

# Building for the Future

HOUSING AND COMMUNITY



**HOPE COMMUNITY**  
Annual Report 2009

# Beating the Stereotypes and Investing in Community

**We welcome you** to our 2009 Hope Community Annual Report. When the history of the last decade is written, 2009 will stand out. Fear was in the air. So many of us lost our jobs and homes. What was more disturbing, we seemed to become increasingly polarized as a people. But here we report on something more encouraging—people coming together and acting toward common goals.

We all know that scarce resources make it difficult to invest in family and community. Most who live at Hope and in our neighborhood don't own cars. The median income for families of three or more who live in Hope apartments is only \$17,700. Our neighborhood is one of the most diverse communities in the state and reaching out across culture and language is hard work. But the everyday people who live in the Hope community continue to challenge stereotypes of low income communities.

At Hope during 2009, young kids experienced community as parents and volunteers surrounded them in a program where they learn to love reading. Adult learners attended classes where they learned essential skills and built possibility for their families. Young people organized a neighborhood celebration for hundreds at Peavey Park. Neighborhood volunteers helped with the 2010 census. Teens participated in planning for community service as part of a PeaceJam project you will hear more about this year. A group of young adults learned how to be leaders as they took part in planning sessions for the

neighborhood and pursued resources for our local park. Hope tenants formed a group they call Community Getting Together that organizes ways to do just that. These threads of community actions continue to weave a stronger fabric for everyone.

We always say, "It takes more than houses to build a community." Just to be clear, a place to live that's safe and healthy goes a long way. In a community that was so devastated not so many years ago, our beautiful, well-kept buildings make a big difference. We continue to fight for housing that is so needed as we continue to invest in the people of this community.

Hope was challenged by 2009 like everyone else. We cut back where we could while maintaining our commitment to our mission and core work. In this report, we recognize all of you who helped make that happen and who have become part of our community. With passion and persistence from so many, we will continue to build the future.

Sincerely,



Mary Keefe  
Executive Director



Clint Hewitt  
Co-chair



Patricia Cummings  
Co-chair

*On the opposite page are Flor Soto and her children, who have lived at Hope for eight years. For the first time, Flor says, she has a real home. She is a proud mom.*

*Cathy, Bryan and Ana have all been involved in youth programs at Hope. Flor learned to speak English at Hope. She doesn't own a car and her closest relative lives 332 miles away.*

*For Flor, having a beautiful space to live that she can afford, being part of a community, and knowing that she has people at Hope who care about her and her children, has changed her life.*

All photos by Bruce Silcox





**Hope stayed and invested  
when others gave up.**

**We have a good start. Much has changed.**

**But we are just getting started.**





A tenant family  
at a community celebration



The Jourdain



People invest in themselves

People building community together

# Our work knits people together: parent and



Learning in Community



Summer Camp parent-hosted send off

Young people gain the confidence to try something new.



and in their community.



Tutoring a student in the Hope Learning Center



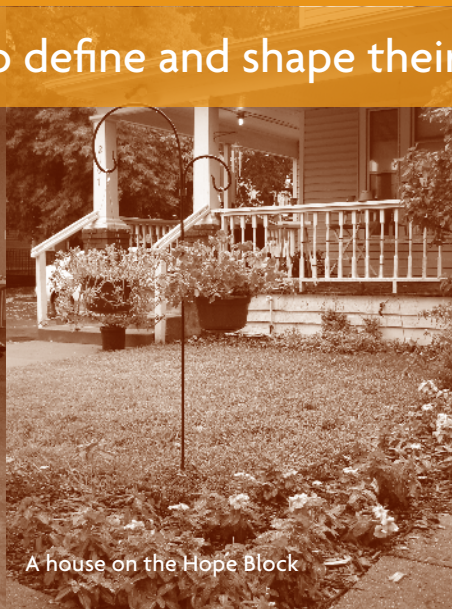
A youth leader presents

child, neighbor to neighbor, student to mentor.

Hope creates space for people to define and shape their future.



Girls Empowerment performance



A house on the Hope Block



Hope Learning Center graduation





# HOPE FACTS

## A Year in Review: 2009



### **385** Number of children, youth and adults living in Hope rental homes

The median income for families of three or more who live in Hope apartments is only \$17,700. Hope tenants and participants reflect the neighborhood including Native American, African American, and European cultures as well as African and Latino immigrants.

### **173** Number of attractive rental homes that Hope owns and manages

- On three of the four corners of Portland and Franklin a mile south of downtown Minneapolis are beautiful four-story buildings\* with 120 rental homes. Another 53 rental homes are in small century-old houses, duplexes and small buildings. Eighty-five percent are affordable. Thirty-one are special rentals for long-term homeless people.
  - Indoor and outdoor gathering places, green design and a community center in Hope's headquarters speak to Hope's deep commitment to long-term neighborhood change with people at the center.
- \* The Franklin Portland Gateway is developed in partnership with Aeon.

### **\$1.6** million—Amount invested in the renovation of Hope's oldest homes

In 2009, city, county and state housing agency funds were raised to renovate six small buildings that are home to 16 low-income families—most dating from the 1890s.

### **2,000+** Number of people who have been part of Hope's Listening work

Hope's Listening work that continued in 2009 has now reached over 2,000 people. What we hear from the community informs our work. Hope's Listening brings people together in small group dialogues, one-to-one meetings, community meetings, youth gatherings, parent meetings, planning meetings and reflections.

### **600+** Number of children and adults involved in learning, leadership and community-building opportunities.

All of this builds layers of strong community and leadership for the future.



## 139 Number of adult students who learned essential skills at Hope six days a week

A partnership with Minneapolis Public Schools brings resources to Hope's adult education program for immigrants. Students learn basic English, writing, math and computer skills critical for employment and further education. Enrolled students were from Somalia, Ethiopia, Mexico, Sudan, Afghanistan, Guatemala, and Turkey.

## 300 Number of Phillips neighborhood residents at National Night Out celebration organized by Hope youth leaders.

Hope young leaders led the organizing effort to bring neighborhood residents together for National Night Out. Special cultural performances, games and activities, music, and food brought the community together at the local Peavey Park.



## 312 Number of children and youth involved in art and community projects, leadership opportunities and tutoring. These outcomes illustrate how youth at Hope work together to explore their role and potential:

- Young leaders in Hope programs learn new skills, make diverse friends, and use their experiences and learning in other parts of their lives.
- Kids in a community literacy program make progress with reading and feel more comfortable challenging themselves and articulating their feelings and experiences.
- Youth in a mural program grow artistically, form lasting friendships and develop leadership skills.
- Supportive relationships and confidence are strong outcomes from a five-week camp mentorship program for kids ages 8–14.
- Teens and young adults completed an eight-month community leadership training, putting their civic skills to practical use to bring more resources to a local park.



## 131 Number of organizations Hope collaborated with for programming, community organizing and community building

At Hope, our work has always centered around building relationships and connections because these can enhance resources and networks that Hope neighbors can tap into and benefit from.

- Hope benefits from 15 Program Partnerships, 28 Community Partnerships and 71 Contact Partnerships.
- These are the various levels at which Hope partners with other groups to impact the broader community.

## \$206,195 Monetary in-kind value of volunteer hours at Hope

Over 100 annual volunteers make Hope's vision a reality. Four AmeriCorps VISTAs (including a Community Technology Empowerment Project volunteer) gave a full-time commitment to Hope. Other volunteers assist with adult education programs, tutoring, landscaping projects, mailings, organizing and coordinating events, and much more.

# Hope Community: Staff, Board and Volunteers



## STAFF

**Front row, left to right:** Andrew Hopkins, June Bouye, Mary Keefe, Jackie Blakey, Marcia Cartwright, Char Madigan (standing), Chaka Mkali

**Second row, left to right:** Bonita Ruiz, Eliza Severson, Luz Zagal, Betsy Sohn, Will Delaney, Susan Marschall



## FULL-TIME VOLUNTEERS

Hope recognizes the deep commitment of talented young people who joined our staff this year and the partnerships that connected us to them.

Kerri Spindler-Ranta (CTEP AmeriCorps), Aicheria Bell (AmeriCorps\*VISTA), Allison Lebow (AmeriCorps\*VISTA) Ona Austin (AmeriCorps\*VISTA), Deeq Abdi (AmeriCorps\*VISTA)

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St. Paul's Evangelical Lutheran  
Church

We express a special thanks to Ronald Jones and Hattie Reed who joined Hope Community from Senior A.I.D.E.S. (Able, Industrious, Dedicated, Energetic Workers Providing Service).



# Hope Community: Financials

## Statement of Activities

For the Year Ended December 31, 2009

### SUPPORT AND REVENUE

Individuals	\$ 303,012
Foundations, Corporations and Congregations	626,663
Restricted Government Grants - Properties Rehab	424,959
Restricted Grants - Gateway Project	10,000
Designated Income - Properties Rehab	33,746
In-Kind Contributions	211,987
Rental Income	272,834
Real Estate Development Income	463,197
Other Program Fees and Income	165,139
<b>Total Support and Revenue</b>	<b>2,511,537</b>

### EXPENSES

Personnel Costs	801,924
Professional Fees	76,597
Professional Development	25,194
Supplies	29,216
Communications	19,377
Equipment	13,360
Insurance	27,343
Taxes and Fees	44,212
Program Activities	16,946
Repairs and Maintenance	276,264
Contracted Services	29,745
Occupancy	25,097
In-kind Expenses	211,987
Depreciation and Amortization	170,463
Loans Interest	226,648
<b>Total Expenses</b>	<b>1,994,373</b>
Change in Net Assets	517,164
Net Assets - Beginning of Year	4,255,855
<b>Net Assets - End of Year</b>	<b>\$ 4,773,019</b>

## Statement of Financial Position

December 31, 2009

### ASSETS

Cash and Equivalents	\$ 524,391
Grants and Other Receivable	320,414
Due From Related Entities	158,151
Accrued Interest Receivable	478,484
Prepaid Expenses	23,639
Investments	376,541
Notes Receivable	2,047,923
Property and Equipment, Net	3,519,807
Construction in Progress	1,320,845
Other Assets	219,452

**Total Assets** **8,989,647**

### LIABILITIES AND NET ASSETS

#### Liabilities

Notes Payable	\$66,785
Accounts Payable	31,333
Accrued Payroll Liabilities	50,653
Deposits Held	281,959
Long-Term Debt	3,785,898
<b>Total Liabilities</b>	<b>4,216,628</b>

#### Net Assets

Unrestricted	4,722,019
Permanently Restricted	51,000
<b>Total Net Assets</b>	<b>4,773,019</b>

**Total Liabilities and Net Assets** **\$ 8,989,647**

## 2009 Expense Breakdown

\$1,994,373

Community  
Engagement  
**32%**

Asset and Property  
Management  
**27%**

Real Estate  
Development  
**15%**

Fund Raising  
**9%**

Administration  
**8%**

Depreciation and  
Amortization  
**9%**

Note: Restricted and designated funds listed above in support and revenue are used strictly for Hope's real estate development activities and are not available for general operating and program related costs. The expenditure of these funds is reflected in Property and Equipment as well as Construction in Progress in the statement of financial position.

# Hope Community: Donors

**We are thankful for the commitment to Hope Community that our donors demonstrate each year.**

Your belief in our vision has made this work possible and we are forever grateful. In 2009, over 500 individuals, 30 foundations, corporations and organizations and 11 churches invested in the work of Hope. Our neighborhood is filled with energy—it is because of your belief in possibility that we continue to grow stronger. Please stand with us because there is more to do. Thank you. Thank you!

If you are one of our supporters and do not see your name on our list, please call Susan Marschalk.

## **\$25,000 or more**

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Jennifer Taylor and  
Ingo Metusalem  
Nancy Tennesen  
Robert and Doris Thimmesh  
Pat Thompson  
Margie Thurin  
Joe and Mary Tokar  
Mary Ann Tompkins  
Louise A. Town  
Diane H. Traxler and  
William Morris  
Albert and Mary H. Traynham  
Donald and Jane Truhlar  
Bob and Maura Tschida

Marguerite and  
Joanne Turgeon CSJ  
Richard and Sharon Turgeon  
Tracy F. Tyler Jr.  
Donna and Roger G. Urbanski  
Helen and Mario Vanni  
Heidi and Frank Vardeman  
Mary Wagner and Bill Moore  
Cec and Bill Walsh  
Margaret Wamsley  
Curt Weaver  
Kathleen A. Weber  
Marlys Weber  
Bob and Kathleen Wedl Family  
Donald and Jane Weinstein  
Reverend Roland and  
Brenda Wells  
Sue and Jim Welna  
Richard and Sandra Westby  
Darlene and Thomas White  
Jim and Mary White  
Wendy Wiegmann and  
Cathy Heying  
Mary Joseph Wilson CSJ  
Tom and Jean Wojcik  
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John Christine Wolkerstorfer  
Kenneth and Terri Wong  
Corinne Wright  
Marj and Hal Wunder  
Diane Yohn  
Will Zalaznik and  
Robert Zalaznik  
Linda Zeidman  
Karen Zeleznak and  
Jim Fournier

# Hope Community: Keepers

**The Keepers are a growing group of Hope Community donors** who have made a commitment to leave a legacy to our organization.

The Keepers are 58 strong. We honor the memory of deceased Keepers with the symbol of a cross next to their names. They were supporters of Hope Community's work and vision, standing with us for many years. These are people who are visionaries and committed to keeping Hope Community moving into the future.

If you are interested in finding out more about planned giving, please call Char Madigan or Susan Marschalk.

Mary Ann Adrian  
Maggie Arzdorf-Schubbe  
Jennifer D. Britton  
Ann Calvert  
Margaret Anne Casey  
Bill and Ginny Claessens McDonald

CSJ Consociate  
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Marilyn and Robert Devereaux  
Peter Farstad  
Sharon Mary Fitzgerald  
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Consociate  
Virginia Gaffrey  
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Elizabeth Gleisner  
Carmen Gugin  
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John Mason †  
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Kitty Sather  
Ellen Mary Saul  
Mary Schell  
MaryFrances Schurb  
Jennie S. Seaton †

Joyce St. John  
Bill Stanton †  
Mary Jane Steinhagen  
Mary Stermer †  
Fay Sullivan  
Carol A Tauer  
Helen and Mario Vanni  
Phyllis Wagner  
Yvonne Wagner †  
Darlene and Thomas White  
Dolores Williams  
David Wood



# Community Remembrances and Memorials

**In the past year** Hope has received many gifts given in honor of birthdays, weddings, anniversaries, graduations and simply for someone's amazing presence in the world.

Donors have also made gifts to Hope in memory of the people who they have loved and have held an important place in their lives. We thank all of you who gave.

We honor and remember you who are named here, and we ask your blessing on our little patch of Hope.

## Honoring

Anthony and Gladys Boyce  
CSJ Sister and Consociate  
Jubilarians  
Patricia Cummings  
Julie DeLanghe  
Gabler Family Mothers  
All Goblirsch Women  
Roger and Mary Helgeson  
Jeanne and Gary Herberger  
Virginia C. Larsen  
Char Madigan  
Bob and Lorraine Melcher  
Amy and Jason Mueller  
Pat Mullen  
Nancy Parlin CSJ Consociate  
Arlene Pomije  
Sharon Pierson Prater  
Steve Shapiro  
Sisters of St. Joseph  
Rita Steinhagen  
Jennifer Taylor  
Video Group Women  
Allen and Diane Volkenant  
Fran and Connie Wamsley

## Remembering

Jim Andrews  
Edward Asplin  
John Bannigan  
Loretta Bayard  
Stephen Bradford  
Beverly Cadalbert  
Julie DeLanghe  
Theresa Distad  
Jim Dondelinger  
Susie Dougherty  
Clare Doyle  
John L. Durkin  
Mary Dynan  
Dave Erding  
Bill Falvey  
Renee Fesenmaier  
Mari Haddox  
Tom Hastings, Jr.  
Thomas Jensen  
Carol Jursik  
Jim Kalinowski

Margaret Keenan  
Nuala Kernan  
Nancy Flanagan Kiefer  
Alice Lamb  
David Lamb  
Agnes Flugaur Lawless  
Ashley Malevich  
Mary Marschalk  
Phyllis Matton CSJ  
Rosemary and John Mauriel  
Mike Merrigan  
Margaret Miller  
Bernie Minichilli  
Bill Moore  
George H. Morrison, Jr.  
Cheryl Mullenbach  
Bob Nelson  
Marian Nelson  
Margo Olberding  
Gerry O'Meara OP  
Genieve and Harvey  
Peterson

Florence Prendaville  
Parker Reed  
Jake Ring  
David Schneider  
Virginia Schoeder  
Judith Schommer  
Don Stiltberg  
Frank Singer  
John Sisson  
Rita Steinhagen  
Jeanne Swanson  
Joanne Turgeon CSJ  
Jerome Weller  
Robert Wright



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Hope Community  
611 East Franklin Avenue  
Minneapolis MN 55404



## Mission

**Hope Community** is a catalyst for change, growth and safety. We are building a sustainable neighborhood model through community organization, active education, leadership and affordable housing development.

### Hope Community

611 East Franklin Avenue  
Minneapolis MN 55404

[www.hope-community.org](http://www.hope-community.org)  
612-874-8867

## Vision

Hope Community will be a nationally recognized model for urban community transformation in the areas of community engagement, neighborhood redevelopment and affordable housing. The vision will be accomplished by partnering with other agencies, organizations and individuals:

- to provide opportunities for youth and adults to build personal and collective power through community-based learning, leadership training, organizing and community building.
- to revitalize communities where current residents are not displaced, but are primary partners in building diverse, mixed-income neighborhoods.
- to identify, develop and redevelop affordable housing and related public spaces that promote and nurture community relationships.