

SUSTAIN

HOPE COMMUNITY:
Annual Report 2008



Shelly Martin speaks at a Hope Event.

The Year at Hope: 2008

Now on that abandoned land there are inviting and useful buildings that anchor the neighborhood for the future. But buildings alone do not make community. People must build a community, and through Hope hundreds of youth and adults have invested in this community in 2008. In this annual report you will see the evidence of where the community's vision and determination, and many, many partners and supporters, have taken our work. The report is shorter than recent reports as we economize, but the whole story is readily available on our website: www.hope-community.org.

PHOTO: BRUCE SILCOX

Recently, in response to a question about what is most important to her about Hope, Shelly Martin, a young leader in the Hope community, said that what's most important is that Hope is sustainable. She could have said that the teen and young adult leadership training that she had been part of is the most important, or the people she has met at Hope, or the beautiful buildings where there had been devastation. She said that while all of those things are important to her, the *most* important is that Hope is not a fleeting promise. She can count on Hope being there. To emphasize the value of this sustainability, she told stories about promises in communities where she has lived—programs and plans for change and youth

projects—that did disappear way too often.

As Hope Community faces the challenges of the recession, we become even more focused on sustaining our mission. This seems like the right time to remember the story of Hope's investment. Hope Community exists today because we saw opportunity where others had given up. Fifteen years ago abandoned land and buildings spoke of a community destroyed. This was a place to leave, not a place for investment, we were told. But we understood that the people left in the community needed a safe and healthy neighborhood to raise healthy families. We saw devastation as creating space for possibility. The community began to develop a vision and take steps to make it happen.

We see and appreciate the challenges our supporters face, and we know you will do what you can. These hard times are even harder for the people in this neighborhood. Together we will weather the storm of the present and continue to achieve the vision for the future. It is with tremendous conviction that we know we can assure Shelley that we will not leave her or this place.

Sincerely,

Mary Keefe
Executive
Director

Clint Hewitt
Co-chair

Patricia Cummings
Co-chair

Overview

Most of you reading this annual report can visualize at least some of the Hope Community neighborhood, maybe from visiting, or driving by, or from the pictures in our newsletters and website.

There are renovated and new buildings, including three beautiful new buildings at the formerly abandoned intersection of Portland and Franklin. What you may have also seen are some of the hundreds of kids and adults who count on Hope Community for safe and healthy places to live and for dozens of ways to get involved in classes, or mentoring, or community groups.

In a place where the median income is only one-third of that in the metro area, and the median income for tenant families larger than three people is \$17,226, our growing housing and learning and community opportunities make a difference for both kids and adults from many cultures every day.

We created more opportunity and have more responsibility. In the following pages, you will see our 2008 accomplishments.



**1988...
vacant lots**



**1993...
5 homes**



**2002...
47 homes**



**2008...
173 homes**

The illustration on this page symbolizes the growth of Hope over the last 15 years—from a few rental apartments to 173 today; from a small drop-in kids program to 600 youth and adults involved in 2008.

Housing for Everyone



PHOTOS: BRUCE SILCOX



Houses on the Hope Block



The Wellstone—Franklin Portland Gateway Project Phase III, was completed in 2008 (developed in partnership with Aeon)

Real Estate Development by the Numbers: 2008

- 1989** Year of first purchase of Hope rental housing in the Phillips neighborhood
- 173** Total number of rental housing units that Hope owns, rents and manages today (85% affordable)
- 49** Award-winning green rental apartments that were built in 2008 (75% affordable)
- 359** Children, youth and adults living in Hope-managed rental homes (over 50% are under 17 years old)
- \$17,226** Median annual income of Hope tenant families with three or more people
- 16** Apartments that will be renovated—along with their playgrounds and green common space—with funding secured in 2008
- 621** Percent growth of Hope housing since 2000

This Was a Place to Leave—Not to Invest In

The year is 1989 and Hope just purchased its first rental home for families and built a playground where a drug house once stood. Since then we have preserved, rehabbed and built affordable rental homes and created outdoor and indoor gathering spaces creating change and opportunity in an area that was deemed hopeless by many. When the only housing people can afford is substandard and unhealthy, families already challenged by poverty are under even more pressure. Hope's affordable, well-designed housing creates possibility in the lives of low and moderate income individuals and families. Now we have

“By sitting outside in the summer I’ve met my neighbors—one family brought me dinner, another one brought me fruits.”

— HOPE TENANT OF THE JOURDAIN

rehabbed or built—and continue to manage—173 rental homes. They include renovated 1890's homes, new duplexes and row homes, and large buildings on three corners of the Franklin and Portland intersection and miles south of downtown Minneapolis. In 2008 we completed the third of those large buildings and raised resources for stabilizing older buildings. We can't show all of them here. If you haven't seen them we hope you will drive by or look on our website.

The Building that Says It All—The Children's Village Center

At 6:30 a.m. a school bus appears to pick up children waiting outside Children's Village Center, completed in 2003, the first building of the multi-phased Franklin Portland Gateway Project. The building has many purposes that illustrate Hope's work. There are 30 affordable rental homes on the top three floors; a busy community center, and Hope's administrative offices fill the first floor. Just as the last morning school bus pulls away from the building, the community space fills up as adult immigrant students arrive for English, writing and math classes. People stream in and out all day renting apartments, visiting with neighbors and participating in Hope programs. Most evenings and Saturdays kids and parents come to the community center for a variety of purposes. Often residents gather for meetings or sometimes for celebrations of community. This is more than just a building: it is a symbol of hope, community connection and transformation.



PHOTOS: BRUCE SILCOX



Above: A Community Listening Session at Hope in the community center at Children's Village Center. Below: The Children's Village Center was completed in 2003 as Phase 1 of the Franklin Portland Gateway Project.



Engaging the Community



A family and volunteer from Hope's literacy program, Learning in Community

PHOTOS: BRUCE SILCOX

1,200+	Number of classes, tutoring sessions, community planning meetings, and community gatherings	217	Youth learning skills about leadership and community through the arts, including music, murals and community documentary
600	Children and adults involved in learning and tutoring, leadership opportunities, art and community projects, community-based education, community and cultural events, and Community Listening	10,488	Volunteer hours working with children, youth and adults; volunteers come from both inside and outside this community
58	Percent of people involved at Hope who are 6–21 years old	193	Adult immigrants who learned English, Math and Essential Skills at Hope
40	Meetings with public officials and others—initiated and conducted by Hope young adult leaders—to bring more resources into a neighborhood park	151	Youth ages 10–14 learning and accomplishing projects together through multi-week mentoring sessions and community projects
1	Youth-led Teen Listening Report, involving 200 diverse youth and 20 organizations, was published and presented to the community	40	Kids who went to overnight summer camp for the first time after completing a five-week leadership and camp readiness program
		13	Different organizational partners co-creating and supporting Hope's community engagement programming

It Takes More Than Buildings

When a community has been devastated, rebuilding takes more than buildings. Hope Community's staff works with people in the community to create opportunities. We work with children as young as 6 and their parents. We work with teens and volunteers of all ages. We engage tenants and neighbors who live nearby. We work with people from diverse cultures.

"At Hope Community, I learned how to let other people help me. And I learned that I have a lot to offer to help others."

—HOPE LEARNING CENTER
STUDENT

We teach, we mentor, we build confidence, we use education and the arts as tools for leadership and skill development. We build partnerships to bring more resources. The result is more than the individual parts, as youth and adults build stronger futures for themselves and their communities.



Young women perform at the Children's Village Center



PHOTOS: BRUCE SILCOX

Adult students of the Hope Learning Center

Our Future: Engaging Youth in 13 Different Ways

Right now, Hope has 13 different ways to bring youth through the door to a safe place. With a diverse and experienced staff, committed volunteers and mentors, we find ways to bring youth to strong and positive experiences of community and possibility.

Nearly all the youth are from families experiencing the challenges of isolation and poverty. These years are critical for youth who are on the cusp of major changes and can face negative pressures in the community. We believe in the kids and surround them with a growing community of support and mentorship. We see the impacts: Youth are more comfortable trying new things, they learn how to learn, they come to appreciate their own strengths and support each other.

"Maybe those of us who have already worked on the mural could be youth leaders next time helping younger kids who have never done it before."

—HOPE YOUTH PARTICIPANT
IN MURAL PROGRAM

A youth, age 12 involved in Hope's camp readiness program, recently expressed, "I learned how to make friends and be a friend."

Hope Community: Staff, Board and Volunteers



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Co-Chair
Retired, Jay and Rose
Phillips Family Foundation

Clint Hewitt, Co-Chair
University of Minnesota

David Newman, Treasurer
The Bancor Group Inc.

Jody Jonas, Secretary
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Mary Keefe
Executive Director,
Hope Community

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Retired, University of
Minnesota

Sharon Sayles Belton
GMAC-RFC

Steve Shapiro
Communication Consultant

Aretha Green-Rupert
Girls Scout
Council of Greater
Minneapolis

Brockman Schumacher
Licensed Psychologist

Roland Wells
St. Paul's Evangelical
Lutheran Church

Volunteers



Kristy Clemons (AmeriCorps*VISTA), Maggie Hogan (St. Joseph Worker), Foluke Akanni (AmeriCorps*VISTA), Jodi Struck (CTEP AmeriCorps), Azeta Garthune (AmeriCorps*VISTA). Not pictured: Alena Chaps (Organizing Apprenticeship Project)



Issa Muse and Pat Paul from Senior A.I.D.E.S. (Able, Industrious, Dedicated, Energetic Workers Providing Service).

Staff

Front row left to right: Bonita Ruiz, Eliza Severson, Carole Aune, Char Madigan. **Second row:** Andrew Hopkins, Susan Marschalk, Mary Keefe, June Bouye, Betsy Sohn, Jackie Blakey.

Third row: Marcia Cartwright, Luz Zagal, Will Delaney, Chaka Mkali

Hope Community: Financials

Statement of Activities

For the Year Ended December 31, 2008

SUPPORT AND REVENUE

Individuals	\$ 289,913
Foundations, Corporations and Congregations	532,106
Government Grants	80,829
Restricted Grants - Gateway	182,960
In-kind Contributions	180,758
Rental Income	305,377
Real Estate Development Income	361,849
Other Income	32,419
Total Support and Revenue	<u>1,966,211</u>

EXPENSES

Personnel Costs	862,560
Professional Fees	66,092
Professional Development	22,278
Supplies	33,627
Communications	30,508
Equipment	21,952
Utilities and Telephone	55,738
Insurance	22,930
Taxes and Fees	48,789
Program Activities	23,937
Repairs and Maintenance	152,428
Contracted Services	142,418
Postage and Delivery	5,475
Occupancy	10,266
In-kind Expenses	180,758
Loans Interest	144,332
Total Expenses	<u>1,824,088</u>
Change in Net Assets Before Depreciation	142,123
Depreciation	(180,357)
Net Assets - Beginning of Year	<u>4,294,089</u>
Net Assets - End of Year	<u>\$ 4,255,855</u>

Statement of Financial Position

December 31, 2008

ASSETS

Cash and Equivalents	\$ 650,694
Grants and Contributions Receivable	51,000
Accounts Receivable	8,329
Due from Limited Partnerships	199,688
Accrued Interest Receivable	403,264
Prepaid Expenses	157,153
Investments	144,736
Notes Receivable	2,047,265
Property and Equipment, Net	3,215,116
Construction in Progress	1,118,448
Other Assets	402,771

Total Assets

\$ 8,398,464

LIABILITIES AND NET ASSETS

Liabilities

Notes Payable - Current	\$ 61,901
Accounts Payable	284,181
Accrued Payroll and Related	52,051
Tenants' Deposits	39,582
Long-Term Debt	3,704,894
Total Liabilities	<u>4,142,609</u>

Net Assets

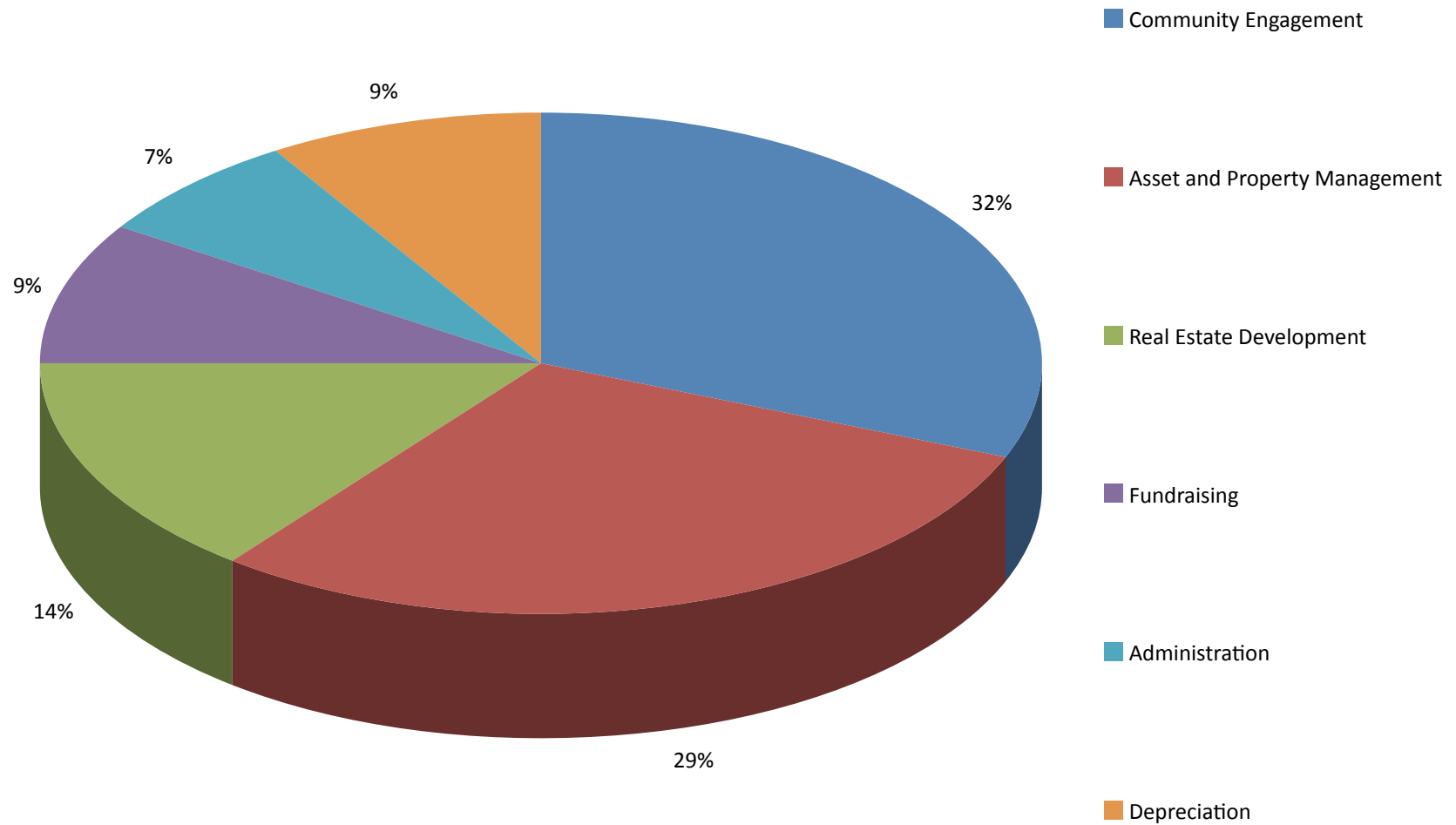
Unrestricted	4,160,855
Temporarily Restricted	50,000
Permanently Restricted	45,000
Total Net Assets	<u>4,255,855</u>

Total Liabilities and Net Assets

\$ 8,398,464

Hope Community: 2008 Expense Breakdown

\$2,004,445



Hope Community: Donors

Hope is here to stay. With deepest gratitude we thank the donors here for believing in possibility. In 2008 over 650 individual donors, 40 foundations, corporations and organizations and 9 churches invested in Hope's work. Because of you, a neighborhood that once was 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 call Susan Marschalk.

\$25,000 or More

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PHOTO: BRUCE SILCOX

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Hope Community: Keepers

The Keepers are a group of Hope Community donors who have made a commitment to leave a legacy to our organization. The Keepers are 59 strong. We honor the memory of deceased Keepers with the symbol of a cross next to their names listed below. 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 becoming a Keeper, please call Char Madigan or Susan Marschalk.

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Remembrances and Memorials

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.

In honor of:

Peace House
 Community
 CSJ Jubilarians
 Clare Bloms CSJ
 June Bouye
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In memory of:

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 Anitra Beaumont
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 Cheryl Mullenbach
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 Bob Nelson
 DeWayne Nelson
 Luella O'Fallon



Special remembering: Anthony Satchell

We remember Anthony Satchell, an active member of Hope Community who passed away in 2008. We miss him dearly.

"If you really want a better neighborhood you're going to have to work at making it better, you can't just say you want a better neighborhood, you have to get your hands dirty like everyone else."
 —Anthony Satchell

Gerry O'Meara OP
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611 East Franklin Avenue
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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
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.