



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

Proposal title	Winstanley Neighborhood Plan
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Organization name/address	Mt. Sinai Development Corporation Same East Saint Louis, ILLINOIS 62201
Mission statement	The Mission of the Mt. Sinai Development Corporation is to provide affordable housing and needed social services to low-income residents of East St. Louis, Illinois in general and the Winstanley Neighborhood in particular.
Overview of organization	We are an East St. Louis, Illinois based 501(c)(3) organization that is dedicated to developing new family housing, developing & operating a Community Center, developing a small business incubator, needed community facilities and economic/workforce development. Founded in 2005, the Mt. Sinai Development Corporation was organized by members of the Mt. Sinai Missionary Baptist Church which for over 90 years has been a unifying force in the Winstanley neighborhood. Over the last 30 years, more than half the population and housing stock vanished. To revitalize the neighborhood the church organized the Sinai Family

	<p>Life Center to provide area residents needed social and educational services and the Mt. Sinai Development Corporation to provide new and renovated family housing, community facilities, employment training opportunities, and business development.</p> <p>The Life Center offers "After-school" programs for youth ages 5 to 12, a twice weekly "Teen" program that serves 60 youth, a "Summer Day Camp" that serves 60 youth and employs 20 teen counselors, a Senior program, a computer center, a "Winter Coat Giveaway", an annual neighborhood fest and back to school book bag give-a-way. It is also a State licensed Day Care facility</p> <p>The Development Corp. has a 20 year plan to develop 240 units of new lo-income housing. To date we have built 60 units (at a cost of \$19,000,000), two community gardens, two play ground areas, a basketball court, and received a 100,000 sq.ft. warehouse to be renovated for use as a community center. The Center will have a fitness center, business incubator, meeting rooms, recreation facilities and job training. Our new homes are still occupied by the same tenets that first moved in and we have a waiting list of over 100 families. This year we received the Illinois Dept. of Human Rights "Keeping The Dream Alive Service Award" and Community Builders Network of Metro-St. Louis "Community Not-For-Profit of the Year Award".</p>
Website	http://mountsinaichurch.net/index.php/development-corporation/
Social media link(s)	
Location of project/activity	<p>St. Louis, MO-IL (MSA)</p> <p>Illinois</p> <p>St. Clair County</p>
Geographic Impact	Citywide
Support request	Grant
Requested dollar amount	\$35,000

<p>Proposal description and structure</p>	<p>A community Plan is a public document which contains specific proposals for future land uses, and public improvements in a given community. Based off engagement with local residents and community leaders, it provides policies and a long-range physical development guide for elected officials and citizens engaged in community development. For many lending institutions, it is required before giving consideration for loans, tax credits, grants of other funding mechanisms for neighborhood purposes. We have recruited several consulting organizations to us including St. Louis Design Alliance, RISE Community Development, and Development Strategies. We will also use the resources of The City of East St. Louis, St. Clair County, and the Illinois Housing Development Authority. The Mt. Sinai Development Corporation will coordinate the entire project. We will seek local public input at every stage of the project. The project will be completed by January 2019.</p>
<p>Issues addressed</p>	<p>Affordable Housing Community Facilities/Services Economic/Workforce Development Neighborhood Revitalization and Stabilization</p>
<p>Target population/geography</p>	<p>Low-income family residents of the City of East St. Louis, Illinois.</p>
<p>Population served including income</p>	<p>The median household income is \$14,954 annually and 55.7% of the neighborhood residents are below the federal poverty level (source: U.S. Census Bureau). 100% of neighborhood children are qualified for free school lunches. Vacant property lots account for 52% of the total land use.</p>
<p>Anticipated outcomes/impact</p>	<p>To complete the Winstanley Neighborhood Plan which will allow us to qualify for Illinois Tax Credits to complete Phase III of Sinai Village (40 units of new family housing) and the renovation of a recently donated warehouse to create a neighborhood community center that will serve the entire city of East St. Louis, Illinois. The completed plan will also be used to recruit additional partners and investors for other components of our complete</p>

	development plan including additional new facilities, business development and other community needs.
How will the program be evaluated	The professional consultants involved in this project are all long established organizations with many years of successful experience creating neighborhood plans. We will consider the Winstanly Neighborhood Plan successful if it is completed by January 2019 and it leads to the granting of 10 million dollars in tax credits to build 40 units of new housing and renovation of the community center. The funding should be secured by December 2019. The plan will also be used to acquire tax credits and other investments until we have reached our goal of 240 units of new housing and the other facilities and business recruitment is completed.
Project time frame	New Program Project Duration: 1-3 Years
Other significant partners in the proposal	St. Louis Design Alliance Technical Assistance/Expertise stlda.org RISE Community Development Technical Assistance/Expertise www.risestl.org Development Strategies Technical Assistance/Expertise developmentstrategies.com
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