



TOWER GROVE COMMUNITY DEVELOPMENT CORPORATION ORGANIZATIONAL BUSINESS PLAN 2022-2026

MISSION

Tower Grove CDC promotes and improves quality of life by attracting public and private investment and providing real estate and other community services.

GROWTH STATEMENT

Tower Grove Neighborhood Community Development Corporation's (TGNCDC's) 40 years of work has resulted in overall improvements in the desirability of the Tower Grove neighborhoods, so that most of the historic core service area of Shaw, Southwest Garden and Tower Grove South is no longer qualified census tracts for neighborhood revitalization. TGNCDC has increased its service area to the 15 county St. Louis region and to reflect the increased service area, changed its name to Tower Grove Community Development Corporation (TGDC). TGDC recognizes the need for ongoing engagement around nuisance property abatement and affordable housing development in its historic core service area, for time to establish HomeScreen/Arch By HomeScreen as reliable income sources, and to undertake needed capacity building in board structure, staffing alignment, and program mix, especially in the area of large scale affordable housing development, in order to meet the opportunities that are growing from its past and current successes.

GENERAL ACTIVITIES

- Affordable housing
- Commercial corridor improvement projects
- HomeScreen; Arch by HomeScreen
- Vacant and nuisance property abatement
- Anti-displacement efforts including rental assistance, advocating for energy efficiency, promoting home repair programs,
- Community development/real estate education and consulting
- Large scale collaborative beautification activities
- Share and use its expertise with communities outside its historic service area when invited, for projects that are financially feasible or beneficial, and adhere to TGDC's purpose to promote responsible development, affordable housing, and diverse and vibrant communities.



BUSINESS PLAN FIVE-YEAR GOALS, OBJECTIVES AND STRATEGY

- GOAL ONE** **Develop a minimum of 111 rental units and increase availability of affordable single-family homes**
- GOAL TWO** **Increase landlord and tenant satisfaction through effective use of HomeScreen**
- **Professionally process 35,065 tenant screening applications**
 - **Add 3,000 Prosperity Connection referrals for personal financial training**
 - **Add 750 new landlords**
 - **Implement a new rent reporting option to help improve clients' credit scores**
 - **Increase Arch by HomeScreen network of users to 500**
 - **List 2000 properties for 'At Risk' tenants and place 200 'At Risk' people into stable homes**
- GOAL THREE** **Professionally deliver education and consulting services for neighborhood stabilization efforts**
- **Offer landlord/rehabber training**
- GOAL FOUR** **Support neighborhood revitalization and stabilization efforts in areas outside of service**
- **Consult with other CDCs and nonprofits**
 - **Strategy: Spend up to 10 hours per month consulting**
- GOAL FIVE** **Enhance TG CDC residents' experience through supportive services**
- **Develop a printed and online directory of service providers and community resources**
 - **Advocate for energy efficiency and conservation efforts**
 - **Collaborate on home repair programs in service area**

