

## **Proposition 1 - Webster Groves Special Election, August 3, 2021**

### **Women's Voices position: Oppose Webster Groves Proposition 1 (Vote NO!)**

**What Proposition 1 does:** Webster Groves is having a special election in August prompted by citizens who wish to repeal Ordinance #9145, which was recently passed by City Council. Ordinance #9145 increases the range of housing options in Webster Groves by allowing property owners to replace a single family dwelling with a two family residential unit.

The election is August 3, and absentee voting is available at the Board of Elections office starting June 22.

### **Reasons We Oppose Prop 1**

Two-family homes have been allowed in the A4 district since 1956, but prior to City Council striking the restriction, a new two-family could only be constructed on a block that already had at least 40% two- or multi-family houses on the same side of the street. This restriction left almost no opportunity for the construction of two-family homes.

City staff and the Webster Groves Plan Commission recommended to City Council that this restriction be removed after seeing a loss in the diversity of size and types of housing within the community. Smaller residential homes are being replaced with houses double the size or more. With City Council's passage of Ordinance #9145, property owners can now replace a smaller home with two residential units.

Approximately 68% of the City is Zoned "A4" Seventy-Five Hundred Square Foot Residential. However, a large portion of those lots will not meet the regulations in the zoning code to be able to build a two-family structure. Lots have to meet a minimum square footage (7,500 Square feet); minimum width of lot (60 feet) and meet offsite parking requirements. Many blocks within the City will still not be eligible to have two family dwellings.

Unfortunately, the ballot language required by the County Board of Elections ballot is counterintuitive -- you have to vote NO if you support "advancing housing options." The city will have to work to communicate that a "Yes" vote is to reject Ordinance #9145 and a "No" vote is to accept the ordinance.

In accordance with election law, the city will not advocate for a Yes or No vote, but rather will promote factual information about Ordinance #9145 and the intent behind the ordinance -- which the city sums up as "Advancing Housing Options."

For more information go to "Additional Materials" on the city's Proposition 1 information page: <https://webstergroves.org/prop1>

More information is also available at <https://www.websterneighbors.org/>