Community Development Tower Grove introduction

TGCDC Raises Money And Awareness At Our Sustaining Housing Dreams Fundraiser on October 26th.” *Tower Grove CDC*, 7 Nov. 2023, <https://www.towergrovecdc.org/news/2023/11/7/tgcdc-raises-money-and-awareness-at-our-sustaining-housing-dreams-fundraiser-on-october-26th>.

**Intro Slide [First Slide]**

Our story map is a walking tour of community development and what it has to offer to St. Louis. Community development has a wide range of definitions, but it mainly focuses on a group of people trying to develop a healthy, sustainable community. Community development at Tower Grove Park includes the acquisition and reconstruction of affordable places for people of limited financial resources. They developed wide ranges of neighborhoods for all different kinds of people. Tower Grove Park purchased 2.2 million dollars of real estate to develop new neighborhoods.

The Tower Grove Community hosted a big fundraiser called Sustaining Housing Dreams on October 26th. This fundraiser was such a huge success with the high turnout of people that came to join. Midwest Bank Centre sponsored the fundraiser. This was such a big help to the Tower Grove Community Development Corporation.

Ninety-six thousand two hundred forty-five dollars were raised to help with the acquiring of some abandoned and vacant properties along South Grand Blvd Corridor, south of Gravois Road. The fundraiser also celebrated “**David Tallent** for his community service through the Better Bevo Now Neighborhood Association, **Carol Howard** for her civil service as Alderwoman of the former 14th Ward, and **Joe Ambrose**, First Bank, for his Community Impact through banking”.

SECOND SLIDE

The Tower Grove Community Development Corporation increases in efficiency every year. Tower Grove owns about 32 units within their buildings. TIAA is a financial corporation that helped Tower Grove and gave them a grant of two hundred thousand dollars. TIAA helps with sustaining Tower Grove’s competitive interest rate to lower Tower Groves Development’s downpayments. They also help increase the cash flow that goes through Tower Grove. The goal with TIAA that Tower Grove has with them is that it is necessary to keep these neighborhoods affordable for 80 percent of these lower classes. They also had a deal with First Bank renovating 26 neighborhoods to be affordable for other people. A thirty-thousand-dollar grant was offered to those communities.

The Tower Grove Corporation took down places that were abandoned and causing problems to society with violence such as 3600 Bamberger that was known for a place of violence. Tower Grove set up tenant screenings and landlord trainings to stabilize the neighborhoods. More than 800 landlords were trained in many sessions covering topics such as property management, lease creation, maintenance, financing a historic renovation using tax credits, and energy efficiency. One thousand, eight hundred twenty- two tenants were signed up in 2016 for screening applications. Units were added to the Tower Grove property in 2016 also. Screen Door was the name for an application that was developed for St. Louis City Counselors Office that partnered with the Metro Police Station. It dealt with A credit report summary from three major credit bureaus, a national criminal background check, and a national eviction search, including Alaska and Hawaii.

(THERE ARE GRAPHS IN THAT LINK THAT CAN BE USED IN STORY MAP!!!!)

[TGNCDC-brochure.pdf (shawstlouis.org)](http://shawstlouis.org/wp-content/uploads/2013/12/TGNCDC-brochure.pdf)

3rd slide

Tower Groves Community Development Corporation helps with renovating old, abandoned places into nice, refurbished houses. Tower Grove’s real estate portfolio consists of property and land that has been vacant and worn down. They also find places that are known for crimes and violence, and they renovate it into a nice place for people that aren’t involved with crime action. Long-term vacancies devalue the property for neighboring owners, and that’s why Tower Grove acts and does their best to renovate places. Vacancies of places can also discourage investment in the community, lower tax revenues and lower the quality of life for others. Basically, what I’m saying is that maintaining vacant properties is pretty bad for the City’s budget.

The Tower Grove Corporation has worked hard on eliminating more than 80 vacant buildings from the St. Louis community in the past seven years. They did so by monitoring opportunities, with tax credit and other facilitation/education and market data. Four new homes were built in partnership with Rubicon through Community Development Block Grant funding and two market rate homes were produced between 2015 and 2017. All the homes owned by Tower Grove Corporation were long-term old, vacant and abandoned property. Tower Grove works hard on finding old homes and refurbishing them into nicer homes for people to live in. Renovating old vacant homes can increase the value of the building. The purpose of Tower Grove Community Development corporation is to promote the quality of life, attract public and private investors, and provide community development services for people.

[TGNCDC-brochure.pdf (shawstlouis.org)](http://shawstlouis.org/wp-content/uploads/2013/12/TGNCDC-brochure.pdf) same site the pictures of the renovations of houses are in link plus addresses.

4th slide

Tower Groves Community Development organization has been successful throughout the years. With commitment to enhancing the quality of life for residents, Tower Grove has been successful in projects that not only create new living standards, but also to give the community a sense of peace. They have reconstructed multiple buildings into new renovations. Tower Grove has completed six cleanups and fix up activities including a beautiful new mural on a building of Tower Grove South. The stunning mural on a building in Tower Grove South adds a touch of art to the urban landscape. This organization has done alley clean ups to make them safer and replaced about five hundred porch light bulbs. Tower Grove takes safety very seriously and is important for living standards. By addressing neglected alleyways, the organization ensures that these often-overlooked spaces become safer and more inviting, contributing to an overall improvement in the quality of life for residents. Plants were planted in Gravois Ave and Gustine Ave to keep nature more prevalent. By introducing plants to these areas, the organization not only contributes to the beauty of the neighborhood but also promotes environmental sustainability. These green spaces serve as visual reminders of the community's commitment to preserving nature during urban development.

Tower Grove Community Development has demonstrated an ability to repurpose and rejuvenate multiple structures, turning them from neglected places into vibrant, functional spaces. These renovations contribute not only to the physical revitalization of the community but also serve as symbols of progress and transformation.

Same website last page the mural picture and location with it.