They have names.
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They have names.

Mae.

Robby.

Laquette.

Quentin.

Curfrances.

They have mothers and fathers and children and grandchildren.

They have jobs and homes and bills and dreams and goals.

They are not just faceless composites of people. They are real people, and they have all received support from Beyond Housing – which means that if you’ve been a Beyond Housing donor, they’re actually receiving support from you. Their stories are shared with you here so that you can learn more about just a few of the people working all over the region with Beyond Housing.

But, they are only a small representation of nearly 10,000 individuals helped by Beyond Housing every year. They all have names as well – and jobs and homes and bills and dreams and goals.

The entire reason for the existence of Beyond Housing is to help people just like Mae and Robby and Laquette and Quentin and Curfrances create the lives of their dreams in the communities they love. It’s really that simple.

So read on to learn more, celebrate all the good that’s been done this year, and look forward to the future at Beyond Housing. I know I am, and I bet Mae and Robby and Laquette and Quentin and Curfrances are as well.

Sincerely,

Chris Krehmeyer
President and CEO

Craig S. Owens
Chairman
BEYOND HOUSING: 2015 ACCOMPLISHMENTS

The interdependent nature of the holistic solutions makes them difficult to track in isolated metrics. And yet, we remain focused on practical solutions and data sustained results. With that said, we see the results of our efforts in these data points and remain optimistic and committed to the place we call home.

COMMUNITY ENGAGEMENT

240 children – with engaged police officers and volunteers serving as coaches – participated in a police basketball league

200 community members participated in the Week of the Young Child Event

Over 400 community members provided input on new specific types of retail businesses along Natural Bridge

24:1 Cinema constructed and opened

155 Big Brothers Big Sisters student/mentor teams located in the 24:1 footprint through our partnership with the Normandy School Collaborative

HEALTH

1,500 shoppers provided with healthy affordable fresh produce through the 24:1 produce stand

285 participants in 5K Walk/Run & Health Festival

240 participants in Redbird Rookies youth baseball program

324 registered participants in our Passport to Health Program

77 graduates of our 6 week healthy food preparation class “Cooking Matters”

HOUSING

405 total number of rental units

82 homes assisted with repairs and maintenance

$111,018 average home sale price

24 CLT homes purchased

70% increase in loan closings in 2015

$613,700 in home repair funds
**EDUCATION**

500+ kids took advantage of tutoring, after school programs, summer programming, and youth sports

1,123 kindergarten students enrolled in $500 promise accounts

1,616 parent liaison referrals

1,200 homework assignments completed last school year during the Beyond Housing Afterschool Program

90% of children spent 25,000 minutes of reading this summer during Beyond Housing’s Freedom Schools program

**PERSONAL FINANCE**

956 people completed home buyer education training

255 families participated in tax assistance program

$2.3 Million in down payment loans issued

701 foreclosure counseling sessions

**EMPLOYMENT**

87 new jobs created on Natural Bridge

23,000 sq ft of new retail businesses on Natural Bridge

$1 Million saved on public services

**MUNICIPAL**

$750,000 DOJ grant for Student Resource Officers to promote positive young people/police relations

6 Years Normandy police department achieved accreditation 6 years ahead of Senate Bill 5 mandate

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Laquette Collins has a talent for food.

Cooking food, that is – so much so that her dream is to run her own food stand with her children working alongside her in the family business. Laquette discovered her talent via several health programs offered through Beyond Housing. Not only has she been taking classes in everything from home ownership to budget management, but she’s also learned she has quite the knack for whipping up delicious and nutritious meals.

Quentin Eddings Jr. has a plan.

Actually, Quentin has had a plan since 2013, when as a high school sophomore he realized his love of beautifully designed buildings could translate into an architectural career. Quentin has been fully focused on achieving his career goal, racking up one achievement after another and building a resume that would make people 20 years older than him envious.

While completing internships with Beyond Housing and real estate development firm McCormack Baron Salazar, as well as serving on the Beyond Housing 24:1 Community board, Quentin took classes full-time at St. Louis Community College-Florissant Valley through the Gateway to College program, earning both his high school diploma and 28 college credits. Quentin also earned maximum benefits from the Viking Advantage Program administered through Beyond Housing. A student savings account program, Viking Advantage offers a 3:1 match on savings, giving students $3 for every $1 they save for college.

Of course, before using the savings account, Quentin had to choose a college. After receiving acceptance letters from 16 prestigious universities, Quentin chose the joint University of Missouri Kansas City (UMKC)/Kansas State University (KSU) architecture program, one of the top 10 architecture schools in the country. Quentin has a plan, and with the support of Beyond Housing, his plan has been built on a firm foundation – more than fitting for a future leader in the architectural industry. Best wishes on your bright future, Quentin.
THEY HAVE NAMES

The best part? Laquette’s children are so eager to learn more about healthy eating they actively participate with her in several programs that help them learn to prepare complete healthy meals without mom. They also grow their own food in a greenhouse on the St. Louis Science Center’s campus and participate in the Community Action Agency’s co-op share for additional fresh fruits and vegetables. In her spare time, Laquette is participating in a culinary project that will give her “Serve Safe” certification and allow her to start her own business when she’s ready.

Laquette, thanks for trusting Beyond Housing to help you and your children be as healthy as possible and provide so many of the tools you need to someday build a sustainable, successful food business.

Robby Luepker needed guidance.

Robby Luepker wanted a home. More specifically, Robby wanted to buy a home – but as an ex-offender with a low credit score, it wasn’t an easy prospect. Beyond Housing helped by matching Robby with a housing counselor, who turned Robby to both a home buying and a managing money seminar through Beyond Housing.

After almost a year of credit repair work, Robby had a solid credit score, a down payment, and closing costs covered thanks to hard work and his enrollment in Beyond Housing’s matched savings Individual Development Account (IDA) and Down Payment Assistance (DPA) programs. Within a month of officially starting his new home search, Robby found his long-desired home only 1½ blocks from his mother’s house.

Robby is happy to talk about the invaluable guidance Beyond Housing offered him in his quest for homeownership. “I don’t think I could have done it without Beyond Housing,” says Robby. Congratulations Robby – we’re happy to see you in the home you’ve always wanted, and we’re glad to have had the opportunity to help you achieve your dream.
Curfrances Wright wanted to own a home.

A home base for her family to enjoy special gatherings. A warm, welcoming, permanent place to hang family photos on the walls, prepare big holiday meals, and watch her nieces and nephews play in the backyard.

It was Curfrances’ biggest dream, but it seemed an impossible one until she found Beyond Housing’s 24:1 Community Land Trust (CLT). She purchased a 24:1 CLT home, and it’s even sweeter than she imagined. Not only does she now have the home for her family and friends to gather and make memories that will last for generations, Curfrances has an investment that will benefit the entire community and can be passed down to her daughter. It’s a legacy that generations to come can enjoy, and there’s nothing that delights Curfrances more than seeing this family legacy grow in such a positive way.

Curfrances, we’re glad you’ve found your home, and we’re delighted to have been able to help make that dream come true.

Mae Washington loves movies.

Granted, Mae usually leans toward old movies, but she’ll rarely turn down an opportunity to see the newest movies either. So when the 24:1 Cinema opened right across the street from Rosie Shields Manor apartments, where Mae has had an apartment since 2013, she jumped at the opportunity to be a supervisor.

As a St. Louis native, Mae is happy to see the communities growing and improving in the Beyond Housing 24:1 footprint. The movie theater is just one of the amenities Mae believes is excellent for the community, and she’s enjoying being in the middle of the fun at the 24:1 Cinema.

We’re happy to have you, Mae, welcoming everyone into such an integral part of the community. We hope you’ll continue to relish working at the 24:1 Cinema, and we’ll see what we can do about getting a classic retro night on the cinema’s calendar.
Beyond Housing helps entire communities become better places to live.

We are a community development organization that works in defined geographies like the Normandy School district, in order to focus resources where we can have the greatest impact.

Your support creates a lasting impact in our communities.

ENCLOSED IS MY GIFT OF $ ______________________

☐ ONE TIME GIFT  ☐ MONTHLY GIFT

☐ Check enclosed  ☐ Charge my gift to my MasterCard, Visa, AMEX, or Discover below

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*If you would like to make a gift of stock please call the development department at 314-533-0600 ext. 49.

Help us pave the way to our new Center for Community.

Purchase your paver today:
8x8 for $500
12x12 for $1,000
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For additional details:
Please contact Jessica Caldwell at 533-0600
jcaldwell@beyondhousing.org
Beyond Housing, Inc., Subsidiaries and Affiliates

Consolidated and Combined Statement of Activities for the Year Ended December 31, 2015

SUPPORT AND REVENUE
Donations and Grants, Including In Kind $16,562,618
Dues and Fees $561,506
Rental Income, Net $3,067,555
Interest Income $515,169
Loss on Sale of Property and Equipment ($100,718)
Cinema Revenues $62,494
Miscellaneous $231,643
Total Income $20,900,267

NET ASSETS/EQUITY
At the start of year $61,909,004
Increase in Equity and Net Assets $6,651,050
Capital Contributions $967,006
At the end of year $69,527,060
Increase $7,618,056

EXPENSES
Program 87% $12,439,979
Administration 10% $1,371,086
Fundraising 3% $438,152
Total Expenses $14,249,217

NOTE
The Consolidated and Combined Statement of Activities herein presented represents a condensed version of what was furnished by our certified public accountant, CliftonLarsonAllen LLP. The complete 2015 audit report is available upon request.