



Women's Voices

Raised for Social Justice



Presentation for the St. Louis County Equity Commission

Women's Voices Raised for Social Justice Affordable Housing Task Force

WOMEN'S VOICES RAISED BACKGROUND

- ▶ Founded in 2005 - Volunteer-Driven Grass Roots Organization
- ▶ Over 500 Members + over 1700 Supporters throughout St. Louis City & County
- ▶ Our Focus = Education and Advocacy
- ▶ Affordable Housing Task Force: Advocating for Equity and Inclusion in Housing

“COMMUNITIES OF OPPORTUNITY”

- ▶ Municipalities with Access to
 - ▶ High Performing Schools
 - ▶ Healthcare
 - ▶ Parks and Recreation
 - ▶ Shopping & Grocery Stores
 - ▶ Transportation
- ▶ Located in Central Corridor of St. Louis County
- ▶ Many WVR Members Live in COO's

CENTRAL CORRIDOR DEMOGRAPHICS

- ▶ 206,000 Residents
- ▶ 22 Majority White Municipalities
- ▶ 4 Municipalities with African American Populations > 20%:
Maplewood, Olivette, Rock Hill, University City
- ▶ All (except Maplewood) = 50+% Bachelor's Degree or Higher
- ▶ Majority = White-collar Workers In Management, Business, Professional Services
- ▶ 1/3 of Municipalities Have >10% Residents In Service Industry
- ▶ SERVICE INDUSTRY EMPLOYEES ARE PRICED OUT OF LIVING IN CC

HOUSING & SALARY EXAMPLES CENTRAL CORRIDOR

- ▶ Central Corridor Examples:

- ▶ Clayton

- ▶ **Teachers' Aides** Salary = **\$2,083/month; \$25,000/year**

- ▶ Average Monthly Rent = **\$2,104/month (101% of Total Monthly Earnings)**

- ▶ Average Home Price = **\$762,337 (30 times the Annual Salary)**

- ▶ Kirkwood

- ▶ **Nursing Assistant** Salary = **\$12.81/hour: Approx. \$2,050/month, \$24,600/year**

- ▶ Average Monthly Rent = **\$1,190.00 (58% of Total Monthly Earnings)**

- ▶ Average Home Price = **\$401,200 (16 times the Annual Salary)**

WHAT IS AFFORDABLE?

U.S. Department of Housing and Urban Development:

- ▶ Individuals & Families should spend NO MORE THAN 30% of their Income on Housing.
- ▶ **Spending > 30% = HOUSING COST BURDENED**

Empower Missouri:

- ▶ **Affordable Rent for Average Minimum Wage Worker in MO = \$550/Month**

WHAT WE CAN DO

1. Acknowledge History Of Segregation Created Through Single—family Residential Home Policies
2. Support Additional Housing Choice Vouchers
3. Provide Landlord Education
4. Economic Incentives & Tax Abatements for New Housing Developments – Require Low-Income Units
5. Develop Robust Affordable Housing Trust Fund
6. Encourage Public-Private Partnerships for Combined Market-Rate & Public Housing
7. Challenge & Dismantle NIMBY-ISM

WOMEN'S VOICES RAISED CONTACTS

- ▶ Barbara Finch & Liz Sondhaus, Co-Chairs, Affordable Housing Task Force
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Thank you for your work on this critical issue!!



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