ANNUAL REPORT 2014

these four corners and beyond
Three themes sum up 2014 for Hope Community.

These themes are about what we have done, and about what we have learned about our work over time:

Cover photo: Harvest Celebration July 2014. Hope’s network of community gardens and our Healthy Food, Strong Community year-round program brings people together to learn, grow healthy food and build leadership.
Hope creates permanent spaces where people feel safe and welcome.
In so many ways, Hope is about this place: reclaiming the intersection of Franklin and Portland Avenues and the surrounding blocks. We started small. We talked with people in the neighborhood. As we gained experience we learned how to build partnerships and take on complex projects like the South Quarter* project that will be completed in 2015. The buildings Hope has renovated, restored and constructed in this place are a symbol of the transformation of a formerly devastated community.

With Hope people create their own futures. We have always said that buildings can’t change a community. Only people can do that. Over time, we’ve learned how to build a replicable system with pathways for many people to get involved, learn, contribute and grow. Today, the hundreds of kids and adults who work with us each year experience common elements: they develop their ability to act for themselves and others, build long-term relationships, and work to improve the systems that impact their lives.

Hope brings communities together to make greater change possible.
Hope’s work has always benefited people and communities well beyond a few city blocks. More people, more partners, more accomplishments and more recognition is leading to more interest in our work and to more possibilities. Our work with community members and partners has grown to a critical mass that is having a broader impact.

This 2014 report lifts up a powerful learning for Hope: it’s not what we do that makes us successful, it’s how we do it. Hope is working with community members and partners to build a stronger city. You make this possible. Thank you for learning with us year after year.

*The South Quarter is a partnership between Hope Community and Aeon.

With deep gratitude,

Mary Keefe, Executive Director
Heidi Barajas, Hope Community Board Chair
Hope creates permanent spaces where people feel safe and welcome.

When Hope started out in our mission to reclaim this neighborhood, buildings were the natural place to start. We bought and renovated a few houses on a neglected block, and created safe public gathering spaces. As we learned and gained experience, we built healthy, affordable rental homes, commercial spaces, a community center, gardens and more. Public and private investments have transformed boarded up homes and empty lots into quality buildings that reflect the pride community members feel about this place.

In 2014, construction began on The Rose, the fourth and final building in the South Quarter* project that stands at the intersection of Portland and Franklin. This new development will house up to 250 additional people. Hope consistently outperforms the national rate at which people move.

47 affordable apartments are located in smaller buildings renovated by Hope 126 mixed-income rental homes are in the first three phases of South Quarter 90 new units are in the fourth and final phase South Quarter building 2500 square feet of community gardens offer residents a place to learn, grow and lead on food justice issues 475 people live in 173 healthy, affordable rental homes 50 percent of all residents are children under the age of 18 5000 square feet of new community garden space in the final phase of the South Quarter is under construction; planting begins in spring 2016

*The South Quarter is a partnership between Hope Community and Aeon.

“We’re building this to last 200 years. This is not a temporary project, but long-term affordable housing.”

—MARY KEEFE, EXECUTIVE DIRECTOR
Hope has learned a lot about how to build the capacity to support people in taking action for themselves and others. We create spaces for people to work together, build relationships and move between different community opportunities and take action on things that are important to them.

In 2014, more than 1,500 people worked with Hope Community. People are building stronger lives and, together, are building stronger communities.

“\n"The experience of having the opportunity to do something about the many issues that I care about and a community that is supporting, honest and accountable has changed my life."
—KRISTY CLEMONS, SPEAC GRADUATE

150 people joined in year-round work focused on healthy foods, food justice and leadership with partner Land Stewardship Project

50 diverse community members participated in a listening and design process that will shape the new community teaching garden at The Rose

600 people participated in two major listening projects about economic stability and healthy food

40 young adults participated in Hope’s eight-month SPEAC leadership development program

125 youth built self-advocacy and leadership skills through trainings, workshops, and mural-making

33 children connected to nature, harvested food and watered garden beds as part of our Youth Stewards program

953 people received tax assistance through a partnership with Prepare + Prosper that returned $2,339,877 in tax refunds and credits to community members

20 people completed an entrepreneurship program offered in partnership with the Neighborhood Development Center

41 people participated in an evaluation study that revealed a continuum of community leadership emerges from Hope’s work
One of Hope’s most important outcomes is that we support people in developing the collective capacity to create communities where everyone thrives. The following are some examples of how the work is expanding.

Over the past year, we were invited to help develop a safer Franklin Avenue, a Hope staff member continued as co-chair of the local business association, we organized teams to turn out people to vote in South Minneapolis, local police invited us to participate on a strategy team, and the Aspen Institute Roundtable for Community Change invited us to participate in a national learning cohort on complex community change. Hope is a partner in a Health Impact Assessment and is part of a collaborative initiative in a major Building the Field Community Engagement partnership. Hundreds of diverse people seek us out every year, and Hope-trained leaders build influence wherever they live.

“I was scared when I went in (to a public hearing). I felt that when I got up to speak, I was nervous. But it didn’t keep me from speaking. I spoke, and they listened. I’m proud of what we’ve done.”

—RAY ROBINSON, FOOD JUSTICE LEADER

5000 people joined Hope and our partners in celebrating Franklin Avenue Open Streets, an event to make the avenue safer for bicyclists and pedestrians

20 leaders testified at a Minneapolis Park Board meeting that resulted in adding racial equity assessment requirements to the board’s urban agriculture plan

40 partnerships with other organizations, institutions, and initiatives helped make our work successful
HOPE BOARD

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University of Minnesota

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Licensed Psychologist

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Executive Director,
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* Executive Committee

HOPE STAFF

Front row (left to right): Char Madigan, Betsy Sohn, Jackie Blakey, Jake Virden and Mary Keefe

Second row (left to right): June Bouye, Marcia Cartwright, Alisa Hoven, Bonita Ruiz and Eliza Severson

Back row (left to right): Brandon Bagaason, Andrew Hopkins, Will Delaney and Chaka Mkali

STAFF, INTERNS AND WORK STUDY STUDENTS

Hope recognizes the deep commitment of talented people who contributed to our work in 2014 and the partnerships that connected us to them.

Top row (left to right): Kristy Clemons, Alisa Hoven

Bottom row (left to right): Dylan Kesti of Land Stewardship Project, Jake Virden and Irla Landrum

Special Projects Staff

Front Desk staff
Hattie Reed

Temporary Staff
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Jeanne Leighton

Interns
Claire Stoscheck,
University of Minnesota
Mai Xee Pha and Maria Russo,
HECUA
Eva Metz and Emmett Doyle,
MNGreenCorps members

UNIVERSITY OF MINNESOTA
WORK STUDY STUDENTS

(Left to right): Nasro Isaq, Rachel Motachwa, and Kiaria Taylor
**STATEMENT OF ACTIVITIES**
For the Year Ended December 31, 2014

Support and Revenue:
- Individuals $237,358
- Foundations and Corporations 600,979
- Special Fundraising Campaign 154,227
- Grants from Government Agencies 27,500
- In-Kind Contributions 165,669
- Rental Income 424,946
- Other Revenue 214,475

Total Support and Revenue 1,825,154

Expense:
- Personnel Costs 807,309
- Contracted Services 154,926
- Professional Fees 111,775
- Professional Development 17,393
- General Supplies 33,464
- Communications 34,992
- Insurance 35,288
- Program—Other Costs 220,006
- Rental Properties 388,374
- Space Rental Expense 33,643
- Loans Interest 114,471
- Depreciation and Amortization 242,252

Total Expense 2,193,893

Change in Net Assets (368,739)

Net Assets and Equity—Beginning of Year $6,512,728

Net Assets and Equity—End of Year $6,143,989

**STATEMENT OF FINANCIAL POSITION**
December 31, 2014

**ASSETS**
- Cash $698,775
- Grants and Other Receivables 52,007
- Due from Related Entities 90,909
- Prepaid Expenses 8,579
- Investments 605,914
- Notes Receivable 2,913,893
- Property and Equipment, Net 3,488,404
- Construction in Progress 865,000
- Other Assets 281,995

Total Assets $9,005,476

**LIABILITIES, NET ASSETS AND EQUITY**

Liabilities:
- Notes Payable $37,716
- Accounts Payable 64,788
- Accrued Liabilities 59,617
- Deposits Held for Others 58,606
- Deferred Revenue 15,000
- Long-Term Debt 2,625,760

Total Liabilities 2,861,487

Net Assets and Equity:
- Unrestricted 5,913,250
- Temporarily Restricted 148,739
- Permanently Restricted 82,000

Total Net Assets and Equity 6,143,989

Total Liabilities, Net Assets and Equity $9,005,476

**SUPPORT AND REVENUE**

- Foundations and Corporations 33%
- Special Fundraising Campaign 8%
- Grants from Governmental Agencies 2%
- In-Kind Contributions 9%
- Rental Income 23%
- Other Revenue 12%

**EXPENSE**

- Asset and Property Management 42%
- Real Estate Development 5%
- Fundraising 8%
- Administration 6%
- Community Engagement 39%
Volunteers and in-kind donations

A dedicated team of Hope staff and over 150 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 volunteers have on our success. In 2014, the volunteers’ work equaled $165,669 in monetary value.

VOLUNTEERS

Jen Arnold
Oyudari Baatartsogt
Jake Barrow
Huda Bashir
Brook Belachew
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Tiffany Yang
Julia Ziegler
Lauren Zima

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.

Roger Helgeson
Paul and Jeanne Leighton
Bruce Silcox
Triangle Park Creative
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 you do not see your name on our list, please contact Brandon Bagaason at (612) 435-1695 or bbagaason@hope-community.org.
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The Sustainers are Hope Community donors who give monthly or quarterly 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. For more information about becoming a Sustainer, please contact Brandon Bagaason at (612) 435-1695 or bbagaason@hope-community.org.

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Fay Sullivan

Hope Community Keepers

The Keepers are 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. For more information about becoming a Keeper or other Planned Giving options, please contact Brandon Bagaason at (612) 435-1695 or bbagaason@hope-community.org.

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Darlene and Thomas
White
Dolores Williams *
Dave Wood
Wilfred Zalaznik *

Bob and Maura Tschida
Dolores Voorhees
Donald and Jane
Weinstein
Lillian Zaborowski
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 honor of
Jackie Blakey
Rev. John Brandes
Breast Cancer Awareness
Brigit Mary Cochener
CSJ Jubilarians
Patricia Cummings
Marilyn Devereaux
Deanna Foster
Rita Foster
Gabler Family Mothers
Helen Gagel
Jed and Mina Garthune
Laura Geiger
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Danielle Mkali
Pam Paul
Bill and Betty Ryan
Vernon Schaefer
Katherine Schneider
Brock Schumacher
Therese and Frank Schurb
Steve Shapiro
Jaimie Shriver
St. Joseph’s Day
St. Patrick’s Day
Pat Thompson
Parents of Kathy Tomlin
Clients of Ann
Wengronowitz
Dayna Wolf
Edward Yudof

In memory of
Abdullahi Abdirahman
Connie Bauman
John Beste
Alvin “Red” Bouye
Patrice M. Brady
Ann Callaghan
Carl Cornell
Carol Denny
Marilyn Devereaux
Deacon Jim Dondelinger
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Sister Elizabeth Ohmann
Sister Gerry O’Meara OP
Grace and J.P. Quigley
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Elizabeth E. Schaefer
David Schneider
Larry Shearon
Betty Shelley
Jeannine Siggerud
Don Siltberg
Frank Singer
Bernice Sisson and Monica Erler (Battered Women’s Movement)
Suzanne Spaeth
Dougherty
Janet Spokes
Rita Steinhagen
Ginny Sullivan
Joseph and Paul Summers
Yvonne Wagner
Goldie Westby
Thank you!
Mission
Hope Community creates connections that strengthen the power of community members and communities. We cultivate community leaders, build community capacity, care for the housing and community spaces we develop, and pursue equity and diversity in all we do.

Core Values
Respect. We believe in people. We relate to youth and adults as people, not clients.
Connection. We build relationships, the cornerstone of all our work.

Listening. We listen to all who engage with us. The realities we hear drive our planning and activities.
Co-creation. We encourage people to co-create—projects, programs, places, opportunities—with us.
Equity. We pursue racial and economic equity in all our work to achieve equitable power, access, opportunities, treatment, impacts and outcomes for all.
Stewardship. We are responsible and accountable stewards of the natural, human, material and community resources invested in our work.