Building for the Future
HOUSING AND COMMUNITY

HOPE COMMUNITY
Annual Report 2009
Hope Community Annual Report 2009

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.
Our work knits people together: parent and student to mentor.

Learning in Community Summer Camp parent-hosted send off

People invest in themselves

Young people gain the confidence to try something new.
Hope creates space for people to define and shape their future.

child, neighbor to neighbor, student to mentor.
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.

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.
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.

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 Marschalk

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)

Board

Patricia Cummings, 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 Lutheran Foundation

Steve Shapiro Former Chair Communication Consultant

Mary Keefe Executive Director Hope Community, Inc.

Anne Barry Minnesota Department of Human Services

Stephanie Battle YWCA of St. Paul

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

Repa Mekha Nexus Community Partners

Mary Merrill Anderson Minneapolis Park and Recreation Board

Patricia A. Mullen Retired, University of Minnesota

Sharon Sayles Belton GMAC-RFC

Aretha Rupert Otto Bremer Foundation

Brockman Schumacher Licensed Psychologist

Roland Wells 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
Total Support and Revenue: 2,511,537

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
Total Expenses: 1,994,373

Change in Net Assets: 517,164
Net Assets - Beginning of Year: 4,255,855
Net Assets - End of Year: $4,773,019

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%

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
Total Liabilities: 4,216,628

Net Assets

- Unrestricted: 4,722,019
- Permanently Restricted: 51,000
Total Net Assets: 4,773,019

Total Liabilities and Net Assets: $8,989,647

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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The McKnight Foundation
Nexus Community Partners
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Peregrine Capital Management
Fund of The Minneapolis Foundation
The Jay & Rose Phillips Family Foundation
Jennie S. Seaton
Surdna Foundation Inc.
Target
Twin Cities Local Initiatives Support Corporation

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The Frey Foundation of Minnesota
Gilligan Foundation
R.C. Lilly Foundation
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Sexton Foundation

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John P. & Eleanor R. Yackel Foundation

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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.

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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
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Julie DeLanghe
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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 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

Mission

Vision