Affordable Housing in St. Louis County
The Local Landscape

Presented to Women’s Voices Raised for Social Justice
By Shannon Koenig, Executive Director, Housing Authority of St. Louis County
• Introduction
• Historical perspective
• Federal, state and local government context
• County housing authority
• Making an impact at the local level
What is affordable housing?

The term "affordable" is typically defined as less than 30% of a household's income spent on housing costs.

Once a home-owner or renter is paying more than 30% of their income on housing, it generally means that there is less money for other essentials like food or health care.
Who is in need in St. Louis County?

- Nearly 1 million residents
- 410,000+ households
- Approximately 1 in 4 households are cost-burdened
- About 70,000 of those households make less than $35,000 per year
- 50,000+ renters and nearly 40,000 seniors are cost-burdened
- 500 homeless people living in shelters and on the street
- Nearly 6,000 homeless students
Historical Perspective

1900: First legislation focused on eliminating slums

1937: Housing Act of 1937 created public housing program

1949: Housing Act of 1949 established national housing policy

1965: U.S. Department of Housing and Urban Development established

1968: Fair Housing Act

1969: Brooke Amendment establishes affordability threshold

1974: Housing and Community Development Act establishes Community Development Block Grant Program

1990: Cranston-Gonzalez National Affordable Housing Act establishes HOME program

1992: HOPE VI program begins to demolish and replace public housing

1998: Quality Housing and Work Responsibility Act & Faircloth Amendment

2012: Rental Assistance Demonstration Program created
Low Income Housing Tax Credit Program

Created in 1986 and based in the tax code

Most important resource for creating affordable housing today

For lower income families, but not necessarily the same families who are served by conventional public housing who are extremely low income

Frequently built and managed by a private developer or development team
U.S. Department of Housing and Urban Development

- Federal Housing Administration
- Public and Indian Housing
- Community Planning and Development
- Fair Housing
- Special Policy Initiatives
- Lead Hazard Remediation
- Faith-based Initiatives
State Landscape

- Missouri Housing Development Commission
- Missouri Department of Economic Development
- Missouri Workforce Housing Association
Local Landscape

Local government HUD entitlement grantee

Local Housing Authority

Continuum of Care

Affordable Housing Trust Fund
What is a Housing Authority?

A government entity authorized to administer U.S. Department of Housing and Urban Development housing programs

3,500 public housing authorities in the country

130 public housing authorities in Missouri
HASLC’s Mission

• Provide decent, safe, and affordable housing
• Ensure equal housing opportunity
• Promote self sufficiency
• Improve the quality of life and economic vitality for low- and moderate-income families

We pursue this mission by using existing federal programs, by linking with other service providers, and by creating new opportunities.
HASLC’s Primary Activities

- Public Housing
- Housing Choice Voucher Program
- Real Estate Development
The Future of HASLC

1. Strengthen existing operations
2. Engage customers to improve service delivery
3. Increase partnerships to create value for our families
4. Expand access to affordable housing
How can you support affordable housing?

Advocate:

- Specific groups
- Specific sites
- Landlord participation
- Zoning laws
- Additional funding
- Increased coordination

Participate in state and local governance activities
Questions?

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