



DeSales
COMMUNITY DEVELOPMENT

2021 Annual Report



Serving St. Louis
neighborhoods since 1976.

Our Mission

DeSales Community Development is a community-based non-profit formed in 1976 to serve the Fox Park and Tower Grove East neighborhoods in the City of St. Louis.

Governed by a board of directors and employing a full-time professional staff, DeSales promotes the ongoing growth of neighborhoods as healthy, diverse urban communities with quality housing.

What We Do

Develop quality
affordable
housing

Provide sound
property
management

Coordinate
community-
based services

Host a variety
of community
programs

Where We Serve



Our Values

1. We are leaderful.
2. We are always working to do better.
3. We do what we say and say what we do.
4. When the going gets tough, we're just getting started.
5. We're in it for the mission.



Letter from our Executive Director

In 2021, our team at DeSales Community Development and Fox Grove Management had a dual focus; managing a still-challenging present while positioning ourselves for the future.

The COVID-19 pandemic and its economic consequences again presented the greatest challenge, especially to our residents. But, just like last year, our team rose to the challenge with distinction. By the end of 2021 we had secured over \$2 million in rental assistance since the beginning of the pandemic for our residents.

I am also happy to report that this fall we were able to resume our SouthSide Rec in-person programming after 18 months. It was heartening to see kids playing soccer in the park again!

Looking to the future, we adopted a 3-year strategic plan for our properties, projects and programs. We recruited the U.S. EPA to clean up a vacant commercial property that we ultimately hope to acquire and redevelop. We signed a contract to sell a large industrial building in Fox Park to a developer with plans to do a \$20 million apartment conversion. As I write this I can report that the sale has closed and work is underway!

These are just a few examples of the achievements of our dedicated team. And the coming year stands to be one of the most significant in our history. Stay tuned!

Tom Pickel
Executive Director



"I've always been impressed with the hard work and talent at DeSales, but over the past year, I've been amazed at how they've risen to the challenge of working in such difficult times to accomplish so much and serve our residents in new and dynamic ways."

– Chris Naffziger

2021 President, DeSales Board of Directors

Vacancy Initiative

2501 Texas

In 2020, DeSales filed a lawsuit with support from Legal Services of Eastern Missouri against the owners of a vacant and deteriorating former bumper plating facility at the corner of Texas Ave. and Victor St. in Fox Park.

Inspections revealed open barrels of suspect chemicals, and deteriorating buildings and roofs. DeSales engaged the U.S. Environmental Protection Agency (EPA) to perform a cleanup of any hazardous materials in 2022.



Aerial view of EPA cleanup at 2501 Texas

DeSales hopes to ultimately be granted title to the property and redevelop it for productive use.

Friends of South Grand

This year, DeSales partnered with Tower Grove Neighborhoods Community Development Corporation, the South Grand Community Improvement District, and other neighborhood stakeholders to form the Friends of South Grand. The group recently launched a three-year fundraising and planning effort to beautify and maintain the medians on South Grand between Arsenal and I-44.

DeSales is proud of this coalition's work to make these neighborhoods welcoming for all who live here and all who visit!



Fox Grove Management

9
Site Offices

1,262
Households

2,554
Residents

Office Spotlight: Limit Office, University City

This past year, the staff at Fox Grove Management's Limit Office in University City have worked tirelessly to support their residents. Site Manager **Yvette Williams** inherited a property with high vacancy rate and owner dissatisfaction. She worked hard to turn things around, and made huge changes for the better within just a few months.

Maintenance Technicians **Jerry Butler** and **William Walker** have displayed outstanding commitment to their positions and loyalty to the organization. They have been attentive to residents' every need. Yvette, Jerry, and William are beloved by residents and greatly appreciated at DeSales and Fox Grove!



Further Review Procedure

In August 2021, the new process which allows for criminal record screening appeals opened to applicants of Fox Grove Management (FGM) housing. The updated policy bans arrest records and misdemeanor convictions from being considered and states that **no applicant is rejected automatically based on their criminal background.** This development reduces barriers to housing for formerly justice-involved persons and reflects FGM's commitment to furthering equity and access.

Community Services Coordination

451
individuals
supported

\$2.1 million
in rental
assistance
secured

93
evictions
prevented

Rental Assistance

Throughout the nearly two years of the Covid-19 pandemic, the DeSales Community Services Coordination team has worked diligently with residents of Fox Grove housing and within DeSales' service area to stay secure in their homes by connecting them to rental assistance and other vital resources.

Along with regular one-on-one support with residents, DeSales hosted its first Rental Assistance Clinic in December 2021. At that clinic, staff and social work practicum students connected 15 families to nearly \$52,000 in rental assistance in a single day.



"Here to Stay" Eviction Prevention

After launching in 2020, DeSales' innovative "Here to Stay" Eviction Prevention program continued for its second year in 2021. 17 households at risk of eviction participated in the program that provides supportive services and connects them to financial coaching to catch up on rent and get back on their feet. 100% of participating households got on track to avoid eviction and decreased their rental debt by an average of \$2,234. Participants have also gotten new jobs, advanced education, built credit, and met personal goals.

Marcus' Story

When Marcus* moved into his new Fox Grove apartment in 2019, it was the first time in his adult life that he'd had a roof over his head and a home to call his own. "I kept thinking it wasn't real", he said as he settled in and connected to Community Services Coordination (CSC), DeSales' program that connects Fox Grove residents to community resources.

With help from his CSC case manager, Marcus was able to furnish his entire apartment, secure stable income, connect to physical and mental health care, open a bank account, and even enroll in a local gym where he can use the treadmill to fulfill his love of long walks, even during the winter months.

When reflecting on his experience, Marcus shared that DeSales and Fox Grove have a "positive and sustained culture of community and caring. I love it here and have found many friends at Fox Grove and DeSales."

*name changed to preserve identity



SouthSide Rec



What is SouthSide Rec?

The SouthSide Rec is a free to low-cost program for youth of all ages that provides recreational and enrichment opportunities. Since 2016, SouthSide Rec has provided programming to the Fox Park and Tower Grove East neighborhoods. SouthSide Rec is not only a product of DeSales' desire to provide accessible and free outlets for children in the community, but also an example of DeSales' initiatives to form ongoing connections with a variety of community groups and members.



A Return to In-Person Activities

In 2021, DeSales was thrilled to return to in-person outdoor programming at SouthSide Rec. After halting in 2020 due to the Covid-19 pandemic, SouthSide Rec's popular soccer and Redbird Rookies baseball leagues returned to Fox Park. DeSales ran its first-ever summer garden camp where neighborhood kids got their hands dirty learning gardening skills in the DeSales Community Garden.



Additionally, 2021 brought the second season of SouthSide Rec's participation in Girls on the Run. This partnership helps girls in the community build confidence, teamwork, and physical health. The season culminated in a 5k in Forest Park for all runners and coaches.



Amanda's Story

Amanda is one of SouthSide Rec's most valued treasures. She is a dedicated coach, mom, and student. Working two jobs while earning her Master's, Amanda still manages to volunteer as a coach for all our sports leagues consistently.

In 2021, while she was coaching SouthSide Rec soccer, Amanda's apartment flooded and she lost all of her and her son's possessions. DeSales staff connected Amanda with the nonprofit, Home Sweet Home, to furnish her new apartment with furniture. DeSales also helped connect her to additional resources and community partners to get settled in her new home.



Amanda coaching her SouthSide Rec basketball team

After losing most everything she owned, Amanda still came to every soccer practice and game because “my kids keep me going. I couldn't give up because that isn't like me.” When we struggled to find coaches for our soccer league, she was the first person to reach out and volunteer to take on extra teams. When asked why she volunteers with SouthSide Rec, Amanda said, “I love children because of their honest, innocent, and raw nature.”



Night Out for NEIGHBORHOODS

On September 30, 2021, DeSales hosted its 32nd Annual Night Out for Neighborhoods fundraiser event at the new Rung for Women campus in Fox Park.

After celebrating virtually in 2020, it was wonderful to join together in person to celebrate our community. Together, we raised over \$29,000 to promote the ongoing growth of St. Louis neighborhoods as healthy, diverse urban communities with quality housing.



Executive Director Tom Pickel (right) presented Board Member Service Awards to outgoing board members **Loura Gilbert** (left) and **Tammie Shelton** in recognition of many years of dedication and service.



Assistant Director Becky Reinhart presented the Better Neighborhoods Leadership Awards to **Mission St. Louis** (left photo), along with **Prosperity Connection** and **St. Louis Community Credit Union** (right photo).

Thank You to our 2021 Partner Organizations!

Cardinals Care Redbird Rookies

Community Builders Network of Metro St. Louis

Criminal Justice Ministries

Dutchtown South Community Corporation

EAGLE College Prep.

Girls on the Run St. Louis

JRB's Hospitality Company

Lifewise STL

Lutheran Development Group

Messiah Community Center

Messiah Lutheran Church

Operation Food Search

Prosperity Connection

Rise Community Development

Rung for Women

Salvation Army

Seed St. Louis

Shenandoah Elementary School

South Grand Community Improvement District

St. Louis Community Credit Union

St. Louis Department of Recreation

St. Louis Vacancy Collaborative

Tower Grove Baptist Church

Tower Grove Neighborhoods Community Development Corporation

The Urban League of Metropolitan St. Louis

2021 Staff & Full-Time Volunteers

DeSales Office

Tom Pickel - Executive Director
Becky Reinhart - Assistant Director
Tiffany Minx - Special Projects Manager
Mike Ziegler - Community Services Manager
Sheltoria Love - Community Programs Coordinator

Social Work Practicum Students

Raven Brown
Jacinta Khale
Abbie Leonard
Casey Ringenberg
Audrey Williams

AmeriCorps VISTA Members

Hannah Daniels
Kate Grindstaff
Abby Miller

VISTA Summer Associates

Piper Field
Haley Gray
Sheltoria Love
Ryan Wimberly

Maintenance & Grounds

Dino Dogic - Maintenance Supervisor
Antwon Mallett - Maintenance Manager
Melvin Hampton - Senior Maintenance Technician
Troy Pitts - Senior Maintenance Technician
Jerry Butler - Maintenance Technician
Demetrius Jackson - Maintenance Technician
Willie Knighten Albritton - Maintenance Technician
Gerald Korhammer - Maintenance Technician
Bobby Lewis - Maintenance Technician
Timothy Lewis - Maintenance Technician
Damond Mairidith - Maintenance Technician
Tommie Scott - Maintenance Technician
Jovan Sholla - Maintenance Technician
William Walker - Maintenance Technician
Fred Parks - Lawn Technician
Melvin Thomas - Lawn Technician

Fox Grove Management Leadership

Lisette Ortega-Vidal - Chief Operating Officer
Karen Bartley - Compliance Manager

Accounting

Tatyana Cody - Controller
Angela Kearbey - Assistant Controller
Krysten Mallett - Accounts Payable Manager
Vickie Newcomb - Accounts Receivable Manager
Leanna Levy - Accounts Receivable Clerk
Latosha Welsh - Accounts Payable Clerk

Senior Managers & Area Managers

Rachel Fields
Alacious McKissic
Diana Williams

Site Managers

Ebony Armstrong
Bridgette Boyd
Celzy Dunn
Tawanda Hatten
Kathleen Hudson
Doreather Lampkin
Shevernelle Miller
Tamara Newsom
Angela Poyner
Jean Sanders
Yvette Williams

Assistant Site Manager

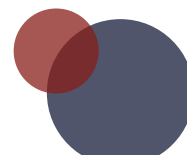
Kim Overbey

Front Desk Clerks

Michael Anderson
Jasmin Lucas
Alicia Mays
Mariah Palmer
Antonio Turner



DeSales & Fox Grove virtual
New Year's Party



Board Leadership

DeSales Board of Directors

- Chris Naffziger** - President
- Patrick Moore** - Vice President
- Melisa Sanders** - Secretary
- David Rodgers** - Treasurer
- Jessica Deem**
- Loura Gilbert**
- Sonya Henry**
- Riahna Kastner**
- John Kennedy**
- Larry McCarthy**
- Stephanie McKinney**
- Tammie Shelton**
- Steve Souder**
- Mary Wilson**



DeSales Board of Directors & Fox Grove Board of Managers

Fox Grove Board of Managers

- Tom Pickel** - Chair
- Maggie Grady**
- Riahna Kastner**
- Patrick Moore**
- Tammie Shelton**



DeSales and Fox Grove staff at Night Out for Neighborhoods

Thank You to our 2021 Major Donors!

* In-Kind Donation

\$40,000+

Affordable Housing Trust Fund, City of St. Louis
US Bank

\$5,000-\$9,999

American Family Insurance
Credit Builders Alliance
Horizon Housing Foundation
St. Louis Equity Fund, Inc.
Trio Foundation of St. Louis

\$1,000-\$4,999

Banterra Bank
Commerce Bank
Community Builders Network
EM Harris Construction
Enterprise Bank
Hopeful Neighborhoods
Nestlé Purina
Steven Mennerick & Tamara Hershey
Tom Pickel & Jean Birmingham
Rise Community Development
Simmons Bank
Spencer Fane LLP
Sugar Creek Realty
Triad Bank
Whole Kids Foundation

\$500-\$999

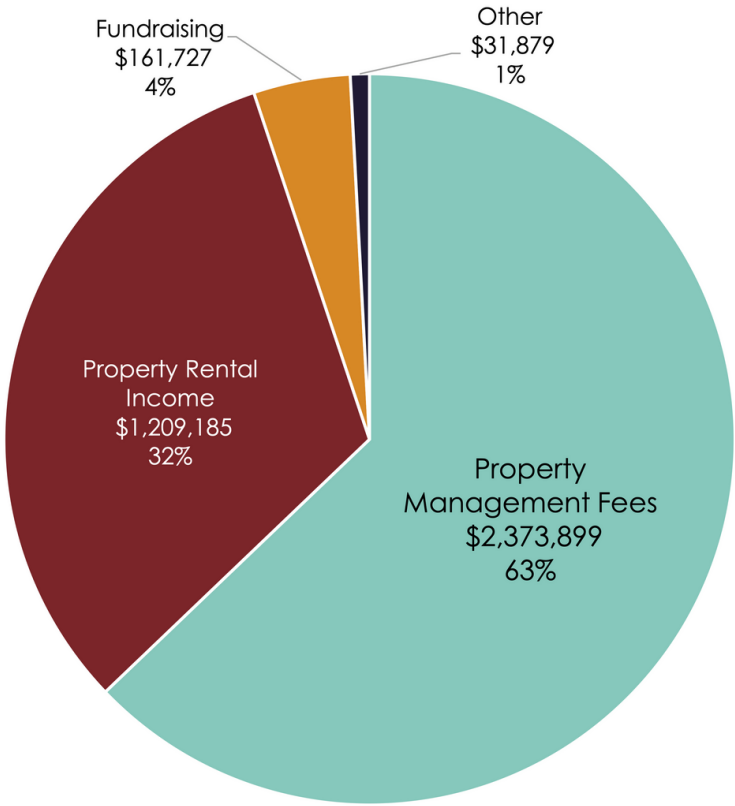
Anonymous
Buddy Fund
Busey Bank
Donna Ellebracht
FCB Banks
First Bank
Gladiator Consulting
IT Architechs
Jefferson Bank & Trust
John Kennedy
King Realty Advisors
Lindell Bank
Midwest BankCentre
Quality Lawn Management
Rubin Brown LLP
SCI Engineering
Sterling Bank
Mike Tomalis
Mary & Willie Wilson*

\$250-\$499

Anonymous (2)
Christopher Barton
Lynda Brady
Fox Park Neighborhood Association
Marguerite Grady
Riahna Kastner
Jen Kubiszewski*
Maria Langston
Stephanie McKinney
Susan Montgomery
Patrick Moore
David Rodgers & Paul Whitsitt
Melisa Sanders
Tower Grove East Neighborhood Association

2021 Financials*

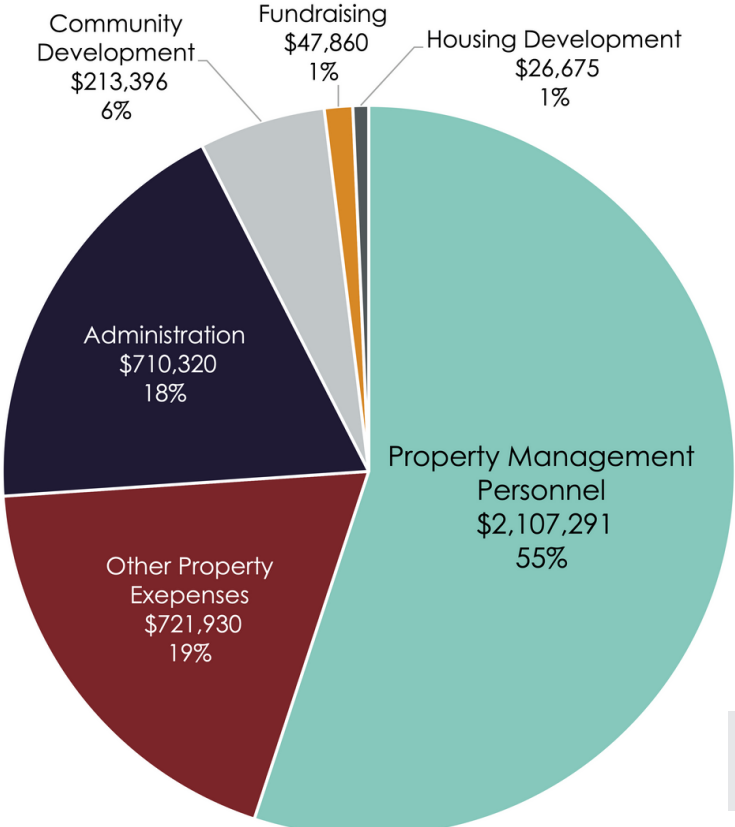
Revenue



2021 Total Revenue
\$3,776,690

2021 Total Expenses
\$3,827,472




Expenses












*These financial statements are internal and have not yet been audited. They are subject to change.

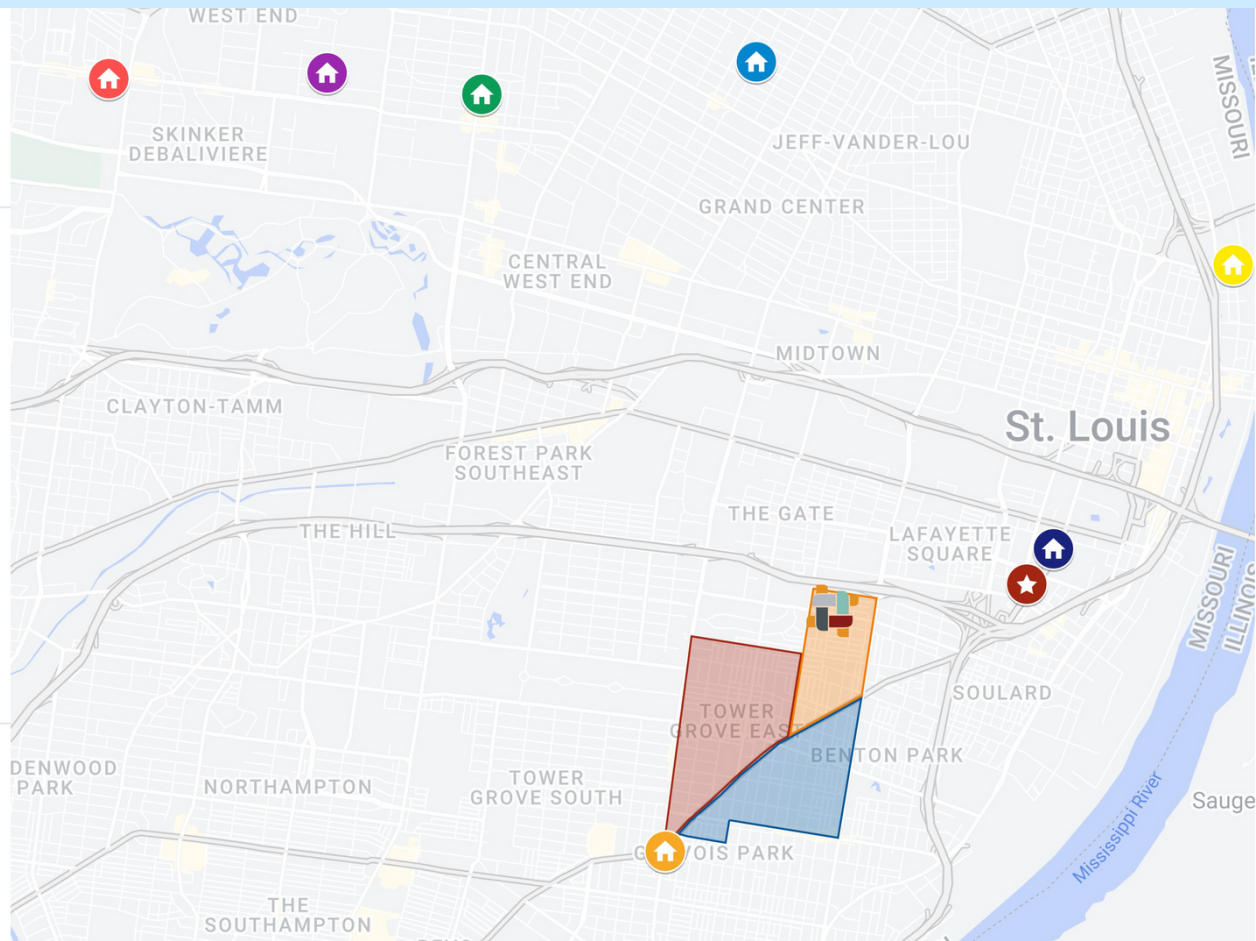
Historic Service Areas & DeSales/Fox Grove Management (FGM) Offices

Historic Service Areas

-  Tower Grove East
-  Fox Park
-  Benton Park West

DeSales + FGM Offices

-  DeSales HQ & Russell FGM
-  Accounting Office & King Louis Square FGM
-  Old Frenchtown FGM
-  Southside Station FGM
-  Hammond FGM
-  San Remo FGM
-  North Sarah FGM
-  Village at Delmar Place FGM
-  Limit FGM



Learn More:
desalescd.com

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