

# Ensuring Safe and Stable Housing for Tenants in St. Louis

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# ACTION

— St. Louis —

We are building a movement to transform St. Louis! Action St. Louis exists to build a future where every Black life can thrive and where our communities are free of oppressive institutions that have caused us harm.

## Current Campaigns

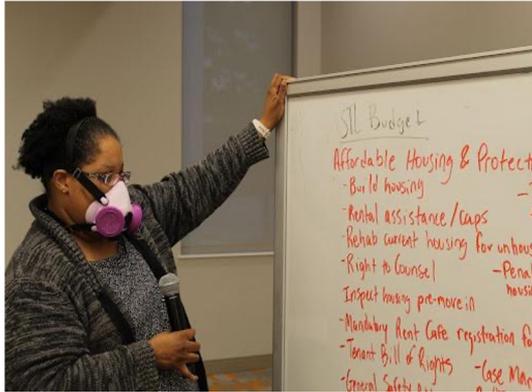
- We The Tenants
  - Defund. Re-Envision. Transform.
  - Electoral Justice
  - The People's Plan
  - Missouri Power Black Statewide Table
-



## We The Tenants



We are a community of renters, organizers, and advocates, building a movement to transform St. Louis from a region that enables landlords and developers to exploit residents, to a place where everyone has safe and stable housing.



In an effort to drive this mission, in 2022, Action St. Louis conducted a survey inquiring about tenant experiences in St. Louis City as part of the We The Tenants Campaign. Our survey identified many tenant concerns related to living conditions and eviction.

# Key Stakeholders

Community Advocates



Media



Landlords/  
Property  
Owners



Elected  
Officials

St. Louis City Low Income Renters



# What does this tool empower them to do?

## St. Louis City Low- Income Renters:

- Prove that tenants have the need to organize by joining the We The Tenants Campaign (monthly meetings), and sharing their story to build power by completing the 2023/2024 Housing Survey and share with friends/ family



## Community Advocates

- Advocate for a Tenant Bill of Rights (TBOR) on social media, with news outlets, their base and elected officials



# What information do they need?

## St. Louis City Low- Income Renters:

- Prove that tenants have the need to organize by joining the We The Tenants Campaign (monthly meetings), and sharing their story to build power by completing the 2023/2024 Housing Survey and share with friends/ family
  - Show that the issues they face are common and experienced by those already involved in our campaign
  - Show this is a systemic issue
  - Prove that joining our campaign leads to positive change

## Community Advocates

- Advocate for a Tenant Bill of Rights (TBOR) on social media, with news outlets, their base and elected officials
    - There is no TBOR and limited existing protections
    - Tenants are being harassed, evicted, and living in unsafe conditions.
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# The Data

## St. Louis City Low- Income Renters:

- Prove that tenants have the need to organize by joining the We The Tenants Campaign (monthly meetings), and sharing their story to build power by completing the 2023/2024 Housing Survey and share with friends/ family
  - Number of renters and how many have completed our survey
  - Current members' living conditions, experiences with eviction, and rent burden
    - Living conditions are disaggregated by location (Zip Code) and landlord type
    - Eviction experiences are disaggregated by race, time, and location
    - Rent burden data is shown by location
  - Previous campaign wins

### Data Sources:

- Community Survey
- IPUMS
- Census- ACS Survey
- Eviction Lab

## Community Advocates

- Advocate for a Tenant Bill of Rights (TBOR) on social media, with news outlets, their base and elected officials
  - Full length housing report details the current state of housing in St. Louis and also reviews the current tenant protections in St. Louis and tenant protections in other cities.
  - Current living conditions, rent burden, harassment, and evictions

# The Data Tool

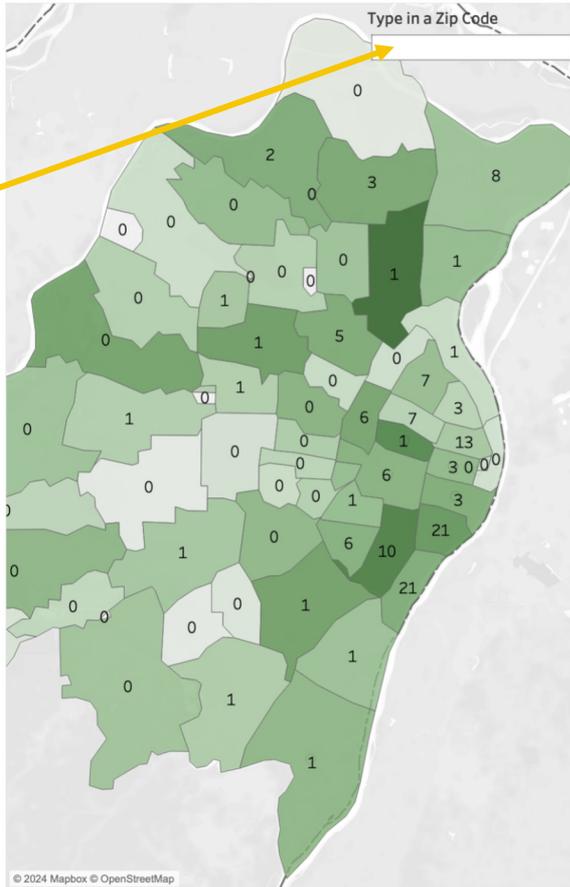
How to Use this Dashboard

Explore Eviction Data

Fill out our survey

Join our next We The Tenants monthly meeting

The majority of St. Louis Residents are renters.



Filter by zip code

LLCs owned half of the properties in our survey.

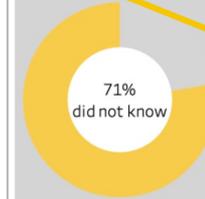


Filter by Landlord Type

(All)

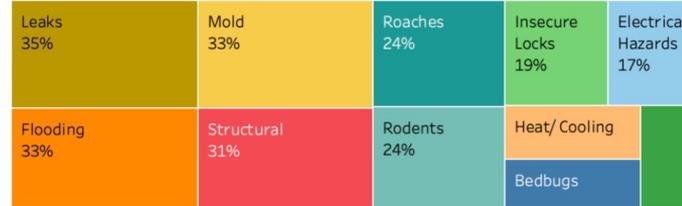


The majority of our respondents did not know their property owner.

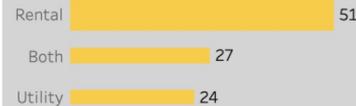


Filter by landlord type

While the majority of property owners are large LLCs, many respondents expressed issues with **pests, leaks, and mold**.



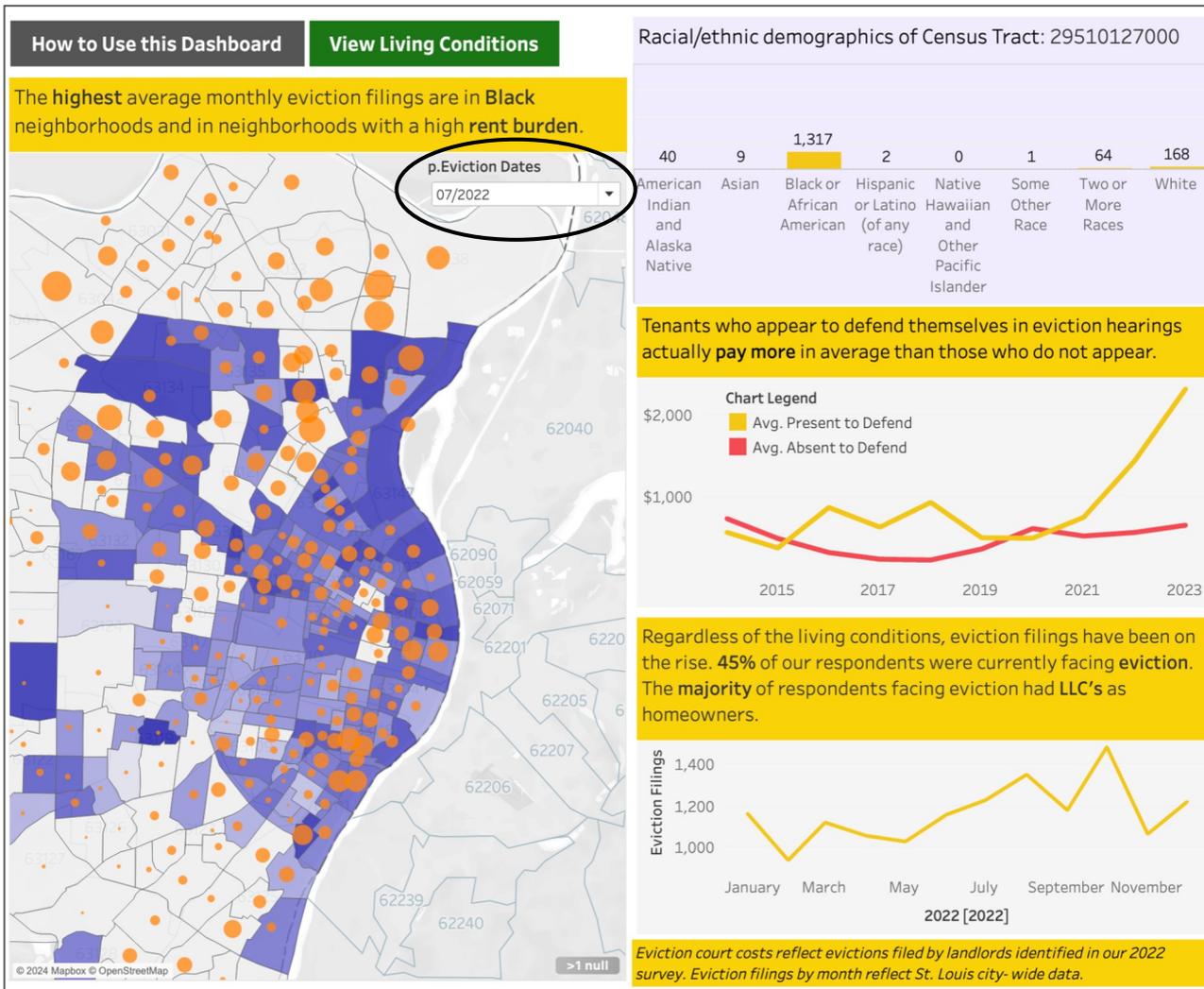
85% of our respondents experienced at least one of the eleven issues depicted above, and they still need rental assistance to live in these conditions...



...and property owners remain unresponsive to basic housing maintenance needs.



# The Data Tool



Displays racial demographics depending on where you click on the map

# The Data Tool Tutorial

Hide Tutorial
Explore Eviction Data
Fill out our survey
Join our next We The Tenants monthly meeting

The majority of renters.

Click here to view how evictions impact St. Louis Renters

Type in a Zip Code

Type in your zip code, then hit enter, to see common living conditions in your neighborhood. No data showing? This means no one in your zip code has filled out the survey. Click the "Fill out our survey" button above to be one of the first!

Use this button to hide and show this tutorial.

Darker areas of the map reflect more renters. Numbers in each Zip Code represent how many 2022 Action St. Louis Housing Survey Respondents live in that area. Hover over each Zip Code to view the Zip Code label, number of renters, and number of survey respondents.

© 2024 Mapbox © OpenStreetMap

LLCs owned half of the properties in our survey. The majority of our

Click this button to fill out the 2023/2024 Housing Survey

Filter by Landlord Type (All)

Click this button to sign up for our next We The Tenants meeting

Use this drop down to filter to see living conditions based on different landlord types. You can select one or multiple landlord types. If you do not see any data, check the zip code filter- we might not have data for that zip code. Click the "Fill out our survey" button above fill out our survey!

While the majority of property respondents expressed issues with pests and mold.

Leaks 35%	Mold 33%	Roaches 24%	Insecure Locks 19%	Electrical Hazards 17%
Flooding 33%	Structural 31%	Rodents 24%	Heat/ Cooling	
			Bedbugs	

85% of our respondents experienced at least one of the eleven issues depicted above, and they still need rental assistance to live in these conditions...

Rental	51
Both	27
Utility	24

...and property owners remain unresponsive to basic housing maintenance needs.

58%

# The Data Tool Tutorial

Hide Tutorial View Living Conditions

The highest average monthly eviction filings are in Black neighborhoods and in neighborhoods with a high rent burden.

Click here to view living conditions captured in our survey.

Use this button to hide and show this tutorial.

This map shows the average eviction filings for census tracts by each month of 2022. Use this drop down to view average filings for different months.

Hover over the map to view the average monthly eviction filings and the amount of rent burdened residents for each census tract. Dark blue areas of the map reflect areas with more rent burdened renters. Rent burden means those who are paying 30% or more of their income on rent. Grey areas reflect census tracts that do not have rent burden data.

The orange circles indicate the monthly average eviction filings for that census tract. The larger the circle, the higher the monthly average.

### Racial/ethnic demographics of Census Tract: 29510127000

40	9	1,317	2	0	1	64	168
American Indian and Alaska Native	Asian	Black or African American	Hispanic or Latino (of any race)	Native Hawaiian and Other Pacific Islander	Some Other Race	Two or More Races	White

Click on the map on the right to view how many individuals of each race live in this census tract. The census tract number listed in the title indicates which tract you are looking at.

### Tenants who appear at eviction hearings actually pay more

Regardless of the living conditions, eviction filings have been on the rise. 45% of our respondents were currently facing eviction. The majority of respondents facing eviction had LLC's as homeowners.

### Eviction Filings

Note that different charts have different sources which are listed below

Eviction court costs reflect evictions filed by landlords identified in our 2022 survey. Eviction filings by month reflect St. Louis city-wide data.

## Design Considerations

- Online format, embedded on website
    - Center renters by providing easy access
    - Included tutorial
  - Use narrative to emphasize landlords are taking advantage of vulnerable populations and even the court system is unfair.
  - Default view with no active filters to provide overview
    - Exception for the eviction data map
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## How this tool will be used

- Recruitment tool
    - Links to complete survey
    - Links to RSVP to next meeting
    - Contact information provided for our Housing Organizer
  - Data Literacy
    - Monthly meetings
    - Testimony prep
    - Identify tenant protections to be included in Tenant Bill of Rights
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# Final Reflections

- Speak with community members
  - Identify who the tool is for and what you would like them to do **first**
    - This helps identify the data needed or gaps that might exist
  - Data products are not one size fits all
  - **Cleaning data and completing data checks as you go will save time in the end**
    - Consistent labels, file names, maintaining order to files
    - Use 1's and 0's instead of yes/ no
    - Record when/ how data was cleaned or checked to avoid duplicating work
    - Dedicate a good amount of time to finding and cleaning data
  - Ensure multiple people review your data product
  - Just start exploring in whichever tool- click around and make mistakes
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## Connect with me!

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