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# ANNUAL REPORT

# *Our Mission*

**RISE PARTNERS WITH COMMUNITIES TO BUILD STRONGER, MORE  
EQUITABLE ST. LOUIS AREA NEIGHBORHOODS.**

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# Letter from Stephen Acree, Outgoing President



As I retire from twenty-two years of service at Rise, I have a great deal to be thankful for and a lot to look forward to. Over twenty years ago, Rise carried out its mission by providing an incredibly effective predevelopment loan fund for nonprofit developers, a

lot of capacity building assistance, including grant support, to local community development organizations, and did some very small-scale affordable housing development. Since then, we have become the largest nonprofit developer in the region; embraced an effort to democratize data by building a neighborhood indicator database and digital mapping capacity, becoming the local partner for the National Neighborhood Indicators Partnership; responded to the need for comprehensive community-led neighborhood planning by building our own professional planning capacity, raising private funds for two major neighborhood planning efforts and then facilitating those efforts in what has become a recognized model for community engagement in neighborhood planning; became founding members of the Community Builders Network of Metro St. Louis and the Missouri Workforce Housing Association; started Rise CDFI to provide loans to minority and women-owned contractors and neighborhood developers; and became a trusted advisor to countless community organizations, local governments and financial institutions. Whew!!

It's hard to appreciate how far we have come without knowing, or being able to imagine, what many of the communities Rise has partnered with looked like over twenty years ago. It's so easy to forget. But a great deal of positive change has occurred and it has been the result of the hard work of community development organizations, residents, elected leadership, financial partners, and, of course, Rise's incredible staff and board.

I don't think most people realize how hard community development work is, how long neighborhood transformation takes (especially in a low-growth

environment like St. Louis), or the multi-disciplinary excellence that is needed to effectuate change. I often hear people talk about places where I know the transformation has been a multi-decade effort as if it was something that just happened in the few years since they have been taking notice. There are countless unsung heroes that work on behalf of their communities that make that transformation happen and it does not happen in a few years. An entire career can be spent on the effort in just one neighborhood!

From Forest Park Southeast (a 20 plus year effort to date), to Old North St. Louis (over 30 years and counting), Gravois Park and Dutchtown (even longer), to the more targeted undertakings Rise has accomplished with partners in East St. Louis, Granite City, East Alton, Wellston, Lemay, The Ville and Greater Ville, and many, many more, I have seen the power of collaboration at work. No one individual or organization can claim all the credit for most community development successes, but I am very proud of the role Rise has played in many of them.

Even so, St. Louis still faces many challenges, and at the forefront of those is its history of racism and oppression. In fact, it is our failure to deal successfully with this problem that holds us back from sustainable success as a city and a region. We still seem to lag woefully behind many other parts of the country in effectively dealing with this. Although there are positive signs of change, with some much appreciated frank conversations, a great deal of trust-building is still needed if we are going to break through the barriers that are holding us back.

My hope for the future is that all sectors of the community will work earnestly toward building that trust. I am confident in Rise's commitment to it. Our new President, Terrell Carter, has a proud history to build on and new paths to explore!

Happy Trails,



# Development Projects

## Baden Neighborhood

### LDG North

Rise is providing development consulting services to Lutheran Development Group (LDG) to build four new affordable single-family for-sale homes in Baden. The development of these homes will complement the River Roads single-family rehab that LDG is currently undertaking with Rise as development consultant.

### River Roads

This affordable single-family rehab is the first in a planned series of affordable single-family home developments in Baden for which Rise is providing development consulting services to LDG.

## Benton Park West Neighborhood

### Cherokee Homes

This affordable single-family rehab is the first in a planned series of affordable single-family home developments in the Gravois-Jefferson Historic Neighborhoods Plan Area for which Rise is providing development consulting services to LDG.



## Central West End Neighborhood

### Generations C

Rise is providing development consulting services to Northside Community Housing, Inc. (NCHI) to build a new affordable single-family for-sale home on a vacant lot in the Central West End. The “Generations” developments are designed to be more accessible and welcoming to multi-generational families who are looking to age in place in a quality, affordable home. Designs feature higher bedroom counts, accessible bathrooms, and bedrooms located on the first floor for increased accessibility. Other features that promote accessibility and sustainable design can be added based on the buyer’s needs.

## Dutchtown and Gravois Park Neighborhoods

### Chippewa Park

As co-developers, Rise and Lutheran Development Group (LDG) completed the Chippewa Park development to address the considerable shortage of quality affordable housing options in the densely populated Gravois Park and Dutchtown communities.

The project included the historic rehabilitation of 14 multi-family buildings in the Jefferson-Gravois Streetcar Suburb historic district that had been vacant and abandoned. 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. The heart of the development is Chippewa Street, where the development team has rehabilitated several mixed-use buildings to provide approximately 8,500 square feet of restaurant incubator and community space along this former streetcar line.



### Casas Marias

Rise provided development consulting services to Dutchtown South Community Corporation to complete its second single-family home development. The project features 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.



**DUTCHTOWN SOUTH**  
COMMUNITY CORPORATION

### Una Maria

The construction of this new affordable single-family home a few minutes walk from Casas Marias, will be the next development to be undertaken by Dutchtown South Community Corporation as it expands its role in housing activity in South City. Rise is the development consultant for this project, which will build on the organization's long-time efforts to stabilize housing and bring increased vitality to the housing markets in the Dutchtown, Gravois Park, Marine Villa and Mount Pleasant neighborhoods.

## Gene Slay's Girls & Boys Club

Rise is providing development consulting services to Gene Slay's Girls and Boys Club to develop a 14,600 square foot satellite facility in the Dutchtown neighborhood to expand its youth services, including summer and afterschool programs, tutorial services, recreation and sports. The development is scheduled to be completed in the first quarter of 2021.



## LDG South

Rise is providing development consulting services to Lutheran Development Group (LDG) and will consist of three new and two rehab single-family for-sale homes in the Dutchtown and Gravois Park neighborhoods. The new infill and rehab development will serve to complete blocks while maintaining their character. The addition of these five homes that will be affordable to moderate income families will continue LDG's work in these neighborhoods, which is aimed at increasing neighborhood stability through the provision of safe, quality, affordable housing options. This mission is supported by the Gravois-Jefferson Historic Neighborhoods Plan, which specifically calls for an increase in affordable housing options in what is one of the city's most densely populated neighborhoods.



## Forest Park Southeast Neighborhood

### Park East Apartments Rehab

We first undertook the complete historic rehabilitation of Park East Apartments (73 affordable apartments in 24-buildings) in partnership with Forest Park Southeast Development Corporation, now an affiliate of Park Central Development Corporation, in 2002. We are now updating the development with \$40,000 per unit of rehabilitation. The scope of work includes new mechanical systems, roofs, flooring, new kitchen and bath finishes, paint, and some site work.

## Fountain Park Neighborhood

### LaunchCode

Rise is assisting LaunchCode with the financing and re-purposing of the former Nathaniel Rivers State Office building. 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 our help, LaunchCode is adapting the building to better suit its needs and those of the students it serves and to grow its enrollment capacity. Construction will begin in 2021.



## Jeff-Vander-Lou Neighborhood

### DOORWAYS 2.0

Rise provided site search and selection services to DOORWAYS in securing the site for the development 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 between Stoddard and Gamble Streets. Thirty-five (35) of the apartments will be low-income housing tax credit and 15 will provide transitional housing. We are continuing to provide development consulting services for these first two components of what will be a multi-phased development.

### DOORWAYS Mama Nyumba

Rise is also providing development consulting services to DOORWAYS for the moderate rehabilitation of its Mama Nyumba development. Mama Nyumba is a 14 apartment, 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.



### Generations JVL

In another “Generations” development, Rise is providing development consulting services to NCHI to build six new affordable single-family for-sale homes designed to serve the needs of multi-generational families in the JVL neighborhood.

## The Ville and Greater Ville Neighborhoods

### Ashe & Nash Estates

Rise is providing development consulting services to NCHI to build four new affordable single-family homes in The Ville neighborhood. The project is named after Dr. Helen Nash and Arthur Ashe, prominent figures who lived and worked in the area.

### Generations V

Rise is also providing development consulting services to NCHI to build eleven new affordable single-family for-sale “Generations” homes on vacant lots in The Ville and Greater Ville neighborhoods.



## Granite City

### Edison Avenue Lofts

Rise is converting the former Tri-County YMCA, located directly across from Granite City’s City Hall, 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 designed to serve 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.



# 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 W. 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. Rise is assisting a working group of residents by facilitating a strategic framework for organizational development and growth. We anticipate the strategic planning process will be completed during the first quarter of 2021.



## Safe Housing for the Elderly and Disabled (SHED)

Rise completed organizational strategic planning for SHED, a University City-based organization with these key priorities: (1) ensure decent housing that is affordable to low- and moderate-income people; (2) stay accountable to low-income community residents; (3) amplify the voices of vulnerable citizens; (4) prioritize health, safety, racial equity, care for the environment, and accessibility; (5) build and protect community equity and generational wealth; (6) create an intergenerational community by helping people remain in their homes, helping older adults to age in place, and providing opportunities for youth; and (7) form partnerships to strengthen neighborhoods. The SHED board of directors adopted the strategic plan at its December meeting.

## 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. In 2019, the St. Louis County Council adopted the Bellefontaine Road Corridor Retail Study. 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.



## The Housing Partnership

Rise provided technical assistance to The Housing Partnership in 2020 to help them learn to use the organizational strategic plan we facilitated for them as a management tool for the next three years. The priorities of the organizational strategic plan are homebuyer services, home repair services, real estate development, and organizational capacity.



**DUTCHTOWN SOUTH**  
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## Dutchtown South Community Corporation

Rise's community development and organizational capacity building services for Dutchtown South Community Corporation (DSCC) in 2020 were focused on establishing the implementation framework for the Gravois-Jefferson Historic Neighborhoods Plan and building DSCC's capacity to serve as lead catalyst and manager of the Plan's implementation.

## Community Planning

### 24:1 Master Land Use Plan

PGAV Planners and Rise are partnering to produce a master land use plan for Beyond Housing's 24:1 area. In 2020, the planning team completed its work on analyzing existing conditions.



### Ferguson Comprehensive Plan

Development Strategies and Rise worked together on the City of Ferguson's Comprehensive Plan, now known as "Our Ferguson 2040". Our Ferguson is the city's first comprehensive planning effort since 1997. The Plan outlines a 20-year vision for the city's approach to five priority areas: (1) Housing and Neighborhoods; (2) Transportation and Mobility; (3) Development; (4) Place, Environment, and Well-being; and (5) Jobs and Economy. The Plan clarifies, aligns, and fills gaps between the many other community initiatives in and around Ferguson. The Ferguson Planning Commission adopted the Plan in November and the City Council adopted a resolution accepting the Plan.



### Winstanley Neighborhood Plan

Rise led the planning work and Mt. Sinai Development Corporation led a community engagement process to create a comprehensive community plan for the Winstanley neighborhood. The purpose of the Plan is to establish a vision for the planning area and set out specific action items for achieving that vision. In 2020, we completed the Plan, which identifies five priorities: (1) Economic Mobility; (2) Residential Vitality; (3) Social Well-being; (4) the Public Realm; and (5) Land Use. As of the end of 2020 we were waiting for approval from the City of East St. Louis Planning Commission and adoption by the City Council.



# Neighborhood Data Services

## Great Rivers Greenway Trail Impact Tracking Guide

Rise subcontracted with Civil Design, Inc. (CDI), a local civil engineering firm, to provide data and community indicator-related technical assistance to Great Rivers Greenway (GRG). The scope of Rise’s engagement was primarily centered around providing information to GRG so that they can properly track the impact of the trail on nearby areas and tell the story of how the trails have affected home sale prices, neighborhood change, and the people who use the greenways.

## Saint Louis Public Schools Green Schoolyard Site Selection Criteria

Rise was engaged to assist Saint Louis Public Schools (SLPS) in creating a methodology for how to determine which school sites should be prioritized for the local implementation of the Green Schoolyards America program, which seeks to “transform asphalt-covered school grounds into park-like green spaces that improve children’s well-being, learning, and play while contributing to the ecological health and resilience of our cities”. This way of determining school sites differs from those used around the country, where the administration makes the decisions based on unknown, internal factors; or the administration requires the school administrators to complete a grant-application like process in order to apply to have a “Green Schoolyard”. Working with The Nature Conservancy, Missouri Department of Conservation and SLPS, and after reviewing data and interviewing additional experts, we developed a final list of 22 indicators to determine scoring for the sites. The final product was a guide for scoring existing SLPS sites to determine which schools would make good candidates. The guide contained indicator definitions, the methodology, a scoring sheet, and documentation of the indicators that were considered but ultimately not used (to aide in the review process of the methodology in years to come).

## Rise CDFI

Rise CDFI (Community Development Financial Institution) initiated two funds providing three loan products as well as an array of developmental services to our borrowers in 2020. These two funds are the Minority Contractor Loan Fund and the Small Developer Loan Fund. The Minority Contractor Loan Fund offers term loans and lines of credit.

Our Small Developer Loan Fund will build upon our long-time experience lending capital for predevelopment expenses by adding construction lending for neighborhood-based residential and mixed-use development. We also see this product as meeting a need for an affordable loan product for the rehab of “naturally occurring affordable housing”. That is, unsubsidized residential development in neighborhoods where acquisition/rehab (particularly for the re-use of vacant property) can be done at a range of affordability on a purely market basis. The Small Developer Loan fund will address an unmet need for capital that is flexible and not cost prohibitive.



# Rise Young Professionals

The Rise Young Professionals (Rise YP) continue their mission to engage in collaborative project-based work and resource development to advance community revitalization in St. Louis. They envision a vibrant St. Louis region empowered by a movement of talented young professionals with diverse backgrounds, skill sets, and ideas dedicated to fostering equitable community development.

The Rise YPs are passionate about the revitalization of St. Louis neighborhoods, and use their 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

### Rise YP Trivia Virtual Night

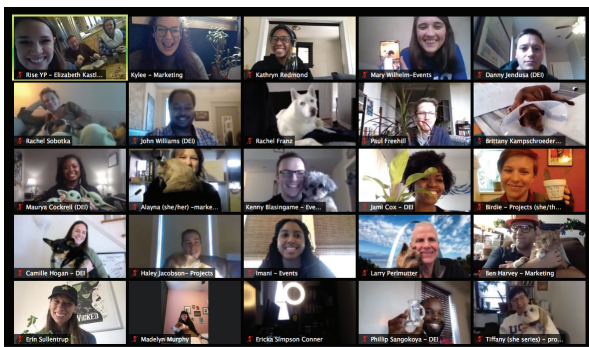
For the past five years, the Rise Young Professionals (Rise YP) have hosted trivia night fundraisers in support of Rise. In 2020, with COVID-19, the event looked quite a bit different! Rise YP held a virtual “Pajama Party” themed trivia night on Saturday, September 12th. A whopping 32 teams joined in on the fun! Our virtual platform meant teams from all around the U.S. had the opportunity to attend. We had people joining us from Texas, California, and Washington DC! Rise YP raised close to \$11K to support Rise.

### Neighborhood Tours

Rise YP hosts neighborhood tours as a way to learn more about residents and the work Rise is doing in these communities. These tours also serve as social events for the group. Other young professionals’ groups, friends, and family members are invited to these events. 2020 included tours of the West End, The Ville neighborhoods, and the Chippewa Park development area. In 2020, all of the tours were conducted virtually and were facilitated and led by various Rise YP Board members. A variety of local speakers are also invited to speak during the tours.

### Speaker Series and Professional Learning

Rise YP has a genuine desire to continue learning about the community development system in St. Louis and to continue professional development opportunities. In 2020, Rise YP hosted some of our area’s prominent community development experts, including: David Dwight IV, Lead Strategy Catalyst at Forward Through Ferguson; Yvonne Sparks, Assistant Vice President Community Development and Director of Community Reinvestment Initiatives at the Federal Reserve Bank of St. Louis; Glenn Burleigh, Community Engagement Specialist, Equal Housing Opportunity Council (EHOC); Collin Gordon, Peter Hoffman, and Dana Malkus of the St. Louis Vacancy Collaborative



# Rise 2020 Donors

## \$15,000 to \$25,000

Bank of America Foundation  
Commerce Bank  
Enterprise Bank & Trust Foundation  
PNC Bank  
US Bank Foundation

## \$5,000 to \$10,000

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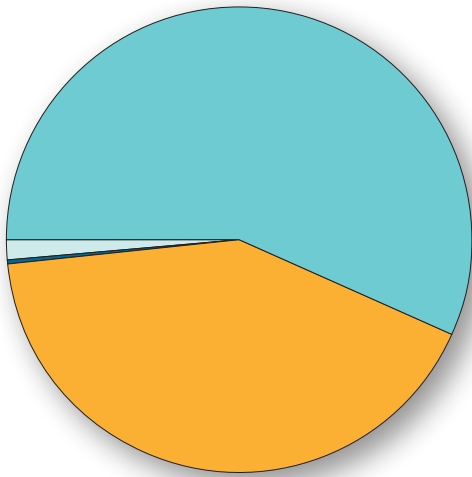
### Up to \$99

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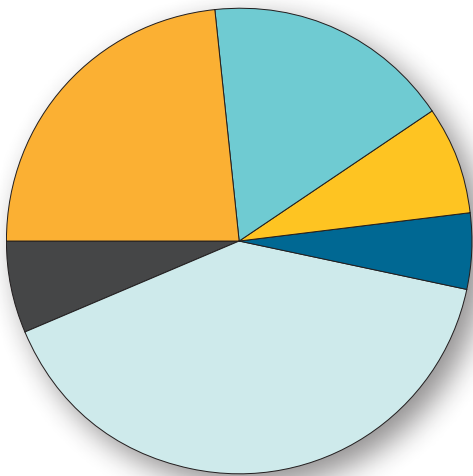
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Eleanor Withers  
AmazonSmile  
D&L Painting and Drywall  
Givable St. Louis  
Give STL Day Power Hours  
VSP Construction Services

## 2020 Financials:



### REVENUE:

Contributions & Program Fees	\$1,136,253
Management, Development, & Professional Fees	\$831,457
Interest Income	\$3,057
Other	\$26,161
<b>Total Revenue</b>	<b>\$2,024,998</b>
<b>NET ASSETS</b>	<b>\$7,751,738</b>



### EXPENSES:

Real Estate Development	\$516,468
Technical Assistance	\$375,028
Asset Management	\$169,447
Loan Programs	\$113,015
Management & General	\$888,199
Fundraising	\$135,859
<b>TOTAL EXPENSE</b>	<b>\$2,198,016</b>

Rise completed **46 affordable homes** and **9,713 square feet** of commercial space as a developer in 2020, representing **\$14.3 million** in neighborhood investments.

# 2020 Rise Board, Staff, and YPs

## BOARD

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Jami Cox  
Samantha Dever  
Abby Donnellan  
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Development Manager

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