ST. LOUIS HOUSING SOLUTIONS: ENVIRONMENTAL RACISM & LANDLORD ACCOUNTABILITY



BLACK ST. LOUISANS ARE DISPROPORTIONATELY IMPACTED BY ENVIRONMENTAL HAZARDS IN THEIR OWN HOMES.

A <u>recent report</u> on environmental racism in St. Louis uncovered the startling ways in which Black city residents experience the harmful effects of environmental pollution and neglect. Mold, lead paint, and other pollutants threaten the health of Black families, while inefficient appliances hike up their energy bills.

.

BLACK CHILDREN ARE 2.4X MORE LIKELY THAN WHITE CHILDREN IN STL TO TEST POSITIVELY FOR LEAD IN THEIR BLOOD.

6	_	
I	₀≡	1
I	∘≡	:
I	∘≡	1
l		

MOLD COMPLAINTS ARE MORE COMMON IN STL'S MAJORITY BLACK NEIGHBORHOODS THAN ELSEWHERE IN THE CITY.



46% OF BLACK HOUSEHOLDS FACE ENERGY BURDENS THAT ARE MORE THAN TWICE THE CITYWIDE MEDIAN.

MISSOURI LAW DOES NOT ADEQUATELY PROTECT ST. LOUIS TENANTS.

Standard rental leases in Missouri include language of an "implied warranty of habitability"--requiring landlords to keep their properties livable for tenants. **This is an empty promise, because the law does not set specific standards for livable conditions nor does it require timely remediation**. Many Missouri tenants find it difficult to get their landlords to address complaints related to mold, lead paint, high energy bills, and other indoor environmental issues.

In order to protect St. Louis residents and address the longstanding effects of environmental racism, **the city of St. Louis should adopt a local policy to hold landlords accountable to environmental quality standards**.



FEBRUARY 2021 TÉLYSE MASAOAY WASHINGTON UNIVERSITY IN ST. LOUIS

CONTEXT & IMPORTANCE

INDOOR AIR POLLUTANTS AND HOUSING INEFFICIENCIES HAVE SERIOUS IMPLICATIONS FOR HEALTH, WELL-BEING, AND QUALITY OF LIFE.



Lead is highly toxic, especially for children. There is no safe level of lead exposure. Lead poisoning in young people can lead to lasting damage to the brain and nervous system. Lead exposure is strongly associated with learning disabilities, behaviorial issues, and criminal activity.



Household mold is harmful to human health. Prolonged exposure to mold is correlated with respiratory issues, including coughing, sore throat, breathing difficulty, and asthma attacks.



High utility costs are often tied to poor housing weatherization and inefficient appliances. For low-income and underemployed folks, high home energy burdens are associated with evictions and housing instability.

•••••

IN ST. LOUIS, LEAD POISONING, MOLD EXPOSURE, AND HIGH ENERGY COSTS DISPROPORTIONATELY IMPACT BLACK HOUSEHOLDS—REFLECTING PATTERNS OF HOUSING DISCRIMINATION AND LEGACIES OF SYSTEMIC RACISM.

The City has been constructed to divide the community by race and incomelevel. Histories of redlining, police brutality and the War on Drugs, employment discrimination, and other forms of systematic violence against Black St. Louisans have contributed to racial disparities in homeownership and wealth accumulation. In 2015, only 39.9% of Black residents in St. Louis owned their own home, whereas 56.2% of white residents were homeowners. Consequently, the majority of Black St. Louisans are renters and must rely on their landlords to address issues of environmental quality. Unfortunately, there are few policy incentives for landlords to create highquality living standards for Black and/or low-income tenants.

WE CAN USE LOCAL TOOLS TO IMPROVE HOUSING CONDITIONS AND MITIGATE THE IMPACTS OF ENVIRONMENTAL RACISM.



POLICY RECOMMENDATIONS

ST. LOUIS LEADERS SHOULD STEP FORWARD TO IMPLEMENT LOCAL LEGISLATION TO HOLD LANDLORDS ACCOUNTABLE FOR INDOOR ENVIRONMENTAL QUALITY STANDARDS.

Examples from across the country have demonstrated ways in which local leaders and city governments can use their power to address indoor environmental hazards and inefficiencies. In 2018, the New York City Council passed Law 2018/055 to amend the city's housing maintenance code to require private landlords to prevent and remediate indoor asthma triggers in their multifamily residential buildings. The New York City law requires building owners to take "reasonable measures to keep the premises free from pests and other indoor allergen hazards," including conducting annual building inspections, completing thorough unit cleanings upon turnover, and notifying tenants of how to report indoor allergen hazards. St. Louis should consider opportunities to craft similar local legislation to meet our community's needs.

WHAT SHOULD LOCAL LEGISLATION INCLUDE?							
	Development of <u>environmental</u> <u>quality standards for rental units</u> related to lead, mold, and appliance efficiency		Enforcement mechanisms to enhance accountability of landlords, including requirements for remediation	2			
	<u>Educational programs</u> to inform tenants of their rights and provide reporting mechanisms for		<u>City funding for remediation</u> <u>and inspections</u> for owners who do not have the means to	4			

adequately address violations

Black St. Louisans are survivors of environmental racism. In the City, Black families in rental housing disproportionately experience lead poisoning, mold exposure, and high energy burdens. These environmental hazards and inefficiencies have serious consequences for human health, social well-being, and financial security. Unfortunately, state law provides inadequate protections for tenants to hold their landlords accountable for environmental quality standards.

violations of quality standards

OUR INCOMING LOCAL LEADERSHIP SHOULD PRIORITIZE ENVIRONMENTAL RACISM AND CRAFT LOCAL LEGISLATION TO HOLD OUR COMMUNITY ACCOUNTABLE TO A SET OF ENVIRONMENTAL QUALITY STANDARDS.



1

3



LEARN MORE ABOUT CSSN:

WEBSITE: https://scholars.org/chapter /confluence

HOW TO CONTACT THE AUTHOR:

EMAIL: m.telyse@wustl.edu **PHONE:** 417.827.0445

ENDNOTES

MOVING FORWARD

The brief's author, Télyse Masaoay, is a Masters of Social Work/Masters of Social Policy candidate at Washington University in St. Louis, a Health Policy Analyst at Mathematica Policy Research, and a Graduate Fellow at the Strategy Scholars Network -Confluence Chapter. For continued conversation regarding this issue, or other local polices related to public health and/or environmental issues, please reach out to Télyse.

- Colton, M. D., Laurent, J. G., MacNaughton, P., Kane, J., Bennett-Fripp, M., Spengler, J., & Adamkiewicz, G. (2015). Health Benefits of Green Public Housing: Associations With Asthma Morbidity and Building-Related Symptoms. American journal of public health, 105(12), 2482–2489. https://doi.org/10.2105/AJPH.2015.302793
- 2. Crowell, C. (2017, July 19). "Understanding black homeownership disparities." St. Louis American. http://www.stlamerican.com/news/columnists/charlene_crowell/understanding-black-homeownership-disparities/article_f84d0c2a-6cc4-11e7-9403-df948583fdd1.html
- 3.Gold, A. (2018, May 25). "Segregation levels in St. Louis remain high, study finds." Riverfront Times. https://www.riverfronttimes.com/newsblog/2018/05/25/segregation-levels-in-st-louis-remain-high-study-finds
- 4. "Indoor Air Quality in Rental Dwellings:State Laws Addressing Radon, Mold and Secondhand Smoke." (n.d.) Environmental Law Institute. https://www.eli.org/buildings/indoor-air-quality-rentaldwellingsInterdisciplinary Environmental Clinic at Washington University in St. Louis. (2019). Environmental Racism in St. Louis. https://www.environmentalracismstl.com/report
- 5.Li, H. (2015, February 14). "Without statewide standards, mold disputes confound tenants, landlords." Missouri Business Alert. http://www.missouribusinessalert.com/industries/52909/2015/02/14/withoutstatewide-standards-mold-disputes-confound-tenants-landlords/
- 6.N.Y. U.C.C. Law 2018/055. https://legistar.council.nyc.gov/LegislationDetail.aspx? ID=1812831&GUID=4D6B3532-B1A2-4A7E-8134-549BFD1ED2A2Pavloca, Y. (2017, July 9). "Gap in white and black homeownership in St. Louis in past decade." St. Louis Post-Dispatch. https://www.stltoday.com/business/local/gap-in-white-and-black-homeownership-grew-in-st-louis-inpast-decade/article_84bf36d1-d4f8-5c93-a260-df1b7ae841d7.html
- 7. Reed, A. (2018, March 12). "Strengthening Rental Housing Policies to Improve Public Health." Environmental Law Institute. https://www.eli.org/vibrant-environment-blog/strengthening-rentalhousing-policies-improve-public-health
- 8. Sullivan, K., & Thakur, N. (2020). Structural and Social Determinants of Health in Asthma in Developed Economies: a Scoping Review of Literature Published Between 2014 and 2019. Current allergy and asthma reports, 20(2), 5. https://doi.org/10.1007/s11882-020-0899-6