



**RISE**

*lifting our communities*

**2015  
ANNUAL REPORT**

*Rise partners with communities to build stronger,  
more equitable St. Louis area neighborhoods.*



## Our Values:

**Everyone Matters:** All members of the community should have equitable access to opportunities including a safe home for their family.

**Leadership:** We strive to create fair, impartial, and actionable solutions that empower our partners and the people that live in the communities we serve. Rise's leadership fosters a decision-making process that engages stakeholders and is inclusive of varied backgrounds and perspectives. Rise will continue to carry the torch in working toward a more connected, sustainable, and healthy region.

**Collaboration:** We actively listen to our collaborators and commit ourselves to accountability through ongoing appraisal of the impact we have on the St. Louis area. We will continue to fully engage in neighborhood concerns, mobilizing community stakeholders and collaborating to develop a regional vision for revitalization.

**Sustainability:** We believe in long-term sustainability that insures a diverse and productive future for Rise, our partners, and our region. We commit to the creativity and leadership necessary to define and establish a sustainable operational culture.

**Professionalism:** We are proud of our commitment to excellence that is applied consistently across projects and disciplines. Rise holds itself to the highest standard of professionalism, ensuring that the best expertise, communication, and problem solving are brought to every engagement.



*Aaron Bizaillion and  
Alisha Bryan with sons  
Matthew (left) and  
Dylan.*



**“When I got the phone call to tell me I was accepted to Emerald Ridge, I cried. I came from not having anything to having a new home like this.”**

**—Aaron Bizaillion**

# Community Developments Completed in 2015:

## Emerald Ridge

Rise began developing Emerald Ridge, 46 new affordable single-family homes in East Alton, Illinois in March of 2014 in partnership with Southwestern Illinois Development Authority (SWIDA), the Village of East Alton and Madison County. The grand opening and ribbon cutting took place on April 20, 2015.

Emerald Ridge is in an area that was originally developed during World War II as employee housing for the nearby Olin munitions plant. Conceived to be strictly temporary housing, these barracks-style buildings packed as many small apartments in as dense a site plan as could be accommodated in the project area. After the war, the buildings were not dismantled as originally planned but were sold off to private owners. Over the years many buildings had been re-sold multiple times, leading to a combination of difficulties. Although some properties had been

maintained by responsible property owners, many had been in the hands of absentee or unprofessional landlords. The housing was functionally obsolete and in most cases substandard or dilapidated. These obsolete apartments were replaced by beautiful new homes. Each home has a two-car parking pad, disability accommodations, energy efficient with increased insulation, low-flow fixtures, reflective roofing and highly efficient mechanical systems. The homes surround a neighborhood park and Keasler Recreation complex, which is a focal point of the development. The recreation center has doubled in size since its opening and there are plans to make additional landscaping and facilities improvements. Public schools are within walking distance, and a new bus stop was added to the front of the development for residents' convenience.

*Village at Delmar Place Resident,  
Louise Howard*



# Community Developments Completed in 2015:

## Village at Delmar Place

Rise's most recently completed development community in St. Louis, the Village at Delmar Place, began construction in October of 2014 and was completed at the end of 2015. The development includes 40 new affordable apartments and townhomes, and a community building.

Rise formed a joint venture with Efficacy Consulting LLC, an emerging women-owned minority business enterprise, to provide the hands on experience that will help grow Efficacy's capacity in residential planning and development.

Rise and Efficacy Consulting, LLC, were excited to work together to lift up another area of St. Louis and contribute to a robust and thriving future for the West End Neighborhood.

Total Investment since 1993 in Rise-assisted community development projects: \$675,455,900





WELCOME TO  
SINAI VILLAGE  
WINSTANLEY NEIGHBORHOOD



# Community Developments Completed in 2015:

## Sinai Village II

Rise and Mt. Sinai Development Corporation partnered to develop 30 new affordable single family homes in the Winstanley neighborhood of East St. Louis, Illinois. The \$9.5 million second phase of revitalization was completed in May of 2015, featuring 7 two-bedroom, 18 three-bedroom, and 5 four-bedroom homes. Along with the first phase of Sinai Village completed in 2011, Rise has now completed 60 new homes in the neighborhood in partnership with Mt. Sinai Development Corporation.

Mt. Sinai Missionary Baptist Church has been a fixture in the Winstanley neighborhood for over 85 years. The Church has made a long term commitment to redevelop the community; an effort that began in 2002.





New 3&4 Bedroom Lease-Purchase Homes

Lemay Homes

Sponsor and Funders

15% Role

## Currently Under Development:

### Lemay Homes

Rise is currently developing Lemay Homes in partnership with Lemay Housing Partnership. This \$9.0 million development consists of 40 new affordable and energy efficient three and four-

bedroom homes. All of the homes are being built using sustainable design guidelines and incorporate universal design features.

Total number of homes developed with Rise assistance in the St. Louis metropolitan area: **5,354**

### Greater Ville Homes

Rise is providing development consulting services to Northside Community Housing Inc. to develop two new single-family homes to be sold to homebuyers at

or below 80% of area median income and the historic rehabilitation of a two-family building to be sold to an owner occupant.





*Adams Grove Architectural Rendering*

# Developments Coming Soon:

## Adams Grove

This development will consist of 50 new affordable townhomes and garden apartments in the southwest section of the Forest Park Southeast neighborhood, all incorporating contemporary design, green building, and universal design principles.

Rise has a long and productive history working in the neighborhood. Our acquisition and historic rehabilitation of 48 buildings from 2000—2005 set the stage for the improving residential real estate market and a dramatic rise in commercial and retail development (the area known as “the Grove”). As the revitalization of the neighborhood has matured, the

area has attracted more market-rate development. To maintain the economic diversity of the neighborhood, the new Rise development will integrate well-designed affordable homes with new market-rate rental and for-sale development. This combined effort will transform the Adams Grove part of the neighborhood south of Manchester in a way that continues the revitalization of the neighborhood and maintains quality housing opportunities for people of all incomes, preserving affordability in this rapidly changing market.

Total number of people living in Rise-owned developments: **over 2,100**





# Developments Coming Soon:

## East Fox Homes

Rise, working with Messiah Lutheran Church and several affiliated not-for-profits, is undertaking the substantial rehabilitation of twelve currently vacant multifamily buildings with 47 one, two and three bedroom apartments in the Fox Park, St. Francis DeSales and Tower Grove East National Register historic districts.

These buildings are currently a hindrance to neighborhood stabilization and security. Several of them, if neglected much longer, would likely need to be demolished, creating a void in a neighborhood working toward growth. Rise and Messiah Lutheran Church will take buildings that are currently a detriment to the surrounding neighborhood and turn them into neighborhood assets.

Messiah Lutheran Church has enjoyed the recent emergence of ethnically Nepalese refugees from Bhutan in its congregation. Having “adopted” this

population, the congregants of Messiah Lutheran have become acutely aware of the needs of their new friends and neighbors. Often characterized by single households made up of extended families, these families are often under-housed, rent burdened and living in substandard housing. Still assimilating, the population has frequently been victims of street crime in the neighborhoods where they initially settled. On many occasions these families, most of whom have no automobiles or a single car for an extended family, have expressed a desire to live in a more stable neighborhood and closer to the church and the resources it provides.

Rise and its partners will provide safe, convenient and welcoming homes for these refugees from Bhutan who are in the process of establishing new lives in the community.

# Developments Coming Soon:

## Chippewa Park

In a joint-venture with Lutheran Development Group, Rise is undertaking the \$11.2 million historic rehabilitation of 14 buildings in the Gravois-Jefferson Streetcar Suburb Historic District to create 46 apartment homes and nearly 8,500 square feet of retail space along Chippewa Street. In 2015, Rise

and LDG began a long-term, multi-dimensional community development partnership focused on Benton Park West, Gravois Park and Dutchtown—three of the most densely populated neighborhoods in the City of St. Louis.

Number of community based organizations assisted by  
Rise in 2015 with capacity building, training, and  
community support: 10

# THIRD ANNUAL Rise UP FESTIVAL CELEBRATING REVITALIZATION



The third annual **Rise Up Festival** took place on August 20, 2015 on Washington Avenue, right in front of our office. It's our way of celebrating community revitalization, the importance of arts and culture in community development, and using creative place-making to improve our city, while at the same time giving people a reason to come out and have a good time in downtown St. Louis.



## 2015 Donors

### **\$50,000 and above**

Living Cities Foundation

### **\$25,000 to \$49,999**

Enterprise Financial  
Services Corporation  
Equifax Foundation  
Opus Foundation

### **\$20,000 to \$24,999**

Bank of America  
Foundation  
Commerce Bancshares  
Foundation  
Commerce Bank  
Frank Desloge  
PNC Foundation  
TIAA-CREF Financial  
Services

### **\$10,000 to \$19,999**

Ameren Missouri  
BMO Harris Bank  
Citi Foundation  
Sugar Creek Capital

### **\$5,000-\$9,999**

Advantage Capital  
Central Bank of St. Louis  
Emerson  
First Bank  
Missouri Arts Council  
Pulaski Bank  
U.S. Bancorp CDC

### **\$1,000 to \$4,999**

Stephen Acree  
Altman Charter  
Company  
Bank of America  
Corporation  
Peter Benoist  
Charrette Community  
Management  
DeSales Community  
Housing Corporation  
E.M. Harris  
Construction  
Jonathan Feinstein  
Steve Kramer  
Ken and Nancy  
Kranzberg  
Seth Leadbeater  
McCormack Baron  
Salazar  
Jamilah Nasheed  
Thomas J. Pickel  
PNC Bank  
Rosemann & Associates  
RubinBrown  
Spencer Fane  
Mark Stroker  
The St. Louis Design  
Alliance  
Trivers Associates  
US Bank  
Washington University  
Wells Fargo Foundation

### **\$500-\$999**

HBD Construction Inc.  
Lemay Housing  
Partnership, Inc.  
Dorothy Martin  
Maurice Benjamin  
Company, Inc.  
Melsheimer Construction  
Brian Murphy  
ND & S Management  
W. Thomas Reeves  
Rosenblum Goldenhersh  
Rubicon Corporation  
Henry S. Webber  
Hillary Zimmerman

### **\$100 to \$499**

Brian Beck  
Eric Blume  
Rick Bonasch  
Joe Brinkman  
Mary Campbell  
Eric Christener  
Development Strategies  
Jarrett Cooper  
Barbara Geisman  
Loura Gilbert  
Kimberly Hartmann  
Donald and Harriet  
Hastings  
Jim Holtzman  
Brian Hurd  
Allan Ivie IV  
Christina Johnson  
Jennifer Kelly-Saeger  
Timothy Kennedy  
Abigail Kepple  
Charles Kindleberger  
Kathy Kingsbury  
Evan Krauss  
Lewis Levey  
Stacy and Richard  
Liekweg  
Erik Lintvedt  
Heather Loehr  
David C. Mason  
Alex McDonnell  
Kimberly McKinney  
Philip Minden  
John Nuernberger  
Gregory Patterson  
Larry Perlmutter  
Peter Phillips  
Kevin Podner  
Laura Prange  
Nancy Rodney  
Reginald Scott  
Nancy Symeonoglou  
Andrew Trivers  
Eleanor Tutt  
Lauren Van Dyke  
Greg Vatterott  
Elizabeth Wright

### **Up to \$99**

Richard Bose  
Bradley/Collins LLC  
Lauren Brucker

Linda Calahan  
John Chen  
Jessica Ciccone  
Christian Clerc  
Louis J. and Lyna S.  
Colombo  
Joe Davis  
Lucas Delort  
Leslie Duling  
Daniel Dwyer  
Patrick Eckelkamp  
Julie Egan  
Tim Egart  
Phil Fargason  
Jeanne Garlock  
Amanda Goldsmith  
Christina Hack  
Peggy Harris  
Heather Holland-Daly  
Amy Huff  
Rajeev John  
Anthony Johnson  
Jasmine Johnson  
Kevin Kelleher  
David Kennedy  
Brian Kim  
Andy Kozak  
Linda Kunz  
Ben Meyers  
Troy McClelland  
Decorda McGee  
Martin McGreal  
Jenna McNair

Siara Montgomery  
Shannon Morse  
Shayba Muhammad  
Terra Neilson  
Gary Newcomer  
Virginia Ottenad  
Whitney Panneton  
Thomas Park  
Laura Patterson  
Trent Pavic  
Nelson Perez  
Deidre Powell  
Stan Presson  
Alexander Price  
Keith Quick  
Tammy Ritterskamp  
Scott Roark  
Don Roe  
Drew Silva  
Eddie Stechschulte  
Curtis Taylor  
David Taylor  
Phillip Valko  
Heidi Van Gennep  
Mark Venturella  
Kelly Wilson  
Tong Xu  
Cassandra Zehenny

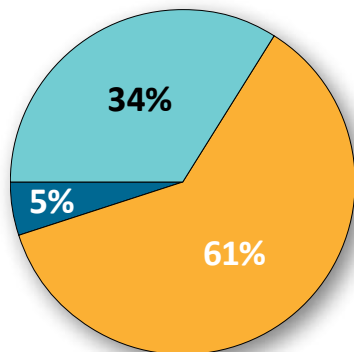
## Financials

### Revenue

Contributions & Program Fees	588,188
Management, Development & Professional Fees	1,059,184
Interest Income	87,932
Other	8,093

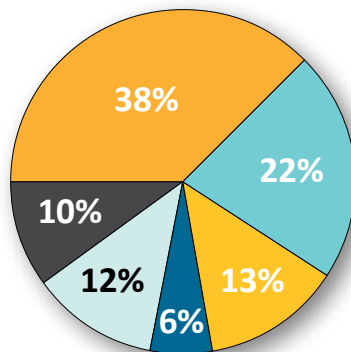
Total Revenue \$1,743,397

**NET ASSETS: \$ 15,387,547**



### Expenses

Community Development	605,275
CDC Capacity Building & Collaborative Grant Program	358,915
Asset Management	202,401
Loan Programs	90,574
Management & General	186,211
Fundraising	152,022
<b>Total Expense</b>	<b>\$1,595,398</b>



## Board of Directors

Peter F. Benoist	Kevin Podner
Mary Campbell (Vice Chair)	W. Thomas (Tom) Reeves
Laraine Davis	Reginald Scott
John Dubinsky	Lauren Van Dyke
Jonathan Goldstein (Chair)	Greg Vatterott
Allan D. Ivie, IV	Henry (Hank) S. Webber
Jennifer Kelly-Saeger	Elizabeth Wright
Steve Kramer	Hillary Zimmerman
Seth M. Leadbeater	Fred Wessels (Ex Officio)
David C. Mason	Jim Holtzman (Ex Officio)
Kimberly McKinney	Debra H. Moore, Ph. D (Ex Officio)
Gregory Patterson	
Thomas (Tom) J. Pickel	

## Staff

Stephen Acree, Executive Director	Heather Loehr
Rick Bonasch	Alex McDonnell
John Cruz	John Nuernberger
Brian Hurd	Larry Perlmutter
Kathy Kingsbury	Mark Stroker
Ron Kraus	Eleanor Tutt
Erik Lintvedt	



# RISE

*lifting our communities*

1627 Washington Avenue

St. Louis, MO 63103

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

314.333.7008

*Visit us on:*

