Rise partners with communities to build stronger, more equitable St. Louis area neighborhoods.
Our Values:

**Everyone Matters:** All members of the community should have equitable access to opportunities including a safe home for their family.

**Leadership:** We strive to create fair, impartial, and actionable solutions that empower our partners and the people that live in the communities we serve. Rise’s leadership fosters a decision-making process that engages stakeholders and is inclusive of varied backgrounds and perspectives. Rise will continue to carry the torch in working toward a more connected, sustainable, and healthy region.

**Collaboration:** We actively listen to our collaborators and commit ourselves to accountability through ongoing appraisal of the impact we have on the St. Louis area. We will continue to fully engage in neighborhood concerns, mobilizing community stakeholders and collaborating to develop a regional vision for revitalization.

**Sustainability:** We believe in long-term sustainability that insures a diverse and productive future for Rise, our partners, and our region. We commit to the creativity and leadership necessary to define and establish a sustainable operational culture.

**Professionalism:** We are proud of our commitment to excellence that is applied consistently across projects and disciplines. Rise holds itself to the highest standard of professionalism, ensuring that the best expertise, communication, and problem solving are brought to every engagement.
When I got the phone call to tell me I was accepted to Emerald Ridge, I cried. I came from not having anything to having a new home like this.

—Aaron Bizaillion
Community Developments Completed in 2015:

Emerald Ridge

Rise began developing Emerald Ridge, 46 new affordable single-family homes in East Alton, Illinois in March of 2014 in partnership with Southwestern Illinois Development Authority (SWIDA), the Village of East Alton and Madison County. The grand opening and ribbon cutting took place on April 20, 2015.

Emerald Ridge is in an area that was originally developed during World War II as employee housing for the nearby Olin munitions plant. Conceived to be strictly temporary housing, these barracks-style buildings packed as many small apartments in as dense a site plan as could be accommodated in the project area. After the war, the buildings were not dismantled as originally planned but were sold off to private owners. Over the years many buildings had been re-sold multiple times, leading to a combination of difficulties. Although some properties had been maintained by responsible property owners, many had been in the hands of absentee or unprofessional landlords. The housing was functionally obsolete and in most cases substandard or dilapidated. These obsolete apartments were replaced by beautiful new homes. Each home has a two-car parking pad, disability accommodations, energy efficient with increased insulation, low-flow fixtures, reflective roofing and highly efficient mechanical systems. The homes surround a neighborhood park and Keasler Recreation complex, which is a focal point of the development. The recreation center has doubled in size since its opening and there are plans to make additional landscaping and facilities improvements. Public schools are within walking distance, and a new bus stop was added to the front of the development for residents’ convenience.
Community Developments Completed in 2015:

Village at Delmar Place

Rise’s most recently completed development community in St. Louis, the Village at Delmar Place, began construction in October of 2014 and was completed at the end of 2015. The development includes 40 new affordable apartments and townhomes, and a community building.

Rise formed a joint venture with Efficacy Consulting LLC, an emerging women-owned minority business enterprise, to provide the hands on experience that will help grow Efficacy’s capacity in residential planning and development.

Rise and Efficacy Consulting, LLC, were excited to work together to lift up another area of St. Louis and contribute to a robust and thriving future for the West End Neighborhood.

Total Investment since 1993 in Rise-assisted community development projects: $675,455,900
Rise and Mt. Sinai Development Corporation partnered to develop 30 new affordable single family homes in the Winstanley neighborhood of East St. Louis, Illinois. The $9.5 million second phase of revitalization was completed in May of 2015, featuring 7 two-bedroom, 18 three-bedroom, and 5 four-bedroom homes. Along with the first phase of Sinai Village completed in 2011, Rise has now completed 60 new homes in the neighborhood in partnership with Mt. Sinai Development Corporation.

Mt. Sinai Missionary Baptist Church has been a fixture in the Winstanley neighborhood for over 85 years. The Church has made a long term commitment to redevelop the community; an effort that began in 2002.
Currently Under Development:

**Lemay Homes**

Rise is currently developing Lemay Homes in partnership with Lemay Housing Partnership. This $9.0 million development consists of 40 new affordable and energy efficient three and four-bedroom homes. All of the homes are being built using sustainable design guidelines and incorporate universal design features.

**Greater Ville Homes**

Rise is providing development consulting services to Northside Community Housing Inc. to develop two new single-family homes to be sold to homebuyers at or below 80% of area median income and the historic rehabilitation of a two-family building to be sold to an owner occupant.

Total number of homes developed with Rise assistance in the St. Louis metropolitan area: **5,354**
Developments Coming Soon:

**Adams Grove**

This development will consist of 50 new affordable townhomes and garden apartments in the southwest section of the Forest Park Southeast neighborhood, all incorporating contemporary design, green building, and universal design principles.

Rise has a long and productive history working in the neighborhood. Our acquisition and historic rehabilitation of 48 buildings from 2000—2005 set the stage for the improving residential real estate market and a dramatic rise in commercial and retail development (the area known as “the Grove”). As the revitalization of the neighborhood has matured, the area has attracted more market-rate development. To maintain the economic diversity of the neighborhood, the new Rise development will integrate well-designed affordable homes with new market-rate rental and for-sale development. This combined effort will transform the Adams Grove part of the neighborhood south of Manchester in a way that continues the revitalization of the neighborhood and maintains quality housing opportunities for people of all incomes, preserving affordability in this rapidly changing market.

*Total number of people living in Rise-owned developments: over 2,100*
East Fox Homes

Rise, working with Messiah Lutheran Church and several affiliated not-for-profits, is undertaking the substantial rehabilitation of twelve currently vacant multifamily buildings with 47 one, two and three bedroom apartments in the Fox Park, St. Francis DeSales and Tower Grove East National Register historic districts.

These buildings are currently a hindrance to neighborhood stabilization and security. Several of them, if neglected much longer, would likely need to be demolished, creating a void in a neighborhood working toward growth. Rise and Messiah Lutheran Church will take buildings that are currently a detriment to the surrounding neighborhood and turn them into neighborhood assets.

Messiah Lutheran Church has enjoyed the recent emergence of ethnically Nepalese refugees from Bhutan in its congregation. Having “adopted” this population, the congregants of Messiah Lutheran have become acutely aware of the needs of their new friends and neighbors. Often characterized by single households made up of extended families, these families are often under-housed, rent burdened and living in substandard housing. Still assimilating, the population has frequently been victims of street crime in the neighborhoods where they initially settled. On many occasions these families, most of whom have no automobiles or a single car for an extended family, have expressed a desire to live in a more stable neighborhood and closer to the church and the resources it provides.

Rise and its partners will provide safe, convenient and welcoming homes for these refugees from Bhutan who are in the process of establishing new lives in the community.
Chippewa Park

In a joint-venture with Lutheran Development Group, Rise is undertaking the $11.2 million historic rehabilitation of 14 buildings in the Gravois-Jefferson Streetcar Suburb Historic District to create 46 apartment homes and nearly 8,500 square feet of retail space along Chippewa Street. In 2015, Rise and LDG began a long-term, multi-dimensional community development partnership focused on Benton Park West, Gravois Park and Dutchtown—three of the most densely populated neighborhoods in the City of St. Louis.

Number of community based organizations assisted by Rise in 2015 with capacity building, training, and community support: 10
The third annual Rise Up Festival took place on August 20, 2015 on Washington Avenue, right in front of our office. It’s our way of celebrating community revitalization, the importance of arts and culture in community development, and using creative place-making to improve our city, while at the same time giving people a reason to come out and have a good time in downtown St. Louis.
2015 Donors

$50,000 and above
Living Cities Foundation

$25,000 to $49,999
Enterprise Financial Services Corporation
Equifax Foundation
Opus Foundation

$20,000 to $24,999
Bank of America Foundation
Commerce Bancshares Foundation
Commerce Bank
Frank Desloge
PNC Foundation
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$10,000 to $19,999
Ameren Missouri
BMO Harris Bank
Citi Foundation
Sugar Creek Capital

$5,000-$9,999
Advantage Capital
Central Bank of St. Louis
Emerson
First Bank
Missouri Arts Council
Pulaski Bank
U.S. Bancorp CDC

$1,000 to $4,999
Stephen Acree
Altman Charter Company
Bank of America Corporation
Peter Benoist
Charrette Community Management
DeSales Community Housing Corporation
E.M. Harris Construction
Jonathan Goldstein
Ken and Nancy Kranzberg
Seth Leadbeater
McCormack Baron Salazar
Jamilah Nasheed
Thomas J. Pickel
PNC Bank
Rosemann & Associates
RubinBrown
Spencer Fane
Mark Stroker
The St. Louis Design Alliance
Trivers Associates
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Washington University
Wells Fargo Foundation

$500-$999
HBD Construction Inc.
Lemay Housing Partnership, Inc.
Dorothy Martin
Maurice Benjamin Company, Inc.
Melsheimer Construction
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ND & S Management
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Rosenblum Goldenhersch Rubicon Corporation
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$100 to $499
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Eric Blume
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Development Strategies
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Up to $99
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Curtis Taylor
David Taylor
Phillip Valko
Heidi Van Gennep
Mark Venturella
Kelly Wilson
Tong Xu
Cassandra Zehenny
### Financials

#### Revenue 2015
- Contributions & Program Fees: 588,188
- Management, Development & Professional Fees: 1,059,184
- Interest Income: 87,932
- Other: 8,093

**Total Revenue**: $1,743,397

**NET ASSETS**: $15,387,547

#### Expenses 2015
- Community Development: 605,275
- CDC Capacity Building & Collaborative Grant Program: 358,915
- Asset Management: 202,401
- Loan Programs: 90,574
- Management & General: 186,211
- Fundraising: 152,022

**Total Expense**: $1,595,398

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