2008 Report to the Community
RHCDA is a nonprofit organization that provides capacity building technical assistance and financial resources to nonprofit community-based development organizations to help them revitalize St. Louis area urban core neighborhoods. We also develop affordable and market-rate housing in partnership with community development corporations, particularly in neighborhoods with the potential to enhance economic diversity, and we provide residential development consulting services to both non-profit and for-profit clients.

We Build Strong and Healthy Neighborhoods
Dear Friends:

The theme of our 2008 Report to the Community is “Strong Past/Bright Future.” It tells the story of a region that rose to prominence, prospered for a time, but then left some areas behind. Over time the areas left behind have come to weaken the whole region and its image in the broader world. The issues confronting these weaker neighborhoods and communities in our region have only been heightened by the recent mortgage and credit crises and the overall downturn in the economy. Communities that were until recently stable are now faced with many of the same problems confronted by neighborhoods that have slowly been abandoned over the past several decades.

The re-invention of these neighborhoods into once-again economically sustainable communities that add to the overall health of our region requires multiple strategies and the engagement of many partners. Neighborhood organizations, financial institutions, local governments and community residents all have an interest in the success of these efforts. At RHCDA we create and facilitate the alliances necessary for sustainable, effective neighborhood revitalization. We make the connections between neighborhood residents, financial institutions and government to make redevelopment work to the greater benefit of all stakeholders. RHCDA provides three major ingredients to the recipe for re-building neighborhoods—technical assistance, resource development, and residential development services. When used in combination, these three ingredients help us make area neighborhoods and the St. Louis region stronger and healthier.

We provide technical assistance and training to nonprofit community-based organizations, government agencies, institutions, and for-profit enterprises. We focus on revitalization rather than gentrification, working with neighborhood partners to transform neighborhoods where capital investment has long been absent. We provide development financing resources to our nonprofit partners through our Predevelopment Loan Fund. As a nonprofit developer and development consultant, we place particular emphasis on especially difficult, yet essential redevelopment projects in targeted neighborhoods, with the intent of engaging private market forces and attracting new people and new capital to strengthen neighborhoods.
In 2008 alone we assisted in $83.5 million in redevelopment with the completion of 184 homes and apartments. We assisted another 190 homes and apartments and 33,000 square feet of commercial space that were actively under development at the end of the year. We helped our partners complete developments in the Hyde Park and Old North St. Louis neighborhoods in the City of St. Louis, Maplewood in St. Louis County, and in East St. Louis. Additional developments were underway in the DeBaliviere Place, Fairground, Fox Park, Hyde Park, Old North St. Louis, Ville, Walnut Park and West End neighborhoods in the City of St. Louis and in Wellston in St. Louis County.

We provided individualized capacity-building technical assistance to 12 community-based organizations in 2008. Our Regional Neighborhood Support Collaborative program provided $120,000 in operating grants to three local CDC’s in 2008—DeSales Community Housing Corporation, Emerson Park Development Corporation and Old North St. Louis Restoration Group. We also provided $1.5 million in predevelopment financing to neighborhood-based nonprofits to get neighborhood redevelopment projects started.

We are extremely proud of the tremendous difference that our board of directors, staff, and community partners are making while rebuilding neighborhoods in the St. Louis region. Without RHCDA, much of the renaissance we have witnessed in St. Louis neighborhoods simply would not have happened.

We are not affiliated with any government agency or for-profit development firm, so we rely on donations from individuals, corporations, and foundations to keep our operations running. As you read about our work, we hope you will consider becoming a supporter. Your gifts enable us to continue to provide capacity building technical assistance and predevelopment funding to neighborhood groups who want to realize their vision of revitalization while we take on some of the region’s most challenging neighborhood redevelopment projects.

Very truly yours,

Peter Benoist
Chairman

Stephen Acree
Executive Director
Once Upon a Time, a great realm named after Good King Louis prospered in the fertile valley of the Mississippi River. St. Louis was so bountiful that people traveled from distant lands to make their fortunes there. Commerce thrived and schools, churches and homes were built by the new people, gathering themselves into close-knit communities, or neighborhoods, and expanding the City further and further in all directions from the great river.

Eventually, St. Louis even held a great World's Fair, announcing its place among the other great cities of the world, proclaiming "We are the Gateway to the West!" Later, a great and beautiful monument would be built to commemorate St. Louis’ importance to the daring explorations of the unknown lands to the west that led to the eventual expansion of the nation all the way to the far-off great Ocean of the Pacific.

As time passed, the country fought two great world wars. When the wars were finally over, there was so much joy that new families were started and many, many children were born. So many in fact, that there wasn't room for everyone in the old St. Louis neighborhoods. So the young families started to leave the old neighborhoods and built new ones further and further away.

The new neighborhoods were shiny and bright with big yards and all the latest gadgets that everyone wanted. So, more and more people left the old neighborhoods for the new ones. At the same time, some people who didn’t want to live with people who weren’t like them, decided to move to the new neighborhoods too so they could get away from the ones who were different from them. These times were so sad that, to this day, the people of St. Louis have a hard time talking about it.
Eventually, older neighborhoods that were once happy and thriving were abandoned and left to deteriorate. The beautiful buildings in the old neighborhoods began to crumble and the people who couldn’t go anywhere else got left behind, all but forgotten.

What no one fully realized at the time was that St. Louis would need all of its neighborhoods to be strong for the whole realm to prosper. The great City could only be healthy economically if all neighborhoods and communities in the realm were strong. The vitality of the realm’s core and the well being of its peoples would influence what prospective investors and businesses would think about the entire realm, not just the areas left behind. St. Louis’ reputation as a major metropolis with a high quality of life would be diminished by those parts of the realm that were allowed to fall behind. Private market forces would not be enough to return the vitality to these distressed parts of the realm.

But then a group came together to work in these communities that were left behind to help them once again become positive contributors toward the overall economic health of the realm. The group called itself Regional Housing and Community Development Alliance because they thought it sounded fancy and important, but everyone just calls them RHCD— it’s easier to remember.

RHCD said to the people of the realm “We believe that strong neighborhoods are the basis for a strong and healthy region.” And, as it turns out, they were not alone. Neighborhood organizations, financial institutions, local governments, and neighborhood residents were also interested and invested in the sustainable redevelopment of the realm. St. Louis could rise again!
In the past, often they didn’t. But RHCDA is a nonprofit organization that creates and facilitates the alliances necessary for sustainable, effective neighborhood revitalization. It makes the connections between neighborhood residents, financial institutions, and government to make projects work to the greater benefit of all stakeholders. RHCDA knows community development, and is totally committed to stay and invest in communities with whom it works, empowering residents to own and maintain renewed neighborhood health and stability. What RHCDA does makes an impact that resonates beyond the physical environment to reach people in all parts of the realm.

Many people of the realm asked RHCDA “How would all of these groups work together?”

This brings our story to our time.
Then the people of the realm asked RHCDAA “How will you help rebuild our neighborhoods?”

Here’s what RHCDAA told them:

We will provide technical assistance to help neighborhood organizations realize and maintain their visions of positive change.

We will partner with neighborhood organizations to develop housing and other improvements to revitalize neighborhoods.

We will provide development consulting and historic preservation consulting services, as well as mapping and database management services, empowering both nonprofit organizations and for-profit developers to effect sustainable neighborhood revitalization.

We will provide predevelopment funding to enable nonprofit organizations to begin work on difficult, important redevelop-ment projects where conventional financing is not available.

We will be a conduit for knowledge between organizations, residents, and institutions facing similar struggles and working toward similar goals, bringing consistency to the region-wide community development process.

We will make a difference!
At RHCDAA, we build strong and healthy neighborhoods!
The people of the realm also asked RHCDA “How will you meet our needs?”

Well, by placing particular emphasis on especially difficult, yet essential, redevelopment projects in targeted neighborhoods, designed to provide confidence for private market forces to then follow with further investment, RHCDA said.

The development of affordable housing as part of a comprehensive neighborhood revitalization strategy energizes the local economy, reduces crime, creates an atmosphere that supports the emotional and intellectual development of our children, and improves the community’s quality of life!

And we make sure residents’ voices are heard. Our work empowers neighborhood organizations to fully participate in the redevelopment of their neighborhoods by facilitating effective relationships with financial institutions, local government, and for-profit developers.

In addition, we provide financial institutions with sound opportunities for community reinvestment, and enable them to invest with confidence in difficult, yet necessary redevelopment projects.

We also enable local governments to affect their public redevelopment goals by leveraging limited resources and assisting in the creation of stable neighborhoods, which leads to increased property values, a strengthened tax base, and heightened civic pride.

Our work strengthens all of the partners involved in each development project we take on.
Because the people of this realm were from the land of Show Me, they asked RHCDA what they have done that would convince the people that RHCDA could do all the wonderful things it claimed. (*The people of St. Louis were nobody’s fool*). Here’s what they learned:

RHCDA empowers St. Louis area neighborhood organizations to realize their plans for community improvement and redevelopment. Providing technical assistance, operating funds, and essential information, RHCDA enhances the strength and focus in neighborhoods that want to see positive changes.
Over $83.5 Million Invested in St. Louis Neighborhoods…

With RHCDA’s assistance, development was completed on 184 homes and apartments in St. Louis area neighborhoods in 2008. Another 190 homes and apartments and 33,000 square feet of commercial space assisted by RHCDA were actively under development at the end of the year:

**Completed in 2008:**

- **Crown Square Residential**—RHCDA is the developer of this historic preservation development in the Old North St. Louis neighborhood. These 42 apartments and townhomes were completed in December 2008 and fully leased. Our companion development, Crown Square Commercial, which has 38 market-rate apartments, townhouses, lofts and live-work spaces, and 33,000 square feet of commercial space, is scheduled for completion in 2009.

- **Hyde Park Senior Apartments**—RHCDA provided predevelopment financing to the Neighborhood Council for the rehab/conversion of this 15-unit senior apartment building in the Hyde Park neighborhood.

- **Independence Center’s Lohmeyer Apartments**—As a development consultant, RHCDA completed the rehab of these 21 apartments for the disabled in Maplewood. We also provided predevelopment financing for the development to the Independence Center.

- **P.T. Bosley Estates**—The Neighborhood Council received predevelopment financing from RHCDA for this new 52-unit senior apartment development in the Fairground neighborhood.

- **Rush Senior Gardens**—54 new senior apartments in East St. Louis were developed by St. Andrew/Ascension Senior Housing with predevelopment financing from RHCDA.
Under Development at the End of 2008:

- **Crown Square Commercial**—see previous.

- **Delmar Place Townhomes**—RHCDA is partnering with West End Community Conference to serve as the land developer for Town and Country Homes in the development of 40 new townhomes in the West End neighborhood. Twenty homes have been completed to date.

- **Irving School Apartments**—RHCDA provided predevelopment financing to Better Living Communities for the development of this 67 mixed-income apartment development (10 new and 57 historic rehab) in the Hyde Park neighborhood.

- **Lillian Park II**—RHCDA is providing development consulting services and predevelopment financing to Riverview-West Florissant Development Corporation for the development of 21 new affordable single-family lease/purchase homes in the Walnut Park neighborhood.
Russell Place—RHCDA is providing predevelopment financing to DeSales Community Housing Corp. for the development of six new homes in the Fox Park Neighborhood. Three homes have been completed to date.

Saloma Heights—RHCDA is providing development consulting services and predevelopment financing to Riverview-West Florissant Development Corporation for this rehab of 2 affordable single-family homes in the Walnut Park neighborhood.

St. Ferdinand Homes—RHCDA is providing development consulting services and predevelopment financing to Northside Community Housing, Inc. for the development of 21 new affordable single-family lease/purchase homes in The Ville neighborhood.

WCSA Homes IV—RHCDA is the developer of 15 new affordable single-family lease/purchase homes in Wellston. This brings the total number of new homes developed for low-income working families in Wellston to 93.

West End Scattered Sites—RHCDA provided predevelopment financing to West End Community Conference for the rehab of 6 affordable apartments and the construction of 22 new market-rate single-family homes in the West End neighborhood.
Neighborhood Redevelopment

RHCDA Secured Low Income Housing Tax Credits for Three Affordable Housing Developments in 2008

In 2008 the Missouri Housing Development Commission approved Low-Income Housing Tax Credits for three new affordable housing developments for which RHCDA is either the developer or the development consultant to another nonprofit:

1. **Jennings Senior Apartments**: 50 new apartments for the elderly being developed in collaboration with Alexian Brothers and their PACE Center in Jennings;

2. **Dick Gregory Place**: 40 affordable apartments and townhomes (36 historic rehab and 4 new) in The Greater Ville neighborhood being developed with Northside Community Housing, Inc. and Greater Ville Neighborhood Preservation Commission; and

3. **North Newstead V**: 18 affordable apartments in the O'Fallon Park neighborhood being developed with North Newstead Association.

RHCDA’s success in securing tax credits for these three affordable housing developments adds to the 20 previously successful applications for Low Income Housing Tax Credits the organization has made over the past 11 years, totaling 23 developments with 875 affordable homes and apartments and $140 million in affordable housing investment in the St. Louis area!
Crown Square Streetbreaking

On October 30, 2008 Mayor Francis Slay, 5th ward Alderwoman April Ford Griffin and City Treasurer Larry Williams joined nearly one hundred people for a ceremonial “Streetbreaking” at Crown Square. Guests were there to witness first-hand RHEDA’s remarkable work in transforming Old North St. Louis, one of St. Louis’ oldest and most historic neighborhoods. Two long-time residents, Johnnie Owens and John Bratkowski, shared their thoughts about what the transformation of the neighborhood and the reopening of 14th Street means to them.

The Crown Square development is bringing the “town center” of historic Old North St. Louis back to life with 80 town-houses, garden, “live/work” and loft apartments, and 33,000 square feet of commercial space on and around the former 14th Street pedestrian mall. This comprehensive revitalization also includes the re-opening of the streets that were closed in 1977 and the reuniting of a commercial district with its neighbors. Our gathering marked the planned street reopening, which will be completed in 2009 and will bring this historic neighborhood back together and back to life.

Guests also had the opportunity to take “hard hat” tours of the development and, of course, Crown Candy Kitchen chocolates and ice cream were served!
Predevelopment Lending

Most nonprofit community-based organizations do not have the ability to pay the costs necessary to get a development project to the point where conventional construction loan funding becomes available.

To get redevelopment projects started in St. Louis neighborhoods, RHCDAA offers a Predevelopment Loan Fund to nonprofit neighborhood organizations, enabling them to start planning and building toward a vision of improved neighborhood vitality.

These loans are offered at below-market interest rates and provide a “first-in” source of funding, accelerating the time from concept to construction and absorbing the risk that cannot be accepted by conventional lenders.

Without this funding, many important redevelopment projects simply would not happen.

RHCDAA made $1.5 Million in Predevelopment Loans in 2008:

<table>
<thead>
<tr>
<th>Borrower</th>
<th>Project</th>
<th>Loan</th>
<th>Total Dev. Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>DeSales Community Housing Corp.</td>
<td>DeSales Lease/Purchase Project</td>
<td>$90,000</td>
<td>$4,840,000</td>
</tr>
<tr>
<td>Northside Community Housing, Inc.</td>
<td>Dick Gregory Place</td>
<td>$497,550</td>
<td>$12,783,000</td>
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<tr>
<td>Beyond Housing</td>
<td>Hillsdale Manor</td>
<td>$250,000</td>
<td>$6,746,000</td>
</tr>
<tr>
<td>Riverview-West Florissant Dev. Corp.</td>
<td>Lillian Park II</td>
<td>$411,853</td>
<td>$5,772,000</td>
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<tr>
<td>Wellston Community Support Assoc.</td>
<td>WCSA Homes IV</td>
<td>$241,822</td>
<td>$4,558,000</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>$1,491,225</td>
<td>$34,699,000</td>
</tr>
</tbody>
</table>
RHCDA’s Predevelopment Loan Fund Secures $5 Million Line of Credit From State Farm® in 2008

With help from State Farm, RHCDA now has additional capital to help more families find adequate housing. State Farm approved a $5 million line of credit for RHCDA’s Predevelopment Loan Fund Program in 2008. State Farm has been RHCDA’s biggest Predevelopment Loan Fund partner since 1995, when it extended a $500,000 line of credit to the program. The line was increased to $1 million in 1998.

Our objective was to increase our lending capacity to allow us to lend on larger scale, higher impact residential development projects that have greater potential to create long-term, sustainable change to low-income communities in the St. Louis area. The higher credit line from State Farm will allow us to achieve this objective.

Since starting the fund in 1993, the average size of RHCDA’s predevelopment loans has grown from just over $20,000 on projects averaging 5 homes in size to just under $300,000 on projects with an average size of 25 homes. The program has made $17.6 million in loans, leveraging over $430 million in housing investment for the development of just under 2,500 homes and apartments in St. Louis area urban core neighborhoods!
Technical Assistance

Our CDC Capacity Building Program provides technical assistance to St. Louis area community development corporations (CDC’s) to help them more successfully undertake the revitalization of their neighborhoods. Our trainings provide organization staff with opportunities to network with staff from other neighborhood organizations, to learn from others’ experiences and build a community-wide knowledge base.

Technical training for neighborhood organization staff is performed in a group environment and provides a broad range of helpful information, from housing development know-how to nonprofit management skills.

In 2008, RHCDA conducted four group training classes:

- Environmental Issues in Older Neighborhoods
- Missouri Neighborhood Revitalization Resources
- Affordable For-Sale Housing Development Finance
- Affordable Rental Housing Development Finance
RHCD also assisted quite a few neighborhood nonprofits to achieve a wide range of organizational goals in 2008:

- Carondelet Housing Corporation
- DeSales Community Housing Corporation
- Emerson Park Development Corporation
- Forest Park Southeast Development Corporation
- Greater Ville Neighborhood Preservation Commission
- Hamilton Heights Neighborhood Organization
- Jubilee Christian Development Corporation
- North Newstead Association
- Old North St. Louis Restoration Group
- Robert Fulton Development Corporation
- Union Memorial Outreach Center
- Wellston Community Support Association

Collaborative Funding

Through our Collaborative Grant Program, RHCD provides advanced technical assistance and funding to select high-performing CDC’s, to further enhance their neighborhood revitalization efforts. St. Louis area banks and foundations support this program and oversee its implementation. Our 2008 Collaborative Grantees were:

- DeSales Community Housing Corporation
- Emerson Park Development Corporation
- Old North St. Louis Restoration Group
RHCDA Awards CDC Capacity Building Scholarships in 2008

RHCDA awarded its first two CDC Capacity Building Scholarships to pay 75% of the cost for staff members at local nonprofit community development corporations (CDC’s) to attend the Real Estate and Community Development Program at Saint Louis University’s School of Professional Studies. The University awards a Certificate to students completing the intensive 6-course program.

The two scholarship recipients were Karen Heet, Real Estate Development Coordinator at Old North St. Louis Restoration Group, and Cassandra Scott, Executive Assistant to the Executive Director at Wellston Community Support Association. The organizations they work for are paying a 25% match for the remaining program tuition.

The CDC Capacity Building Scholarship Program was established with support from Bank of America, Citigroup, Commerce Bank, Enterprise Community Partners, First Bank, National City Bank, Southwest Bank, and UMB Bank.

In announcing the scholarships, Stephen Acree, President of RHCDA, said “A CDC’s success in carrying out its neighborhood revitalization mission is directly linked to the professional capacity of its staff. Certification from the RECD Program will demonstrate an increased level of education and skill in professional real estate development and management.”

Cassandra Scott said that the scholarship will enable her “to become an invaluable resource and key player in physical development within my present employment with the Wellston Community Support Association,” while Karen Heet said the scholarship “would give me the professional experience and capacity to better serve Old North St. Louis.”
### Regional Housing and Community Development Alliance

#### Combined Statement of Financial Position

December 31, 2008

<table>
<thead>
<tr>
<th>Assets</th>
<th>Management and General</th>
<th>Programs and Restricted</th>
<th>Combined RHICDA and Affiliates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash</td>
<td>$110,727</td>
<td>$2,585,469</td>
<td>$2,696,196</td>
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<td>Accounts receivable</td>
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<td>Contributions and grants receivable</td>
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<td>45,500</td>
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<tr>
<td>Current portion of notes and interest receivable</td>
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<td>5,962,526</td>
<td>5,962,526</td>
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<tr>
<td>Real estate inventories</td>
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<td>457,414</td>
<td>457,414</td>
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<tr>
<td>Due from related partnerships</td>
<td>—</td>
<td>141,069</td>
<td>141,069</td>
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<td><strong>Total Current Assets</strong></td>
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<td>9,558,630</td>
<td>9,892,918</td>
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<td>Restricted Cash</td>
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<td>Notes and interest receivable</td>
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<td>12,393,703</td>
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<td>Investments in partnerships</td>
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<td>6,146,912</td>
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<td>Property and equipment, net</td>
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<td><strong>Total Assets</strong></td>
<td>$337,174</td>
<td>$30,679,245</td>
<td>$31,016,419</td>
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#### Liabilities And Net Assets

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<th>Liabilities</th>
<th>Management and General</th>
<th>Programs and Restricted</th>
<th>Combined RHICDA and Affiliates</th>
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</thead>
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<tr>
<td>Accounts payable and accrued expenses</td>
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<td>125,543</td>
<td>185,132</td>
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<td>252,813</td>
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<td>Due to related partnerships</td>
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<td>9,260</td>
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<td>Current portion of deferred revenue</td>
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<td>15,000</td>
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<td>Grants payable</td>
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<td>Current portion of long-term debt</td>
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<td>5,233,014</td>
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<td>5,698,731</td>
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<td>Deferred revenue</td>
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<td>—</td>
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<td>Long term debt</td>
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<td>4,158,635</td>
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<td><strong>Total Liabilities</strong></td>
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<td>9,857,366</td>
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<td>Unrestricted net assets</td>
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<td>Temporarily restricted net assets</td>
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<td>3,739,088</td>
<td>3,739,088</td>
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<td><strong>Net Assets</strong></td>
<td>277,585</td>
<td>20,881,468</td>
<td>21,159,053</td>
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</table>

**Total Liabilities and Net Assets** | $337,174 | $30,679,245 | $31,016,419 |
Regional Housing And Community Development Alliance  
Combined Statement Of Activities  
For The Year Ended December 31, 2008

<table>
<thead>
<tr>
<th>Operating Revenues</th>
<th>Management and General</th>
<th>Programs and Restricted</th>
<th>Combined RHCD and Affiliates</th>
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<td>Contributions</td>
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<td>1,046,224</td>
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<td>Interest Income</td>
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<td>Other Income</td>
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<td><strong>Total Operating Revenues</strong></td>
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<td><strong>2,073,918</strong></td>
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<table>
<thead>
<tr>
<th>Operating Expenses</th>
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<th></th>
<th></th>
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<tbody>
<tr>
<td>Administrative</td>
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<td>39,382</td>
<td>46,196</td>
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<td>Advertising And Promotion</td>
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<td>19,245</td>
<td>22,575</td>
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<td>Depreciation</td>
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<td>210</td>
<td>246</td>
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<td>Insurance</td>
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<td>10,481</td>
<td>11,198</td>
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<td>Interest Expense</td>
<td>—</td>
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<td>361,834</td>
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<td>Office Expense And Miscellaneous</td>
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<td>70,956</td>
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<td>Professional Services</td>
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<td>75,074</td>
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<td>Program Expenses</td>
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<td>Repairs</td>
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<td>Salaries And Related Taxes And Benefits</td>
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<td>1,158,700</td>
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<td>Taxes And Licenses</td>
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<td>39,906</td>
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<tr>
<td>Utilities</td>
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<td>3,727</td>
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<tr>
<td><strong>Total Operating Expenses</strong></td>
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<td><strong>1,681,606</strong></td>
<td><strong>1,885,974</strong></td>
</tr>
</tbody>
</table>

| Change In Net Assets From Operations    | 43,086                 | 144,858                 | 187,944                     |

<table>
<thead>
<tr>
<th>Other Income/(Expense)</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Proceeds From Sale Of Tax Credits</td>
<td>—</td>
<td>272,100</td>
<td>272,100</td>
</tr>
<tr>
<td>Forgiveness Of Note Payable</td>
<td>—</td>
<td>30,667</td>
<td>30,667</td>
</tr>
<tr>
<td>Loss On Disposition Of Property</td>
<td>—</td>
<td>(122,273)</td>
<td>(122,273)</td>
</tr>
<tr>
<td><strong>Total Other Income/(Expense)</strong></td>
<td>—</td>
<td>180,494</td>
<td>180,494</td>
</tr>
</tbody>
</table>

| Increase In Net Assets                  | 43,086                 | 325,352                 | 368,438                     |

| Net Assets Beginning Of Year            | 234,499                | 20,556,116              | 20,790,615                  |
| Change In Restricted Assets             | —                      | —                       | —                           |

| Net Assets End Of Year                  | $ 277,585              | $ 20,881,468            | $ 21,159,053                |
Our Supporters

Thank you to our 2008 supporters! Our important work would not be possible without your generosity.
Program Support
Predevelopment Loan Fund

The following made funds available to RHCDA in 2008 for its predevelopment loan pool:

$5,000,000
State Farm Insurance (line of credit)

$250,000
Southwest Bank of St. Louis (line of credit)

CDC Capacity Building and Collaborative Grant Program

The following made grants and contributions to our CDC Capacity Building and Collaborative Grant Program in 2008:

$125,000
Enterprise Community Partners

$50,000+
U.S. Department of Housing and Urban Development Community Development Technical Assistance Program

$30,500
Commerce Bank

$25,000
Bank of America Foundation

$20,000+
St. Louis County Office of Community Development
$15,000
Marshall & Ilsley Foundation

$10,000
Citi Foundation
First Bank
UMB

$5,000
National City

Operating Support
The following businesses and foundations made contributions in support of RHCDAs operations in 2008:

$45,500
Macy’s Midwest

$10,000-$20,000
Ameren Corporation
Commerce Bank
Emerson
U.S. Bancorp

$1,000-$9,999
BJC HealthCare
Laclede Gas Company
Pulaski Bank

$250
Bank of America Foundation
Our 2008 Board of Directors

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Washington University in St. Louis

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BJC HealthCare

John Dubisky  
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Jonathan Goldstein  
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Henry S. Webber  
Washington University in St. Louis

Elizabeth Wright  
Southwest Bank of St. Louis

Brent Wrotten  
State Farm Insurance

Jill Claybour  
City of St. Louis Community Development Administration, Ex Officio

James Holtzman  
St. Louis County Office of Community Development, Ex Officio
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Images from the Old North St. Louis Restoration Group, the Missouri Historical Society and RHCD.
Design by Traci Moore Graphics.
We Need Your Help

RHCDA is a nonprofit organization. Because our focus is on revitalization rather than profit, we perform work that no other organization in St. Louis is able or willing to do. Without RHCDA, much of the renaissance we have witnessed in St. Louis neighborhoods simply would not have happened. St. Louis needs RHCDA, but RHCDA needs your support.

We need your support to enable our staff to continue creating the relationships and alliances that make sustainable St. Louis development projects possible. Your gifts will enable us to continue providing the technical assistance and predevelopment funding to neighborhood groups who want to realize a vision of revitalization. Your support will allow us to continue connecting the dots for large, important redevelopment projects in the St. Louis area, ensuring smart development and prioritizing neighborhood interests. We are not affiliated with any government agency or for-profit development firm, so we rely on donations from individuals, corporations, and foundations to keep our operations running.

St. Louis needs RHCDA. RHCDA needs you.