

MISSING MIDDLE FOUND

A WALK DOWN DREXEL AVE. REVEALS HIDDEN AFFORDABILITY



Historically, traditional neighborhoods featured units of all types, from single family to duplexes, tri-plexes, and quads, as well as accessory units and townhomes.

Decatur once offered many such units, some of which remain. These units are known as the “missing middle” — smaller scale housing in between single family homes and large format multi-family — providing subtle workforce housing within existing residential neighborhoods.

This is Drexel Avenue, in Decatur’s Lenox Place neighborhood. Walking down it, you’d likely experience it as a pleasant, single-family street — modest-scaled buildings on small, in-town lots. But you’d be mistaken. Because hidden in plain view along this quiet 4-block stretch are 40 naturally occurring workforce housing units at different levels of affordability.

Such integration was once commonplace in Decatur and our present inventory of *missing middle* housing was built and/or retrofitted in the service of meeting demand at the time. In fact, such units were legal and encouraged until 1988, when they were outlawed in response to the disinvestment and absentee ownership issues of the day. Today, our need for more affordable housing types exists in stark contrast to the 1980s. Is it time to re-examine these *missing middle* models? Would you support such efforts?

Townhomes
Household Density: 11



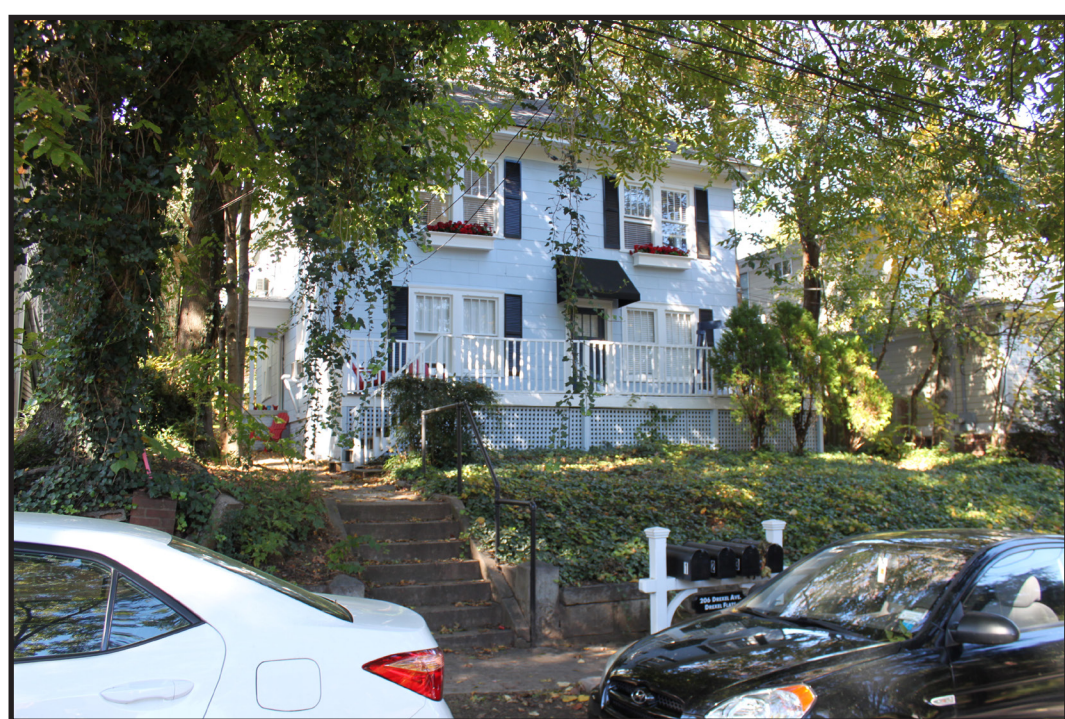
Tri-Plex
Household Density: 3



Single Family Home with
Accessory Dwelling
Household Density: 2



Quad-Plex Apartment
Household Density: 4



Tri-Plex
Household Density: 3



Compound
Household Density: 3



Quad-Plex
Household Density: 4



Single Family Home with
Accessory Dwelling
Household Density: 2



Quad-Plex
Household Density: 4



Single Family Home with
Accessory Dwelling
Household Density: 2



Multi-Unit
Household Density: 6

