



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 one step away from approving a **Missing Middle zoning change** to help bend its growth trajectory toward inclusivity! We need community support to push this policy over the final hurdle. 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
- **Decatur Affordable Housing Efforts:** decaturga.com/planning/page/housing-affordability
- **Decatur City Commissioners:** decaturga.com/citycommission/page/meet-commissioners
- **Next Steps and Talking Points:** Reverse side
- **Scan to read and sign**
Feb. 6 commission letter

HOW YOU CAN HELP

- **Sign the updated letter to commissioners** thanking them for supporting the Missing Middle zoning change.
- **Continue to email the commissioners thanking them for their support and encouraging them to vote yes again on February 6.** The opposition continues to flood the commissioners' inboxes and we need to do the same.
- **Attend the February 6 commission meeting at Decatur City Hall.** We dominated the January 17 meeting while the opposition dominated the October one. We need to be at the final meeting to thank our commissioners for their courage to reinstate Missing Middle housing in Decatur. *We need to set the tone.*





DECATUR'S MISSING MIDDLE TALKING POINTS

NEXT STEPS

1. **Sign the updated letter**, <https://forms.gle/ZdV56guNmt2rkmoX7>, to commissioners thanking them for their support of the Missing Middle zoning change, <http://bit.ly/3wsvlqp>.
2. **Let us know at <https://forms.gle/mKQpbDyK6uX5UDsX9> that you plan to speak at the Commissioners Meeting:** Sign-up sheets will be out about 5 p.m. Sign up as early as possible. We want to set the tone and control the narrative like we did on January 17.
3. **Show up at 7 p.m. February 6 at City Hall:** The meeting starts at 7:30 p.m. We need supporters to be front and center.
4. **Verbalize your support:** Continue to email the commissioners AND speak at the February 6 meeting. You will have up to 3 minutes to speak. No one will debate you. **A short and sweet genuine message of support will be most impactful.**
 - **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. Thank you for voting to reinstate Missing Middle housing because *[fill in your reason]*.

I am *Susie Smith*, and I live in Decatur. Thank you for the courage to vote to reinstate Missing Middle housing in Decatur. I support your decision 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)