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

Tower Grove neighborhoods are safe and diverse places, with a strong sense of community, offering a vibrant urban environment where all residents and stakeholders are vested in the long range future of the community.

We place great value on making strategic investments that are responsive to a diverse community and are accomplished with integrity.

1. Revitalize and Strengthen the Long-term Stability and Growth of the TGNCDC Service Area (Area-Wide Improvements)
2. Focus Particular Attention on the Gravois/Chippewa/South Grand Wedge Area (Wedge Area Improvements)
3. Coalition Building
GOAL 1

**Revitalize and Strengthen the Long-term Stability and Growth of the TGNCDC Service Area (Area-Wide Improvements)**

**Real Estate Development and Operations:** Complete 50 affordable rentals and 22 for sale units in the service area; Develop affordable and market-rate properties in city and privately-owned foreclosed lots and buildings (target Shaw, DeTonty, Brannon, Arsenal and south of McDonald); Promote, facilitate and complete construction Low Income Housing Tax Credit (LIHTC) projects; Lead development on commercial buildings on Morganford and Southwest Garden neighborhood; Create buzz by working with developers to promote Kingshighway and industrial areas; Attract large development to area.

**Tenant Screening and Landlord Training:** Procure grant each year and complete landlord training seminars; Develop and expand tenant screening business with new marketing; Identify other areas to grow; Increase application volume to 2,800 by 2019.

**Community Engagement:** Hold public engagement open houses for projects; Present progress on our framework, vision plan and strategic plan at annual meeting; Attend annual public meetings in each of the three neighborhoods to report on progress; Evaluate neighborhood plan.

**Marketing and Branding:** Promote Tower Grove Neighborhood (TGN) activities; Create marketing material with brochures; Build website and social media presence; Publish regular updates of TGNCDC’s work; Actively raise funds; Promote development incentives.

**Commercial Corridor Improvements:** Improve Community Development Block Grant (CDBG) South Grand Priority (streetscapes); Expand Community Improvement Districts (CID)/Special Business Districts (SBD).

**Quality of Life Improvements:** Monitor/reduce Citizen Service Bureau (CSB) calls; Lower crime and improve safety; Complete quality units for rent; Complete quality and affordable properties for sale; Catalog vacant and abandoned properties; Promote, facilitate and focus on corner and highly visible properties.

**Infrastructure Improvements:** Improve public spaces, infrastructure, signage and landscaping; Work with Neighborhood Association and Alderperson on infrastructure improvements; Promote commercial facade, 50/50 sidewalk, LED lighting and ADA improvement programs.

**Neighborhood Beautification:** Continue and enhance beautification programs.

**Support Resident Services:** Develop an online directory of service providers and community resources; Promote and educate energy efficiency programs.

GOAL 2

**Focus Particular Attention on the Gravois/Chippewa/South Grand Wedge Area (Wedge Area Improvements)**

**Real Estate Development:** Acquire residential buildings for stabilization; Stabilize rental properties through development and working with Neighborhood Stabilization Officer (NSO); Develop new and renovate homes to increase ownership; Assist other developers; Catalog vacant and abandoned properties; Promote, facilitate and focus on corner and highly visible properties.

**Tenant Screening and Landlord Training:** Identify and offer services to problem landlords; Promote and continue tenant screening and landlord training.

**Community Engagement:** Hold two or more Wedge area neighborhood charrettes; Improve Neighborhood Ownership Model (NOM) presence in Wedge area; Create National Register historic district for Wedge area (if consultant determines eligible).

**Marketing and Branding:** Improve Wedge marketing and branding; Create and promote incentives; Work with others to improve Gravois commercial area; Enhance Gravois commercial corridor identity; Promote and facilitate commercial storefront improvements with the commercial facade grants.

**Commercial Corridor Improvements:** Procure grants for street lighting and pedestrian improvements; Create and expand CID/SBD in Wedge area.

**Infrastructure Improvements:** Use CDBG priority on Grand for improvement projects; Make CDBG a priority on Grand; Work with Alderperson and others to enhance Wedge area; Work with Greater Gravois Initiative and Missouri Department of Transportation (MODOT) to improve Gravois.

**Quality of Life Improvements:** Enforce physical standards; Increase CSB calls to decrease violations.

**Neighborhood Beautification:** Organize neighborhood (sustainable) clean up initiatives such as landscaping, crosswalk programs and tree planting; Promote vacant lot maintenance and shielding parking lots.

**Support Resident Services:** Assist homeowners with home improvements.

GOAL 3

**Coalition Building**

**Community Engagement:** Lay the groundwork for coalition-building; Take Framework and Vision Plan (FVP) on the road to inform the public, identify partners and build awareness; Meet and work with all neighborhood associations and business districts to share vision, mission and progress on projects; Create relationship with Cortex and BJC Healthcare leaders to discuss value of TGNCDC to support Cortex growth; Identify and partner with other CDCs; Promote and collaborate with other organizations to further the objectives outlined in the FVP; Build coalition to enhance accessibility into TGP; Obtain commitments; Formalize structure with a leadership entity; Divide work; Create an accountability plan.