

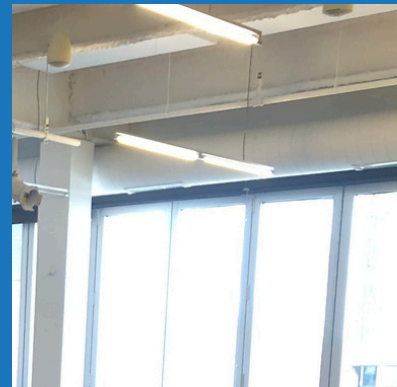


2023 Annual Report



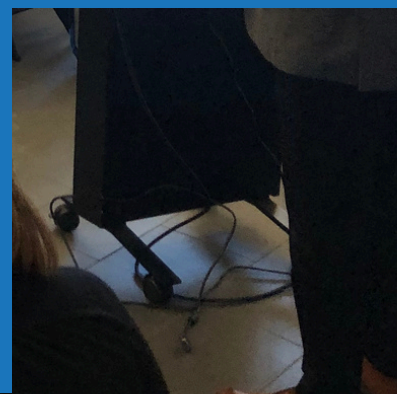
MISSION

CBN supports, connects, and celebrates organizations working to champion St. Louis region communities, especially those most impacted by systemic disinvestment.



VISION

We envision a St. Louis region where neighborhoods that have been historically marginalized, especially minority neighborhoods, have equitable access to the resources and opportunities available to our area's most privileged neighborhoods.



Strong Organizations

Supporting our member organizations and their partners so they can do their best work.

St. Louis Community Development Gathering Series

What's Brewing in Cherokee Neighborhood

In September, we hosted our first relaunch of *What's Brewing* series featuring Emily Thenhaus, Executive Director of Cherokee Street Community Improvement District (CID), who presented on the arts-based revitalization that is bringing change in the Cherokee neighborhood. The presentation included the importance of small businesses support, like The Luminary and Black Coffee, which opened inside the gallery during COVID and saved on overhead costs through the unique collaboration.

Evening Brew in Old North Neighborhood

In October, House of Vision and Michael Woods, Dream Builders 4 Equity, spoke about how small business development is creating neighborhood stabilization and revitalization in Old North.

What's Brewing in Affordable Housing Development

In November, our place-based Mission Members' Beyond Housing, St. Joseph Housing Initiative, and the Housing Partnership served on a panel discussion to share the current state of affordable housing in St. Louis, including emerging trends and innovative approaches to affordable housing development. Tower Grove Community Development Corporation also discussed their HomeScreen program and services, a vital program that matches landlords to tenants.



Left Picture:
What's Brewing in Cherokee Neighborhood featuring Emily Thenhaus, Cherokee Street CID

Bottom Picture:
Evening Brew in Old North Neighborhood featuring Michael Woods, Dream Builders for Equity

St. Louis Vacancy Collaborative

The Vacancy Collaborative is a coalition of partners committed to the reduction of vacant property as a top priority in St. Louis.

There is a new partnership for 2023-2025: The Vacancy Strategy Initiative (VSI). The Vacancy Strategy Initiative is a two-year-long partnership between the City of St. Louis's Community Development Administration and the St. Louis Vacancy Collaborative (VC). This initiative is the culmination of years of grassroots engagement, research, and work done by the VC to develop resources and enable communities to more effectively, efficiently, and equitably address vacancy. This effort will solidify the intended partnership between the City and the VC and will ensure that solving the vacancy crisis in St. Louis happens intentionally, with all stakeholders at the table.





Supportive Systems

Building bridges across places, sectors, and silos and advocating for policies that strengthen our civil muscle.

CDA Neighborhood Transformation Grants (NTGs)

In March, CDA Executive Director Nahuel Fefer presented on the Neighborhood Transformation Grant Opportunity during the Spring All-Members meeting. Shortly after, the NOFA was released later that month for over \$20M of ARPA funding available to go toward these 4 Eligible Uses/Projects:

- | | |
|---|---|
| 1. Affordable Housing Production & Preservation | 3. Home Repair Services for Income Eligible Homeowner |
| 2. Proactive Development of Community Assets | 4. Neighborhood Beautification & Capacity Building |

This was a complex grant opportunity and to support our membership, CBN hosted five workshops during the months of April and May to go over grant requirements, applicant eligibility, shared samples of ways to answer questions, review evaluation and best practices, application peer review, program design (Logic Model), and partnership possibilities, etc. Many of our member organizations were awarded funding, including instrumental capacity funding to hire their first staff after many years of only being a volunteer-based organization.

Bottom Left Picture: SLDC's Lance Knuckles presents at the CBN's Spring All-Members Meeting at UMSL @ Grand Center



CBN Members Awarded NTGs:

- | | |
|---|---|
| • Cornerstone Corporation | • Old North STL Restoration Group |
| • Delmar Main Street | • Preservation of Affordable Housing Inc. |
| • DT2 Downtown Dutchtown (Dutchtown Main Streets) | • Revitalization of Baden Association |
| • DeSales Community Development | • Sanctuary in the Ordinary |
| • North Newstead Association | • St. Joseph Housing Initiative |
| • Employment Connection | • St. Louis Housing Authority |
| • Northside Community Housing | |

Advancing Equitable Building Decarbonization Leadership Alliance (AEBD)

In May, CBN was approached to convene a group of thought leaders in the St. Louis region who were invested in the built environment and contributors of equitable housing and economic opportunities. As billions of federal funding was becoming available, we wanted to explore what the barriers and challenges were for our BIPOC communities to access funds available that addresses building decarbonization. More importantly, what are the intentional strategies we can have in place to access these funds to improve the many older buildings we have in our region.

The members of this Leadership Alliance worked in partnership with ISC and others to:

- Advance approaches and utilize tools to execute equitable building decarbonization roadmaps
- Increase access to sustainability funding and financing instruments for Black and Brown building owners.
- Implement equitable building decarbonization demonstration projects.

AEBD Participating Organizations:

- Blackrock Consulting
- Building Energy Exchange STL
- Cornerstone Corporation
- Dream Builders 4 Equity
- Dutchtown South Community Corp.
- Employment Connection
- IFF
- North Newstead Association



Sharing Stories

Spreading the word about what it takes to make our neighborhoods great places to live and why strong communities matter

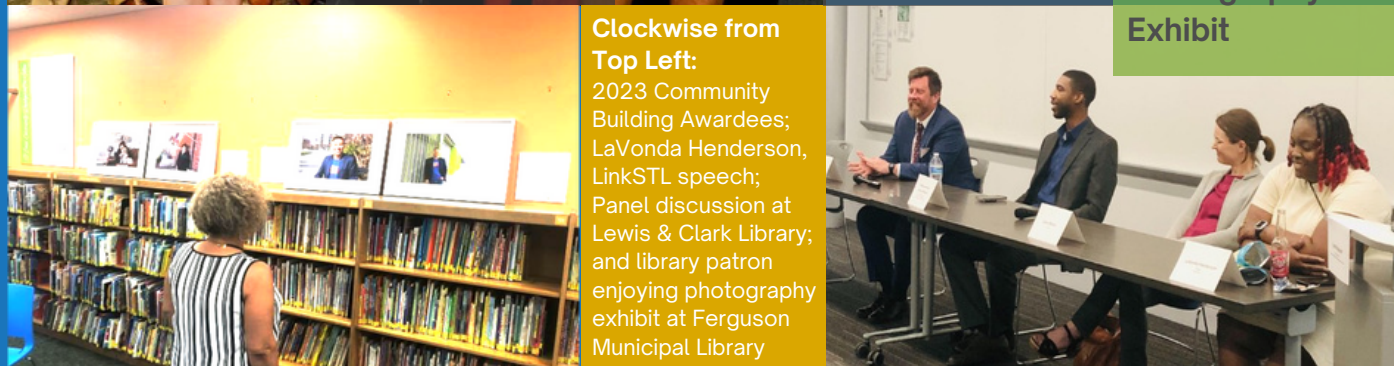
2023 Community Development Family Reunion

CBN celebrated our 11th Annual Community Development Family Reunion at the Intersect Arts Center in April 2023. It was a celebration of people, organizations, government, corporations, small businesses, and institutions who work hard to make our local neighborhoods safe, healthy and welcoming places to live. We honored our leaders and changemakers who are building strong, inclusive St. Louis neighborhoods.



**2023
Community
Development
Family Reunion**

**“St. Louis
Development in
Action” Traveling
Photography
Exhibit**



**Clockwise from
Top Left:**
2023 Community
Building Awardees;
LaVonda Henderson,
LinkSTL speech;
Panel discussion at
Lewis & Clark Library;
and library patron
enjoying photography
exhibit at Ferguson
Municipal Library

“St. Louis Development in Action” Traveling Photography Exhibit

In partnership with the [Humans of St. Louis](#), CBN curated a series of personal stories about the impact community development activities has had throughout the St. Louis region. Building better neighborhoods doesn't happen overnight and these stories showcase local champions who work tirelessly everyday to revitalize our communities. The photography exhibit was launched at our annual event in April at the Intersect Arts Center, then travelled to the Ferguson Municipal Public Library and the Lewis & Clark Library.

The exhibit was available for viewing during library open hours from May to June, and CBN hosted a special panel discussion and networking with a few of our 2023 Community Building Awardees at the Lewis & Clark Branch Library on May 24th. The panel discussion was a great opportunity for our community to hear more about the St. Louis Land Bank Coalition, a coalition working together to change state law to improve the County's tax sale system to make it easier to buy and rehab abandoned buildings, as well as from Dana Malkus of SLU Law Clinic on her work to help establish new nonprofits in St. Louis. We also heard from LaVonda Henderson, our humble leader of LinkSTL about her beginnings as volunteer and transition to their director.

To close out the traveling photography exhibit, CBN hosted a happy hour networking celebration on August 17th at the Brown School of Social Work on the beautiful campus of Washington University in St. Louis - Hillman Hall, on the ground/garden level. The photography exhibit was on display until last month and was very well received by staff, students and visitors of the WashU campus.

Special thanks to the US Bank Foundation for their generous sponsorship of this photography exhibit.



2023 CBN Members

Mission Members

Beyond Housing
Cabanne District CDC
Carondelet Community Betterment Federation
Cherokee Street Community Improvement District
Cornerstone Corporation
DeSales Community Development
Dream Builders 4 Equity
Dutchtown Main Streets
Dutchtown South Community Corporation
Eastside Heart & Home
Hamilton Heights Neighborhood Organization, Inc.
The Housing Partnership
Hyde Park Neighborhood Association, Inc.
Lansdowne Community Initiative
LinkStL
Lutheran Development Group
North Newstead Association
Northside Community Housing, Inc.
North County Inc.
Old North St. Louis
Park Central Development
Park Place Housing & Economic Development
Revitalization of Baden Association
Sustainable Housing & Equitable Development
Sinai Family Life Center
Spanish Lake Community Development Corporation
St. Joseph Housing Initiative
Tower Grove Community Development Corporation
Urban Strategies, Inc.
Wellston Loop Community Development Corporation

Supporting Members

Ameren Missouri
Busey Bank
Carrolton Bank
Clark-Fox Policy Institute at Washington University
Commerce Bank
Community Development Solutions
Creating Whole Communities
Development Strategies
Employment Connection
Enterprise Bank & Trust
FCB Banks
Forest ReLeaf Missouri
Gateway CDFI
Great Rivers Greenway
Great Southern Bank
Habitat for Humanity St. Louis
Horizon Housing Foundation
Housing Authority of St. Louis County
IFF
International Institute CDC
Justine PETERSON
Kranzberg Arts Foundation
Legal Services of Eastern Missouri
Midland States Bank
Midwest Bank Centre
PGAV Planners
PNC Bank
Preservation of Affordable Housing
Prosperity Connection
Rebuilding Together St. Louis
Rise Community Development
Roanoke Construction
Rosemann & Associates
St. Louis University Urban Planning and Development
St. Louis Association of Community Organizations
St. Louis Arts Chamber of Commerce
St. Louis Community Credit Union
St. Louis Communtiy Foundation
St. Louis Development Corporation
St. Louis Equity Fund Inc.
St. Louis Housing Authority
St. Louis Promise Zone
St. Louis REALTORS
St. Louisi Regional Health Commission
Trailnet
Urban Land Institute St. Louis
UMSL Community Innovation and Action Center
US Bank
U.S. Green Building Council Missouri Gateway Chapter
West Community Credit Union

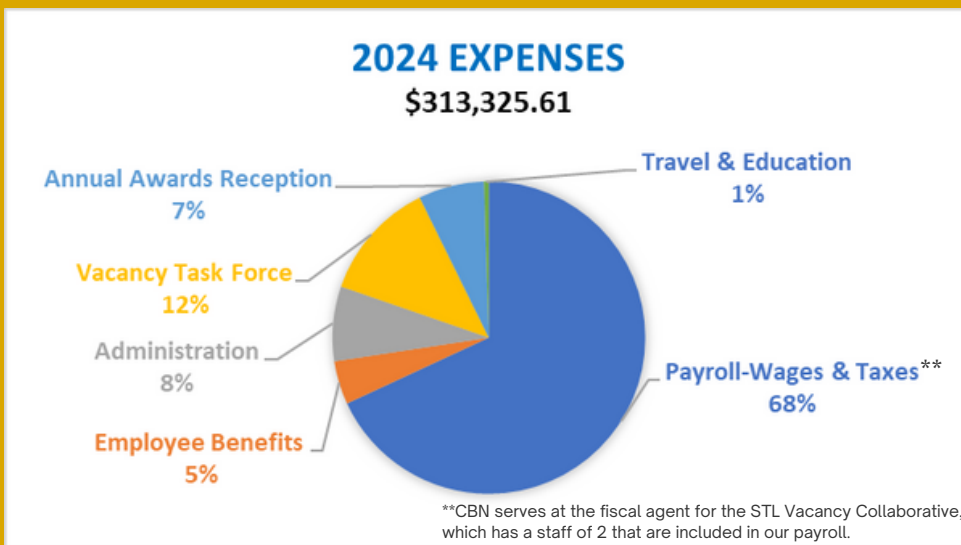
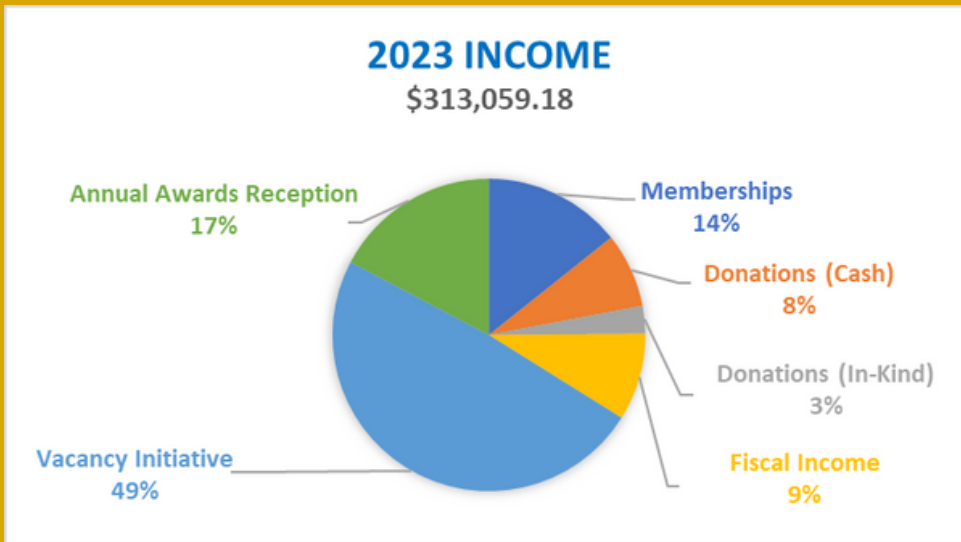


Left Picture:

What's Brewing in Affordable Housing Development featuring a panel discussion with J.P. Johnson from Beyond Housing, Kevin Poe from The Housing Partnership and Maureen McCuen from St. Joseph Housing Initiative



CBN Finances



**CBN serves as the fiscal agent for the STL Vacancy Collaborative, which has a staff of 2 that are included in our payroll.



2023 CBN Board



Paul Woodruff, President
St. Louis Community Credit Union



Becky Reinhart, President-Elect
DeSales Community Development



Maurice Allen, Treasurer
Midland States Bank



Abdul-Kaba Abdullah, Secretary
Park Central Development



Stephanie Co, Ex-Officio
Preservation of Affordable Housing



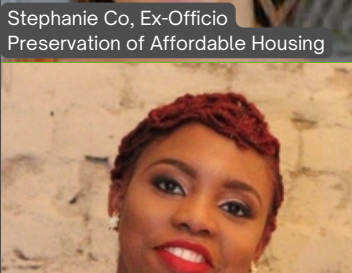
Monica Campbell
Enterprise Bank & Trust



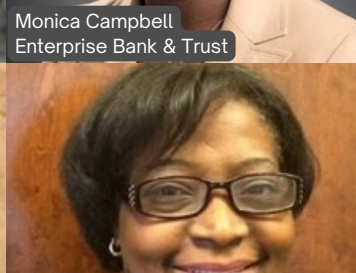
Alana Green
St. Louis Housing Authority



Constance Siu
North Newstead Association



Timetria Murphy-Watson
Urban Strategies



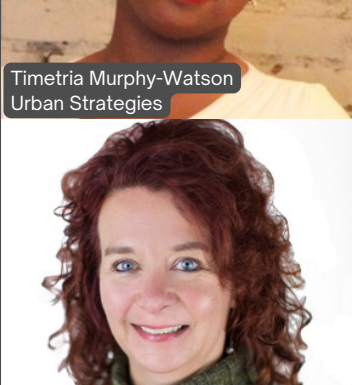
Angela Pinex
Rise Community Development



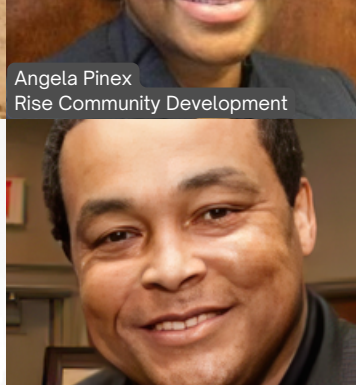
Kathy Siddens
Prosperity Connection



Ella Gross
Tower Grove Community
Development Corporation



Kimberly McKinney, CEO
Habitat for Humanity St. Louis



Sal Martinez, CEO
Employment Connection

CBN Staff:
Linda Nguyen, Executive Director
Megan Arnett, Partnership Coordinator
Torrey Park, Vacancy Collaborative Director
Zach Kassman, Vacancy Strategy Project Manager

2023 Sponsors and Supporters

THANK YOU
to our generous 2023 11th Annual Community Development Family Reunion sponsors. Your support has helped to make CBN's work possible.

Presenting Sponsor

Community Level Sponsors

Block Level Sponsors

Napkin Sponsor **Cups Sponsor**

Registration Sponsor **Bar Sponsor**

Beer Sponsor

THANK YOU
to our generous 2023 11th Annual Community Development Family Reunion sponsors. Your support has helped to make CBN's work possible.

Street Level Sponsors

House Level Sponsors

Neighborhood Backers



2023 Community & Economic Development (CED) Organizational Assessments Report

Organizations



28

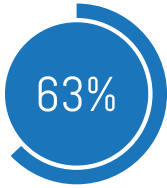
CDCs, neighborhood associations, and commercial corridors took the 2023 assessment, of which 25 are CBN members



50%

of the organizations have been in existence for 20+ years

- ◆ Affordable Housing development, preservation & management
- ◆ Asset Building like homeownership
- ◆ Economic Development like small business attraction & support
- ◆ Neighborhood Preservation like placemaking, planning & community engagement



of organizations relied on ongoing community engagement to identify their target area's most critical needs, assets & goals.

Real Estate

1,159

residential units owned

2,094

residential units managed



5,333

people served through these properties

12

organizations are looking to grow their housing portfolio

324

residential units owned in need of rehab; 47 units are vacant/inhabitable

16



organizations produce, own, and/or manage property, with 15 prioritizing LMI households

Community Engagement Practices

Most Commonly Used:



Face-to-Face 84%



Community Meetings 76%

Capacity-Building Needs

- Fundraising 75%
- Board Effectiveness 54%
- Leadership & Succession 40%
- Volunteer Engagement & Management 46%
- Performance Measurement & Evaluation 39%
- Financial Management & Accounting 29%
- Relationships with Banking Partners 29%

Programming Needs

- Deal Structuring 36%
- Economic Development 54%
- Housing development 54%
- Home repair 36%
- Neighborhood Planning 54%

Desired Support from Partners

- Lines of credit/working capital loans
- Equity partner on development
- Serve on board & Communities

2023 Assessment Results: Desired CED Organization Growth Needs

Organizational Development

- Financial Sustainability & Diversification
- Board Effectiveness
- Volunteer Recruitment & Training
- Collaborative Partnerships
- Marketing & Communications

Knowledge & Skills Development

- Economic Development
- Neighborhood Planning
- Placemaking
- Performance Measurement & Evaluation
- Real Estate Development: Construction Management & Deal Structuring

Looking into the Future: Capacity Building Initiatives

1:1 Project Support <i>Consultation</i>	Skills-Based Workshops <i>Tools + Techniques</i>	Peer Resource Group <i>Lunch + Learns</i>	Neighborhood Gathering Series <i>Place-based Initiatives</i>
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Thank you!

314-730-5449

UMSL at Grand Center
3651 Olive St., Suite 100
St. Louis, MO 63108

www.communitybuildersstl.org