Summary

The Affordable Housing Trust Fund (AHTF) Coalition is requesting proposals to hire a consultant to create a “St. Louis Housing Report Card” and collect baseline data in partnership with AHTF Coalition members.

The “St. Louis Housing Report Card” will evaluate the current affordable housing need in both St. Louis City and St. Louis County and take into account the many dimensions of affordable housing in our region. This tool will be for community organizations, housing advocates, regional decision-makers, and residents in St. Louis City and County who want to see an increase in and more equitable use of affordable housing resources.

The Community Builders Network (CBN), with guidance from partners in the AHTF Coalition, is the administrative lead for this process. Selection of a proposal will be based on qualifications and project proposal, not price.

Background

Systemic racism and white supremacy have starved communities of color for resources and investment. In St. Louis, 75% of low-income Black households are cost-burdened (paying more than 30% of their income on housing) compared with 62% of low-income white households. Additionally, a 2017 assessment showed that a person earning minimum wage would spend two-thirds of their income on market-rate rent.

The AHTF Coalition formed as a partnership of organizations working to improve regional funding for affordable housing. Since 2016, over 20 local organizations and numerous individuals have been collaborating to increase funding for the AHTF in the City of St. Louis and St. Louis County.

Although we know that the affordable housing resources currently available are insufficient to meet the need in both St. Louis City and County, our region lacks an accurate understanding of the full scope of that need. The proposed project, modeled after the successful New Orleans Housing Report Card, will create a mechanism for evaluating the current affordable housing need and allow advocates to reassess whether the region is actually making progress toward meeting our affordable housing needs.

The proposed “St. Louis Housing Report Card” will guide policy makers in their allocation of affordable housing funds in both St. Louis City and County, help community leaders to better advocate on behalf of their communities, and allow our region to accurately track progress.
Thanks to a generous grant by the Deaconess Foundation, the Coalition is able to hire a consultant for this project. Community Builders Network of Metro St. Louis (CBN) will administer the contract.

Project Timeline:

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| June-August 2020   | ● Meet with Coalition partners to envision project goals  
                   ● Collaborate with Coalition partners and community stakeholders to explore a potential framework and metrics |
| September-November 2020 | ● Draft initial framework and conduct scan of existing metrics  
                   ● Collaborate with Coalition partners and community stakeholders to identify a draft list of metrics |
| December 2020-February 2021 | ● Collect metrics and draft Report Card  
                   ● Collaborate with Coalition partners to review draft deliverable and make adjustments based on the needs of community stakeholders and advocates |
| March-April 2021   | ● Finalize Report Card  
                   ● Participate in public launch event |

Qualifications Desired

The Coalition is looking for proposals that can demonstrate the following:

- Deep local knowledge of St. Louis regional context and local data sources
- Past experience working with data collection and metric identification
- Experience working with multi-sector collaborations
- Commitment to working in an iterative process with community partners
- Resolve to keep racial justice at the center of the work
- Ability to take direction from Coalition partners and work independently when needed, while also communicating progress

A decision will be made based on qualifications, not price.

Contact Amount

$16,000 paid in quarterly installments of $4,000 upon completion of each phase of project.
Submission Requirements

All proposals should be emailed to Gary Newcomer at gary@communitybuildersstl.org. Interested applicants can also call the Community Builders Network of Metro St. Louis at 314-730-5449 for more information.

Proposals should be no more than two (2) pages and include the following information:
   1. Contact information
   2. Description of background (or organizational history)
   3. Description of a relevant project and/or related project experience
   4. Statement of why this project and/or affordable housing matters
   5. Two questions you have before beginning the project

Proposals may include attachments as necessary.

Submissions must be received no later than July 10, 2020.