

REGULATORY EFFORTS

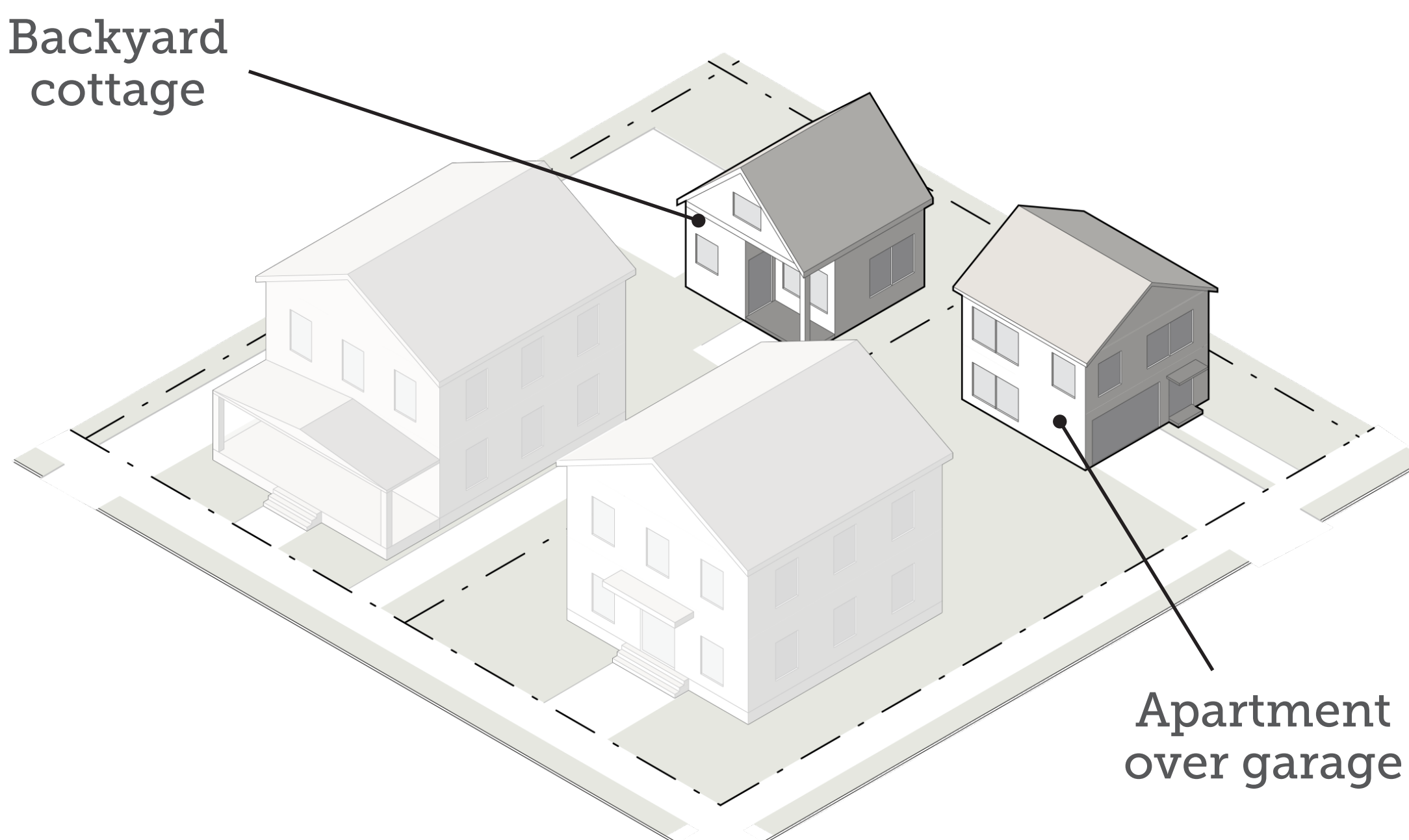


Allowable housing types, as well as where and how they can be built, are regulated by Decatur's Unified Development Ordinance (UDO).

Decatur overhauled its development regulations in 2014. During this process, multiple steps were taken to further encourage more affordable housing scenarios. Did these efforts go far enough?

Accessory Dwelling Units (ADUs)

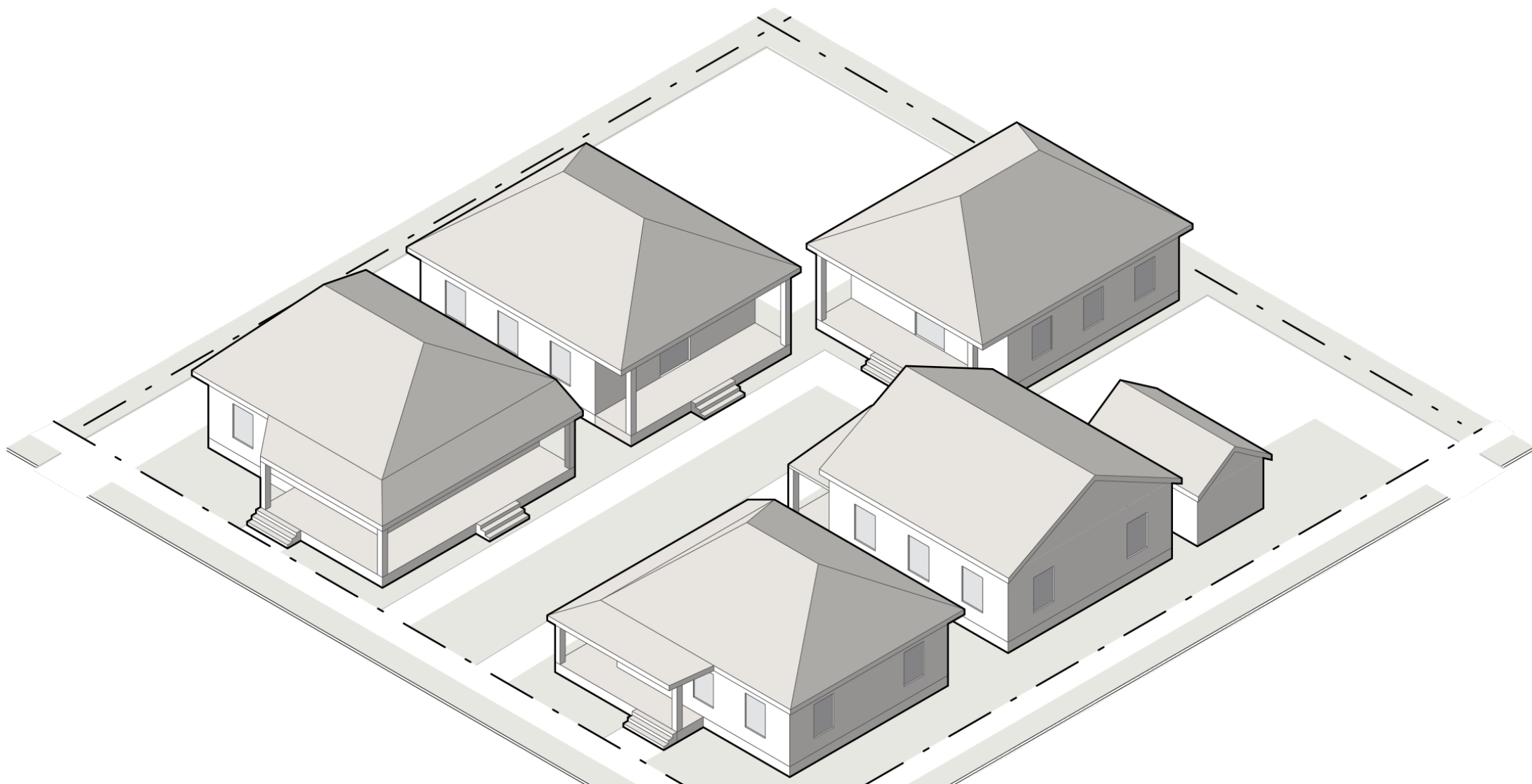
Assuming relevant conditions are met, single family properties with either R-60 or R-85 zoning can include a secondary residence of up to 800 sq. ft. — either stand-alone or included within the primary structure. Often referred to as granny flats, backyard cottages, or in-law suites, ADUs create subtle opportunities for lower priced housing within existing neighborhoods.



LESSON LEARNED: In addition to providing workforce-friendly housing opportunities in Decatur neighborhoods, ADUs can also provide added income for the homeowner, helping them stay in their home for as long as they choose.

Cottage Courts

By allowing for groupings of small cottages of less than 1,800 square feet around shared green space, Decatur's cottage court ordinance created a means by which the city's inventory of small homes—diminishing for years—could be replenished. An example of such development, initiated by the City of Decatur, will be breaking ground in early 2019 on Commerce Drive.



LESSON LEARNED: The RS-17 zoning which allows for cottage courts also allows for townhomes. Given the cost of land and because the greater size and density of townhomes delivers greater profit, many builders are disinclined to develop anything else. Allowing cottages in R-60 and R-85 single-family areas would make the cottage option more attractive and return small home construction to Decatur neighborhoods. Would you support this allowance?

Lifecycle Dwellings

Also known as the Density Bonus, Decatur's Lifecycle Dwellings ordinance allows a developer to build 20% more units, so long as 75% of those units are sold or rented as workforce housing priced for 80% of the median income.



LESSONS LEARNED: For-sale lifecycle units must remain affordable, such that all subsequent resales maintain comparable terms (adjusted for inflation and cost of living). Otherwise, they offer only a one-time benefit. Additionally, the lifecycle density bonus, as currently structured, has not proven to offer a sufficient incentive for most developers. Restructuring could result in greater participation.

AS DEMONSTRATED AT
TALLEY STREET
LOFTS

where lifecycle units started at \$121,400 for a one-bedroom condo.

FOR-PURCHASE

AS DEMONSTRATED AT
THE ARLO

where lifecycle rental rates for two-person occupancy start at \$540/person.

FOR-RENT

Definition of Family

By expanding the definition of family to include up to four unrelated persons, as well as those related to them by birth, blood, or marriage, the UDO allows for a much wider array of co-habitation options, including the classic Golden Girls scenario. This is of particular interest to residents looking to establish intentional households of friends sharing common kitchen and living space.



WELCOME TO THE NEIGHBORHOOD:
Three unrelated persons plus one relative.

