

# St. Louis County Affordable Housing Trust Fund Task Force

## Summary of Recommendations

Summary compiled by:



COMMUNITY BUILDERS  
NETWORK OF METRO ST. LOUIS

## Overview

The Affordable Housing Trust Fund Task Force was established by executive order of County Executive Steve Stenger to develop recommendations for a Housing Trust Fund in St. Louis County.

This Task Force had four (4) primary goals:

1. **Outline strategic funding priorities**
2. **Identify revenue needed and potential sources**
3. **Propose governance framework**
4. **Identify complementary policy proposals**

*"...we believe that every St. Louis County resident deserves a decent, safe, affordable place to live and that an affordable housing trust fund can provide that opportunity."*

*-Adrian Bracy & Chris Krehmeyer  
Task Force Co-chairs*

## Strategic Funding Priorities

### Place-based

- North County, particularly inner-North County

### People-based

- Support low-income individuals and families by stabilizing them in their homes and also promoting mobility to areas with high opportunities

The Task Force recommends that future staff establish & update an opportunity index & map to guide decision-making

Target populations based on area-median income (AMI) thresholds:

**Priority: 50% AMI & below**  
\$34,600 for family of 3\*

**Qualifying: 80% AMI & below**  
\$55,350 for family of 3\*

*\*based on FY2018 income limits. Subject to change annually.*

## Revenue Goals & Potential Sources

The Task Force recommends a **total of \$30-35 million annually** to support a future Housing Trust Fund.

	Source	Estimated Revenue	Action Required			
			County Council	Missouri Legislation	Ballot Initiative	Other
Major Source	Sales Tax	\$20 million	X		X	
Major Source	Use Tax	\$10 million	X	Update Use Tax laws	X	
Minor Source	Recreational Marijuana Sales Tax	\$2 million			X	Legalization
Minor Source	TIF Allocation	\$350,000		Update to TIF statutes		TIF Commission
Minor Source	Medicinal Marijuana Sales Tax	\$50,000	X			

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### Governance Framework

#### Creation of a **new independent body with 13 members**

- St. Louis County Dept. of Human Services
- St. Louis County Housing Authority
- 5 residents (3 from highly distressed areas)
- 6 sector representatives (ex. homeless, legal, lending, fair housing, etc.)

No more than 15% annual revenue be allocated for administration

### Complementary Policies

1. **Targeted use of Low-Income Housing Tax Credit** recommendations by the County
2. Align housing investment with **comprehensive community development efforts**
3. Endorse projects that **meet multiple County priorities**
4. **Coordinate homeless services** for children
5. **Adopt a “Source of Income” law** protecting residents who using housing choice vouchers
6. Implement **incentive-linked inclusionary zoning**

### Additional Recommendations

The Task Force also provided the following recommendations for a future Affordable Housing Trust Fund:

- Authorizing language should include language that **protects against possible political influence**
- **Prevention strategies** are paramount
- Staff should regularly evaluate housing needs and coordinate with other available funds
- Awards could be provided in three (3) forms:
  1. Loans with interest
  2. Grants or forgivable loans
  3. Other funding mechanism to be determined

### Engagement Process

- The Task Force involved **eighteen (18) community stakeholders** and met regularly over **eight (8) months**
- Spurred and inspired in part by the 2018 release of *Segregation in St. Louis: Dismantling the Divide*, written by For the Sake of All (now Health Equity Works)
- **586 residents** and **119 stakeholders** submitted input via online and paper surveys
- All meetings, records, data, and information is available online via an accessible webpage

Download a full copy of the report along with supporting materials by visiting the Task Force webpage:  
<https://www.stlouisco.com/housingtrustfund>