



RISE

lifting our communities

52 Amazing Weeks of Community Partnership

2014 ANNUAL REPORT

The background image is a photograph of a two-story brick building. It has a gabled roof with a central dormer featuring three arched windows. The main facade has a central entrance with a dark door and a set of concrete steps with black metal railings. There are large arched windows on the second floor and smaller rectangular windows on the first floor. The building is made of light-colored bricks with darker stone accents around the windows and entrance.

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.

Introduction:

Rise has been improving the quality of life in St. Louis neighborhoods since 1997. Each year we have the good fortune to be involved in some amazing stories of empowerment, stabilization and growth. Amazing things happen every week in our communities and within our own organization. As we move through the year Rise works with residents to reclaim their neighborhoods, regain a sense of community and become ambassadors for their communities. We would like to share some of these amazing stories and headlines with you in our 2014 Annual Report to the community.



before



after

National Neighborhood Indicators Partnerships (NNIP) elects Eleanor Tutt to the Executive Committee:

Rise became the 32nd NNIP partner in 2009. Eleanor is responsible for analyzing Rise's geospatial databases, collecting and publishing neighborhood indicator data, and creating Geographic Information System (GIS) maps for Rise planning and development projects. Eleanor has the unique ability to tell many different stories through data balanced with the ability to draw people in through her enthusiasm.



“Accurate and timely information, whether in the form of charts, maps or spreadsheets, is vital for successful developments and neighborhood revitalization projects.” – Eleanor Tutt

Rise and Lemay Housing Partnership collaborate to develop affordable housing. “Lemay Homes” receives funding commitments from Missouri Housing Development Commission (MHDC) and St. Louis County:



Fifty new single-family homes will have a substantial impact on the Lemay community. Rise and Lemay Housing Partnership received funding commitments from MHDC and St. Louis County to develop Lemay Homes, 40 new affordable single-family lease-purchase homes. Rise is co-developing the \$9 million development and providing financial guarantees and predevelopment financing for the project, which will feature 36 three-bedroom and 4 four-bedroom homes. Another example of Rise changing lives one development at a time!

Rise is also providing predevelopment financing and secured a grant from the Wells Fargo Foundation for Smith Place, which is being developed by Lemay Housing Partnership, adding another 10 new single-family homes that broke ground on March 31, 2014.

Sinai Village II Homes Groundbreaking:

The groundbreaking for Sinai Village II took place on April 28, 2014 in East St. Louis, Illinois. This marked the beginning of 30 new single-family homes in the Winstanley neighborhood being added to the 30 new homes developed in Phase I for a combined \$18 million revitalization scheduled for completion in spring 2015. Rise is providing predevelopment financing, financial guarantees and is the development consultant providing assistance to Mt. Sinai Development Corporation in project feasibility, financial structuring and project management.



People living in Rise developments

5,000



Housing Development Manager Jim Lutz retires after 30 plus years of memorable service in the field of community development:

To give a glimpse of Jim's 17 years at Rise, listed are a few of the many development projects that have Jim's finger prints on them: Barton Apartments, Etzel Place, Lillian Park I and II, Living City Apartments, Sinai Village I and II; North Newstead I, II, III and IV; Parkview Place Apartments, Phyllis Wheatly Apartments, WCSA Homes II, III & IV, Wellston Homes and West End Estates.

Jim was passionate about housing development!

Jim retired on May 23, 2014. From the Rise staff, board of directors, and the many individuals and families now living in high quality and affordable homes made possible through Jim's efforts, we wish him the best in his retirement.

Dentist donates cash from gold he removed from a patient's tooth! Rise dubs the dentist "Dr. Tooth Fairy"



"A safe, decent home is the foundation for a child's development." - Harvard's Joint Center for Housing Studies

Rise Up Festival - Celebrating Revitalization, August 21, 2014:

The festival is part of Rise's continuing efforts to raise awareness about the importance of the revitalization of St. Louis area neighborhoods.



Emerald Ridge opens to new residents:

Rise began developing 46 new single-family homes in East Alton, Illinois in partnership with the Southwestern Illinois Development Authority (SWIDA) in March of 2014. The neighborhood now goes by the name Emerald Ridge.

We are pleased to report that all the homes were spoken for before construction was completed!



Capacity Building - Rise provided technical assistance to 26 organizations in strategic planning, community engagement, asset management and certification as Community Housing Development Organizations, applying our expertise to help them achieve sustainable success

Rise December 2014 Open House Celebration at new Washington Avenue location:

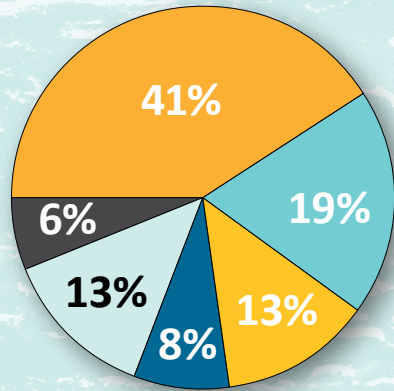
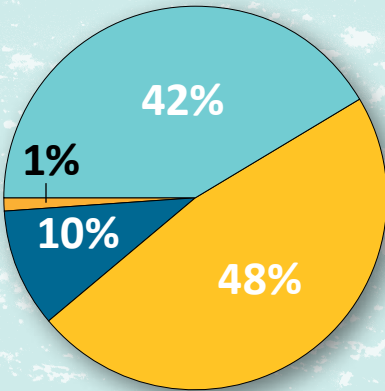


On December 5, 2014, we opened our doors to the community for the first time with an open house and holiday party at our new office. A very diverse crowd was in attendance ranging from bankers and builders, to artists and architects. It was our opportunity to show off our new office space and to share an event with our next door neighbor, the Des Lee Gallery. It was wonderful to see so many people who understand the importance of revitalization in our community.

Financials

Revenue	2014
Contributions & Program Fees	619,272
Management, Development & Professional Fees	696,981
Interest Income	143,090
Other	7,679
Total Revenue	\$1,467,022
NET ASSETS:	\$15,538,369

Expenses	2014
Development Projects	684,585
CDC Capacity Building & Collaborative	306,639
Program Asset Management	220,979
Loan Funds	126,010
Management & General	210,243
Fundraising	105,954
Total Expense	\$1,654,410



\$2.9 million awarded in operating support to **21 organizations** that were involved in the development of over **1,200** homes and apartments representing **\$230 million** of new capital investments in St. Louis area neighborhoods since 1998

2014 Board of Directors

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\$20,000 and above

Bank of America Foundation
Commerce Bancshares
Foundation
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Enterprise Financial Services
Corporation
Equifax Foundation
PNC Foundation

\$10,000 to \$15,000

Ameren Missouri
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Citi Foundation
Frank Desloge

\$5,000 to \$7,500

Emerson
First Bank
First National Bank of St.
Louis
Laclede Gas Company
Pulaski Bank
Sugar Creek Capital

\$1,000 to \$2,500

Altman Charter Company
Ken and Nancy Kranzberg
McCormack Baron Salazar
Missouri Arts Council
Public Policy Research Center
Washington University
Wells Fargo Bank

\$500 to \$850

Des Lee Foundation
E.M. Harris Construction
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Reliance Bank
Robert Ryan
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Up to \$250

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U.S. Bancorp Foundation
Virginia Ottenad
Wendy Timm



“People who love their neighborhoods and work together to keep them safe, clean, fun to live in are crucial to the long-term well-being of the region.”

– Stephen Acree, President of Rise





RISE

Lifting our communities

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Visit us on:

