

## 2021 Missing Middle Housing Survey Results:

The survey results, 241 responses.

How are you affiliated with City of Decatur:

Resident: 86.6%, Work in Decatur: 7.5%, other 8.7%

Do you rent or own?

Rent: 18%, Own: 78%, Live with Family: 2%, Other: 2%

What best describes the housing you live in?

Single-family home: 69.6%, Townhouse: 8%, Apartment (10+ units): 7.6%, Apartment (under 10 units): 6%, Duplex: 4.8%, other: 4%

What do you feel are top factors driving the cost of housing?

Basic economics (limited housing supply and high demand): 66%

Amenities: 63%

New construction homes: 61%

Competition/Lack of supply: 42%

Property taxes: 39.9%

Undervalued real estate: 8.4%

With a score of 1-5 and five being highest or “most”:

- Respondents feel housing is expensive in Decatur (score over 4)
- Respondents are slightly dissatisfied with housing choices in Decatur (score under 3)
- Majority of respondents indicate high level of comfort with duplexes in neighborhoods (over 4)
- Majority of respondents indicate high level of comfort with triplexes and quadplexes in neighborhoods (score of 4).
- 81% see a strong connection between housing choices available in our neighborhood and diversity of the community.
- Under 50% feel they will be able to remain in Decatur as they age.
- Over 63% feel there are not adequate housing options in Decatur to enable them to retire.
- Over 62% believe their children will not have adequate housing options to enable them to move back to Decatur in the future.
- 73% feel it is important for those who work in Decatur to live in Decatur.
- Top priorities for allowing duplexes, triplexes, and quadplexes are a) ensuring affordability (56%), b) creating opportunities for a broader variety of housing types (51%), c) creating more opportunities for moderate-income home ownership (59%), and ensuring each neighborhood has options for moderate income homes (51%).

What standards should the City of Decatur explore to increase the affordability of these home types?

Explore property tax exemptions for affordable homes: 29%, Reduce the allowable size of new homes:

21%, Provide developer incentives 10.7%, Reduce parking requirements: 8%

Other(summary of comments): Increase regulation; explore rezoning; need to understand ramifications; address racial wealth gap; limit AirBNB; reduce home sizes; let market decide; do not reduce home sizes; expand MARTA; create property tax exemptions; remove parking minimums; lower taxes; allow

incentives for current owners to subdivide their homes; let free market dictate; require home ownership; reduce home size; reduce parking requirement; allow multi units in neighborhoods; provide incentives for owner-occupied units; remove parking requirements if 1 mile or less from MARTA.

Summary of comments across all questions:

Concerns regarding parking off-street, concern for adding parking on-site for trees/stormwater.

Need to understand ramifications / impact.

Amplify existing multi-units.

Need wealth building and home ownership opportunities.

Airbnb and investor concerns.

Impact on tax base.

Desire for city employees to live here.

Fear of increased traffic.

Pro free market.

Encourage affordability, tiny homes, cottage courts.

Concern over services and schools.

Concern over property values.

Impact on affordability.

How does this apply to historic districts.

Renter myths and overcoming stereotypes.

Fear will encourage tear downs.

Next Steps: The City of Decatur Staff will use input from both the Focused Conversation sessions, the results of the Missing Middle Housing Survey, and comments submitted via email and phone (hotline) to create suggested policy. This will be followed by another round of public input sessions so residents can learn about these policy recommendations and provide further input.

City Staff (Kristin Allin) will continue to record public input around this policy via email or hotline (number is on the website [www.decaturga.com/affordablehousing](http://www.decaturga.com/affordablehousing) ) and is available to answer questions and provide information to Decatur residents and organizations.