio Ortiz, *Big Shoulders Fund*

Maria N. Saldaña, *Cook County Bureau of Economic Development*

Dorothy M. Zukoski, *Community Leader*

PILSEN PLANNING COMMITTEE

Alivio Medical Center

Centro Familiar Guadalupano

Eighteenth Street Development Corporation

El Hogar del Niño

El Valor

Frida Kahlo Community Organization

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 Velazquez Technical Institute

25th Ward Alderman Danny Solis Office

THE RESURRECTION PROJECT'S MEMBERS & ALLIES

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 of Bohemia 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



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.



THE RESURRECTION PROJECT
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