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
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!!