

HOUSING CHOICE + INCREMENTAL DEVELOPMENT

SMALL-SCALE, BIG-DEAL

WHO IS KRONBERG WALL?



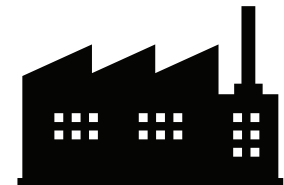
WE ARE CONSCIOUS URBAN PLACEMAKERS



NEIGHBORHOOD ACTIVATORS



URBAN INFILL



ADAPTIVE REUSE

An isometric illustration of a city street grid. Buildings are represented by white outlines on a light blue background. Several blocks are highlighted with solid red 3D rectangular boxes. These red blocks are located at various points in the grid, including one in the upper left, one in the upper center, one in the middle right, and one in the lower right. A road with lane markings runs diagonally from the bottom left towards the center. The text is overlaid on the central part of the image.

We believe walkable areas with existing infrastructure are the easiest targets for quick and cost-effective antidotes to **SPRAWL.**

An isometric illustration of a city street scene. The background features a grid of streets with various buildings of different heights and styles. Several red rectangular blocks are placed on the street, some of which are connected to buildings by dashed lines, suggesting a network or flow. The overall color palette is light blue and white, with the red blocks providing a focal point.

We believe walkable areas with existing infrastructure are the easiest targets for quick and cost-effective antidotes to **HOUSING SHORTAGES.**

An isometric illustration of a city street scene. The background shows a grid of buildings and streets in a light blue, wireframe style. Several red rectangular blocks are placed on the street, some with dashed lines indicating their position or movement. The text is overlaid on the center of the image.

We believe walkable areas with existing infrastructure are the easiest targets for quick and cost-effective antidotes to **LACK OF AFFORDABILITY.**

An isometric illustration of a city street grid. The background is a light blue grid with white lines representing streets. Buildings are represented by white outlines. Several buildings are highlighted with solid red rectangular blocks. The text is overlaid on the grid.

We believe walkable areas with existing infrastructure are the easiest targets for quick and cost-effective antidotes to **LACK OF DIVERSE NEIGHBORHOODS.**

An isometric illustration of a city street scene. The background shows a grid of buildings and streets in a light blue, wireframe style. Several red rectangular blocks are placed on the street, some with dashed lines indicating their position or movement. The text is overlaid on the center of the image.

We believe walkable areas with existing infrastructure are the easiest targets for quick and cost-effective antidotes to **LACK OF RESILIENCY.**

KRONBERG WALL
ARCHITECTURE • DESIGN • DEVELOPMENT

TREME, NEW ORLEANS



Neighborhoods are subject to a range of dynamic forces, particularly unsettled/transitioning ones. Understanding and engaging in a range of areas is important, including housing, wellness, education and crime prevention.

PEOPLE HABITATS ARE COMPLEX SYSTEMS



OUR RULES NEED TO ALLOW FOR THIS **NATURAL EVOLUTION** FOR NEIGHBORHOODS.

Zoning is a blunt tool that attempts to rationalize a complex network, hindering incremental development in the process. While many beloved places were created before automobiles, they were also created before proliferation of zoning. We know how to create walkable places, our zoning should also allow us to create them.

INCREMENTAL DEVELOPMENT MATTERS



SUBURBAN EUCLIDEAN ZONING

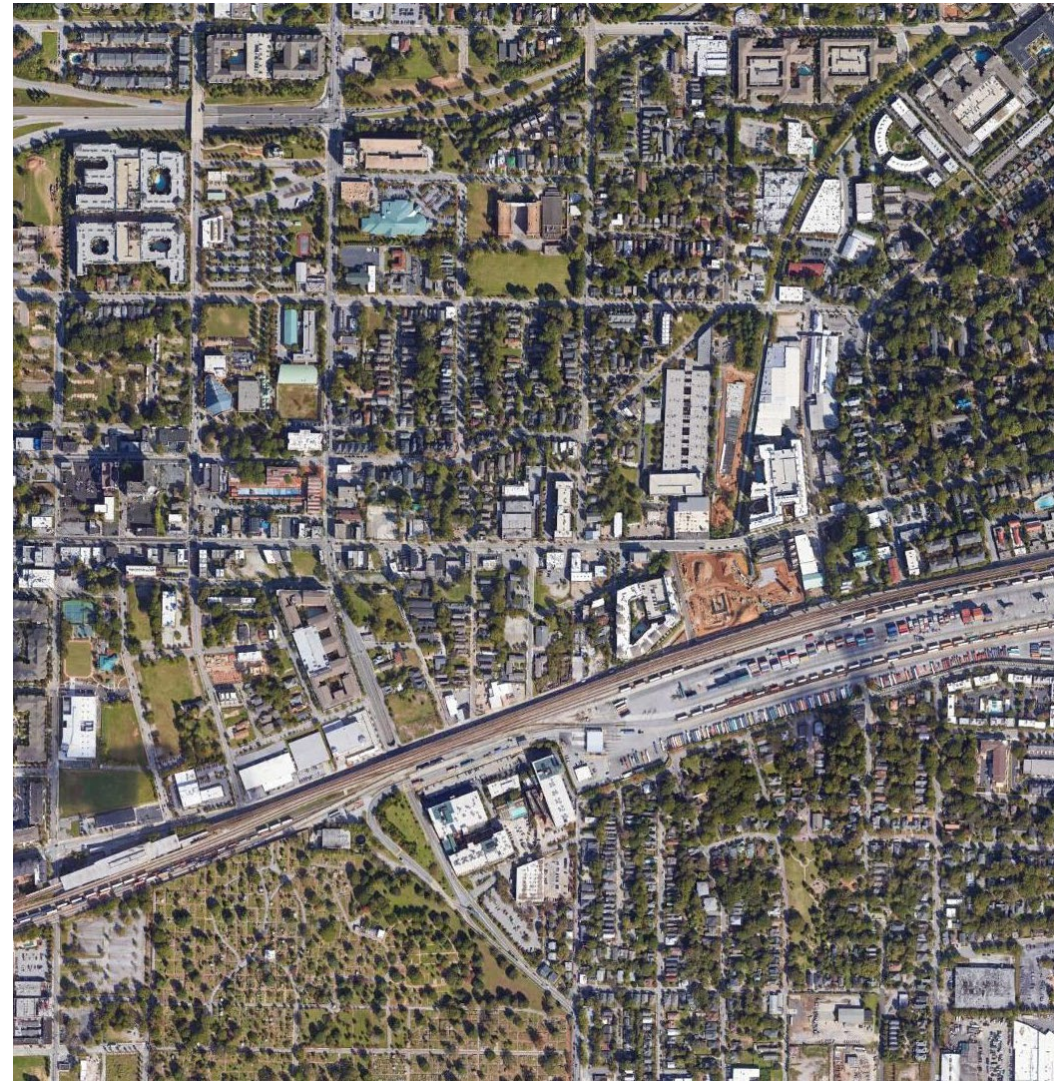
LINEAR, RIGID RULES



1000 FT

HISTORIC, INCREMENTAL DEVELOPMENT

DYNAMIC SYSTEM RESPONSES WITH LIMITED GUIDELINES



1000 FT

UNDERSTANDING INFILL HOUSING BARRIERS

THE COMMON ROADBLOCKS

1. OUTDATED CODES AND ORDINANCES

Current zoning and land-use regulations create significant barriers for these small developments.

2. REQUIRING EACH DEVELOPMENT TO COVER PUBLIC GOODS

Requiring smaller developments to individually fulfill regulations such as open space, parking, street improvements, and stormwater is prohibitively expensive and disincentivizes density.

3. LONG-STANDING PERCEIVED SCARCITY

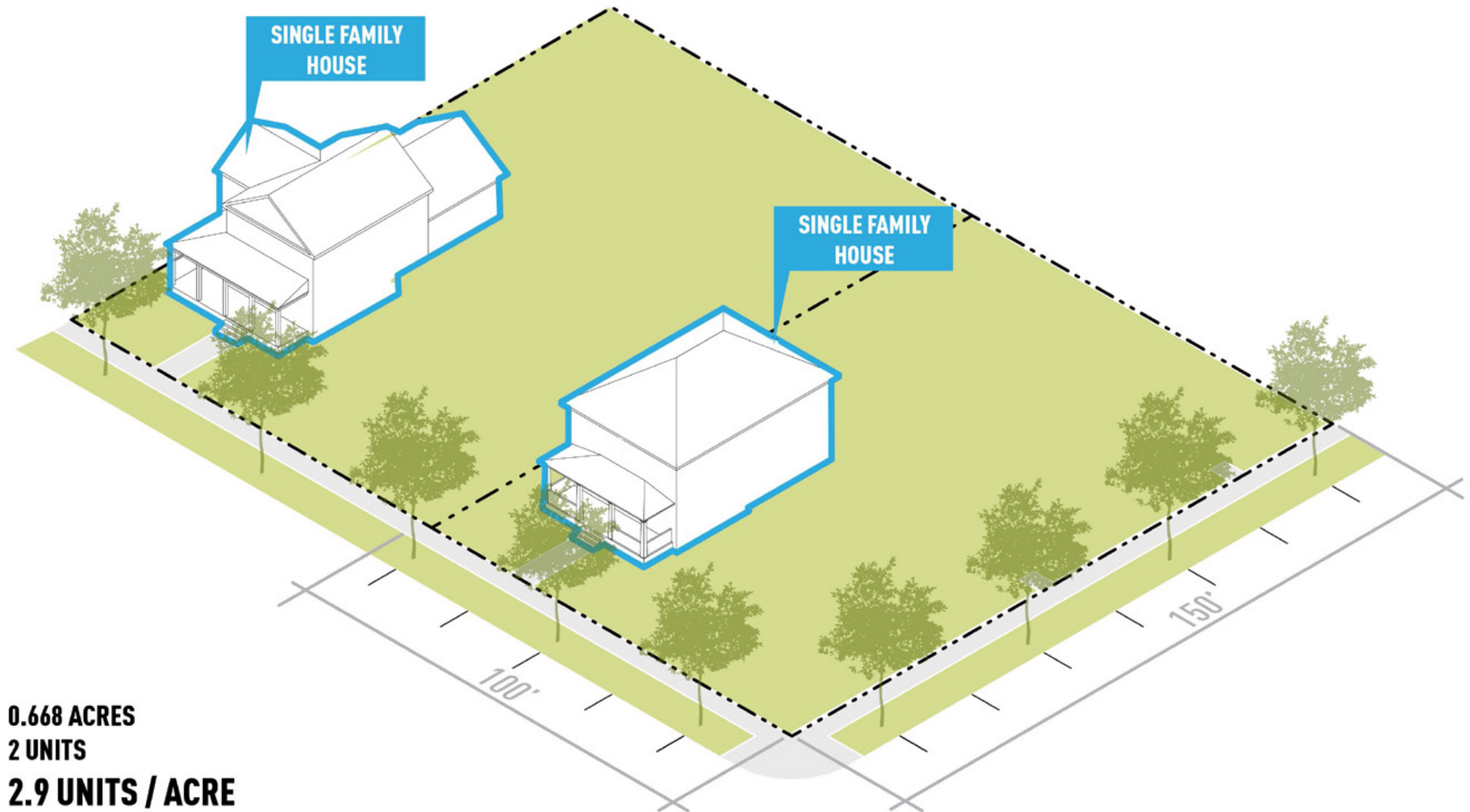
Communities are often fearful of proposing increased density due to perceived scarcity of resources such as road capacity and good schools.

OUTDATED CODES + ORDINANCES

EQUITY MATTERS.

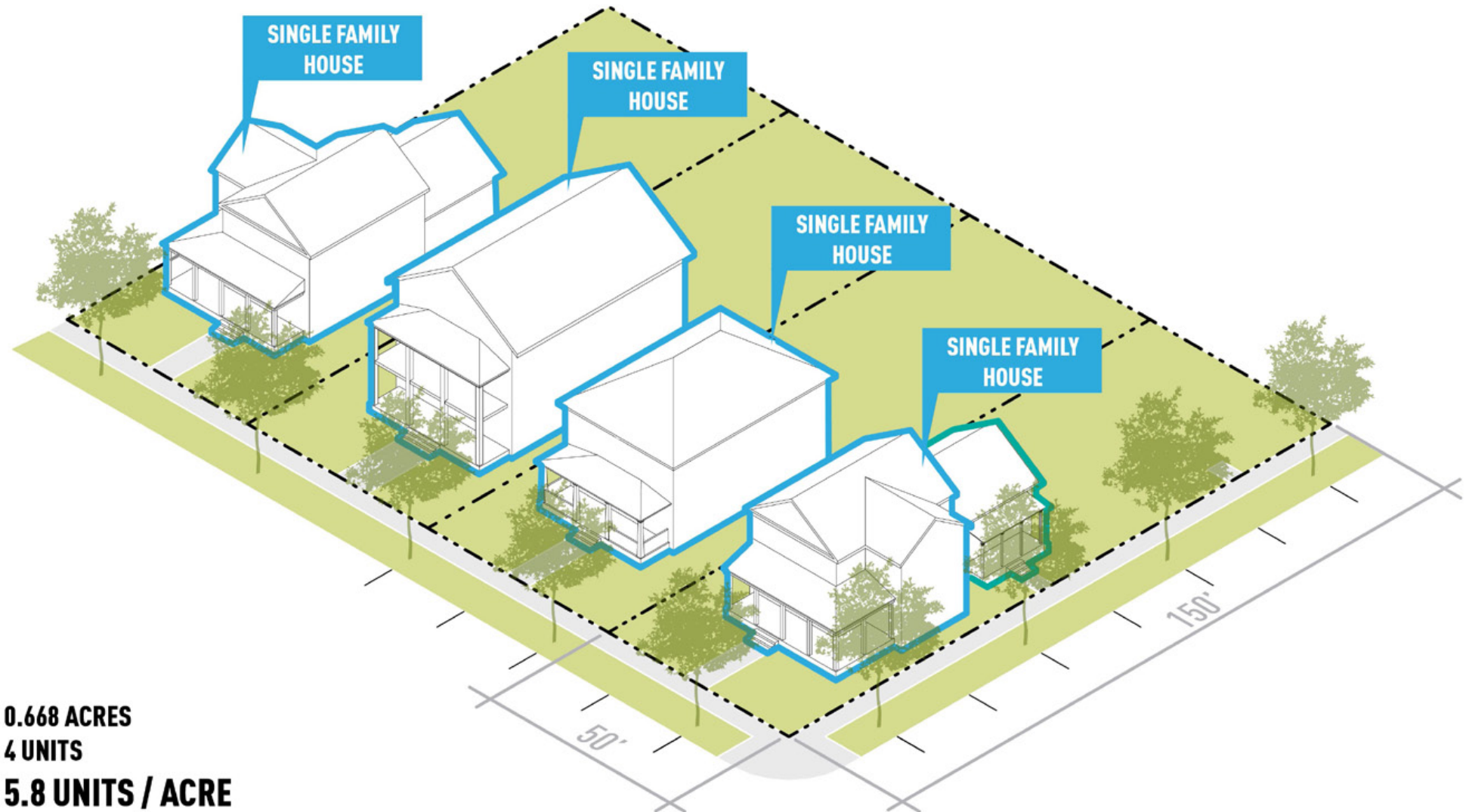
We need to talk honestly about the impact of **suburban and single-family-only zoning** on affordability, accessibility, and long-term viability of our communities.

SINGLE FAMILY ZONING IS LOW DENSITY



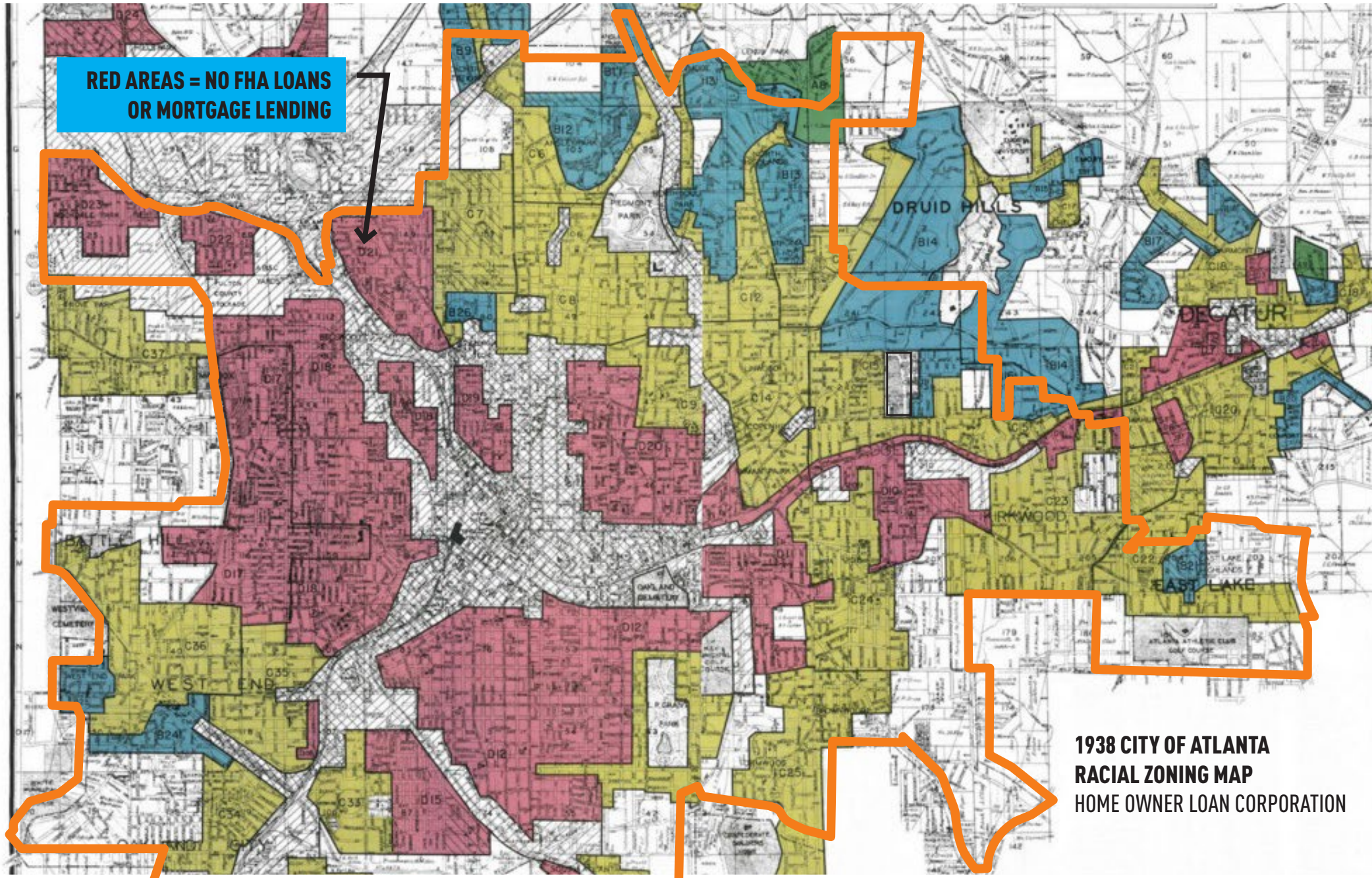
Single Family Zoning's large minimum lot sizes and single use means less walkability, higher infrastructure costs per unit, and less tax value per acre.

SINGLE FAMILY ZONING IS LOW VARIETY



**Single Family Zoning prevents
diverse housing choices, creating
less flexibility for people of
different incomes or family
structures.**

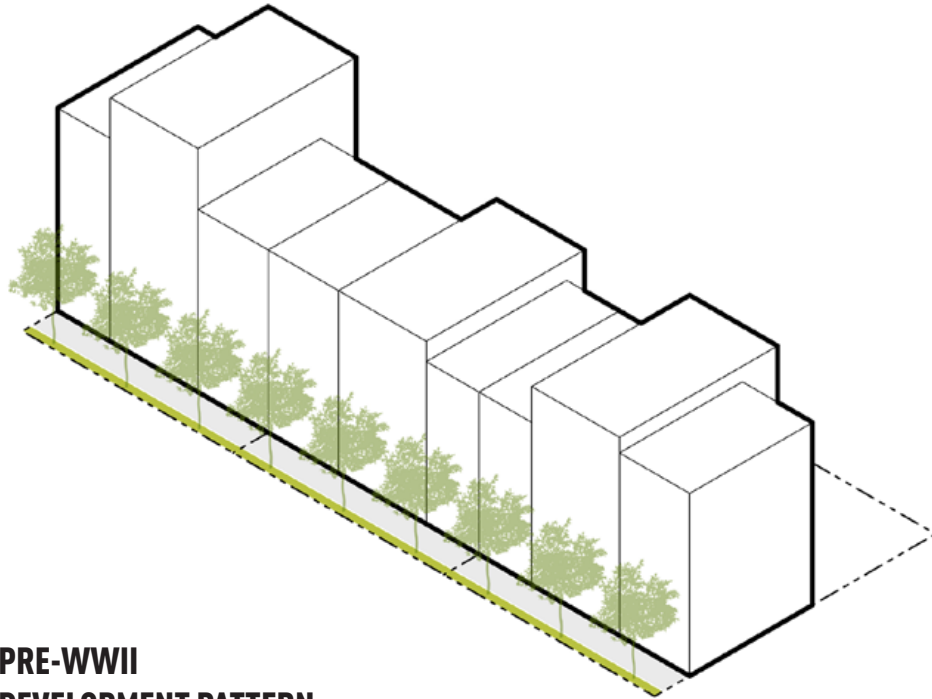
SINGLE FAMILY-ONLY ZONING IS EXCLUSIONARY



**1938 CITY OF ATLANTA
RACIAL ZONING MAP
HOME OWNER LOAN CORPORATION**

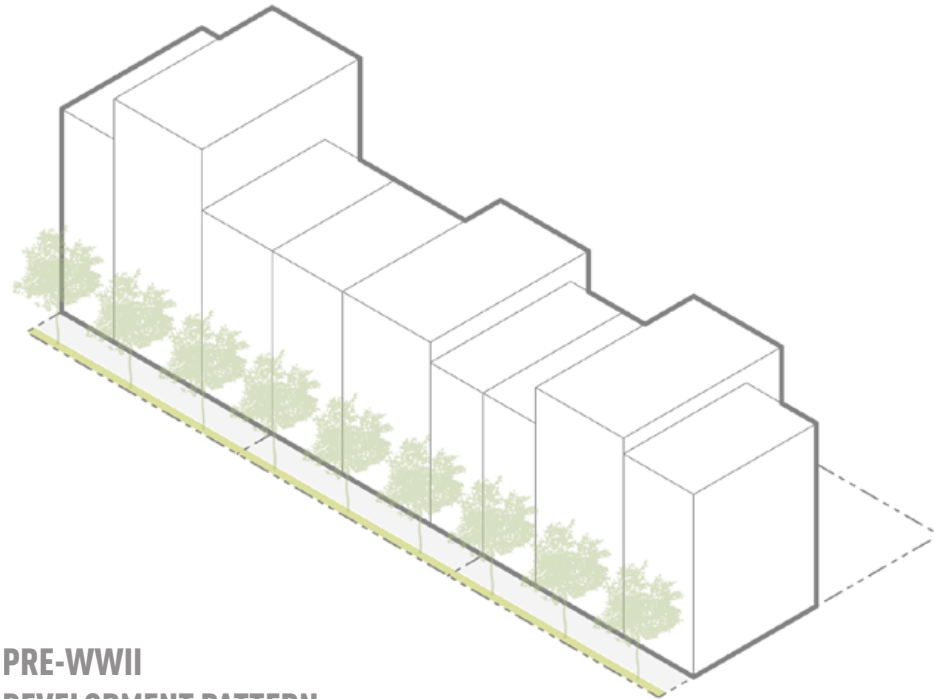
At it's very core, Single Family Zoning is racist, classist, and exclusionary. It was used from the 1950s until now in concert with redlining to separate classes and races of people.

WHY CITIES ADOPTED SUBURBAN ZONING



**PRE-WWII
DEVELOPMENT PATTERN**

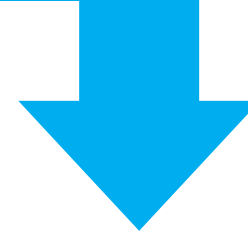
WHY CITIES ADOPTED SUBURBAN ZONING



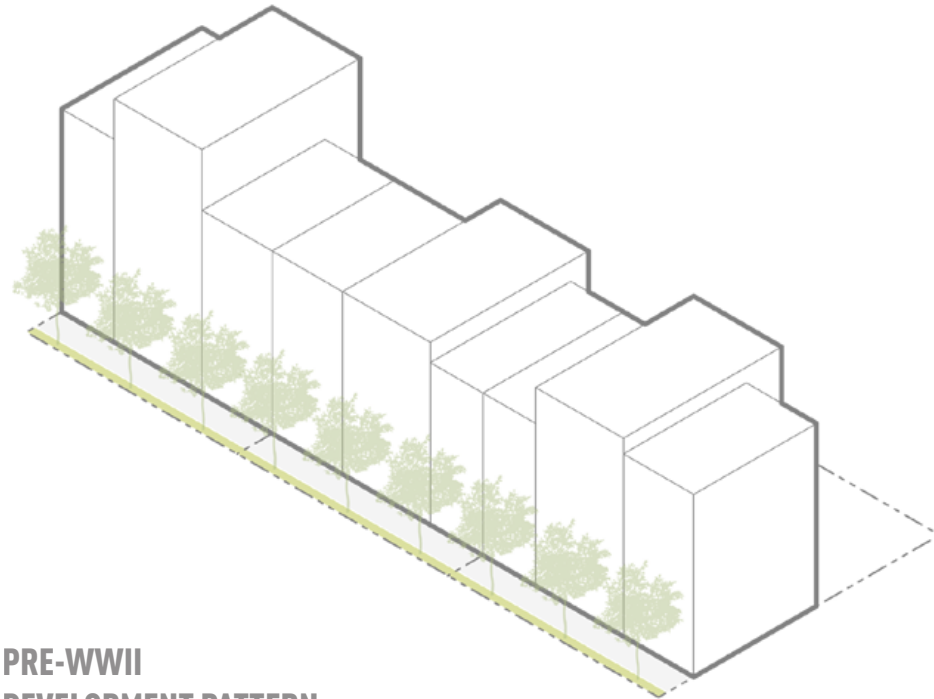
PRE-WWII
DEVELOPMENT PATTERN

**WHITE FLIGHT FUELED BY
FHA LENDING PRACTICES**

1950s - 1960s



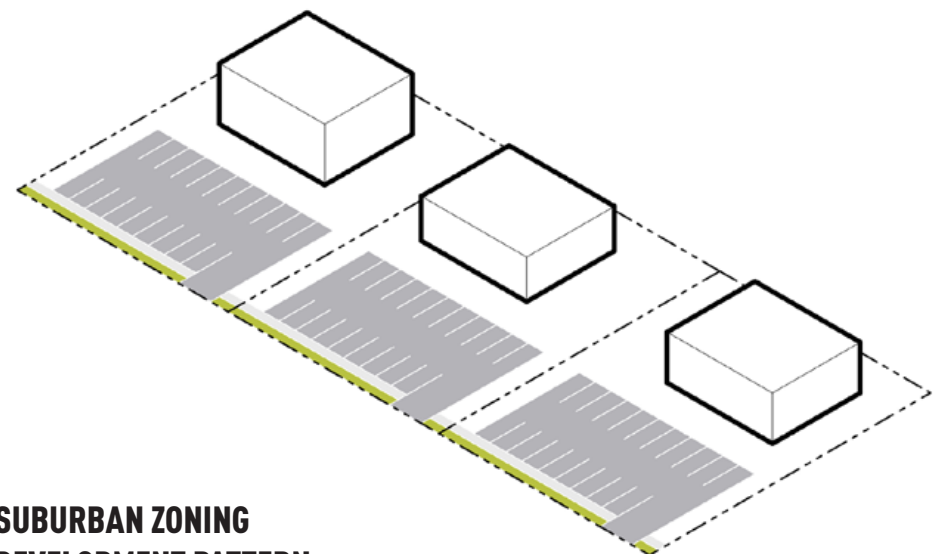
WHY CITIES ADOPTED SUBURBAN ZONING



**PRE-WWII
DEVELOPMENT PATTERN**

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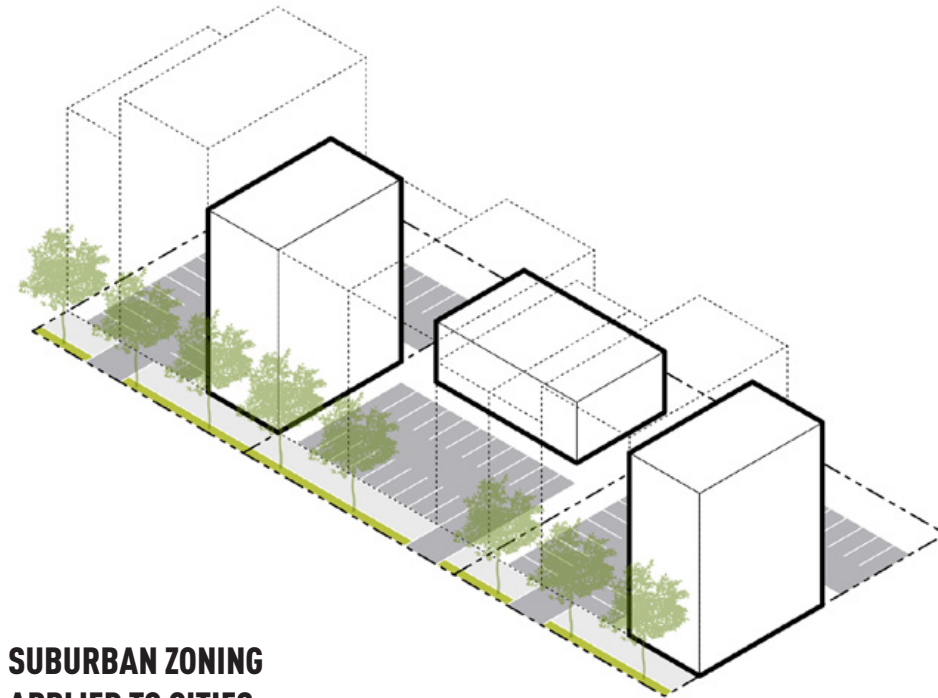


**SUBURBAN ZONING
DEVELOPMENT PATTERN**

SUBURBAN ZONING DEVELOPMENT PATTERN

**WHITE FLIGHT FUELED BY
FHA LENDING PRACTICES**

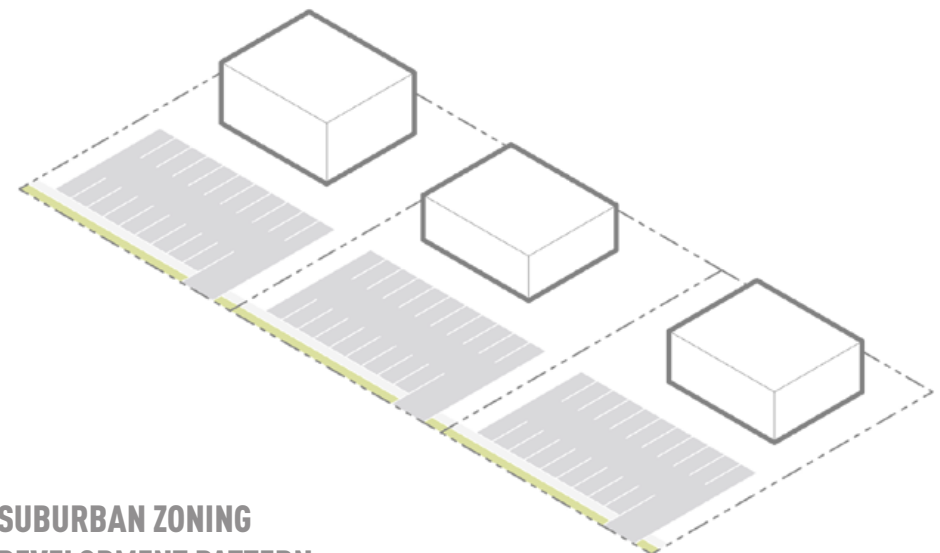
1950s - 1960s



**SUBURBAN ZONING
APPLIED TO CITIES**

**SUBURBAN ZONING
APPLIED TO CITIES FOR
ECONOMIC DEVELOPMENT**

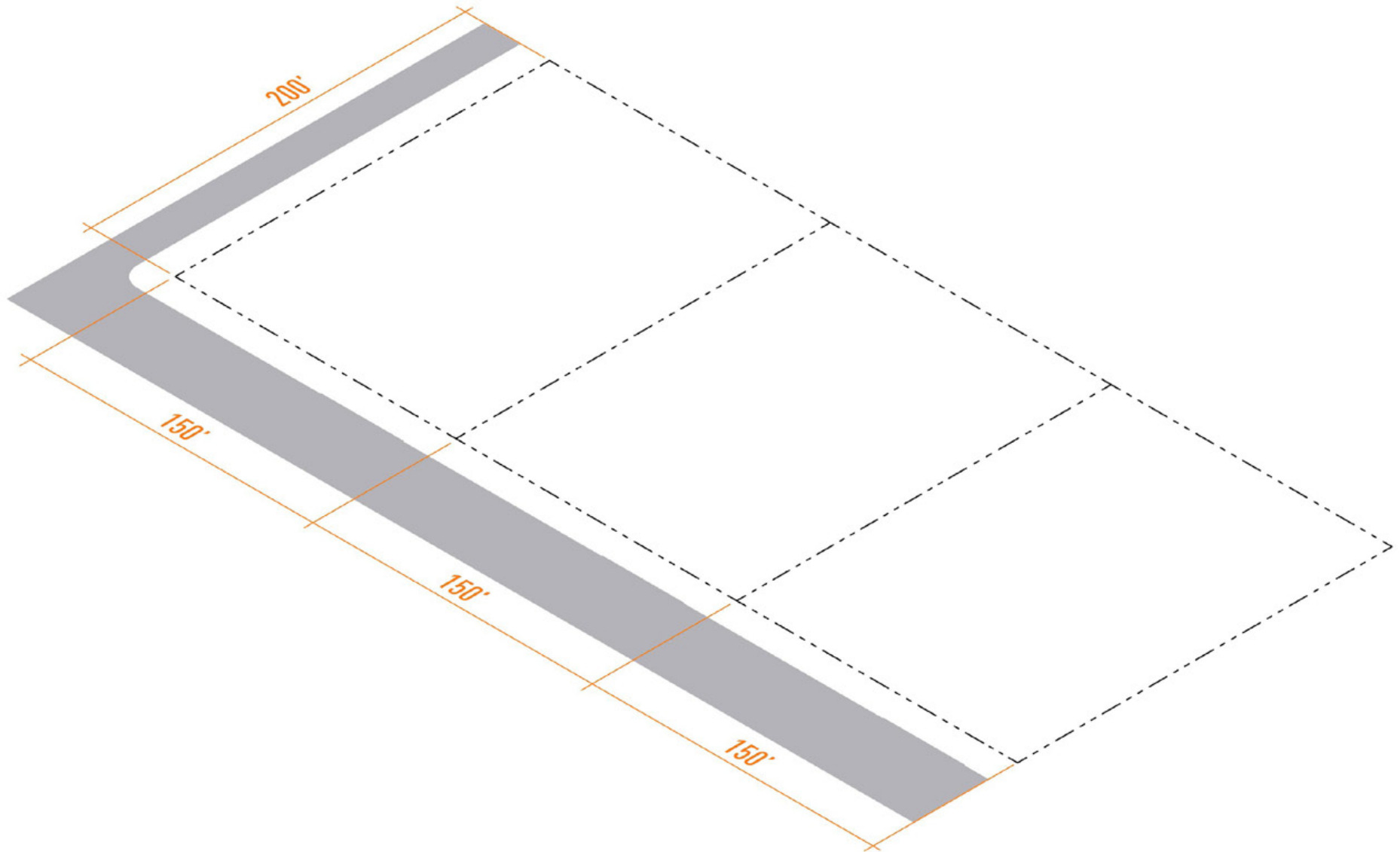
1980s - TODAY



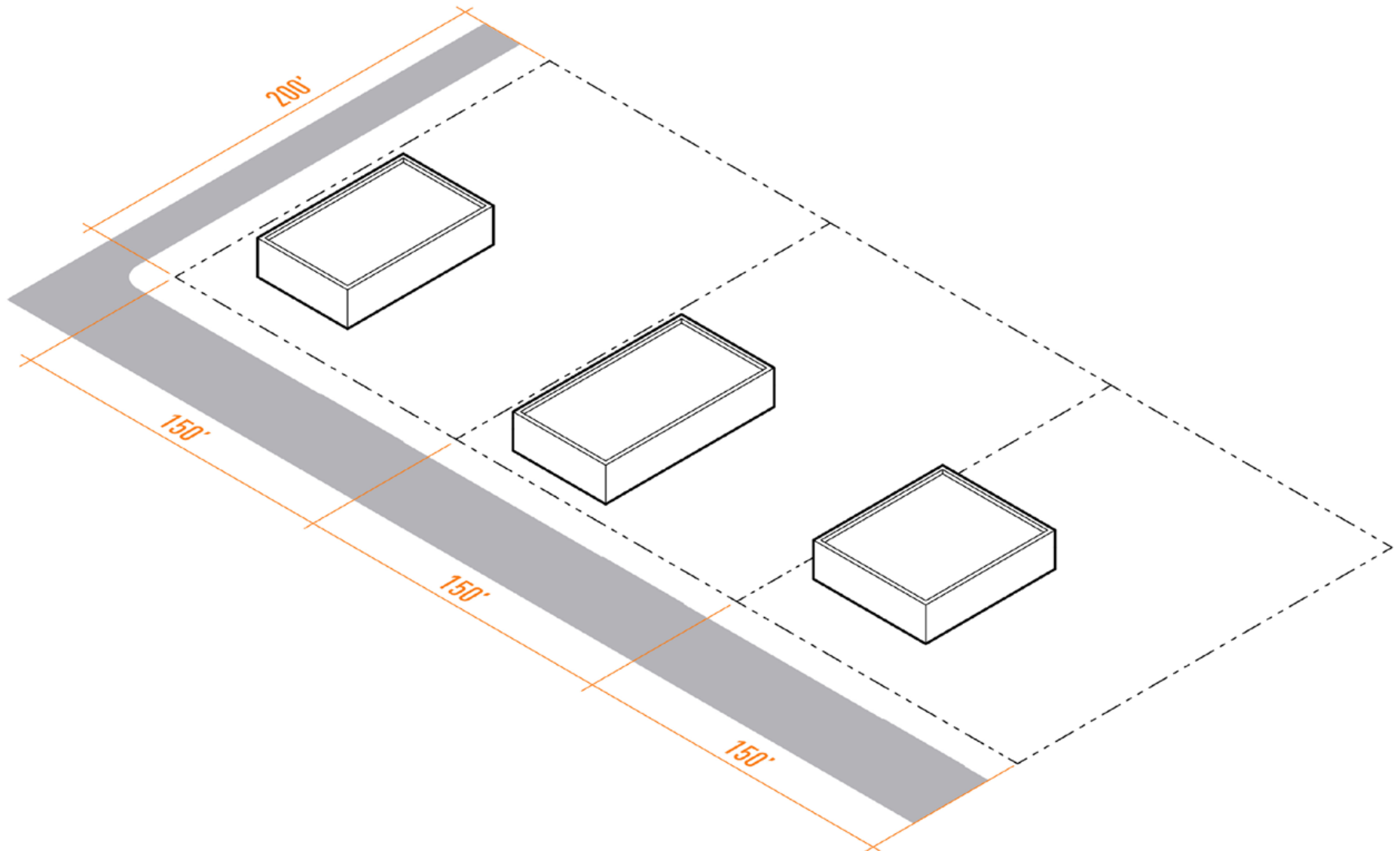
**SUBURBAN ZONING
DEVELOPMENT PATTERN**

PRIVATE SECTOR COVERING PUBLIC GOODS

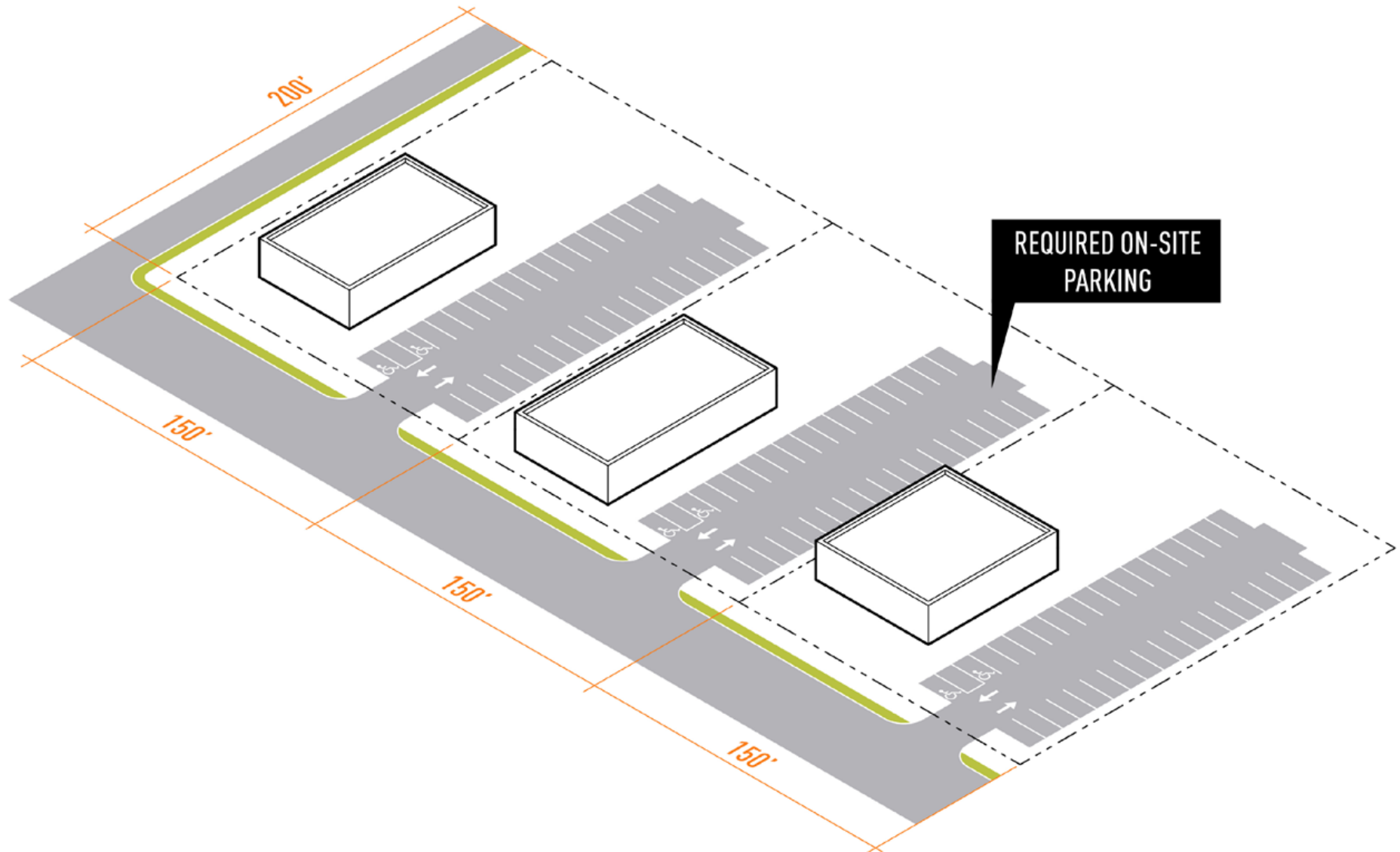
SUBURBAN ZONING: HOW IT WORKS



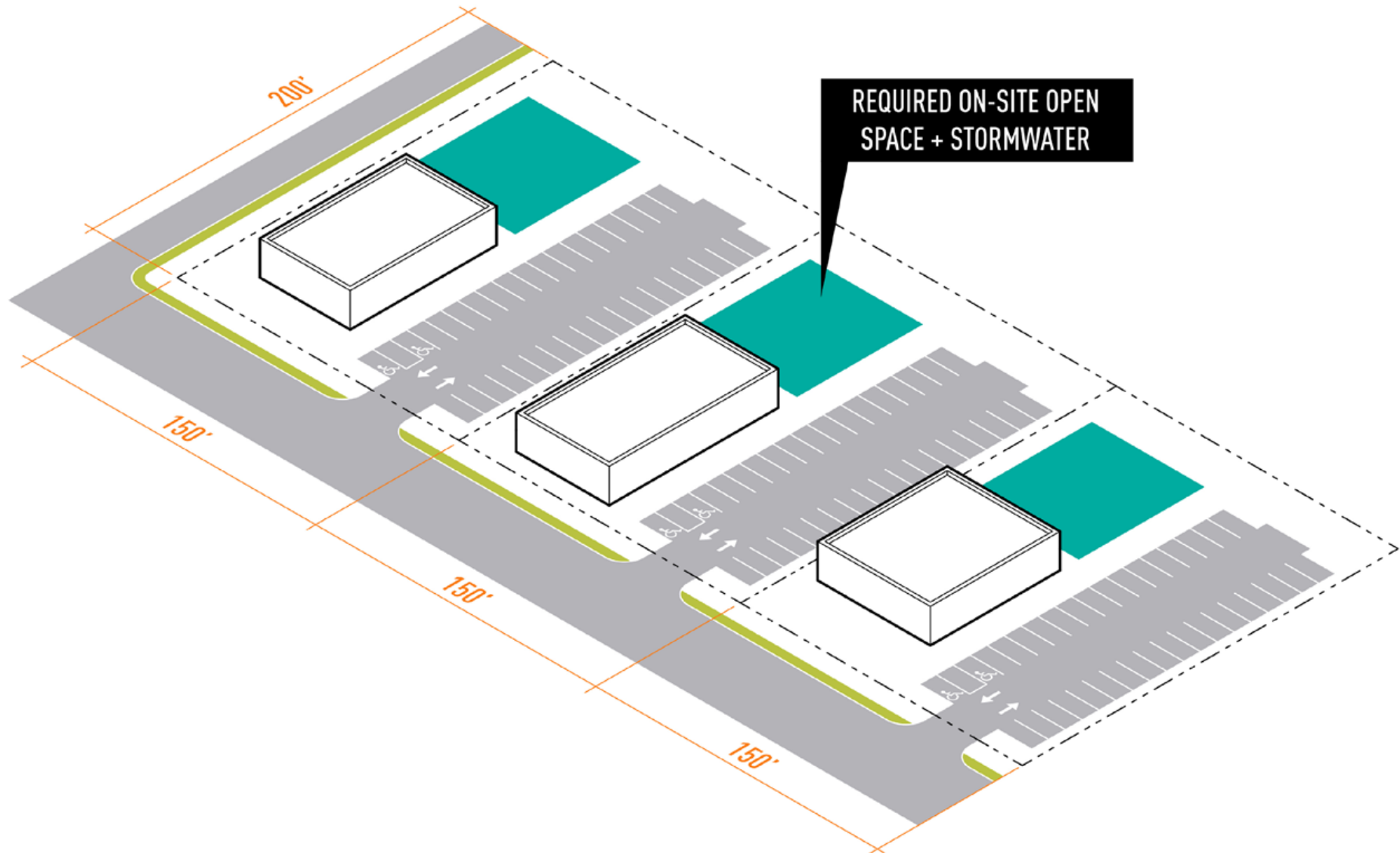
SUBURBAN ZONING: BUILDINGS



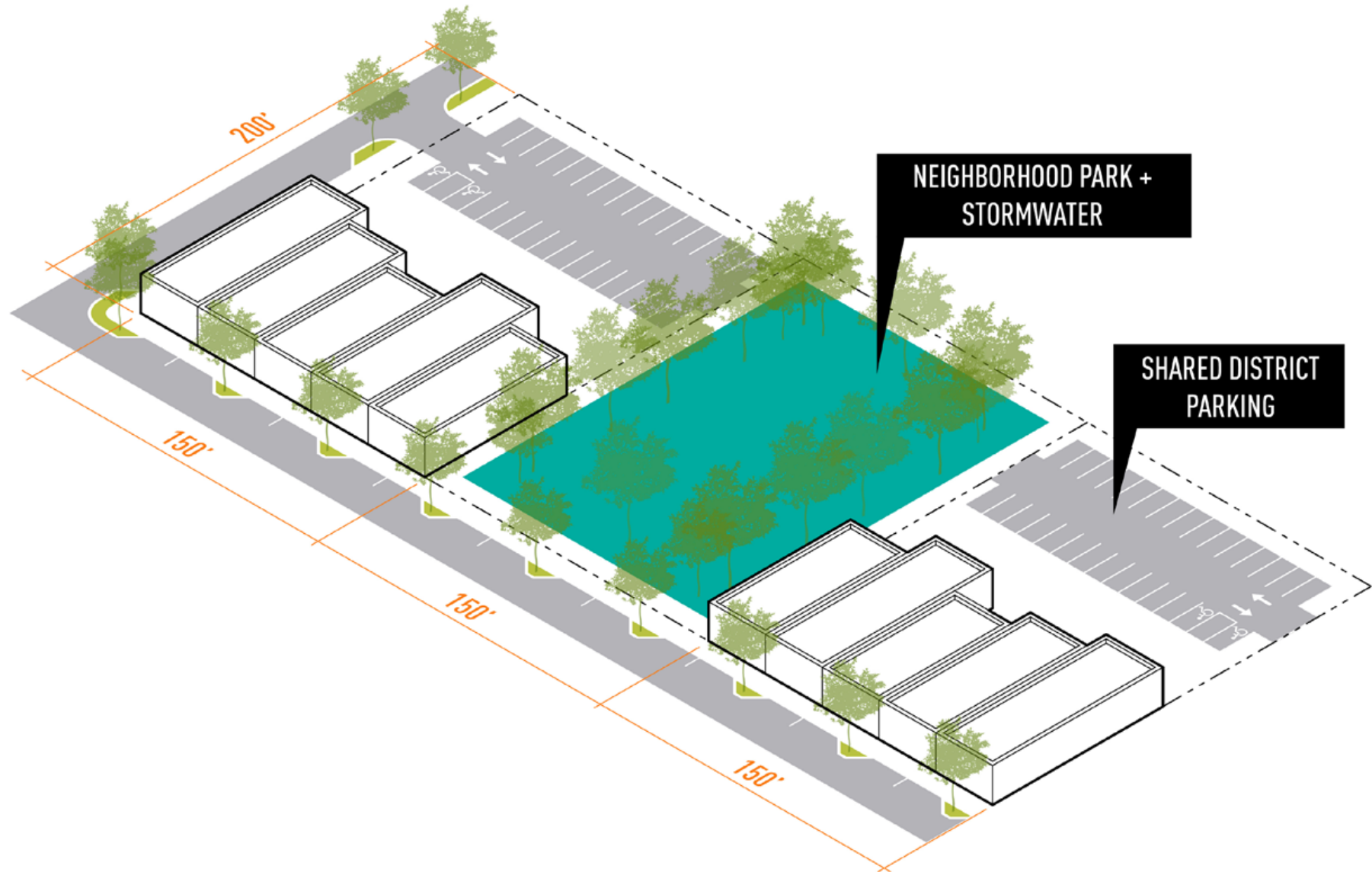
SUBURBAN ZONING: PARKING



SUBURBAN ZONING: STORMWATER + OPEN SPACE

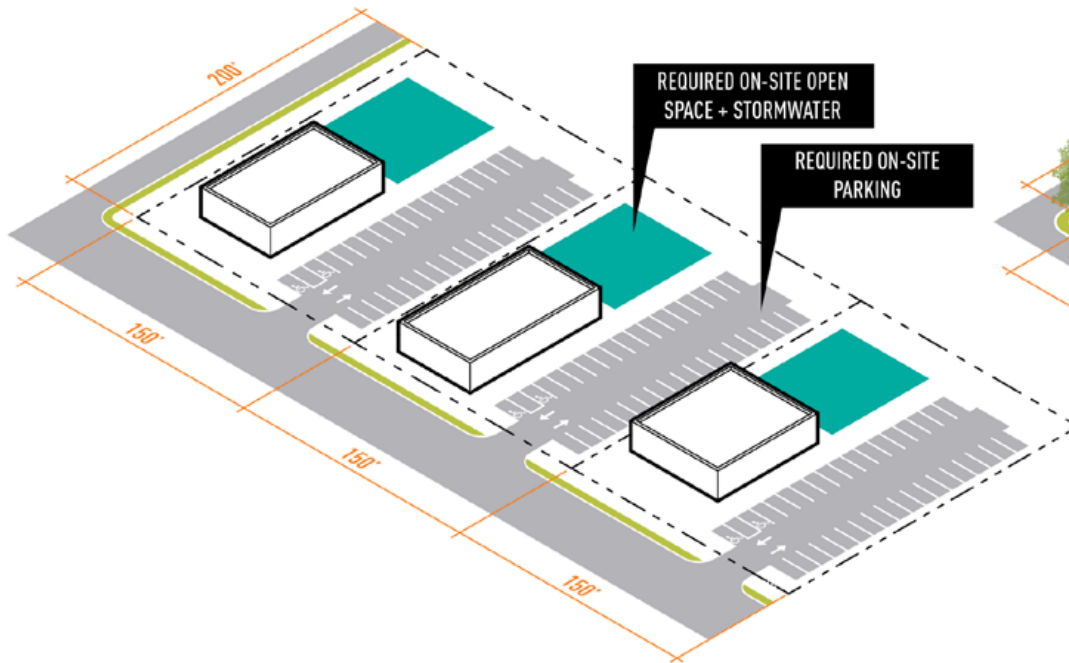


TRADITIONAL DOWNTOWN DEVELOPMENT



PRIVATE SECTOR COVERING PUBLIC GOODS

CONVENTIONAL SUBURBAN ZONING



HIGHER INFRASTRUCTURE + DEVELOPMENT COSTS

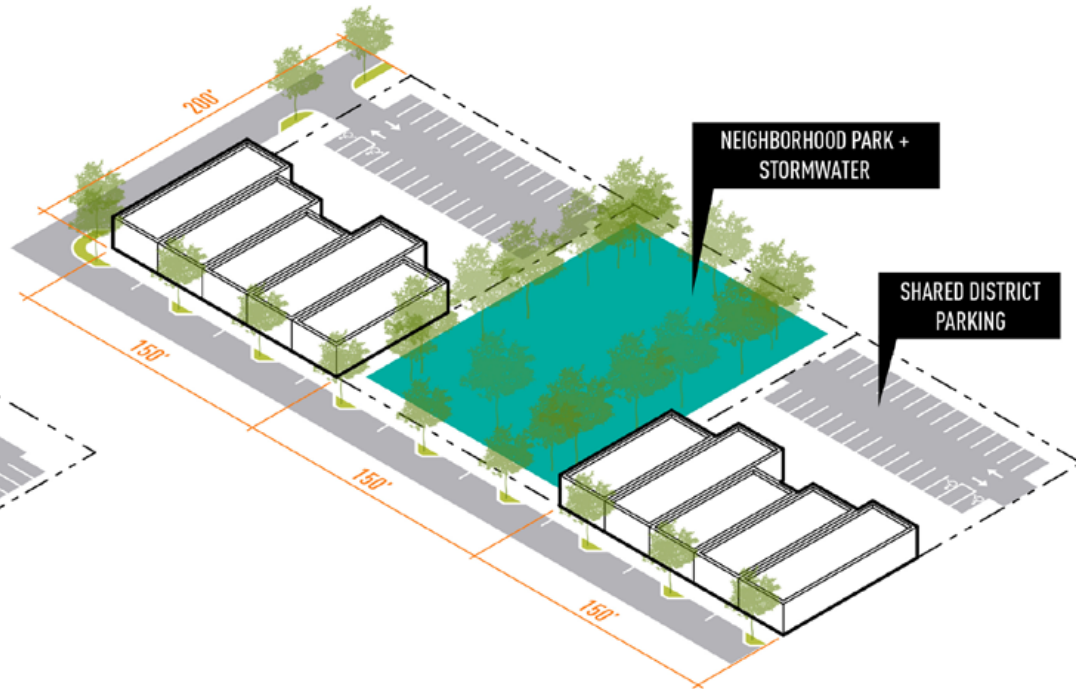


LOWER LAND VALUES



DECREASED AFFORDABILITY, ACCESS, + DIVERSITY

TRADITIONAL DOWNTOWN DEVELOPMENT



LOWER INFRASTRUCTURE + DEVELOPMENT COSTS



HIGHER LAND VALUES



INCREASED AFFORDABILITY, ACCESS, + DIVERSITY

SHIFTING PERCEPTIONS

PERCEPTION MATTERS.

Normalizing renters as a diverse group of people in every stage of life is important in changing the negative perceptions of non-single-family housing options.

SANAA + OLIVIA: renters + housemates

“There aren’t many places in Atlanta where a young professional can live on her own and still feel at home - enter Missing Middle Housing. My current home is close to work, in a great neighborhood, allows me to walk and take public transport to a number of locations, and offers me the flexibility to live how I want without being burdened by high rent or an inconvenient daily commute.”

DUPLEX + ADU

UNITS: 2 + 1 ADU

TENANTS: 5

OFF-STREET PARKING: 4



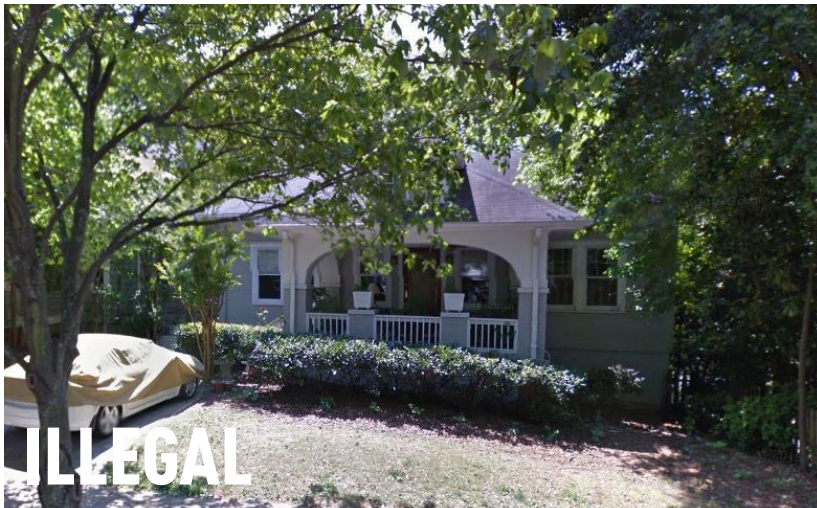
ELIZABETH: renter

"I've lived in Ansley Park for 5 years. The first 3 years I lived in a small house that had two basement apartments. For the past 2 years I've lived in a historic apartment building: 3 buildings with 24 units. I chose to live in Ansley so that I could walk to my first job, and I choose to stay because I love the area and can bike commute to my current job. I love having access to Midtown, MARTA and Piedmont Park - I would not be able to afford this neighborhood without these 'nonconforming' places I have lived."



HOME 1: TRIPLEX (BASEMENT APARTMENT)

UNITS: 3
TENANTS: 3
OFF-STREET PARKING: 1



HOME 2: APARTMENT

UNITS: 24
TENANTS: 40
OFF-STREET PARKING: 10



CHRISTY: renter to homeowner

"I lived in a triplex in Midtown for 2 years during and after college. This had great proximity to Piedmont park, walkability to Midtown restaurants and stores, and bike-ability to Georgia Tech's campus. I then lived in a different triplex for 2 years after college, as a newlywed. This offered a great location that was walkable to Westside restaurants and close to MARTA, while also having a small yard for our dog. The rent was much more affordable than in a typical, large apartment complex, allowing us to save up to buy a small home in the same neighborhood, just around the block."



HOME 1: TRIPLEX

UNITS: 3
TENANTS: 6
OFF-STREET PARKING: 4



HOME 1: TRIPLEX

UNITS: 3
TENANTS: 6
OFF-STREET PARKING: 0



**WHERE DO WE NEED TO FOCUS
OUR HOUSING EFFORTS?**

ACCESS MATTERS.

We need to focus on increasing our housing choice and housing diversity in areas with **access to daily needs without a car.**

CONTEXT MATTERS.

We need to focus on increasing our housing choice and housing diversity in areas with **existing infrastructure.**

We're talking about our historic walkable neighborhoods, often the cores of our cities and towns.

WALKABILITY: SUPPLY & DEMAND MISMATCH



Over 60% of adults want to live in walkable neighborhoods.

But, only 5-10% of our available housing stock is located in walkable neighborhoods.

DATA SOURCES:

- <http://sdra.net/blog/walkability-demand/>
- Arthur C. Nelson

LACK OF WALKABILITY = LACK OF AFFORDABILITY



**The high demand and low supply
means walkable neighborhoods
are economically exclusive.**

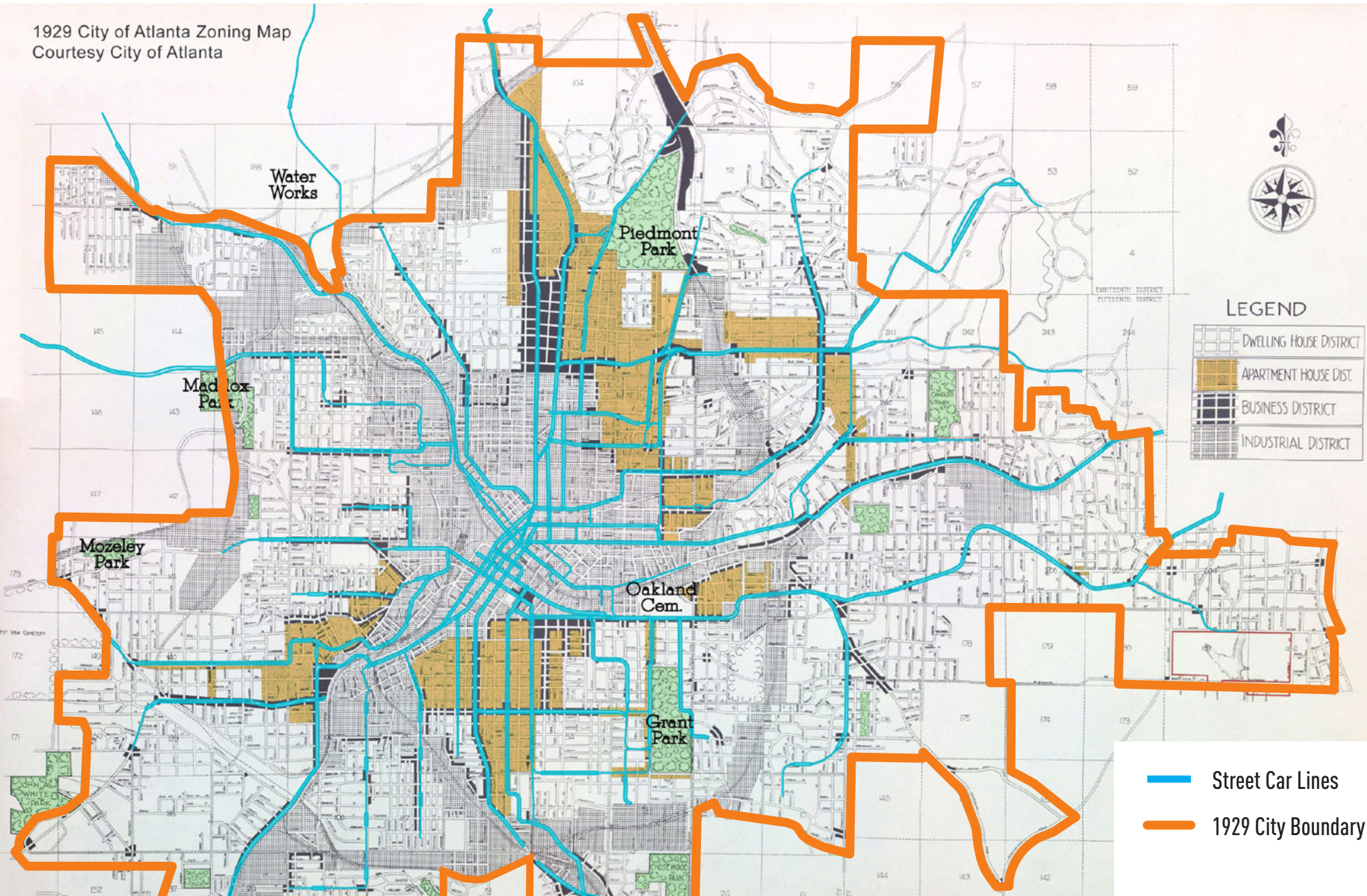
It's not a walkable neighborhood shortage, it's a housing shortage within walkable (or potentially walkable) neighborhoods.

ATLANTA STRATEGIES FOR HOUSING CHOICE

ATLANTA IN 1929: THE ORIGINAL TOD

1929 ATLANTA ZONING MAP

1929 City of Atlanta Zoning Map
Courtesy City of Atlanta





OF LAND ALLOWED HOUSES, DUPLEXES AND ADUS

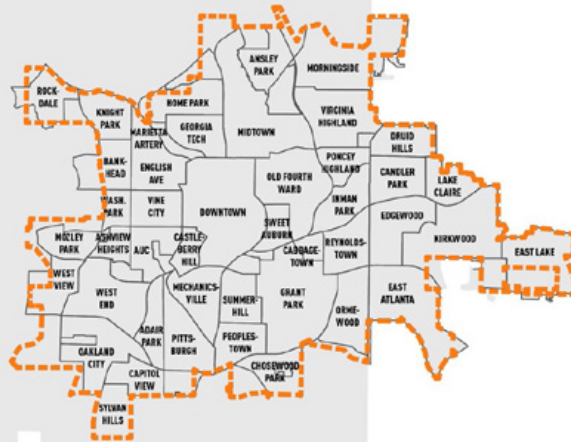
DWELLING (1 <u>AND</u> 2 FAMILY):	62%
APARTMENT:	8%
BUSINESS:	6%
INDUSTRIAL:	24%

ATLANTA'S MOST WALKABLE NEIGHBORHOODS

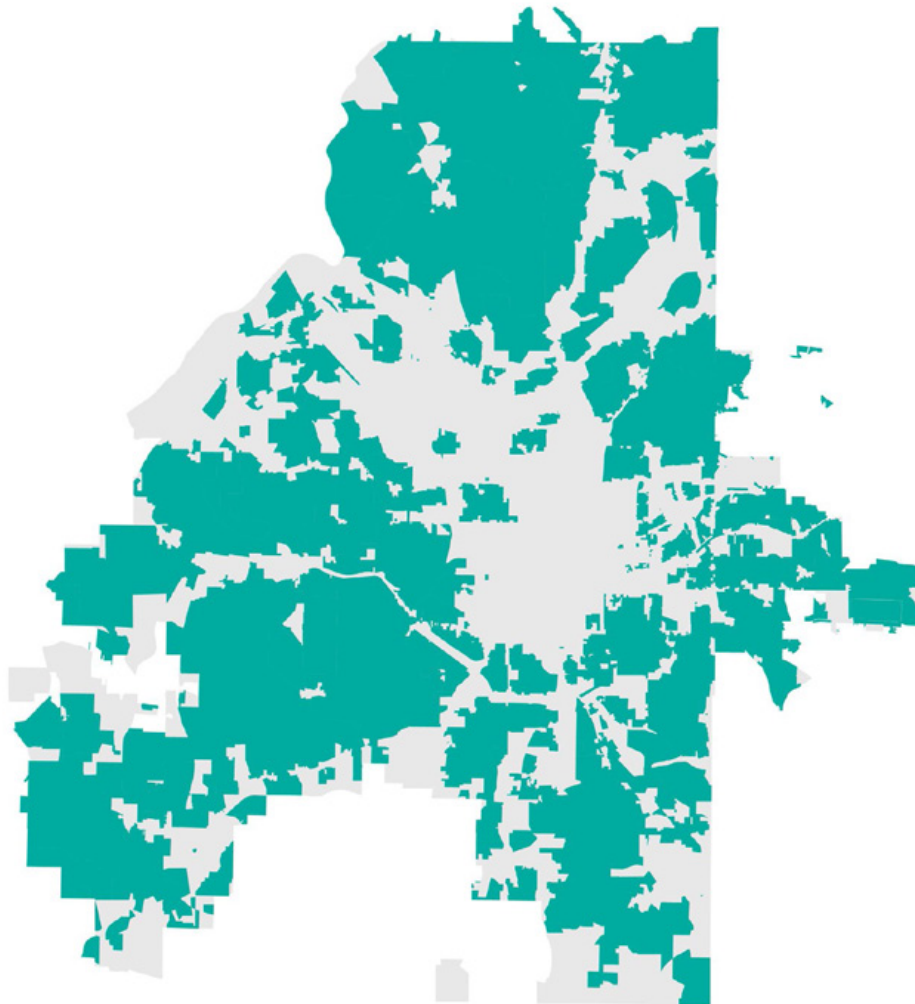


ATLANTA'S MOST WALKABLE

NEIGHBORHOODS ARE
LOCATED INSIDE THE 1929
BOUNDARY



ATLANTA IN 2016: NO ADUS ALLOWED



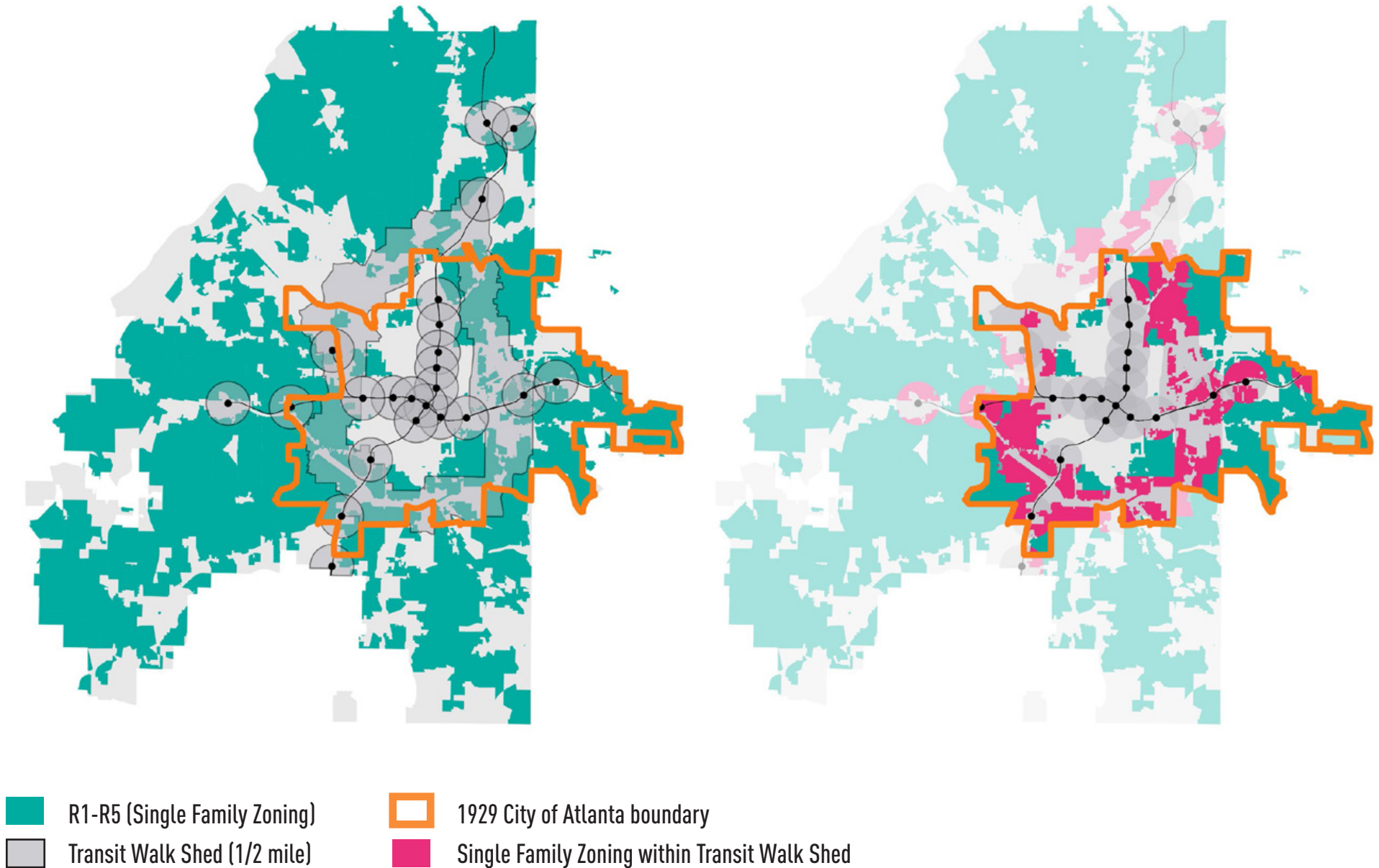
 Single Family Zoning

OVER
60%
OF ATLANTA'S LAND
IS ZONED SINGLE
FAMILY (R1-R5)

SINGLE FAMILY ZONING IN ATLANTA

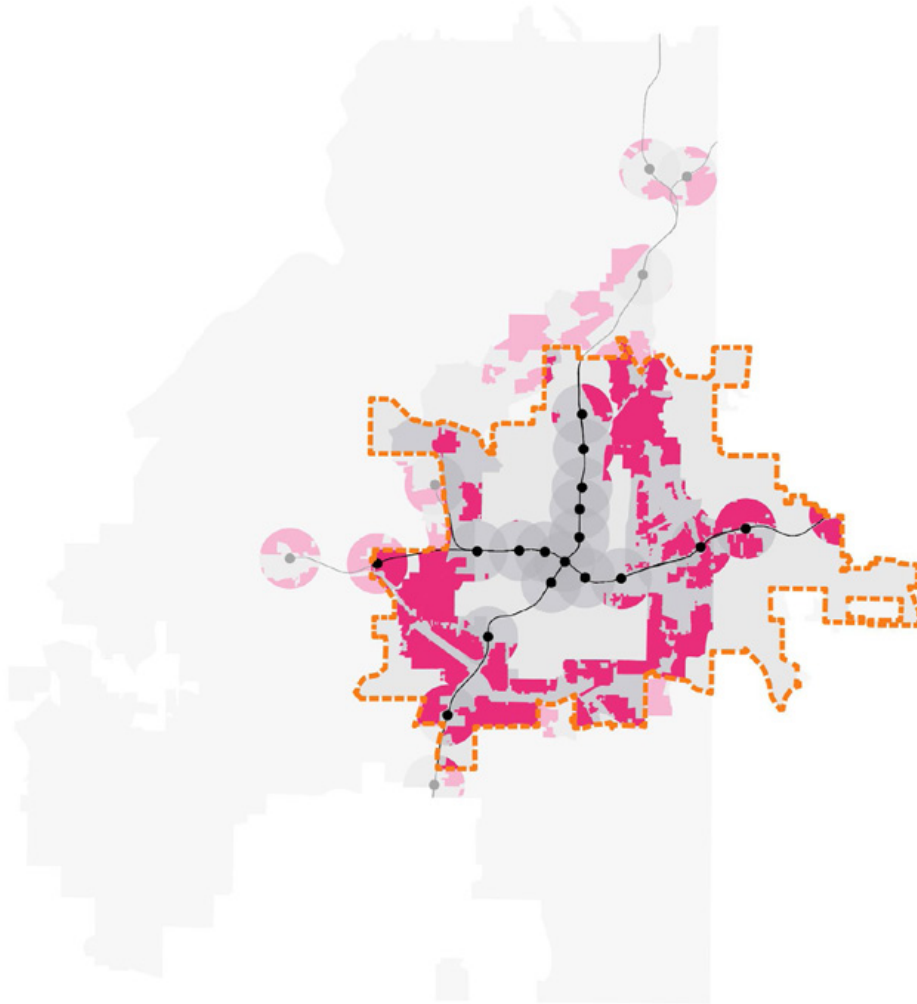
SINGLE FAMILY ZONING + TRANSIT

SINGLE FAMILY WITHIN 1/2 MILE OF TRANSIT



SINGLE FAMILY ZONING IN ATLANTA

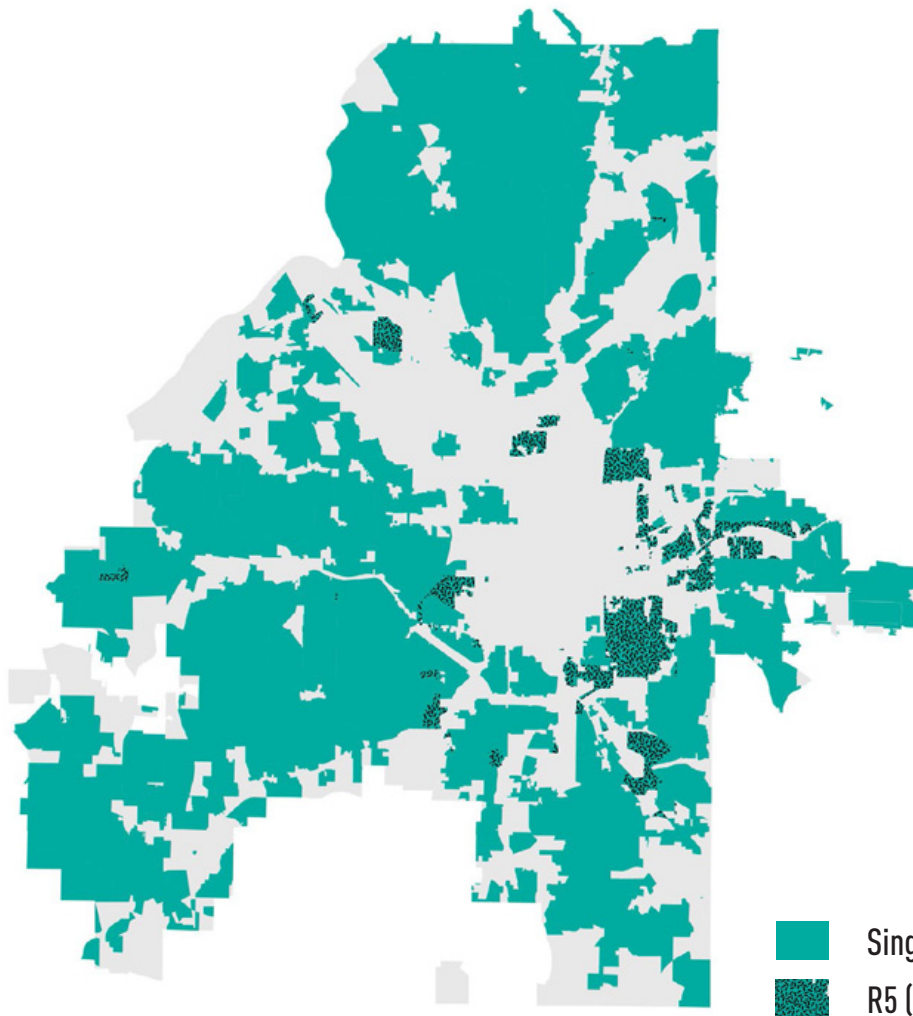
SINGLE FAMILY ZONING + TRANSIT



OVER
34%
OF OUR MOST
WALKABLE LAND
IS ZONED SINGLE
FAMILY (R1-R5)

NOTE:
SINGLE FAMILY WITHIN 1/2 MILE OF TRANSIT IS 15% OF TOTAL SINGLE FAMILY LAND

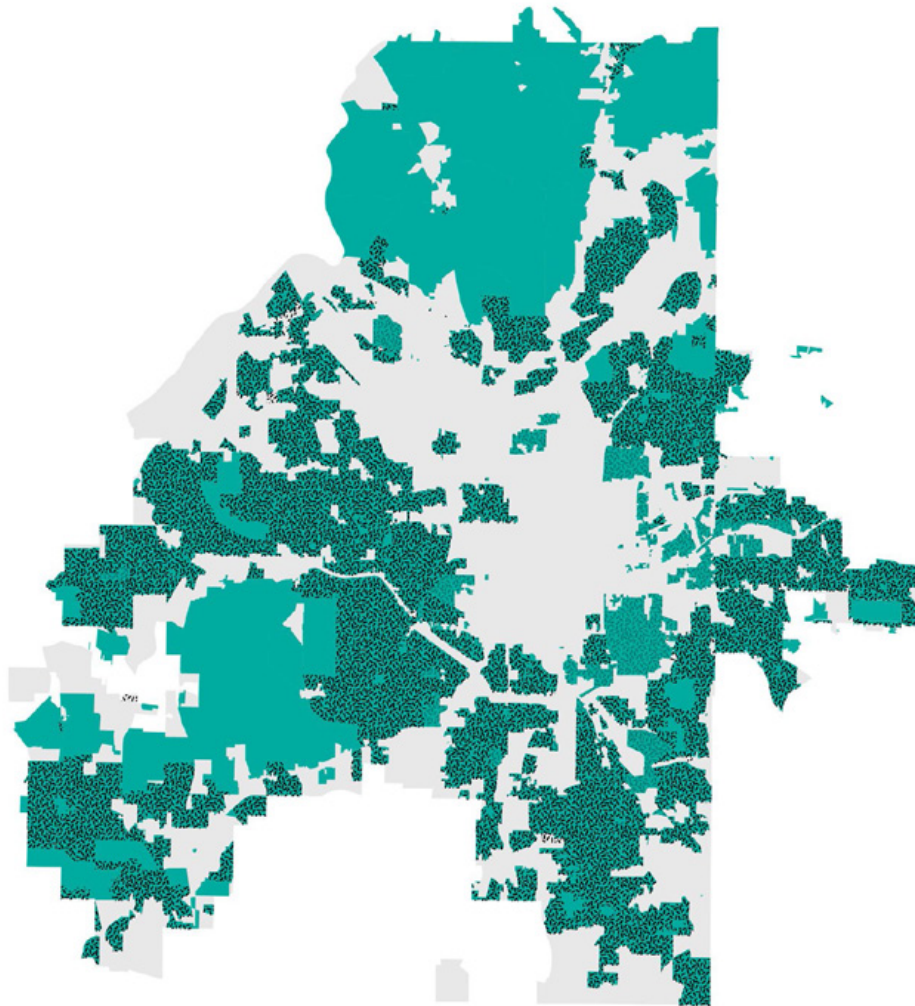
ATLANTA IN 2017: LIMITED ADUS ALLOWED



ONLY
5%
OF SINGLE FAMILY
ZONING ALLOWS
DUPLEXES & ADUS (R5)

A very strategic Ordinance allowing ADUs in the smallest SF zoning category is adopted.

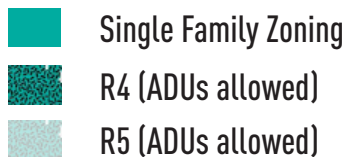
ATLANTA IN 2019 (W/ ZONING QUICK FIX ROUND 2)



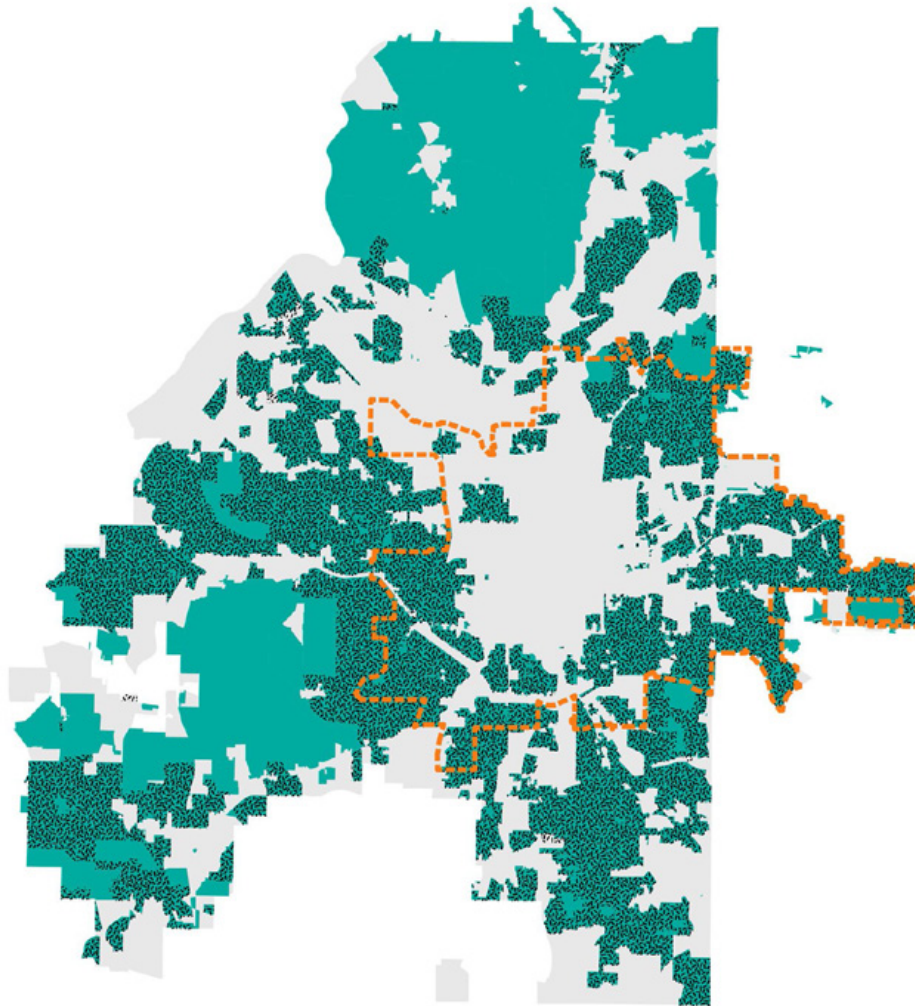
OVER

60%

OF SINGLE FAMILY
ZONING WILL ALLOW
ADUS (R4 & R5)



ATLANTA IN 2019 (W/ ZONING QUICK FIX ROUND 2)



- Single Family Zoning
- R4 & R5
- 1929 City of Atlanta boundary

MEANING

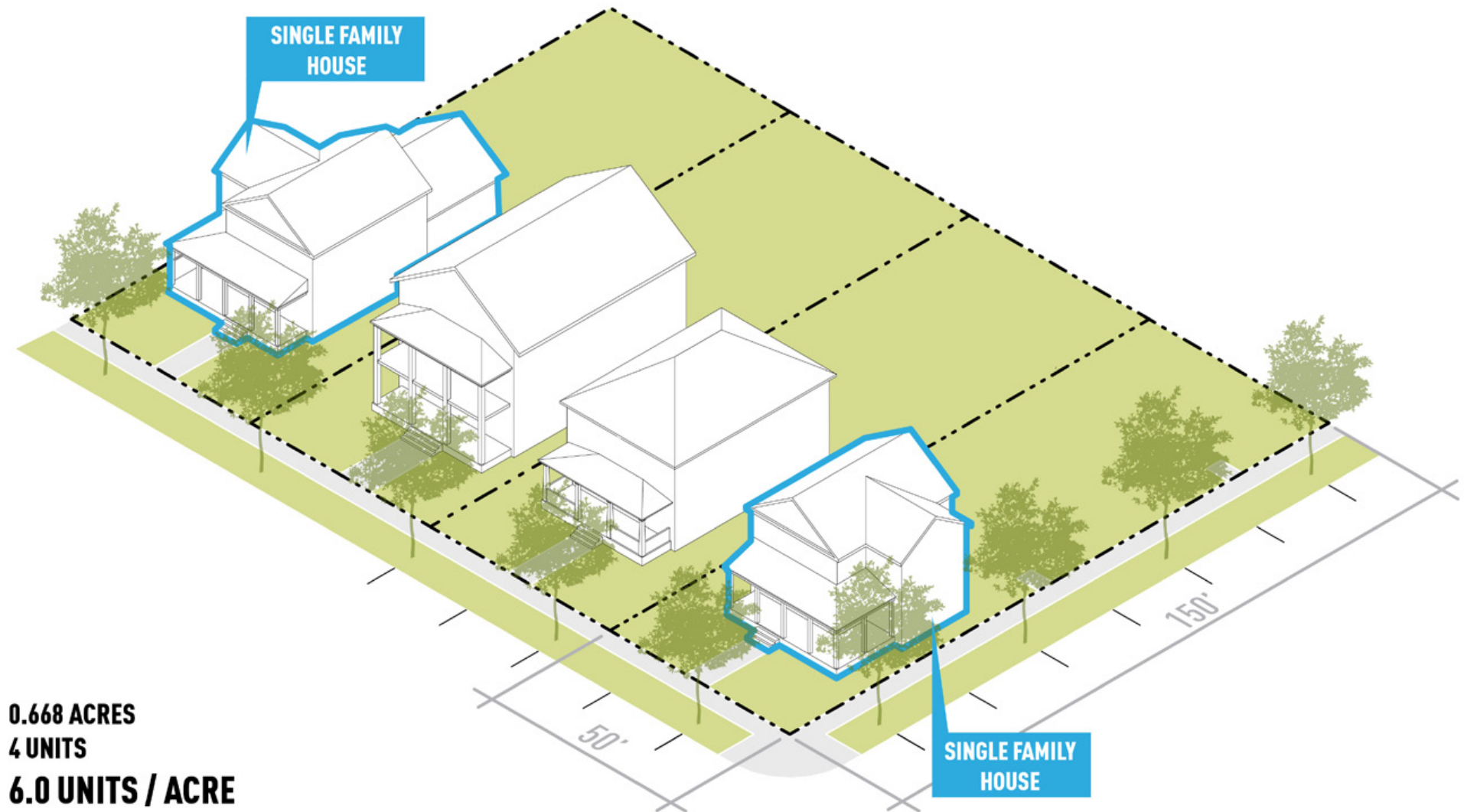
100%

OF SINGLE FAMILY
ZONING IN OUR MOST
WALKABLE NEIGHBORHOODS
WILL ALLOW
ADUS (R4 & R5)

VARIETY MATTERS.

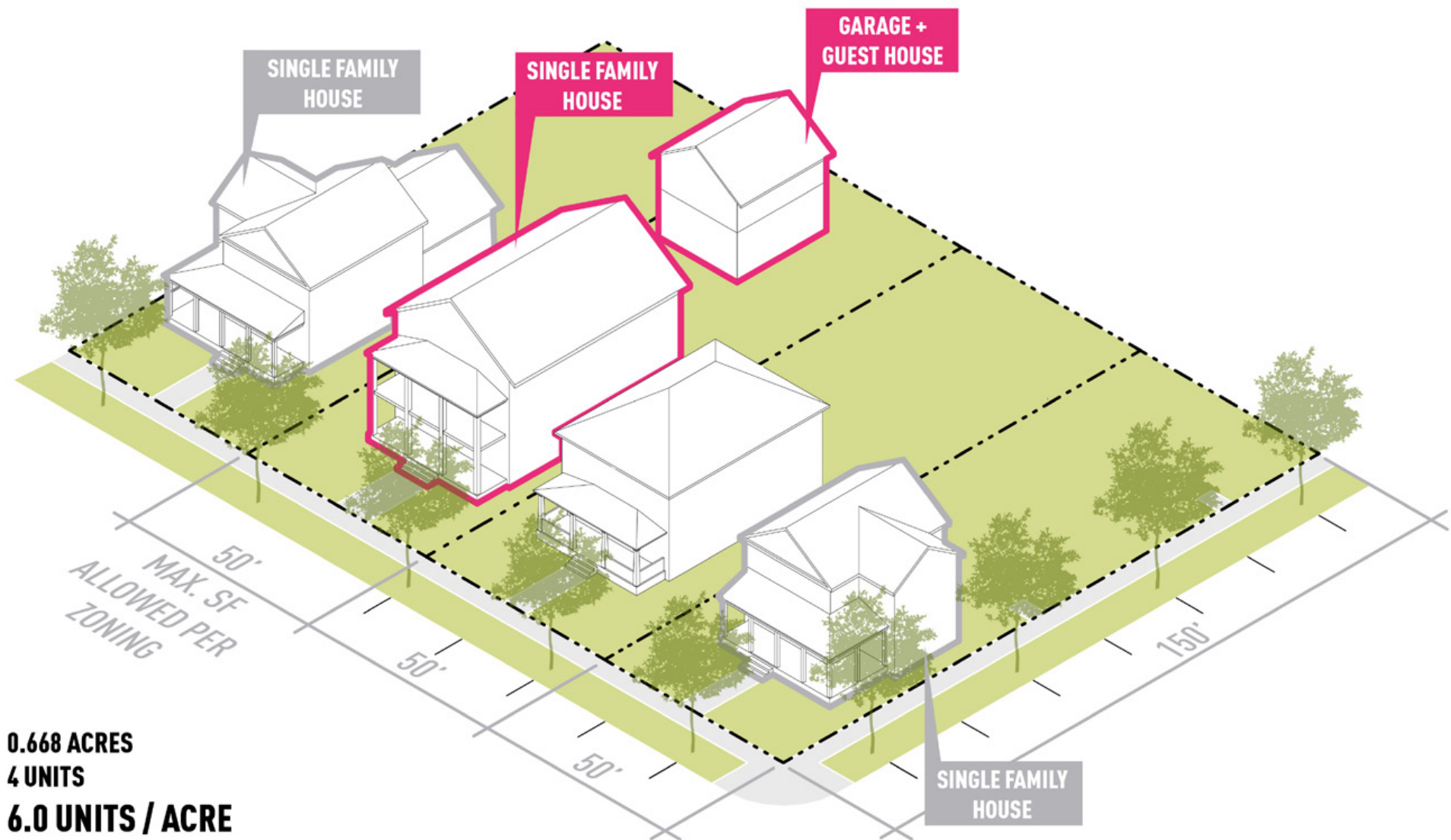
It is important to understand that walkable/diverse/affordable/resilient neighborhoods cannot be **single-family-only** neighborhoods.

ATLANTA TODAY: WHAT EXISTS

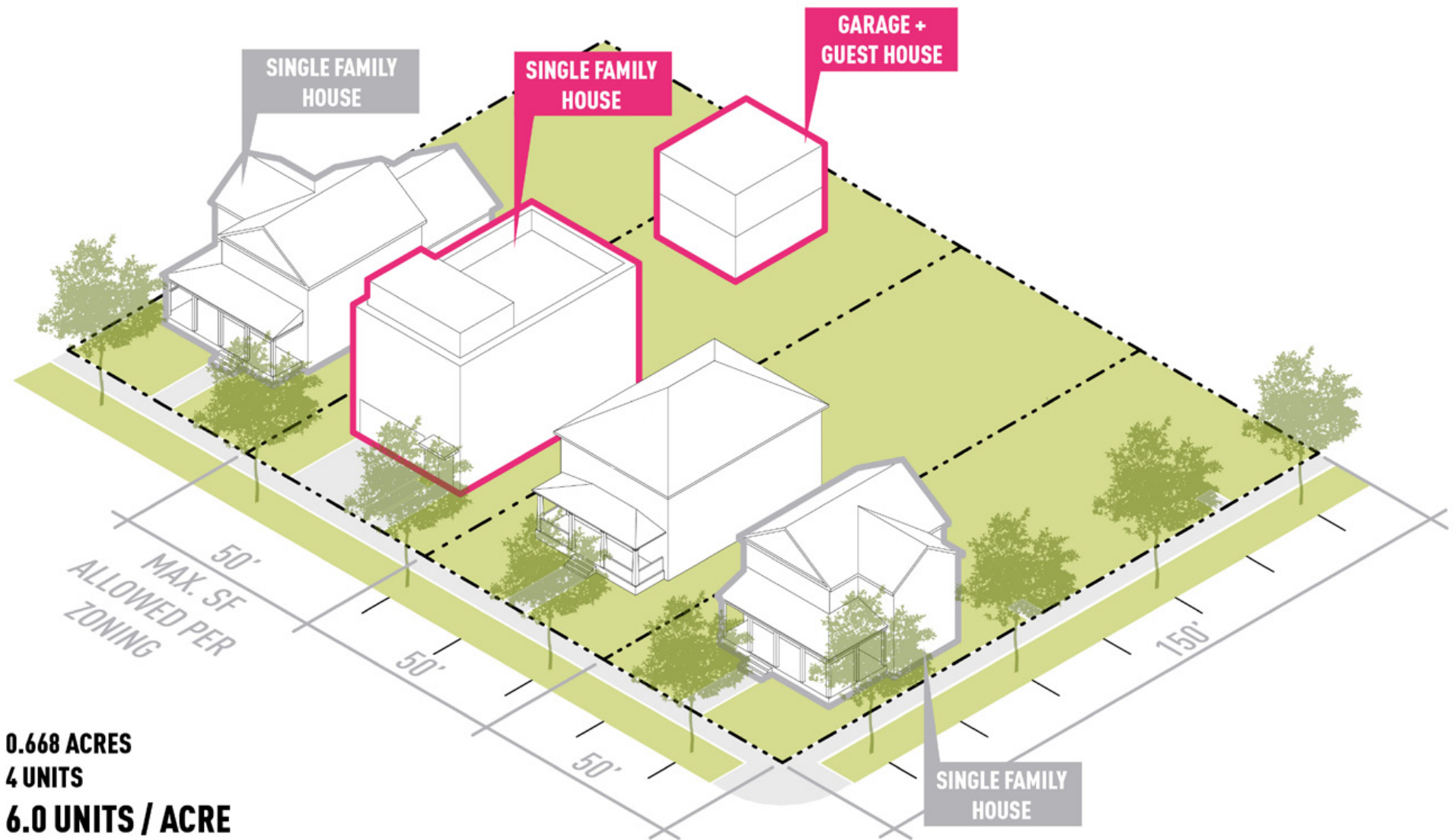


0.668 ACRES
4 UNITS
6.0 UNITS / ACRE

ATLANTA TODAY: WHAT'S ALLOWED



ATLANTA TODAY: WHAT GETS BUILT



ATLANTA R-5: WHAT WAS ALLOWED



0.668 ACRES
5 UNITS
7.5 UNITS / ACRE

ATLANTA R-5: WHAT'S NOW ALLOWED

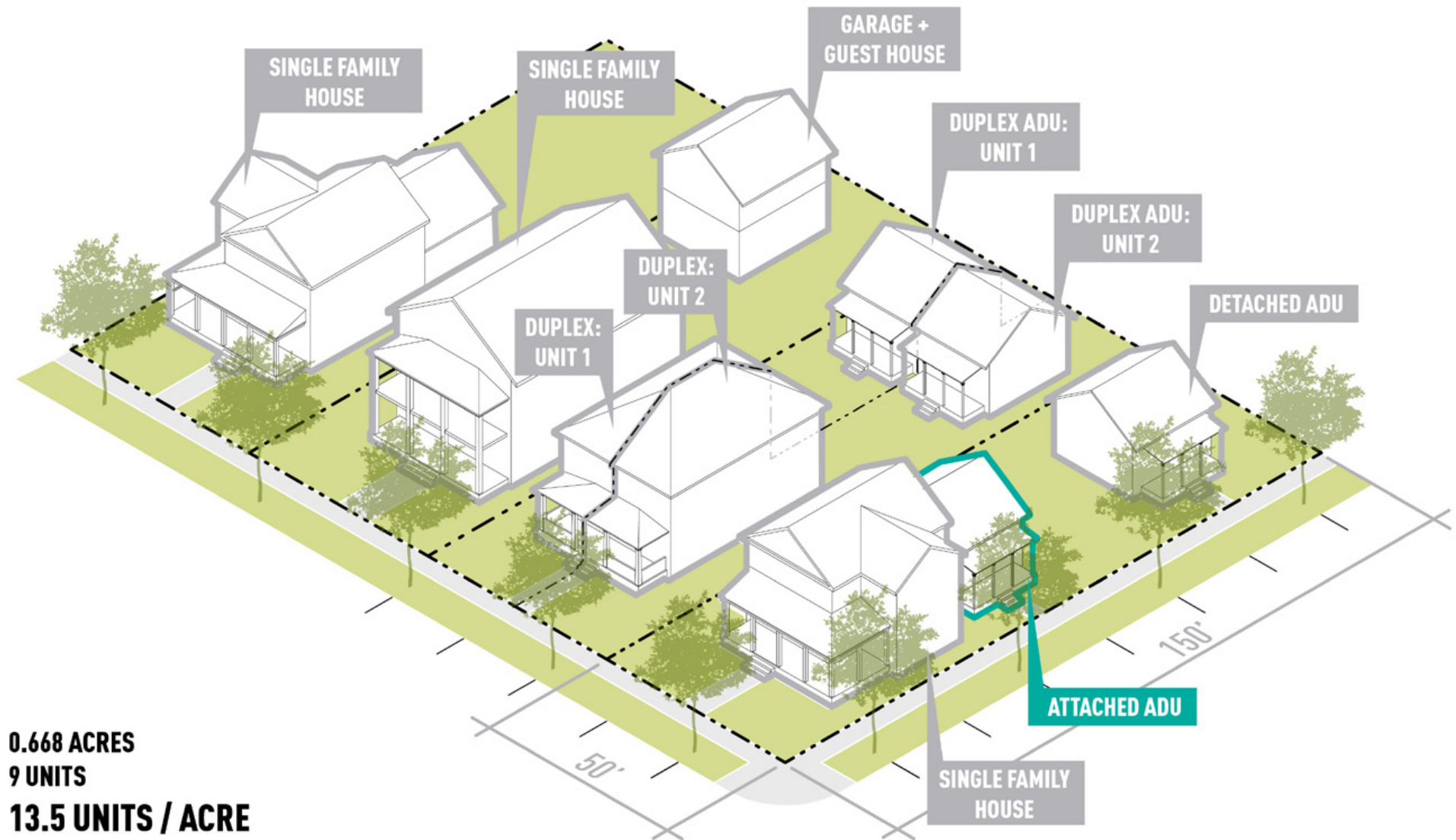


ATLANTA R-5: WHAT'S NOW ALLOWED

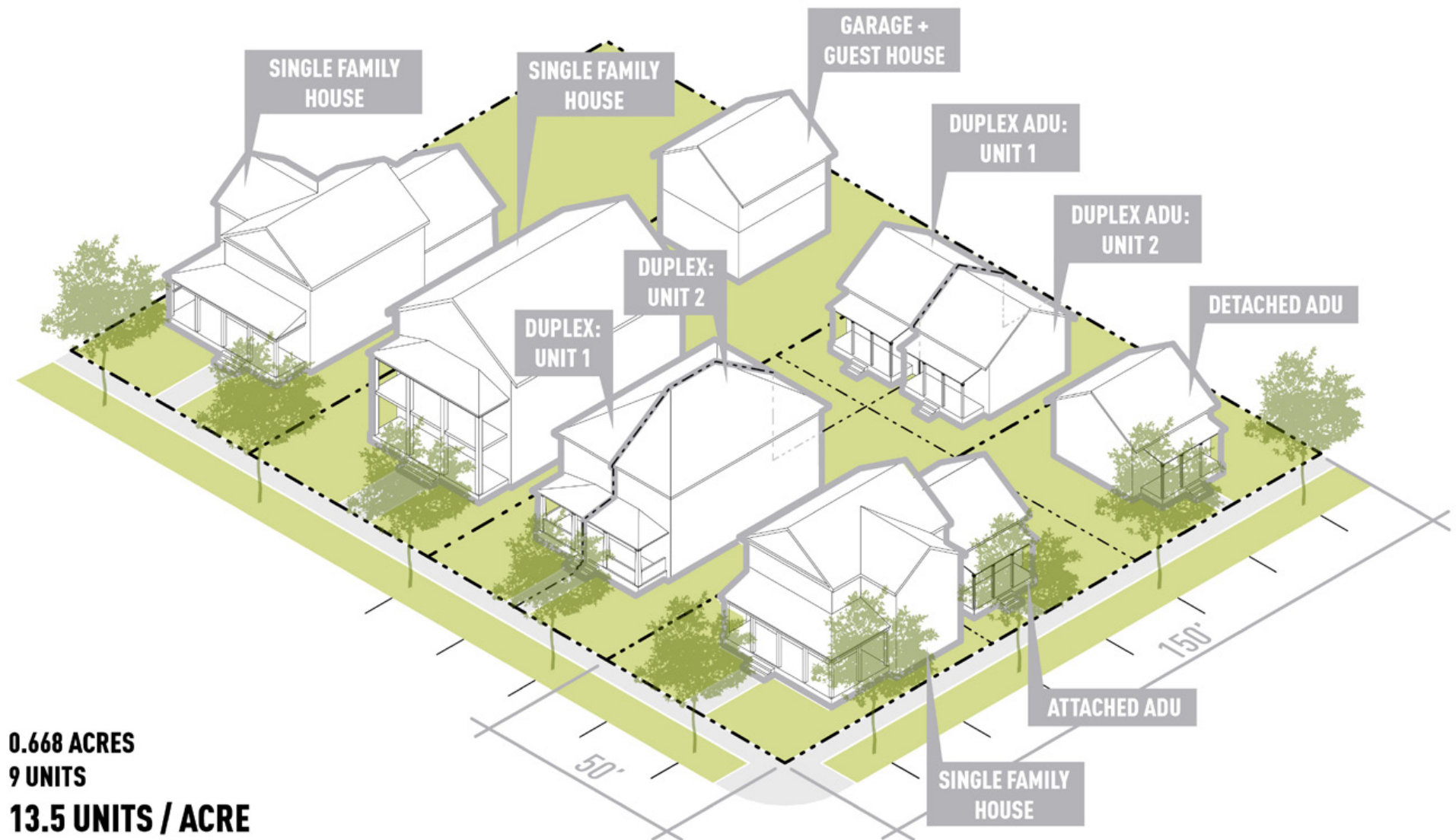


0.668 ACRES
8 UNITS
12.0 UNITS / ACRE

ATLANTA R-5: WHAT'S NOT ALLOWED

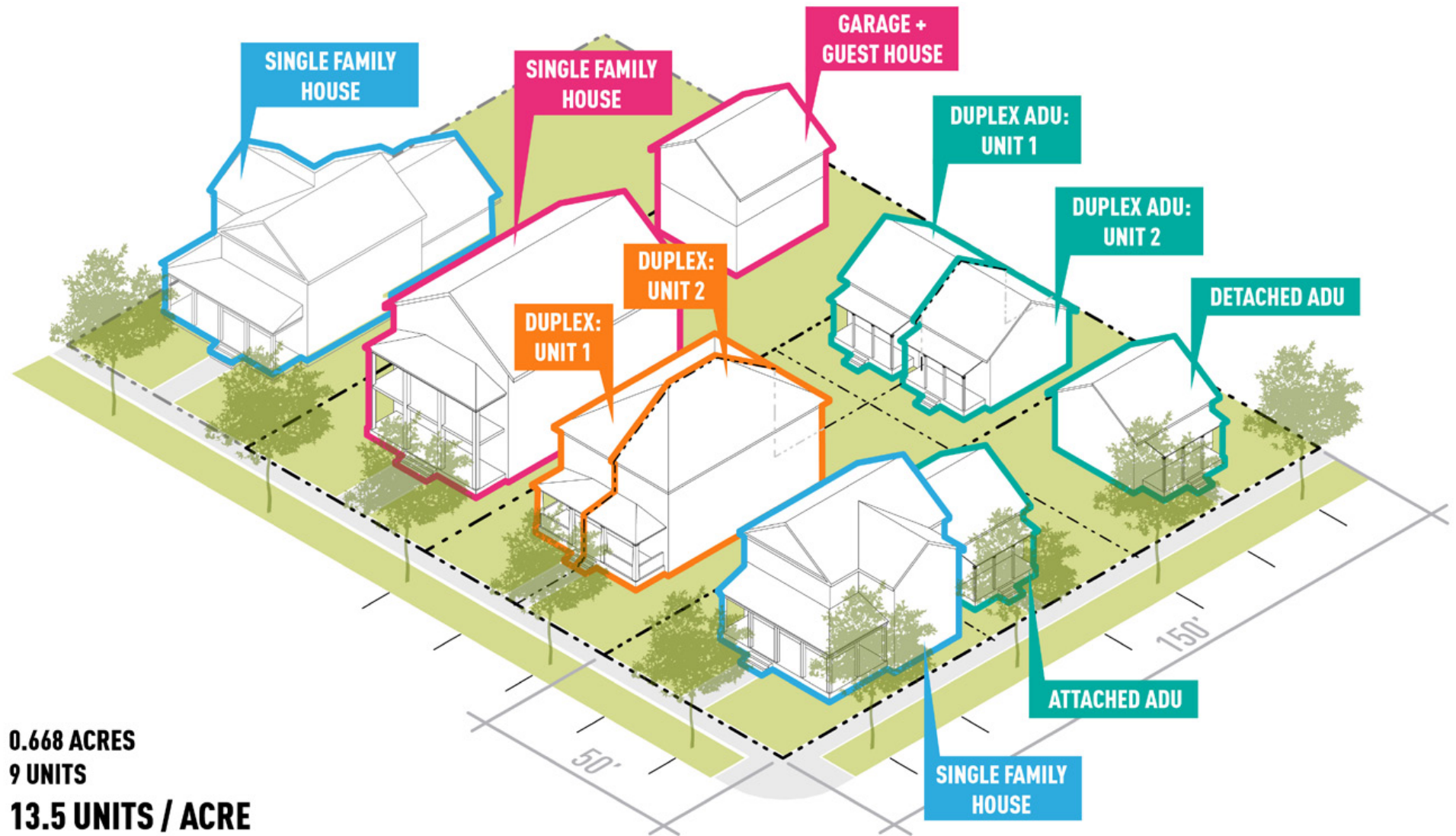


ATLANTA R-5: WHAT'S NOT ALLOWED

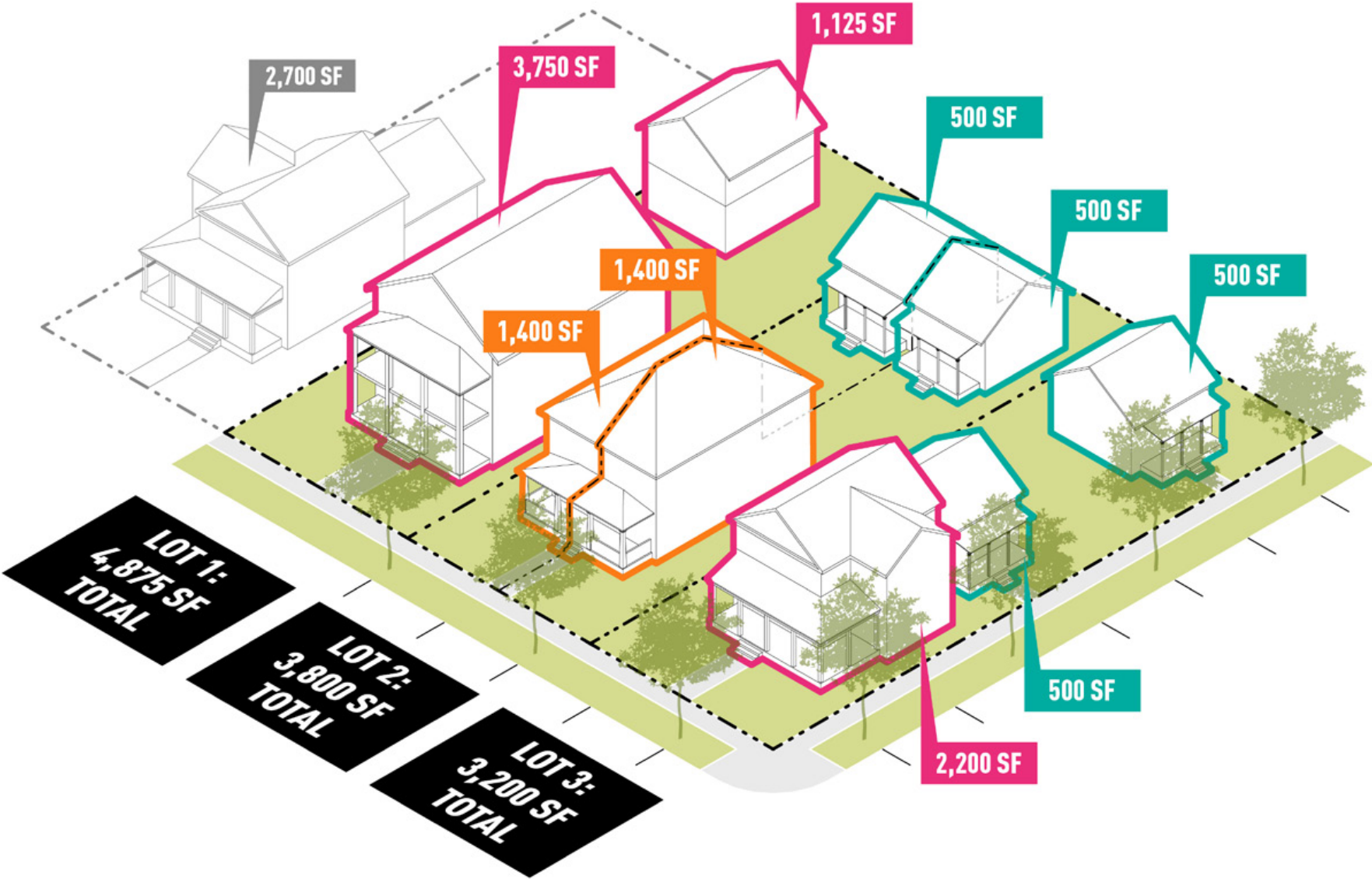


0.668 ACRES
9 UNITS
13.5 UNITS / ACRE

ATLANTA: WHAT SHOULD BE ALLOWED



VARIETY MATTERS: HOUSING TYPES



WHAT ARE DESIGN STRATEGIES FOR HOUSING CHOICE?

KRONBERG WALL: WHERE WE CHOOSE TO WORK



- 1. ACCESSORY DWELLING UNITS (ADUs)**
- 2. MISSING MIDDLE HOUSING**
- 3. POCKET NEIGHBORHOODS**
- 4. SUBSIDIZED AFFORDABLE HOUSING**

KRONBERG WALL: WHERE WE CHOOSE TO WORK



LOWEST BARRIER

1. ACCESSORY DWELLING UNITS (ADUs)

2. MISSING MIDDLE HOUSING

3. POCKET NEIGHBORHOODS

HIGHEST BARRIER

4. SUBSIDIZED AFFORDABLE HOUSING

1.

ACCESSORY DWELLING UNITS

WHAT

Accessory Dwelling Units (ADUs) are called many things: guest houses, granny flats, tiny houses. ADUs can be detached or attached, but must be 'accessory' to a primary unit on a lot.

WHY

ADUs are a great, low-barrier way to provide affordable housing variety in Single Family neighborhoods. They can be used by the owner as a guest house, nanny suite, or place for their older kids, rented out as separate units, or they can be AirBnB'd—all great options for supplemental income.

DEVELOPMENT CHALLENGES

- 1. FINDING AN ARCHITECT THAT UNDERSTANDS ZONING**
- 2. FINDING A CONTRACTOR**
- 3. FINDING TIME IN YOUR LIFE TO LEARN ZONING AND PERMITTING**
- 4. FINDING TIME IN YOUR LIFE TO BECOME A PROJECT MANAGER**

DEVELOPMENT SOLUTION: ATLANTA ADU CO.

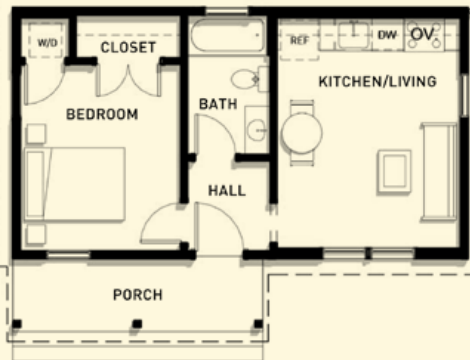


**THE R-TOWN
& R-TOWN+** 07

1 BEDROOM / 1 BATH

440 SF WITH 75 SF PORCH
\$107,000 / \$127,000 DESIGN/PERMIT/BUILD

Named after the home of ATL ADU Co, the Reynoldstown is an efficient accessory dwelling unit with a bedroom (with closet), full bathroom, galley kitchen, and living room all in a compact 440 SF footprint. Large windows are placed to deliver as much natural light as possible to the interior and facilitate natural ventilation when weather permits. The R-Town has a lot to offer in a small footprint, which also helps to accommodate challenging lot conditions.



NOT INCLUDED CONTINGENCIES:

- Tree removal- Est. \$1,600-\$2,000 per occurrence
- Sanitary Plumbing Lift Station- \$1,410
- Excessive Grading Situations- Est. \$900- \$1,400
- Zoning Variance Assistance- \$1,500
- Demolition of any required Existing Structures- Est. \$3,000- \$8,000

All contingencies will be identified at the end of the Feasibility and Investigation Phase

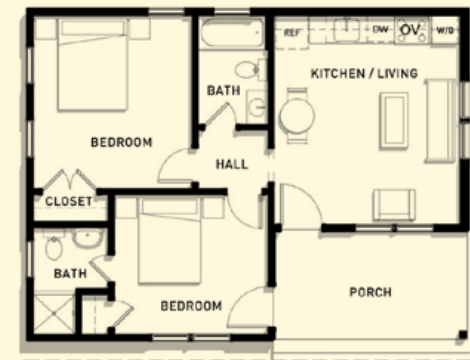


**08 THE K-WOOD
& K-WOOD+**

2 BEDROOM / 2 BATH

644 SF WITH 105 SF PORCH
\$143,000 / \$163,000 DESIGN/PERMIT/BUILD

Inspired by Atlanta's abundance of American Craftsman bungalows, the K-Wood features two bedrooms, each with separate bathroom and storage space. A kitchen and living room open onto a deep covered porch. Generous windows provide natural light and ventilation through the interior, and the galley kitchen offers plenty of room for prep and appliances. With a footprint only slightly larger than the R-Town and two exterior entry doors, the K-Wood offers an ideal setup for Airbnb rental, aging parents, and/or a long-term rental.



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FINANCING CHALLENGES

1.

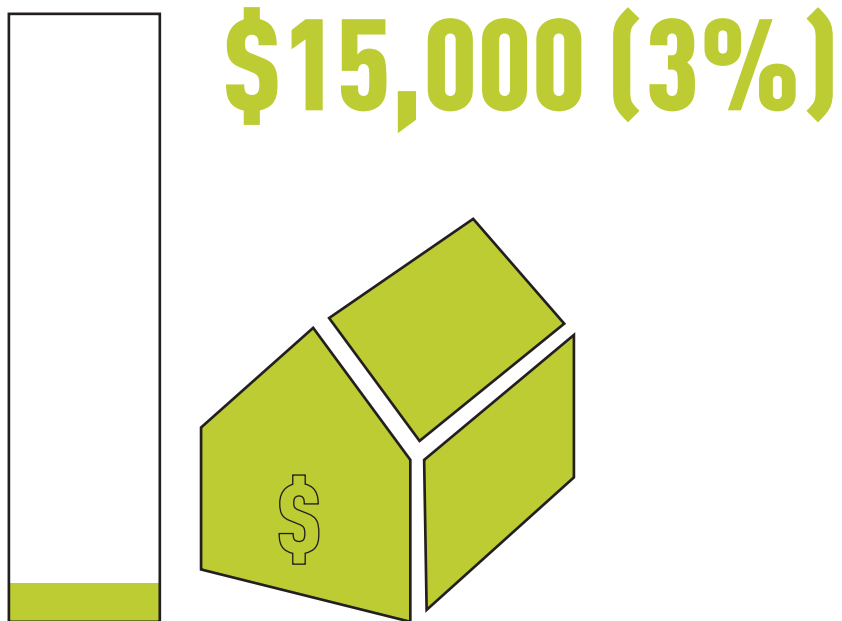
APPRAISERS STRUGGLE TO DEFINE VALUE

2.

**SECURING FINANCING IF CASH OR HELOC ARE NOT
AN OPTION**

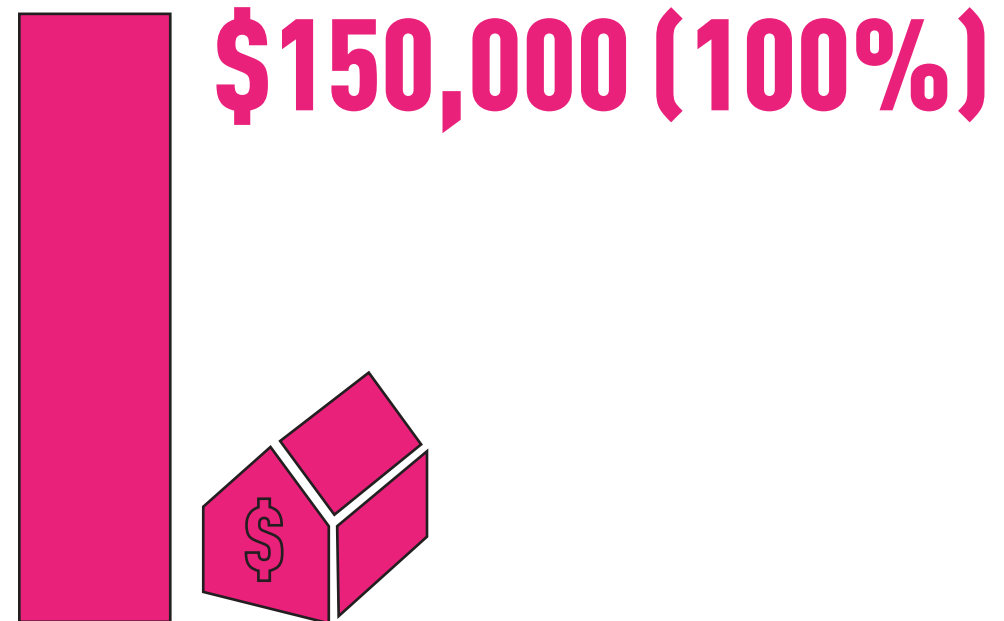
FINANCING CHALLENGES: SHOW ME THE MONEY

HOW MUCH DOES IT COST TO FINANCE
A \$500,000 HOUSE?



FINANCE OPTIONS: FANNIE MAE

HOW MUCH DOES IT COST TO FINANCE
A \$150,000 ADU?



FINANCE OPTIONS: HELOC, CASH

FINANCING SOLUTIONS

- 1. A SECURITIZABLE LOAN PRODUCT**
Allow smaller investors to purchase shares in a larger asset pool of dollars
- 2. REVOLVING LOAN FRAMEWORK**
Create and utilize a model for local development authorities to adopt to their jurisdiction
- 3. CONSTRUCTION LOAN & PERMANENT FINANCING**
Both are critical to revolving loan fund creation and longevity

PERCEPTION CHALLENGES: MAINTAINS CHARACTER

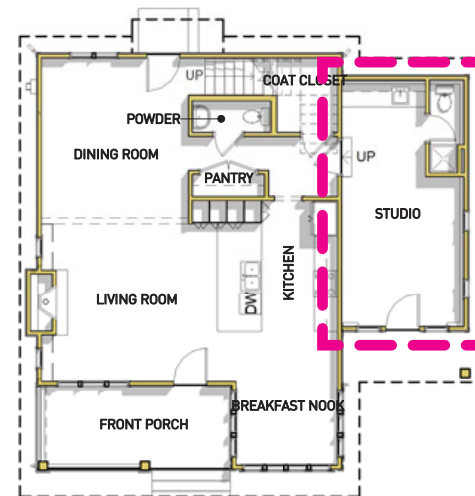
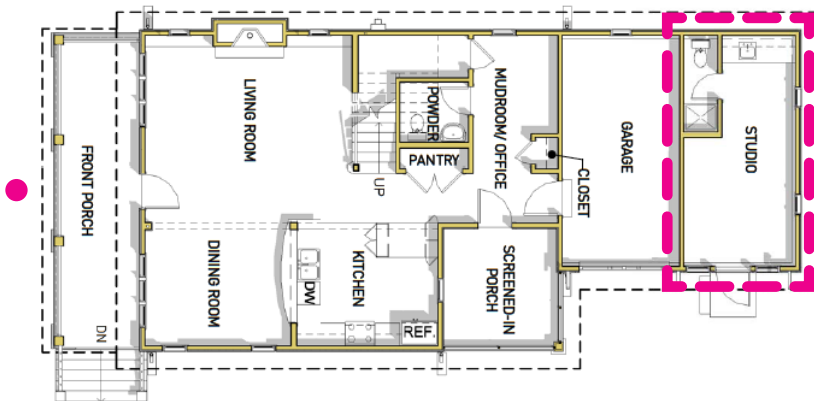


FRONT YARD VIEW



BACK YARD VIEW

PERCEPTION CHALLENGES: MAINTAINS CHARACTER



KEY TAKEAWAYS

1. **REQUIRES ZONING UPDATES**

Accessory Dwelling Units should be allowed in all residential zoning districts—particularly in older, more walkable neighborhoods.

2. **ADDS DENSITY, MAINTAINS CHARACTER**

PRIMARY STRUCTURE + AADU + DADU = UP TO 3 UNITS/LOT

Accessory Dwelling Units allow density to be doubled or tripled while maintaining the street-front character of existing single-family homes.

2.

MISSING MIDDLE HOUSING

WHAT

Missing Middle Housing consists of a variety of housing types between the traditional single family home and the large multi-family developments we see a lot of today. It includes 'plexes (duplexes, triplexes, quadplexes, etc), courtyard apartments and cottage courts.

WHY

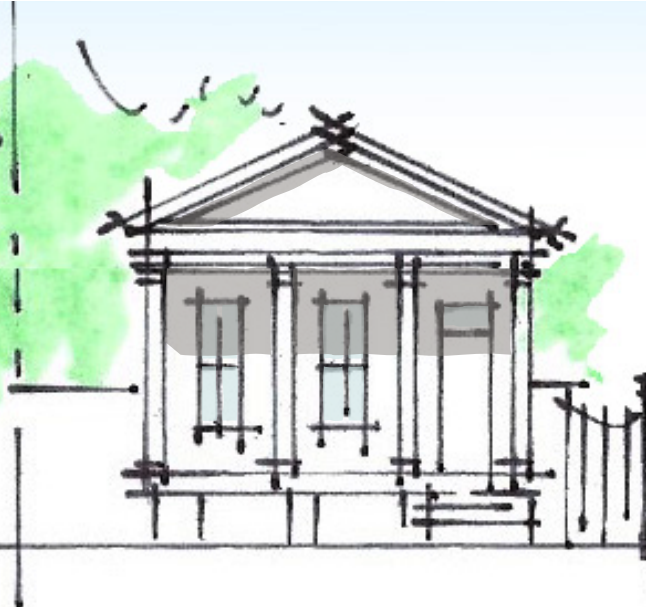
It provides housing types that can fit seamlessly into existing “single family” neighborhoods and offers affordable options (for rent or for sale) in desirable areas.

COTTAGE EXAMPLE // BRUNSWICK, GA



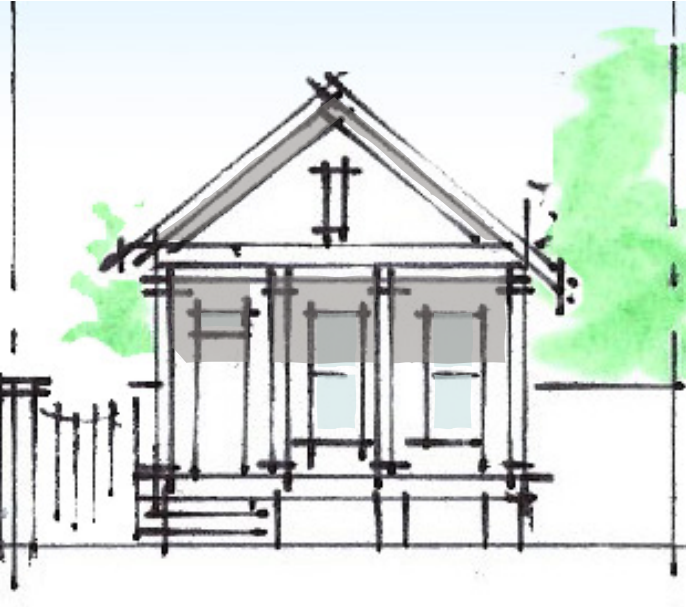
EXISTING:
1 UNIT

SINGLE-FAMILY RESIDENCE



LOT 1:
2 UNITS

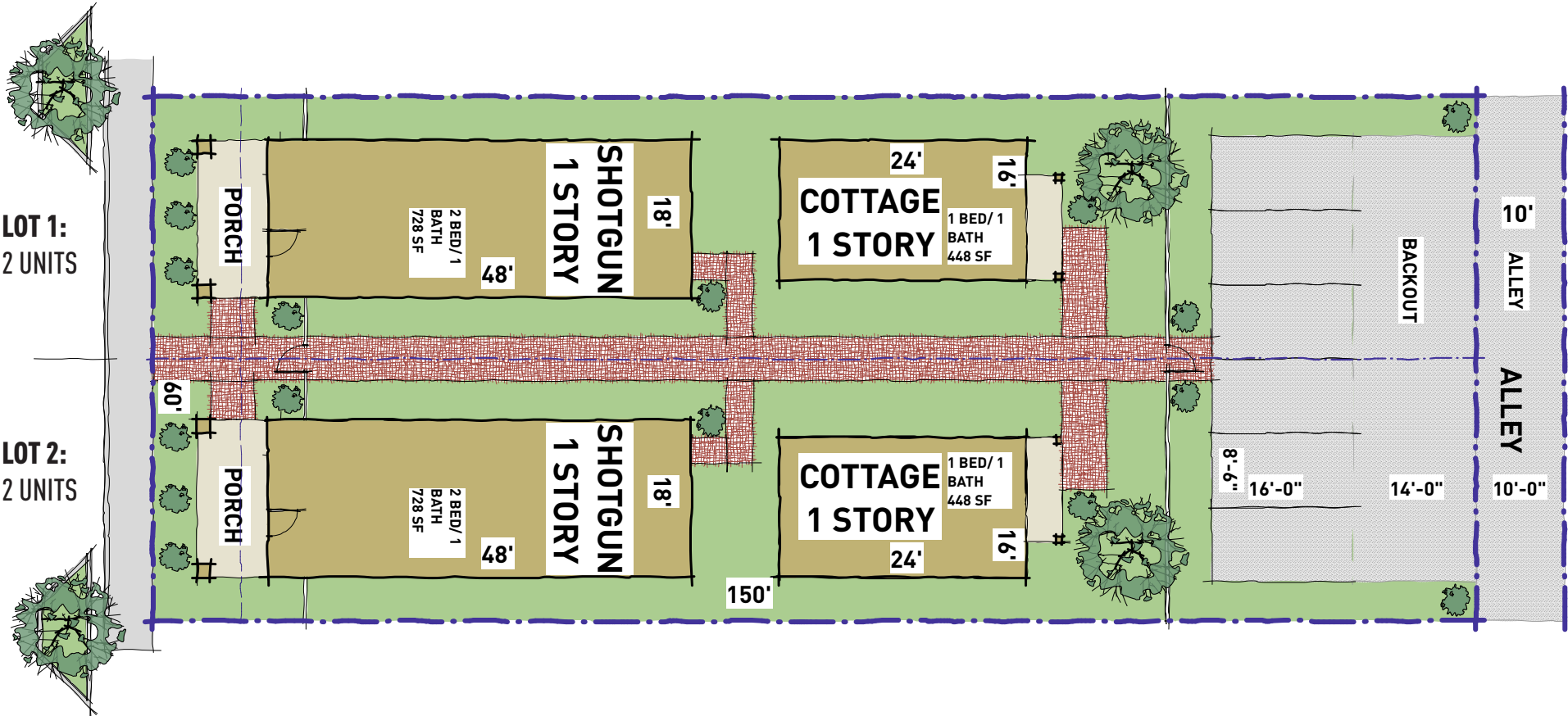
SINGLE-FAMILY RESIDENCE + ADU



LOT 1:
2 UNITS

SINGLE-FAMILY RESIDENCE + ADU

COTTAGE EXAMPLE // BRUNSWICK, GA



LOT SIZE	# LOTS	# UNITS
30 X 150	2	4

DUPLEX EXAMPLE // BRUNSWICK, GA



EXISTING:

1 UNIT

SINGLE-FAMILY RESIDENCE



LOT 1:

2 UNITS

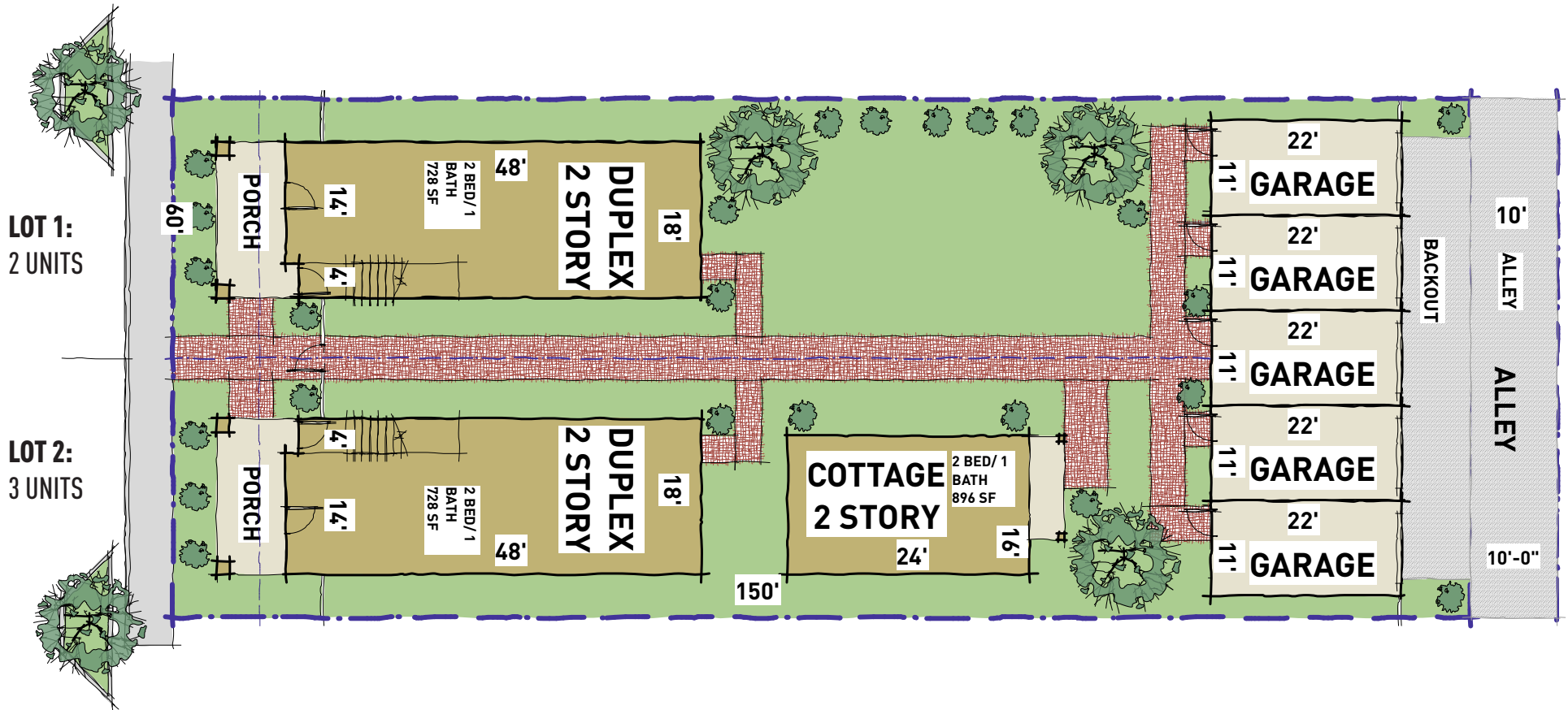
DUPLEX

LOT 2:

3 UNITS

DUPLEX + ADU

DUPLEX EXAMPLE // BRUNSWICK, GA



LOT SIZE	# LOTS	# UNITS
30 X 150	2	5

QUADPLEX EXAMPLE // BRUNSWICK, GA



EXISTING:

2 UNITS

DUPLEX



LOT 1 + 2:

6 UNITS

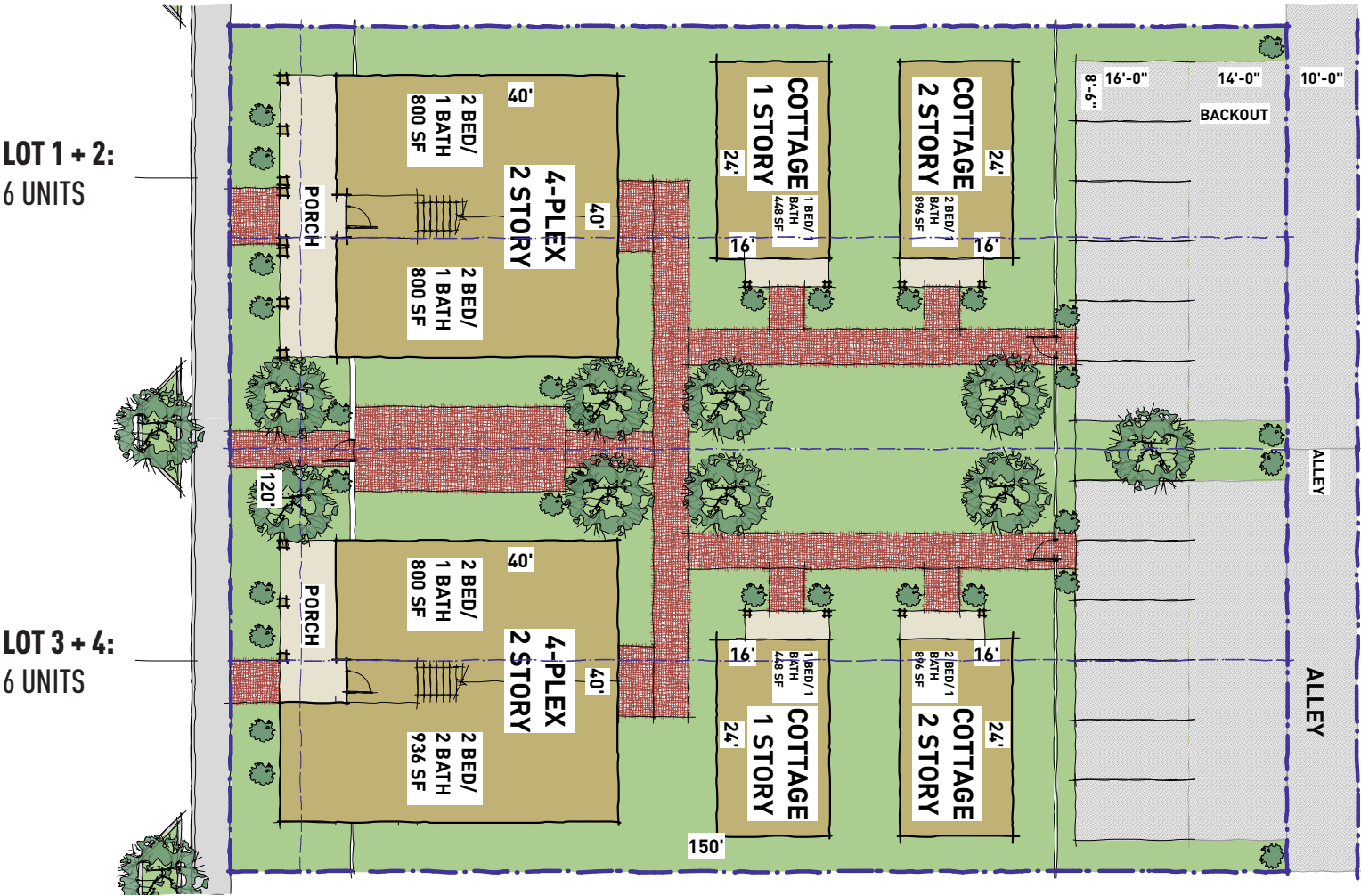
4-PLEX + 2 ADUS

LOT 3 + 4:

6 UNITS

4-PLEX + 2 ADUS

QUADPLEX EXAMPLE // BRUNSWICK, GA



LOT SIZE # LOTS # UNITS

30 X 150

4

12

KEY TAKEAWAYS // MISSING MIDDLE HOUSING



1.

REQUIRES ALLEY ACCESS FOR PARKING

Parking is one of the most difficult variables for missing middle housing—on-street parking is ideal and alley access is required if parking is to be provided on-site.

2.

MAINTAINS HISTORIC LOT SIZES

Missing middle housing increases housing choice while maintaining small, historic block sizes (often 50x150, or smaller) that promote walkable neighborhoods.

3.

POCKET NEIGHBORHOODS

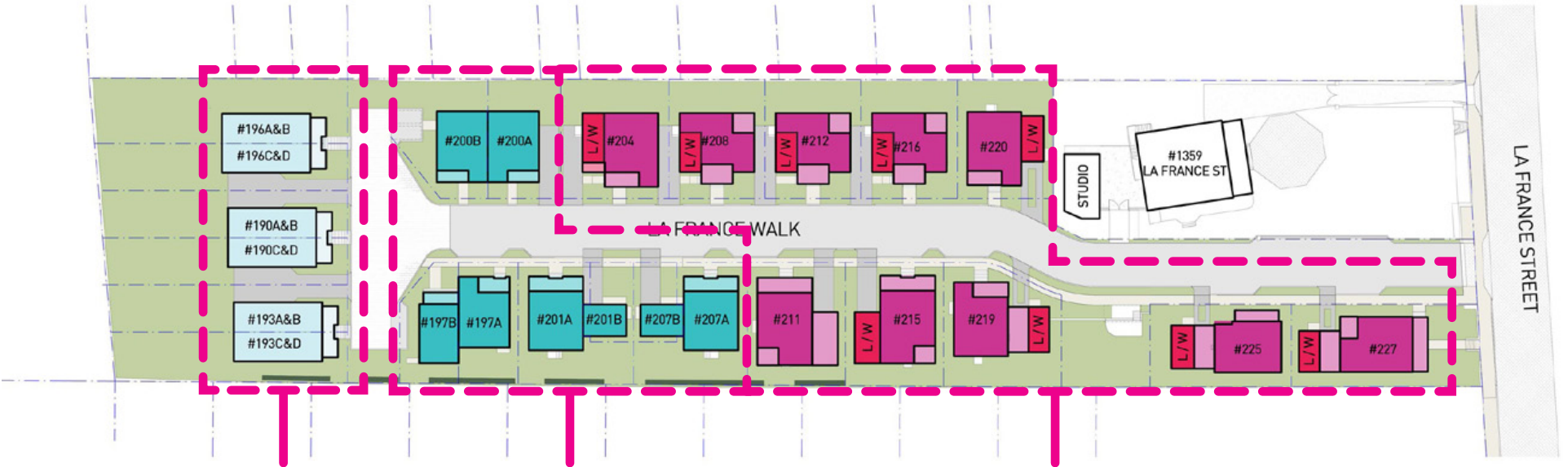
WHAT

Pocket Neighborhoods are dense clusters of homes that share common amenities, such as gardens, courtyards, quiet streets and alleys. They are neighborhoods within neighborhoods, with the close-knit housing supporting close-knit communities.

WHY

Although they support higher densities, they fit seamlessly within existing neighborhood fabric. The smaller units and shared amenities create lower price points than traditional single family homes.

LA FRANCE WALK // EDGEWOOD, ATLANTA



DUPLEX + ADU
12 UNITS

DUPLEX
8 UNITS

SF + ADU
20 UNITS

LAFRANCE WALK // EDGEWOOD, ATLANTA



KEY TAKEAWAYS // POCKET NEIGHBORHOODS



1.

REQUIRES REZONING + VARIANCES

Pocket neighborhoods require long administrative processes that include community engagement for rezoning and variances. They are often a good option when townhomes are unpopular with communities.

2.

REQUIRES LARGER PLOT OF LAND

Development of pocket neighborhoods often requires consolidation of multiple lots in order to subdivide into smaller plots and provide street and sidewalk infrastructure to all units, which can be cost prohibitive.

4.

SUBSIDIZED AFFORDABLE HOUSING

WHAT

Affordable Housing is housing that provides subsidized rents for low-income families.

WHY

We find that the most truly affordable housing is that which already exists, which is why we focus our affordable housing efforts on adaptive reuse projects in existing walkable neighborhoods.

IBERVILLE OFFSITE REHABILITATIONS (IOR) // NEW ORLEANS, LA

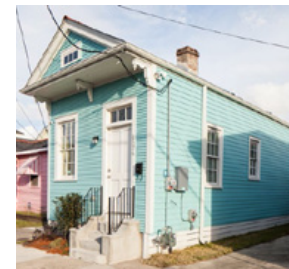


IBERVILLE OFFSITE REHABILITATIONS (IOR) // NEW ORLEANS, LA



100+
AFFORDABLE
DWELLINGS CREATED

35
YEARS OF AFFORDABLE
HOUSING SECURITY



KEY TAKEAWAYS // SUBSIDIZED AFFORDABLE HOUSING



1.

REBAB OF EXISTING STRUCTURES

This project has been a success because the existing neighborhoods are compact and walkable, with access to schools, goods/services, and transit.

2.

INCREASED UNIT COUNT WITH DUPLEXES

As many units as possible were converted to duplexes through a variance process, making the project financially viable. Neighbors were generally more concerned with preserving the character of the building than the number of units within each house.

**WHAT CAN WE DO TO ENSURE
WALKABLE, INCLUSIVE
NEIGHBORHOODS TODAY?**

LOBBY LIST

- 1. ALLOW ADUS, DUPLEXES AND COTTAGE COURTS IN SINGLE FAMILY ZONING**
- 2. ALLOW R-4 AND R-5 LOTS TO HAVE BOTH ATTACHED AND DETACHED ADUS ON ONE LOT**
- 3. REFORM LOT SUBDIVISION STANDARDS TO ALLOW ADUS TO BECOME COTTAGE LOTS**
- 4. TACKLE LOCAL AND FEDERAL FINANCE OPTIONS FOR ADUS & COTTAGES**

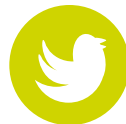


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