



**Federal Reserve Bank of St. Louis
Investment Connection Proposal**

Proposal title	Tabernacle Community Development Corporation-Affordable Rental Program (ARP)
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Organization name/address	Tabernacle Community Development Corporation St. Louis, Missouri 63107
Mission statement	The mission of the Tabernacle Community Development Corporation is to assist communities by building people. The objective is to help eliminate poverty as well as social exclusion by improving the social, educational and economic infrastructure which will lead to self-sufficiency.
Overview of organization	<p>Tabernacle Community Development Corporation was began in July 2014 for the purpose of community revitalization in the Jeff Vanderlou and The Ville neighborhoods. The Tabernacle formed the organization; a church plant located in The Ville and Jeff Vanderlou neighborhoods, as the means to engage the community with needed services and development. The Tabernacle has a history of community engagement, including but not limited to hosting back to school events for the surrounding area, partnering with two St. Louis Public Schools (Ames VPA, Meramec and Cote Brilliante Elementary), collaborating with the block unit to host city night out, along with providing benevolence resources to the community.</p> <p>The mission of this corporation is based on the principles known as the three E's: Education, Empowerment and Economics. These principles create areas of focus for the corporation in the following: youth development, education, family, men and housing. It has created a scholarship, The Valuable Scholarship, designated for</p>

	two graduating high school seniors. Also, the organization serves as the lead partner for The Man Cave, a seminar hosted Father's Day Weekend to educate men in the areas of finance, health and relationships. In 2016 the Affordable Rental Program (ARP) was launched to aid in the revitalization of the community and sustaining of local families. The mission of Tabernacle Community Development Corporation is to help others in need and transform their lives by providing educational and economic resources along with opportunities that will improve as well as enhance their quality of life. This is done by "Assisting Communities by Building People".
Website	www.tabdev.org
Social media link(s)	
Location of project/activity	Missouri St. Louis City County
Geographic Impact	Citywide Neighborhood(s)
Support request	Grant
Requested dollar amount	\$50,000
Proposal description and structure	<p>a) Purchase locations within The Ville and Jeff Vanderlou area via private owners, LRA and St. Louis City Tax Sales.</p> <p>b) The potential occupants would go through a comprehensive background check for renting from Tabernacle Community Development Corporation and an in person interview to be considered for the program.</p> <p>c) Tabernacle Community Development Corporation would oversee the construction/renovation of properties.</p> <p>d) Purchase prices and renovation cost will vary pending condition of properties. The goal is to purchase properties between \$5K-\$40K and renovate/rehab cost between \$75K-\$85K.</p> <p>e) Participants will receive affordable rental rates as well as acquire life and social skills via volunteerism (2-4 hours monthly), interactive seminars/classes (quarterly) and each family will work with the ARP coordinator to develop an individual family plan to guide their development.</p> <p>f) Employ community/surrounding area residents for renovation, repair/maintenance and lawn care services.</p>
Issues addressed	Affordable Housing Economic/Workforce Development Neighborhood Revitalization and Stabilization
Target population/geography	The geographical area that we intend to serve is encompassed by Grand Blvd on the north, Vandeventer

	<p>on the south, Natural Bridge Blvd on the west and Dr. Martin Luther King Drive on the east. This geographical space represents zip codes 63107 and 63113 with a median income of approximately \$23,000, an unemployment rate of 17.9% and family structures mainly composed of homes with head of households who have never been married and/or divorced.</p>																				
Population served including income	<p>these north city neighborhoods represent zip codes 63107, 63115 and 63113 with a median income of approximately \$23,000, an unemployment rate of 17.9% and family structure mainly composed of single parent households. (U.S. Census)</p> <p>Number of Households in Jeff - Vander - Lou</p> <table> <tr> <td>Total Households</td> <td>17,836</td> </tr> <tr> <td>Family Households</td> <td>9,014</td> </tr> <tr> <td>Non-family Households</td> <td>8,822</td> </tr> <tr> <td>Households With Children</td> <td>6,123</td> </tr> </table> <p>Jeff - Vander - Lou Education Statistics</p> <table> <tr> <td>No High School</td> <td>1,505</td> </tr> <tr> <td>Some High School</td> <td>5,429</td> </tr> <tr> <td>Some College</td> <td>7,061</td> </tr> <tr> <td>Associate Degree</td> <td>1,465</td> </tr> <tr> <td>Bachelors Degree</td> <td>3,256</td> </tr> <tr> <td>Graduate Degree</td> <td>1,386</td> </tr> </table>	Total Households	17,836	Family Households	9,014	Non-family Households	8,822	Households With Children	6,123	No High School	1,505	Some High School	5,429	Some College	7,061	Associate Degree	1,465	Bachelors Degree	3,256	Graduate Degree	1,386
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Anticipated outcomes/impact	<p>The ARP Program would create quality-housing opportunities for those who under normal circumstances would not be able to afford safe/adequate housing. The long-term goals of the program are the following:</p> <ol style="list-style-type: none"> Revitalizing physical structures (homes) within the community for safe occupancy. Stabilization of families by reducing monthly housing expenses. Connect residents to needed resources to aid in them being productive neighbors. Build a network of caring citizens who invest in their neighborhoods. Create job opportunities for local residents via construction and services. Source of revenue for Tabernacle Community Development Corporation. <p>These goals comprehensively aid in building a foundation for future generations to thrive and impact their communities with positive change.</p>																				
How will the program be evaluated	<p>Once the families are placed we will track the following data to show the IMPACT we are having...</p> <p>Families</p> <ol style="list-style-type: none"> Student Attendance (Absences/Tardy) Student GPA 																				

	<ul style="list-style-type: none"> c) Life Classes Attended d) Volunteer Hours e) Employment Retention (How long on the job) f) Salary g) Housing Retention (Days living in one location) <p>Community Impact</p> <ul style="list-style-type: none"> a) Companies Employed b) Number of Employees (minority vs. overall) c) Partner/Volunteer Involvement (Number of agency/non-profits we work with and the amount of volunteers as well as hours they donate to serving the families)
Project time frame	<p>Existing Program</p> <p>Project Duration: Ongoing Program</p>
Other significant partners in the proposal	<p>Brace For Impact</p> <p>Other</p> <p>Funding/Program Management</p> <p>www.BraceForImpact46.com</p> <p>The Crossing</p> <p>Funding</p> <p>www.thecrossing.church</p> <p>Central Bank</p> <p>Funding</p> <p>www.centralbank.net</p>
Time/Date Received	8/19/2018 10:47:50 PM