



COMMUNITY BUILDERS NETWORK OF METRO ST. LOUIS

Civic Capacity Committee Meeting FACILITATOR AGENDA October 19, 2016 Park Central Development Corp, 12-1:30pm

Members Present:

- Colleen Hafner
- Reggie Scott
- Jim Roos
- Suzanne Hough
- Marissa Cohen
- Sean Spencer
- Maria Langston

CBN Staff Present:

- Karl Guenther
- Constance Siu
- Jenny Connelly-Bowen
- Gary Newcomer

I. Welcome

II. Updates

- a. Invest STL
 - b. Invest Health
 - c. Promise Zone
 - d. St. Louis County Strategic Framework
 - e. Vacancy Bond Proposal
 - f. "Calls to Action"
- The Invest STL leadership board is beginning to take shape. The first meeting of the leadership board was on September 26th. The St. Louis Community Foundation Board voted to make Invest STL a top priority to support. Invest STL product overviews are being developed for fundraising. Overviews are being produced for capacity building and philanthropic and loan support for project funding. Fundraising meetings are beginning. Communications and marketing conversations are beginning. The CBN Board recommended



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- appointing a CBN representative who is not affiliated with a CDC. Karl Guenther was nominated as a potential candidate.
- To address obesity as a health outcome by increasing access to physical activity resources and healthy food options through improvements the built environment and to develop economic viability and opportunity for neighborhoods in the Promise Zone footprint. The St. Louis Invest Health initiative will possibly engage and support interventions in neighborhoods within the City's Choice Neighborhoods Initiative (also in the Promise Zone). These communities have high rates of obesity and obesity-related chronic disease as well as limited access to grocery stores and grocery spending outside of their neighborhoods. The Invest Health team is comprised of the City of St. Louis Community Development Administration, the For the Sake of All project, BJC Healthcare, Missouri Foundation for Health, and CBN.
 - The form for Promise Zone Support is live. CBN has shared it with our members via email. If your organization is located in the Zone or provides services to residents in the Zone, please follow the instructions so that your grant applications receive preference. The 100&Change grant has been submitted, the Near North Side has been selected as a finalist for the prestigious Choice Neighborhoods Grant, and CBN continues to be involved in conversations. The sustainable communities committee is working on a community benefits agreement policy and community indicators that can be used for helping vet activity or planning in the zone. Erica Henderson has expressed her desire to speak to CBN members to share insight. CBN staff will send out Detroit's ordinance as an example of community benefits agreements.
 - The County is working to align its departments and agencies around indicators in different categories of their strategic plan. They have developed a set of 30 or so for community development. This will shape what policies get focused on first. The County Office of Community Development and the Economic Development Partnership Real Estate/Funding staff are being brought together to explore ways to intentionally work together. CBN has received the County's strategic plan with indicators and metrics for community development. This document was distributed to CBN members operating in the County and synthesized into an online survey for CBN to register input. These CBN members will meet on Oct 26th (9am) to discuss in



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preparation of a meeting with St. Louis County. CBN will be working to meet with County Council persons once we know who is in what seats.

- CBN has not taken a stance on the St. Louis City Vacancy Bond Proposal. Since August, CBN has reported Board comments to SLACO and Vince Schoemel. The bond proposal has already begun collecting signatures so any changes are not likely before an administrative policy begins to form. CBN staff have continued to stay uninvolved in the process. The Board agreed to remain undecided on a stance, but noted that CBN cannot stay uninvolved until the end of the process if it wishes to have its voice heard during implementation. As such, CBN will maintain a stance on implementation that aligns with the Board's prior comments about the proposal. In the meantime, CBN will keep members informed and continue to stress CBN implementation priorities.
- CBN staff has made the requested updates to our St. Louis City "Calls to Action" and is meeting with elected officials to get their input. As you may recall, our three calls to action are: Planning for Strong Neighborhoods (planning), Building Vibrant and Diverse Communities (implementation), and Aligning Projects with Neighborhood Priorities (alignment).

III. Affordable Housing Trust Fund

- a. Update - Meetings, Legality
 - b. What Are the Next Steps?
- CBN has continued conversations with the Mayor's Office on the Affordable Housing Trust Fund. This summer, Karl, Tom Pickel, and Loura Gilbert met with Mary Ellen Ponder, the City's attorney, April Ford Griffin, and Nahuel Fefer. They are going to look into how their legislative agenda could raise revenue that could then allow for more of the Use Tax to go to Affordable Housing. Their attorney, city councilor Michael Garvin, is going to check on the legality of how they have been using "creative financing" to fund the Affordable Housing Trust Fund. With the support of Alderman Christine Ingrassia, CBN has initiated discussions about the legality of the City's current process of underfunding the Affordable Housing Trust Fund. The Civic Capacity Committee determined that if we pursue legal or any additional action, CBN should pursue more than funding at its legally mandated minimum. Action should pursue reworking language to increase



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funding from the use tax and remove aldermanic support requirements for projects in favor of a transparent and codified review process. As CBN learns more about the current legality of the ordinance, staff will keep the Committee informed.

IV. Mayoral Forum

- a. Update on Progress
- b. Discuss Level of Policy Detail for Forum

- CBN is continuing its partnership with Trailnet, For the Sake of All, EHOC, Ready by 21, Social Innovation District, Envision STL, & MCU to put on a Mayoral Forum this winter with a focus on community development. The Nine Network and St. Louis Public Radio have recently joined as partners to help facilitate and broadcast the event live as a neutral party.
- The Forum will address the 3 themes in the Ferguson Report (Justice For All, Youth at the Center, and Opportunity to Thrive) with racial equity as a theme woven throughout. Three committees have been created among the partners to address community engagement, policy focuses/question formation, and logistics. As CBN staff discusses our policy priorities, the Civic Capacity Committee expressed that community-based planning should be a priority in preparation for the Forum. Additionally, policies addressed by candidates should be at the neighborhood or community-level and include the role of CDCs. In this way, broader discussions about youth or criminal justice can still be boiled down to the local level with relevance for CBN members.

V. Meetings w/ City Aldermen

- a. Update on Meetings w/ Aldermen
- b. Establish Plan for Continued Engagement w/ Aldermen

- CBN has initiated discussions with St. Louis City aldermen to raise awareness about our initiatives and plant the seeds for our policy Calls to Action. With the support of Board member LaTanya Reeves, CBN has collected contact information for St. Louis City aldermen. CBN has met with 2 aldermen already (Williamson & Ingrassia) and hope to meet with 2-4 aldermen per month to slowly build relationships and trust with our elected officials. These meetings are meant to gain input on our Calls to Action and find opportunity



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areas. CBN identified Aldermen Spencer and Kennedy as potential next meetings. Committee members offered to broker meetings with Aldermen Howard, Murphy, Roddy, and Kennedy. CBN staff will follow up and set up these meetings.

VI. STL Realtors, Advocacy Strategic Planning

a. What policy priorities should CBN share?

- CBN has a chance to participate in and share policy goals with the STL Realtors in their advocacy strategic planning session. The Civic Capacity Committee can discern some priorities that people would like to be shared with STL Realtors. As a reminder, STL Realtors is a CBN member with a large capacity and is trying to become more engaged in community development. Some of the largest problems they are facing is sale of housing in unaccredited school districts. CBN staff shared the Realtors' analysis showing the impact of unaccredited school districts on home sales and pricing. This analysis shows the housing prices are not only deflated in unaccredited districts, but the disparity has been growing over the past decade. The Civic Capacity Committee identified community-based planning and public policies to support historic districts as local policy priorities to share with the STL Realtors. The Committee identified LIHTC and the Historic Tax Credit as programs the STL Realtors should prioritize at the state level. CBN staff will explore the recommendation to research the impact CDCs have on area home values. CBN staff will reach out to Creating Whole Communities and UMSL's Public Policy Research Center to see if this research could be conducted.

VII. CBN Safety Action Group - Addressing Policy on Illicit Business Activity

- a. Update - Goal, Problems, Meetings/Progress
- b. How does this fit into our "Calls to Action"?

- CBN continues to facilitate two action groups: Safety & Community Engagement. These are constructive support groups that address issues relating to community engagement or safety. The Safety Action Group has identified illicit activity in neighborhood businesses as a shared action goal. CBN staff shared a policy brief with the committee to demonstrate the Action



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Group's research and potential policy directions. Since the August Board Meeting, we have met with the St. Louis City Health Dept. and former alderman as a group. CBN has explored possible solutions with Dan Isom, the Local Progress policy group, and Alderwoman Christine Ingrassia. Conversations with representatives of local law enforcement, circuit attorney's office, and possibly the City Excise Commission will follow before making an action plan. CBN also has the national Local Progress organizations looking into model ordinances. CBN staff poised the question "How does this initiative of our Safety Action group fit into the civic capacity committee and our 'Calls to Action'"? Time constraints prevented a full discussion, but the Civic Capacity Committee expressed interest and asked to be updated at the December meeting.

VIII. Conclude

- Thank you for coming to the October Civic Capacity Meeting. The next meeting will be held on Wednesday, December 21st at noon. Location TBD.