



# COALITION FOR A DIVERSE DECATUR & DEKALB

*Affordable Housing for Everyone*

## DECATUR'S MISSING MIDDLE

The **Missing Middle** refers to housing that serves those for whom a single family home is impractical, unaffordable or unwanted. It may be a new and unfamiliar name but you're already familiar with what it is because it is prevalent in Decatur's existing neighborhoods.

An inclusive community includes housing tailored to all stages of life — recent graduates, young professionals, working couples building careers, growing families, or those divorced or retired. Missing Middle housing is one of the ways to create a more inclusive Decatur.



Every time you see a small-scaled multifamily building — a duplex, triplex or quad — you're seeing the Missing Middle. From the outside, these units are comparable or compatible in size to single-family homes and yet they offer a place in our neighborhoods for middle income and workforce individuals and families who don't qualify for mortgages that start well above their pay range.

Decatur is considering a **Missing Middle policy** to help bend its growth trajectory toward inclusivity. We need community support to make it happen. If the policy doesn't pass, it probably will not come for a vote again. Let's make Decatur the community that we know it can be — one in which our teachers, firefighters, police officers, city workers, retirees can work AND live.

### Resources

- **Decatur Missing Middle one-page overview:** [decaturga.com/sites/default/files/fileattachments/planning\\_and\\_zoning/page/16881/missing\\_middle\\_one\\_page\\_summary\\_decatur.pdf](https://decaturga.com/sites/default/files/fileattachments/planning_and_zoning/page/16881/missing_middle_one_page_summary_decatur.pdf)
- **Decatur Affordable Housing Efforts:** [decaturga.com/planning/page/housing-affordability](https://decaturga.com/planning/page/housing-affordability)
- **Decatur City Commissioners:** [decaturga.com/citycommission/page/meet-commissioners](https://decaturga.com/citycommission/page/meet-commissioners)
- **January 5 Coalition Meeting Minutes:** [diversedekalb.org/january-5-2023-meeting/](https://diversedekalb.org/january-5-2023-meeting/)
- **Next Steps and Talking Points:** Reverse side

### HOW YOU CAN HELP

- **Email your city commissioner and let them know why Missing Middle housing is important to you.** The opposition has already flooded their inboxes and supporters need to do the same.
- **Attend the January 17 commissioners meeting at Decatur City Hall.** The opposition was out in full force at the previous meeting. They set the tone of the meeting (negative) and controlled the narrative (Missing Middle housing will decrease property values, increase school crowding, wreak havoc on parking — all myths of affordable housing). ***This time we need to be in control, speak up and own the narrative.***



# DECATUR'S MISSING MIDDLE TALKING POINTS

## NEXT STEPS

1. **Sign up to speak at the Meeting at <https://forms.gle/CdEGXzLW5aHb26a-bA>:** Wendy and Carrie will get to the meeting at 6 p.m. and put your name on the official list.
2. **Show up at 7 p.m. January 17 at City Hall:** The meeting starts at 7:30 p.m. We need supporters to be front and center.
3. **Verbalize your support:** Email your commissioner AND speak at the January 17 meeting. You will have up to 3 minutes to speak. No one will debate you. This will be YOUR time. A short and sweet genuine message is far more impactful than spouting off a bunch of statistics. Here's a format you can use to craft your message:
  - **Speaking tip:** If you're not comfortable speaking in public, write your statement out and read it. Your statement will be on the record not that fact that you read from a piece of paper.
  - **Example messaging:**

I am *[insert your name]* and I *[live and/or work]* in Decatur. I am in favor of Missing Middle housing because *[fill in your reason]*.

I am *Susie Smith*, and I live in Decatur. I am in favor of Missing Middle housing because I want my children to grow up in a city where diversity, including race, age and socioeconomic status, is not just preached, but actually practiced.

## TALKING POINTS

- **Decatur's evening population should reflect its daytime population** — teachers, police, fire people, cafeteria workers, young professionals, new families, retirees, etc. should be able to work AND live in our community
- **According to Glassdoor\***, the average teacher's salary in Decatur is \$41K-\$57K. Teachers are critical community helpers who often cannot afford to purchase a house, condo or townhouse in Decatur. Apartments, duplexes, triplexes and quads offer more affordable alternatives to home ownership.
- **City Schools of Decatur has had a decline in enrollment** since before the pandemic that will only worsen if young families cannot afford to live in our community.
- Unlike in other cities (like Atlanta), **developers are unlikely to purchase houses** for duplexes, triplexes or quads, because existing housing and land are too expensive to make a decent return vs. other housing options, like apartments.
- **Renters are involved in our community.** Many serve on city school committees, belong to community organizations like The Coalition for a Diverse Decatur & DeKalb, Beacon Hill Black Alliance for Human Rights, etc. Just because someone rents does not mean that they are not committed to the community. Likewise just because someone owns a house in Decatur, it doesn't mean that they are involved in or committed to the community.
- We advocate for a **city that is liveable for everyone** who wants to be a part of its community.

\*[glassdoor.com/Salaries/decatour-teacher-salary-SRCH\\_IL.0,7\\_IC1155610\\_KO8,15.htm](https://www.glassdoor.com/Salaries/decatour-teacher-salary-SRCH_IL.0,7_IC1155610_KO8,15.htm)