



HOPE COMMUNITY: Annual Report 2007

CELEBRATING 30 YEARS AND BUILDING THE FUTURE



Youth: Christian Pitts, Za'Asia Hunter

COVER PHOTO: JOE TURGEON

Hope's Mentoring in the City program is teaching documentary filmmaking as the means to engage youth in discussion and dialogue about the meanings of community. The most recent documentary accomplished by Hope youth leaders, "Hope Community: Past, Present and Future" tells the story of Hope's birth and growth over 30 years. With the guidance of local filmmaker, Sherine Crooms, youth experience every aspect of the production process and the opportunity to think critically about their lives and communities. Through this creative process, the youth leaders work together around a common goal—lifting their voices as a collective to affect long-term change in their communities.

Special thanks to Triangle Park Creative for their continued support.
www.triangleparkcreative.com

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.

The Year at Hope: 2007

We look back on 2007 to remember a remarkable year at Hope Community. There were many highlights, but our 30th anniversary event on September 8 was symbolic of them all. We held a street fair on Portland Avenue, and over 1500 people came to celebrate the community. All around us were the affordable homes that Hope has made possible. People from many cultures filled the street—Hope residents and neighbors from surrounding blocks, supporters, partners, many from Hope's past.

They all enjoyed a community stage set against the Minneapolis skyline that buzzed with energy from music, dance and performance representing many cultures. On that stage several youth and adults from the neighborhood spoke about their connection to,



PHOTOS: BRUCE SILCOX

Alyshia Jackson speaks at Hope's 30th anniversary.

and hopes for community. Alyshia Jackson, a 13-year-old Hope youth leader said it simply and profoundly, "It is important to me that we keep making this community better, understanding and accepting each other, respecting each other, and making a safe and positive environment... I am going to stay involved in the community."

As you look further into this annual report, you will see brief descriptions of Hope Community's work along with pictures to bring that work alive. You also will find "Hope Facts" that give an overview of the specifics—what we accomplished in 2007. Hundreds of individuals, foundations, corporations, churches, partners and volunteers make possible what you see on these pages.

Although we have accomplished much, there is still much to do. Building community where there has been fear and hopelessness takes time. There is wonderful possibility in this neighborhood, and continuing challenge. Many, many parents struggle to raise their families with few resources. The median income here is only one-third of that in the metro area. Safe, affordable housing and strong, supportive community can make all the difference. Hope's commitment to community has been and will continue to be long-term.

In the coming year Hope's board and staff will work on extending our strategic plan with this commitment at the center. We take this opportunity to recognize



Mary Keefe, Executive Director; Clint Hewitt, Co-chair; and Patricia Cummings, Co-chair.

all of you who are an important part of the large community that will make it possible for us to keep our long-term promise. And we invite you to continue to join us, inspired by Alyshia the young woman who spoke from the stage.

Sincerely,

Handwritten signatures of Mary Keefe, Clint Hewitt, and Patricia Cummings.

MARY KEEFE
EXECUTIVE DIRECTOR

CLINT HEWITT
CO-CHAIR

PATRICIA CUMMINGS
CO-CHAIR

Neighborhood Revitalization: Power of Place



We all want a place to call home—where kids can feel safe and be who they are.

HOPE RESIDENT

Thirty more years and beyond. In 2007 as we celebrated our first 30 years, we continued to create community to count on for the long term. Where there was once devastation and families hiding to be safe, Hope created affordable housing and welcoming gathering spaces for people to come together, connect and shape their community. Our work builds neighborhood, not just housing. People work together to build community, not just programs. By keeping the power of people and space at the center, Hope creates new possibilities for people to build their future.

It takes time to build community. And a large-scale vision to make a difference.

Our story of neighborhood connection began in 1977 when we ran a shelter and hospitality house for homeless women and children. When illegal drugs, violence and disinvestment brought desperation to the Phillips neighborhood in the early 90s, we made a commitment to be a catalyst for change and urban revitalization. On the original Hope block, one building at a time, abandoned structures turned into homes for families and empty lots became brightly colored playgrounds, flower gardens and outdoor community spaces.

Changing the face of this neighborhood. Where 10 years ago few had hope for change—The Franklin Portland Gateway development* carries the Hope vision to a scale that is changing the face of the neighborhood. The intersection at the end of the Hope Block was abandoned; we saw opportunity. We are revitalizing all four corners. In 2007 we completed rent-up of the second building and began construction of the third. There will be 223 new mixed-income apartments and townhomes, community space and retail opportunities at the intersection of Franklin and Portland Avenues.

Creating spaces for community to thrive. From the beginning Hope paid attention to how physical spaces look and feel. We took down fences and built playgrounds, children came out to play, and community started to happen. In 2003, we moved into new headquarters in the first Gateway building, Children's Village Center. A community center on the street level has two classrooms, an indoor playground, and a fireplace surrounded by a large common area. Hope is creating a supportive and healthy environment that nurtures community.

* Developed in partnership with Aeon (formerly Central Community Housing Trust)



PHOTO: BRUCE SILCOX

I feel good when I am
part of the community.

HOPE RESIDENT

Residents enjoy a Hope community gathering.

The Buildings of Hope: Housing for Everyone

Good architecture and design should positively influence the way people live.

Brian Wessel
HOPE STAFF



ILLUSTRATION: CVC

Architect's rendering of The Wellstone, which will be completed in late 2008.

Walk on the paths that connect Hope's buildings, and through the new Gateway buildings and you will see community. Hope Community's revitalization principles reflect a long-term commitment to building a healthy supportive environment, and attractive mixed-income housing that promotes stability and connection.

The Hope Block Our hospitality house began on the Hope Block in a 100-year-old Victorian house. Today, outdoor community spaces weave through 25 units of affordable rental housing located in 12 renovated buildings. There are also four affordable homeownership townhouses that are part of the City of Lakes Community Land Trust.

The Dundry This 25-unit, 1880s building that houses low-income single-adults is adjacent to the Gateway area. In 2007 we began phase two of an extensive interior and exterior rehab project that renovated each unit and includes new community space for residents.

THE FRANKLIN PORTLAND GATEWAY PROJECT*

Children's Village Center and Hope Community Court Phase I of the Franklin Portland Gateway was completed in 2003. Located at the end of the Hope Block the building includes 30 rental homes (100 percent affordable), as well as Hope's headquarters and community center.

The Jourdain Phase II of the Gateway project, a 41 unit mixed income building (60 percent affordable) with an outdoor playground, a minority-owned neighborhood market and office space for property management was completed in 2006. The Jourdain was recognized by *Minneapolis/St. Paul Business Journal* for "Best in Real Estate."

The Wellstone Phase III of the Gateway project, A 49 unit mixed income building (75 percent affordable) with an outdoor playground, community and retail space and a rain garden is currently under construction and will be completed at the end of 2008. The Wellstone is a Minnesota Green Communities award winner and demonstration project that will have energy efficient and healthy housing features. What we learn from this building will help inform future green development in affordable housing.

*The Gateway Project is being developed in partnership with Aeon (formerly Central Community Housing Trust)

We all want to make
a better future
for our families.

HOPE RESIDENT

Groundbreaking ceremony for The Wellstone.



PHOTO: BRUCE SILCOX

Community Engagement: Power of People



PHOTO: BRUCE SILCOX

Community renewal occurs when people engage with each other as community assets, and when people are not isolated.

HOPE YOUTH LISTENING REPORT 2007

Belief in People As we rebuild our physical neighborhood into a place that nurtures children and their families, we create many ways for people to connect around what's important to them and their community. People can take ESL classes and later get involved in tenant meetings with their neighbors. At tenant meetings they hear about our youth programs and then bring their kids to the leadership group. And so on. Over time there's more trust, more connections, and more power—power of people making the change they want to see.

Community Listening Hope Community has a long-term, deep connection to the low-income and diverse people who are our tenants, neighbors and participants in our programs. Since 1997, Hope's Community Listening has engaged over 1500 adults and youth from this area in small group dialogues about their community, hopes and challenges. Listening has guided Hope's work. We have constant contact with people through one to one meetings, community meetings, youth gatherings, parent meetings and evaluations of programs, and much more. In 2007, Hope youth leaders completed a Teen and Young Adult Listening Project involving over 200 youth in the Twin Cities.

Leadership and Learning Not only is Hope building housing but we are also building leaders. Hundreds of youth and adults are involved in Hope Community's extensive year-round community engagement programming centered in learning and leadership. Hope's holistic approach to programming emerges from Listening—people tell us what kind of change they want to see in their lives and for their children—and is supported by a committed, experienced diverse staff and volunteers. Adult education, youth programs, family and community-building activities at Hope create opportunities for people on a daily basis.

A sepia-toned photograph of two young men performing at an outdoor event. The man in the foreground, on the left, is wearing a white t-shirt with a small circular logo and is holding a microphone to his mouth with his right hand, while his left arm is raised high. The man in the background, on the right, is wearing a dark jacket over a white shirt and is also holding a microphone. They are standing in front of a brick building with a sign that partially reads "HOPE".

I help youth discover their
power within themselves.

HOPE MENTOR

Youth leaders perform at Hope Anniversary block party.

Community Engagement: Program Highlights



As people showed up to the block party, I looked around at the crowd and thought: if we can do this, we can do anything for our community.

HOPE RESIDENT

Learning in Community—Young Children and Families Learning in Community, a community literacy program for children ages 6-9 happens in Hope's Children Village Center common space in weekly sessions where children thrive and learn in a community environment.

"My son was reading before Learning in Community, but not very much. Now he likes it so much he wants to read everyday. We started going to the library two to three times a week."

PARENT FROM LEARNING IN COMMUNITY

Youth Leadership and Learning—Youth Ages 10 and Older By relating across similarities and differences around a common goal, youth advance their leadership and feel a greater sense of personal power and ownership. Youth ages 10 to 14 are creating documentaries, learning leadership, going to camp, becoming a part of their community. A core group of older teens and young adults completed nine months of weekly leadership and organizing training and action. Others experience community in creation through music, murals, and performance.

Hope Learning Center—Adult Basic Education Six days a week throughout the school year adults come to Hope for English Language Learning, and classes in math, writing, reading and computer skills.

"Without Hope Community, I could not have graduated. I feel better about myself and I have hope for the future."

HOPE LEARNING CENTER STUDENT

Community Building Throughout the year Hope celebrations provide children, youth and families opportunities to gather, share stories and honor their accomplishments and each other. In September, 2008, 1500 community residents gathered on the Hope Block of Portland Avenue for a party to celebrate our 30th anniversary.



Working around people's
strengths can build
better communities.

HOPE YOUTH LISTENING REPORT

Teen leader mentors younger children, Hope mural program.

Hope Facts: Revitalization and Stewardship



PHOTO: SCOTT STREALE

We have the power to change things in the community. What we can do with our minds, in a group and as individuals, is powerful.

HOPE MENTOR

Neighborhood Revitalization

- Over 375 adults and children find safe, stable and healthy housing in 126 units owned and managed by Hope Community—90 percent are affordable.
- In Hope's neighborhood the average income is only one third of what it is in the metro area. Hope tenants reflect the diversity of the neighborhood, representing many racial and cultural backgrounds: African American, Latino, Native American, European American, East and West African, Asian and Hispanic.
- Franklin Portland Gateway Phase II* (The Jourdain) provides 41 new housing units, commercial space and a neighborhood grocery.
- Gateway Phase III* (The Wellstone) Began construction in 2007, adding 49 new rental units, 75 percent affordable to households earning 50 percent or less of the area median income. Commercial space includes a neighborhood restaurant at street level and additional community space. The project will be completed in late 2008.
- Gateway Phase IV* (Franklin Steele Commons) includes 87 multi-family and 6 for-sale units at the northwest corner of the intersection. The project is scheduled to begin construction in 2010.
- Dundry House apartments features workforce housing for people at 30 percent of the area

median income. Phase II rehab will be completed in spring 2008 that includes exterior improvements and community space at garden level.

- In 2007, we made a commitment to the stabilization of 19 affordable rental units and renovation of outdoor gathering spaces on The Hope Block.

Stewardship Highlights

- Our work is made possible through the hundreds of supporters that provide financial support for Hope Community. In 2007, over 500 individual donors, 39 foundations and corporations and 10 churches gave to our organization.
- During 2007 we organized tours and presentations for over 100 people interested in Hope Community's mission and vision.
- Volunteers participating in Hope Community activities and projects generously giving 8,373 hours of their time with a monetary value of \$165,002! The volunteers assisted with tutoring for math, adult education programs, gardening, mailings, organizing and coordinating events, cleaning and much more.
- We were honored to have a full-time commitment from three AmeriCorps-VISTAs and a volunteer from St. Joseph Worker program of the Sisters of St. Joseph of Carondelet. A CTEP AmeriCorps member and a work study student from the University of Minnesota joined Hope part-time.

*The Gateway Project is being developed in partnership with Aeon (formerly Central Community Housing Trust)

Hope Facts: Community Engagement

Youth in the City Mentoring engaged over 100 children under 14 in weekly activities that included tutoring, leadership workshops, and summer opportunities for 15 youth at the Minnesota Zoo camp and overnight camp for 33 youth. A core group of 15 youth leaders created two documentaries, including one about Hope's history.

Learning in Community celebrated their first pilot year, involving 19 children as participants in weekly sessions. Volunteers included: eight parents, seven community members and 18 University of St. Thomas students.

Sustainable Progress Through Engaging Active Citizens (SPEAC) is training eight young leaders to be community organizers. Youth leaders completed a three-day retreat, nine month training and began addressing a local park issue.

A Teen Listening Project was completed that involved over 200 youth and 20 community organizations in small group dialogues about their challenges and hopes.

Power of Vision Mural Program involved over 50 youth and completed two neighborhood murals with Youth Farm and Market Project and Pillsbury United Communities–Waite House.

Art of MC'ing and Articulating our Voices Now acted as a recruiting ground for 40 young leaders to clarify and lift up their voices and

community through the power of music and art.

Hope Learning Center (HLC) provided 178 adults with basic adult education including English Language Learning (ELL), job seeking skills and microbusiness development. Over 25 volunteers committed their time to these students as tutors or classroom assistants, seven of whom were once HLC students.

Community Events involved over 2000 people in celebrations, tenant gatherings and program events. People gathered to celebrate The Jourdain opening, The Wellstone groundbreaking, Hope's 30th Anniversary block party, Youth in the City and Learning in Community graduations, two mural unveilings, three public hip hop performances, National Night Out, Black History Celebration, and much more.

Program Partners included: Center for Democracy and Citizenship-Humphrey Institute of Public Affairs, Community Initiatives for Children, Community Technology Empowerment Project, Corporation for National and Community Service, Goodwill Easter Seals, Minneapolis Public Schools, Minnesota Literacy Council, Neighborhood Development Center, Organizing Apprenticeship Project, Pillsbury United Communities-Waite House, Project for Pride in Living, Sabathani Community Center, St. Joseph Worker program, St. Paul's Lutheran Church, St. Paul Neighborhood Network, University of St. Thomas-College of Applied Professional Studies, and Youth Farm and Market Project.

We are reaching out to people as a whole to make the change they want to see.

HOPE YOUTH LEADER



PHOTO: BRUCE SILCOX

Hope Community: Staff



Staff FRONT ROW LEFT TO RIGHT: James Tucker (seated), Asset and Facilities Manager; Jackie Blakey, Director of Finance; Marcia Cartwright, Real Estate Development Manager; Carole Aune, Accountant; Betsy Sohn, Organizer/Community Outreach; Char Madigan, Fundraiser/Cheerleader

BACK ROW LEFT TO RIGHT: Eliza Hoyt, Fund Development Manager; Susan Marschalk, Fund Development Manager; Bunny Ruiz, Receptionist; June Bouye, Director of Community Engagement; Mary Keefe, Executive Director; Chaka Mkali, Teen Coordinator/Adult and Youth Organizer; Brian Wessel, Real Estate Special Projects; Dhop (seated), Organizer/Family Community Outreach Coordinator; Luz Zagal, Office Manager



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

LEFT TO RIGHT: Tori Maley (St. Joseph Worker), Kristy Clemons (OAP Project), Kirsten Rome (CTEP AmeriCorps), Stephanie Weir (AmeriCorps VISTA), Azeta Garthune (University of Minnesota), and Lauren Daumueller (AmeriCorps VISTA)



PHOTOS: BRUCE SILCOX

Senior A.I.D.E.S. We are grateful to Angeline Clark and Tadesse Astakegn for their work. They 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, 2007

SUPPORT AND REVENUE

Individuals	\$ 217,558
Foundations, Corporations and Congregations	1,070,239
Government Grants	275,953
Restricted Grants – Gateway	411,550
In-kind Contributions	165,126
Rental Income	262,842
Real Estate Development Income	244,300
Program Service Fees	57,600
Investment Income	96,116
Total Support and Revenue	<u>2,801,284</u>

EXPENSES

Personnel Costs	875,902
Professional Fees	48,560
Professional Development	18,342
Supplies and Materials	44,912
Communications	27,325
Equipment	35,252
Utilities and Telephone	53,106
Insurance	37,515
Taxes and Fees	47,776
Program Activities	19,916
Repairs and Maintenance	231,607
Contracted Services	144,444
Postage and Delivery	5,861
Occupancy	8,414
In-kind Expenses	165,126
Loans Interest	115,224
Depreciation and Amortization	152,506
Total Expenses	<u>2,031,788</u>

Change in Net Assets	769,496
Net Assets—Beginning of Year	<u>3,524,594</u>
Net Assets—End of Year	<u><u>\$ 4,294,090</u></u>

Statement of Financial Position

December 31, 2007

ASSETS

Cash and Equivalents	\$ 358,408
Grants and Contributions Receivable	348,392
Accounts Receivable	17,171
Due from Related Entities	187,303
Interest Receivable	312,629
Prepaid Expenses	32,929
Investments	250,248
Notes Receivable	2,042,559
Property and Equipment, Net	3,258,364
Construction in Progress	973,589
Other Assets	139,837

Total Assets	<u><u>\$ 7,921,429</u></u>
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LIABILITIES AND NET ASSETS

Liabilities

Notes Payable	\$ 66,691
Accounts Payable	80,130
Accrued Payroll and Related	78,253
Tenants' Deposits	37,978
Long-Term Debt	3,364,287
Total Liabilities	<u>3,627,339</u>

Net Assets

Unrestricted	3,992,397
Temporarily Restricted	266,693
Permanently Restricted	35,000
Total Net Assets	<u>4,294,090</u>

Total Liabilities and Net Assets	<u><u>\$ 7,921,429</u></u>
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Hope Community: Donors

Hope Community is coming to the end of its 30th year. As we remember the hundreds of people who have made Hope possible and the accomplishments that have carried us to the present, we are grateful. Below are the names of the people, foundations, corporations, organizations and churches that continue to support our vision, the transformation of this community and the families who live and work in this neighborhood. Hope Community received support from over 500 individuals, 10 churches, and 39 corporations and foundations in 2007. If you gave and do not see your name, please call Char Madigan. We appreciate your ongoing support.

\$25,000 or More

B.C. Gamble and P.W. Skogmo Fund
of The Minneapolis Foundation
Butler Family Foundation
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Family Housing Fund
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Hope Community: Donors



PHOTO: BRUCE SILCOX

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The Keepers are a group of Hope Community donors who have made a commitment to leave a legacy to our organization. The Keepers are 57 strong. We honor the memory of the four individuals (signified by the symbol of a cross next to their names) Nina Polcyn Moore, Bill Stanton, Mary Stermer and Yvonne

Wagner. They were supporters of Hope Community's work and vision, standing with us for many years.

We invite you to join The Keepers, visionaries who are committed to keeping Hope Community moving into the future. If you are interested in becoming a Keeper, please call Char Madigan.

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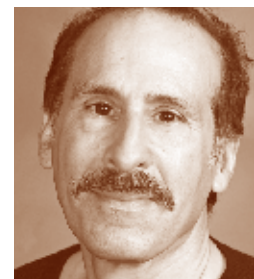
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In the past year we benefited from many donations given in honor of birthdays, weddings, graduations and in memory of people near and dear to you donors. We thank you who gave. We honor and remember you who are named here, and we ask your blessing on our little patch of Hope.

In honor of:

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Illustration is an architect's
rendering of The Wellstone, which
will be completed in late 2008.



We all want to make a better
future for our families.

Hope resident

