

## BUILDING STRONG AND HEALTHY NEIGHBORHOODS

2012 ANNUAL REPORT

# INTRODUCTION

The most important reason that workers move to a metropolitan area or choose to stay in it is whether there are good jobs—jobs that are rewarding and that pay well. Job growth is the number one driver of economic growth in cities. Growing businesses looking to relocate or expand are increasingly doing so from the perspective that they will best be able to recruit high quality human capital if they locate in metros with attractive neighborhoods and a high quality of life.

Neighborhood quality influences the willingness of workers to move into or stay in an area. A large part of the challenge of connecting neighborhood improvement to economic growth is broadening the community development agenda and making the connection between neighborhood quality and economic growth.

Finding new ways of improving neighborhood livability means doing more with less and finding public and private funds that can be used flexibly and creatively to improve quality of life; this is where Rise excels.

Encouragement of strong neighborhoods needs to come from all sectors. 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 our region.

Rise – forming partnerships to improve our community's quality of life.

Please enjoy our annual report to the community.

—Stephen Acree, *Executive Director*

## 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.

## WE STRENGTHEN NEIGHBORHOODS AND COMMUNITIES

Rise provides three major ingredients to the recipe for revitalizing neighborhoods—capacity-building technical assistance, resource development, and residential development services.

We flourish at the intersection of the private, public and non-profit sectors.

Rise knows community development, and is totally committed to stay and invest in communities we work with, empowering residents to own and maintain renewed neighborhood health and stability.



**"I BELIEVE RISE HAS TAKEN A CHANCE ON ME AND MY MISSION, I KNOW THAT. I'M EXTREMELY GRATEFUL THAT THEY HAVE. IF RISE HADN'T TAKEN A CHANCE, I KNOW I WOULDN'T BE HERE TODAY AND COME AS FAR AS I HAVE!"**

*Dr. Annessa R. Blackmun, Owner, Blackmun Foot Care, 2608 N. 14th St. Crown Square commercial district.*

# 2012 IMPACT FACTS AND MILESTONES

- **Real Estate Development:** \$143 million invested in 690 homes and 19 commercial spaces; \$1.8 million in predevelopment loans made, leveraging \$85 million in neighborhood residential developments.
- **CDC Capacity Building:** \$242,000 in grants made to 9 community development organizations that received capacity-building technical assistance and were involved in the development of 83 homes and commercial spaces.
- **Capacity-building technical assistance:** provided to 24 nonprofit organizations on strategic planning, community engagement, asset management and certification as Community Housing Development Organizations, applying our expertise to help them achieve sustainable success.

## NEIGHBORHOOD DATA GATEWAY

As part of our goal to make more information available at the grass roots level and encourage data-based decision making, RISE initiated and launched the St. Louis Neighborhood Data Gateway on November 5, 2012. The Data Gateway is a new resource for data on local assets and opportunities that can be used to improve St. Louis neighborhoods. The site features an interactive map built from the St. Louis Neighborhood Market DrillDown study (a collaborative effort with Housing and Community Solutions), census information and other data sources, and aggregates the information to aid efforts around food access, financial services, economic development and housing. **[www.datagateway.org](http://www.datagateway.org)**





## DEVELOPMENTS

### EAST ALTON DEFENSE AREA REDEVELOPMENT

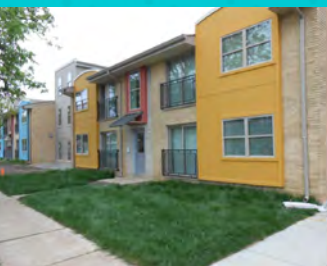
In partnership with SWIDA (*Southwestern Illinois Development Authority*) and community partners Madison County and the Village of East Alton, Rise will develop 46 new single-family homes in East Alton, Illinois. The site will consist of 34 single-story and 12 two-story single-family detached homes. The redevelopment will replace 91 obsolete housing units in the area and the majority of the new homes will be occupied by existing neighborhood residents. This new development is projected to be underway in August, 2013.

### CROWN SQUARE

Crown Square is a \$35 million development with 80 apartments and 34,000 square feet of commercial space in the Old North St. Louis neighborhood, one of Rise's priority target areas. Working with the Old North St. Louis Restoration Group, Rise completed the final 38 apartments and 10 commercial spaces in 2010.



## FOX MANOR APARTMENTS



— in partnership with the  
*Dutchtown South Community Corporation.*

This development will transform the site of an abandoned and deteriorated apartment complex that had 25 buildings and 101 apartments by removing 15 of the buildings and adding 6 new additions to the remaining structures, resulting in 51 affordable and energy-efficient one-, two- and three-bedroom apartments. The remaining buildings will be given complete exterior “facelifts,” with all window openings enlarged and new entryway features added. Vibrant new contemporary curtain wall primary elevations and the addition of several other architectural features will visually reposition this development, making it an enhancement to the community.

This development will strengthen the impact of the recent expansion by St. Mary’s High School with the construction of their state-of-the-art athletic complex located immediately across S. Spring Ave., increase market value and enhance security.

In December 2012, the Fox Manor Apartments project was at 15 percent completion. The project is on track to earn certification from Enterprise Green Communities for our use of sustainable construction methods and ecofriendly building systems. Renovated units are currently being released for occupancy, and will continue to become available each month.



**“RISE HAS PLAYED A PRODUCTIVE ROLE IN ASSISTING ORGANIZATIONS SUCH AS RWFDC! WITH THE SUPPORT AND KNOWLEDGE OF THE STAFF I CAN HONESTLY SAY THAT ME, AND MY ORGANIZATION ARE IN A MUCH BETTER PLACE SERVING OUR COMMUNITY. THANKS FOR ALL THAT YOU GUYS DO. TRULY, YOUR ASSISTANCE HAS HELPED MAKE A GREAT IMPACT FOR THE CITY OF ST. LOUIS AS A WHOLE.”**

*Toni Cousins—Executive Director/Riverview West Florissant Development Corporation—\$20,000 Collaborative Grant recipient for its Neighborhood Beautification Program. This program focuses on providing lawn care services to aging residents of the community who cannot physically perform nor financially afford lawn care. The program also serves the employment needs of area youth, allowing them to use their time in a constructive manner. The program has restored beauty and pride to the homeowners, employed youth and instilled skills for future employment.*

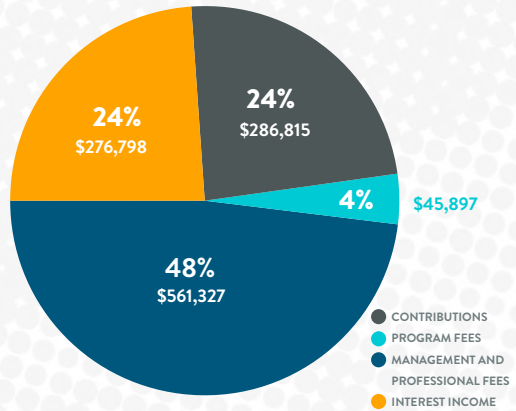
# 2012 ANNUAL REPORT

**NET ASSETS – \$17,135,686**

88.4 CENTS ON THE DOLLAR GOES DIRECTLY  
TO REVITALIZATION OF OUR COMMUNITIES!

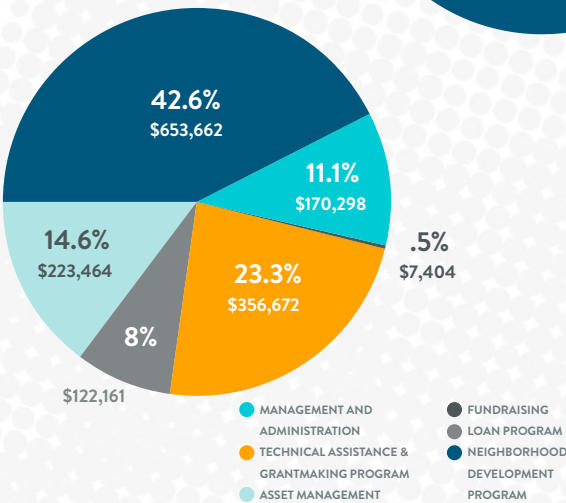
## REVENUE & SUPPORT

2012 TOTAL = \$1,170,837



## EXPENSES

2012 TOTAL = \$1,533,661



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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.



## BUILDING STRONG AND HEALTHY NEIGHBORHOODS

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