



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

Proposal title	Filling the Demand for Larger Affordable Rentals in Dutchtown
Contact	Amanda Colon-Smith
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Organization name/address	Dutchtown South Community Corporation  4204 Virginia Avenue  Saint Louis, Missouri 63111
Mission statement	Advancing neighborhood vitality through community empowerment, housing and real estate development.
Overview of organization	Dutchtown South Community Corporation was founded in 1973 by neighborhood advocates intent on seeing their communities thrive and being active participants in that process. DSCC is motivated by a commitment to comprehensive and equitable revitalization in all of its service area neighborhoods. Informed by this founding motivation, DSCC's goals are to preserve, build, and cultivate inclusive housing, and work with neighbors to create roadmaps for systems-level change. Its principles of community, collaboration, creativity, and equity inform the way DSCC works in the community. Examples of DSCC's work include civic engagement training through the Community Empowerment Committee, inclusive community planning through the Gravois Jefferson Historic Neighborhoods Plan, building

	resident-led solutions to solid waste pollution through So Fresh So Clean So Creative, and increasing the amount of quality, affordable housing in the area through owning and managing eleven affordable apartments.
Website	<a href="http://www.dutchtownsouth.org">www.dutchtownsouth.org</a>
Social media link(s)	Facebook <a href="https://www.facebook.com/DutchtownSouthCommunityCorporation/">https://www.facebook.com/DutchtownSouthCommunityCorporation/</a>
Location of project/activity	St. Louis, MO-IL (MSA)  Missouri  St. Louis City County
Geographic Impact	Neighborhood(s)
Support request	Service
Requested dollar amount	0
Proposal description and structure	DSCC is leading a new partnership with DeSales Community Development, Lutheran Development Group and Tower Grove Neighborhoods Community Development Corp in a "Community Development Collaborative" to implement the recently adopted Gravois-Jefferson Historic Neighborhoods Plan. One of the top Priority Recommendations in the plan is to "Encourage long-term housing affordability by supporting, community-driven, for-profit and non-profit owned and managed rental housing." Our partners have been toured some units that can be acquired for selective rehabilitation. We have a list of properties for sale from an owner who is interested to sell some of his portfolio. Our partners have toured some units that might be acquired for selective rehabilitation. We would like to request services, in technical assistance to DSCC's housing committee to research and prepare a loan application to acquire 6-12 units in the next year.
Issues addressed	Affordable Housing
Target population/geography	Dutchtown South Community Corporation (DSCC) has been working to stabilize and improve southeast St. Louis City for 45 years, and works at the intersection of people and place to bring about equitable neighborhood progress. We are a place-based organization that is

	<p>dedicated to the neighborhoods of Dutchtown, Mt. Pleasant, Marine Villa and Gravois Park. Comprising nearly 10% of St. Louis City's population, our neighborhoods also boast one of the highest diversity indices in the region. DSCC's target population is the residents within its service area who are 52.4% Black, 33.5% White, 4.1% Asian, and 8% Latinx, with 7.2% identifying as Indigenous, Pacific Islander, "Other" or two or more races. In DSCC's service area, an average of 35% of households live below the poverty line. An average of 60-70% of our service area lives in low-to-moderate income households. In the last year, we also expanded our work into Benton Park West with the Gravois Jefferson Historic Neighborhoods Plan.</p>
<p>Population served including income</p>	<p>16,750 residents live in the Gravois Jefferson plan footprint as determined by US Census data. The rental acquisition rehab project could serve 6-12 households, with an average household size of 2.67.</p>
<p>Anticipated outcomes/impact</p>	<p>DSCC's goals align with how we work in the community. For community empowerment, our goals are charting blueprints for vibrant spaces, ensuring resident representation in decision making, converting local data into action and integrating neighborhood initiatives into a unified framework. For housing stabilization, our goals are supporting and building affordable and market-rate homeownership; modeling excellent rental and property management, and fostering responsible landlord-tenant relationships.</p> <p>With this project, our goal is to increase DSCC's rental portfolio with larger multi-bedroom rental units, due to a growing demand in our neighborhood. There is a strong demand in the plan area for larger, multi-bedroom rental units, but there is some speculation in the market, with landlords who are holding units off the market or have them actively rented in substandard condition.</p>
<p>How will the program be evaluated</p>	<p>Under housing stabilization, short term outcomes include decreased vacancies, increased city/regional resource access for low-income homeowners, safer rental conditions, and higher quality housing stock. Long-term outcomes include increased household income for current residents, sustained vacancy reductions, lower renter transience, and low development-induced displacement. For rentals, performance is measured through rent rolls, per-unit income/expense reports, and tenant maintenance requests. Resident satisfaction surveys begin this summer. Organizationally, effectiveness is</p>

	measured through board and committee reviews, financial audits, monthly reports, and community feedback.
Project time frame	New Program Project Duration: 1-3 Years
Other significant partners in the proposal	DeSales Community Development Technical Assistance/Expertise <a href="http://desalescd.com/">http://desalescd.com/</a>
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