



# Hope Community

ANNUAL REPORT 2011



# Power in Community

At Hope Community we talk about power all the time. Power is a loaded word. But the first definition in the dictionary is simple: power is “the ability, strength and capacity to do something.” Alice Walker, novelist and poet, said, “The most common way people give up their power is by thinking they don’t have any.”

Hope staff have held community listening dialogues with adults and kids in this community for years (over 2,000 people have participated). One of the themes we hear over and over is that people want to help build a strong community, but they don’t think they have the power to make a difference.

But people have hope too, especially in the power of community. “Community is people coming together and making a better life,” someone said in a listening session.

These pages tell the story of hundreds of people acting together to strengthen their lives and build a better community. The Hope community garden is an example of the cumulative impact of consistent action. Starting with three gardeners just three years ago, now over 100 people are involved. As growing numbers of people showed interest, Hope staff organized structure and brought in resources through partnerships and connections. People from the community took on more leadership roles, and the vision has grown. In 2012 there will be a year-round program related to the broader connection of food to healthy lives, and there will be more possibilities for people to act together.

That’s the process that Hope’s talented staff have developed and use over and over—creating, growing possibility without an exponential increase in resources. Partnerships and connections, interns and volunteers, community leaders, and an environment that encourages relationship and community connection make the difference.

Individuals make a difference for themselves, and they relate to each other. One involvement leads to another. Together they act to build a stronger community, like working to bring resources to a local park. We continue to be good stewards of our properties where 450 kids and adults live (the real work starts when the buildings are completed!). Many of the residents are involved in other opportunities at Hope, as are others from the larger neighborhood. All of it creates larger and stronger networks that challenge the isolation of poverty and build power—the ability, strength and capacity to do something important.

As the community resident said, “Community is people coming together and making a better life.”

We ask you to answer that call. You are part of the community that makes this work.

Sincerely,



Mary Keefe  
Executive Director



Clint Hewitt  
Co-chair



Patricia Cummings  
Co-chair

## **ON THE COVER**, photos from top to bottom:

- A triplex rental home on the Hope Block
- Kids take off for a week of overnight camp after completing a five-week camp leadership and preparedness program
- The Wellstone building, Phase III of the South Quarter development partnership
- A first-time collaborative event in Peavey Park

All photos are by Bruce Silcox unless noted otherwise.

# Hope Community Board and Staff

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SPEAC Member, Hope Community



## HOPE STAFF

Front row (left to right): Jackie Blakey, Char Madigan, Andrew Hopkins, Betsy Sohn, Azeta Garthune, June Bouye, Stephanie Weir

Second row: Eliza Severson, Chaka Mkali, Bonita Ruiz, Mary Keefe, Marcia Cartwright, Will Delaney



## INTERNS

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

Left to right: University of Minnesota work study students—Abdiwahab Ali, Cheyenne Carter, and Terrell Webb. Far right: Organizing Apprenticeship Project intern Leroy Duncan.

We are grateful to Twin Cities Rise interns Bobby Buckingham, Sharon Bastin, and Ryan Harris for their contribution to Hope.

# In all of Hope's work, people build trust and relationships.

## Making Change Together: Peavey Park

In Peavey Park at the southwest corner of Chicago Avenue and East Franklin Avenue sits a mosaic-tiled public art piece titled, "Thrones." On a brass plate beside the mosaic is a poem by Louis Alemyahu that begins, "Peace, Welcome, Enter all your Kings and Queens of various hues, find your thrones, rest your bones, look at four directions. This place-of-presiding was made for you: breathe and be." It's a reminder of what Peavey Park, a seven-acre green space located one block from Hope can be and should be.

In a "labor of love" Hope leaders, staff and neighbors continue to work to reclaim the under-resourced, often dangerous park. A large event in 2011 welcomed hundreds and built allies.

Hope Community and two other neighborhood organizations

led the planning. Twenty institutions and organizations pitched in to help. On Saturday, September 17, 2011 over 800 neighbors celebrated a day in Peavey Park with music, performances, community information tables, food and games. It was the first ever neighborhood collaborative annual event.



Hope leader, Mankwe, interviews neighborhood people at the park event.

## A Garden Grows More Than Food at Hope

Gardening at Hope is so much more than a few plots. Here's the story. In 2009, we asked residents and neighbors, "What would help build community here?" It was then that the community garden began with a few people.

In year two, we ask gardeners what would help it succeed? "I tried gardening—I didn't know what I was doing, so I gave up," said Mercedes, a Hope resident. We need more structure. Rhys Williams, a former farmer, became a volunteer garden mentor. We plant again. People share stories and recipes. Several learn more about organic gardening at a weekend Growing Power training. Together, we reflect on what we've learned.



Omari, a Hope gardener, built compost bins to help the garden grow.

It's spring again and we add four more plots. More gardeners join: individuals and families and 4H kids from the Franklin Library. All plots are full, we build compost bins and add a new garden space. We think about cooking and canning and how to learn and share those skills. We work with the Land Stewardship Project to raise funds for this work. We have a harvest banquet to celebrate ourselves and our produce and strategize for year four.

It's 2011. Over 100 people are involved during the year. Parents learn in cooking and nutrition workshops. Our list of partnerships grows. We host classes in vegetable gardening and growing food in small spaces. Denise, a gardener, says, "I eat healthy food because my life depends on it." With people in the community, we are thinking about the systems that shape our choices, and how we can make better options. We are planting, building community and dreaming about the future.

# Leaders emerge. Community comes together.

## Building Community and Being Green

**T**he question, “What does it mean to be green and sustainable?” brought many neighbors together in a room for the first time.

A pilot project partnership\* in the 49-unit Wellstone building engaged over 70% of the residents in workshops on energy, water, recycling and healthy living. Hope began the project by reaching out to residents through one-on-one and community conversations. Several emerged as leaders and were trained to facilitate energy-saving workshops. Project findings are being assessed and will be used to benefit Hope and Aeon residents today and shape future projects.



The 49-unit Wellstone building, a Minnesota Green Communities award recipient and demonstration project for its sustainable green features.

## Girls Speaking Up

**W**hen youth take on making change, they become leaders. An example in 2011 was a group of African American girls who began to meet as part of our Girls Empowerment projects.

Starting with poetry exercises, art projects and group dialogue, they all wanted to talk about what’s happening in their schools. What emerged was a ten question survey to assess whether young African American girls are getting the support they need in school. The young leaders spoke with their peers, community leaders and educators. For one of the young girls in the program, it was hard at first to ask her peers things she said they don’t normally talk about. But from the experience, she says, “I am less scared to speak about how I really feel.”

The survey led to a documentary the girls made.

Many teachers and community leaders were involved. “When our girls know they come from greatness,” community leader Robin Hickman says, “then that’s where the hope lies.”



Jaida and Mikayla engage in a discussion in Girls Empowerment.

\* Partnership with Aeon, Cummins Power Generation, and the University of Minnesota

# Accomplishments

**C**ommunity change takes buildings *and* people: With all of our partners, supporters, and friends, beautiful buildings have risen from hopelessness and more and more kids and adults connect to Hope Community. We engage people from the larger community, not only the residents in our buildings. More people create possibility for themselves, more networks strengthen the overall community, more seeds are planted for a stronger future.

## People in the community

The diversity of the community: people from African American, American Indian, and European American cultures, as well as immigrants from African and Latino countries. 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.

## Buildings create opportunity

450 children, youth, and adults live in 173 mixed-income rental apartments on the square block where Hope began and nearby areas. On a daily basis, we act as stewards of Hope's physical spaces that include housing, Hope's headquarters and community spaces, playgrounds, a picnic pavilion, a neighborhood grocery store and a day care center. We maintain relationships with investors, government regulators, residents, and neighbors to support a healthy, vibrant neighborhood.

Fifty apartments are in rehabbed, older buildings. The rest are in the South Quarter, new buildings at the intersection of Portland and Franklin. In 2011 we raised additional funding with our partner, Aeon, for the final phase of the South Quarter: another 90 units of rental homes.



2011  
Buildings are not enough: people build community



**500 people invested in themselves and their community year-round. Over 1,000 more came to events, workshops, and community celebrations.**

**Young children and their parents learn new skills and build community on Saturdays.** Kids (ages 6–8) in the community literacy program connected mentors for writing, reading and creating their own stories. Parents engaged with school board candidates at a Hope sponsored forum. We partnered with University of Minnesota and Minnesota Literacy Council to offer parent workshops on nutrition, schools and computer basics.

**A new pilot youth employment program** through the City of Minneapolis Step Up Program equipped youth with job readiness tools; 14 out of 18 youth trained at Hope were placed in jobs.



**Youth took on challenges, learned self-advocacy and shared new experiences.** Again this year our camp program helped to create young leaders. Thirty eight youth (ages 10–14) completed a six-week leadership program before going to a week of overnight camp. Four girls who were campers from Hope when they were younger were trained to be Camp Icaghowan counselors.

**The Girls' Empowerment Group** (ages 10–14) went into Minneapolis schools with surveys and video recorders. They interviewed students, teachers and principals, raising up the voices and experiences of African American girls in the classroom. The experience led to a documentary.

**A Hope-led neighborhood youth mural collaborative** brought organizations and diverse kids together. Fifty youth from Hope, Waite House, Little Earth, and the American Indian Center worked together to complete two neighborhood murals celebrating the importance of culture, community and dreams. The kids planned the murals for weeks as they talked about what messages they wanted to send, recruited businesses to participate and learned about painting. Main Street Project documented the process. Check out YouTube: Phillips Neighborhood Mural Project.

**Residents and neighbors build community around healthy living choices.** Hope and partner Land Stewardship Project worked on the community garden, gardening workshops/trainings, and new strategies around access to healthy local food that involved 110 residents and neighbors.

29 people were part of a six-month bike lending program with Cycles for Change and are working together to increase the “bike-friendliness” in the community.

**Adults completed intensive learning opportunities:** Fifteen talented young adults completed eight months of SPEAC, a leadership and civic engagement training and



action program. The 16-week micro-entrepreneur training in partnership with the Neighborhood Development Center saw 11 people receive certificates. Fifteen people took on Hope's first 28-hour personal empowerment training to build confidence and take the first step towards their goals.

**Partnerships, connections and networks** added great value to our daily work. Over 100 local organizations,

universities and colleges, businesses, top police officials, politicians, and decision makers in local institutions expanded our capacity.

**Community opportunities connected people** around what's important to them: Twelve organizations provided job and educational resources at Hope's first Opportunity Fair.

AccountAbility Minnesota offered a free three-month tax clinic at Hope for over 500 people. Two book fairs distributed books to dozens of kids and families.

**Hope staff and community residents are helping to shape neighborhood and community policy** from serving on planning committees for the future of Chicago Avenue and 35W access to co-chairing the Franklin Area Business Association and working with neighborhood businesses to create a special service district.

**Working for the future of Phillips Parks!** Hope's young adult leadership group, SPEAC, continues to bring attention to Peavey Park's lack of resources—a block from Hope. SPEAC leaders organized a neighborhood Listening program that gathered 130 people in small group dialogues around a vision for Peavey Park. Other work included community-wide park meetings, developing safety strategies, initiating new partnerships, and planning two major Peavey Park events.



# Hope Community Financials

## Statement of Activities

For the Year Ended December 31, 2011

### SUPPORT AND REVENUE

Individuals	\$ 228,052
Foundations, Corporations and Congregations	734,587
Restricted Government Grants—Properties Rehab	902,881
In-Kind Contributions	142,094
Rental Income	393,255
Investment Income, Net	83,384
Program Fees and Other Income	150,417
<b>Total Support and Revenue</b>	<b>2,634,670</b>

### EXPENSES

Personnel Costs	672,539
Contracted Services	238,932
Professional Fees	107,194
Training and Development	14,246
General Supplies	14,274
Communications	9,906
Equipment	4,898
Insurance	26,410
Program Services	59,779
Properties Costs	296,098
Occupancy	60,447
Loans Interest	121,582
Depreciation and Amortization	248,283
<b>Total Expenses</b>	<b>1,874,588</b>

**Change in Net Assets and Equity** **\$ 760,082**

## Statement of Financial Position

December 31, 2011

### ASSETS

Cash	\$ 478,024
Grants and Other Receivables	192,979
Due from Related Entities	97,642
Prepaid Expenses	88,923
Investments	418,590
Notes Receivable	2,678,163
Property and Equipment, Net	4,106,896
Construction in Progress	1,470,747
Other Assets	363,313
<b>Total Assets</b>	<b>\$ 9,895,277</b>

### LIABILITIES AND NET ASSETS AND EQUITY

#### Liabilities

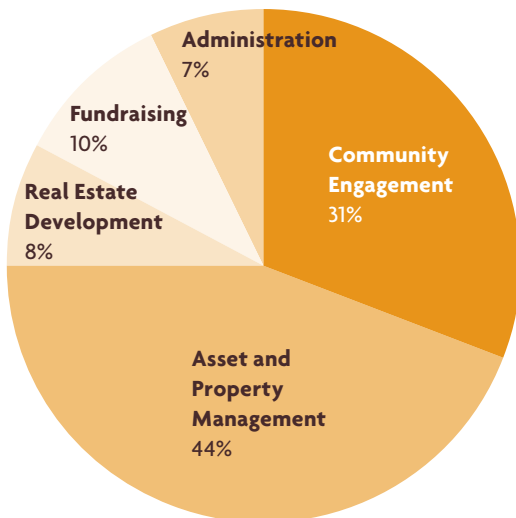
Notes Payable	\$ 53,741
Accounts Payable	45,473
Accrued Liabilities	57,110
Deposits Held for Others	119,105
Deferred Revenue	14,000
Long-Term Debt	3,404,743
<b>Total Liabilities</b>	<b>3,694,172</b>

#### Net Assets and Equity

Unrestricted	5,940,170
Temporarily Restricted	196,935
Permanently Restricted	64,000

**Total Net Assets and Equity** **6,201,105**

**Total Liabilities and Net Assets** **\$ 9,895,277**



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. The expenditure of these funds is reflected in Property and Equipment in the Statement of Financial Position.



# Hope Community Volunteers

**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 2011, the volunteers' work equaled \$142,094 in monetary value. With their help, our mission continues to unfold.

Muna Abdirahman  
Abdiwahab Ali  
Vivian Alvarez  
Keith Anderson  
Margaret Arnold  
Alice Avidor  
Olunifesi Banjoko  
Winfred Bates  
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Rhys Williams  
Hannah Worku  
Mingzhu Yan  
Alexis Nerlene Yeboah  
Yiyang Zhou

## Volunteer Group Projects

More than 100 volunteers worked together to beautify Hope's rental homes, indoor community spaces and outdoor gathering spaces:

- Catholic Heart Work Camp
- Greater Minneapolis Council of Churches – Urban Immersion Service Retreat Program
- Interfaith Youth Leadership Coalition
- St. Catherine University – Volunteers in Action
- St. Olaf College
- Walden University



# Hope Community Donors

## \$25,000 or more

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# Hope Community's Roster of 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 57 strong. 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, please call Char Madigan or Azeta Garthune.



Mary Ann Adrian  
Maggie Arzdorf-Schubbe  
Jennifer Britton and Tom Sauegling  
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Margaret Anne Casey  
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Phyllis Wagner  
Yvonne Wagner \*  
Darlene and Thomas White  
Dolores Williams  
David Wood

\* Deceased



# 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 Memoriam

Joan Beaubien  
Carm Blomberg  
Mary Lou Byrne  
Elizabeth Cassidy  
Laurie Connors and Michael Thompson  
Myl Corcoran  
Julie DeLanghe CSJ  
Kathleen Mary Devereaux  
Tom Donahoe  
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Karen Tunneberg  
Dorothy Widstrom  
Gene Widstrom  
Jean Widstrom  
Al Wolkerstorfer  
Fred Wuest  
Elizabeth Mink Zentzis

## In Honor of

CSJ Sisters and Consociate  
Jubilarians  
Doris Carlblom  
Xandra Coe  
Patricia Cummings  
Rose T. Fondell  
Deanna Foster  
Gabler Family Mothers  
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Char Madigan



Susan Marschalk  
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Stephen and Rachel Shapiro  
Steve Shapiro  
Sisters of St. Joseph  
Tucson City Offices  
Allen and Diane Volkenant  
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Wonder People of Minnesota



Hope Community  
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Minneapolis MN 55404

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Children's Village Center houses Hope's headquarters, a community center, and 30 units of affordable housing.

## 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](http://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.