

# 2011 Annual Report

## The Resurrection Project



Dear friends and partners,

The history of The Resurrection Project (TRP) reflects how great things can grow from the smallest seeds. The six area parishes and concerned neighbors that founded TRP in 1990 with an initial investment of \$30,000 couldn't have imagined that, 21 years later, that investment would have helped leverage more than \$250 million in community investments.

We have:

- Built more than 600 quality affordable homes to help families obtain stability, and more than 150,000 square feet of space for quality learning initiatives;
- Offered financial education and counseling to help 12,000 families build wealth, achieve sustainable/affordable homeownership, or avoid foreclosure; and
- Empowered and/or educated thousands of families and youth through leadership development, after-school enrichment programs, and other community programs.

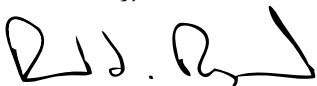
Yet the needs in the Latino community are evolving. According to the 2010 US Census, between 2000 and 2010, the region's Latino population grew by 30% while the region's overall population grew only 3.6%. At the same time, Latinos in Chicago have been disproportionately affected by the great recession. In 2008, according to the Latino Policy Forum, there was a 93.7% increase in foreclosure filings in the Chicago wards with the highest population of Latinos. According to the US Department of Labor, the unemployment rate for Latinos in Illinois rose from 5.6% in 2007 to 11.6% in 2009. By the end of 2010, it was clear that TRP needed to do more to respond to these needs.

In 2011, TRP embarked on a strategic planning process to lay the foundation for how it will evolve and expand over the coming years to help address these needs. **While our mission remains the same, and we remain firmly rooted in the neighborhoods where we work, we stand on the cusp of reaching out to more people and communities in need across the Chicagoland area.**

This annual report presents a snapshot of the new directions established by the strategic plan, and the impact we had in 2011 thanks to the support of partners like you.

We remain grateful for and humbled by your continued support and faith in our work.

Sincerely,



Raul I. Raymundo  
Chief Executive Officer



# TRP: Rooted & Reaching



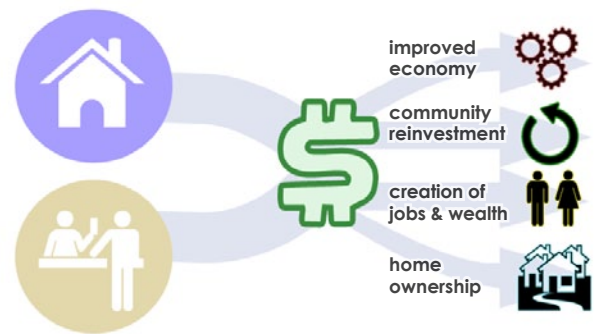
# The 2011 Strategic Plan

## Planting the seeds of transformational growth

Believing the organization could do more for more people, TRP created a new strategic plan in 2011 to pursue transformational growth over the next five years. The plan challenges TRP to enhance its current services while replicating its successful community development model in other neighborhoods. TRP's goals include:

## Expansion of services

Moving toward a community wealth-building model, TRP will expand its services. These include a mission-driven real estate brokerage to increase home ownership, small business development programs to bolster the local economy and create more jobs, and new Financial Services programs to help families create wealth through financial planning and investing.



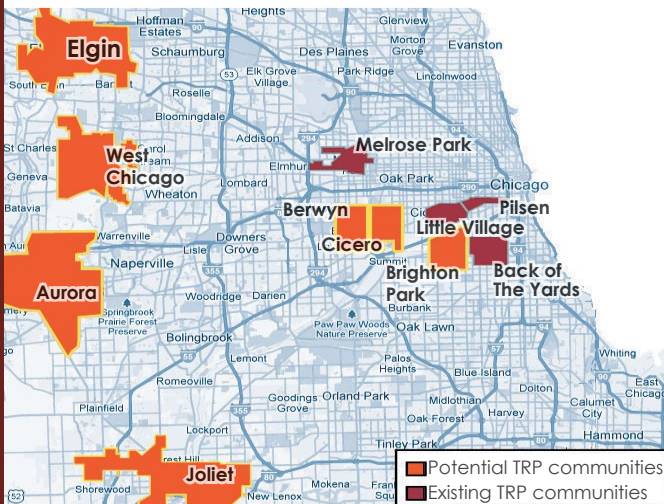
## Increased community investment

Since 1990, TRP has leveraged more than \$250 million in community investments. Over the next five years, TRP will aim to leverage more than \$230 million in new investments through the development of new affordable housing and community facilities.



## Expansion to new communities

23 communities have growing Latino populations and are facing significant challenges similar to those that TRP is adept at addressing. TRP is open to working with partners to expand its comprehensive community development model to assist in the creation of healthier communities in new frontiers.





# real estate development

Through our Real Estate Development program, we provide the real estate, construction planning, property management, and financial expertise to create new, affordable homes and education facilities.



TRP developed new homes and two innovative educational models that will create new opportunities for area youth.



In **2011...**



TRP started rehabbing 81 affordable homes via the Neighborhood Stabilization Program 2 (NSP2).



TRP completed construction of the City of Chicago Senior Satellite Center in Casa Maravilla.



TRP acquired Casa Desarrollo at 1801 S. Ashland, which houses additional TRP staff.

### TRP's impact by the numbers

**15** buildings owned  
**271** families housed  
**2** day care centers developed  
**1,000** served by educational facilities

real estate development





INSTITUTO HEALTH SCIENCES  
CAREER ACADEMY

TRP served as developer and project manager for Instituto Del Progreso Latino's new charter high school: Instituto Health Sciences Career Academy (IHSCA). The school, completed in September 2011, will provide 600 youth with a college-preparatory education that emphasizes the health sciences. IHSCA, a \$22 million investment in the community, is a 100,000 sq.ft. high-quality learning facility that will have a tremendous social and economic impact for years to come.



## Planting new models to advance education and create a new generation of community leaders



LA CASA

In August 2011, construction began on La Casa, a revolutionary community-based college dormitory that will house 100 area students. By providing affordable housing, conducive learning environments, wrap-around support services, and a caring professional staff, La Casa aims to bolster the number of Latinos earning bachelor's degrees.



real estate development





## NEIGHBORHOOD STABILIZATION PROGRAM

TRP worked with NALCAB and CPLC to secure \$137 million in NSP2 funds—\$13.5 million of which TRP brought directly to Back of the Yards to acquire 81 units for renovation. By converting abandoned properties into quality, affordable homes, TRP is helping residents reclaim blighted properties and plant the seeds of generational growth and stability.



## Cultivating communal growth

for over 270 families and counting



“Living at Casa Maravilla has provided my dad and uncle a confidence boost and the independence they needed. With its beautiful facilities, its proximity to Chinatown, and its friendly, proactive community of neighbors, Casa Maravilla is the perfect place for seniors to live. I’m very happy that they now live in a happy, strong, safe, and welcoming community that has conquered the language barrier.”  
- Brenda Phung



THE PHUNG FAMILY

real estate development





By empowering residents with the tools to achieve financial independence, we empower a community.

# financial services



In 2011, TRP continued to help current and aspiring homeowners navigate through a stormy economic climate, while helping residents plant the seeds of future prosperity through programs designed to cultivate long-term financial stability.



# 1,592 families

served by Financial Services in 2011

## Foreclosure Prevention

- 439** families received one-on-one foreclosure counseling
- 172** families avoided foreclosure through counseling
- 76** attended TRP's Foreclosure Prevention Workshops
- 199** attended TRP's Home Rescue Fair

## Homeownership Education

- 185** families received one-on-one pre-purchase counseling
- \$2.1 million** in community investment generated

## Financial Literacy

- 220** total women in Mujer Avanzando
- 594** individuals received financial education counseling through Center for Working Families

financial services

## Preserving homeownership

In June 2011, 199 families facing foreclosure participated in a free Home Rescue Fair in Melrose Park organized by TRP and its partners. The fair included loan officers, housing counselors, and attorneys. TRP also provided a home retention workshop.



## Another Mujer Avanzando

Mujer Avanzando empowers Latina single mothers through career pathways, wealth creation, leadership development, and childcare services. In 2011, Mujer Avanzando alumni demonstrated the far-reaching impact of this program, while new participants began sowing the seeds of future success.



When Elizabeth Barboza came to Mujer Avanzando, the skills she learned helped her get a job with the Head Start program at UIC. But she couldn't have imagined that her new career would lead her to speak alongside US Senator Dick Durbin at a news conference advocating for tax relief for working-class families. Barboza was recognized at the Lights and Spirits Event sponsored by the Eleanor Foundation on May 19, 2011.

In **2011...** **86%** of enrolled participants completed a financial portfolio  
**62%** have reported positive changes in their financial situations  
**\$6,343** increase in cumulative savings account balances



"Thanks to the support of The Resurrection Project, I now have a written budget in place to follow, a retirement plan, life insurance for my family, a savings account, my credit score has increased, and I am presently working on becoming a homeowner."

- Veronica Galvan, Mujer Avanzando Client

## financial services





An engaged community whose ideas take root and help grow a vibrant future—this is what TRP's Community Engagement team is building with residents and neighbors.

# community engagement



Community Engagement programs helped empower residents to find paths toward healthy communal goals

—and lead the way there.



In **2011...**



Residents at Casa Guerrero completed a community garden.



Resident committees from four TRP properties held their first joint meetings to start a safety program.

**735** women attended Stand Against Cancer workshops hosted by TRP.



Tenant meetings across TRP properties began the process of installing surveillance cameras.

Seniors from Casa Maravilla joined other leaders on a trip to Springfield to meet with state officials to advocate for the Illinois DREAM Act and SMART Enforcement Act.

**community engagement**





## Exercising power

Casa Maravilla's Resident Council organized a road trip to Springfield for seniors to meet with State Representative Elizabeth Hernandez, Chair on Aging of the Illinois General Assembly, to discuss the issues facing Latino seniors.

## Communal change often springs from one person's vision...

### Gabi

Gabi joined the Casa Morelos Resident Committee. Since then, Gabi has organized holiday parties, block parties, and community yard sales. Gabi and the Committee also advocate on behalf of residents, and successfully advocated to have the city install lights in the pathway behind Casa Morelos. Thanks to these efforts, Casa Morelos has become more than a building: it's become a community.



## ...or one person's passion.

### Evelyn

Evelyn, a Back of the Yards resident, had been frustrated by her street's litter, empty lots, and broken sidewalks. After attending a TRP leadership formation course, Evelyn started a block club. The block now holds a cleanup every other Saturday, and met with the alderman's office to present their concerns regarding the sidewalks and empty lots. Evelyn continues to empower her community as a voter registration volunteer.

community engagement





A partnership that began in 1998 between TRP and Local Initiatives Support Corporation continues to grow into new opportunities to empower residents, stimulate the local economy, and serve the community.

# new communities program



In 2011, TRP's New Communities Program (NCP) helped to create a new business organization while continuing to strengthen the community through events, beautification projects, digital literacy, and education.



In **2011...**



The Greater Pilsen Economic Development Association was formed.



Smart Communities  
CHICAGO DIGITAL EXCELLENCE INITIATIVE

**161** businesses and institutions contributed to PilsenPortal.org  
**65** participants graduated from Civic 2.0 technology classes  
**4** internet kiosks deployed



**329** students participated in extended learning  
**100+** youth served through school-based Health Center  
**150** parents participated in parent programs

**new communities program**





## Elev8-ing community health

TRP's Elev8 program works with Orozco Community Academy to promote advanced learning. In the summer, the Elev8 summer camp served 100 incoming sixth graders. In the fall, TRP's Elev8 program partnered with Alivio Medical Center to create a mental health services referral system for youth and families. Since launching, the referral system has increased the number of youth and families served by 35%.

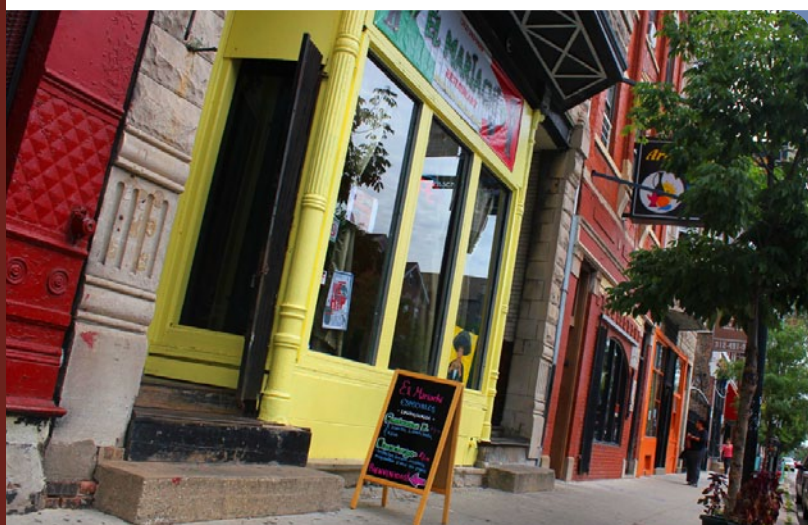


# Pilsen Portal

News from a Chicago Smart Community

## Digital literacy taking root

TRP provided technology classes to more than 300 residents, facilitated a 10-week computer course for Civic 2.0 participants, and provided digital technology, including broadband access, to more than 150 households. Meanwhile, PilsenPortal.org, a Smart Community online resource for community news and events, achieved more than 90,000 hits and accrued more than 2,500 social media followers.



## Greater Pilsen Economic Development Association

TRP's NCP team worked with area businesses and partners to create the Greater Pilsen Economic Development Association (GPEDA), a coalition to build upon Pilsen's business assets and spark economic growth.

# new communities program





TRP continued to work with neighbors and Alianza Verde to create green community spaces. The Orozco community garden, which Elev8 staff maintained alongside area families, hosted the Peace Program at Mujeres Latinas en Acción, which served 40 youth.

## Uniting the community through bountiful gardens and vibrant artwork.



Local youth and artists volunteered with TRP to create new murals throughout Pilsen. Through murals, area youth channel creative awareness to promote peace and tolerance and combat street violence.

## new communities program



# Continuing to grow community traditions...

TRP's Resurrection Basketball League, now in its 12th year, engaged more than 100 youth in its annual tournament to promote peace and fitness.



## ...at El Zócalo...



In August 2011, TRP hosted the 9<sup>th</sup> annual Unísono en El Zócalo festival, a summer celebration in Pilsen of diversity, higher education, and social justice. More than 1,000 residents attended the festival, which featured performances by local and Grammy Award-winning musical artists, as well as hands-on art and dance activities for youth and families.



## ...and in cyberspace!



When Meche became the Regional Director for a cosmetics company, she did not have a working understanding of digital technology, and even depended on her daughter to e-mail reports to her company. She took a 10-week Civic 2.0 course to learn how to use computers and the Internet, and graduated in 2011. Her new digital literacy didn't just help her in her job: it helped her community when she submitted a graffiti report through the City of Chicago's web site. The city removed the graffiti the next day.

## new communities program



# Consolidated Statement of Financial Position

## for the year ended in December 31, 2011

### ASSETS

Cash	416,379
Restricted cash	5,496,728
Escrow deposits and restricted reserves	1,637,927
Investments	225,554
Tenant security deposit fund	165,531
Receivables	1,163,771
Prepaid expenses	115,987
Inventory	747,410
Deferred tax credit and loan fees	294,250
Deferred development fee costs	1,068,422
Property and equipment, net	<u>58,175,848</u>

Total Assets **\$69,507,807**

### LIABILITIES & NET ASSETS

#### Liabilities:

Accounts payable and accrued expenses	3,658,285
Tenant security deposits	164,592
Deferred revenue	286,721
Notes payable - lines of credit	423,505
Notes payable - other	<u>28,426,072</u>

Total Liabilities **\$32,959,175**

#### Net Assets:

The Resurrection Project:	
Unrestricted	10,017,904
Temporally restricted	<u>7,091,006</u>

Total The Resurrection Project **17,108,910**

Noncontrolling interest	19,588,515
Other comprehensive income (loss)	(148,793)

Total Assets **\$36,548,632**

Total Liabilities & Net Assets **\$69,507,807**

The financial statements consolidate TRP and the following entities:

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

# Consolidated Statement of Activities

## for the year ended in December 31, 2011

### SUPPORT & REVENUES

#### Support:

Corporations and foundations	2,402,687
State & federal grants	2,403,026
Other	71,719

**Total Support** **\$4,877,432**

#### Revenues:

Investment income	13,750
Other	1,363,595
Rental	2,267,398

**Total Revenue** **\$3,644,761**

**Total Support & Revenue** **\$8,522,193**

### EXPENSES

#### Program Services:

Property Management	4,426,753
Real Estate Development	1,251,705
Financial Services Education	879,174
Community Programs	754,576
Community Organizing	202,827

**Total Program Services** **\$7,515,035**

#### Support Services:

Resource Development	317,194
Administration	853,032

**Total Support Services** **\$1,170,226**

**Total Expenses** **\$8,685,261**

**Increase (decrease) in net assets** **(163,068)**

Less: Decrease in net assets attributable to noncontrolling interest (1,657,527)

**Increase (decrease) attributable to The Resurrection Project** **\$1,494,459**



# 2011 Donors

Our donors pave the path for holistic development, improving communities by investing in them to advance positive change.

## **\$400,000 & above**

Age Friendly Communities Fund of Tides Foundation

## **\$399,999 - \$100,000**

Searle Funds at The Chicago Community Trust

JPMorgan Chase Foundation

Polk Bros. Foundation

United Way of Metropolitan Chicago Impact Fund, a  
McCormick Foundation Fund

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

Anonymous

Anonymous

Bank of America

Citi Foundation

The Irving Harris Foundation

Kay & Jim Mabie

Wells Fargo Housing Foundation

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

Harris Family Foundation

Helen Brach Foundation

National Association for Latino Community Asset Builders

The Northern Trust

The Private Bank & Trust Foundation

The Rauner Family Foundation

The Richard H. Driehaus Foundation

US Bank

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

Anonymous

Bennett P. Applegate

Vicky Arroyo

Axia Development, Inc.

City of Chicago Department of Family & Support Services

Consortium to Lower Obesity in Chicago Children

Rosemary & John Croghan

DENCO

Judy & Tom Herbstritt

MB Financial Charitable Foundation

Peoples Gas

State Bank of India

Weese Langley Weese Architects Ltd.

Bridget & Ray Wicklander

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

Berenice Alejo & Pedro Martinez

Fr. Charles Dahm

Hodes Family Foundation

Linda Lopez

Antonio Ortiz

Guadalupe Raymundo

Raul Raymundo

Veronica Reyes & Julio Guerrero

## **\$499 & below**

Juan Araiza

Lyndsi Barboza

Richard Burke

Terrence Conway

Carlos Cortez

Jack Crane

Martha L. Diaz

Rosalie Dixler

Monica Drane

Rosanne Druian

Bernard Erven

Fig Catering, LLC

Maribel Gomez

Grace Gonzalez

Lou Ann C. Grabowski

Graphic Arts International, Inc.

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Marcia Hellman

Elena Hernandez

Raul Hernandez

Vauna Hernandez

Joan Higinbotham

Mitch Holmer

Diane Jamison

Doug Kenshol

Robert Lifton

Mary Ellen Madden

Mickey Meelich

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Alex Morales

Alfonso Morales

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Fred Nash & Kathleen Kemme

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Serapio & Maria Nuñez

Irene Ochoa

Edwin Ortiz

Valerie Paurus

Ernest Petti

Greg Philipaitis

Jason Pridon & Brianna Komara

George & Victoria Ranney

Erendira Rendon

Marco Rivas

Pier Luigi Rosellini

Richard Rothkopf

Catherine Ruffing

Santiago Sanchez

Harry & Florette Sexton

Dan Shea

Donna Siegwart

Joyce & Roy Skoog

Brian & Kathleen Spears

Mark Tritschler

William Trukenbrod

Jim & Maureen Van Tiem

Tracy H. Wells

John & Sally Wenger

Judith Zaba

Dorothy Zukoski

## THE RESURRECTION PROJECT BOARD OF DIRECTORS

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Antonio Ortiz, Secretary, *President, Cristo Rey Jesuit High School*  
Vicky Arroyo, Treasurer, *President, MB Community Development Corporation*  
Raul I. Raymundo, Ex Officio, *Chief Executive Officer, The Resurrection Project*

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Rose Dominguez, *Community Leader*  
Raul Hernandez, *Community Leader*  
Fr. Don Nevins, *Pastor, St. Agnes of Bohemia Parish*  
Maria Prado, *Founding Partner, Prado & Renteria Certified Public Accountants*  
Dorothy Zukoski, *Community Leader, St. Paul's Church*

## PARTNERS

National Association of Latino Community Asset Builders  
Illinois Coalition for Immigrant and Refugee Rights  
Local Initiatives Support Corporation Chicago  
National Council of La Raza  
United Power for Action and Justice

## INVESTORS

Anonymous	Citi	Private Bank and Trust Company
Banco Popular	JPMorgan Chase	Sisters of Charity
Bank of America	National Equity Fund	Sisters of St. Francis
BMO Harris Bank	New Markets Support Company	US Bank
Catholic Bishops of Chicago	Northern Trust	Wieboldt Foundation

## PILSEN PLANNING COMMITTEE

Alivio Medical Center	Instituto Del Progreso Latino
Active Transportation Alliance	National Museum of Mexican Art
Casa Juan Diego	Mujeres Latinas en Acción
Central States SER	Pilsen Environmental Rights & Reform Organization
Chicago Commons	Pilsen Neighbors Community Council
Consortium to Lower Obesity in Chicago Children	Poder Learning Center
Eighteenth Street Development Corporation	Pros Arts Studios
El Hogar del Niño	Rauner Family YMCA
El Valor	San Jose Obrero Mission
Frida Kahlo Community Organization	Spanish Coalition for Housing
Gads Hill Center	The Resurrection Project
Greater Pilsen Economic Development Association	Arturo Velazquez Technical Institute

## MEMBER PARISHES & ALLIES

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

*Building Relationships! Creating Healthy Communities!*

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