



Affordable Housing Trust Funds and Affordable Housing Ecosystem

Inclusive Growth in St. Louis
Thursday, December 9, 2021



COMMUNITY BUILDERS
NETWORK OF METRO ST. LOUIS

The issue:

In 2018, St. Louis City's Affordable Housing Trust Fund (AHTF) had been underfunded for at least 5 years.

What's the AHTF?

The Affordable Housing Trust Fund (AHTF) is **administered by the City's Affordable Housing Commission (AHC)** and **funded by the City's local Use Tax**.

It awards **loans and grants to develop affordable housing projects and provide housing-related services**, including accessibility modifications, home repair, and support for the homeless.

Affordable Housing Trust Fund City of St. Louis



What is the Affordable Housing Trust Fund?

- The Affordable Housing Trust Fund (AHTF) is funded annually by the Use Tax and dedicated to affordable housing and related services.
- The AHTF awards grants and loans for affordable housing projects, home repair, homeless services, and other supportive services.

AHTF-funded projects, 2003-present

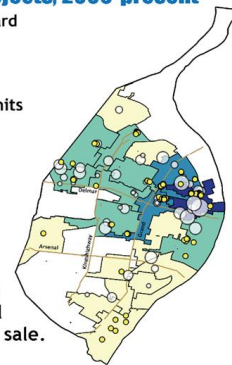
AHTF Housing Projects by Ward

- 1 - 5
- 5 - 13
- 13 - 31
- 31 - 47

AHTF-Funded For-Sale Units

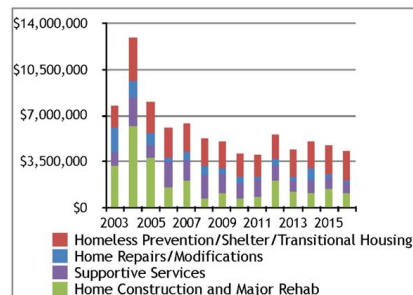
AHTF-Funded Rental Units

- 1 - 15
- 15 - 30
- 30 - 42
- 42 - 63
- 63 - 100
- 100 - 114



Since 2003, the AHTF has funded **1,583 new rental units** and **184 homes for sale**.

Awarded AHTF funds since 2003



Why the AHTF is important

It catalyzes investment that might not flow otherwise.

- Every \$1 the AHTF spends on home construction and major rehab is matched by \$17 in public and private funds.
- Most loans to developers and home buyers are repayable.
- Expanding AHTF dollars will make St. Louis more competitive for outside funds.

It builds strong communities.

- The AHTF addresses vacancy by rehabilitating properties and putting them to productive use for people who need housing.
- Underutilized, unsafe, and/or substandard buildings are being replaced with safe, attractive, accessible, energy efficient, and affordable homes.

It works to solve homelessness.

- A person earning minimum wage could spend up to 67% of their income on rent, more than twice what the federal government defines as affordable.¹



- The AHTF helps put housing in reach for our most vulnerable.

Why does it matter if it's underfunded?

The AHTF is a critical resource for providing **support to St. Louis' most vulnerable residents** and creating a **more inclusive community**.

- All AHTF funds awarded **must benefit families and individuals with incomes at or below 80% of the Area Median Income (AMI)**.
- **40% of funds awarded must benefit those earning 20% or less than the area AMI.**



2,002

Affordable homes created by the
AHTF since 2003



\$18.55

In outside public and private dollars
invested for every Trust Fund dollar
spent on affordable housing
construction projects since 2003

The solution:

Convene a coalition of "surprising stakeholders" who all care about affordable housing to advocate together.

The Affordable Housing Trust Fund Coalition

The Affordable Housing Trust Fund (AHTF) Coalition convenes **stakeholders from a variety of sectors**—including education, development, health, housing, and human services—that **actively support increased funding and a greater role for the AHTF in the City of St. Louis and St. Louis County.**





Result #1

St. Louis City's Affordable Housing Trust Fund was fully funded in FY 2019 and has grown since then.



Result #2

St. Louis County established an Affordable Housing Trust Fund in late 2019.



Photo by St. Louis County Executive staff

The issue:

We know that we don't have enough affordable housing resources currently available in St. Louis, but in recent years our region hasn't had the tools it's needed to accurately grasp the full scope of that need.

The solution:

The St. Louis Affordable Housing Report Card was created as an accessible, easy-to-use tool for community organizations, housing advocates, regional decision-makers, and residents in St. Louis City and County who want to see growth in and more equitable use of affordable housing resources.



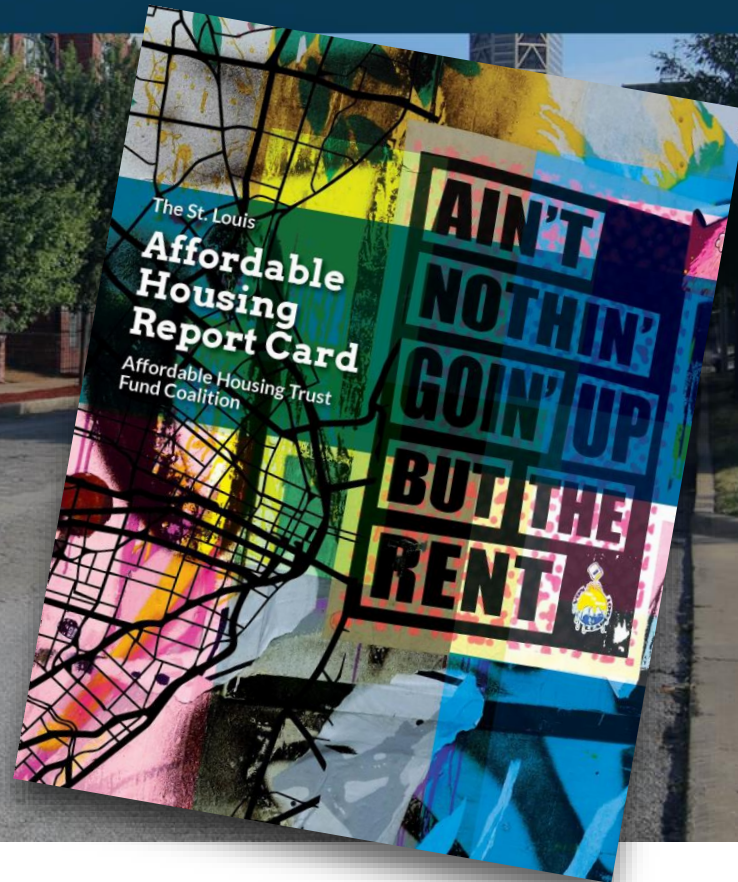
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How affordable is St. Louis... really?

[Download Report](#)





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AFFORDABLE HOUSING IN ST. LOUIS



Join us ONLINE for a free informational program about the state of affordable housing in St. Louis using the Affordable Housing Report Card.

Presented by the Community Builders Network of Metro St. Louis, this program will also include a discussion of ways to improve access to affordable housing in the region.

**WEDNESDAY,
DEC. 15 AT 7 P.M.**

To participate in this program, please email reference@ucitylibrary.org to register for the Zoom link. UCPL will also broadcast the presentation on the Library's Facebook and YouTube pages.



**COMMUNITY BUILDERS
NETWORK OF METRO ST. LOUIS**



VIRTUAL PROGRAM

AFFORDABLE HOUSING REPORT CARD FOR ST. LOUIS



Presented by
**COMMUNITY BUILDERS
NETWORK OF METRO ST. LOUIS**

Thursday, December 16, 7:00 p.m.

Learn about the state of affordable housing in St. Louis using the Affordable Housing Report Card then discover and discuss ways to improve access to affordable housing in the region.

Adults. Registration required.

Participants will receive Zoom information via email immediately after registering.
A recording of this virtual program will be posted to YouTube within three business days.

Questions?

Thank you!

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