



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Legislation Text

File #: 2019-3846, Version: 1

Public Hearing: YES NO **Department:** Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): ALL DISTRICTS

**Application of the Director of Planning & Sustainability to reduce the 650 square foot minimum requirement for multifamily housing units with Federal HUD 202 funding for senior affordable housing.
PETITION NO: N7. TA-19-1243310**

PROPOSED USE: N/A

LOCATION: N/A

PARCEL NO. : N/A

INFO. CONTACT: Marian Eisenberg

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PURPOSE:

Application of the Director of Planning & Sustainability to reduce the 650 square foot minimum requirement for housing units receiving HUD 202 funds for senior affordable housing. Retirement Housing Foundation (RHF) is developing Phase II of Lane Manor at 4695 Redan Road. Lane Manor was developed using the Federal HUD 202 housing program, which the funds are dedicated to very low income and homeless seniors. Under the HUD 202 regulations only efficiency units and one-bedroom units can be built, and one-bedroom units, no larger than 540 square feet. The minimum unit size in the Zoning Ordinance is 650 square feet. RHF would like to apply for this funding and requests this reduction in unit size be approved July 23, 2019, as the filing deadline for the program is the end of August 2019.

RECOMMENDATION:

COMMUNITY COUNCIL: CC-1 Approve w/Conditions; CC-2 Full Cycle Deferral; CC-3 Denial; CC-4 Denial; CC-5 Approve w/Conditions.

PLANNING COMMISSION: APPROVAL

PLANNING STAFF: APPROVAL

STAFF ANALYSIS: The type of housing that would be available if this text amendment were to be approved would be consistent with Housing Policy 6. : Encourage housing for the elderly that is well planned, soundly financed, and located within a pedestrian friendly, residential community. The Planning & Sustainability Department recommends “Approval of this text amendment.”

PLANNING COMMISSION VOTE: Approval 6-0-2. A. Atkins moved, V. Moore seconded for adoption of this text amendment, per Staff recommendation. J. Johnson and J. West abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: : CC-1 Approve w/Conditions 5-0-0; CC-2 Full Cycle Deferral 6-0-0; CC-3 Denial 11-0-0; CC-4 Denial 11-0-0; CC-5 Approve w/Conditions 10-0-0.