



Olivette Public Housing Redevelopment Project Q & A

1. What public housing already exists in Olivette?

Olivette currently has 14 public housing units on one residential street. The units are all single-family homes within the Ladue School District.

2. Who manages Olivette's public housing?

The Olivette Housing Authority is one of five public housing authorities in St. Louis County. County Housing manages the Olivette Housing Authority and is the staff and administrative body for the Olivette Housing Authority. The five Olivette Housing Authority commissioners live in Olivette and are appointed by the mayor and confirmed by the Olivette City Council. The Olivette Housing Authority is charged with providing quality, affordable housing for low- and moderate-income households. More information can be found online at <https://countyhousing.org/olivette>.

3. Why are changes being proposed now?

Public housing has generally been underinvested for decades at the federal level. The result is that housing built 50 or 60 years ago, including the Olivette public housing, hasn't had the significant capital upgrades that are needed to maintain a home over several decades. The U.S. Department of Housing and Urban Development (HUD) does not provide substantial amounts of funding to make significant renovations. Therefore, most public housing is either at or past the end of its useful life.

The homes in Olivette now need more updates than can be accommodated through existing public housing funding. By privatizing and redeveloping them using the low-income housing tax credit program (LIHTC), the project will generate sufficient capital to build new housing and the units will remain affordable for families and seniors.

4. Will this still be public housing?

No. The redeveloped units will not be public housing. This development will be privately owned by a limited partnership comprised of the Olivette Housing Authority, County Housing, and financial investors.

5. Who is involved with this project?

The Olivette Housing Authority and County Housing are partners in the redevelopment of the Olivette public housing. County Housing has been facilitating meetings with the Olivette Housing Authority to select additional project partners. An architect, Design Alliance, has been chosen, as well as a general contractor, Altman Charter. The planning team has also worked with existing public housing residents to identify housing plans and building types.

Eventually, the Olivette Housing Authority will transition out of ownership on these properties because the housing will no longer be solely federally funded. Instead, County Housing will work with other partners to maintain and manage the properties.

Other organizations involved in the project include:

- The Missouri Housing Development Commission is the state entity responsible for awarding low-income housing tax credits.
- The U.S. Department of Housing and Urban Development (HUD) will fund federal rental assistance subsidies for the project.
- The City of Olivette will work alongside the Olivette Housing Authority commissioners to ensure the new affordable housing fits what the community said it wanted during recent comprehensive planning sessions. One of the findings was that the residents of Olivette want affordable housing for families and seniors, and the Olivette Housing Authority has public support. The city will also ensure that the long-term management of the properties remains high quality.

6. Who is the developer?

County Housing is the developer for this project. County Housing has expertise in redeveloping public housing stock using the LIHTC program to preserve affordable housing units and lengthen their useful life.

7. What are the details of the proposal? Number of housing units? Target audience?

Although the details, including the cost and funding details, are still being finalized, the current proposal calls for a mix of one to five bedrooms in approximately 42 units. This will serve a diverse set of families, from one person households that may include an elderly person to two-person families with children.

8. How would this project be funded? Will my tax dollars go to support it?

No local tax dollars will be used to develop this project. County Housing is in the early stages of preparing a LIHTC tax credit application, which will be submitted to the Missouri Housing Development Commission in August of this year.

9. Has County Housing worked on projects like this before?

County Housing owns and/or manages more than 1,400 housing units and serves more than 7,000 families in communities throughout St. Louis County. It has participated in many redevelopment projects at properties it owns or manages, including the ongoing redevelopment of Arbor Hill Apartments in Maryland Heights.

10. What is the City of Olivette's position on this project?

The city's leadership believes all its residents deserve quality housing in modern-day communities. They recognize that there is a disconnect between the goals of its comprehensive plan and the on-the-ground reality of the state of its public housing currently.

11. What is the timeline?

The project partners plan to apply for tax credits in August of 2025. If approved, this could be underway in the spring of 2027 and fully completed in 2029.

12. What are the benefits of a project like this for the local community? Financial, economic, and otherwise?

The development team will be comprised of St. Louis area companies that employ hundreds of area residents and pay state and local taxes. In terms of direct and indirect impacts, each unit provides an average benefit of nearly \$125,000 per unit, resulting in a total project benefit of about \$6 million through local income, wages, jobs, and more. These impacts will be realized at the completion of the project. The city will receive its prorated share of property taxes generated from the new development.

13. Will affordable housing negatively impact property values in Olivette?

There is overwhelming evidence that affordable housing will not negatively impact property value. Shelterforce, an independent publication that serves community development practitioners, looked at [62 studies](#) on the effects of affordable housing on property values. In 29 studies, affordable housing raised property values; in 27, the effects were neutral; 5 had mixed effects; and one had negative effects:

“This perennial fear of neighbors has been the subject of repeated academic study by a wide range of research teams under a wide range of conditions, and the consensus is overwhelmingly that well-designed, well-maintained affordable housing does not lower property values — and in some cases it might raise them!”

—The Answer, Shelterforce

14. Will my taxes go up due to the redevelopment of this affordable housing?

Property tax values are calculated by looking at recent sales of comparable properties. Since this development is affordable housing, it should not directly impact Olivette residents' tax assessments.

15. How can I find out more?

The planning team is actively sharing information about this project and planning public information sessions. You can find details about the meetings and other resources on the [Olivette Housing Authority website](#).