

**Housing and Community Development**  
**Community and Partner Feedback**  
**Draft 01/30/2017**

Context:

	Target Area	% Target	City of St. Louis	% City
Single Family	2,514	57%	71,878	74%
Two Family	1,362	31%	16,129	17%
Three Family	46	1%	585	1%
Four Family	447	10%	5,623	6%
Five Family	2	0%	91	0%
Commercial Apartment Buildings	35	1%	2,176	2%
<b>Total Residential Buildings</b>	<b>4,406</b>	<b>100%</b>	<b>96,482</b>	<b>100%</b>

	Assessment Area	% Assessment Area	City of St. Louis	% City
Renter Occupied Units	3,698	48%	77,632	44%
Owner Occupied Units	1,788	23%	64,425	37%
Vacant Units	2,259	29%	33,945	19%
<b>Total Units</b>	<b>7,745</b>	<b>100%</b>	<b>176,002</b>	<b>100%</b>



Focus Area	Current Strengths	Identified Challenges	Suggested Activities	Partner Feedback
1. Affordability and Preserving Diversity	<ul style="list-style-type: none"> <li>• Strong socioeconomic and racial diversity</li> <li>• Mix of unit and housing types</li> <li>• High density</li> </ul>	<ul style="list-style-type: none"> <li>• Threats of gentrification</li> <li>• Buying home challenge to low-income residents</li> </ul>	<ul style="list-style-type: none"> <li>• Community Land Trust</li> <li>• Long-term requirements for affordability</li> <li>• Programs to support homeownership</li> <li>• Inclusionary Zoning</li> </ul>	
2. Home Ownership	<ul style="list-style-type: none"> <li>• Anchor blocks with tight-knit neighbors and support</li> </ul>	<ul style="list-style-type: none"> <li>• High rental rates contributing to transience (majority of residents moved in)</li> </ul>	<ul style="list-style-type: none"> <li>• Down Payment Assistance</li> <li>• Home repair or improvement programs</li> <li>• Support 50/50 sidewalks</li> </ul>	

		since 2010)	<ul style="list-style-type: none"> <li>● Marketing for new homeowners</li> <li>● Individual Development Accounts</li> </ul>	
3. Tenant Rights and Responsibilities	<ul style="list-style-type: none"> <li>● Strong regional advocacy organizations</li> </ul>	<ul style="list-style-type: none"> <li>● Absentee landlords with poor quality rental property</li> <li>● Fair Housing violations</li> <li>● Tenants disrespecting space, community</li> </ul>	<ul style="list-style-type: none"> <li>● Landlord training and accountability policies</li> <li>● Rental property stamp of approval</li> <li>● Tenant rights and responsibilities training</li> <li>● Homelessness prevention</li> </ul>	
4. Absentee Landlords	<ul style="list-style-type: none"> <li>●</li> </ul>	<ul style="list-style-type: none"> <li>● Nuisance properties</li> <li>● No accountability</li> <li>● Poor property management, poor quality units</li> </ul>	<ul style="list-style-type: none"> <li>● Landlord training</li> <li>● Require occupancy permits and inspection</li> <li>● Community Housing Court</li> <li>● Management Assistance Program</li> <li>● Direct Action</li> </ul>	
5. Vacant and Abandoned Properties	<ul style="list-style-type: none"> <li>● Opportunities for rehabilitation and community-owned development</li> <li>● Strong community of individuals doing this work</li> </ul>	<ul style="list-style-type: none"> <li>● Attract crime</li> <li>● Detract from neighborhood vibrancy</li> <li>● Local and state law makes it challenging to address issues</li> <li>● Costly to rehabilitate</li> </ul>	<ul style="list-style-type: none"> <li>● Prevent vacancy from occurring through beneficiary deed clinics, foreclosure prevention, utility assistance, housing counseling</li> <li>● Targeted demolition</li> <li>● Youth and immigrants redevelop LRA homes</li> </ul>	
6. Development and Financing	<ul style="list-style-type: none"> <li>● Help to get developments off the ground</li> </ul>	<ul style="list-style-type: none"> <li>● Currently used citywide with little discretion</li> <li>● Often complicated for</li> </ul>	<ul style="list-style-type: none"> <li>● Community Benefits Agreements</li> <li>● Streamlined process for</li> </ul>	

Tools	<ul style="list-style-type: none"> <li>● Incentivize investment</li> </ul>	small-scale rehabbers to leverage	rehabbing properties, getting incentives <ul style="list-style-type: none"> <li>● Trainings and education on these tools</li> <li>● Encourage City to focus incentives in neighborhoods that need it</li> <li>● Minimum standards for minority and women contracting</li> </ul>	
7. Marketing and Fair Housing	<ul style="list-style-type: none"> <li>● Federal, State and Local laws prohibiting discrimination exist</li> <li>● Strong networks of realtors, developers</li> </ul>	<ul style="list-style-type: none"> <li>● Realtors or developers who discriminate against certain individuals or populations</li> <li>● These laws do not apply to commercial properties</li> <li>● Area has a reputation for crime</li> </ul>	<ul style="list-style-type: none"> <li>● Education on Fair Housing legislation and encourage people to report violations</li> <li>● Develop marketing strategy for neighborhoods to improve perception and attract equitable development</li> </ul>	
8. Design, Construction and Environment	<ul style="list-style-type: none"> <li>● Historic housing stock</li> <li>● Density</li> </ul>	<ul style="list-style-type: none"> <li>● Rehabilitation of historic properties is expensive</li> <li>● Properties are often energy inefficient</li> </ul>	<ul style="list-style-type: none"> <li>● Ensure Historic Standards for rehabilitation and new construction</li> <li>● No front-facing driveways</li> <li>● Form-based Code</li> </ul>	
9. Values	<ul style="list-style-type: none"> <li>●</li> </ul>	<ul style="list-style-type: none"> <li>●</li> </ul>	<ul style="list-style-type: none"> <li>● Do not push people out. Bring everyone up together.</li> <li>● Prevent gentrification</li> <li>● Support community ownership</li> </ul>	

