

# Webster Groves Town Hall Meeting

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*The Webster Groves Mayor and City Council*

## Welcome You

To

A Webster Groves Town Hall Meeting

November 21, 2019

## Exploring Housing





# Exploring Housing

A PROFILE OF

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**WEBSTER GROVES**

FROM U. S. CENSUS, AMERICAN COMMUNITY SURVEY

# Webster Groves Demographics

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- Total population – 23,069
- Under 20 years of age – 29.2% of population
- 60 years and older – 23.5% of population
- Median age – 39.6 years
- White population – 88.8%
- African American population – 7.5%
- Hispanic or Latino – 2.0 %



# Education Levels

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## Education Levels

- High school graduate or less – 12%
- Some college, no degree – 17.5%
- Associates' degree – 5.6%
- Bachelor's degree – 31.5%
- Graduate or professional degree – 33.4%



# Webster Groves Household and Family Income

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Income Levels	% of Households	% of Families
Less than \$25,000	10.2%	3.6%
\$25,000 - \$50,000	15.6%	10.2%
\$50,000 - \$100,000	28.9%	28.5%
Over \$100,000	45.2%	57.9%
Median Income	\$ 88,619	\$113,431
Mean Income	\$118,961	\$142,473

# Housing in Webster Groves

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## Housing Units

- 9,304 units, 94% occupancy
- 84% are single homes
- 16% are in structures of 2 or more units
- 75% of units were built prior to 1960
- 74% have 3 or fewer bedrooms
- 20% are renter-occupied



# Home Values and Costs

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## Owner-occupied housing values

- Less than \$200,000 29.4% of all homes
- \$200,000 - \$300,000 30.8% of all homes
- \$300,000 - \$500,000 26.5% of all homes
- Over \$500,000 13.3% of all homes
- Median value \$265,200
- Over \$1 million 97 homes



# Renting and Owning in Webster Groves

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Total Housing Units – 9,304

More than two units in a structure – 1,448

Renter-occupied units – 1,741

Median rent - \$1,329

- 54% - \$1,500 or less

60% of renters or 957 persons pay over 35% of income for rent

Monthly owner costs

- With mortgage, 60% under \$2,000 per month
- Median mortgage - \$1,822





# Affordable Housing in Webster Groves

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## Section 8 buildings and numbers

- North Webster Village - 24 units
- Douglass Manor - 41 units

## Beyond Housing

- 10 + homes

## Colonial Village

- NORC with affordable rent

## Apartments

487 apartments with rent less than \$1,000 month



# Zoning Basics in Webster Groves

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Zoning defines the type of permissible activity – housing, commercial, industrial, educational – in a defined geographic area. Provides for an orderly use of land.

Zoning sets “rules” around

- Purpose/Use/Conditions
- Size, Dimensions, Height
- Setbacks, Yard, Open Space, Accessories
- Historical area regulations

Residential housing districts

- A1 ,2, 3, 4 – lot size
- B1, 2 - multifamily



# Housing Codes in Webster Groves

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## Housing-related Codes

- Building
- Electrical
- Housing
- Unsafe Structures
- Demolition
- Nuisances



# Listening to the Community

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- What are the strengths of residential housing in Webster Groves?
- What type of housing would best serve your needs in the next ten years? What types of housing do you think the City should encourage to address housing needs over the next decade?
- What policies might the City pursue to encourage appropriate-sized homes in our neighborhoods?
- Thinking about affordable housing, how do we preserve the affordable housing in the community, should we increase available affordable housing, and how is that accomplished?

# Next Steps

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- ✓ **Gather input**
- ✓ **Survey online**
- ✓ **Generate a report**
- ✓ **Inform council and staff**



# Thank You

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**Thank You**

**for spending the evening with the Mayor,  
City Council, and staff.**

**We always welcome and appreciate  
community input.**