



**DUTCHTOWN SOUTH  
COMMUNITY CORPORATION**

2019

**DRS**

**CC**

ADVANCING  
NEIGHBORHOOD  
VITALITY



**LOCATION**

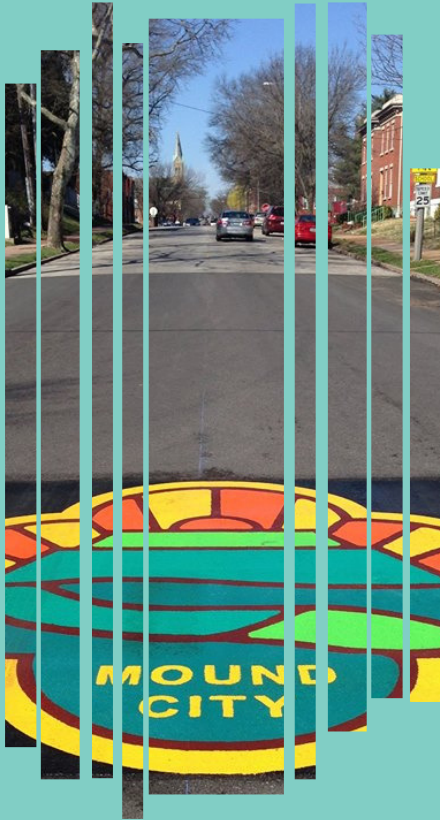
*4204 Virginia Ave.  
St. Louis, MO 63111*

*314.352.4865  
[www.dutchownsouth.org](http://www.dutchownsouth.org)*

*Dutchtown | Gravois Park | Marine Villa | Mt. Pleasant*

*Advancing neighborhood vitality in Southeast St. Louis City*

# A COMMITMENT TO COMMUNITY



*Traffic calming  
Intersection Mural  
@ Meramec and Ohio  
2015 Public Improvements Program*

*DSCC Service Area Map*



## PLACE BASED

*Located in the heart of Downtown Dutchtown*

Dutchtown South Community Corporation (DSCC) has been working to stabilize and improve Southeast St. Louis City for almost 45 years. DSCC works at the intersection of people and place to bring about equitable neighborhood progress. We are a place-based non-profit 501c3 organization that is dedicated to the neighborhoods of Dutchtown, Mt. Pleasant, Marine Villa and Gravois Park.

Comprising nearly 10% of St. Louis City's population, just over 28,000 residents, our four service area neighborhoods boast one of the highest diversity indices in the nation's fifth-most segregated city. Additionally, in DSCC's service area an average of 35% of households live below the poverty line, a rate higher than that of the City and more than double the Missouri rate. An average of 60-70% of our service area lives in low-to-moderate income households.

To leverage these assets and address barriers to neighborhood growth, DSCC focuses on two key areas of work: **Community Facilitation and Convening** and **Housing Stabilization and Development**—mobilizing residents and stakeholders to plan smart, innovative solutions to community-level challenges.

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# A ROBUST MODEL FOR CHANGE

*DSCC affordable rental units adjacent to Marquette Park*



**"The home is the wellspring of personhood. It is where our identity takes root and blossoms, where as children, we imagine, play, and question, and as adolescents, we retreat and try. As we grow older, we hope to settle into a place to raise a family or pursue work. When we try to understand ourselves, we often begin by considering the kind of home in which we were raised."**

Matthew Desmond,  
Pulitzer Prize Winning Author of  
"Evicted: Poverty and Profit in the  
American City"

## A TWO-PRONGED APPROACH

*The connection between people and place*

### Our Mission, Vision and Core Strategies:

Our mission is to "advance neighborhood vitality through community empowerment, housing stabilization, and real estate development."

Our vision is that "The vibrant South St. Louis neighborhoods of Dutchtown, Gravois Park, Marine Villa, and Mt. Pleasant: (1) advance in accordance with a vision set forth by, and pursuant to, their empowered and active residents; and (2) offer high-quality, safe, stable, and diverse housing opportunities for all."

Our core strategies to impact neighborhood vitality are:

### COMMUNITY FACILITATION & CONVENING

Coordinating Design for Vibrant Places and Spaces;

Converting local data to action;

Ensuring resident representation in decision making;

Integrating neighborhood initiatives into a unified framework

### HOUSING STABILIZATION & DEVELOPMENT

Supporting, Building and Rehabbing Affordable and Market Rate Homes;

Fostering Responsible Tenant-Landlord Relations;

Modeling Excellent Property Management

### OUR VALUES:

**EQUITY | CREATIVITY | TRANSPARENCY | COLLABORATION | OWNERSHIP**



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# STRATEGIES INTO ACTION

*Inaugural  
Common Sound Festival  
2017*



## CURRENT PROGRAMS

### *Cultivating People and Place*

Here is a listing of DSCC's 2019 programs by strategy area:

#### **COMMUNITY FACILITATION & CONVENING**

##### **COORDINATING DESIGN FOR VIBRANT PLACES AND SPACES**

Parks and Green Space Activation (Friends of Pocket Parks, VAL Community Garden, other LRA lots); Common Sound Festival

##### **CONVERTING LOCAL DATA TO ACTION**

EPA initiative: So Fresh So Clean So Creative

##### **ENSURING RESIDENT REPRESENTATION IN DECISION MAKING**

Civic engagement training via CEC-Community Empowerment Committee

##### **INTEGRATING NEIGHBORHOOD INITIATIVES INTO A UNIFIED FRAMEWORK**

Gravois Jefferson Historic Neighborhoods Plan Implementation

#### **HOUSING STABILIZATION & DEVELOPMENT**

##### **SUPPORTING, BUILDING AND REHABBING AFFORDABLE AND MARKET RATE HOMES**

Rehab and new construction of four affordable for-sale homes; Vacancy Initiative with Legal Services of Eastern Missouri

##### **FOSTERING RESPONSIBLE TENANT LANDLORD RELATIONS**

Tenant Education and Organizing; Landlord and Developer Outreach via Housing Committee

##### **MODELING EXCELLENT PROPERTY MANAGEMENT**

Manage current rental portfolio of 1 bedroom and studio apartments



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# ACTION INTO IMPACT

*Volunteers doing vacant  
lot beautification  
2016*



## PAST SUCCESSES

*A track record of change*

These are some highlights of projects and their impact on our neighborhoods over the last 5 years.

### COMMUNITY FACILITATION & CONVENING

#### COORDINATING DESIGN FOR VIBRANT PLACES AND SPACES

St. Louis City's first thermoplastic installation of four public art intersection murals and beautification of 10 vacant lots with native plant landscaping. (2016)

#### INTEGRATING NEIGHBORHOOD INITIATIVES INTO A UNIFIED FRAMEWORK

Over 750 people engaged in public meetings, focus groups and surveys during the Gravois Jefferson Historic Neighborhoods Planning process resulting in a plan officially adopted by the City of St. Louis. (2017)

### HOUSING STABILIZATION & DEVELOPMENT

#### SUPPORTING, BUILDING AND REHABBING AFFORDABLE AND MARKET RATE HOMES

Co-development of a 100-unit, condemned housing complex, into a 51-unit, Energy-Star Certified affordable housing development, Fox Manor. (2013)

#### FOSTERING RESPONSIBLE TENANT LANDLORD RELATIONS

Created an original infographic on complex processes of the City's nuisance abatement system distributed to 8,000 households. (2015)

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# TOGETHER WE CAN

## LEADING TOGETHER

*Partnerships make it all possible*

### How We Can Work Together:

There are numerous ways individuals, groups and organizations can participate, including:

- Participate in our two public standing committees: Community Empowerment Committee or Housing Committee.
- Volunteer for events, fundraisers and office support.
- Support through volunteering and in-kind donations are also critical to our success.
- We are also actively seeking new board members who have skills and experience in real estate development, marketing, fiscal management and community organizing.
- Become a sustaining supporter or offer a one-time gift. Planned giving provides enduring support. Corporate gifts (unrestricted or designated) support strategic efforts in the community. All contributions are tax deductible.



*Visit our website to find links to secure online giving.*

CONNECT  
WITH  
US



[www.dutchtownsouth.org](http://www.dutchtownsouth.org)



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*For further information contact:*

*Amanda Colón-Smith*

*Executive Director*

*[amanda@dutchtownsouth.org](mailto:amanda@dutchtownsouth.org)*

*(314) 352-4865*

*(314) 779-6251*

*Single Family  
Affordable Rehab  
in Dutchtown*