

# HOPE



35  
YEARS

**Here to stay**

ANNUAL REPORT 2012

# Community

**“The antidote  
to despair is hope  
and community.”**

—Char Madigan, founder



Kids on Hope's playground, 2012.

# Celebrating a Milestone

Dear Friend,

Thirty-five years later, I am grateful and amazed at what has come to be since 1977 when we started St. Joseph's House. In the beginning, our vision was very small: a 30-day shelter. We were an oasis of sorts for a month, a time to rest up, figure out what's next. The need was so great that thousands stayed there. We ran on donations of money, food, volunteers. Really, the guests helped run the place. In the midst of crushing adversity, they created community.

Early on, we knew people needed more than temporary shelter. They needed their own permanent, safe and affordable place, where they could raise their kids and be part of a strong community. A new vision emerged. I believe the great miracle is that just the right people came along at just the right time to evolve us into the big vision you are supporting now. Mary Keefe, Hope's director, all the staff and hundreds more who support us in so many ways are evidence of that.

I'm so grateful to be able to stay here, way past my "prime" because I passionately love and believe in what is happening. Where there was so much pain and despair, really, now hundreds of adults and kids live in safe, healthy buildings. But there's more. Some people assume the solution to inner city problems is to push inner city people out. At Hope we know that people in the community are the solution, not the problem. They are the abundance hidden in plain sight.

Yes, since 1977 we have grown beyond our imaginings. I am so proud of what has come to be and what will come to be. You, who have been with us since the beginning and those who are here now. Together, we keep dreaming and working.

We are all why Hope is here to stay. Rooted and grounded in hope and love. I bow down, cry thanks.

Love,



Char

YEARS



ARCHIVE PHOTO



**We are so grateful that Char Madigan, Hope's Founder (along with Rita Steinhagen), has stayed with us all these years. She calls herself our cheerleader. She is our inspiration.**

All photos are by Bruce Silcox unless noted otherwise.



# People Are the Solution

**W**e have learned and accomplished a great deal in 35 years. Housing is an important part of our work but alone is not enough to transform a neighborhood. Community change begins with building trust and relationships, connecting to people around their interests, and working together in a series of steps that all add up to a much bigger impact.

## What Matters Most to People in the Community?

- People want to be a part of making this community strong and safe for their families and for themselves.
- Young people want real relationships with adults. They want to learn about leadership.
- Many parents want to improve their own level of education so they can provide better for their families and help their children succeed.
- People want to know how they can have power, and how to be part of shaping the future.



Youth from the leadership program leave for a one-week overnight camp in Amery, Wisconsin.



A family at Hope in their home, a restored 1920s five-plex.



Land for the final South Quarter\* building across from Hope's Wellstone building will include 90-mixed income units and a 4,800 square foot community garden; constructions begins 2013.

*\* Partnership with Aeon.*



## A COMMUNITY LEADER IN ACTION

Omari grew up in Detroit with his two brothers and a sister. They moved often from one housing project to another. He struggled to stay in school. As a single parent, his mother worked a lot. Omari remembers there were few people who could look out for him.

His life began to change when he moved to Minneapolis. Omari became a student at Summit Academy and learned carpentry, a trade that he says “changed his life.” During the day he went to classes. At night he slept in shelters. It was still a hard time in his life.

Omari found a studio apartment at Hope, reserved for formerly homeless adults. He says, “Working, living in a warm, dry place was the first time in my life I began to feel good about myself. And that feeling made me want to give back.”

Six years ago, Omari became a youth mentor at Hope and he was part of a resident safety group. He recalls, “Hope surrounded me with people who encouraged me, and for the first time, I had mentors.” He lived at Hope for two years.

Today, Omari lives with his family in North Minneapolis. He has his own carpentry business. Last year he volunteered with neighborhood youth and community members to build a community growing space at Hope and completed the Permaculture Research Institute’s nine-month Urban Farming Certification program. Inspired by the benefits of healthy eating, in 2012, Omari began a Community Outreach and Planning internship to support Hope’s year-round food and leadership work.

“I stay involved,” Omari says. “Because Hope is an organization that gave me hope...hope for a better future.”





# 2012—A Year in Review:



**“Hope is giving us the tools we need to keep this neighborhood safe. They are pushing day after day.”**

— Yusuuf Mohamed,  
owner of Twin Cities  
Child Care Center

## WHERE THERE WAS DEVASTATION,

### Quality, well-designed homes, community spaces and neighborhood businesses

We act as stewards for Hope’s physical spaces.

- 173 Hope rentals are home to 475 children, youth, and adults (85 percent affordable).
- 50 apartments for low-income adults and families include renovated early-20th century homes, new duplexes and row homes.
- Three multipurpose, four-story South Quarter buildings\* reclaim the corners of the Franklin and Portland intersection. The buildings include 126 rental units, Hope’s headquarters and community center, Midwest Market, and Twin Cities Child Care Center (full enrollment with 120 children and 37 jobs).
- South Quarter Phase IV received full tax credit allocation from the city of Minneapolis. The final phase will add 90 new mixed income units and 4,800 square feet of community garden space; construction begins 2013.
- Hope tenants and participants reflect the neighborhood including African American, Euro-American, Native American, and African and Latino immigrants. The median income for tenant families (three people or larger) is \$19,000. Over half of our tenants have incomes below the federal poverty level.

### Building layers of strong community and leadership for the future.

We work with people across the community—over 1,000 in 2012.

#### Youth learn about themselves, gain skills, and make new friendships. Parents get involved.

- Five- to twelve-week programs keep what’s most important to children and youth at the center: Young children learned reading and writing is fun in a one-on-one literacy program (41 U of M students volunteered as mentors), youth prepared for a first-time, one-week overnight camp experience with their peers in a five-week leadership program, and teens prepared for the City of Minneapolis’ Step Up summer job program.
- Listening dialogues with parents led to nutrition and computer workshops.

#### Art-making and community dialogue

- Adolescent girls in the Girl’s Empowerment program developed healthy self-images and expressed their ideas about culture and community as they grew strong together.

\* The South Quarter is a development partnership with Aeon.

# Building a Stronger Community



## A HEALTHY NEIGHBORHOOD IS GROWING.

- Twenty-five neighborhood youth and six young adult artists created the mural, “Art Saves Lives,” and filmed the hands-on process from planning and negotiating for wall space with businesses to the 6-week art-making process and community unveiling. Mural partners: Waite House, American Indian Center, Little Earth and Main Street Project.
- New in 2012, an intercultural community dialogue project called “Intersections” brought people together in gatherings infused by food, music, and spoken word.

### Adult opportunities

- Hope’s eight-month civic engagement and leadership training called SPEAC prepared people to engage more deeply in their community. The sixth cohort began in 2012. (80 percent of the graduates stay involved in SPEAC.)
- Two 12-week micro-entrepreneur training sessions, facilitated by Neighborhood Development Center at Hope, connected people to business tools and supportive networks.
- A seven-week Personal Empowerment Training engaged very low-income adults in an interactive emotional intelligence training designed by Twin Cities Rise! (Two cohorts graduated in 2012).
- Through a partnership with AccountAbility Minnesota, 652 people received free tax preparation services and received \$1,100,000 in tax refunds.

### Healthy Community

- Over 100 people participated in Hope’s year-round calendar of healthy food and growing activities in 2012 with partner Land Stewardship Project.
- Over 70 low-income people had access to bikes through Hope’s partnerships with Cycles for Change and Nice Ride, and 72 community members and four organizations participated in a listening project focused on bike access and use in this neighborhood.

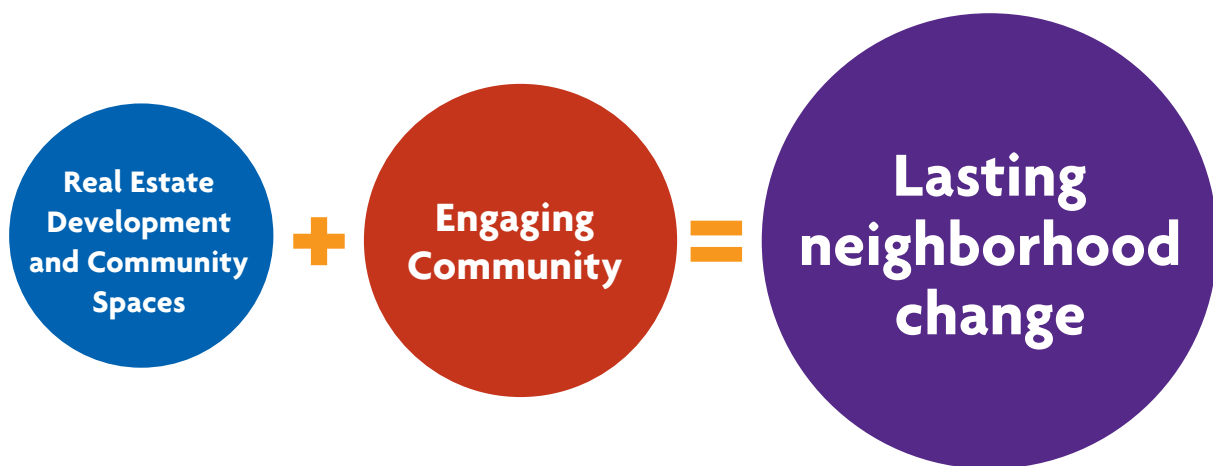
### Reaching out: Partnerships

- Over 35 partnerships, networks, and connections expanded Hope’s capacity: organizations, universities and colleges, businesses, top police officials, politicians, and decision makers in local institutions.

### Awards

- The National MetLife Foundation Community Police Partnership Award for long-term strategy and work around combining community-building and crime-prevention strategies to build a safer neighborhood.
- Selected by the Starbucks Foundation as one of two Minnesota organizations to participate in a statewide vote for funding based on a “holistic approach to building sustainable, whole-community impact on complex issues or problems by using a combination of strategies.” (Hope won the top award!)
- Recognized for outstanding service learning partnership with the University of Minnesota, Presidents’ Community Partner Award.

# Here to Stay



## It has to be about **place and people**

Buildings only last when community is strong. Hope is facilitating and providing space for community members to learn, participate, lead, and network. Our work has become a catalyst for individuals to be leaders. Partnerships with dozens of organizations spread the impact. Everything we do fights isolation and builds ties among diverse groups.

## It has to work: **strategy and scale**

Together, we are changing the face of a formerly devastated neighborhood. We developed the vision, built the partnerships, and secured resources to create new, quality housing, commercial and community space.

## It has to last: **the long-term view**

Meaningful change takes time. All our strategies are built with this in mind. 35 years ago we made a promise to this neighborhood: to take a stand and work with community residents to reclaim the neighborhood. We honor our pledge to stay.

**“Lasting change occurs when people believe it can happen and when they are a part of it.”**

—Patricia Mullen,  
Hope Board Member since 1994



# TOGETHER

We have to work together to make the future for everybody.



Beautiful four-story buildings brought life back to a once-abandoned intersection a mile from downtown Minneapolis. Pictured here: The 49-unit mixed-income Wellstone building, which features a solar water heater

# Hope Community Board, Staff & Interns

## BOARD

**Patricia Cummings**, Co-Chair\*  
Retired, Jay and Rose Phillips Family Foundation

**Clint Hewitt**, Co-Chair\*  
Retired, University of Minnesota

**David Newman**, Treasurer\*  
The Bancor Group, Inc.

**Jody Jonas**, Secretary\*  
Cargill Foundation

**Mary Keefe**  
Executive Director  
Hope Community, Inc.

**Muna Abdirahman**  
SPEAC member, Hope Community

**Anne Barry**  
Minnesota Department of Human Services

**Cecile Bedor**  
City of St. Paul

**Heidi Lasley Barajas**  
University of Minnesota

**Paul Leighton**  
North Star Resource Group

**Maria McLemore**  
Minnesota State Colleges and Universities Foundation

**Patricia A. Mullen**  
Retired, University of Minnesota

**Sharon Sayles Belton**  
Thomson Reuters, former mayor of Minneapolis

**Brockman Schumacher**  
Licensed Psychologist

**Steve Shapiro**  
CRS Partners

**Catherine Smith**  
B.L. Dalsin Roofing

**Arika Tyner**  
University of St. Thomas

**Jake Virden**  
SPEAC member, Hope Community

**Roland Wells**  
St. Paul's Evangelical Lutheran Church

**Tia Williams**  
SPEAC Member, Hope Community

**Hana Worku**  
SPEAC member, Hope Community

\* Executive Committee



## STAFF

**Front row** (left to right): Char Madigan, June Bouye, Azeta Garthune, and Marcia Cartwright

**Second row** (left to right): Betsy Sohn, Bonita Ruiz, and Mary Keefe

**Back row** (left to right): Eliza Severson, Jackie Blakey, Chaka Mkali, Will Delaney, and Andrew Hopkins



## INTERNS

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

Some of the most special volunteers come to us through the federal AmeriCorps and VISTA programs. They get paid a small living stipend to work full time in the community for a year. In 2012, Sarah Halvorson-Fried (pictured above) began an 11-month term of service at Hope as an AmeriCorps GreenCorps member.

We are grateful to University of Minnesota work study students Amina Ilmi and Aida Ibrahim, Organizing Apprenticeship Project intern Leroy Duncan, and University of Minnesota—Center of Urban and Regional Affairs Intern Renan Snowden.

# Hope Community Financials



## Statement of Activities

For the Year Ended December 31, 2012

### SUPPORT AND REVENUE

Individuals	\$ 379,022
Foundations, Corporations, and Congregations	661,162
Restricted Government Grants—Properties	25,273
In-Kind Contributions	142,936
Rental Income	397,890
Deferred Development Income	81,999
Other Program Fees and Income	131,475
<b>Total Support and Revenue</b>	<b>1,819,757</b>

### EXPENSES

Personnel Costs	682,990
Contracted Services	32,484
Professional Fees	91,703
Professional Development	19,010
General Supplies	21,893
Communications	10,792
Equipment	6,213
Insurance	29,710
Program—Other Costs	180,200
Properties Costs	292,635
Space Rental Expense	30,480
Loans Interest	118,002
Depreciation and Amortization	241,250
<b>Total Expenses</b>	<b>1,757,362</b>
<b>Change in Net Assets</b>	<b>\$ 62,395</b>

## Statement of Financial Position

December 31, 2012

### ASSETS

Cash	\$ 520,584
Grants and Other Receivables	10,232
Due from Related Entities	108,380
Prepaid Expenses	72,813
Investments	455,415
Notes Receivable	2,753,385
Property and Equipment, Net	3,893,339
Construction in Progress	1,621,832
Other Assets	333,076
<b>Total Assets</b>	<b>\$9,769,056</b>

### LIABILITIES AND NET ASSETS AND EQUITY

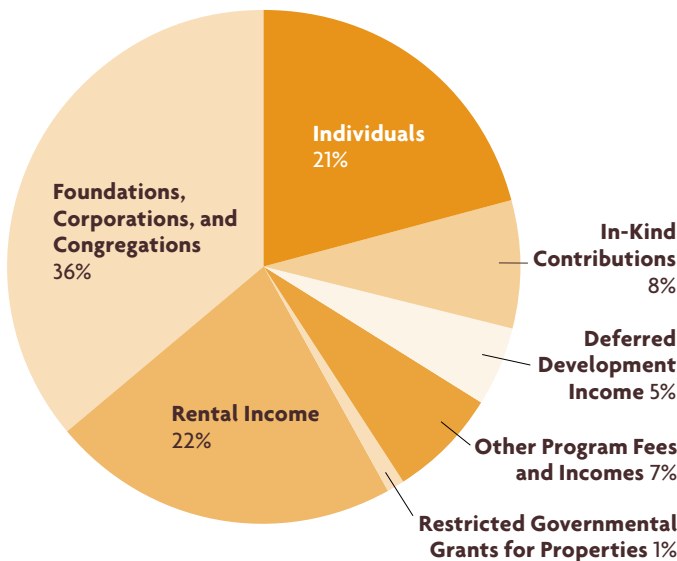
#### Liabilities

Notes Payable	\$ 44,379
Accounts Payable	52,197
Accrued Liabilities	52,579
Deposits Held for Others	67,269
Long-Term Debt	3,468,131
<b>Total Liabilities</b>	<b>3,684,555</b>

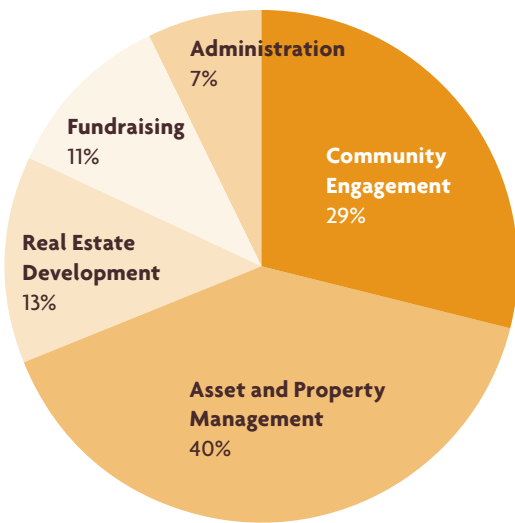
#### Net Assets and Equity

Unrestricted	5,991,485
Temporarily Restricted	23,016
Permanently Restricted	70,000
<b>Total Net Assets and Equity</b>	<b>6,084,501</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 9,769,056</b>

## 2012 Support and Revenue Breakdown



## 2012 Expense Breakdown



Note: Restricted funding listed above in Support and Revenue is used strictly for Hope’s real estate development activities and is not available for general operating and program-related costs.



# Volunteers and In-Kind Donations

**A dedicated team** of Hope staff and over 100 annual volunteers are part of a continuum of opportunities that keep people engaged, inspired and rooted in community. We honor the contributions and impact Hope’s volunteers have had on our success this year. In 2012, the volunteers’ work equaled \$142,936 in monetary value. With their help, our mission continues to unfold.

## VOLUNTEERS

Ishtiaque Ahmed  
Sabrina Ali  
Hazel Amansec  
Vivian Avarez  
Anisa Awale  
Zach Bagaason  
Alicia Beattie  
Alex Beckman  
Amanda Beckman  
Briana Blakey  
Akilah Blakey  
Heidi Braun  
Jenna Broehm  
John Bueche  
Margaret Casey  
Patrick Casey  
Catholic Heart Work Camp  
Omari Chatman  
Kristy Clemons  
Benjun Cui  
Colton Cummings  
Enrique De La Torre  
Brianna Dickel  
Colin Dickel  
Jo Ann Dickel  
Simone DuJour  
Daniel Edwards  
Kristen Estvold  
Wenjuan Fan  
Nalee Fang  
Brendan Follick  
Gwen Fraction  
Lindsey Freeman  
Robin Friebr  
Tyler Geisthardt  
Ge Geo  
Mimi Girma  
Raygne/Raymond Gnewich  
Le Hai  
Sarah Halvorson Fried  
Megan Hartmann  
AbdiKadir Hassan  
Ruth Ann Heenan  
Amanda Hellenbrand  
Carey Hert  
Daisy Hidalgo  
Guanran Huang

Katie Hughes  
Ian Huxford  
Amina Ifrah  
Mindy Jacobson  
Terra Johnson  
Sam Johnson  
Emilii Koritz  
Milan Krause  
Derek Krouch  
JusticeLambon  
Irna Landrum  
Damian Laqro  
Katharine Larson  
Huong Le  
Khou Lee  
Maisue Lee  
Wenyu Lian  
Virginia Lowell  
JoAnna Lund  
Yasmin Ma’alia  
Christina Mccabe  
Carly Meltzer  
Saba Mesfin  
Brain Miller  
Shahla Mirbaqhri  
Malcom Moody Jr.  
Shannon Mularski  
Christina Munnell  
Tim Murphy  
Haley Nelson

Katherine Nelson  
Meghan O’Connor  
Mauricio Ochoa  
Stephen Owen  
Breanna Palmer  
Cassidy Peterson  
Emily Pham  
Cady Phillips  
Alexa Rasmussen  
Cheyenne Richardson  
Anna Rudser  
Mohammad Samatar  
Jack Sanbulte  
Alyssa Sanford  
Ashley Satorius  
Isaac Schwartzbauer  
Danting Shi

David Shriver  
Ruth Shriver  
Rachel Shriver  
Carolyn Shriver  
Brain Smith  
Tyler Socha  
Justin Stanton  
Farrington Starnes  
Anna Swanson  
Pomi Tefera  
Brian Thauwald  
Yen Tran  
La Vang  
Gemma Vennewitz  
Jake Virden  
Yujiao Wang  
Raina Wedeward  
Lauren Williams  
Rhys Williams  
Mikayla Williams  
Andrew Wood  
Sarah Yang  
Yang Yang  
Jessie Zamzow

## IN KIND DONORS

In the past year Hope has received **generous donations of goods and services** that support our organization. In Kind donations vary from plants and flowers to beautify our neighborhood, to professional services to support our staff. One thing that doesn’t vary is how much we appreciate them.

Anonymous  
Omari Chatman  
Alaina Hagen and Kathleen  
Jesme

Jim Lammers  
Linder’s Garden Center  
Maccabee Group Inc.  
Raina Wedeward



# Hope Community Donors

**Hope is here to stay.** With deepest gratitude we thank the donors here for believing in possibility. Because of you, a neighborhood once in despair is renewing and a strong community is growing. We honor you—our friends and partners.

If you are one of our supporters and do not see your name on our list, please contact Azeta Garthune at (612) 435-1695.

## \$25,000 OR MORE

B.C. Gamble and P.W.  
Skogmo Fund of The  
Minneapolis Foundation  
Keith and Mary Farrell  
Bednarowski  
The Patrick and Aimee  
Butler Family Foundation  
Gilligan Foundation  
Margaret and Richard  
Lidstad  
The McKnight Foundation  
Nexus Community Partners  
Judy and William McCartin  
Scheide  
Starbucks Community Card:  
Vote.Give.Grow.  
Target  
Twin Cities Local Initiatives  
Support Corporation

## \$10,000–\$24,999

Anonymous  
Anonymous Fund of The  
Minneapolis Foundation  
Blue Cross and Blue Shield  
of Minnesota Foundation  
General Mills Foundation  
Kenneth D. and Barbara  
K. Larson Fund of The  
Minneapolis Foundation  
R.C. Lilly Foundation  
Marbrook Foundation  
Joan and Richard Meierotto  
Otto Bremer Foundation  
Carol and Eloise Pohlad  
Family Foundation  
Sexton Foundation  
Thrivent Financial for  
Lutherans Foundation  
Paul and Betsy Von Kuster  
Sunny Wicka

## \$5,000–9,999

Allina Health  
Christian Sharing Fund  
HRK Foundation

Marquette Financial  
Companies  
Katheryn Menaged  
Metropolitan Regional Arts  
Council  
Opus Foundation  
Mary and Mike Samuels  
Martha and Bill Saul  
The Sheltering Arms  
Foundation  
Sisters of St. Joseph,  
Partners in Justice  
Turner Family Foundation  
Weck Charitable Trust

## \$1,000–\$4,999

Anonymous  
Maggie Arzdorf-Schubbe  
Lorraine Breitenbucher  
Burdick Family Fund of The  
Minneapolis Foundation  
Ann Calvert  
Vincent Collura  
Patricia Cummings  
Chuck Denny  
Cathy Dolan and Dan  
O'Brien  
Donor Advisor Co-  
Investment Fund of The  
Minneapolis Foundation  
Peter Farstad and Paul  
Mellblom  
Rose Mary Gerlach  
Lucy Hartwell  
Jeff and Diane Lindquist  
Huggett  
Mary and Charles Jungmann  
HRK Foundation  
John S. and James L. Knight  
Foundation  
Kopp Family Foundation  
Tim and Suzanne Lauer  
Paul and Jeanne Leighton  
Anne and Sam Mackintosh  
Michael and Teresa Marshall  
William and Virginia  
Claessens McDonald CSJ  
Consociate

Beverly Miller  
Bill Moore and Mary  
Wagner  
Richard Moudry and  
Carmen Gugin  
Pat Mullen  
Dave and Kathy Newman  
Robert and Flora O'Hagan  
Plymouth Congregational  
Church  
Judy and Gene Probst  
RBC Wealth Management  
Vernon J. Schaefer  
Mary Frances Schurb  
St. Joan of Arc Church  
Joyce St. John  
St. Thomas Aquinas Church  
Mary Jane Steinhagen and  
Bob Veitch  
Nicholas and Rosemary  
Stevens  
Thomas and Virginia Stillwell  
Sharon and Thomas Stoffel  
Paul and Debbie R. Stoll  
Fay Sullivan  
Thomson Reuters  
Thomson Reuters Matching  
Gift Program  
Noelle and Jeff Turner  
Emily Anne Staples Tuttle  
Fund  
Allen and Diane Volkenant  
Western Bank  
Chris and Sharon Widstrom  
Beth Widstrom-Anderson  
and Roger Anderson  
Penny Winton  
Otto C. Winzen Charitable  
Fund of the Catholic  
Community Foundation  
Carol and Daniel Wolfe  
Dave Wood  
Louise Ziegler

## \$500–\$999

Anonymous  
Alan and Carol Arthur  
Joann M. Buysse



Margaret Cashman and Dan  
Repinski  
Kathy Ceronsky and Ron  
Krietemeyer  
Carolyn Chalmers and Eric  
Janus  
Barbara DeCosse  
Denny Fund of The  
Minneapolis Foundation  
Robert J. and Marilyn  
Devereaux  
Richard Doyle  
Ross Fefercorn  
Lita Fike  
Michael R. Gallagher  
Elizabeth Gleisner  
Patty and Ray Herje  
Brian and Sandi Hoffman  
Robert and Marilyn Hoyt  
Robert and Patricia Huberty  
Margaret and Bill Hunt  
James R. Jones Jr.  
Mary Lee and Roy Kabes  
John Keyes and Kathleen  
Lawless  
Eileen and James Lund  
Andrew and Jessica Madigan  
Elizabeth Maetzold  
Patricia McAllister  
Chet and Miriam Meyers  
Mount Olive Lutheran  
Church  
Pat Muyres and Jack Barnes  
Cassandra Neff  
Nancy Parlin CSJ Consociate  
Joan and David Pasiuk

Jeanne Peltier  
Chris Plum  
Barbara and Dora Marie Rohl  
Melanie Ruda and Kathleen  
McDonough  
Mary Schell  
Susan Sherek  
David and Ruth Shriver  
Chuck Siggerud  
Katherine Siggerud  
Arne and Ellen Sovik  
St. Mary of the Lake Parish  
Neighbor To Neighbor  
John and Sharon Stenglein  
Terry and Marilee Stevens  
Ellen Stubbs  
Richard and Sharon Turgeon  
Betty Jo Zander

UNDER \$500

Anonymous  
Andriana Abariotes  
Jerry and Patricia Adams  
Mary Ann Adrian  
American Association of  
University Women  
Peggy Angvik Ammann  
Erik Amundson and  
Catherine Chenault  
John Anderson  
Marlene Anderson  
Tracie Anderson  
Nettie Andrews  
Barb Arrell  
Norm Ashfield  
Marcia Averbook  
Nan and Jim Ayers  
Mary Azzahir  
Mary Ann and Looe Baker  
Heidi Lasley Barajas  
Vic and Ruth Barela  
Peggy Barker  
Marquita Barnard CSJ  
Anne Barry  
Gloria Barry

Susan and Vince Barton  
Stephanie Battle  
Mandy Bauman  
Delmar and Kathleen Becker  
Clint and Sara Beckstrand  
Cecile Bedor  
Betty and Fred Beier  
Marie Theresa Belanger CSJ  
Sharon Sayles Belton  
Carol Beltrand  
Paul and Margaret Berrisford  
Cathy and Jim Bertucci  
Albert and Barbara Biales  
Kathy Bieker  
Bruce and Nadine Bishop  
Cartier  
Jackie and Jerry Blakey  
James and Lisa Leitner  
Bloomquist  
Margie Bodas  
Allan and Danean Bongard  
Catherine Bosworth and  
Martha Hamlin  
June Bouye  
Robert and Judith Brezinski  
Judy Brick  
Doyle and Judith Britton  
Marilyn Broussard  
M.D. and Kris Brown  
Evonne and Robert Bue  
Mary Kay Buskin  
Marge and Mick Byers  
Philip Byrne  
Ann Callaghan  
Elsa Carpenter  
Marcia Cartwright  
Margaret Anne Casey  
Nancy and Thomas  
Chisholm  
Church of St. Mark Council  
of Catholic Women  
Lynn T. Cibuzar and David  
Riggs  
Gina Ciganik

Tom and Sue Clark  
Rebecca Colestock  
Craig and Cynthia Collett  
Patricia Commerford  
Patrick and Patricia Conley  
David Cook  
Allen and Rita Corcoran  
Nancy Cosgriff  
Tammy Cowan  
Amy Crawford and Alice  
Johnson  
Mark and Carol Crimmins  
Michael and Ronnie  
Cromett  
Donna M. Cronin  
Cleve and Sheila  
Crowningshield  
David Dahlmeier  
John F. Dahlmeier  
Rodney and Karen Daniels  
Mark Davis  
Patricia Davis  
Mollie Dean  
Kathleen J. Delaney  
Elizabeth Delmore CSJ  
Joe Delmore  
Joan DeMeurisse  
James Denn  
George and Marian Dingman  
Alane Dohrman  
Marilyn Dondelinger  
Connie Donnelly  
Dan Dorgan  
Mary Dorn  
Margaret and Timothy  
Dornfeld  
Patrick Dougherty  
Manette Durand CSJ  
Pat Connolly Durkin  
Phyllis and Donald Eblen  
John H. Edberg  
Connie Edwards  
Louise Eidsmoe  
Verlane and Mary Endorf  
Linda L. Engberg  
Virginia and James Engel  
Elizabeth Erdmann  
Julie and Darin Erickson  
Kristen and Adam Estvold  
Mary Ellen Evans  
Connie Falvey  
Donald and Veronica  
Fashant  
Stephen Fautsch and RSP  
Architects, Ltd.  
Jeannette Fearing  
Karen Feit  
Kristina Felbeck and David  
Heitke

Anne-Marie Fennell  
Rob and Carol Ferris  
James and Audrey Fettinger  
Jay and Sandy Fetyko  
David and Barbara Finn  
Mavis Fisher  
Christine Fishkin  
Sharon Fitzgerald  
Barb Fitzpatrick  
Ed Flahavan and Susan  
O'Leary  
Mr. and Mrs. Flynn  
Rose and Frank Fondell  
Deanna Foster and Connie  
Abbott  
Rita Foster and Char  
Madigan CSJ  
Ginny Mach Frey  
Joanne Frissell  
William and Andy Gabler  
Janine and Pat Gaffney  
Bonnie Gallagher  
John R. Galland  
Azeta Garthune  
Thomas Garvey  
Maggie Hessian Gatz and  
Robert Gatz  
Thomas and Barbara  
Geheren  
Eugene and Joan Gennaro  
Ned and Mary Gibbs  
Debra Gieseke  
Ann Gilbert  
Mariana Ginder  
Sig Glasoe  
Kenneth and Mary Gleason  
Marie Goblirsch  
Barbara Godfrey  
Alice Goetz  
Britton Goetze  
Pauline and Norman  
Goetzke  
Alice Mae Graner  
Joey Grathwol  
Bob Gravrok  
Rosalie Greeman and Ron  
Scherman  
Pat Ryan Greene  
Kurt Greenhalgh  
James and Patricia Greer  
Gay Greiter  
John and Patricia Gries CSJ  
Consociate  
Patrick E. Griffin  
Tom and Gretchen Griffin  
Polly Brown Grose Fund  
of The Minneapolis  
Foundation





Marie and Agatha Grossman  
CSJ  
Alice M. Haddox  
Melanie Haddox  
Alaina Hagen and Kathleen  
Jesme  
Jean and Larry Haider  
Germaine Hall  
Charles H. Halsey Jr.  
David and Patricia Hamilton  
Carol and Peter Hanlon  
Catherine and Peter Hanson  
Dolores V. Hanson  
Gary and Paula Hanson  
Peggy Hanson  
Michael Harmata  
Pamela Hauer  
Joanne Hawkins  
John and Terri Hawthorne  
William and Florence Head  
Ruthanne Heenan  
Anna Heinz  
Jeffrey Helgeson and Anne  
Halsey  
Timothy Hendrickson  
Clint and Mary Hewitt  
Mark Hill  
Colleen and Glenn  
Hokenson  
Joanne and Barry Hoobler  
Gary and Margie Horning  
Caroline Horton  
John and Coral Houle  
Ruth Hruby  
Patrick Hughes  
Janet B. Humphrey  
Ruthe and Arthur Hunt  
Faith Idzorek  
Rachel Imholte and John  
Yeamen  
Carol Jackson  
Keith (Jake) Jacobson  
Cecelia Jennewein  
Barbara Jobst  
Barbara Johnson  
Mary Ellen and Tom Johnson  
Richard and Jeanne Johnson  
Walter Johnson  
Alan and Kathryn Joles  
Jody and Craig Jonas  
Jeanette June  
Judy Jungwirth and Helen  
Nikiel  
The Junior League of  
Minneapolis  
James and Eileen Jursik  
Jerry and Patricia Kane  
Ann Kapaun  
Anne Kaufman  
Charles and Marilyn Keck



Claire Keefe  
Michael and Susan Keenan  
Catherine Mary Kennedy  
Mary Kennedy  
Eugene and Betty Kent  
Mary Kessler CSJ  
Richard King  
John Kirby  
Evelyn Kjos  
Lorena Klinnert  
Amy and Kevin Kluesner  
James and Delores Knase  
Nancy Knase  
Margot and Frank Knoll  
April A. Knutson  
Bernard and Marcia Koalska  
Cynthia and Larry Koehler  
Mary Kohls  
John and Richelle Koller  
Adam Kowles  
Ruth Kroening  
Edgar Kroner and Janice  
Mahoney  
Therese Kujawa  
Jim Lammers and Sheryl  
Martinson  
Eileen Larence  
Arvid and Sandra Larson  
Bruce and Marles Larson  
Jeannette Y. Lasley  
Gayle Lens  
Richard Levins and Jane  
Dickerson  
Cheri Lien  
Dianne Lindberg  
Jacqueline Lindskoog  
Theresa Lippert and Fred  
Grittner  
Marlene Locascio  
Margaret Lonergan

Mary Jean Loomis  
Catherine and Peter Lupori  
Richard and Jean Lynch  
Fund of the Catholic  
Community Foundation  
Sarah J. Lynch  
Rita Mach  
M. Macnally  
Joan Madden M.D.  
The Madigan Family  
Dick Madigan  
James and Judith Madigan  
Jeanne Madigan  
Judy Madigan and Clare  
Bloms CSJ  
Michele Madigan  
Mark Mahon  
Father Ambrose Mahon  
William and Carole Malevich  
Catherine Mamer  
David Mann  
Katie and Benjie Mann  
Judy Mannella  
Marie Manthey  
Nina Manzi  
Susan Marschalk  
Marilyn and Robert Marshall  
James and Barbara  
Martenson  
Sharon Martini  
Maureen Mashek CSJ  
Consociate  
Kenneth and Carol Masters  
Dave and DonaMari Mayer  
Amy McClurg  
Brigid McDonald CSJ  
Kathleen M. McDonough  
Elizabeth Mcenery  
Michele McGraw and Tony  
Dodge

Catherine McGuire  
Mary Ann McGuire  
Susan and Dick McGuire  
Mary and George McHugh  
Morrison  
James and Dorothy Mchugh  
Kathleen McKay  
Mary and Dave McKell  
Ron McKinley  
Maria McLemore  
Sean and Carol McNamara  
Toni McNaron  
Marilyn Meade-Moore and  
Steve Moore  
Marie and Joe Medvec  
Gerald A. Meigs  
LaDonna Meinecke  
Stephen and Mary Melcher  
Jim and Diana Merkl  
Thomas and Danalee Merrill  
Merten Champion Family  
Fund at Schwab  
Charitable Fund  
Raymond and Prudence  
Meyer  
James and Colleen Michels  
John and Marilee Miller  
Robert and Rosemary Miller  
Walter and Madge Miller  
Maren Misner  
Mary Molzahn and James  
Casserly  
Mary and Herb Montgomery  
Catherine and Dennis  
Moore  
Alice Moormann  
Mary Hayes Morris  
Madeleine Morrissey  
J.J. Moser  
Meredith Moser



Rodney Moser  
 Mary Alice Muellerleile  
 Barbara Muesing and  
 Charles Casey  
 Richard Mullenbach  
 Elizabeth Murphy  
 Wayne and Jean Murphy  
 George and Holly Myers  
 Andy Naber and Dorie  
 Miller  
 Gerry and Peter Nee  
 Anne Newhart  
 Thomas and Elinor  
 Nicklawske  
 Mary and Denis Novak  
 Kathleen A. O'Brien and  
 Jeffrey Loesch  
 Bonnie O'Connor and Ron  
 Hopfensperger  
 Colleen O'Malley, CSJ & Jane  
 McDonald, CSJ  
 Benedict and Rita Olk  
 Ruth and David Hampton  
 Olkon  
 Roger and Verla Olson  
 Karen Orren  
 Joseph and Stephanie Palen  
 Mary and Angelo Percich  
 John and Susanne Peterson  
 Barbara and Michael Petschl  
 David Pfeffer  
 Mary and Tim Pieh  
 Marlene Pinten  
 Larrie and Kathy Pittelko  
 Carol Porter  
 J. Timothy Power  
 Powers, Jean  
 Tom Powers and Carol  
 Kennedy  
 Bernie and Jim Prokop  
 Thomas and Mary Quickstad  
 Rita Quigley CSJ Consociate

Pat and Debby Reisinger  
 Leonard Rice and Martha  
 Hobbs Rice  
 Annie Riley and Roy Otto  
 Brigid Riley  
 Maura Robertson  
 Marie Rossa  
 Mike Rowe  
 Ronald and Joanne Rudrud  
 Stephen and Ann Russell  
 Virginia Ryan  
 John and Lenida Sandahl  
 Sara Guild of Church of St.  
 Edward  
 Jack Sartell  
 Kitty Sather  
 Judy Sausen  
 Barry Schade and Brenda  
 Beyer  
 Margaret and Bradley  
 Schafer  
 Marilyn Schlosser OP  
 Phil and Mary Margaret  
 Schmidt  
 Matt and Chyan Schmit  
 Family  
 Karen and Greg Schneider  
 Kathy Schneider  
 Glenn and Linda Schreiner  
 Ellen Schuller  
 Brockman Schumacher  
 Paul Schumacher  
 Virginia Schuster  
 Dave Scott  
 Joseph and Mary Ann  
 Schwebel  
 Akhmiri Sekhr-Ra  
 Susan and Jackson Sell  
 Carole Senty and Richard  
 Miller  
 Margaret Severe  
 Mary and John Severson

Lisa Shames  
 Keith Shannon  
 Stephen and Rachel Shapiro  
 Linda and Tom Sheran  
 Elizabeth Shippee  
 John and Jen Siggerud Family  
 Margaret Siltberg  
 Bonita Sindelir and Kenneth  
 Keller  
 Angie Singer  
 Susan Singer  
 Bernice Sisson  
 Sisters of St. Joseph of  
 Medaille  
 Vincent M. Skemp and  
 Dierdre Brennan  
 Mary Ann and Harry Skinner  
 Janet Skrypek  
 Small Business  
 Administration  
 Gerald and Roxanne Smith  
 Kathryn and Earl Smith  
 Betsy Sohn and Reggie  
 Crawford  
 Jane Soshnik  
 Jessica Spring and Timothy  
 Allen  
 Karla Springer  
 Alice M. Stang  
 George Stanley  
 Nancy and Jerry Stermer  
 Judith and Oliver Stocker  
 Carol Summers  
 G.A.O. Senior Executive  
 Service Sunshine Fund  
 Sustology  
 Mary Sutherland  
 David Sutton  
 Fred Tanzer and Gerrie  
 Higgins-Tanzer  
 Lawrence Tate  
 Carol Tauer

Nancy Tennesen  
 Brad and Jennifer Tesdahl  
 Gary and Rachel Thompson  
 Pat Thompson and  
 Mark Simonson  
 Margie Thurin  
 Dianne and Tony Torntore  
 Louise A. Town  
 Diane Traxler and Bill Morris  
 Jane and Donald Truhlar  
 Bob and Maura Tschida  
 Artika Tyner  
 Roger and Donna Urbanski  
 Helen and Mario Vanni  
 Catherine Vervisch and Tim  
 Eckert  
 Roger and Sharon Vettleson  
 Jake Virden  
 Dolores Voorhees  
 Linda M. Walker  
 Lori Warnberg  
 Curt Weaver  
 Marlys Weber  
 Phyllis Webster  
 Marie and Ann Weinhandl  
 Donald and Jane Weinstein  
 Reverend Roland and  
 Brenda Wells  
 Richard and Sandra Westby  
 Darlene and Thomas White  
 Jim and Mary White  
 Teresa Widstrom  
 Wendy Wiegmann and  
 Cathy Heying  
 Douglas and Elizabeth  
 Wiggins  
 Jennifer and Todd Wiggins  
 Gretchen Willging and  
 Kostis Papadantonakis  
 Tia Williams  
 Dawn Wilson  
 Mary Joseph Wilson CSJ  
 Tom and Jean Wojcik  
 Amy and James Wolf  
 Roy and Judy Wolff  
 Michael and Marilyn  
 Woolley CSJ Consociate  
 Gary Edgar Workman  
 Hana Worku  
 Marjorie Wunder  
 John and Eleanor Yackel  
 Diane Yohn  
 Will and Robert Zalaznik  
 Linda Zeidman  
 Karen Zeleznak and Jim  
 Fournier  
 Steve and Jackie Zimmerman

# Hope Community Keepers

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

They are supporters of Hope Community’s work and vision, standing with us for many years. Keepers are visionaries and committed to keeping Hope Community moving into the future.

If you are interested in becoming a Keeper and/or Sustainer, please contact Azeta Garthune, (612) 435-1695 or [agarthune@hope-community.org](mailto:agarthune@hope-community.org).



Mary Ann Adrian  
Maggie Arzdorf-Schubbe  
Jennifer Britton and Tom Sauegling  
Ann Calvert  
Margaret Anne Casey  
Nancy Cosgriff  
Robert J. and Marilyn \* Devereaux  
Peter Farstad and Paul Mellblom  
Sharon Fitzgerald  
Peter and Carole Fleming CSJ  
    Consociate  
Marie Fourre-Russ CSJ Consociate \*  
Virginia Gaffrey  
Peter and Dortha Gilligan \*  
Sig Glasoe  
Elizabeth Gleisner  
Alice Mae Graner  
Carmen Gugin  
Sally and Raymond Haik  
Janet B. Humphrey  
Margaret and Bill Hunt

Michael and Susan Keenan  
Amy and Kevin Kluesner  
John and Richelle Koller  
Kenneth and Barbara Larson  
Tim and Suzanne Lauer  
Catherine and Peter Lupori  
Anne and Sam Mackintosh  
Jeanne Madigan  
Maureen Mashek CSJ Consociate  
John Mason \*  
William and Virginia Claessens  
    McDonald CSJ Consociate  
Florence McHugh  
Jack McHugh\*  
Joan and Richard Meierotto  
Mary and Herb Montgomery  
Nina Polcyn Moore \*  
Marian Mulcare  
Pat Mullen  
Richard Mullenbach  
Mary Lou and Gene \* Ott

Nancy Parlin CSJ Consociate  
Jeanne Peltier  
Kitty Sather  
Ellen Mary Saul  
Mary Schell  
Mary Frances Schurb  
Jennie S. Seaton \*  
Joyce St. John  
Bill Stanton \*  
Mary Jane Steinhagen and Bob Veitch  
Mary Stermer \*  
Fay Sullivan  
Carol Tauer  
Helen and Mario Vanni  
Phyllis Wagner \*  
Yvonne Wagner \*  
Darlene and Thomas White  
Dolores Williams  
Dave Wood

\* Deceased

# Hope Community Sustainers



**The Sustainers are Hope Community donors** who give monthly to ensure stability and growth. These donors provide a steady flow of funds throughout the year, allowing Hope to provide the same level of high quality programming and affordable housing that is expected.

Ann Calvert	Susan Sherek
Barbara DeCosse	David and Ruth Shriver
Azeta Garthune	Joyce St. John
Rose Mary Gerlach	Mary Jane Steinhagen and
Eugene and Betty Kent	Bob Veitch
Theresa Lippert and	Fay Sullivan
Fred Grittner	Lawrence Tate
Anne and Sam Mackintosh	Bob and Maura Tschida
Susan Marschalk	Dolores Voorhees
Cassandra Neff	Donald and Jane Weinstein
Pat and Debby Reisinger	



# 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 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.



## In memory of

Michael Aguirre  
Pauline Battaglia  
Patrice M. Brady  
Mary Lou Byrne  
Sister Vera Chester  
Annette Cook  
Julie DeLanghe  
Marilyn Devereaux  
Clare Doyle  
Bill Falvey  
Marie Foster and Adele Madigan  
Marie and Dean Foster  
Rosella W. Freiermuth  
Larry Gaudreau

Mary Jane Gillham  
Peter Gilligan  
Paul and Virginia Glasoe  
Paul A. Hanson  
Tom Hastings  
Leona Hausladen  
Bobby Hicks  
Don Hopperstad  
Carol Jursik  
Margaret Keenan  
Nancy Kiefer  
Pat Lenczewski  
A. Lester and Teresa Fike  
Adele and Ed Madigan  
Ashley Lynn Malevich  
Karen Merth

Mary Q. Moore  
Dolly O'Brien  
Nona O'Connell  
Gerry O'Meara OP  
David Pieh  
Tom Randall  
Arthur Tim Russell  
Kathy Ryan  
David Schneider  
Frank Schurb  
Jeannine Siggerud  
Don Siltberg and B Wolff  
Frank Singer  
John Sisson  
Janet Spokes  
Rita Steinhagen  
Mary Stermer  
Paul Summers  
Sophie Svihel  
Lois Swenson  
Victor Tennesen  
Phyllis Wagner  
Yvonne B. Wagner  
Corrinne Wright  
Hollis Wunder

## In honor of

CSJ Jubilarians  
Patricia Cummings  
Patricia Davis  
Agnes Foley  
Gabler Family Mothers  
Jed and Mina Garthune  
David Gilbert-Pederson  
The Goblirsch Women  
Clint Hewitt  
Cecelia Jennewein  
Dennis Jewett  
Mary Keefe  
Mary Keefe and Roger Helgeson  
Sandra Lee Koch  
Rose and Larry LeVasseur  
Char Madigan  
Char and Dick Madigan  
Kathie McLaughlin  
Dick and Ann Olson  
Ann Page  
Bunny Ruiz  
The Shriver God Daughters  
Sisters of St. Joseph of Carondelet



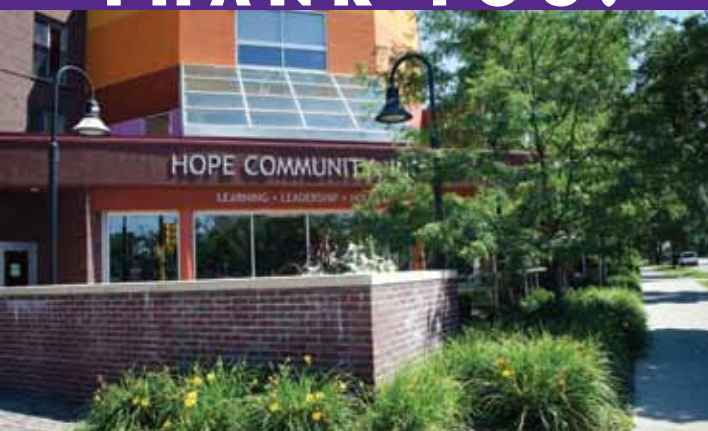
## Remembering Bobby Hicks

We remember Bobby Hicks, a long-time tenant of Hope and a strong member of our community, who passed away in 2012. At Hope, he was a leader and a “community connector”, often knocking on neighbors’ doors to make sure they knew about a harvest potluck celebration or a group bike ride. Bobby had a wonderful sense of humor and a deep commitment to this community. We miss him dearly.





**THANK YOU!**





Hope Community  
611 East Franklin Avenue  
Minneapolis MN 55404

Non-profit org.  
U.S. Postage  
Paid  
Twin Cities, MN  
Permit No. 1961

## 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.

## 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.

### Hope Community

611 East Franklin Avenue  
Minneapolis MN 55404

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

