



Center for Social
Development

BROWN SCHOOL AT WASHINGTON UNIVERSITY

Inquiry.
Innovation.
Impact.

Welcome Home

How Thoughtful Housing Policy Promotes Thriving Communities

Ashley Redd, Bethany Copeland, Jasmine Brooks, Mary Stenger

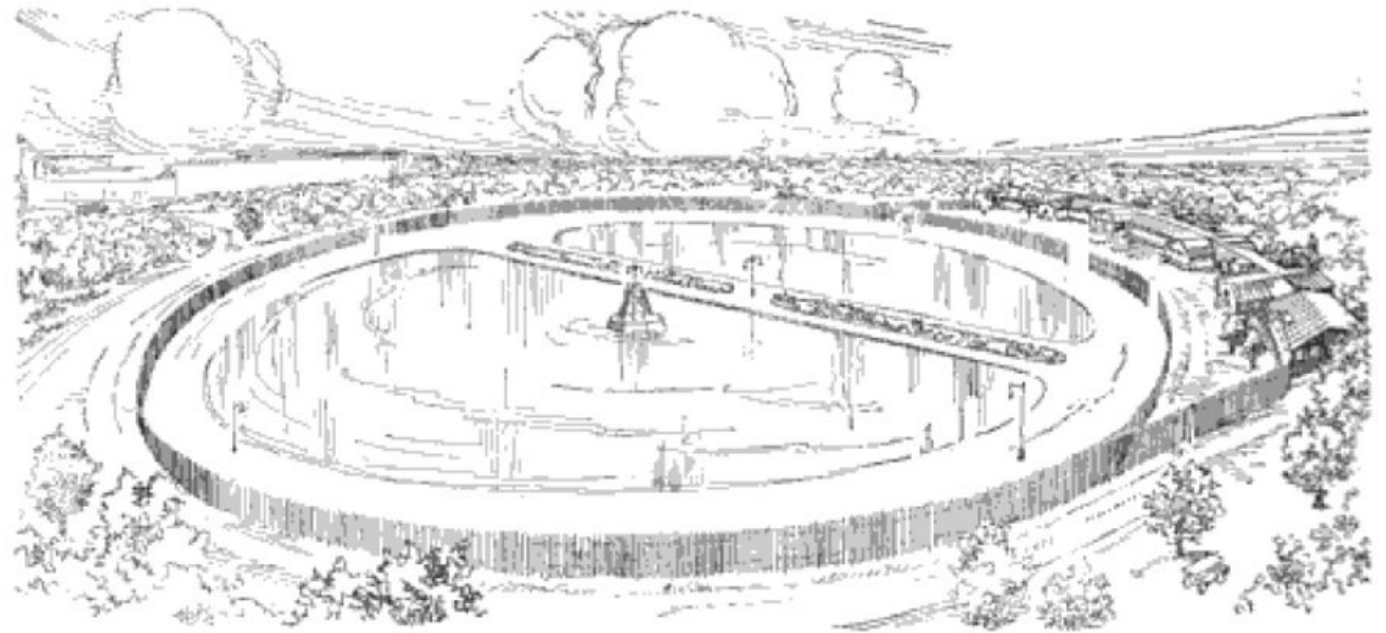
December 15, 2022



"We often think about the benefits of wealthy neighborhoods – good schools, low crime, high property values. What is the cost of exclusionary practices?"

-Heather McGhee, *The Sum of Us*

World's Largest Open Air Swimming Pool Draws Half Million



FAIRGROUNDS PARK NATATORIUM MEASURES 440 FEET ACROSS.



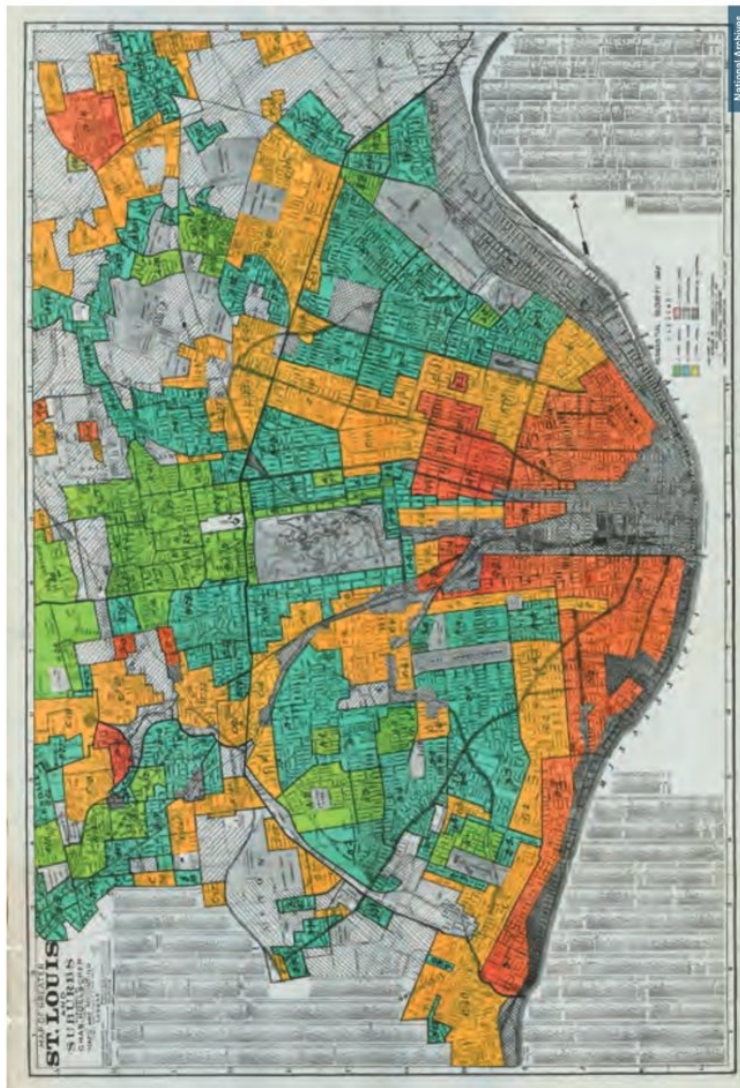
Framing the Problem through History

- 1916: St. Louis passed a racial segregation ordinance
- 1917: The US Supreme Court made ordinances like this unconstitutional in the *Buchanan v. Warley* decision.
- Nevertheless, forms of segregation like “racially restrictive covenants” continued.

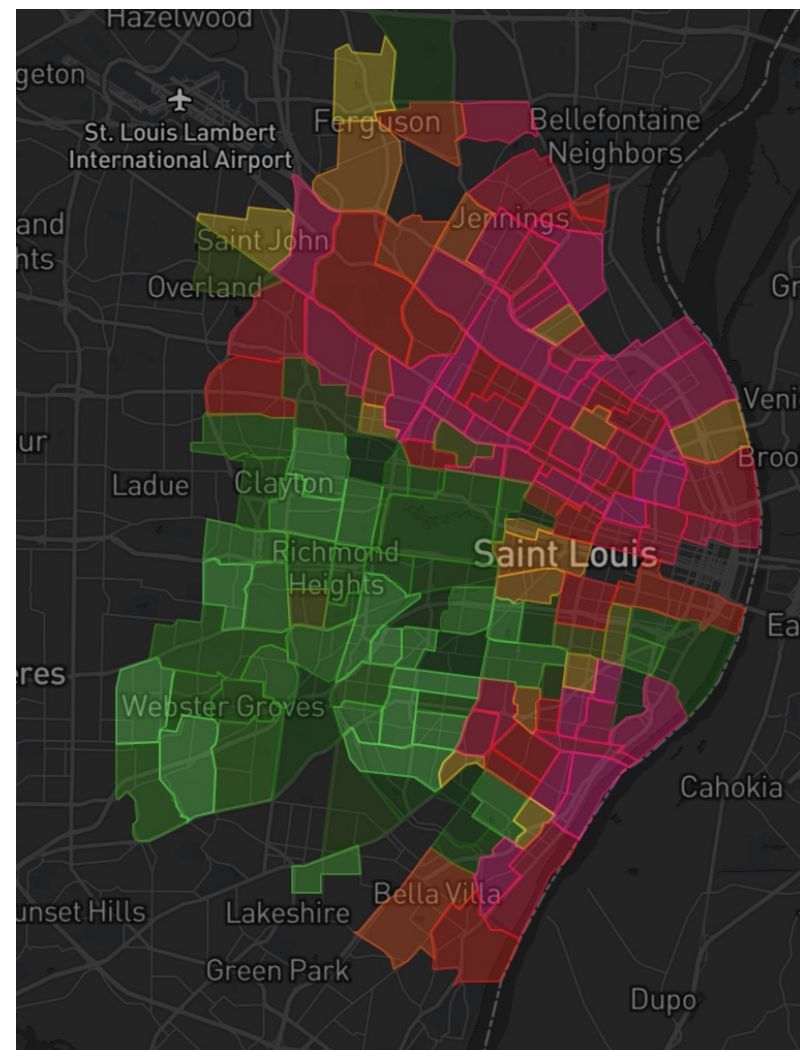


Impact of Redlining: Then & Now

1937



2022





"Best" Neighborhoods Still Inhabited by Middle-to-Upper Income Households

Table 2.

| GRADES/INCOME | Low-to-moderate income | Middle-to-upper income |
|----------------------|------------------------|------------------------|
| A - Best | 12.16% | 87.84% |
| B- Desirable | 57.35% | 42.65% |
| C - Declining | 75.46% | 24.54% |
| D - Hazardous | 89.59% | 10.41% |

Source: Richardson J, Mitchell B, West N. (2016) Home Mortgage Lending in St. Louis, Milwaukee, Minneapolis, and Surrounding Areas. National Community Reinvestment Coalition.



"Best" Neighborhoods Still Inhabited by White Households

Table 3.

| GRADES/INCOME | Minority | White |
|---------------|----------|--------|
| A - Best | 14.17% | 85.83% |
| B - Desirable | 50.26% | 49.74% |
| C - Declining | 58.04% | 41.96% |
| D - Hazardous | 68.84% | 31.16% |

Source: Richardson J, Mitchell B, West N. (2016) Home Mortgage Lending in St. Louis, Milwaukee, Minneapolis, and Surrounding Areas. National Community Reinvestment Coalition.



Exclusionary Zoning in the Suburbs

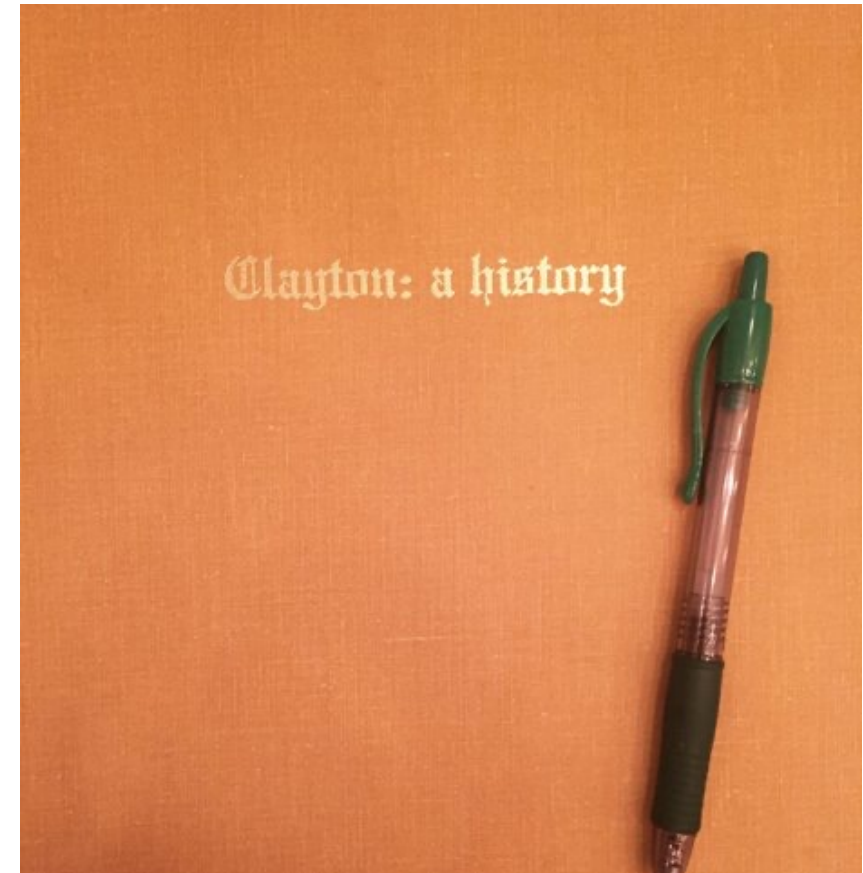




Clayton

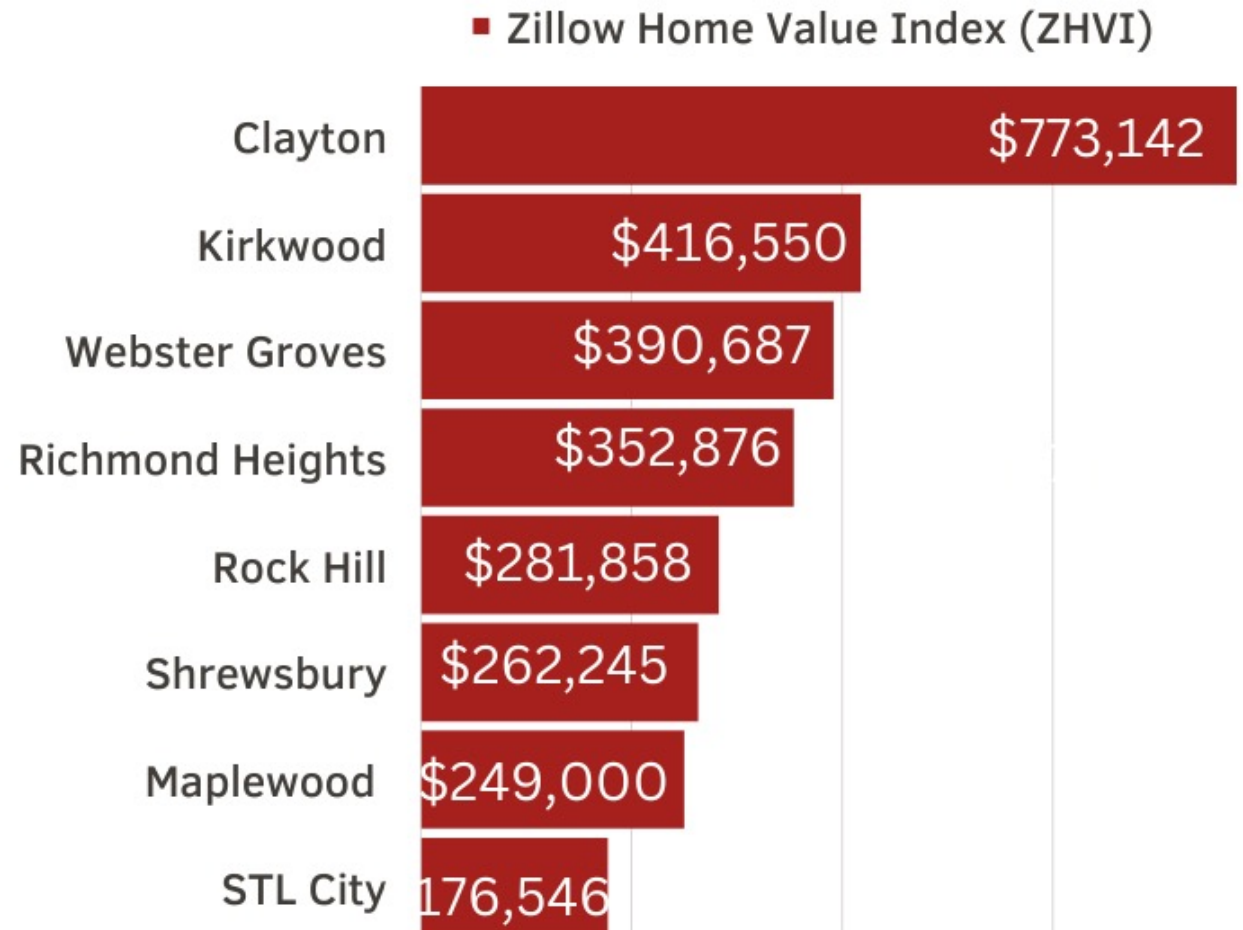
Displaced & Erased Documentary

- Clayton, MO had a thriving Black community that was zoned out and erased in the late 50s
- Community planners had a vision that it would become an upper-class community
- The wealth gap in this country is because of decisions in the 1950s and 60s that did not allow for Black people to build wealth and community





"Geography of Inequity" in St. Louis





2X

IN 2019, WHITE RESIDENTS WERE
NEARLY TWICE AS LIKELY AS BLACK
RESIDENTS TO BE HOMEOWNERS IN
ST. LOUIS CITY AND COUNTY.



St. Louis Affordable Housing Report Card



Affordable Housing

- All residential structures, newly constructed or rehabilitated, where housing costs amount to less than 30% of a household's annual income.
- Specific affordable housing programs target specific income groups, e.g., 30% AMI (Housing Choice Vouchers) or 60% AMI (LIHTC).

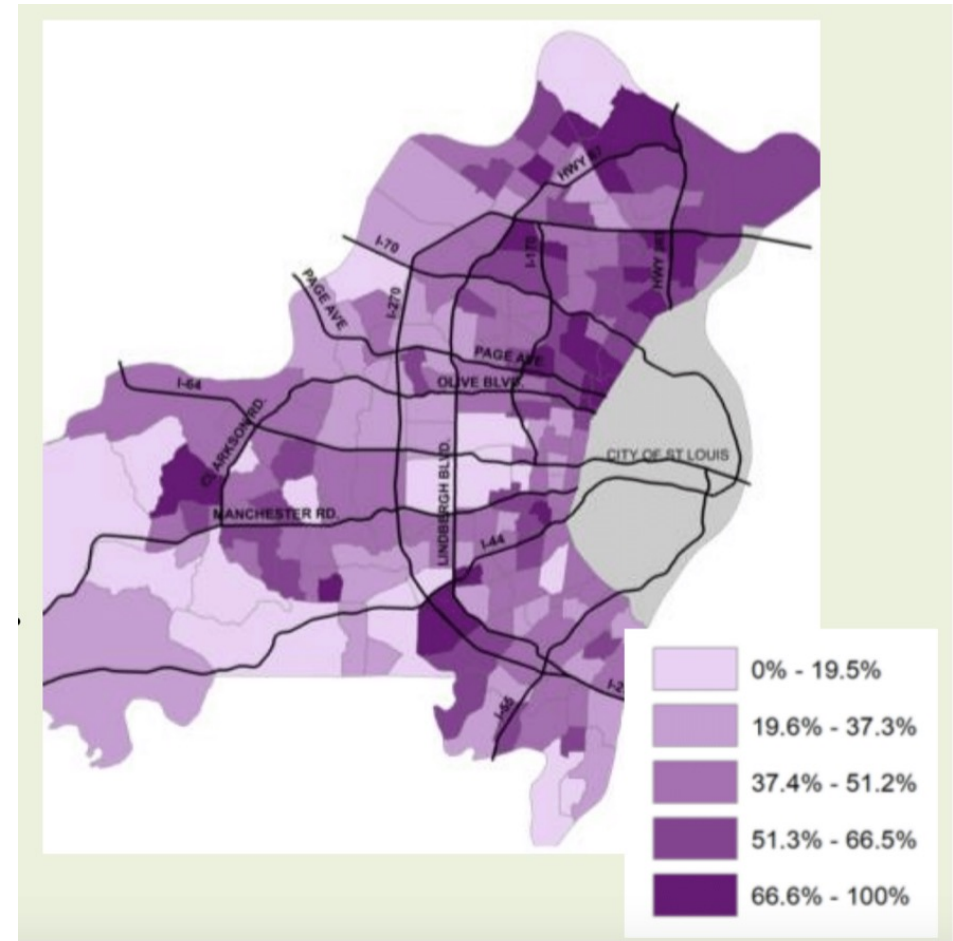
**AMI stands for the Area Median Income for the metro area*



Need for Affordable Housing in St. Louis County

Around 107,000 (26%) of St. Louis County households were housing-cost burdened in 2019.

This means they spent more than 30% of their income on housing costs.



Metzger, 2021.



Center for Social
Development

BROWN SCHOOL AT WASHINGTON UNIVERSITY

AFFORDABLE HOUSING MYTH 1: AFFORDABLE HOUSING LOWERS HOME VALUES.



Truth: Affordable housing has NO adverse effects on the neighborhood's real estate market.

Research from The Urban Institute published in 2022 found:

- Affordable housing units in both above and below-median-income neighborhoods were associated with a statistically significant increase in property values, in Alexandria, VA.

Research from UCI's Livable Cities Lab (LCL) published in 2022 found:

- From 2001 and 2020 there was a consistent modest increase in both the sales and price per square footage of homes sold within 2 miles of affordable housing developments in Orange County, CA.





Center for Social
Development

BROWN SCHOOL AT WASHINGTON UNIVERSITY

AFFORDABLE HOUSING MYTH 2: AFFORDABLE HOUSING BURDENS TAXPAYERS AND MUNICIPALITIES.



Truth: Affordable housing enhances local tax revenues.

- The National Association of Home Builders found that building 100 affordable rental homes generates
 - \$11.7 million in local income
 - \$2.2 million in taxes and other revenue for local governments
 - 161 local jobs in the first year alone.





AFFORDABLE HOUSING MYTH 3: AFFORDABLE HOUSING ONLY BENEFITS LOW-INCOME FOLKS.



Truth: Affordable housing benefits lots of people.

- People who are impacted by a lack of affordable housing and stand to benefit from expansion of affordable housing programs include:
 - Child Care Worker (37% AMI)
 - Social Workers (63%-70% AMI)
 - Police Officers (63% AMI)
 - Teachers (57% AMI)
- Researchers estimate that the growth in GDP between 1964 and 2009 would have been 13.5% higher if families had better access to affordable housing. This would have led to a \$1.7 trillion increase in income or \$8,775 in additional wages per worker.





Affordable Housing References

- Cambria, N., Fehler, P. Purnell, J.Q., Schmidt, B. [Segregation in St. Louis: Dismantling the Divide](#). Washington University in St. Louis. 2018.
- McGhee, H. *The Sum of Us*. 2021.
- Metzger, M. [Housing Justice in St. Louis County](#). 2021.
- [Redlining and Neighborhood Health](#). National Community Reinvestment Coalition.
- Community Builders Network of Metro St. Louis & Affordable Housing Trust Fund Coalition. [St. Louis Affordable Housing Report Card](#). 2021.
- CommonBound Communities. [How Communities Benefit from Affordable Housing & Built-in Services](#). 2020.
- The National Low Income Housing Coalition. [A Place to Call Home](#). Campaign for Housing and Community Development Funding. Urban Insitute. 2022
- Stacy, C. & Davis, S. [Assessing the Impact of Affordable Housing on Nearby Property Values in Alexandria, Virginia](#) Urban Insitute. 2022.
- [Why We Care | National Low Income Housing Coalition](#). National Low Income Housing Coalition. Retrieved 2022.
- CommonBound Communities. [6 Ways Affordable Housing Can Boost Local Economies](#). 2020.
- [Debunking Common Misconceptions about Affordable Housing](#) Christopher Community Inc. Retrieved 2022.
- [Area Median Income Lookup Tool](#). Fannie Mae. Retrieved 2022.
- [Public School Teacher Salary in Saint Louis, MO](#). Salary.com. Retrieved 2022.
- [Police Patrol Officer Salary in Saint Louis, MO](#). Salary.com. Retrieved 2022.
- [Social Worker \(BSW\) Salary in Saint Louis, MO](#). Salary.com. Retrieved 2022.
- [Social Worker \(MSW\) Salary in Saint Louis, MO](#). Salary.com. Retrieved 2022.
- [Child Care Worker Salary in Saint Louis, MO](#). Salary.com. Retrieved 2022. (Zillow). REALTORS. Retrieved 2022.
- Hipp, J., Iliff, C., Owens, E., Tita, G., & Williams, S. [The Impact Of Affordable Housing On Housing & Crime In Orange County](#). UCI—Irvine & Livable Cities Lab. 2022.
- [Zillow St. Louis Home Values](#). Zillow-REALTORS. Retrieved 2022.



Center for Social Development

BROWN SCHOOL AT WASHINGTON UNIVERSITY

Inquiry.
Innovation.
Impact.

Washington University in St. Louis



BROWN SCHOOL

Center for Social Development

ABOUT AREAS OF WORK EXPERTS PUBLICATIONS PARTNERSHIPS NEWSROOM EVENTS CONTACT

Envisioning Community Land Trusts

A Toolkit for Public Dialogue



The policies and market forces that shape housing production in the United States have led to massive failures and injustices, including but not limited to crises of housing affordability and eviction; extreme wealth inequality mapped onto patterns of segregation by race, ethnicity, and social class; and communities displaced both by disinvestment and by gentrification.

The Community Land Trust (CLT) model emerged out of the Civil Rights Movement as one means by which

<https://csd.wustl.edu/items/envisioning-community-land-trusts/>

<https://www.youtube.com/watch?v=ZFwNqZxdrZI&t=2s>



Center for Social Development

BROWN SCHOOL AT WASHINGTON UNIVERSITY

**Inquiry.
Innovation.
Impact.**