

[Click here to view TRP's 2023 Annual Report](#)

[Follow us on social media.](#)



We wish you and your loved ones a

# BRIGHT HOLIDAY AND A PROSPEROUS NEW YEAR.



¡Les deseamos felices fiestas y un próspero año nuevo!



Hello friends,

As TRP's Chief Real Estate Development Officer, I am proud that The Resurrection Project (TRP) has always believed that affordable and decent housing is the foundation of thriving communities. Hence, for nearly 35 years, we have led efforts to build, revitalize, and preserve communities where residents can achieve their goals and build generational wealth.

When TRP began its real estate development work in Pilsen, where I live and raised my family, we were addressing the lack of high-quality, dignified living spaces. Today, because of gentrification, we are working to prevent or mitigate the displacement of long-term Pilsen residents. I remain committed to providing affordable housing options by constructing single-family homes and apartments for families.

To date, we have created 600 units of affordable rental housing in Pilsen, Little Village, Back of the Yards, and Melrose Park. Our buildings house more than 1,000 individuals, including 305 children, who have a safe and stable environment in which to grow. I'm excited to add 98 more units to our portfolio through the development of Casa Yucatán, which will allow more families to continue calling Pilsen home in the years to come.

As TRP's Vice President of Full Circle Homes, I'm proud to lead a team that provides culturally competent, individualized services so families can attain, maintain, and sustain a home. I've been a part of TRP for more than two decades and have seen first-hand the challenges our families face in creating wealth. We've met these challenges by being responsive and creative: launching a Community Development Financial Institution to provide home improvement loans and expanding access to homeownership through Housing Cooperatives. Since 1990, we've created more than 2,300 new homeowners throughout Chicago and saved more than 1,500 homes from foreclosure.

Our most recent initiative is called "Reclaiming Back of the Yards" and is a partnership with United Power for Action and Justice, Precious Blood Ministry, and the community. Together, we're building a pipeline of educated buyers and increasing the inventory of high-quality, affordable homes through new construction and rehab.

Individuals have always sought safe, stable, and affordable homes where they can live and watch their families grow. We are determined to assist families in our communities in achieving their financial and homeownership goals and strengthening our city.

Whether through volunteering, donations, or spreading the word, your continued support is crucial in advancing our mission to provide affordable housing and revitalize communities.

Read below for an update on our programs and services.

¡Felices Fiestas!

In partnership,

**Guacolda Reyes**

Chief Real Estate Development Officer

**Kristen Komara**

Vice President of Full Circle Homes

---

### **TRP Holiday Schedule**

Early dismissal at 1:00 p.m. on Monday, December 23, 2024.

Holiday Office Closure on Tuesday, December 24, 2024.

Holiday Office Closure on Wednesday, December 25, 2024.

Holiday Office Closure on Tuesday, December 31, 2024.

Holiday Office Closure on Wednesday, January 1, 2025.



## Meet Lupe a Long-Time Pilsen Resident and Recent Homeowner

*(Lupe's\* name has been changed for confidentiality)*

A long-time Pilsen resident, Lupe\* first became aware of The Resurrection Project (TRP) in 2019 after attending a Parent Mentor meeting at her child's school. TRP trains Parent Mentors in Pilsen and Back of the Yards to support students in improving academic outcomes, engagement, and persistence. She says becoming a Parent Mentor gave her an identity outside of being a mother, "they know who you are and call you by your name."

Reflecting on her connection to TRP, she says, "I'm here because I like working for the community."

*"That's my commitment- that people be informed and use of all the available resources. It's*

*my personal and professional commitment because you can't separate the two- they're linked."*

[Click here to learn more about Lupe's journey to homeownership.](#)

---

## TRP is Reclaiming Back of the Yards

Reclaiming Back of the Yards is an ambitious campaign to build hundreds of homes in Back of the Yards on Chicago's southwest side. This initiative, strategically and at scale, will not only rebuild the neighborhood but also create jobs, housing, and safer communities, put vacant lots back on the tax rolls, and help families build wealth and equity through homeownership, significantly impacting the community.

The Resurrection Project (TRP) is at the forefront of this initiative, building new, single-family homes on previously vacant lots in partnership with United Power for Action and Justice and with catalytic support from JPMorgan Chase. These homes are a testament to our unwavering commitment to inclusivity and community growth.

TRP and partners are addressing Chicago's housing affordability crisis by ensuring everyone has the opportunity to own a home, build equity, and create generational wealth for themselves and their families.

**We are ready to support 27 new families to achieve homeownership in 2025.**

TRP's Full Circle Homes program is designed to empower community members to become homeowners by showing them it is attainable. This comprehensive initiative offers vital support, including homebuyer education, personalized credit counseling, professional realty services, and a range of lending options to help residents achieve their dream of homeownership. The program ensures that those who already live and work in Back of the Yards have the resources and opportunities to purchase one of these affordable and newly constructed homes, keeping the neighborhood's revitalization in the hands of its own residents.

**If you're ready to take the next step toward homeownership, would like to book a tour, or get involved with our campaign, we're here to guide you. Click [here](#) or call us to get started at 312-666-1323.**

## Media Highlights

- [Click here to read more about our efforts featured in the Chicago Sun-Times.](#)
- [Click here to view FOX Chicago's feature on Back of the Yards.](#)

### TRP HOUSING HIGHLIGHTS

*TRP's Affordable Housing Options through rental apartments, homes for sale, and co-op living.*

#### **COMING SOON! TRP Rental Apartments**

TRP is excited to announce that the inquiry list for available apartments in all TRP developments will soon be open. Stay connected by following us on social media or visiting our website for the latest updates.



## TRP REALTY

TRP's Managing Brokers are experts who will guide you through the home-buying process

and support you before and after your purchase to ensure peace of mind and a sound investment. Contact [Erica Esquivel](#) to schedule a home tour.

---

## TRP's HOUSING COOPERATIVE

Explore the possibility of new housing options in Chicago.

Housing co-ops, a familiar yet often misunderstood concept in Chicago, offer more than 7,000 affordable housing units. Consider housing co-ops as an alternative to traditional homeownership, with the expert guidance and support of The Resurrection Project. We'll help you understand and navigate the world of housing co-ops, empowering you to live in a community based on cooperative values of self-help, self-responsibility, democracy, equality, equity, and solidarity.

Click [here to](#) learn more about co-op housing by talking with **Ray Arroyo, Program Manager for Housing Cooperatives**.

---

## TRP's Financial Wellness and Lending Options

At TRP, we understand the stress that debt can bring. That's why we're here to help. Our responsibility is to support families so they can make financially sound decisions and achieve financial security. We offer financial wellness workshops and services to help you reach your goals.

[Click here](#) to make an appointment with one of our financial counselors. They'll guide you to improve and build your credit, reduce debt to purchase a new home, file for a property tax assessment, and avoid foreclosure. Let us help you find relief from financial stress.

---





# UP TO \$60,000

## PURCHASE ASSISTANCE

FOR SHARED EQUITY HOMEOWNERSHIP

### PROGRAM

The Shared Equity Investment Program Purchase Price Assistance (SEIP) expands opportunities for shared equity homeownership by providing up to \$60,000 in purchase assistance to buyers purchasing:

- Housing Cooperative Unit
- Community Land Trust Property (CLT)
- Deed-Restricted Property

### GUIDELINES

- Property must be a Housing Cooperative Unit, Community Land Trust Unit, or a Deed-restricted affordable unit
- Income restrictions apply
- Must have an executed contract and lender pre-approval
- Property must be in Chicago
- Must complete an 8-hour HUD-approved homebuyer education class
- Landlord Certificate for 2-4 Flats



## CONTACT US

### PHONE

312-666-1323

### EMAIL

[lending@resurrectionproject.org](mailto:lending@resurrectionproject.org)

### OR VISIT US AT:

[www.resurrectionproject.org/seip](http://www.resurrectionproject.org/seip)





Building Relationships. Creating Healthy Communities.

# HOME SAVVY

## HOME IMPROVEMENT LOAN

Now available in the following community areas:  
Archer Heights, Ashburn, Auburn Gresham,  
Brighton Park, Chicago Lawn, Englewood, Lower  
West Side, Gage Park, McKinley Park, New City,  
North Lawndale, South Lawndale, West Englewood,  
West Elston, West Lawn.

»» To apply, or for more information visit our website:

[resurrectionproject.org/home-improvement-loans](http://resurrectionproject.org/home-improvement-loans)  
or call 312-666-1323

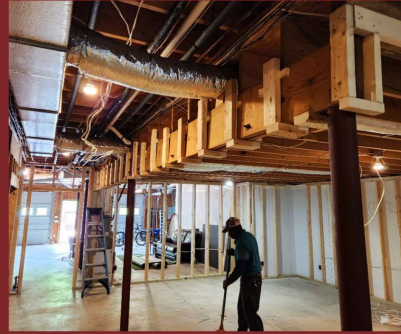


**ITIN ELIGIBLE**

**UPGRADE/REPAIR  
UP TO \$30K**

**TRP LENDING, LLC**  
**NMLS #1434425**  
[jlepez@resurrectionproject.org](mailto:jlepez@resurrectionproject.org)

For licensing information, go to:  
[www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org)



## COME WORK AT TRP

Come join our growing team! Click [here](#) to learn more about new opportunities.

To promote an event or to share an update about your program and services, email the [MarCom team](#).

Donate to The Resurrection Project to support building relationships and creating healthy communities [here](#).



---

*Copyright © 2024 The Resurrection Project, All rights reserved.*

Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe from this list](#).

**Our mailing address is:**  
The Resurrection Project  
1818 S. Paulina St.  
Chicago, Illinois 60608