“The antidote to despair is hope and community.”

—Char Madigan, founder
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

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

We 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.

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.

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

* Partnership with Aeon.
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:

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.

WHERE THERE WAS DEVASTATION,

“Hope is giving us the tools we need to keep this neighborhood safe. They are pushing day after day.”
– Yusuf Mohamed, owner of Twin Cities Child Care Center

* The South Quarter is a development partnership wth 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

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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.
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
Total Support and Revenue 1,819,757

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
Total Expenses 1,757,362
Change in Net Assets $62,395

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
Total Assets $9,769,056

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
Total Liabilities 3,684,555

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

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 Avariez
- Anisa Awale
- Zach Bagaason
- Alicia Beattie
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- Amanda Beckman
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- Akilah Blakey
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- Nalee Fang
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- Lindsey Freeman
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- Tyler Geisthardt
- Ge Geo
- Mimi Girma
- Raygne/Raymond Gnewich
- Le Hai
- Sarah Halvorson Fried
- Megan Hartmann
- AbdilKadir 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 Largo
- Katharine Larson
- Huong Le
- Khou Lee
- Maiseue Lee
- Wenyu Lian
- Virginia Lowell
- JoAnna Lund
- Yasmin Ma’alia
- Christina Mccabe
- Carly Meltzer
- Saba Mesfin
- Brain Miller
- Shahla Mirbaqhi
- 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
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- Ruth Shriver
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- Lauren Williams
- Rhys Williams
- Mckayla 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.

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Maren Misner
Mary Moltzahn and James Casserly
Mary and Herb Montgomery
Catherine and Dennis Moore
Alice Moormann
Mary Hayes Morris
Madeleine Morrissey
J.J. Moser
Meredith Moser
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.

Mary Ann Adrian
Maggie Arzdorf-Schubbe
Jennifer Britton and Tom Sauegling
Ann Calvert
Margaret Anne Casey
Nancy Cosgriff
Robert J. and Marilyn * Devereaux
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Mary Sterner *
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
Barbara DeCosse
Azeta Garthune
Rose Mary Gerlach
Eugene and Betty Kent
Theresa Lippert and
Fred Grittner
Anne and Sam Mackintosh
Susan Marschalk
Cassandra Neff
Pat and Debby Reisinger
Susan Sherek
David and Ruth Shriver
Joyce St. John
Mary Jane Steinhagen and
Bob Veitch
Fay Sullivan
Lawrence Tate
Bob and Maura Tschida
Dolores Voorhees
Donald and Jane Weinstein
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 Silberg and B Wolff
- Frank Singer
- John Sisson
- Janet Spokes
- Rita Steinhagen
- Mary Stermer
- Paul Summers
- Sophie Svihel
- Lois Swenson
- Victor Tennessen
- 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!
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.