



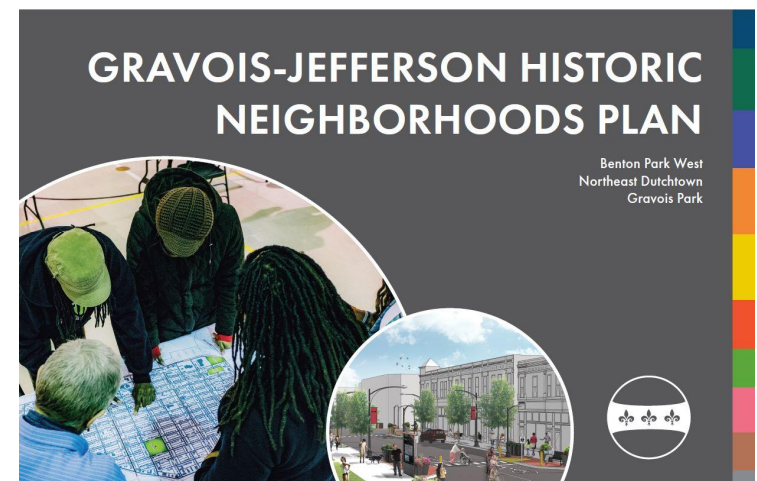
DUTCHTOWN SOUTH
COMMUNITY CORPORATION

Equitable Revitalization Strategies: The Gravois-Jefferson Historic Neighborhoods Plan

Amanda Colón-Smith

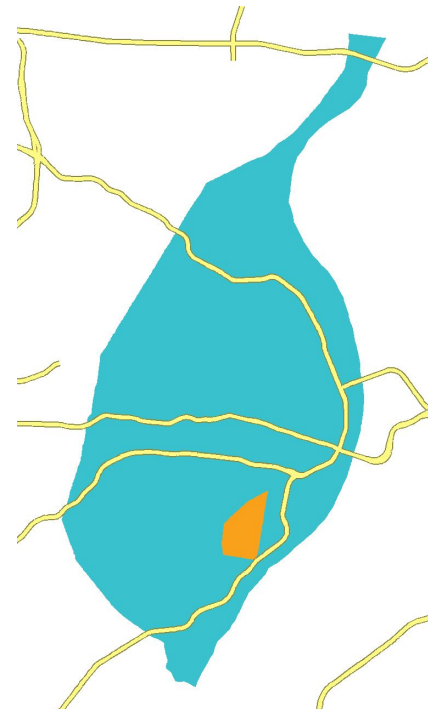
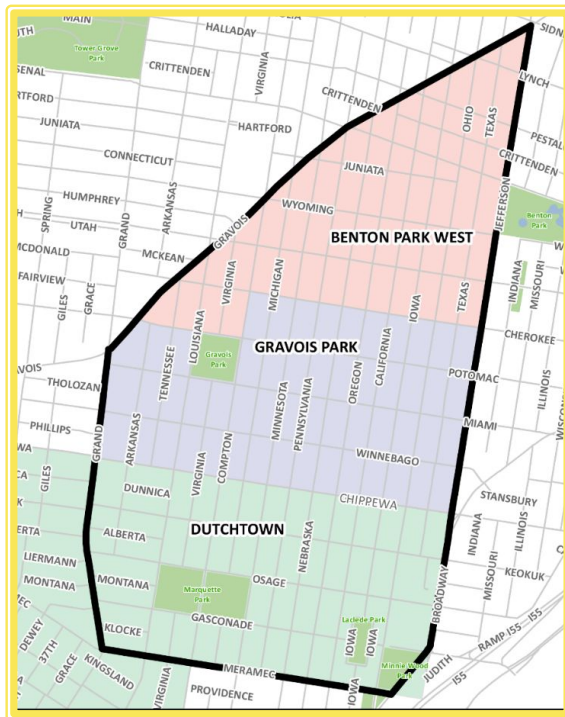
EXECUTIVE DIRECTOR,

DUTCHTOWN SOUTH COMMUNITY CORPORATION



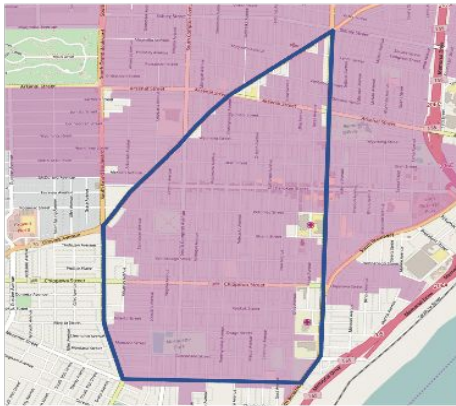
Planning Area Boundaries

- Geography: The south city planning area is defined by Gravois to the north, S. Jefferson to the east, Meramec to the south, and S. Grand to the west.



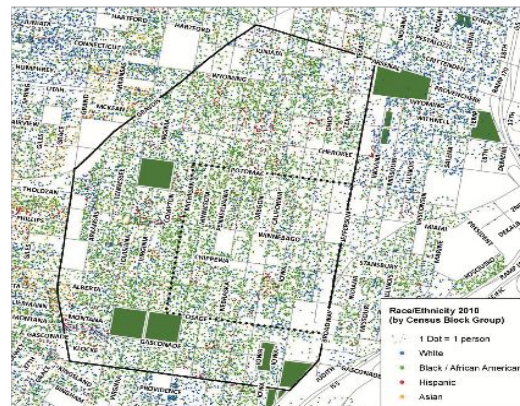
Why this geography?

Historic District



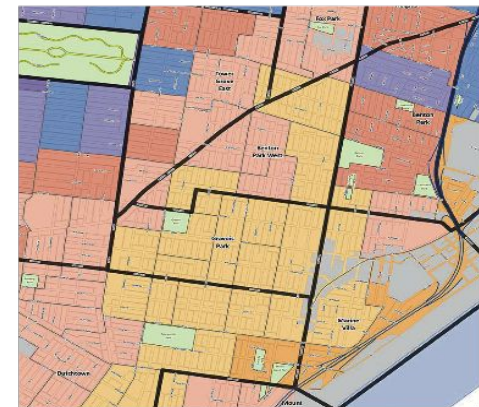
The Jefferson-Gravois Streetcar Suburb Historic District makes the area eligible for Historic Tax Credits.

Racial/Ethnic Diversity



The area is one of the most racially, socioeconomically and generationally diverse communities in the region.

Market Value Analysis



Below average home sale prices and high levels of vacancy render the area vulnerable to unplanned, inequitable development

Historically Underrepresented



YOUTH

31% of Population



PEOPLE OF COLOR

78% of Population



**HOUSEHOLDS BELOW
POVERTY LINE**

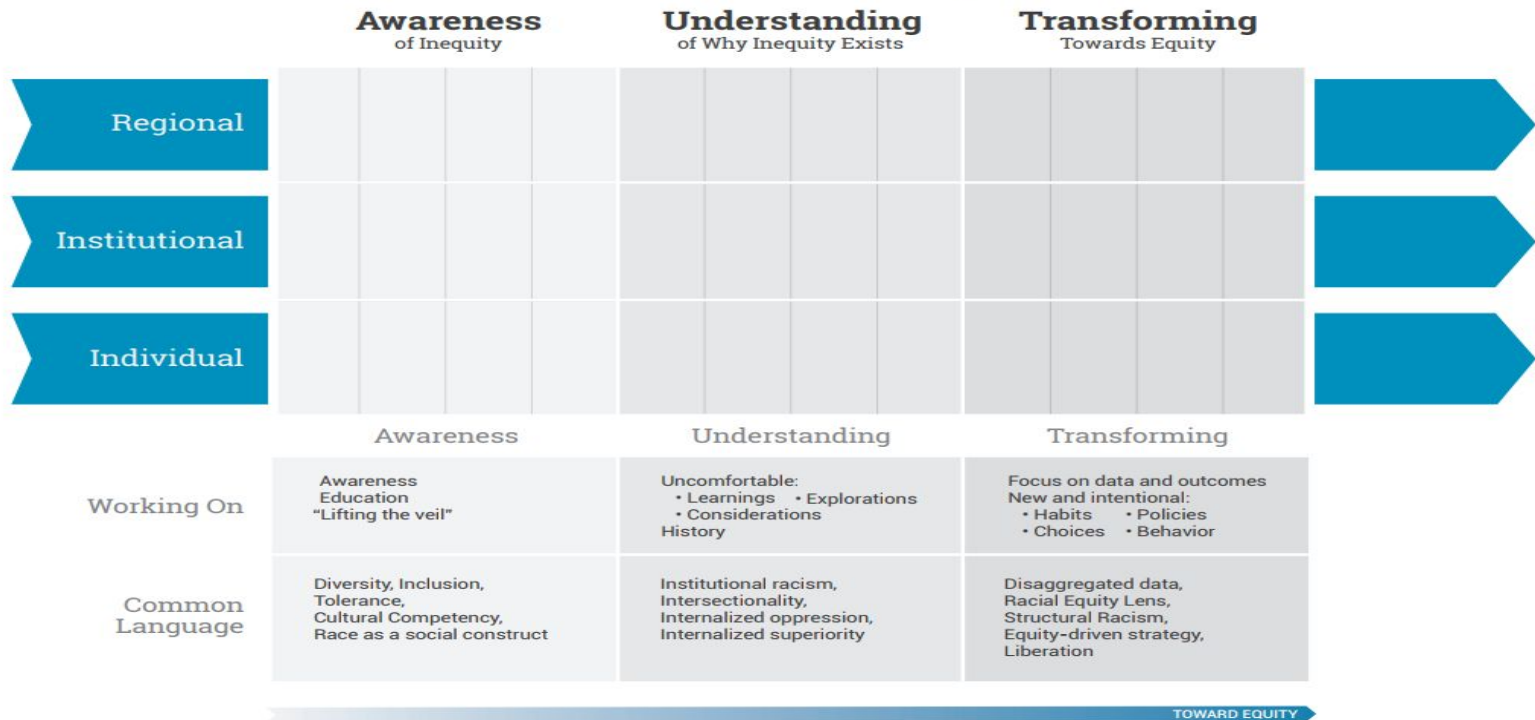
39% of Population

Community Vision Statement

“Our vision is for accessible, sustainable, inclusive neighborhoods where families and individuals thrive in a diverse and historically rich, engaged community.”

Working with Forward Through Ferguson

A PATH TO RACIAL EQUITY



Implementing the vision: Recommendations

- Recommendations can be inadvertently undermine other goals; need cross cutting review and analysis for intentional implementation

*1.1. Encourage mixed-income rental and for-sale developments.
Target incentives to develop projects with a mix of market rate
and affordable rental and for sale housing.*



Implementing the vision: Recommendations

- Recommendations can be inadvertently undermine others; need cross cutting review and analysis for intentional implementation
- Also cascading/ connected issues:
 - To increase black homeownership rate to closer to white homeownership rate there will need to be access to credit and resources to purchase homes, before they become too expensive

3.2. Tailor specialized homeownership training and education programs for low and moderate income households.

3.6. Encourage and support investment from within the community.

Working Group Approach

- Multiple recommendations must be moved at the same time
 - Alone= Unlikely or Impossible
 - Coordinated strategy = More than possible! Clear roles and goals can be aligned using Results Based Accountability Model
- Fine grained Strategies
 - The plan area contains submarkets that has both continually disinvested and gentrification, simultaneous research, action, measurement and accountability needed

Healthy and Vibrant for All

- Diversity / Inclusion / Equity
 - Community has diversity and it is valued
 - Inclusive development: affordability restrictions, homebuyer education and outreach
 - Equity: closing the racial wealth gap
- Need new model of development that reinvests in dispossessed communities
 - How to shift capital to directly to dispossessed
 - Lack of alignment of resources and opportunities continue to lead to inequitable outcomes.