

# ANNUAL REPORT 2024



North Newstead Association

4601 POPE AVE  
ST. LOUIS, MO 63115

*SERVING ST. LOUIS SINCE 1993*



**2024: REINVESTING IN COMMUNITY, INVESTING IN TOMORROW**



# A LETTER FROM OUR EXECUTIVE DIRECTOR



Dear North Newstead Association Family,

As we close another year at North Newstead Association (NNA), I want to take a moment to reflect on our journey, celebrate our achievements, and express my deep gratitude for your unwavering support. Over the past year, our work has been driven by a steadfast commitment to revitalizing North St. Louis, ensuring that families have access to safe, quality, and affordable housing while strengthening the very fabric of our communities.

## Building on Our Momentum

2024 was a year of both significant progress and deep dedication to our mission.

In 2023, we secured a pre-development grant to reinvest in our legacy affordable housing portfolio—a crucial step toward long-term stability. **In 2024, we took critical steps toward securing the future of our legacy portfolio of affordable housing, a vision years in the making.** Through hard work and collaboration, we successfully secured funding from the Community Development Administration (CDA), the Missouri Housing Development Commission (MHDC), and the City of St. Louis Affordable Housing Commission (AHC). This milestone represents more than just financial investment—it is a testament to our shared belief that housing is the foundation of thriving communities.

While laying the groundwork for our future, we remained committed to serving our existing residents. Our community programs not only continued but grew in 2024, reaching more families, strengthening neighborhood initiatives, and driving forward our vision of a stronger North St. Louis. **Please take a moment to see what our small but mighty board and staff accomplished in the following report.**

## Challenges & The Road Ahead

Despite our successes, we recognize that the road ahead will require even greater collaboration and support. The reality is that while we have made incredible strides, our financial position remains a pressing challenge. We have exhausted much of our available funding, and our operating costs continue to rise. To sustain and expand our work, we need your help. **The next two years will be critical in bridging the gap between our vision and actual construction.** We need every member of our community—our board, staff, partners, and you, our supporters—to continue to support and work with us to see this vision through.

## A Heartfelt Thank You

Your generosity and belief in our mission fuel the work we do. **Because of you, we are not just building housing—we are building stability, opportunity, and hope for the families of North St. Louis.** On behalf of NNA and the residents whose lives you have touched, thank you. We look forward to keeping you updated on our progress and hope to count on your continued partnership as we move forward into 2025 and beyond.

With warm regards,

Constance Siu  
Executive Director

**NORTH NEWSTEAD ASSOCIATION'S VISION IS  
TO REBUILD A THRIVING NORTH ST. LOUIS MADE UP OF ENGAGED RESIDENTS LIVING IN  
HEALED AND SAFE COMMUNITIES WITH ECONOMIC OPPORTUNITY FOR ALL**

affordable  
housing

major  
beautification

coalition building and  
community engagement

elderly  
services

minor  
home repair

**reinvest in** our legacy portfolio of **affordable housing**

activate and **connect youth** residing in NNA's rental portfolio **to**  
employment & other **opportunities**

**expand our tenant supportive services** to connect our tenants to  
opportunities related to civic engagement, homeownership, employment  
and more

work to **decarbonize our properties** and property management operations  
to improve the health of our communities and reduce the energy burden on  
our tenants

continue to **support our communities' seniors and their ability to age-in-**  
**place**, continuing on their leadership in community through our elderly  
services and home repair programs

continue to connect NNA's Home Repair Program clients with legal  
services to support **generational wealth building and vacancy prevention**  
in North St. Louis

and continue to **advocate on behalf of our community** through our  
leadership and participation with regional organizations like the Community  
Builders Network of Metro St. Louis, Regional Response Team, Vacancy  
Collaborative, Great Rivers Greenway North Community Advisory Council,  
Home Repair Network, etc.

**OUR MISSION IS  
TO SUPPORT  
AND SERVE  
NORTH  
ST. LOUIS  
COMMUNITIES  
AND RESIDENTS  
THROUGH  
QUALITY,  
RELIABLE  
HOUSING,  
COMMUNITY  
BUILDING  
PROGRAMS,  
AND ECONOMIC  
DEVELOPMENT  
OPPORTUNITIES.**

**OUR  
VALUES THAT  
GROUND OUR  
WORK**

**COMMUNITY  
COMMITMENT**

**ADVOCACY**

**CULTURE OF  
DIVERSITY**

**INTEGRITY**

**CONTINUOUS  
IMPROVEMENT**

**RESOURCEFULNESS**

**100+** seniors regularly engaged in virtual workshops and other programs



# 2024 IMPACT REPORT



North Newstead Association  
since 1993

**5,000+**

illegally dumped tires collected during our Tired of Tires: Tire Amnesty Collection Days



**186**

volunteers activated for over 744 hours of community service



**18 seniors**

assisted through our home repair program



**65**

neighborhood meetings with over 390+ participants



**+70** partnering organizations



**13**

neighborhood beautification and clean up events



**8+**

new families moved into NNA's safe, reliable affordable housing where our 138 unit portfolio consists of 1-4 bedrooms; average monthly rent is \$617



in order to prevent eviction, our staff proactively reached out to our tenants & assisted

**16** households to immediately apply for rental assistance, representing 100% of our tenants with consistent arrears; total applied \$72,229





# IN 2024, NNA LEVERAGED OUR RELATIONSHIPS FOR *stronger programs* WITH INTENTIONAL COMMUNITY ENGAGEMENT



In partnership with Alderwoman Laura Keys and the City of St. Louis, we launched an expansion of Ald. Key's very successful 2023 tire amnesty pilot aimed at ending illegal tire dumping and improving the community's health!



In partnership with the Young Friends of earthday365 and Missouri Department of Conversation, NNA hosted another successful bi-annual clean up at O'Fallon Park.



NNA again partnered with Great Rivers Greenway for a fun-filled Northside Night Out!



Partnering with Dream Builders 4 Equity, we are working to engage more youth residing in our portfolio with educational and employment opportunities.



In partnership with the Active Older Adults, NNA continues to engage our communities' seniors with weekly Zoom and monthly in-person engagement opportunities in order to bring much needed educational and social connectedness programming to our communities' seniors.



In partnership with the Home Repair Network, NNA's Executive Director continues to advocate for the need for increased home repair dollars and support for homeowners and service providers alike.



NNA, in partnership with, Trailnet brings Complete Streets tours to North City to ensure that the community understands upcoming changes to our city functions with the introduction of the Department of Transportation.





North Newstead Association

since 1993

# NEW NORTHSIDE REHABILITATION DEVELOPMENT TIMELINE

## 2023

### **Pre-Development Grant Awarded!**

Pre-development grant awarded by City of St. Louis Community Development Administration kicking off NNA's journey into the world of Low Income Housing Tax Credits after many years!

## 2024

### **New Northside Rehabilitation is recommended for funding!**

Our amazing development team submits applications to the Missouri Housing Development Commission, the City of St. Louis Community Development Administration, and the Affordable Housing Commission resulting in New Northside Rehabilitation getting recommended for funding from all three sources! Moving us closer to our vision for the preservation of our legacy portfolio of affordable housing.

## 2025

### **Environmental Review, Compliance, and Closing**

The hard work begins this year as we work towards closing!

## 2026

### **Construction begins...**

*2024: reinvesting in community, investing in tomorrow*



WE WOULDN'T BE HERE WITHOUT YOU.

*thank you, thank you*

TO OUR AMAZING STAFF, BOARD, AND VOLUNTEERS FOR THEIR DEDICATION  
TO THE NORTH NEWSTEAD ASSOCIATION AND OUR MISSION.



AND  
*thank you*  
FOR YOUR CONTINUED  
SUPPORT AND PARTNERSHIP!





# **NORTH NEWSTEAD ASSOCIATION**

## **2025 BOARD OF DIRECTORS**

**Brian Davies**

Board President

**Holston Black III**

Vice President

**Justin Fezzi**

Treasurer

**Brenda Nelson**

Secretary

**Abdul Kaba-Abdullah**

Member

**Robin Penny-Evans**

Member

**Shirley Everett**

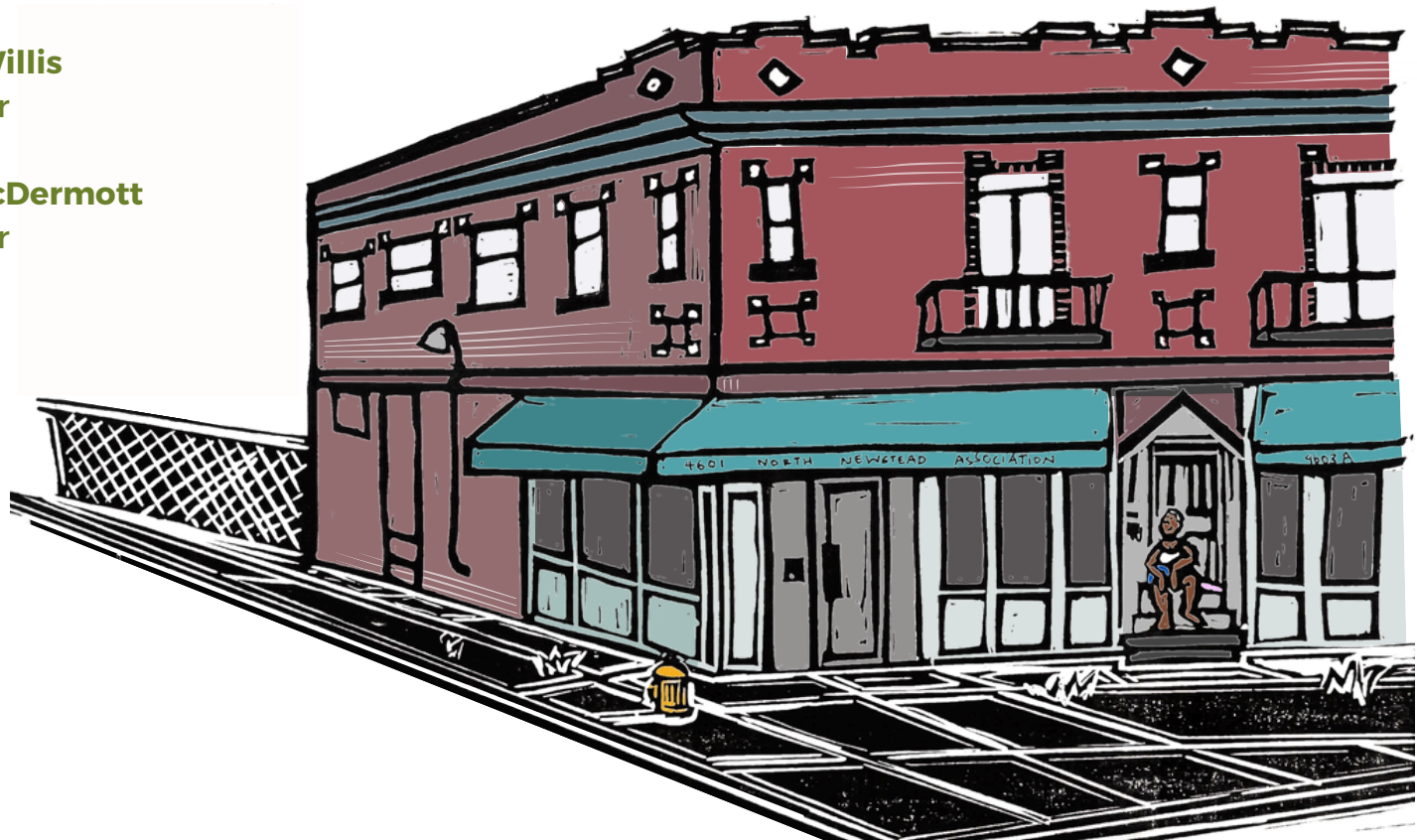
Member

**Rosie Willis**

Member

**Amy McDermott**

Member



**NORTH NEWSTEAD ASSOCIATION**  
serving St. Louis since 1993