



THE  
RESURRECTION  
PROJECT

*Building Relationships. Creating Healthy Communities.*

# 2022

## ANNUAL REPORT



**Together Forward!**  
**¡Adelante Juntos!**







# LETTER FROM CEO AND BOARD PRESIDENT

Dear Friends of TRP,

We are profoundly grateful for your unwavering commitment and support of The Resurrection Project's (TRP) mission, particularly in response to the devastating impacts of COVID-19. Throughout 2022, TRP remained steadfast in its dedication to providing essential assistance to Chicagoans, including rental relief, utility subsidies, and mortgage assistance.

In 2022, TRP officially launched its latest strategic plan, "¡Adelante Juntos! / Together Forward!" This ambitious vision outlines the path ahead for TRP as we continue to build on our remarkable 32-year track record. Through a holistic approach, TRP fosters community ownership, promotes economic mobility, safeguards assets, advocates for justice, and forges critical partnerships and alliances within a network of like-minded institutions. Together, we are dedicated to enhancing the well-being of families and individuals.

Through ¡Adelante Juntos! TRP has positioned itself as an effective and trusted partner with nonprofits to scale our impact during these challenging times for the sector and its beneficiaries. We remain steadfast in our commitment to rectify the inequities perpetuated by policies and market forces that have left Latinos and other communities of color behind. In 2022, TRP continued to increase affordable housing, advocate for the dignified treatment of immigrants, and shield residents from the health and economic repercussions of the COVID-19 pandemic. We stand unwavering in our pursuit of a recovery that ensures equal benefits for all.

The remarkable accomplishments of TRP in 2022 have been made possible due to the incredible generosity of our supporters. Your contributions have allowed us to preserve and improve 155 affordable housing apartments, strengthen family and counseling programs and champion immigrant justice priorities through Illinois Access to Justice, Cook County Defenders for All, Healthy Illinois, and the Colibrí Fellowship.

As we reflect on the past year, we also look to the future with renewed determination and optimism. The challenges may be great, but with your continued support, we are confident in our ability to make a profound and lasting impact on the lives of those we serve.

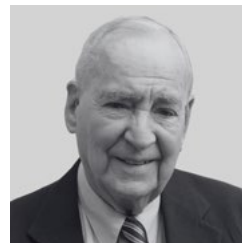
Once again, thank you for being an integral part of The Resurrection Project's journey.

Together, we will continue to write a story of resilience, hope, and positive change.

**TOGETHER FORWARD! / ¡ADELANTE JUNTOS!**



Raul I. Raymundo  
Chief Executive Officer



Fr. Charles Dahm, O.P.  
Co-Founder and Chair,  
TRP Board of Director





# MISSION

TRP builds trusting relationships to educate and propel individuals, immigrants, and families to achieve their social and economic aspirations, stable homes, and equitable participation in their community.

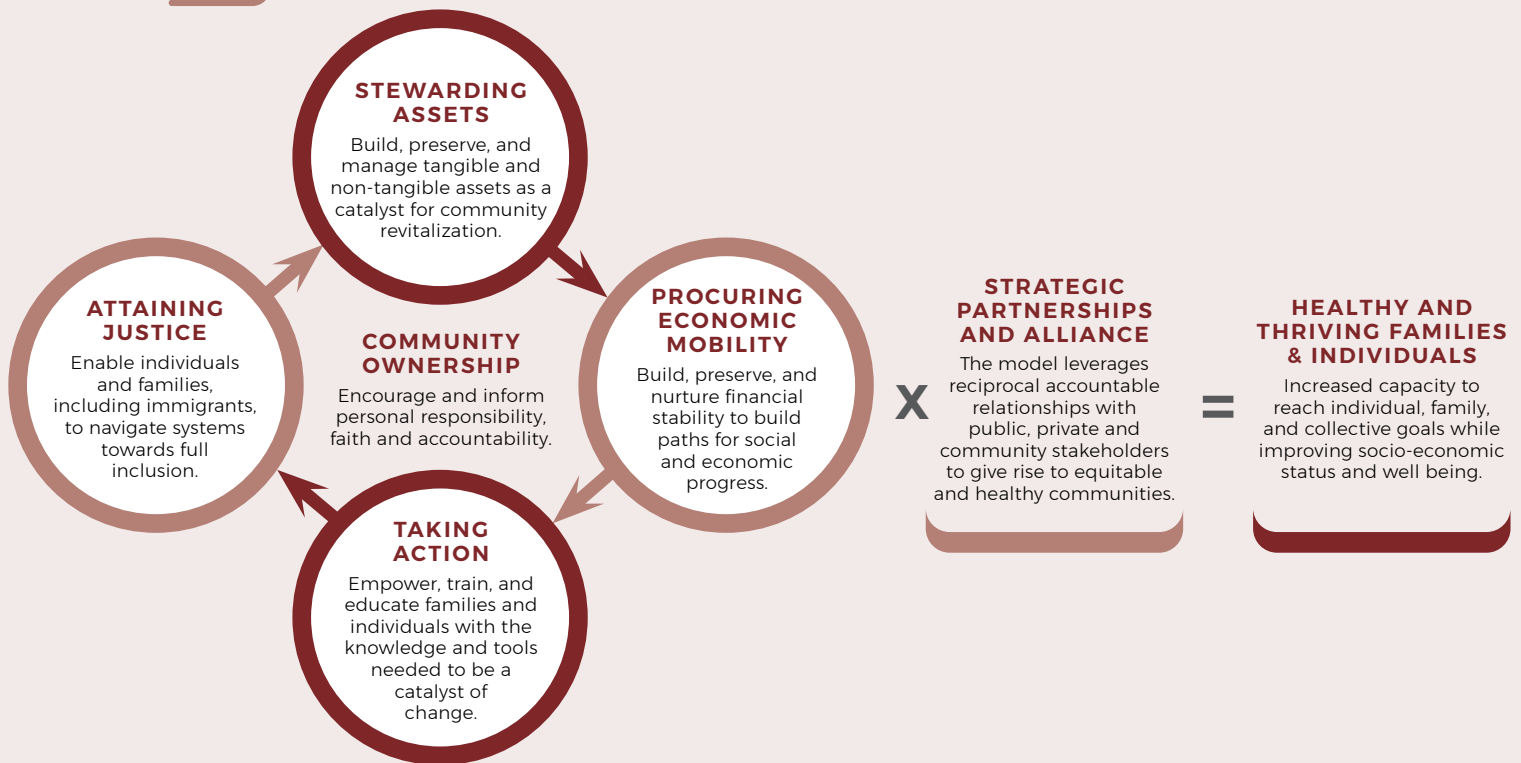


# VISION

TRP seeks to build relationships and challenges individuals to act on their faith and values to create healthier communities.



# MODEL



# SOCIAL IMPACT IN 2022

For more than three decades TRP has worked to improve the lives of individuals and families by creating wealth, building assets, and engaging residents to be catalysts for change. Rooted in the Pilsen community, TRP's impact now extends across the City of Chicago and through the State of Illinois; we are on track to leverage and preserve more than \$1 billion in community wealth by 2025.

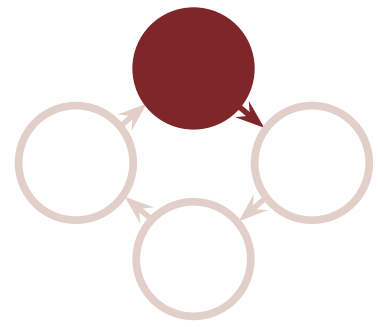
As a Social Impact Organization, TRP strengthens community ownership by:

- ▶ **Procuring Economic Mobility** -In 2022, TRP generated \$24.06 million in wealth through homeownership.
- ▶ **Stewarding Assets** -TRP preserved \$49.23 million in home values by saving homes from foreclosure.
- ▶ **Taking Action** -TRP coordinated 190 staff and volunteers from 13 organizations to support thousands of migrants arriving to Chicago.
- ▶ **Attaining Justice** -In addition to co-administrating the Illinois Access to Justice program, TRP has expanded the capacity of organizations in the state to provide legal services through its Colibrí Fellowship.

Key to TRP's success has been the organization's ability to maximize strategic partnerships and alliances to give rise to equitable and healthier communities. Together, we have increased access to affordable housing, ensured immigrants are treated with dignity, and protected residents from the health and economic consequences of the COVID-19 pandemic.

In 2022, we celebrated many wins including our delayed 30th Anniversary Gala ([click here to view photos of the TRP Gala](#)) and an exposé "Our Chicago" ([click here to view the video](#)) published by The Atlantic that features TRP and our mission toward affordable housing in Pilsen, Little Village, and Back of the Yards.

# STEWARDED ASSETS



In late 2022, TRP completed major construction on **Casa Durango**, a 53-unit affordable rental housing development in **Pilsen**. In December, 14 households moved into their new home. Today, all 53 units are occupied.

**Total Development Cost: \$28,235,734**

TRP presented to the Chicago Department of Planning and Development in October 2022 its plan to create 100 apartments of affordable rental housing in **Pilsen**. Construction on **Casa Yucatan**, 2136 S. Ashland Ave., could begin in 2024 pending financing from Low-Income Housing Tax Credits, the Illinois Housing Development Authority, Tax Increment Finance funds and rezoning approval from the City of Chicago.

**Projected Total Development Cost: \$59,149,183.**



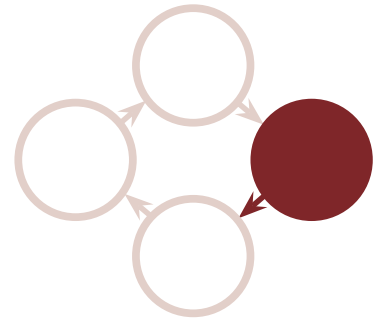
Buoyed by investment in the **Back of the Yards** community, TRP is making homeownership more affordable for longtime residents and first time homebuyers. Five first-time homeowners have purchased new single-family homes and repurposed two-to-four flats from TRP. An additional 15 new and rehabbed homes are available for purchase, in-progress, or planned for the community over the next year.

**New Homes: Total Development Cost: \$1.8M.**

**Rehabbed Homes: Total Development Cost: \$625,000.**

**Total Development Cost in 2022: \$2.4M.**

# PROCURING ECONOMIC MOBILITY



As homeownership became more expensive in the past two years, TRP's Full Circle Homes (FCH) program ensured households had the resources and support to responsibly purchase and stay in their homes for the long-term.

created  
**114**

new  
homeowners

leveraged  
**\$438,545**

in down payment  
assistance

generated  
**\$24.06M**

in wealth through  
homeownership

saved  
**171**

homes from  
foreclosure

preserved a combined  
**\$49.23M**

in home values  
for existing homeowners

stabilized  
housing for  
**261**

households

saved homeowners  
**\$60,506**

through property  
tax appeals

helped renters secure  
**\$918,905**

in rental and utility assistance

including  
**\$404,169**

in relief to

**86**

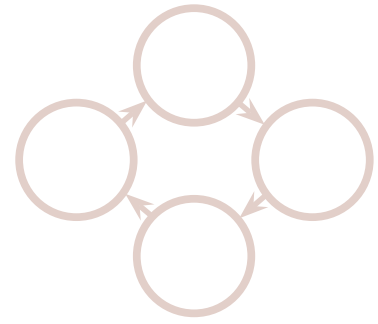
households living at TRP housing properties

Through United Power for Action and Justice's (UPAJ) Reclaiming Chicago campaign, TRP and partners secured **\$10M** from the Illinois Department of Human Services for home purchase assistance. Partners expect to provide an average of **\$30,000** per eligible household.

TRP's Community Development Financial Institution (CDFI) launched a home improvement loan fund. Qualified homeowners in Cook County can borrow up to \$30,000 at a 4% fixed interest rate for up to 15 years for needed home repairs and energy efficiency-related upgrades. Since launching the loan program, TRP Lending approved six home improvement loans totaling **\$152,865**.

TRP continued to support Chicago renters through the City's Emergency Rental Assistance Program (ERAP). Working with renters in eviction court proceedings, TRP secured more than **\$14M** in rental assistance for **1,541** households facing eviction.

# COMMUNITY OWNERSHIP



“Our TRP home is a blessing, actually, because we lived in a very small apartment. Having a place to live was something. I was very, very happy. My children were shouting in excitement when they saw they would have a place to live.”

**ROSITA PEREZ**  
*TRP Homeowner since 1996*

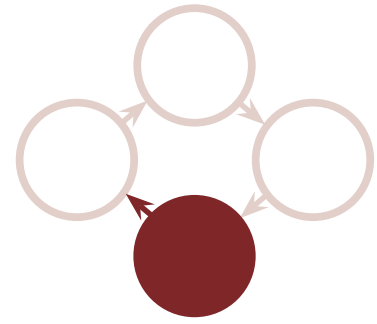
A single mother of two, Erika came to TRP with the goal of purchasing a home. She had doubts about being able to go through the homeownership process using an Individual Taxpayer Identification Number but she was determined to provide a better future for her and her two sons. In 2020, she joined the Home Purchase Program and soon after became a first-time homeowner.

**ERIKA VILLANUEVA**  
*TRP Homeowner since 2020*





# TAKING ACTION



“TRP has helped raise my consciousness. What happens around us, affects us personally. The organization pushes you forward and supports you so your community impact is more positive.”



**CELSA ARROYO**  
*a TRP leader for 8 years*

## INVEST IN KIDS

Propelled by her faith to make a difference and have impact, *Tracy Smith - a parent leader from Marist and St. Sabina Academy* said, **“I believe in giving and in the calling ‘discipleship costs’. Are you willing?”**

## CHICAGO COMMUNITY HEALTH RESPONSE CORP. (CCHR)

CCHRC fostered partnerships with 13 health entities in Chicago to facilitate access to services and improve the quality and cultural competence of health service delivery. TRP’s Health Navigators have **conducted weekly wellness calls to 177 participants since March 2022**, distributed food and personal protective equipment (PPE), and hosted vaccine clinics in Casa Maravilla -TRP’s senior housing development.

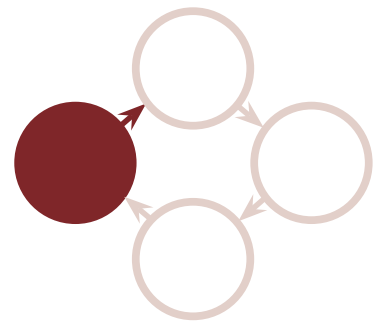
**Clinics and Partnerships:** In October, health navigators hosted a COVID-19 Testing Site at La Casa Resource Center and vaccinated **85** residents and provided them with PPE and additional resources provided by TRP.

**Health Literacy Sessions:** Throughout the height of the COVID-19 pandemic and the Mpox crisis, TRP navigators worked in providing pop-up clinics to vaccinate community members in Pilsen, Back of the Yards, and Lakeview.

### **Partners:**

Sinai Urban Health Institute (SUHI), University of Illinois at Chicago: School of Public Health (UIC), Centers for New Horizons, Alliance Care 360, Calumet Area Industrial Com., Greater West Town Project, Puerto Rican Cultural Center, Central States SER, KLEO, Phalanx Family Service, SGA Youth and Family, Habilitative System, Inc.

# ATTAINING JUSTICE



TRP launched the Colibrí Fellowship program to expand access to legal services by increasing the number of qualified, bilingual, and bicultural Department of Justice accredited representatives. **The first cohort of fellows included 21 individuals from 20 nonprofit organizations**, all of whom were either immigrants or children of immigrants. 15 fellows sought partial accreditation and six full accreditation, which allows them to represent immigrants in deportation proceedings.

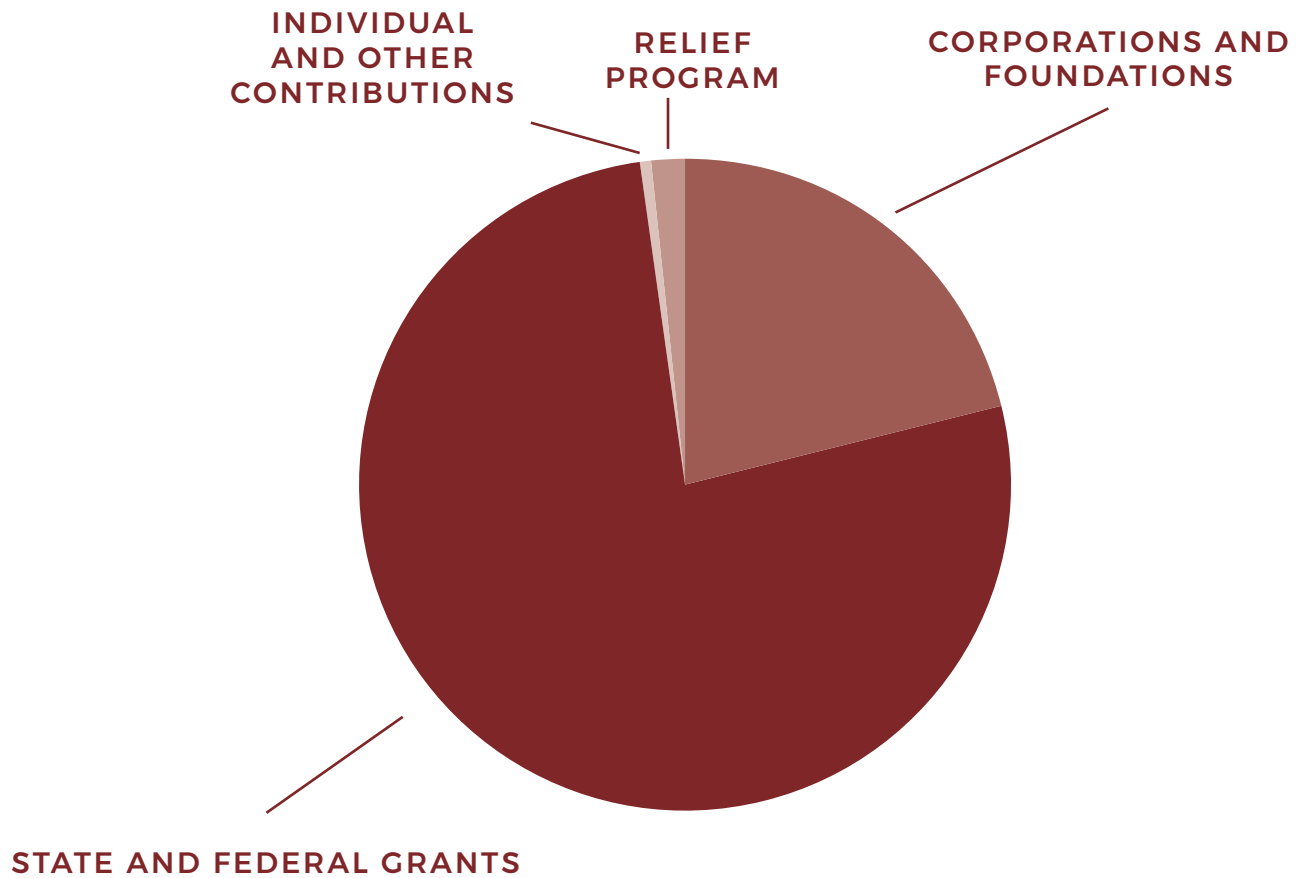
## ILLINOIS ACCESS TO JUSTICE (ILA2J)

TRP continues to be an advocate and an intermediary funder to **52 organizations statewide through the Illinois Access to Justice (ILA2J) network**. During the State's 2023 fiscal year, which started on July 1, 2022, **TRP provided \$11M in subgrants** for Community Navigator programs and Immigrant Legal Services, including legal services for Afghan refugees and recent arrivals. TRP and partners trained **530 Community Navigators** who reached **over 160,000 individuals** via immigrant education and outreach in 2022. ILA2J relies on Community Navigators across Illinois to provide "Know Your Rights" trainings, and referrals to immigration legal services and other services. In 2022, legal service providers in the ILA2J network provided over **9,500 free legal screenings** and went on to represent immigrants in **5,036 cases**.

# FINANCIALS 2022

## CONSOLIDATED STATEMENT OF ACTIVITIES

### CONTRIBUTED AND EARNED REVENUE



CORPORATIONS AND FOUNDATIONS	<b>\$5,046,612</b>
STATE AND FEDERAL GRANTS	<b>\$18,250,847</b>
INDIVIDUAL AND OTHER CONTRIBUTIONS	<b>\$144,325</b>
RELIEF PROGRAM	<b>\$336,169</b>

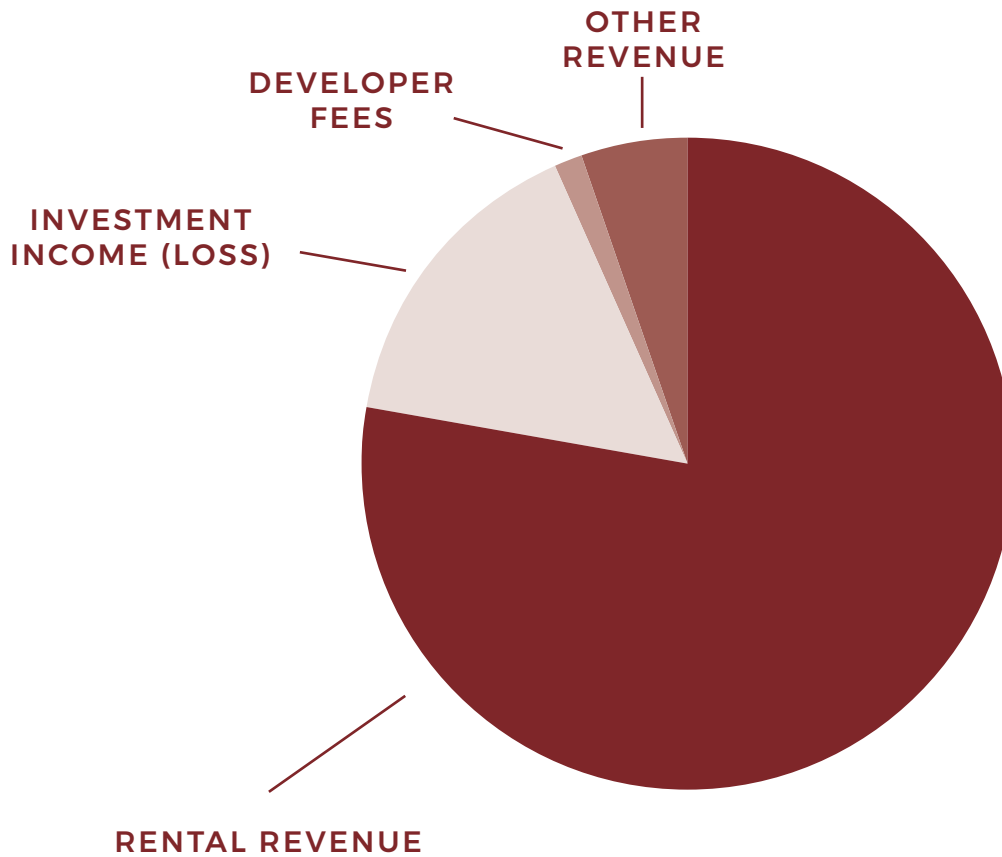
**TOTAL SUPPORT** **\$23,777,953**



# FINANCIALS 2022

## CONSOLIDATED STATEMENT OF ACTIVITIES

### CONTRIBUTED AND EARNED REVENUE



DEVELOPER FEES	<b>\$98,882</b>
INVESTMENT INCOME (LOSS)	<b>\$(361,827)</b>
RENTAL REVENUE	<b>\$5,447,423</b>
OTHER REVENUE	<b>\$1,078,826</b>

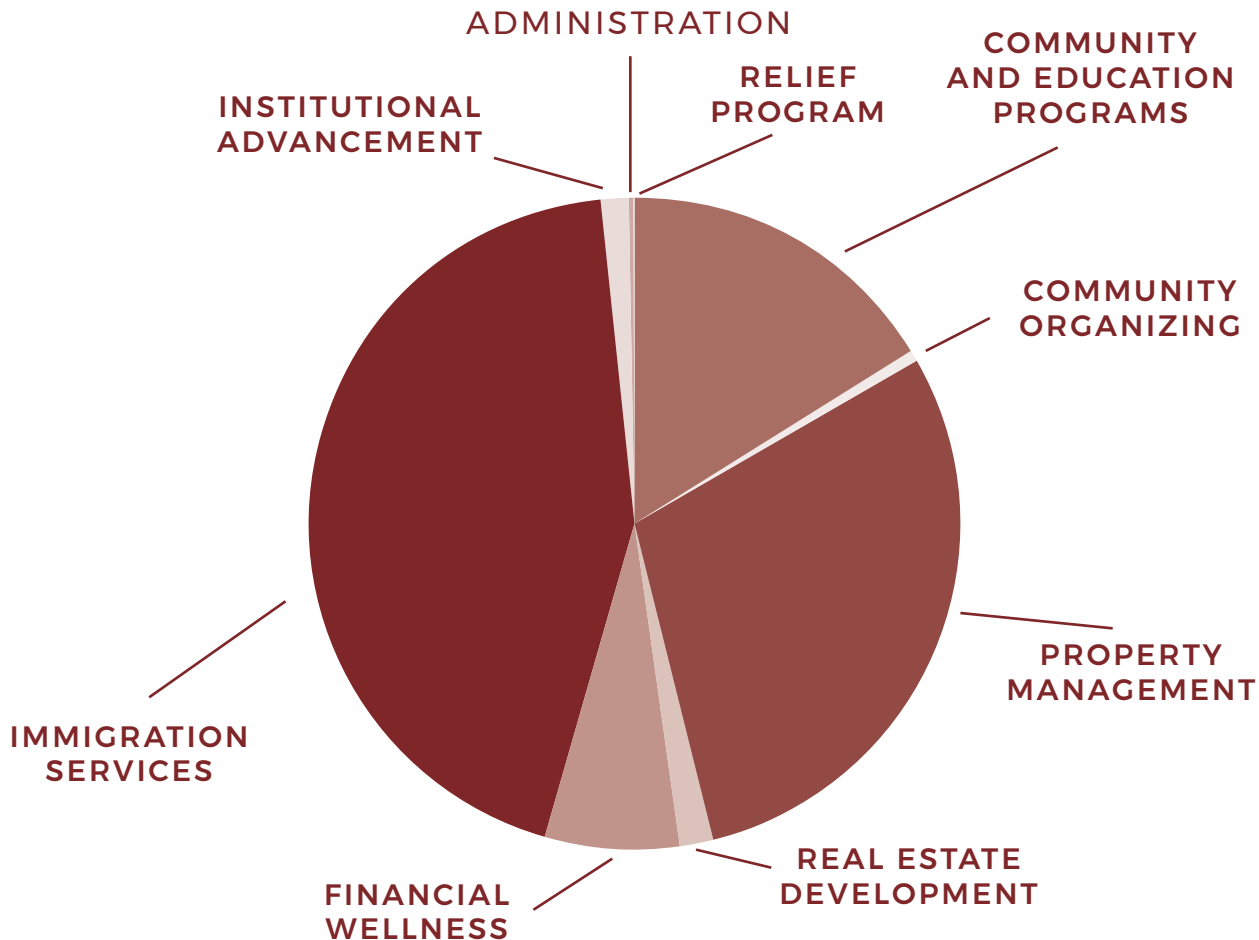
<b>TOTAL REVENUE</b>	<b>\$6,263,304</b>
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<b>TOTAL SUPPORT &amp; REVENUE</b>	<b>\$30,041,257</b>
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# FINANCIALS 2022

## CONSOLIDATED STATEMENT OF ACTIVITIES

### EXPENSES



COMMUNITY AND EDUCATION PROGRAMS	<b>\$6,110,541</b>
COMMUNITY ORGANIZING	<b>\$207,159</b>
PROPERTY MANAGEMENT	<b>\$11,111,326</b>
REAL ESTATE DEVELOPMENT	<b>\$654,117</b>
FINANCIAL WELLNESS	<b>\$2,491,089</b>
IMMIGRATION SERVICES	<b>\$16,566,279</b>
INSTITUTIONAL ADVANCEMENT	<b>\$511,957</b>
ADMINISTRATION	<b>\$27,849</b>
RELIEF PROGRAM	<b>\$5,546</b>

<b>TOTAL PROGRAM SERVICES</b>	<b>\$37,146,057</b>
<b>TOTAL SUPPORT SERVICES</b>	<b>\$539,806</b>

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*†Gifts from TRP staff*

*‡Gifts from TRP Board of Directors*



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†Gifts from TRP staff

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# THE RESURRECTION PROJECT 32<sup>ND</sup> ANNIVERSARY GALA



The Resurrection Project's 32nd Anniversary Gala celebration reflected on our 32 years of impact in the community. TRP honored 4SBay's Jessica Sarowitz and TRP women leaders who work tirelessly for our communities.

The gala was a night to remember, with nearly 400 community leaders, philanthropists, entrepreneurs, and changemakers. We are grateful to Ana Belaval, host of WGN's Around Town, for guiding us as our fearless emcee.

The evening ended with us reaching our goal of raising \$32,000 in honor of our 32-year history serving in Pilsen, Little Village, and Back of the Yards. This achievement was only possible because you support our work to help community members attain their financial goals, achieve social and economic justice, and thrive in their communities.

Thank you to the gala sponsors for your belief in our mission and generous contribution to TRP's 32nd Anniversary Gala.

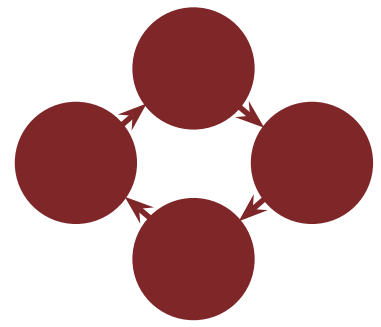
Presenting Sponsor



**WE LOOK FORWARD TO CELEBRATING OUR 35<sup>TH</sup> ANNIVERSARY WITH YOU AT OUR NEXT GALA IN 2025.**



# OUR CHICAGO A BLUEPRINT FOR BETTER COMMUNITIES



An exposé, “Our Chicago,” published by The Atlantic, features TRP and our mission toward affordable housing in Pilsen, Little Village, and Back of the Yards.

Communities across the country are in a state of flux, and Chicago’s are no different. Faced with steep challenges, longtime residents are establishing sustainable growth through housing development, community investment, and entrepreneurship opportunities—and modeling a stronger, more inclusive economy in the process.



**COMMUNITY.** Until the 21st century, the word tended to refer to a physical location: your town, your neighborhood, your block. For many today, community includes identity, history, and culture, and the familiarity and security gained by participating in local civic life and taking responsibility for a neighborhood’s well-being.



In Chicago, neighborhoods on the South and West sides are prime examples of the ever-evolving nature of American communities. Here, longtime residents are mostly priced out of areas they and their family before them have built over many decades, unable to afford the limited inventory of houses on the market and therefore denied the opportunity to build wealth through homeownership. The effects of now-illegal housing policies reverberate across generations: In today’s Chicago, only 35 percent of Black families and 43 percent of Latino families own their

homes, compared to 72 percent of white families. As housing opportunities dwindle, local business and community development are choked off, too. Only about 13 percent of small businesses in Chicago are owned by people of color.

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But there are signs of progress. Helping realize the heights that communities can reach when the needs of citizens are prioritized, JPMorgan Chase is investing in residents building and maintaining housing development, community investment, and entrepreneurship opportunities in Chicago's South and West side neighborhoods and nearby Back of the Yards. Residents in these neighborhoods are coming together, building communities that will endure for generations. At the forefront of the movement are three visionary leaders—each realizing a better future for one of the country's most storied cities.



**If you grew up in poverty, your parents didn't teach you about owning a home. They teach you more about surviving and saving money for emergencies. I never had a taste of what homeownership could be."**

*David Mata, a recent TRP homeowner in a Back of the Yards modular home development, a future TRP community south of Pilsen*

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