This was an exciting year for the Community Builders Network of Metro St. Louis (CBN). CBN partnered with Rise, Midland States Bank, and the Greater St. Louis Community Foundation to deliver the Invest STL Ladder of Capacity Building series that awarded $50,000 to members, along with connecting banks and nonprofits to Community Reinvestment Act (CRA) eligible projects. We worked with a variety of community development leaders and organizations to take Invest STL, a regional community economic development investment system, one big step closer to reality. Additionally, our bi-weekly newsletter, the Community Builders Exchange, now reaches over 800 community development practitioners.

We did not succeed by working alone. For five consecutive years, we have expanded our membership, diversified our funding streams, and expanded our reach throughout the St. Louis region. By the end of the year, a total of 66 dues-paying organizations were members of CBN. CBN’s core mission has always been to support area community development nonprofits, but as our network has expanded, we now engage with all the sectors active in community building, including financial institutions, governments, faith-based institutions, private businesses, and neighborhood residents.

We plan to build upon our momentum in 2017. We will provide a new member benefit through the Professional Services Support Program, assisting community building nonprofits to save money through programs like joint purchasing. We will also be co-hosting a Mayoral Forum in the City of St. Louis on February 22nd and putting on our 5th Annual Community Building Awards Reception. You can also expect more capacity-building workshops, new coalitions around policy advocacy and knowledge sharing, and a stronger emphasis on sharing the amazing community building success stories from across the St. Louis area.

We are fortunate to work in a region overflowing with of one-of-a-kind neighborhoods. CBN believes that the success of these places is inseparable from the success of the people who live in them. Each place in our region has unique challenges, but also hidden assets that we unearth every day.

We want to thank our sponsors who sustain CBN’s work, our many partners who help broaden our impact, and our members who actively share their time and expertise for the benefit of the region. We could not function without your support. St. Louis is rich with talented and dynamic leaders and by working together, we are hopeful that 2017 will be an even greater year for neighborhoods and community development in St. Louis.

Gary Newcomer and Staff
The Community Builders Network of Metro St. Louis (CBN) is an association of nonprofit community building organizations (CBOs) and associate members comprised of lenders, philanthropy, nonprofits, and government actors working to build vibrant neighborhoods where people of different incomes, races, and walks of life can access the opportunities and resources necessary for a good life. We believe that strong neighborhoods help to build a stronger and more competitive regional economy. CBN works towards these goals by:

- increasing the capacity of member organizations
- developing a more supportive community building system
- raising public awareness of the need for and importance of community building

Five years in review...

This year marks the 5th Anniversary of The Community Builders Network of Metro St. Louis (CBN).

Five years ago, 30+ community development nonprofits gathered in Old North St. Louis Restoration Group's community room to form an association now known as the Community Builders Network. CBN has since grown to include 66 members that range from community development nonprofits to lenders to foundations to public sector departments. Each year these members bring their voices together to design initiatives to build organizational capacity, civic capacity, and public awareness.

CBN has developed an approach to organizational improvement called ladders of capacity building that have led to organizations developing strategic plans, forming cross-neighborhood collaborations, and even the consolidation of three small-staffed members into one stronger Tower Grove Neighborhoods CDC in South St. Louis and the recent merger of the North Newstead Association and Community Renewal and Development Inc. in North St. Louis.

Members have brought together their collective voice to improve transparency around government funding decisions, advocate for administrative improvements such as electronic grant submissions, and to foster policy for better planning, implementation, and alignment of public sector resources with neighborhood improvement efforts.

Lastly, after over 100 issues of the Community Builders Exchange, our bi-weekly electronic newsletter, CBN has built awareness that place matters to life outcomes and that the community building field is active in our region.

The Community Builders Network was founded with support from the Des Lee Collaborative Vision at UMSL and is transitioning to be a financially self-sustaining nonprofit. This journey would not have been possible without member dues, sponsorships, and CBN staff conducting grant funded work.

We want to pause and thank everyone who helped transform CBN from an idea into reality. While much work still needs to be done, CBN appreciates your support and looks forward to the next five years.

Thank you.
### Calls to Action

The Civic Capacity Committee revamped CBN’s policy recommendations for the City of St. Louis into three Calls to Action: Plan for Strong Neighborhoods, Building Vibrant and Diverse Communities, and Align Projects with Neighborhood Priorities. These goals can be broken down into specific policy goals, recommendations, and best practices. CBN is currently exploring opportunities to align these policy goals with the goals of partnering organizations and elected officials.

### Professional Services Support Fund

CBN’s Professional Services Support Fund, a new initiative to better connect community building nonprofits with professional services, had its soft launch this fall. In order to save community building organizations precious staff time and money while increasing the quality and professionalism of operations, CBN staff will connect participating members with professional services through: (1) a short list of preferred vendors and (2) subsidies that incentivize community building nonprofits to contract out for technical expertise, when appropriate. A full launch of the program is anticipated in 2017.

### Invest STL

Working with numerous partners, CBN helped launch Invest STL, a regional community economic development investment system, which will align investment, technical assistance, and capacity building with community economic development organizations in order to build healthy neighborhoods that are thriving, resilient, and livable for everyone. Invest STL hopes to institutionalize our region’s ability to align local and national investment behind: (1) regional coordination of public, private, and philanthropic investments in impactful neighborhood revitalization projects, (2) sustained community development initiatives, and (3) professional development.

The St. Louis Community Foundation has identified $270,000 to support staff, a leadership board, and continued fundraising efforts for Invest STL.

### CRA Ladder of Capacity Building

Thanks to Rise, CRA Association of St. Louis, and Midland States Bank, CBN was able to help launch the CRA Ladder of Capacity Building. This initiative connected banks with community building organizations through a series of workshops and networking opportunities, as well as investment capital, to member organizations. On August 9th, participating organizations showcased their work and multiple community building organizations received awards to make their projects a reality.

### Mergers & Formal Partnerships Workshop

Based on CBN members’ input, CBN conducted a workshop titled “How to Succeed at Mergers & Formal Partnerships” on July 27th led by John McClusky, a pioneer of nonprofit education. Practical advice and personal testimonials based on lived experience from Sean Spencer, Janice Davis, Jessica Eiland, and Thomas Pickel was provided along with sample Memorandums of Understanding (MOUs), case studies, and research from Creating Whole Communities on best practices for consolidation (http://www.umsl.edu/wholecommunities/files/pdfs/Tower%20Grove%20Case%20Study.pdf#TG Case Study).

### Invest Health

CBN, along the City of St. Louis Community Development Administration, For the Sake of All, BJC Healthcare, and Missouri Foundation for Health, partnered on the $60,000 Invest Health Initiative of the Robert Wood Johnson Foundation and the Reinvestment Fund to address obesity as a health outcome in St. Louis. With goals to increase access to physical activity resources and healthy food options through improvements in the built environment and development of economic viability and opportunity for neighborhoods in the Promise Zone, this partnership will: (1) bring together disparate sectors, (2) attract capital to improve health outcomes in low-income communities, (3) build lasting relationships, (4) inform work in communities nationwide, (5) test potential solutions, (6) advance systems-focused strategies that reach across sectors, and (7) help cities use data as a driver for change.
### 2016 Accomplishments | Timeline

**JANUARY**
- CBN hits 60 members!

**MARCH**
- 4th Annual Awards Reception
  - St. Louis Realtors Association Partners Meeting

**MAY**
- CRA Ladder of Capacity Building: Kickoff Workshop
  - St. Louis selected as an Invest Health city
  - Gary Newcomer and Jenny Connelly-Bowen join CBN

**JULY**
- CRA Ladder of Capacity Building: Proposal Development
  - How to Succeed at Mergers & Formal Partnerships Workshop
  - Karl Guenther receives Emerging Leader Award at Missouri Workforce Housing Association’s 6th Annual Conference
  - Community Engagement and Safety Action Groups convene for the 1st time

**SEPTEMBER**
- CRA Ladder of Capacity Building: Awards Selections Distributed
  - CBN’s 5th Birthday
  - St. Louis Area Business Districts convene for the 1st time

**OCTOBER**
- Fall All-Member Meeting
  - 1st Community Engagement Action Group Research Newsletter published
  - St. Louis receives federal funds to plan North-South MetroLink expansion

**NOVEMBER**
- Professional Services Support Program launched
  - CBN hits 1500 social media followers!

### Did You Know?

- CBN spent over 120 hours on meeting facilitation this year alone!
- CBN has a press release list of over 200 journalists and media personas.
- CBN celebrated its 5th Birthday this year!
- CBN’s Biweekly Community Builders Exchange has 815 subscribers.
- CBN hired its 1st full-time staff member this year!
- CBN is not only a NACEDA* member but Karl Guenther also serves on the NACEDA* Board.

*National Alliance of Community Economic Development Associations
Financial independence and sustainability is important to the long-term success of CBN. Thanks to the establishment of membership dues and conscious efforts to diversify our funding, no single source of funding comprises the majority of our annual budget. Some of our current fund diversification efforts are:

- Partnering on grant applications
- Facilitating coalitions
- Launching the Professional Services Support Program
- Implementing new fundraising techniques through GiveSTL Day and other avenues
2016 | CBN Membership List

Welcome to our new members!*

*New members are in bold.

- Accurate Disbursing
- The BANK of Edwardsville
- The BASIC Initiative
- Beyond Housing
- BMO Harris
- Carondelet Business Association
- Carondelet Community Betterment Federation, Inc.
- Carrollton Bank
- Commerce Bank
- Community Action Agency of St. Louis County
- Community Renewal and Development, Inc.
- Cornerstone Corporation
- Creating Whole Communities
- DeSales Community Housing Corporation
- Dutchtown South Community Corporation
- Eagle Bank and Trust
- Emerson Park Development Corporation
- Enterprise Bank and Trust
- Gateway Community Development Fund, Inc.
- Grace Hill Settlement House
- Greater Alton Community Development Corporation
- Habitat for Humanity St. Louis
- Hamilton Heights Neighborhood Organization
- IFF
- Kingsway East Conservation Association
- Lemay Development Corporation
- Lemay Housing Partnership, Inc.
- LinkStL
- Lutheran Housing Support
- Midland States Bank
- Midwest BankCentre
- ND Consulting
- North County Incorporated
- North Newstead Association
- Northside Community Housing, Inc.
- Old North St. Louis Restoration Group
- Park Central Development
- PGAV Planners
- PNC Bank
- Project 180 STL
- Prosperity Connection
- Pulaski Bank
- Rebuilding Together St. Louis
- Regional Arts Commission of St. Louis
- Reliance Bank
- Rise Community Development
- Riverview West Florissant Development Corporation
- Sanctuary in the Ordinary
- Skinker DeBaliviere Community Council
- South Grand Community Improvement District
- Spanish Lake Community Development Corporation
- St. Louis Association of Community Organizations
- St. Louis Association of Realtors
- St. Louis Civil Rights Enforcement Agency
- St. Louis Community Credit Union
- St. Louis Community Foundation
- St. Louis Development Corporation
- St. Louis Equity Fund
- St. Louis Regional Health Commission
- St. Louis University’s Center for Sustainability
- Tower Grove Neighborhoods Community Development Corporation
- University Square
- Urban Strategies
- U.S. Bank
- Washington University in St. Louis
- Washington University Medical Center Redevelopment Corporation
- Wellston Loop Community Development Corporation
CBN Member Map

Place-Based Members*

1. The BASIC Initiative
2. Beyond Housing
3. Carondelet Community Betterment Federation
4. Community Action Agency of St. Louis County
5. Community Renewal & Development
6. Cornerstone Corporation
7. DeSales Community Housing Corporation
8. Dutchtown South Community Corporation
9. Emerson Park Development Corporation
10. Grace Hill Settlement House
11. Greater Alton Community Development Corporation
12. Hamilton Heights Neighborhood Organization
13. Kingsway East Conservation Association
14. Lemay Development Corporation
15. Lemay Housing Partnership
16. LinkSTL
17. Lutheran Housing Support
18. North Newstead Association
19. Northside Community Housing, Inc.
20. Old North St. Louis Restoration Group
21. Park Central Development
22. Riverview West Florissant Development Corporation
23. Skinker DeBaliviere Community Council
24. Spanish Lake Community Development Corporation
25. St. Louis Association of Community Organizations
26. Tower Grove Neighborhoods Community Development Corporation
27. University Square
28. Wellston Loop Community Development Corporation

*Not pictured: Project 180 STL
### 2016 | CBN Organizational Assessment Survey

<table>
<thead>
<tr>
<th>How many full-time staff members do organizations have?</th>
<th>How many members work in collaborations?</th>
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</thead>
<tbody>
<tr>
<td><img src="chart1.png" alt="Pie Chart" /></td>
<td><img src="chart2.png" alt="Pie Chart" /></td>
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<tr>
<td>50% are planning on adding a staff person this year (+43% from last year)</td>
<td>Barriers: Lack of staff capacity, funding, and bureaucratic obstacles</td>
</tr>
</tbody>
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<thead>
<tr>
<th>What tools are being used for community engagement?</th>
<th>What do boards look like?</th>
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<tbody>
<tr>
<td><img src="chart3.png" alt="Bar Chart" /></td>
<td><img src="chart4.png" alt="Icons" /></td>
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<tr>
<td>57% of Boards have members under the age of 35</td>
<td>36% of Boards have at least 50% female</td>
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<tr>
<td>43% of Boards have significant minority representation</td>
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</tbody>
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<th>Are organizations financially sustainable?</th>
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<tbody>
<tr>
<td><img src="chart5.png" alt="Money Icon" /></td>
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<tr>
<td>64% can sustain themselves for more than 6 months</td>
</tr>
<tr>
<td>43% can sustain themselves for more than a year</td>
</tr>
<tr>
<td>50% track effectiveness and mission alignment of programs</td>
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</tbody>
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<tr>
<th>Where can CBN lend a hand in the future?</th>
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<tbody>
<tr>
<td>• Organizational capacity training</td>
</tr>
<tr>
<td>• Professional development for marketing, board effectiveness and fundraising</td>
</tr>
<tr>
<td>• Programmatic training in for-sale housing, financing developments, home repair and community engagement</td>
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</tbody>
</table>
CBN Board Members

Sal Martinez, President
Community Renewal and Development, Inc.

Sean Spencer, Vice President
Tower Grove Neighborhoods CDC

Stephen Acree, Treasurer
Rise Community Development

Brian Phillips, Secretary
Washington University Medical Center Redevelopment Corp.

Jessica Eiland
Northside Community Housing, Inc.

Enrique Flores
University Square – UMSL

Loua Gilbert
Commerce Bank

Colleen Hafner
St. Louis Equity Fund

Kimberly McKinney
Habitat for Humanity St. Louis

Nathan Nelson
Eagle Bank and Trust

Thomas Pickel
DeSales Community Housing

Angela Pinex
Spanish Lake CDC

LaTanya Reeves
Enterprise Bank and Trust

Jenny Ryan
PGAV Planners

Reginald Scott
Lemay Housing Partnership, Inc.

CBN Staff Members

Dr. Todd Swanstrom
Des Lee Professor at UMSL

Karl Guenther
Community Development Specialist

Gary Newcomer
Community Development Specialist

Amanda Bast
Summer Intern

Jenny Connelly- Bowen
Graduate Assistant

Auggie Mense
Summer Intern

Constance Siu
Practicum Student
How has CBN been helpful for your organization?

“CBN has made wonderful connections for our organization to other organizations, funding sources, and educational information. The exchange newsletter is highly informative for staff and board. CBN meetings keep our staff abreast of what is happening throughout the region much more than we would be otherwise. Training on boards and collaborations were particularly helpful because of their specificity and applicability along with real life examples and resources. Staff have been great to ask questions and receive insightful feedback.”

“They are connecting the dots of other organizations to ours which share common mission & goals.”

“serves as a “big brother” in the community development world!”

“BEEN AN EFFECTIVE ADVOCATE FOR CDC’S IN THE REGION”
Above: Des Lee Professor Todd Swanstrom discusses opportunity neighborhoods at Creating Whole Communities' December What's Brewing event in Tower Grove South.

Left: Community Renewal & Development Inc Community Dinner at the Fresh Starts Community Garden

Right: LinkSTL’s 2nd Annual Spooktacular in Hyde Park

Left: St. Louis Equity Fund’s Cottages at Cathedral Square, 32 homes for seniors in Belleville Illinois

Right: The Ville's Summer Block Party in August

Left: DeSales and Fox Grove Management’s “Night Out for Neighborhoods” Fundraiser

Above: 40 new affordable homes created, co-developed between Lemay Housing Partnership & Rise