INTRODUCTION
The most important reason that workers move to a metropolitan area or choose to stay in it is whether there are good jobs—jobs that are rewarding and that pay well. Job growth is the number one driver of economic growth in cities. Growing businesses looking to relocate or expand are increasingly doing so from the perspective that they will best be able to recruit high quality human capital if they locate in metros with attractive neighborhoods and a high quality of life.

Neighborhood quality influences the willingness of workers to move into or stay in areas. A key part of the challenge of connecting neighborhood improvement to economic growth is broadening the community development agenda and making the connection between neighborhood quality and economic growth.

Finding new ways of improving neighborhood livability means doing more with less and finding public and private funds that can be used flexibly and creatively to improve quality of life, such as where Rise excels.

Encouragement of strong neighborhoods needs to come from all sectors. People who live in neighborhoods and work together to keep them safe, clean, fun to live in are crucial to the long-term well being of our region. Rise—forming partnerships to improve our community’s quality of life.

Please enjoy our annual report to the community.
—Stephen Acree, Executive Director

MISSION
To work in partnership with community-based and other organizations to redevelop and strengthen neighborhoods and communities. By providing capacity-building assistance, housing development services and access to financing, we make the connections between non-profit community organizations, financial institutions and government that make successful neighborhood revitalization possible.

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WE STRENGTHEN NEIGHBORHOODS AND COMMUNITIES
Rise provides three major ingredients to the recipe for revitalizing neighborhoods—capacity-building technical assistance, resource development, and residential development services.

We flourish at the intersection of the private, public, and non-profit sectors. Rise knows community development, and is totally committed to stay and invest in communities we work with, empowering residents to own and maintain renewed neighborhood health and stability.

“I BELIEVE RISE HAS TAKEN A CHANCE ON ME AND MY MISSION, I KNOW THAT. I’M EXTREMELY GRATEFUL THAT THEY HAVE.”

Dr. Annessa R. Blackmun, Owner, Blackmun Foot Care, 2608 N. 14th St. Crown Square commercial district.

We uplift the entire region by improving the health and well-being of some of the area’s most under-resourced neighborhoods. We need your help to continue our mission of developing places people want to live and improving the quality of life in our neighborhoods. Please visit our website at www.risestl.org to donate.

Like us on Facebook and visit us @risestl on Twitter.

BUILDING STRONG AND HEALTHY NEIGHBORHOODS
420 Olive Street
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314.332.7068

Questions?
Email: larry@risestl.org
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BUILDING STRONG AND HEALTHY NEIGHBORHOODS

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314.333.7008

Questions? E-mail: larry@risewell.org
www.risewell.org

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Eloness Tull

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Like us on Facebook and visit us @risestl on Twitter.
2012 IMPACT FACTS AND MILESTONES

- Real Estate Development: $915 thousand invested in 164 homes and 19 commercial spaces. In 2012, $858 thousand in predevelopment loans made, leveraging $909 thousand in neighborhood residential developments.
- CDC Capacity Building: CDCs in 23 communities, grants made to 23 community development organizations that received capacity-building technical assistance and some involved in the development of 83 homes and commercial spaces.
- Capacity-building technical assistance: provided to 21 nonprofit organizations on strategic planning, community engagement, asset management and certification as Community Housing Development Organizations.
- Study (a collaborative effort with Housing and Community Solutions): interactive map built from the St. Louis Neighborhood Market DrillDown that can be used to improve St. Louis neighborhoods. The site features an interactive map built from the St. Louis Neighborhood Market DrillDown that can be used to improve St. Louis neighborhoods. The site features an
- The Data Gateway is a new resource for data on local assets and opportunities applied our expertise to help them achieve sustainable success.
- NEIGHBORHOOD DATA GATEWAY

As part of our goal to make more information available at the grass roots level and encourage data-based decision making, RISE initiated and were involved in the development of 83 homes and commercial spaces.
- NEIGHBORHOOD  DATA GATEWAY

CROWN SQUARE

Crown Square is a 157,000 square foot commercial space in the Old North St. Louis neighborhood, one of RISE’s priority target areas. Working with the Old North St. Louis Restoration Group, RISE completed the first 20 apartments and 10 commercial spaces in 2010.

FOX MANOR APARTMENTS

This development will transform the site of an abandoned and deteriorated apartment complex that had 25 buildings and 650 apartments by removing 50 of the buildings and adding new apartments to the remaining structures, resulting in 213 affordable and energy-efficient one-, two- and three-bedroom apartments. The remaining buildings will be given complete exterior facelifts, with all window openings enlarged and new entryways enhanced.

RISE HAS PLAYED A PRODUCTIVE ROLE IN ASSISTING ORGANIZATIONS SUCH AS RWFDC WITH THE SUPPORT AND KNOWLEDGE OF THE STAFF. I CAN HONESTLY SAY THAT ME, AND MY ORGANIZATION ARE IN A MUCH BETTER PLACE SERVING OUR COMMUNITY. THANKS FOR ALL THAT YOU GUYS DO. TRULY, YOUR ASSISTANCE HAS HELPED MAKE A GREAT IMPACT FOR THE CITY OF ST. LOUIS AS A WHOLE.

2012 ANNUAL REPORT

NET ASSETS – $175,386

88.4 CENTS ON THE DOLLAR GOES DIRECTLY TO REVITALIZATION OF OUR COMMUNITIES!

Revenue & Support 2012 Total – $1,157,461

<table>
<thead>
<tr>
<th>Revenue &amp; Support</th>
<th>2012 Total</th>
<th>% of Total</th>
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<tbody>
<tr>
<td>Total Revenue &amp; Support</td>
<td>$1,157,461</td>
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<tr>
<td>Revenue from Program Fees</td>
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<td>Revenue from Contributions</td>
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<td>Revenue from Interest Income</td>
<td>$276,798</td>
<td>23.9%</td>
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<tr>
<td>Revenue from Interim Rental</td>
<td>$223,464</td>
<td>19.4%</td>
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<tr>
<td>Administration and Management</td>
<td>$653,662</td>
<td>56.1%</td>
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<tr>
<td>Technical Assistance &amp; Administration</td>
<td>$356,672</td>
<td>30.9%</td>
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<tr>
<td>Program &amp; Development</td>
<td>$276,798</td>
<td>23.9%</td>
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<tr>
<td>Fundraising</td>
<td>$223,464</td>
<td>19.4%</td>
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<tr>
<td>Net Revenue &amp; Support</td>
<td>$170,298</td>
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Expenses 2012 Total – $1,170,837

<table>
<thead>
<tr>
<th>Expenses</th>
<th>2012 Total</th>
<th>% of Total</th>
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<tbody>
<tr>
<td>Total Expenses</td>
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<td>Grantmaking Program</td>
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<tr>
<td>Grantmaking Program Management and Administration</td>
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<tr>
<td>Net Expenses</td>
<td>$22,970</td>
<td>2%</td>
</tr>
</tbody>
</table>

2012 IMPACT FACTS

EAST ALTON DEFENSE AREA REDEVELOPMENT

In partnership with JEWALC (Jesse Edwards Wilkins Development Authority) and community partners Madison County and the Village of East Alton, RISE will develop 43 new single-family homes in East Alton, Illinois. The site will consist of 32 single-story and 12 two-story single-family detached homes. The redevelopment will replace 50 obsolete housing units in the area and the majority of the new homes will be occupied by existing neighborhood residents. This development is projected to be underway in August, 2013.

CROWN SQUARE

Crown Square is a 157,000 square foot commercial space in the Old North St. Louis neighborhood, one of RISE’s priority target areas. Working with the Old North St. Louis Restoration Group, RISE completed the first 20 apartments and 10 commercial spaces in 2010.

REVENUE & SUPPORT

2012 TOT AL = $1,170,837

EXPENSES

2012 TOT AL = $1,170,837

2012 IMPACT FACTS

NET ASSETS – $175,386

88.4 CENTS ON THE DOLLAR GOES DIRECTLY TO REVITALIZATION OF OUR COMMUNITIES!
2012 IMPACT FACTS AND MILESTONES

EAST ALTON DEFENSE AREA REDEVELOPMENT
In partnership with FHWA (Southwestern Illinois Development Authority) and community partners Madison County and the Village of East Alton, Rise will develop 41 new single-family homes in East Alton, Illinois. The site will consist of 32 single-story and 9 two-story single-family detached homes. The redevelopment will replace 51 obsolete housing units in the area; and the majority of the new homes will be occupied by existing neighborhood residents. The new development is projected to be underway in August, 2013.

CROWN SQUARE
Cross Square is a 135,000 square foot commercial development in Old North St. Louis neighborhood, one of Rise’s priority target areas. Working with the Old North St. Louis Restoration Group, Rise completed the first 30 apartments and 10 commercial spaces in 2010.

FOX MANOR APARTMENTS
In partnership with the Dutchtown South Community Corporation, this development will transform the site of an abandoned and deteriorated apartment complex that had 35 buildings and 111 apartments by removing 35 of the buildings and adding 6 new additions to the remaining structures, resulting in 59 affordable and energy-efficient one-, two- and three-bedroom apartments. The remaining buildings will be given complete exterior “facelifts,” with all window openings enlarged and new entranceways and certification as Community Housing Development Organizations,

The program has restored beauty and pride to the homeowners, employed youth and in mitigation of area youth, allowing them to use their time in a constructive manner.

Rise has played a productive role in assisting organizations such as ENPDC with the support and knowledge of the staff. I can honestly say that me, and my organization are in a much better place serving our community. Thanks for all that you guys do. Truly, your assistance has helped make a great impact for the city of St. Louis as a whole.

Network Administration
0.5%
48%
2012 TOTAL $1,170,837
INTEREST INCOME
88.4 CENTS ON THE DOLLAR GOES DIRECTLY TO REVITALIZATION OF OUR COMMUNITIES!
3.8%
11.1%
0.5%
42.6%
$356,672
42.6% $170,298
48% $7,404
14.6% $561,327
6%
0.0%
2012 ANNUAL REPORT
42.6% $170,298
48% $7,404
14.6% $561,327
6%
0.0%
2012 ANNUAL REPORT

3.8%
11.1%
0.5%
42.6%
$356,672
42.6% $170,298
48% $7,404
14.6% $561,327
6%
0.0%
2012 ANNUAL REPORT

3.8%
11.1%
0.5%
42.6%
$356,672
42.6% $170,298
48% $7,404
14.6% $561,327
6%
0.0%
DEVELOPMENTS

EAST ALTON DEFENSE AREA REDEVELOPMENT
In partnership with JHLDA (Heartland Illinois Development Authority) and community partners Madison County and the Village of East Alton, Rise will develop 48 new single-family homes in East Alton, Illinois. The site will consist of 39 single-story and 12 two-story single-family detached homes. The redevelopment will replace 30 obsolete housing units in the area and the majority of the new homes will be occupied by existing neighborhood residents. The new developments are projected to be underway in August, 2013.

CROWN SQUARE
Crown Square is a 135,5 million development with 60 apartments and 34,000 square feet of commercial space in the Old North St. Louis neighborhood, one of Rise’s priority target areas. Working with the Old North St. Louis Restoration Group, Rise completed the first 28 apartments and 10 commercial spaces in 2010.

FOX MANOR APARTMENTS
Located in partnership with the Dutchtown South Community Corporation, this development will transform the site of an abandoned and deteriorated apartment complex that had 35 buildings and 165 apartments by removing 35 of the buildings and adding 46 new additions to the remaining structures, resulting in 77 affordable and energy-efficient one-, two-, and three-bedroom apartments. The remaining buildings will be given complete exterior “facelifts,” with all window openings enlarged and new entranceways added. Vibrant new contemporary curtain wall primary elevations and the addition of several other architectural features will visually revitalize this development, making it a valuable asset to the community.

This development will strengthen the impact of the recent expansion to St. Mary’s High School with the construction of their state-of-the-art athletic complex located immediately across S. Spring Ave., increase market value and enhance security.

In December 2012, the Fox Manor Apartments project was at 15 percent completion. The project is on track to earn certification from Enterprise Green Communities for our use of sustainable construction methods and environmentally friendly building systems. Renovated units are currently being released for occupancy, and will continue to become available each month.


2012 ANNUAL REPORT

NET ASSETS – $17,335,686
88.4 CENTS ON THE DOLLAR GOES DIRECTLY TO REVITALIZATION OF OUR COMMUNITIES!

REVENUE & SUPPORT
2012 TOTAL = $1,533,661

EXPENSES
2012 TOTAL = $1,170,837
NEIGHBORHOOD DATA GATEWAY

As part of our goal to make more information available at the grass roots level and encourage data-based decision making, RISE initiated and launched the St. Louis Neighborhood Data Gateway on November 5, 2012. The Data Gateway is a new resource for data on local assets and opportunities and was developed to make 93 community development organizations that received capacity-building technical assistance and some involved in the development of 85 homes and commercial spaces.

capacity-building technical assistance provided to 23 nonprofit organizations on strategic planning, community engagement, asset management and certification as Community Housing Development Organizations, applying our expertise to help them achieve sustainable success.

2012 IMPACT FACTS AND MILESTONES

- Real Estate Development: $5.5 million invested in 69 homes and 19 commercial spaces. 9.6 million in predevelopment loans made, leveraging $68.5 million in neighborhood residential developments.
- CDC Capacity Building: 244 new grants made to 23 community development organizations that received capacity-building technical assistance and some involved in the development of 85 homes and commercial spaces.
- Capacity-building technical assistance provided to 23 nonprofit organizations on strategic planning, community engagement, asset management and certification as Community Housing Development Organizations, applying our expertise to help them achieve sustainable success.

2012 ANNUAL REPORT

NET ASSETS — $173,586

88.4 CENTS ON THE DOLLAR GOES DIRECTLY TO REVITALIZATION OF OUR COMMUNITIES!

42.6% $101,842

48% $96,877

14.6% $31,343

11.1% $22,610

8% $1,700

5% $900

Revenue & Support 2012 Total — $1,533,661

Expenses 2012 Total — $1,170,837

Net Assets 2012 Ending — $362,824

14.6% $31,343

11.1% $22,610

8% $1,700

5% $900

Program Revenue & Support — $1,170,837

Operational Revenue & Support — $362,824

Administration — $170,298

Technical Assistance & Administration — $156,393

Grantmaking Program — $122,161

Program Development — $122,161

Program Fees — $356,672

Contributions — $286,815

Interest Income — $45,897

Other Revenue — $561,327

CROWN SQUARE

Crown Square is a 157,5 million development with 14 appliances and 24,000 square feet of commercial space in the Old North St. Louis neighborhood, one of Rise’s priority target areas. Working with the Old North St. Louis Restoration Group, Rise completed the final 38 apartments and 10 commercial spaces in 2010.

EAST ALTON DEFENSE AREA REDEVELOPMENT

In partnership with FVHDA (Fairview Heights Development Authority) and community partners Madison County and the Village of East Alton, Rise will develop 60 new single-family homes in East Alton, Illinois. The site will consist of 30 single-story and 30 two-story single-family detached homes. The redevelopment will replace 15 obsolete housing units in the area and the majority of the new homes will be occupied by existing neighborhood residents.

The new development, projected to be underway in August, 2013.

FOX MANOR APARTMENTS

Located in partnership with the Duttenhofer South Community Corporation.

This development will transform the site of an abandoned and dilapidated apartment complex that had 35 buildings and 75 apartments by removing 35 of the buildings and adding 60 new apartments to the remaining structures, resulting in 5 affordable and energy-efficient one-, two-, and three-bedroom apartments. The remaining buildings will be given complete exterior “facelifts,” with all window openings enlarged and new entranceways added. Vibrant new contemporary wall entry overlays and the addition of several other architectural features will visually rejuvenate this development, making it a positive influence in the community.

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Rise Clawson Director St. Louis Housing Development Corporation Cooperative Services Collaborative Grant recipient for the Neighborhood Broadway Program. This program focuses on helping public housing agencies improve the quality of the community documents physically perform our financially efficient tasks. The program serves the essential need of saving time allowing them to focus their time in construction management.

The program has increased efficiency and productivity for the homeowners, employed work, and resulted in a 50% reduction in work. It also allows for the ongoing sustainability of the housing solutions.

The program has received honorary and grants from the homeowners, employed work, and related skills for future employment.

DEVELOPMENTS

CROWN SQUARE

Fox Manor Apartments

East Alton Defense Area Redevelopment

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