

HOME SWEET HOME

Diverse Housing for a Diverse Decatur



ACCESSORY DWELLINGS
Backyard apartments, stand-alone or over garages. Not currently encouraged.



COTTAGES
Single family dwellings as small as 600 square feet. Not currently allowed.



SINGLE FAMILY HOMES
Stand-alone dwellings over 1,200 square feet. Currently allowed by zoning.



FOURPLEX APARTMENTS
Neighborhood-scaled apartment buildings. Not currently encouraged.



TOWNHOMES
Often used as a buffer between intense commercial and residential. Allowed in certain areas.



DOWNTOWN MULTIFAMILY
Condos/apartments over 600 square feet. Currently allowed with Commission approval.

HOME TYPES

Because different people have different needs as they relate to ownership, size, configuration and maintenance requirements, a community's diversity is often driven by the variety of housing types it offers. Single family homes attract families in their prime child-rearing years. Downtown condos appeal to young, often single, professionals, along with empty-nesters looking to downsize. Other types serve other circumstances and preferences, including mobility and age-related access limitations.

Consider housing in Decatur in the context of the types shown here. Where are we well positioned to meet the needs of a diverse market? Where could we do better?



← MORE NATURAL MORE URBAN →
← MORE SPREAD OUT MORE WALKABLE →

PROXIMITY

Not only do different people seek out different types of homes, they also look for different lifestyles, from rural and secluded to urban and active.

The character of where we live impacts the degree to which we can access the things we need. At some points in life, this may not be an issue. At others, however, it may stand between us and our independence.

How easy is it for people to remain in Decatur as their life circumstances change? How about remaining in their specific neighborhoods? Is that harder? If so, what could be done?



ACCESSORY DWELLINGS
Take in aging relatives, downsize to your own backyard, or provide for supplemental income.



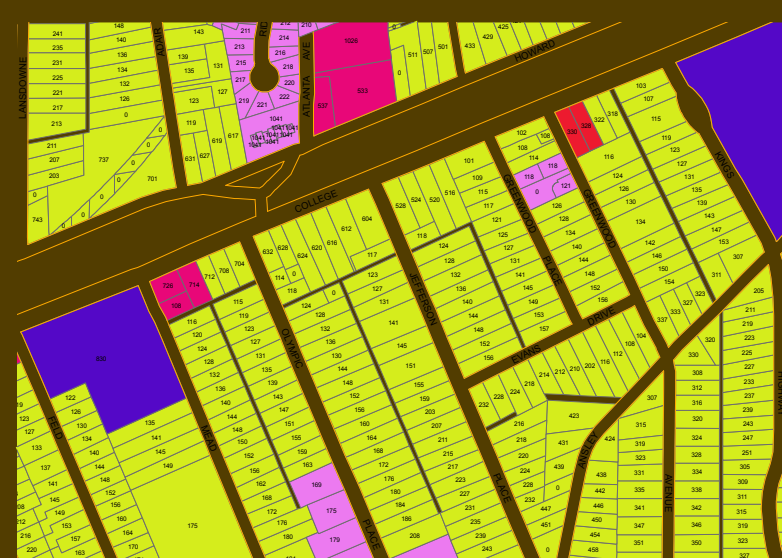
RENTAL HOUSING
Home ownership is no longer a universally shared goal. Some prefer the benefits of renting.



DENSITY BONUSES
Developers provide a number of affordable units in exchange for greater allowable density.



PUBLIC/SUBSIDIZED HOUSING
Independent Authorities, operating without local tax dollars, assist those in greatest need.



INCLUSIONARY ZONING
Smaller allowable housing types helps the private sector provide affordability at market rates.



TAX ABATEMENT
Tax exemptions, such as those based on age, redistribute the tax burden based on community values.

HOME COST

Though Decatur has the good fortune of being an increasingly desirable community, it is not without challenges. For some, the base-level cost to live here is becoming a formidable barrier. For others, it's impenetrable.

The idea of **affordable housing** is really just the search for ways around this reality, so that those just starting out, who work in our shops and restaurants, teach our children and keep us safe, or those retiring on limited incomes, can still afford to become — or remain — our neighbors.

There are a variety of public and private sector tools for accomplishing this. In the context of those shown here, is Decatur doing all we could do, or should do? What other solutions are available?