

## Segregation in St. Louis: Dismantling the Divide

## 2018 Fair Housing Conference

Wednesday, April 25, 2018 at the J.C. Penney Center at UMSL

### Agenda (subject to change)

- 8:00 AM      **Registration + Continental Breakfast - Lobby**
- 8:30 AM      **Welcome and Opening Remarks - Auditorium**  
                 **Will Jordan**, Metropolitan St. Louis Equal Housing and Opportunity Council  
                 **Natasha Watson**, Fair Housing and Equal Opportunity, HUD Region VII  
                 **Charles Bryson**, Civil Rights Enforcement Agency  
                 Master of Ceremonies: **Vernon Mitchell, Jr.**, Washington University in St. Louis  
**Film: Seven Days**, celebrating 50th anniversary of Fair Housing Act
- 9:00 AM      **Keynote: Richard Rothstein - Auditorium**  
                 *The Color of Law: A Forgotten History of How Our Government Segregated America*  
                 Introduced by **Todd Swanstrom**, E. Desmond Lee Endowed Professor in Community  
                 Collaboration and Public Policy, UMSL  
  
                 Richard Rothstein, author of “The Making of Ferguson: Public Policies at the Root of Its  
                 Troubles” and *The Color of Law: A Forgotten History of How Our Government Segregated  
                 America* will excavate the history of explicit government policies at the local, state and federal  
                 level - including in the St. Louis area - that created the housing segregation in the United  
                 States that persists today.
- 10:15 AM     **Break and Book Signing – Lobby**  
                 *Books will be available to purchase for \$17.95*
- 10:30 AM     **Presentation: Maps and Storytelling from the Community Report Segregated in St.  
Louis: Dismantling the Divide - Auditorium**  
                 **Nancy Cambria**, communications manager with *For the Sake of All*, will discuss some of the  
                 findings on contemporary segregation in the newly released report Segregated in St. Louis:  
                 Dismantling the Divide. She will discuss indicators of inequitable access to affordable and  
                 inclusive housing and community interviews that reflect how people in our region live, work,  
                 and interact given the region’s long history of housing segregation. Findings include an Index  
                 of Exclusivity that ranks local areas and municipalities in terms of fair and equitable access to  
                 housing.
- 11:00 AM     **Ethnodrama Performance on Segregation, Redlining, Housing Discrimination -  
Auditorium**  
                 **Students from Grand Center Arts Academy; Sarah Hobson**, Community Allies, Inc.  
                 Using an arts-based approach to community stories, this ethnodrama performance will  
                 highlight collective action needed to transform a range of inequalities in St. Louis that are  
                 driven by past and present policies and practices. The performance will draw on interviews  
                 with local community leaders, St. Louis residents, and historical information from the  
                 *Segregated in St. Louis: Dismantling the Divide* report.
- 12:15 PM     **Lunch Break – Boxed Lunches - Summit Lounge**  
                 *Optional Discussion Groups*  
                 *Faith and For the Sake of All Gathering*

1:00 PM

**Break Out Sessions A** - Concurrent workshop sessions will feature recommendations from the *Segregated in St. Louis: Dismantling the Divide* report.

**§ Affordable Housing: Greenlining Fund** - *Summit Lounge*

**Glenn Burleigh**, St. Louis Equal Housing and Community Reinvestment Alliance (SLEHCRA)  
Across the nation, many cities are coming to terms with the reality that their majority minority neighborhoods have almost no residential mortgage activity. This session will focus on the financial impacts of this lack of lending and propose a Greenlining Fund as one possible solution to the "appraisal gap" that is driving the modern day redlining currently stopping residential lending in much of St. Louis City, north St. Louis County, and many metro east communities.

**§ Equitable Development: Incentive Reform** - *Hawthorne*

**Molly Metzger**, Washington University in St. Louis  
This session will begin with an introduction to tax increment financing (TIF) and other development incentives in the St. Louis context. It will then move into a discussion of proposed policy reforms, focusing on how incentives could be used to foster more equitable and inclusive communities.

**§ Equitable Development: Community Reinvestment Fund** - *Auditorium*

**Bob Herleth**, InvestSTL  
Invest STL, a newly formed community development initiative sponsored by the St. Louis Community Foundation, was established as a result of the collaborative efforts of the Community Builders Network (CBN), the banking community and many other organizations working together to identify ways to strengthen the St. Louis region's community development system. This session will highlight how Invest STL is building a network of funders to provide the financial support needed to build a stronger community development delivery system and to implement strategies which will accelerate the pace of equitable community development in St. Louis.

**§ Removing Barriers to Accessible Housing** - *Rm. 202*

**Aimee Wehmeier**, Paraquad  
**Katina Combs**, Metropolitan St. Louis Equal Housing and Opportunity Council  
Despite accessibility requirements in the Fair Housing Act, people with disabilities continue to experience barriers in finding quality accessible housing. This session will feature findings from a recent investigation of accessibility in multifamily properties, the impact on people with disabilities, and will highlight best practices for creating accessible housing for all people.

**§ Focus on Fair Housing (CE Credit for REALTORS only)** - *Rm. 402*

**Gail Brown**, Brown-Kortkamp Realty  
The original Civil Rights Act was passed in 1866. Learn how far we've come as it relates to achieving housing equality in our country. There are seven federally protected classes that were created by the Fair Housing Act that we will discuss as well as the additional classes that are protected by the Code of Ethics of the National Association of Realtors. Students will distinguish the difference between explicit and implicit biases and understand the importance of recognizing that everyone has them. Students will recognize how advertising

has changed to embrace diversity and will examine the demographic shift in the United States and its impact on the real estate market.

2:15 PM

## **Break Out Sessions B**

### **§ Affordable Housing: Housing Trust Fund** - *Summit Lounge*

**Karl Guenther**, Community Builders Network

**Deidra Thomas-Murray**, St. Louis Public Schools

**Jessica Eiland**, Rise Community Development

**Dave Ervin**, Rebuilding Together-St. Louis

St. Louis has a unique tool with capacity to make our region a leader in equitable housing development: the Affordable Housing Trust Fund (AHTF). The AHTF offers a local solution to a growing affordable housing shortage in the City of St. Louis. Right now, we have a unique opportunity to grow this tool and leverage it to address economic inequalities perpetuated by segregation. This session will explore how we got here, the AHTF's place in a growing national movement, and some steps St. Louis can take to expand our investment and prepare for future challenges.

### **§ Affordable Housing: Using Section 8 Vouchers as a Tool for Desegregation and Social Mobility** - *Hawthorne*

**Janie Oliphant**, Ascend STL, Inc.

What does it mean to live in a High Opportunity Area? Why should practitioners and policy makers try to increase the number of low-income families living in High Opportunity Areas? These are the questions we will answer during this breakout session. Learn about Ascend STL's initiative to assist families with housing choice vouchers move to areas of opportunity, and how you can be a part of the conversation to help families use their housing voucher for social mobility.

### **§ Equitable Development: Community Benefits Agreements** - *Auditorium*

**Jessica Payne**, Old North St. Louis Restoration Group

**Megan Betts**, Northside Neighbors United

Community Benefits Agreements (CBAs) are becoming a more common and essential tool in the equitable development toolbox. CBAs are contracts signed by community groups and a developer that require the developer to provide a range of specific community benefits related to a proposed development project. In exchange, community groups agree to support the project. Members from the Equitable St. Louis coalition will discuss CBAs and they can help direct more equitable outcomes in neighborhoods seeing an increase in developments.

### **§ Housing and Neighborhood Stability: Protecting Tenant's Rights and Decreasing Evictions** - *Rm. 202*

**Kalila Jackson**, Metropolitan St. Louis Equal Housing and Opportunity Council

**Jacki Langum**, Arch City Defenders

**Rob Swearingen**, Legal Services of Eastern Missouri

This interactive panel presentation will explore the concept of using community-based lawyering and litigation as a transformative tool for protecting tenant's rights and dismantling systemic barriers to justice in housing. During this session, we will highlight recent community-based efforts aimed at preventing homelessness in the St. Louis region.

Panel will include a discussion of the recently passed illegal lockout bill in the City of St. Louis, local challenges to crime-free nuisance ordinances and litigation strategies designed to deter illegal evictions.

**§ (Continued) Focus on Fair Housing (CE Credit for REALTORS only) - Rm. 402**

**Gail Brown**, Brown-Kortkamp Realty

Continued Session: The original Civil Rights Act was passed in 1866. Learn how far we've come as it relates to achieving housing equality in our country. There are seven federally protected classes that were created by the Fair Housing Act that we will discuss as well as the additional classes that are protected by the Code of Ethics of the National Association of Realtors. Students will distinguish the difference between explicit and implicit biases and understand the importance of recognizing that everyone has them. Students will recognize how advertising has changed to embrace diversity and will examine the demographic shift in the United States and its impact on the real estate market.

3:30 PM

**Closing Session: Creating Consciously Inclusive Communities - Auditorium**

**Dr. Jason Purnell**, Brown School at Washington University and director of *For the Sake of All*, will discuss the vision of Consciously Inclusive Communities and how they can be nurtured in the St. Louis region to stabilize and strengthen existing neighborhoods. An alternative to entrenched efforts to enforce segregation in St. Louis, Consciously Inclusive Communities would view diversity as an asset, and residents within them would proactively advocate for policies and foster community norms that welcome individuals and families from various racial, socioeconomic, and generational backgrounds. Such communities not only ensure access to affordable, inclusive housing, but also build and maintain a strong sense of interdependence and community support.