

## FINANCIALS

### REVENUES

Contributions & Program Fees	\$460,616	29.0%
Management, Development & Professional Fees	950,763	59.0%
Inrerest Income	181,122	11.0%
Other Income	14,167	1.0%
	<b>\$1,606,668</b>	

### EXPENSES

Development Projects	643,531	36.0%
CDC Capacity Building & Collaborative Grant Program	356,183	20.0%
Asset Management	251,197	14.0%
Loan Program	140,798	8.0%
Management & General	289,844	16.0%
Fundraising	116,389	6.0%
	<b>\$1,797,942</b>	

**TOTAL ASSETS** **\$31,017,275**

## 2013 ANNUAL REPORT

# RISE

### MISSION

To work in partnership with community-based and other organizations to redevelop and strengthen neighborhoods and communities. By providing capacity-building assistance, housing development services and access to financing, we make the connections between non-profit community organizations, financial institutions and government that make successful neighborhood revitalization possible.

### 2013 DONORS

Altman-Charter Company	Maurice-Benjamin Company
Ameren Corporation	McCornack Baron Salazar
Bank of America Foundation	PNC Foundation
BMO Harris Bank	Pulaski Bank
Citi Foundation	Rosemann & Associates
Commerce Bancshares Foundation	RubinBrown
Commerce Bank	St. Louis Equity Fund
Emerson	State Farm Insurance
Enterprise Financial	Sugar Creek Realty
Services Corporation	U.S. Bancorp Foundation
First Bank	Washington University
First National Bank of St. Louis	Wells Fargo Foundation

### 2013 BOARD OF DIRECTORS

Peter Benoist	Tom Pickel
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Laraine Davis	Reginald Scott
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David C. Mason	<b>EX OFFICIO</b>
Kimberly McKinney	Jill Claybour
Gregory Patterson	Jim Holtzman
Laurel J. Peterson	Debra H. Moore, PhD

### STAFF

Stephen Acree
<i>Executive Director</i>
Rick Bonasch
Brian Hurd
Kathy Kingsbury
Ron Kraus
Heather Loehr
Jim Lutz
John Nuernberger
Larry Perlmutter
Mark Stroker
Eleanor Tutt

# LIFTING OUR COMMUNITIES

We uplift the entire region by improving the health and well-being of some of the area's most under-resourced neighborhoods. We need your help to continue our mission of developing places people want to live and improving the quality of life in our neighborhoods. Please visit our website at [www.risestl.org](http://www.risestl.org) to donate. Like us on Facebook and visit us @risestl on Twitter.

**78 cents on the dollar goes directly  
to revitalization of our communities!**



### BUILDING STRONG AND HEALTHY NEIGHBORHOODS

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[www.risestl.org](http://www.risestl.org)



# PLACE-MAKING...

is about designing cities that cater to people, not just buildings and cars.

Place-making puts the importance of a healthy and lively neighborhood at the forefront of the design and development process. At **Rise**, we promote people's health, well-being, and happiness through the creation of places and spaces that respond to community needs and encourage and sustain a positive quality of life.

## Community Impact Facts and Milestones

- ▶ **Real Estate Development:** \$132 million invested in 653 residential and 10 commercial spaces.
- ▶ **Predevelopment Lending:** \$3.4 million, leveraging \$62 million in neighborhood residential developments.
- ▶ **Collaborative Grants:** \$312,250 in grants made to 10 community development organizations that were involved in the development of 126 homes and commercial spaces.
- ▶ **CDC Capacity Building:** Technical assistance: provided to 25 organizations on strategic planning, community engagement, asset management and certification as Community Housing Development Organizations, applying our expertise to help them achieve sustainable success.

## Emerald Ridge

In our 2012 Annual Report to the community Rise announced plans to redevelop the East Alton Defense Area in a partnership with Southwestern Illinois Development Authority (SWIDA), Madison County and the Village of East Alton. The official ground breaking for the development, renamed Emerald Ridge, took place on February 10, 2014.

Rise is developing 46 new single family homes in East Alton, Illinois. The \$15.9 million revitalization is scheduled to be completed in early 2015.

Replacing 91 obsolete housing units, the redevelopment will consist of 34 single-story and 12 two-story single-family homes, with many of the future homes to be occupied by existing neighborhood residents.

"We're committed to revitalizing our communities and neighborhoods in the Greater St. Louis area," said Stephen Acree of Rise. "The redevelopment in East Alton, Illinois is being built on a strong partnership that will reinforce a resilient and healthy community."



## Sinai Village II

Rise and Mt. Sinai Development Corporation are developing 30 new single family homes in the Winstanley neighborhood of East St. Louis, Illinois. The \$9.5 million revitalization is scheduled to be completed in spring of 2015.

This will be Phase II of the project. Sinai Village I was completed in 2011 featuring 30 new single family homes.



"We are honored to be part of Mt. Sinai's long term commitment to the community of East St. Louis," said Jim Lutz of Rise. "Sinai Village II is a solid part of the Winstanley redevelopment plan that will continue to bolster the region." This will be the final development project Jim Lutz will work on before his retirement in June of 2014.

The project will feature new single-family homes; 7 two-bedroom homes, 18 three-bedroom homes and 5 four-bedroom homes.

## Rise Data Update

In December of 2013, Eleanor Tutt, Data Management Coordinator for Rise, volunteered for and was subsequently elected to the Executive Committee of the National Neighborhood Indicators Partnership (NNIP).

NNIP is a collaboration of the Urban Institute and local partners in 35 cities to further the development and use of neighborhood-level information systems for community building and local decision-making. NNIP partners focus on democratizing information – facilitating the direct practical use of data by city, community, and neighborhood leaders. Rise became the 32nd NNIP partner in 2009 in partnership with four universities – Washington University, University of Missouri Saint Louis, Saint Louis University, and Southern Illinois University Edwardsville.

Eleanor Tutt created and launched Neighborhood Data Gateway for Rise on November 5, 2012. [www.datagateway.org](http://www.datagateway.org)



## Spotlight: Valerie Laury

*Resident of 8 years, Wellston (WCSA)*

"As a limited-income resident, I moved to the Wellston Homes III Development (WCSA) because I wanted to improve my home life and know that I'd be safe. Before the development was built, I had heard that not many people wanted to live in the area. It's no longer like that, and the area has improved a lot. I'm thankful that Rise helped our community, as it allows us all to better our lives."

## Housing Development Project Manager Jim Lutz will retire in 2014

Jim Lutz started with the Regional Housing Alliance in 1994. He has worked with nonprofit organizations in the St. Louis Metropolitan area to revitalize their communities through the development of affordable and market rate housing. He also serves as the program manager of Rise's Predevelopment Loan Program.

Jim has worked in the affordable housing development field for over 20 years and has assisted in the development of over 300 homes in St. Louis City, St. Louis County and East St. Louis.

Jim has had an amazing career and the work that he has done over the years has had a profound effect on the St. Louis Metropolitan area. He and his chile pepper shirts will be missed by all.

**Jim is scheduled to retire in June of 2014. Good luck Jim!**

