



RISE

lifting our communities

**2018
ANNUAL
REPORT**



2018 RISE AWARDS AND RECOGNITION:



Developer/Development of the Year

From: City of St. Louis-Mayor's Business Luncheon
For: Chippewa Park

Housing Development Project of the Year

From: City of St. Louis
For: East Fox Homes

Impact Award

From: Advantage Capital
For: Community and Economic Development

Landmarks Association's Most Enhanced Award

For: East Fox Homes

Outstanding Local Government Achievement Award (OLGA)

From: East-West Gateway Council of Governments
Leadership and Planning Design Innovation
For: Gravois-Jefferson Historic Neighborhoods Plan

Outstanding Plan Making Award

From: American Planning Association
For: Gravois-Jefferson Historic Neighborhoods Plan

Building St. Louis Award

From: *St. Louis Business Journal*
For: East Fox Homes , Renovation More than \$5MM



Shown on cover:

Housing Development Project of the Year

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Letter from the President:

Welcome to our 2018 annual report to the community featuring seven awards Rise received during the year. Having the work we do in the community recognized is an honor, but these awards, and the accolades that go with them, are about and for the neighborhoods in which we work. Strong and attractive neighborhoods play an essential role in both the wellbeing of St. Louis residents and the overall economic health of the metropolitan area by attracting and retaining residents, and by helping more residents contribute to the region's economic vitality.

Building stronger, more equitable neighborhoods starts with the people who live there. In 2016 Rise started a collaboration with local elected officials, neighborhood organizations, and other community stakeholders to facilitate a radically community-driven planning process for Benton Park West, Gravois Park and a northeast section of the Dutchtown neighborhood—an area now called the Gravois-Jefferson Historic Neighborhoods Plan Area. On May 2, 2018, the resulting plan was unanimously adopted by the City of St. Louis Planning Commission. The Gravois Jefferson Historic Neighborhoods Plan will guide quality of life improvements and physical development based on the active engagement of a broad cross-section of community residents. And in our partner role with Invest STL we are now providing capacity building technical assistance to help community development organizations in the area oversee the implementation of the plan.

Invest STL is a regional community development initiative committed to growing the capacity of community development corporations as agents of community change and accelerating neighborhood redevelopment in equitable ways. Rise began working as community development technical assistance provider to the first two organizations and neighborhoods selected by Invest STL in 2018: Dutchtown South Community Corporation in the Gravois-Jefferson Historic Neighborhoods Plan Area and with Cornerstone Corporation in the West End and Visitation Park neighborhoods.

We are excited to be part of an evolution to a more inclusive, equitable approach to planning and investment in neighborhood change in St. Louis.



Stephen Acree
President

COMPLETED DEVELOPMENTS:

Intersect Arts Center and EAGLE College Preparatory Elementary School

The grand opening and ribbon cutting for Intersect Arts Center took place on Saturday, February 3, 2018. Built in 1915, the 30,000 square foot former Lutheran seminary building, has undergone historic rehabilitation and houses 25 working artist studio spaces, a dance studio, music recording studio, woodshop, ceramics, metals, printmaking, papermaking, stained glass studios, a commercial kitchen, and a 4,000 square foot gallery space. Lutheran Development

Group, headed up by Executive Director Chris Shearman, was engaged on behalf of Holy Cross Lutheran Church to redevelop two historic buildings that neighbor their sanctuary to provide facilities for a new EAGLE Charter Preparatory Elementary School and Holy Cross' Intersect Arts Program. This is EAGLE's fourth school in St. Louis. The total development cost for both facilities is \$6.1 million. Rise served as the Development Consultant on both projects.





COMPLETED DEVELOPMENTS:

Adams Grove

The grand opening and ribbon cutting of Adams Grove took place on July 11, 2018. The development consists of 50 affordable garden apartments and townhomes in the Forest Park Southeast (FPSE) neighborhood. The one, two, three, and four bedroom homes range in size from 691 to 1,850 square feet. The project is entirely located south of Manchester and west of Newstead, except one building just east of Newstead. Although Rise is the developer of Adams Grove, this development is part of a much larger collaborative redevelopment effort. Washington University Medical Center Redevelopment Corporation

(WUMCRC), through its affiliate, Forest West Properties, acquired a substantial number of properties in the area and solicited proposals from developers to build over 100 affordable and market-rate homes and apartments and some commercial space. The combined effort is transforming the area in a way that can serve as a model for mixed-income neighborhood redevelopment. Rise has been working in the FPSE neighborhood since 1999 and is responsible for \$29 million in investment in the area.





DEVELOPMENT COMING SOON:

Chippewa Park

The official groundbreaking ceremony for Chippewa Park took place on Thursday, April 12, 2018, in Frog Park, 2819 Chippewa St. at the corner of Oregon St. and Chippewa. Chippewa Park is a \$12.8 million joint venture with Lutheran Development Group.

This development was born from a moral imperative to help correct the imbalance of investment occurring in surrounding neighborhoods by addressing the considerable shortage of quality affordable housing options in the more densely populated Gravois Park and Dutchtown communities. The project involves the complete historic rehabilitation

of 16 buildings in the Jefferson-Gravois Streetcar Suburb historic district to create 46 apartment homes 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 project is centered on Chippewa Street, where the development team is rehabilitating several mixed-use buildings to provide approximately 8,500 square feet of commercial space along Chippewa Street, part of which will be used as a restaurant incubator and part of which will be used for resident services.





5,501 homes, apartments, or townhomes completed through Rise-assisted projects

OTHER NEIGHBORHOOD AND PROJECT UPDATES:

Gravois-Jefferson Historic Neighborhoods Plan Unanimously Adopted by the St. Louis Planning Commission

On May 2, 2018, the City of St. Louis Planning Commission unanimously adopted the Gravois-Jefferson Historic Neighborhoods Plan as an amendment to the City's Comprehensive Plan, making it among the few areas in the city to achieve this designation. With its formal adoption, the Gravois-Jefferson Historic Neighborhoods Plan will guide municipal zoning and redevelopment decisions. The Planning Commission adopts zoning ordinances, makes decisions on all rezoning petitions, reviews blighting studies and redevelopment plans, and provides recommendations to the Board of Aldermen. The Commission will refer to the Gravois-Jefferson Plan for any proposal that falls within the geography of the planning area. Working with elected officials as well as the City of St. Louis Planning department, the final plan will be incorporated into the city's overall plan, as a tool to help drive investment in the neighborhood for years to come.

GRAVOIS-JEFFERSON HISTORIC NEIGHBORHOODS PLAN

Benton Park West
Northeast Dutchtown
Gravois Park

Adopted by the City of St. Louis Planning Commission as a Neighborhood Plan and a supplement to the City's Comprehensive Plan on May 2, 2018

Invest STL Update

Sponsored by the St. Louis Community Foundation, Invest STL is a regional initiative that aligns investment, technical assistance, and community organizations to build healthy neighborhoods that are thriving, resilient, and livable for everyone. Rise is assisting the Community Foundation and Invest STL to build capacity in the region's community development system by establishing place-based, capacity building and community-driven plans for neighborhood revitalization and economic development.

Invest STL selected Cornerstone Corporation and the city's West End neighborhood and Dutchtown South Community Corporation

(DSCC) and the Gravois-Jefferson Historic Neighborhoods Plan Area as recipients to receive multi-year investments and technical assistance to drive equitable neighborhood revitalization. In 2018, Rise entered into a contract with Invest STL to provide community development capacity building technical assistance to Cornerstone and DSCC.

Looking ahead, Invest STL will be exploring ways to widen its impact and add more areas to its investment and community development strategy. Rise will continue to partner with Invest STL to identify more impactful approaches to leverage this innovative and collaborative regional initiative.



EVENTS AND OTHER UPDATES:

Rise Up Festival 2018

The sixth annual Rise Up Festival took place on August 18, 2018. The festival opened with a heartfelt introduction by Missouri State Senator Jamilah Nasheed and included live entertainment by native Florida rapper Jamie Ray, St. Louis party bands Top of the World and Fat Pocket, West African Dance troop Afriky Lolo, and the infamous Dirty Muggs. Street entertainment, circus activities, a fire show, and temporary tattoos were provided by Circus Kaput.

The Rise Up Marketplace showcased artisan and food vendors and the Artists on the Rise art show and competition highlighted emerging artists from the St. Louis metropolitan area. One of the fan favorites of

the festival was our neighborhood graffiti wall, an interactive mission-driven arts activity designed to raise awareness about the work Rise does in the area, build community, and provide a creative outlet for people to express visions for their neighborhoods.

The Rise Up Festival embodies an aspect of community development that brings together some of the many cultural and diverse cultural elements that contribute to community building utilizing the arts to help to build bridges between people, ideas, and places. Over 5,500 people were in attendance, making 2018 the largest Rise Up Festival yet!





Rise Young Professionals Updates

The Rise Young Professionals continue to inspire our board of directors, staff, and other young professionals. The group has tasked itself with meaningful work in the community to accompany the work Rise does, using their combined expertise to give a lift to some of our partners and other community-based neighborhood organizations. The Rise YPs started the North Newstead Neighborhood Resource Guide in 2017 for North Newstead Association, a Community Based Development Organization (CBDO) located in O'Fallon Park. The guide captures the history of the St. Louis Place and JefferVanderLou neighborhoods (part of North Newstead Association's service area), outlines the current conditions of the two neighborhoods, and gives voice to the future its residents would like to see. The guide presents both the challenges these neighborhoods face and the opportunities for investment and revitalization. The finished product will provide resource information for current residents of the community and businesses or individuals interested in living or investing in St. Louis Place and JeffVanderLou.

In 2019, the Rise YPs will be working with Rise's community development technical assistance department to provide a lift to organizations supported through our work with Invest STL. In addition to this work in the community, the Rise YPs host social events designed to engage other young professionals and provide professional development opportunities; and continue to host their annual fundraisers: the Rise YP Trivia Night and their annual pub crawl.



Rise YPs hosting the Rise Awareness booth at the 2018 Rise Up Festival.



2018 Rise YP Trivia night

Total investment since 1993 in
Rise-assisted community development
projects: **\$707,013,500**



RISE 2018 DONATIONS:

\$40,000 and above

Joseph Desloge Jr. Family
JPMorgan Chase Foundation

\$20,000 to \$39,999

Bank of America Foundation
Citi Foundation

\$10,000 to \$19,000

Commerce Bank
Enterprise Financial Services Corp.
Incarnate Word Foundation
PNC Foundation
Regional Arts Commission
U.S. Bank Foundation

\$5,000 to \$9,999

Advantage Capital
Ameren Missouri
BMO Harris Bank
Busey Bank
E.M. Harris Construction
Emerson
First Bank
Missouri Arts Council

\$1,000 to \$4,999

Affiliated Insurance Agencies
Arts & Education Council
Brian Murphy
Carol Winters-Laslo
DeSales Community Housing

Enterprise Community Investment
Fox Grove Management, LLC
Grice Group Architects
Henry Webber
Jonathan Goldstein
Ken & Nancy Kranzberg
Mark & Leslie Stroker
Mary Campbell
Midwest BankCentre
ND&S Management
Peter Benoist
Regional Business Council
Rosemann & Associates
RubinBrown
St. Louis Design Alliance
Stephen Acree
Sterling Bank
Sugar Creek Capital
Trivers Associates
US Bank CDC
Washington University

\$500 to \$999

Brian Hurd
C.F. Vatterott Construction
Kimberly Hartmann
Larry Perlmutter
Maurice-Benjamin Company, Inc.
Max Barretto
Melsheimer Construction
Redstone Equity Partners
Reliance Bank

Remiger Design
Ruth Sorrell
Steve Kramer
Thomas Pickel
W. Thomas Reeves

\$100 to \$499

Aaron Williams
Abigail Kepple
Alioun Thiam
Allan Ivie
Anna Krane
Brian Beck
Brittany Kampschroeder
Carrick Reddin
Charles Kindleberger
Christine Johnson
Christopher Gibbs
Corrie Hendrix
Don and Pat Hastings
Don Orf
Drury Hotels
Elizabeth Wright
Emily & Chris Brown
Erin Meyers
Erin Sullentrup
Frank Johnson
Givable St. Louis
Heather Hemingway & Robert Harvey
Hillary Zimmerman
Jackson Hambrick
Jarrett Cooper

Jeff Kapfer
Jennifer Connelly-Bowen
Jennifer Kelly-Saeger
Jessica Eiland
Jessie Cargas
Jim Holtzman
John Cruz
Katherine Dru
Kathy Kingsbury
Kathy Sorkin
Keegan Jennings
Kimberly McKinney
Kimberly Peluso
Livilla Latini
LNCR Creative
Loura Gilbert
Love Unleashed, LLC
Mark & Jahna Kahrhoff
Mary Ann Russum
Nancy Symeonoglou
Patrick Blassie
Peter Kaiser
Philip Minden
Rafi Katz
Rebecca Glasgow
Reginald Scott
Restoration St. Louis, Inc.
Rick Bonasch
Rubicon Corporation
Steven Reynolds

Up to \$99

Abby Tonkin
Adam Brenton
Adam Rammacher
Agnes Bolwell
Alex Kastl
Alex Merchant
Ali Luchianenco
Alyssa Vukovic
Amanda Wolfenbarger
AmazonSmile
Andrea Fietsam
Andrea Minard
Ashley Foell
AT&T Employee Giving Campaign
Brandon Apke
Bridget LaFollette
Britney Hines
Brittany Hill
Carla DeRousse
Charlie Taylor
Chris Bowman
Chris Bowman
Chris Draper
Colleen Durfee
Colleen Haffner
Cookie Hardin
Corey Logan
Corrie Hendrix Gambill
Dan Baker
Dan Wideman
Daniel Baker
Daniel Jendusa
David & Diane Freese

Desiree Knapp
Edward Theobald
Elizabeth Kastl
Elizabeth Simons
Erin Godwin
George Kindler
George Zhou
Gerald Wade
Greg Sullentrup
Gregory Stansberry
Harold Briggs
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Hilary Perkins
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Jacob Banton
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Jennifer Owens
Jessie Cargas
Jim Lutz
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Kathryn Redmond
Kathryn Shackelford
Katie Chilman
Lara Markovitz
Latoya Gibbs
Laura Patterson
Laura Wolf
Leonard Bilheimer
Lexie Fallert
Lindsey Evans

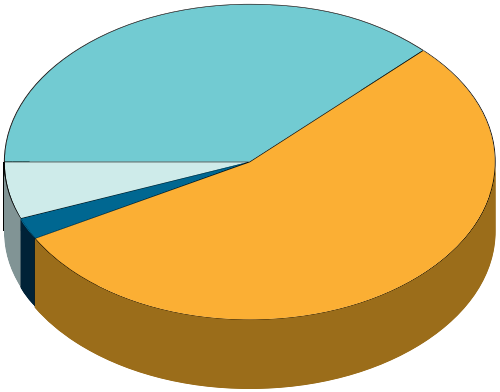
Louis J Colombo
Madeleine Swanstrom
Mary Dang
Mary Petschel
Mary Pryse
Megan Robinson
Michael Carney
Mitchell Boggeman
Ocean Alexander
Ozark Sticks & Stones
Pamela Perlmutter
Pete Orth
Phillip Sangokoya
Rachel Darko
Rebecca Weaver
Renee Breer
Ross Welch
Roya Massoudnia
Ryan Dickerson
Sal Martinez
Samantha Smugala
Sarah Kunza
Scott Ebo
Seongyun Park
Shonda King
Stan Presson
Stanley Presson
Stu Gisburne
Tammara Carter
Tom Schaefer
Vanessa Asaro
William Gilbert
Zachary Harvey
Zoe Nicholson



Sal Martinez and Stephen Acree celebrate the groundbreaking of Chippewa Park.

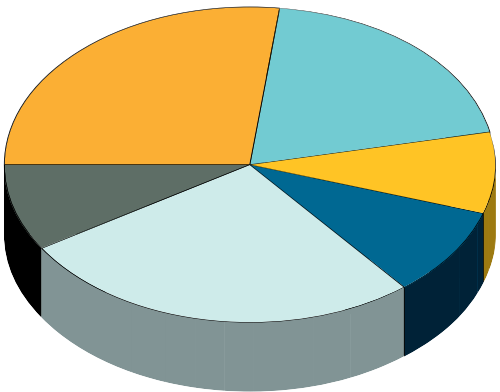
FINANCIALS:

REVENUE:



■ Contributions & Program Fees	\$499,721
■ Management, Development, & Professional Fees	\$718,314
■ Interest Income	\$29,900
■ Other	\$75,868
Total Revenue	\$1,323,803
NET ASSETS	\$4,410,274

EXPENSES:



■ Community Development	\$489,938
■ Technical Assistance	\$360,100
■ Asset Management	\$152,399
■ Loan Programs	\$164,272
■ Management & General	\$489,017
■ Fundraising	\$158,222
TOTAL EXPENSE	\$1,813,948

STAFF & BOARD:

STAFF

Stephen Acree
*Executive Director/
President*

Rick Bonasch

John Cruz

Jessica Eiland

Colleen Hafner

Brian Hurd

Peter Kaiser

Kathy Kingsbury

John Nuernberger

Larry Perlmutter

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Henry (Hank) S. Webber

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Hillary Zimmerman

Alana Green (*Ex Officio*)

Jim Holtzman (*Ex Officio*)

Debra H. Moore (*Ex Officio*)



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