



20 ANNUAL  
19 REPORT

## *Our Mission*

**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 ensures 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.

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## Letter from the Board Chair:

# Dear Friends and Colleagues,

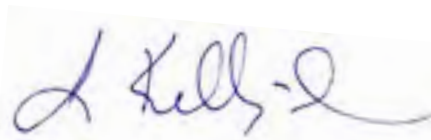


I am pleased and honored to begin my role as the new Chairperson of the Rise Board of Directors. Rise has a team of highly skilled professionals working consistently

to build stronger, more equitable St. Louis neighborhoods, and 2019 was another year full of activity. We completed a wonderful development in the Greater Ville neighborhood and began work on two new developments, one in the Gravois Park and Dutchtown neighborhoods of south St. Louis and one in downtown Granite City. Several more important developments are being planned as we continue to work to strengthen neighborhood organizations to help enable their neighborhood revitalization efforts. Community driven planning is becoming a Rise hallmark and the resulting plans are beginning to inform the work done in these communities. Our 2019 training sessions empowered residents to map valued landmarks, allowed them to learn about real estate development and methods to overcome challenges in their neighborhoods. Our annual street festival celebrated revitalization and community and allowed local and regional artists and musicians to showcase their talent. The Rise Young Professionals embarked on months of research and community outreach to create an invaluable resource guide for the Jeff-Vander-Lou and St. Louis Place neighborhoods in north St. Louis.



We appreciate those who continue to support and partner with Rise to improve our neighborhoods and empower their residents. I sincerely hope you enjoy our 2019 annual report to the community.



**Jennifer Kelly-Saeger**  
*Chairperson, Rise Board of Directors*



## Completed Development:

### St. Ferdinand Homes II

The grand opening and ribbon cutting ceremony for St. Ferdinand Homes II took place on May 15, 2019, hosted by Northside Community Housing, Inc. (NCHI). Elected officials, neighborhood residents and others took part in this celebration of 36 new and 7 historically rehabilitated mixed-income apartments and townhomes and a new street front office space. St. Ferdinand Homes II continues the revitalization of The Ville and The Greater Ville neighborhoods, replacing 13 derelict buildings and multiple vacant lots with 9 new buildings and 3 rehabbed buildings. Rise provided consulting assistance to NCHI for the development. The project also included a collaboration with the Metropolitan Sewer District (MSD) to incorporate onsite green infrastructure and rain-scaping features as part of MSD's Project Clear initiative.



*“We are very excited to continue revitalization in a neighborhood with such a rich history. As someone who grew up in The Ville, it gives me great pleasure to be part of the continuing transformation of the area.”*

- **Michael C. Burns**, President, Northside Community Housing, Inc.

# Developments Underway in 2019:

## Chippewa Park

The official groundbreaking ceremony for Chippewa Park took place on Thursday, April 12, 2018 in “Frog Park,” at the corner of Oregon and Chippewa. The Chippewa Park development was conceived to address the considerable shortage of quality affordable housing options in the densely populated Gravois Park and Dutchtown communities. The project includes the historic rehabilitation of fourteen vacant and abandoned multi-family buildings in the Jefferson-Gravois Streetcar Suburb historic district. The 46 apartments fill mostly two and four family buildings in the area generally bounded by Osage Street to the south, Nebraska Avenue to the west, Jefferson Avenue to the east, and Cherokee Street to



the north—with the project’s heart centered on Chippewa Street, where the development team is rehabilitating several mixed-use buildings to provide approximately 8,500 square feet of restaurant incubator and community space along this former street-car line. We look forward to the grand opening of Chippewa Park in 2020. Rise is co-developing the project with Lutheran Development Group.



*“When it comes to neighborhoods, proximity matters”*

- **Chris Shearman**, Executive Director, Lutheran Development Group

## Edison Avenue Lofts

The former Tri-County YMCA, located directly across from Granite City's City Hall, is being converted into Edison Avenue Lofts, 37 affordable 1- and 2-bedroom apartments with 5,658 square feet of commercial space and 6,290 square feet of common area and amenities for use by residents. The development is focused on serving area artists and veterans who may be interested in living downtown, in close proximity to amenities such as restaurants and coffee shops, a movie theater, and parks, which are all within walking distance. Vacant for over 14 years, the former YMCA building was the most prominent vacant building in the downtown Granite City area.

Amenities in the development will include a formal lobby and gallery, computer lab, storage, on-site management and maintenance, laundry room, a fitness room, and a large studio area that will be made available for arts programming and other community benefits. The development will also provide sustainable, energy-efficient designed apartments with high efficiency furnaces and appliances, off street parking, and dedicated bike racks. Rise is the project developer.



# Developments Coming Soon:

## Ashe & Nash Estates

Ashe & Nash Estates is a series of five planned single-family homes; one rehab in Walnut Park East and four new homes in The Ville neighborhood. The project is named after Dr. Helen Nash and Arthur Ashe, prominent figures who lived and worked in both neighborhoods. Rise is providing development consultant services for the project to Northside Community Housing, Inc.



## Casas Marias

Casas Marias is the second single-family home development to be undertaken by Dutchtown South Community Corporation. The project will feature two new homes at 3535-37 Missouri in the Marine Villa neighborhood, within walking distance of many area amenities, such as the Cherokee business district, two bus lines, and a proposed MetroLink stop. Rise is providing development consulting services for the project.



**DUTCHTOWN SOUTH**  
COMMUNITY CORPORATION

## DOORWAYS 2.0

This development will consist of 50 affordable apartments and 10,500 square feet of administrative office, program and retail space as part of a new campus development on N. Jefferson at Stoddard and Gamble Streets. Thirty-five (35) of the apartments will be affordable to low-income residents and 15 will provide transitional housing.

Rise provided site search and selection services to DOORWAYS in securing the site for development and is continuing to provide development consulting services for the first two components of what will be a multi-phased development.



## DOORWAYS Mama Nyumba

DOORWAYS is also undertaking the moderate rehabilitation of its Mama Nyumba development. Mama Nyumba is a 14 unit, 2-story development serving larger families living with HIV/AIDS. It is part of a larger campus that includes the newer Mama Kaya project that serves the same special needs population. These developments are just two blocks west of the new DOORWAYS 2.0 project. The project is scheduled to be completed by November 2020. Rise is providing development consulting services to DOORWAYS for this project.

## Gene Slay's Girls & Boys Club

Gene Slay's Girls and Boys Club is developing a satellite facility in the Dutchtown neighborhood to expand its youth services, including summer and afterschool programs, tutorial services, recreation and sports. Rise is providing

development consulting services for the project.





## LaunchCode

Rise is assisting LaunchCode with the financing and development planning of its building renovation in Fountain Park. LaunchCode closed on the purchase of the former Nathaniel Rivers State Office building at the end of March 2019. The organization, which provides coding and tech education

to disadvantaged students with the mission of launching careers and filling a void in the tech industry, had previously rented the building. With the help of Rise, LaunchCode



will repurpose the building to better suit their needs and those of the students they serve and grow their enrollment capacity.

## Park East Apartments Rehab

Rise undertook the first historic rehabilitation of the 24-building, 73-unit Park East Apartments in partnership with Forest Park Southeast Development Corporation (now an affiliate of Park Central Development Corporation) in 2002. We are now planning a major update to the development. The scope of work will include new mechanical systems, roofs, flooring, new kitchen and bath finishes, paint, and some site work.



## River Roads & Cherokee Homes

River Roads and Cherokee Homes is the first of a planned series of single-family homes to be built and rehabbed in neighborhoods in both north and south St. Louis. This first iteration will include two planned rehabs, one in Baden and the other in Benton Park West. Rise is providing development consulting services for the project to Lutheran Development Group.

**Lutheran  
Development  
Group**  
love thy neighbor.

# Community Development Technical Assistance:

## One West Florissant

Rise collaborated with the Community Builders Network and Urban Strategies to provide capacity building services for stakeholders along a stretch of the West Florissant Avenue corridor that goes through the cities of Ferguson, Dellwood and Jennings. The engagement, now called “One West Florissant,” involved planning and facilitating a series of conversations, meetings, and workshops to provide community economic development capacity building in this part of the federally designated Promise Zone. Technical assistance was provided to a resident-driven steering committee that was formed as part of the initial engagement activities under the agreement.



## The Housing Partnership

Rise completed a real estate strategy for The Housing Partnership (THP) in 2019. This strategy has become a roadmap for the organization, guiding its real estate disposition and real estate development project pipeline. The strategy establishes five focus areas for real estate development: new homes under construction; new development sites for immediate reuse; larger sites for sale or development by THP to others for compatible uses; sites to be offered as side yards; and potential commercial or mixed-use sites, all located on S. Broadway.



## Spanish Lake CDC

Rise developed a housing strategy and provided interim strategic planning services for Spanish Lake CDC (SLCDC) in north St. Louis County. The purpose of these two activities was to create a sustainability plan for the organization through 2021 and a foundation for broadening the organization’s programs and services. The St. Louis County Council adopted the Bellefontaine Road Corridor Retail Study (the “Study”) in 2019. Immediately thereafter, the St. Louis County Port Authority issued a Request for Proposals for its Reinvestment Fund program. Rise assisted SLCDC in preparing a programmatic grant request to the Port Authority to establish SLCDC as the community partner to lead community engagement for the implementation of the Study’s recommendations. Work to implement the recommendations in the Study will begin with an estimated three-year predevelopment and community development phase, for which SLCDC will lead community engagement, organizing and managing predevelopment activities.



## Cornerstone Corporation

Community development capacity building services for Cornerstone Corporation were focused on strengthening the organization's affordable housing program operations and leading community engagement efforts for the creation of a new community-driven neighborhood plan for the West End and Visitation Park neighborhoods. Organizational capacity building services for Cornerstone were focused on building the organization's capacity to transition from a narrowly focused housing ministry into a place-based CDC. In 2019, these organizational capacity building efforts focused on increased coordination and transparency of committee activities and board reporting, strengthening programmatic financial management, asset management and housing program development, and the establishment of an executive committee.



**CORNERSTONE**  
REBUILDING HOMES. REBUILDING LIVES.

## Dutchtown South Community Corporation

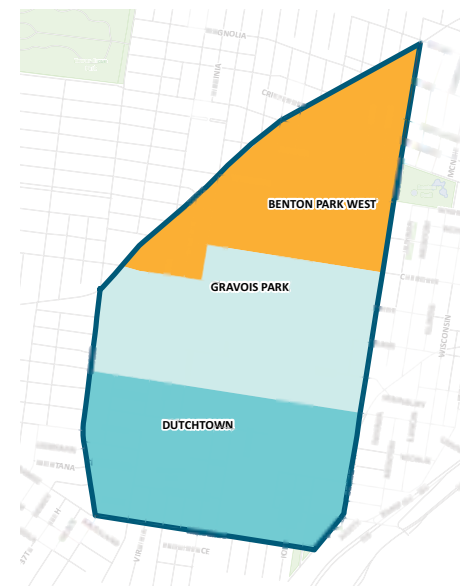
Community development capacity building services for Dutchtown South Community Corporation (DSCC) were focused on establishing the implementation framework for the Gravois Jefferson Historic Neighborhoods Plan.

Organizational capacity building services for DSCC were focused on DSCC serving as lead catalyst and manager of the implementation of the Plan.

DSCC launched the Gravois-Jefferson Leadership Academy in July to support implementation of the Plan. The 12-week training program was developed in partnership with the University of Missouri–St. Louis and the University of Missouri Extension. The training program was designed to help residents grow their skills and leadership capacity. The program is modeled on best practices from other leadership and training programs developed by other organizations in the region that promote neighborhood development and revitalization. Residents who participated in the program will be offered the opportunity to serve on a committee to support the implementation of the Plan. The opportunities include potentially serving on the Citizen Plan Monitoring Committee or the Development Review Committee.



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## Community Planning:



Development Strategies and Rise have been working together since January 2019 on the City of Ferguson’s Comprehensive Plan, now known as “ourFERGUSON 2040.” OurFERGUSON is the City’s first comprehensive planning effort since 1997. This plan will outline a long-range vision for the city’s approach to land use, housing and neighborhoods, jobs and economy, parks and outdoors, along with transportation and mobility. The Plan will also clarify, align, and fill gaps between the many other community initiatives in and around Ferguson. The planning team and the City have been working to involve the community through community workshops, focus groups, pop-up events, youth forums, neighborhood association meetings, and surveys.

Rise is providing neighborhood planning consulting services to Cornerstone Corporation with support from Invest STL to develop a community-driven neighborhood plan for the West End and Visitation Park neighborhoods—the West End Plan. The planning work is being carried out in coordination with the City of St. Louis Planning and Urban Design Agency. Working meetings have focused on four themes: Business and Economic Development; Housing and Community Development; Youth and Safety; and the Built Environment.

### WEST END PLAN

Rise is providing neighborhood planning consulting services to Mt. Sinai Development Corporation to develop a community-driven neighborhood plan for the Winstanley Neighborhood of East St. Louis.

Rise staff is currently developing recommended strategies for the Plan based on five themes prioritized by the community: Economic Mobility, Residential Vitality, Social Wellbeing, Public Realm, and Land Use.



We anticipate that the Plan will go before the City of East St. Louis Planning Commission for adoption in the first half of 2020.

## Group Training:

### Mapping a Neighborhood’s Story

Participants learned to create an asset map of their neighborhood with the opportunity to describe what they like about their neighborhood as well as envision and share what they would like to see moving forward.

### Real Estate Development 101

Attendees increased their capacity to be engaged in neighborhood planning and development by being introduced to development jargon and the key components of the real estate development process.

### Real Estate Development 102

In combination with prior information gathered and shared, participants finished this three-part series with a strong understanding of how they can stay involved with the community development processes in their neighborhoods.

## Events:

### Rise Up Festival

The 7th Annual Rise Up Festival took place on August 17, 2019. This year's festival showcased 8 talented acts on the main stage, including headliner Tobe Nwigwe. The emcee for the day was our good friend Sal Martinez, executive director of Employment Connection. The festival also featured DJs from Urban One, our new media partner. Circus Kaput brought the circus, fire show, face painting, henna tattoos, and a trapeze! Paul Trinklein took home the Best in Show award at the Artists on the Rise emerging artists show and competition. Kelene Karetski-Piazza and Maxine Thirteen (Maxine Long) both received honorable mentions. Music, food, and fun were highlights at this year's festival for the approximately 6,000 people who attended. Thank you to our sponsors, our fantastic volunteers, our artisan vendors, our food vendors, all of the entertainers, and especially our audience!



## RISE UP 7TH Annual FESTIVAL



## Rise Young Professionals:

The Rise Young Professionals (Rise YPs) continue their mission to engage in collaborative project-based work and resource development to advance community revitalization in St. Louis. The Rise YPs are no ordinary young professionals' group. Although networking and social interactions are important to any young professionals' group, the Rise YPs go far beyond the traditional happy hours. This group is excited about the revitalization of St. Louis neighborhoods, and uses its diverse skill sets to provide resources to help communities grow and to assist Rise with some of the capacity-building work we do with community-based organizations. They volunteer regularly, create unique professional development opportunities, and host social events in neighborhoods in which Rise works.



## Rise YP Events:

### YP Trivia Night



On August 21, 2019, The Rise Young Professionals hosted their 4th annual trivia night: Trivia and Chill. The festivities were held at City Garden Montessori School. The event sold out in advance and the place was packed! The winner was given a large trophy, tons of beer, ten Rise T-shirts, and bragging rights until 2020. Our emcee was Trivia Riot. The purpose of the event is networking, big fun, and to raise money for Rise's mission of building stronger, more equitable St. Louis area neighborhoods.



### YP Pub Crawl

The Rise YPs hosted their "May the 4th Be with You", Star Wars themed Pub Crawl on May 4, 2019 in The Grove. The crawl included drink and food specials at participating bars and restaurants and special prizes for costumes. All ticket sales supported Rise. Huge thanks to the participating establishments: Gramophone, Parlor, Handle Bar, The Atomic Cowboy, Rehab, and Attitudes.



## Rise YP Project Spotlight

### *St. Louis Place & Jeff-Vander-Lou Neighborhood Resource Guide*

On September 26, 2019 the Rise Young Professionals released the St. Louis Place & Jeff-Vander-Lou Neighborhood Resource Guide, a labor of love two years in the making. The Guide is intended to capture the identity of and activity in St. Louis Place and Jeff-Vander-Lou to spur further development and investment in North City neighborhoods with the National Geo-Spatial Intelligence Agency (NGA) development. Research for the guide incorporated extensive community engagement to elevate the voices of current residents.

Now that the resource guide is complete, there will be a series of events to further engage community stakeholders. The objective of these events will be to share the research and celebrate the identity of the neighborhoods. Congratulations to the Rise Young Professionals for their work on this valuable asset for the community!



*“Our history is not our destiny”*

– **Hank Webber**, executive vice chancellor and chief administrative officer at Washington University in St. Louis, MO, and member of the Rise Board of Directors

## Young Neighborhood Leaders Program Wrap-Up:

With funding from Citibank, the Incarnate Word Foundation and the YouthBridge Community Foundation, Rise piloted a two-year summer youth jobs program to engage, educate, and employ high school students in the community development sector and urban planning field. The Young Neighborhood Leaders program provided an opportunity for St. Louis teens to gain the skills and knowledge to become civic and community leaders. Two students this year participated in the summer program. One student was assigned to DeSales Community Development and the other to Northside Community Housing, Inc. They each worked for the respective organizations 20 hours per week. Rise collaborated with the St. Louis Internship Program for all onboarding activities in preparing the two students to begin their employment at the neighborhood-based organizations. Rise provided curriculum-based training, mentoring, and professional development support during the eight-week program.



# Rise 2019 Donations:

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

JPMorgan Chase Foundation  
Joseph Desloge Jr. Family

## **\$10,000 to \$25,000**

Bank of America Foundation  
Wells Fargo Foundation  
PNC Foundation  
U.S. Bank Foundation  
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## **\$1,000 to \$9,999**

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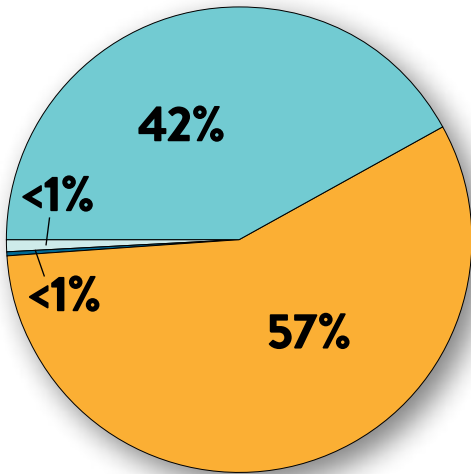
Erin Godwin  
Birdie Wilde  
John Williams  
Give STL Day  
Ocean Alexander  
John Nuernberger  
Cheryl McNeal  
Deirdre Schaneman  
Adara Mueller  
Iris Green  
Kaleigh Peery  
Kendra Haynes  
Wendy Lages  
Abby Donnellan  
Elizabeth Kastl  
Tyler Orf  
Sofia Consuegra  
Kelene Karetski-Piazza  
Tom Schaefer  
Anna Krane  
Camille Hogan  
Colleen Durfee  
Jake Banton  
Julianna Fellows  
Marisa Glassman  
Peter Orth  
Bridgett Gordon  
Jair Bush  
Nakia Miller  
Cameron Wake  
Aalia Rahman  
Charlie Tatum

Maxine Long  
Carie Dunn  
Cindy Mense  
Jim Lutz  
Ross Welch  
Jess Henry  
Alayna Graham  
Ashley Foell  
Austin Andrews  
Autumn Shepard  
Brad Koelzer  
Emily Anderson  
Imani Smith  
Jackson Hambrick  
Jacqueline Cox  
Jenna Hampton  
Kathryn Redmond  
Kelly Brown  
Kylee Olson  
Makenzie Bruns  
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Mary Petschel  
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Patrick Blassie  
Paul Frehill  
Rick Shang  
Samantha Dever  
Alex Kastl  
Barry Steimel  
Dan Widerman  
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Lindsey Evans

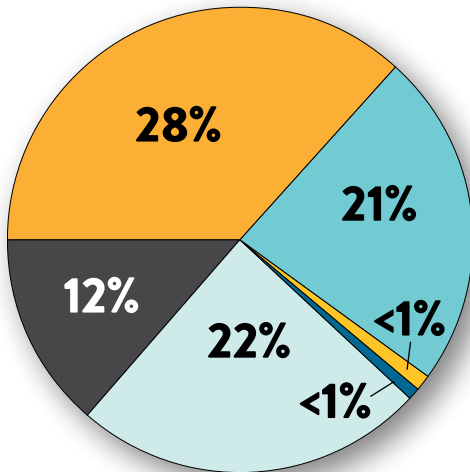
Phillip Sangokoya  
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Jess Burgess  
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Andrew Oestreicher  
Carrick Reddin

Rise had **83 homes** and **14,085 square feet** of commercial space under development at the end of 2019, representing **\$24.7 million** in neighborhood investments.

## Financials:



REVENUE:		2019
Contributions & Program Fees		\$825,844
Management, Development, & Professional Fees		\$1,113,327
Interest Income		\$3,057
Other		\$12,396
<b>Total Revenue</b>		<b>\$1,954,624</b>
<b>NET ASSETS</b>		<b>\$7,978,743</b>



EXPENSES:		2019
Real Estate Development		\$506,416
Technical Assistance		\$376,283
Asset Management		\$165,483
Loan Programs		\$136,704
Management & General		\$392,887
Fundraising		\$220,829
<b>TOTAL EXPENSE</b>		<b>\$1,798,602</b>

Rise completed the development of **43 homes** as a development consultant in 2019, representing **\$13.2 million** in neighborhood investments.

# 2019 Rise Board of Directors, Staff, and Rise Young Professionals Board

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314.333.7008

