

COMMUNITY RESILIENCY

HOUSING CHOICE AND AFFORDABILITY ACROSS GEORGIA

Katherine Moore, Georgia Conservancy
Eric Kronberg, Kronberg Wall Architects
Aaron Fortner, Canvas Planning Group
Kelsey Thompson, Athens Land Trust



WHAT DO MOST PEOPLE WANT?

PEOPLE WANT WALKABILITY

The data is in, from a variety of sources. A majority of adults (60%) want to live in walkable neighborhoods.

DATA SOURCE:

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

KWA TINY HOUSE PRESENTATION LINK:

https://www.dropbox.com/s/mf6pxdba6eg18w/2017_09_29%20KWA%20Tiny%20House%20Presentation.pdf?dl=0



**WALKABLE DOES NOT EQUAL
INCLUSIVE**

PEOPLE WANT WALKABILITY, BUT WALKABILITY IS SCARCE

**Only 5-10% of our available
housing stock is located in
walkable neighborhoods.**

DATA SOURCE:
Arthur C. Nelson



FOCUS AFFORDABLE HOUSING WHERE IT MATTERS

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

IF YOU GOT IT, FLAUNT IT

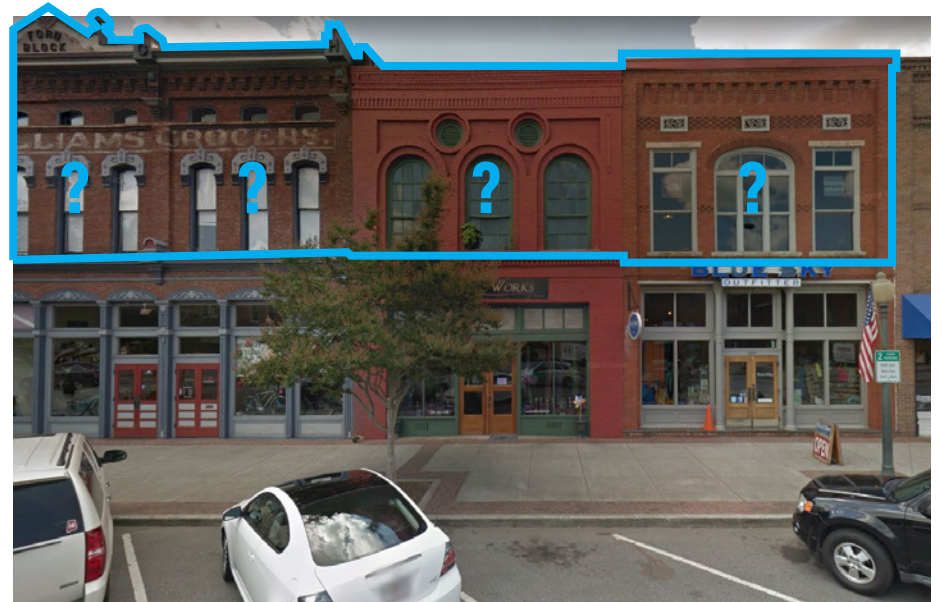
CARTERSVILLE, GEORGIA



CARTERSVILLE, GEORGIA



ROME, GEORGIA



**Detached ADU, 3 blocks from
Broad St.**



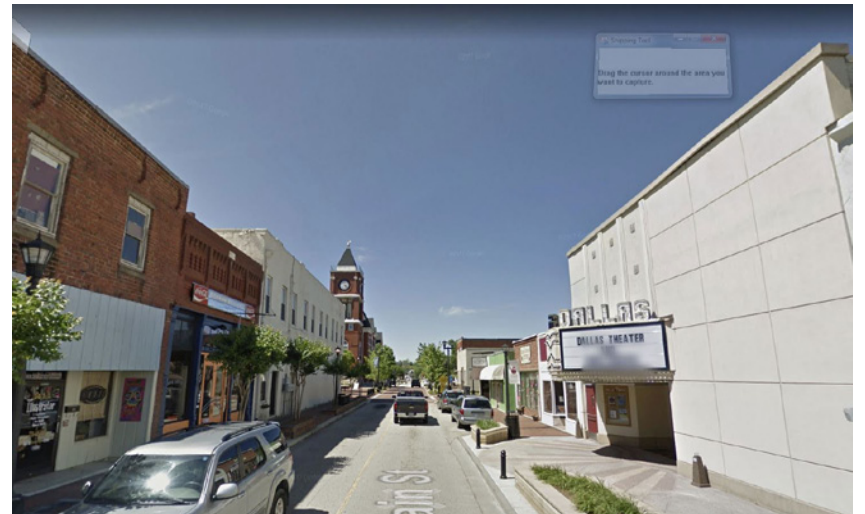
**Duplex, 4 blocks from
Broad St.**

CEDARTOWN, GEORGIA



Separate entry, upstairs loft
1 block from Main St.

DALLAS, GEORGIA



Ragsdale Inn
live / work?

HOUSING CHOICE + INCREMENTAL DEVELOPMENT

SMALL-SCALE, BIG-DEAL

WHO IS KRONBERG WALL?



We are architects, planners, urban designers, small developers, historic preservationists, place-makers, code innovators, community partners.

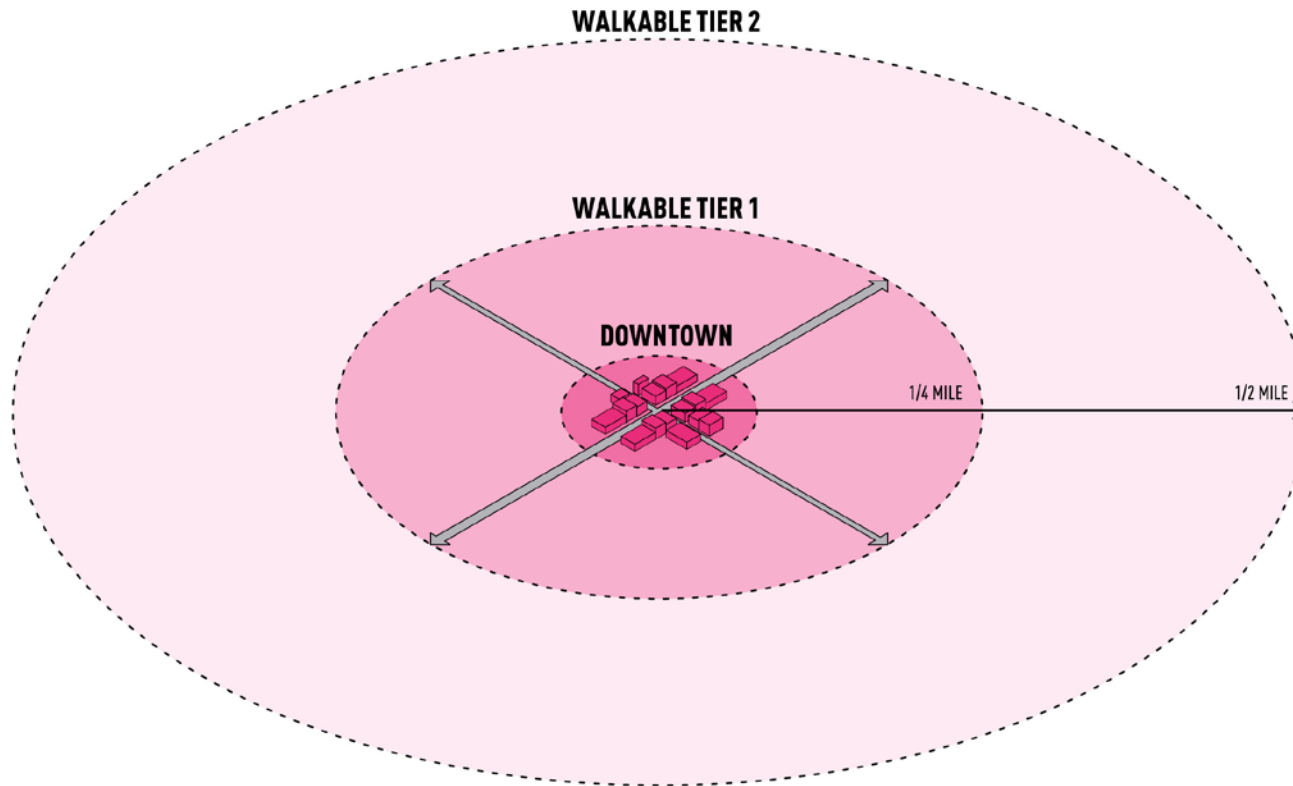
We believe in context sensitive design and development.

**WHERE DO WE NEED TO FOCUS ON
PROVIDING HOUSING CHOICE?**

CONTEXT MATTERS.

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

CONTEXT MATTERS: FOCUS ON YOUR CORE

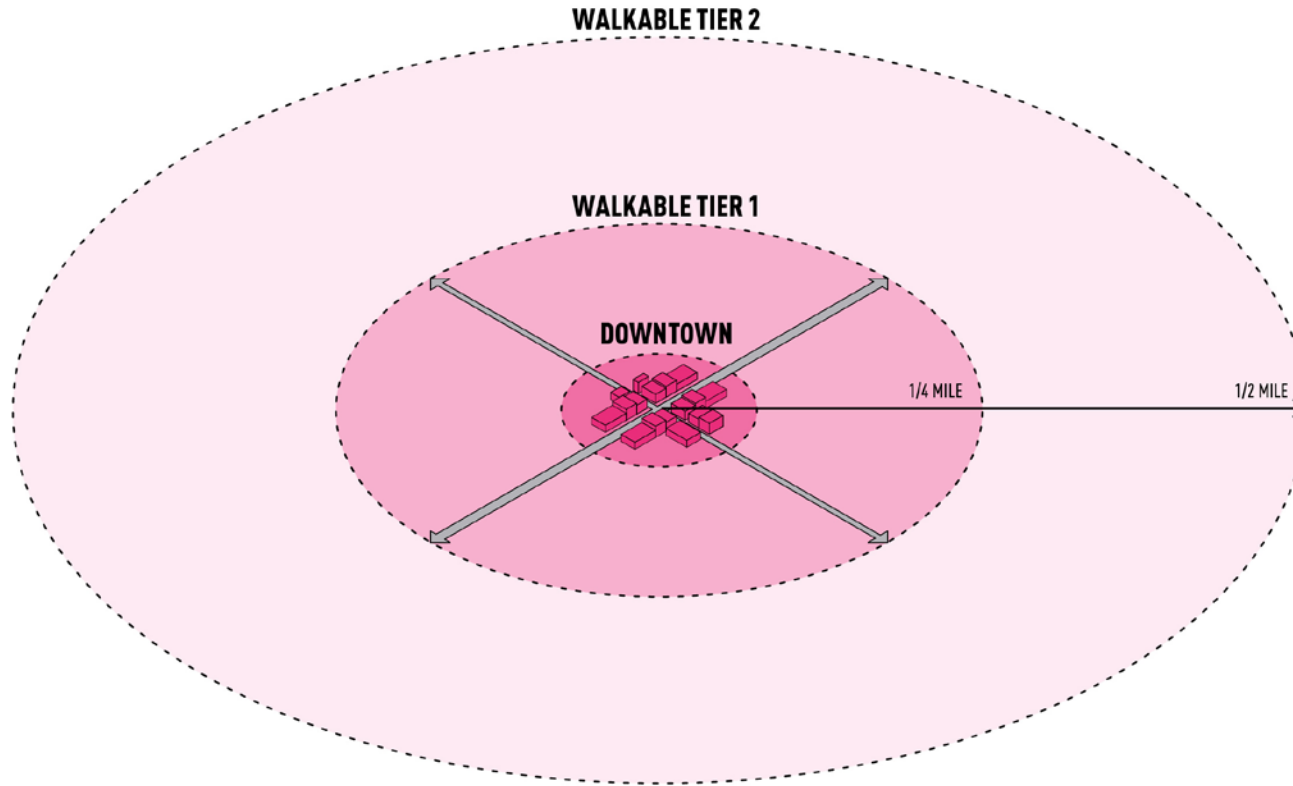


- Focus on areas near existing goods and services
- A “20 minute neighborhood” is a good rule of thumb for walkability

ACCESS MATTERS.

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

ACCESS MATTERS: WALKABILITY SUPPORTS YOUR CORE

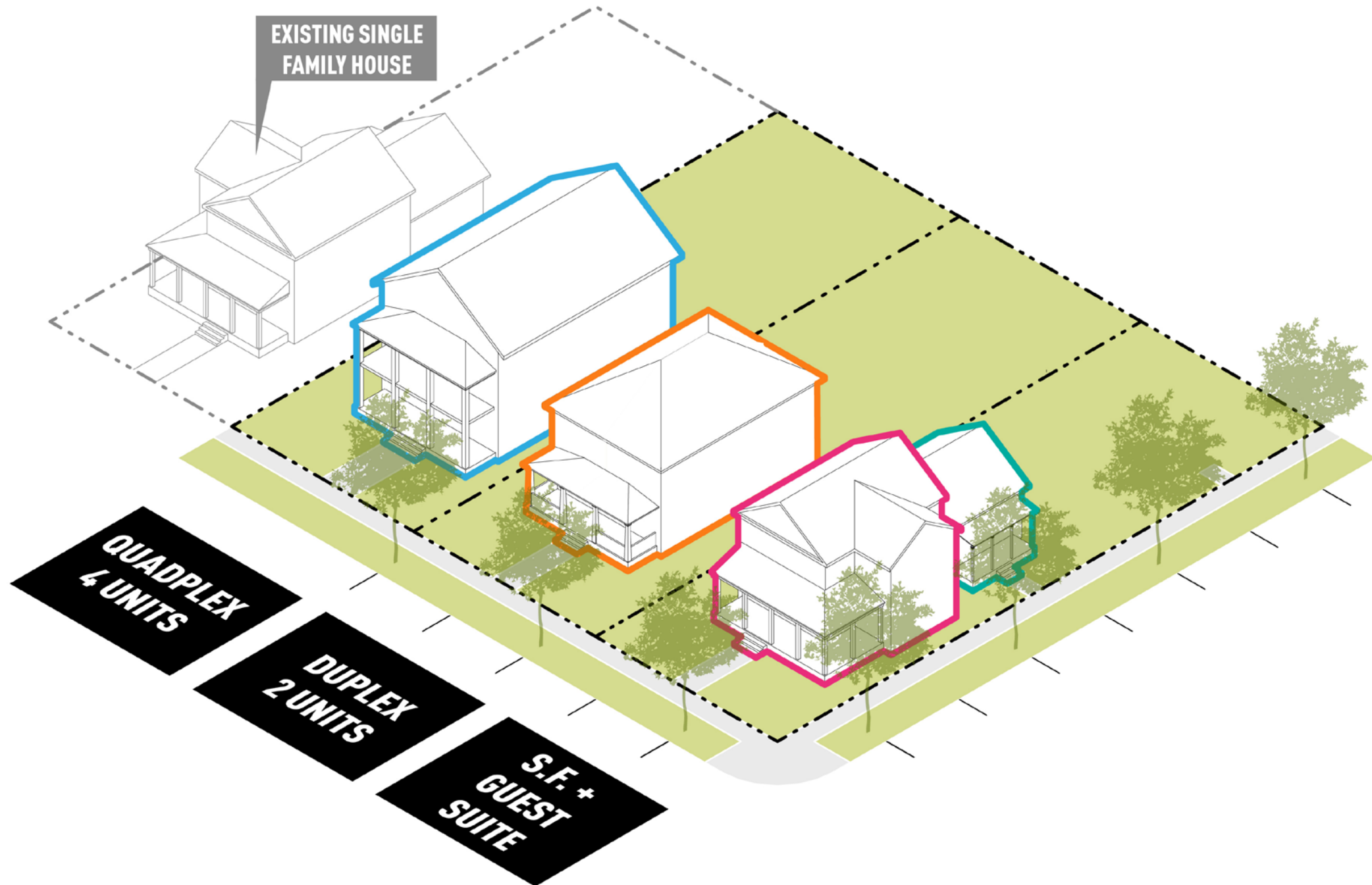


- Most people will walk 5 -10 minutes for daily goods and services
- Providing housing choice near your downtown helps support your downtown

DESIGN MATTERS.

**Good design allows neighborhoods
to maintain single-family character
while offering housing choice
options.**

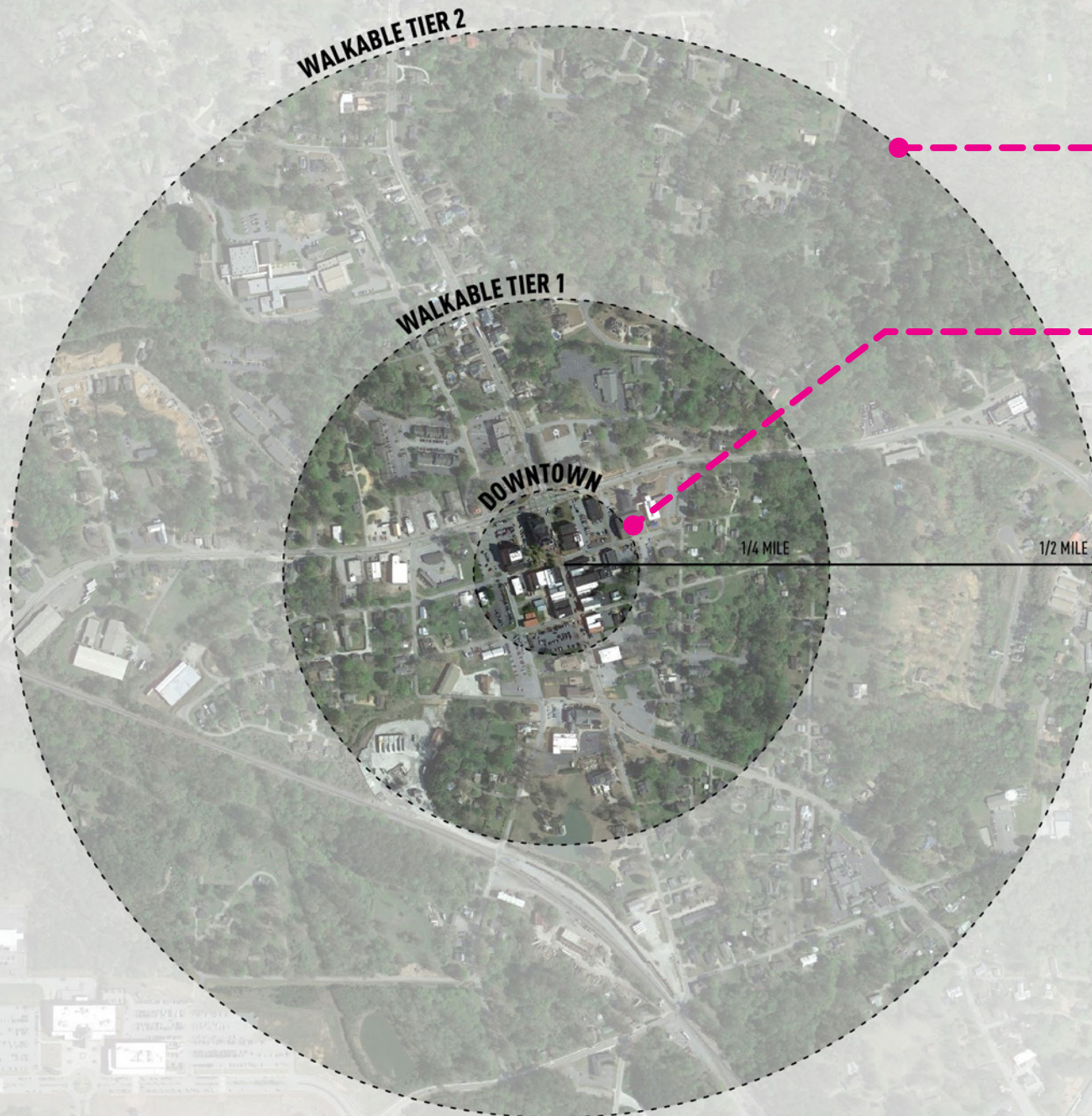
DESIGN MATTERS: HOUSING TYPES



VARIETY MATTERS.

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

DALLAS, GA: HOUSEHOLDS PER ACRE



1/2 MILE =
500 ACRES
LESS 30% PUBLIC SPACE=
350 ACRES

TYPICAL COMMERCIAL NODE =
30,000 SF

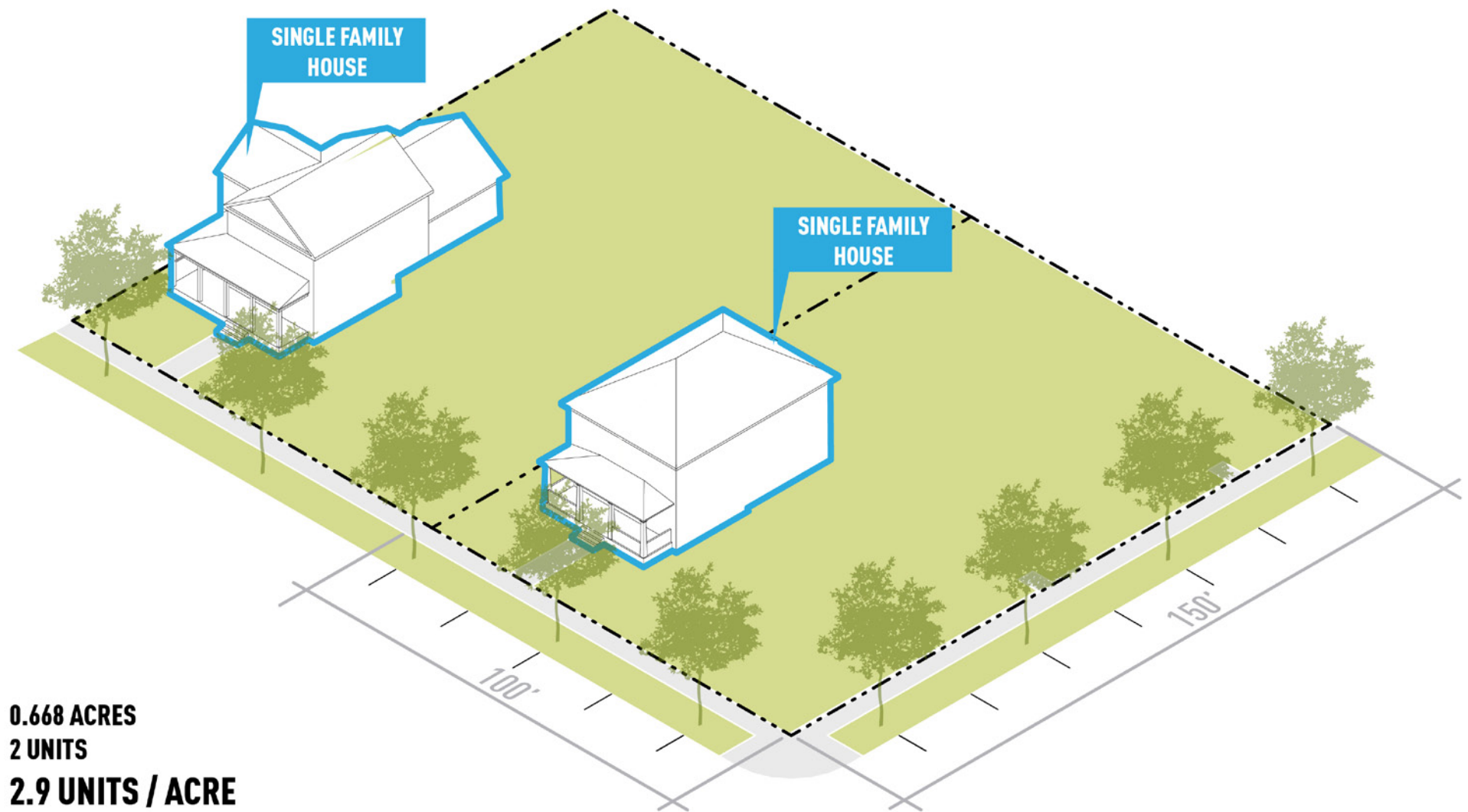
2,000 HOUSEHOLDS NEEDED
TO SUPPORT 30,000 SF

2,000 / 350 ACRES =

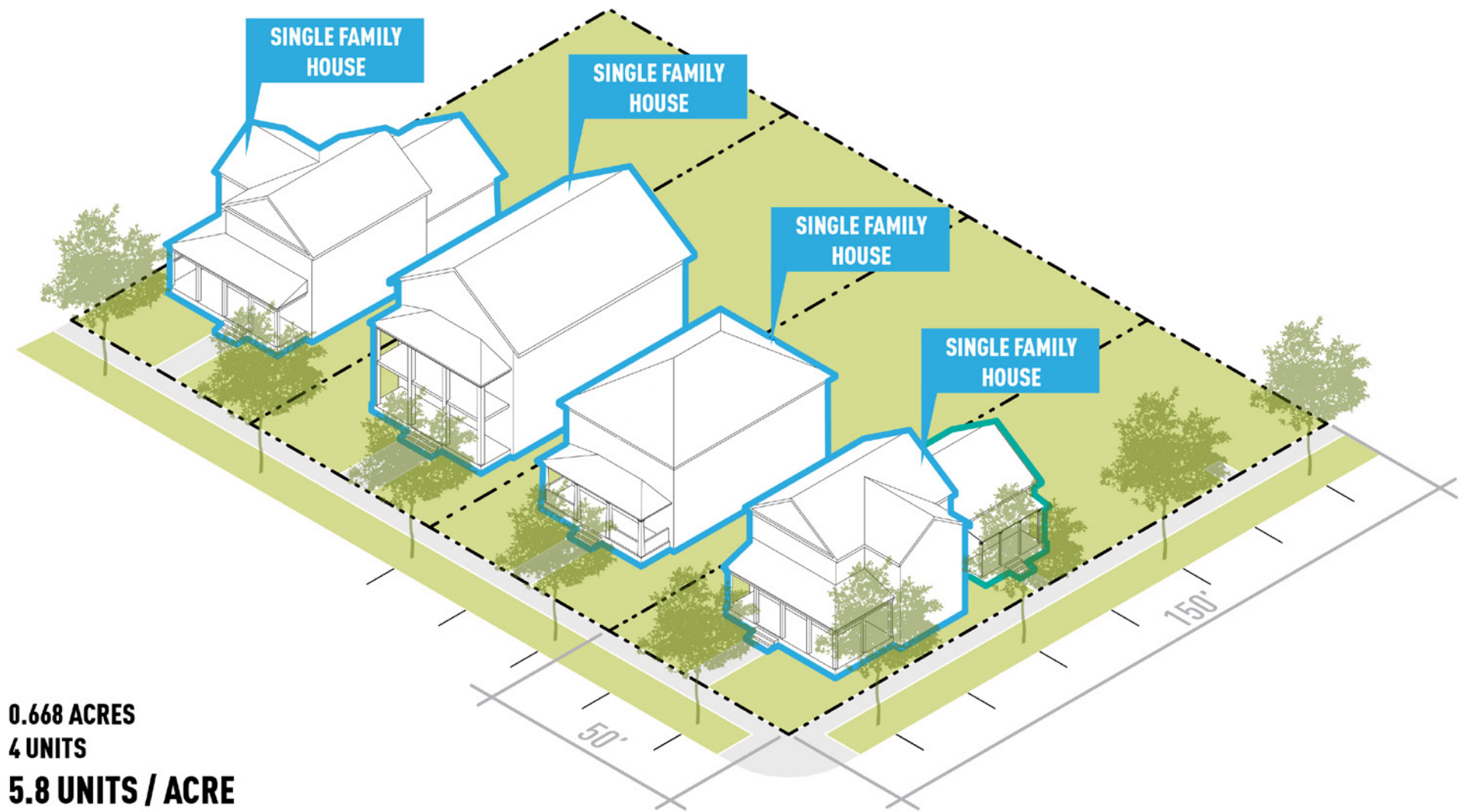
5.7 HOUSEHOLDS / ACRE
NEEDED WITHIN A
1/2 MILE WALK OF
DOWNTOWN

DALLAS TODAY:
1.5 HOUSEHOLDS / ACRE

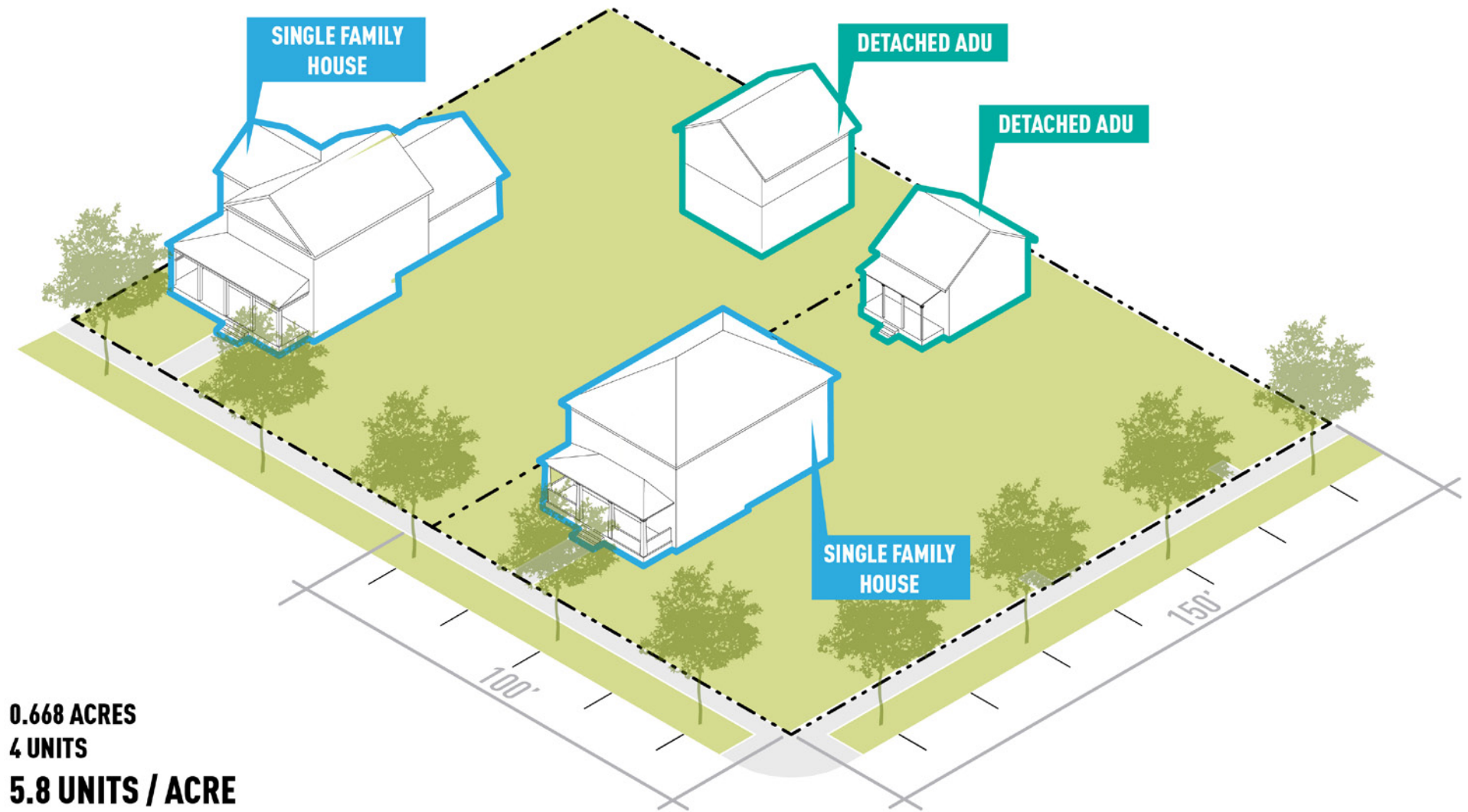
VARIETY HELPS ACHIEVE WALKABILITY



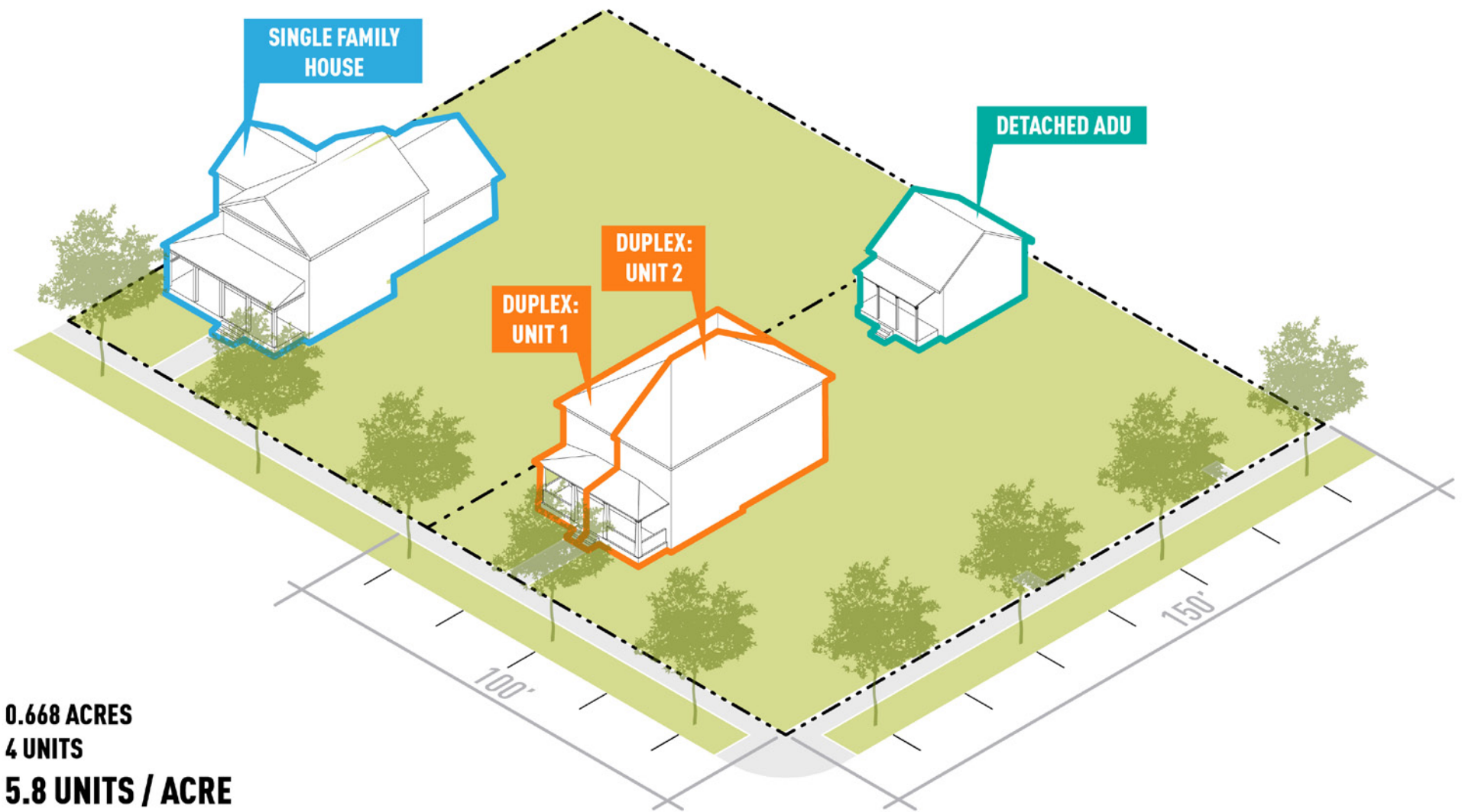
VARIETY HELPS ACHIEVE WALKABILITY



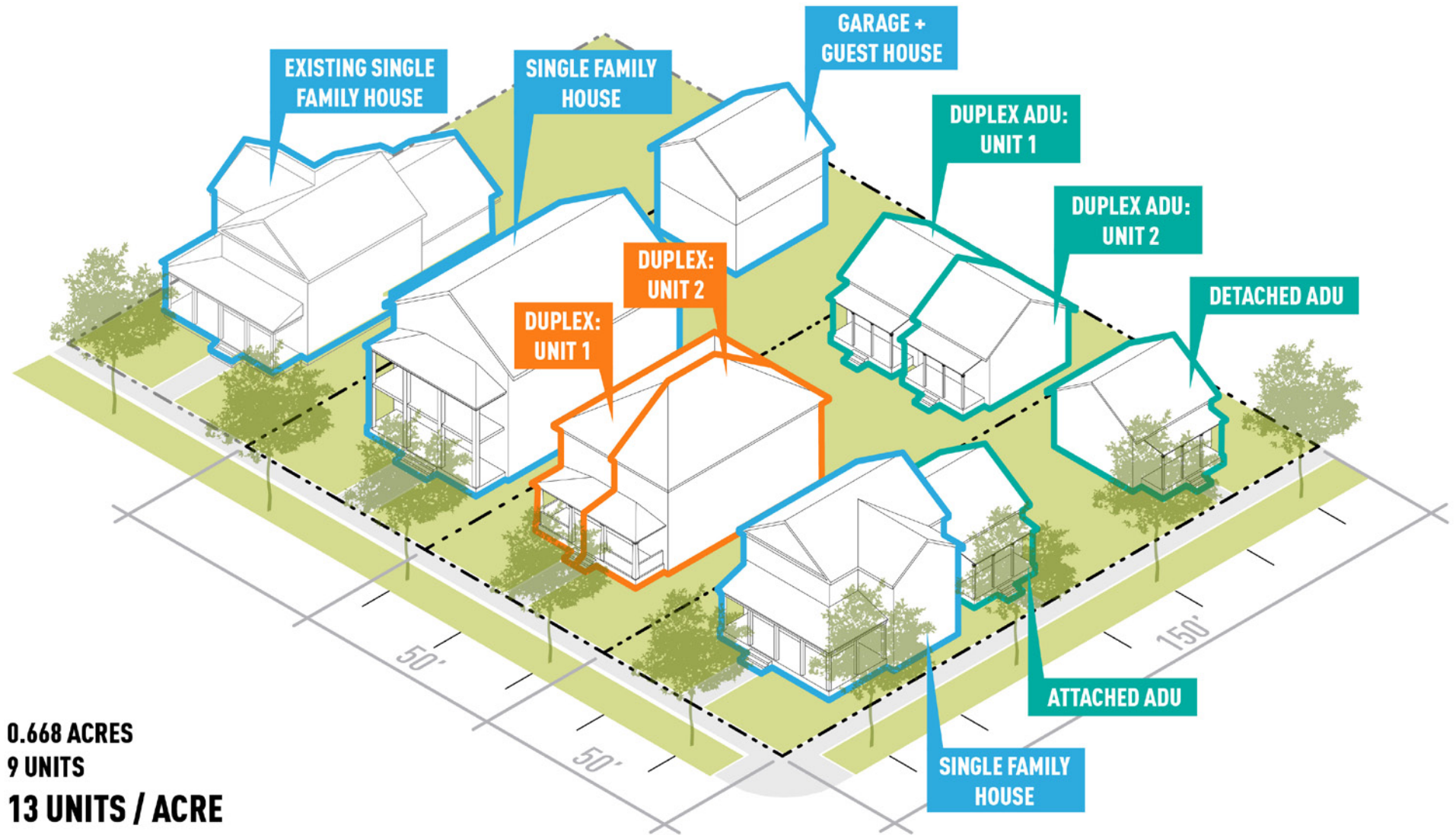
VARIETY HELPS ACHIEVE WALKABILITY



VARIETY HELPS ACHIEVE WALKABILITY



VARIETY HELPS ACHIEVE WALKABILITY



WHAT ARE DESIGN STRATEGIES FOR HOUSING CHOICE?

KRONBERG WALL: INFILL HOUSING EXAMPLES

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

KRONBERG WALL: INFILL HOUSING EXAMPLES

LOWEST BARRIER

1. ACCESSORY DWELLING UNITS (ADUs)

2. MISSING MIDDLE HOUSING

3. POCKET NEIGHBORHOODS

HIGHEST BARRIER

4. SUBSIDIZED AFFORDABLE HOUSING



ACCESSORY DWELLING UNITS

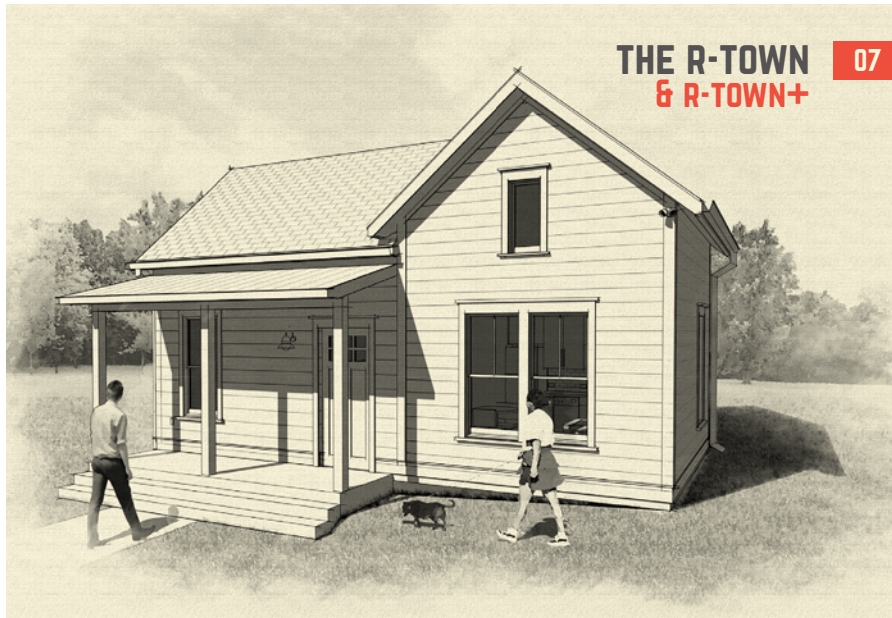
WHAT

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.

DETACHED ADU // ATLANTA ADU CO.

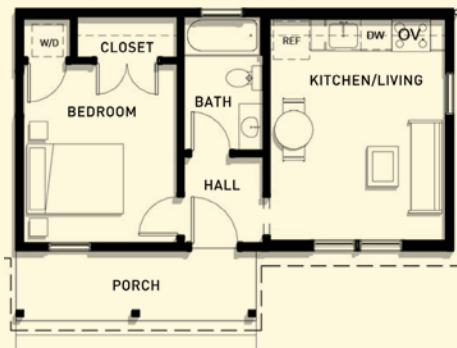


THE R-TOWN 07
& R-TOWN+

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

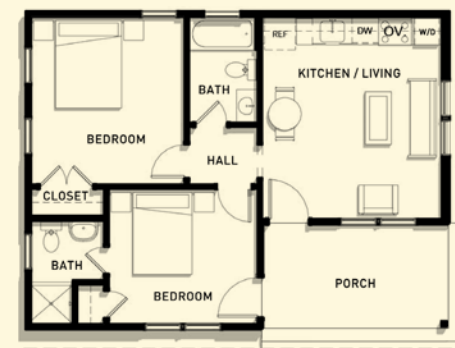


08 THE K-WOOD
& K-WOOD+

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.



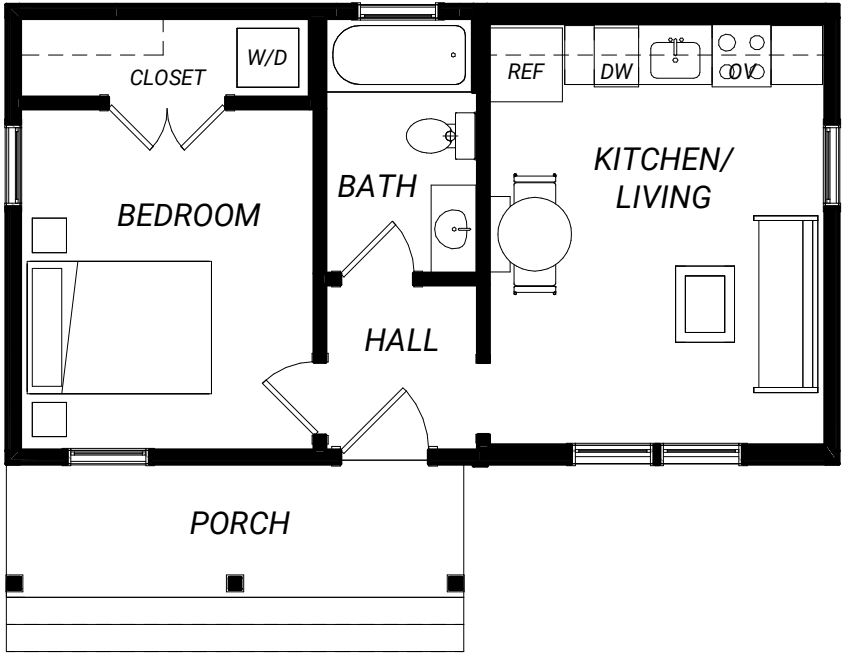
NOT INCLUDED CONTINGENCIES:

- 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

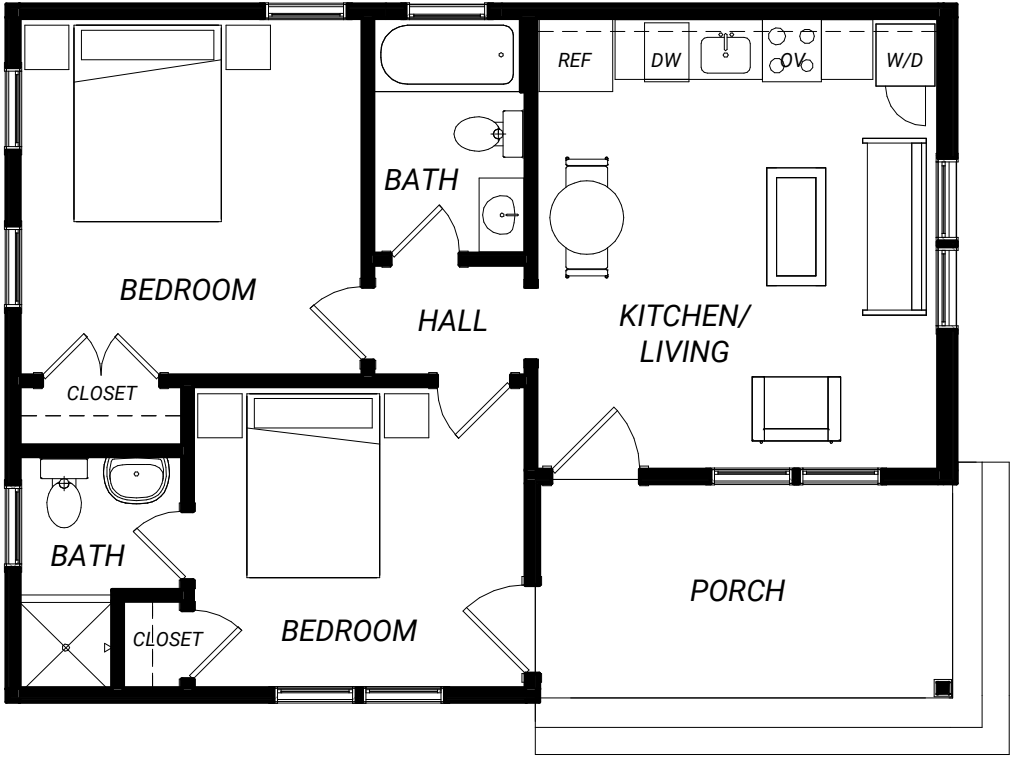
All contingencies will be identified at the end of the Feasibility and Investigation Phase

ATLANTA ADU CO. // FLOOR PLANS

1 BEDROOM 1 BATHROOM 429 SF



2 BEDROOM 2 BATHROOM 749 SF



ATLANTA ADU CO // 2 BED 2 BATH, UNDER CONSTRUCTION



ATLANTA ADU CO // 2 BED 2 BATH, ALMOST COMPLETE

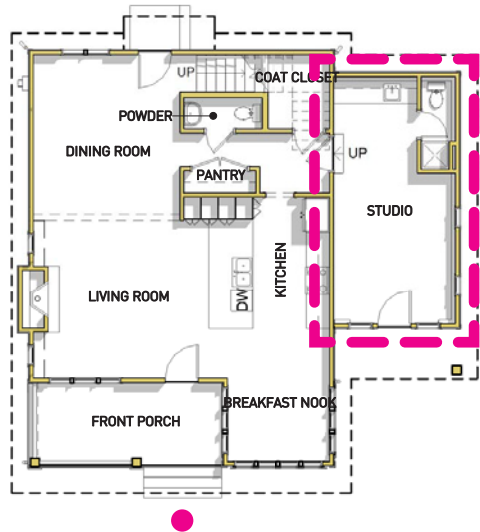
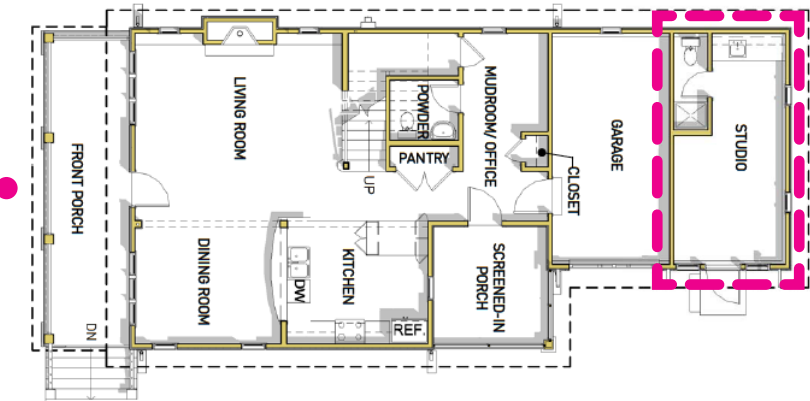


FRONT YARD VIEW



BACK YARD VIEW

ATTACHED ADU // LAFRANCE WALK



KEY TAKEAWAYS // ADUS

1.

REQUIRES ZONING UPDATES

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

2.

ADDS HOUSEHOLDS, 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.



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

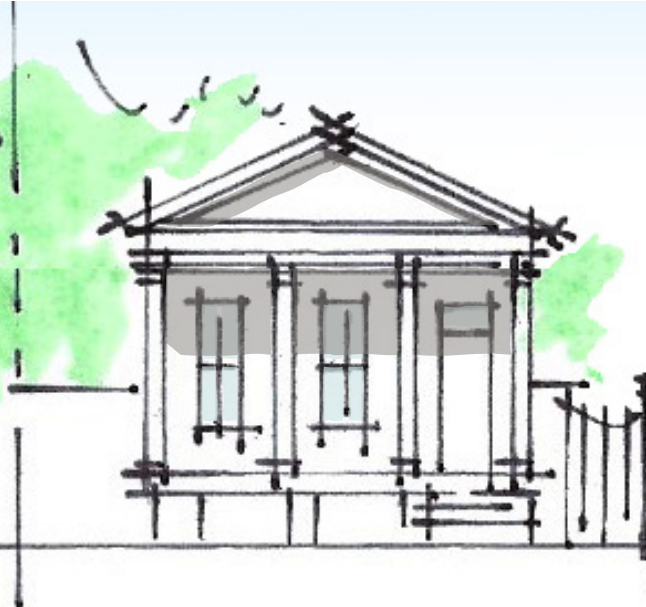
It provides housing types that can fit seamlessly into existing “single family” neighborhoods and offers affordable options (for rent or for sale) in desirable areas.

COTTAGE EXAMPLE // BRUNSWICK, GA



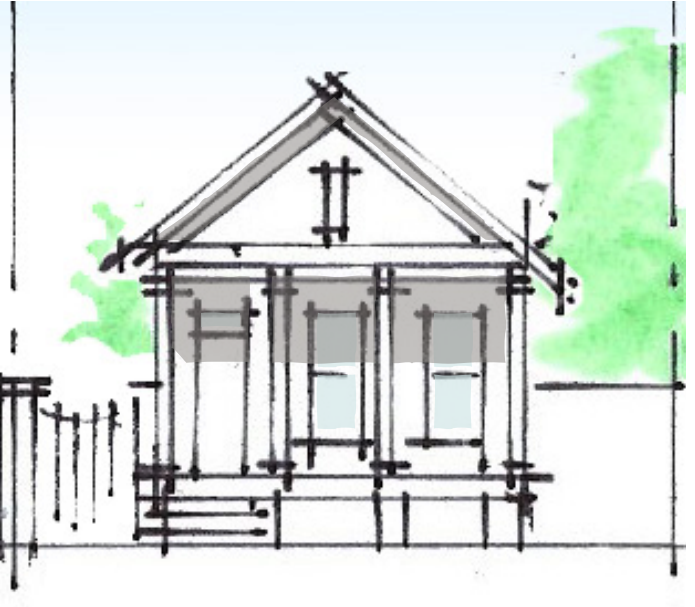
EXISTING:
1 UNIT

SINGLE-FAMILY RESIDENCE



LOT 1:
2 UNITS

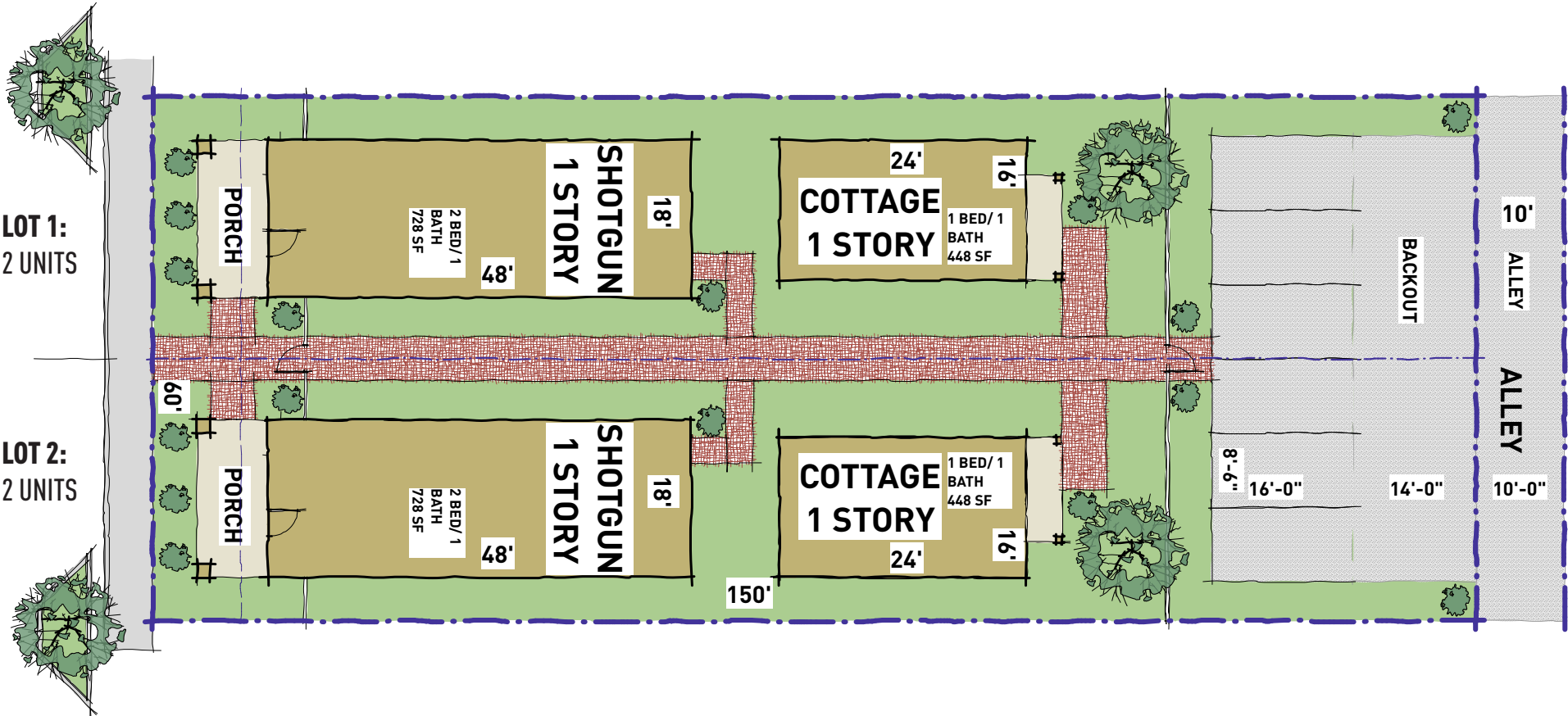
SINGLE-FAMILY RESIDENCE + ADU



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

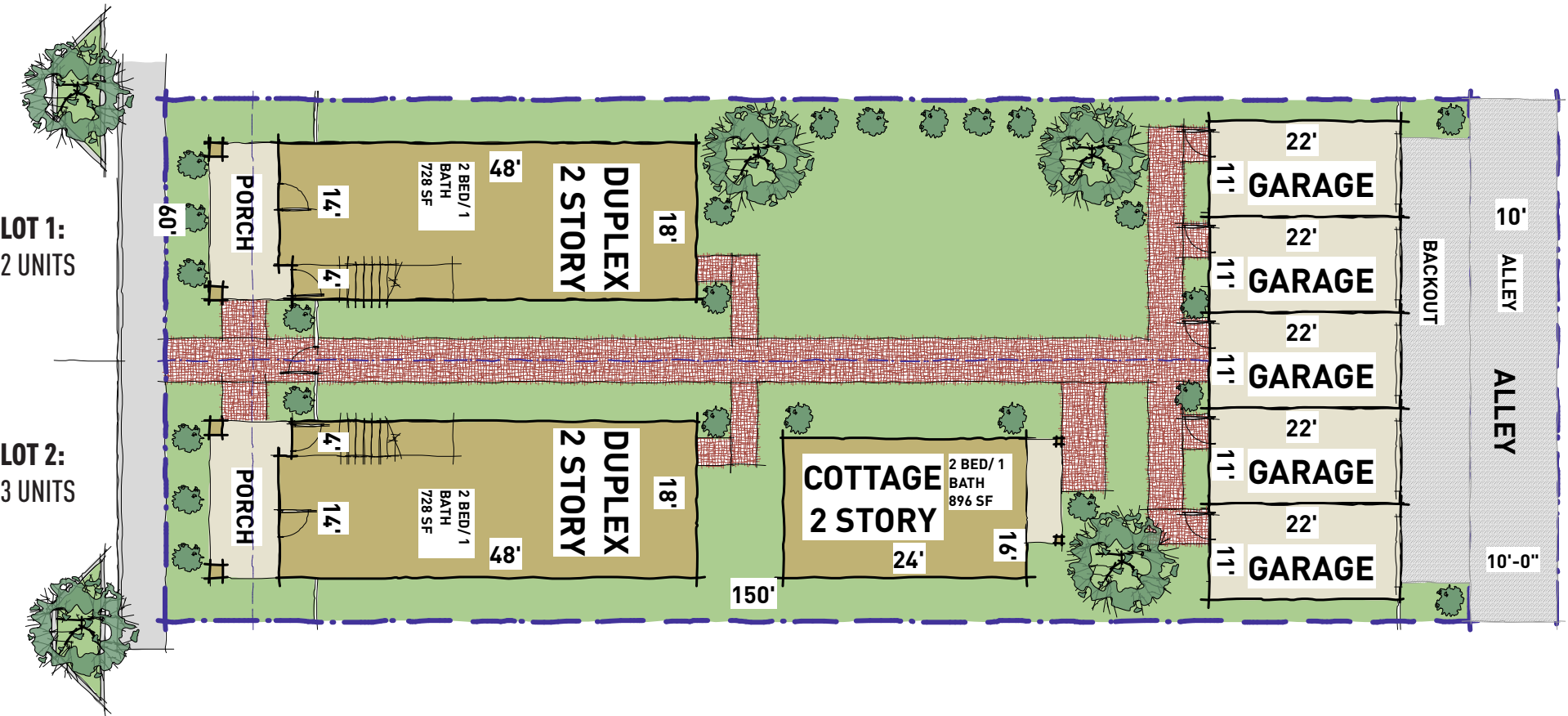
DUPLEX

LOT 2:

3 UNITS

DUPLEX + ADU

DUPLEX EXAMPLE // BRUNSWICK, GA



QUADPLEX EXAMPLE // BRUNSWICK, GA



EXISTING:

2 UNITS

DUPLEX



LOT 1 + 2:

6 UNITS

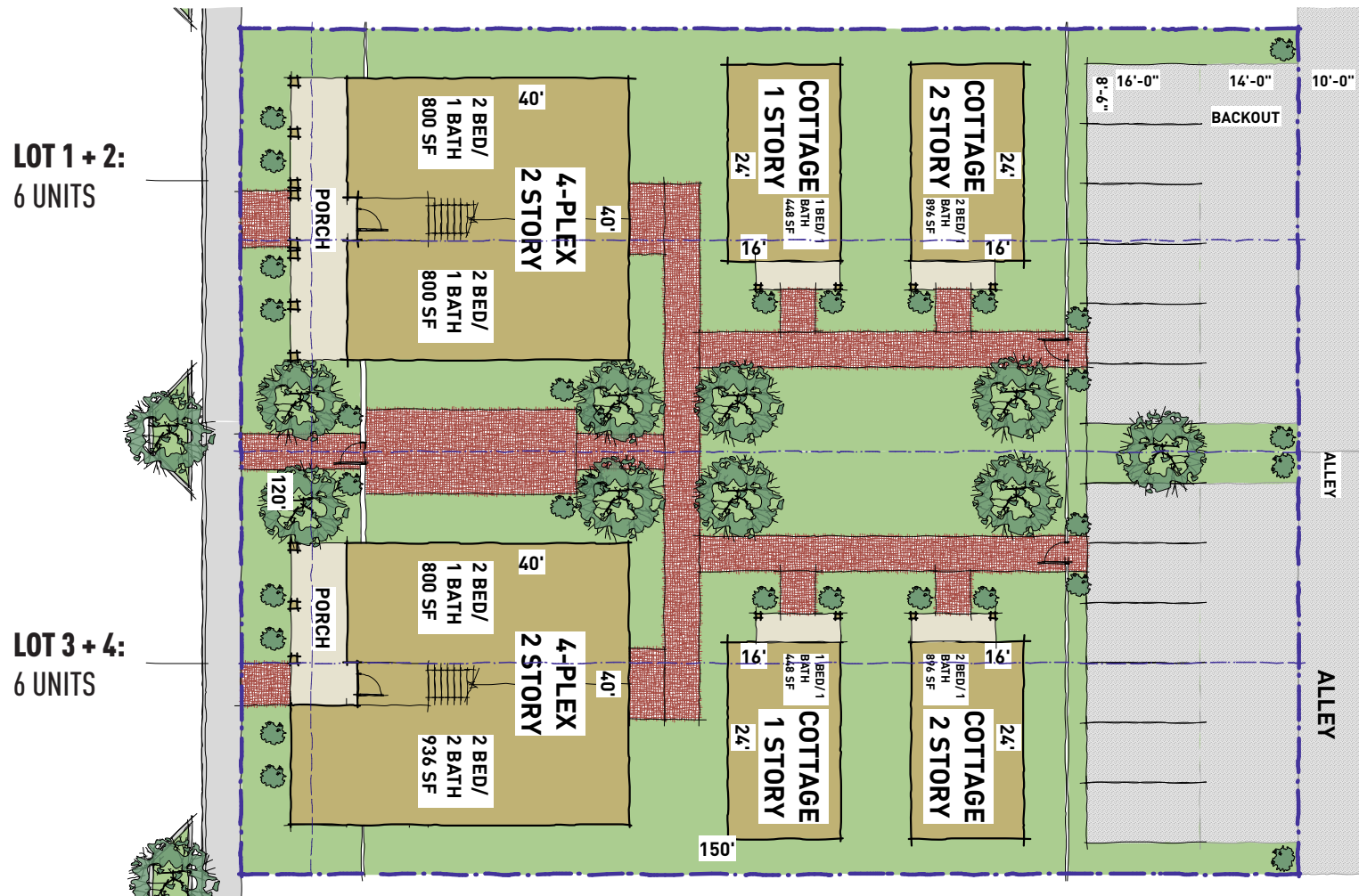
4-PLEX + 2 ADUS

LOT 3 + 4:

6 UNITS

4-PLEX + 2 ADUS

QUADPLEX EXAMPLE // BRUNSWICK, GA



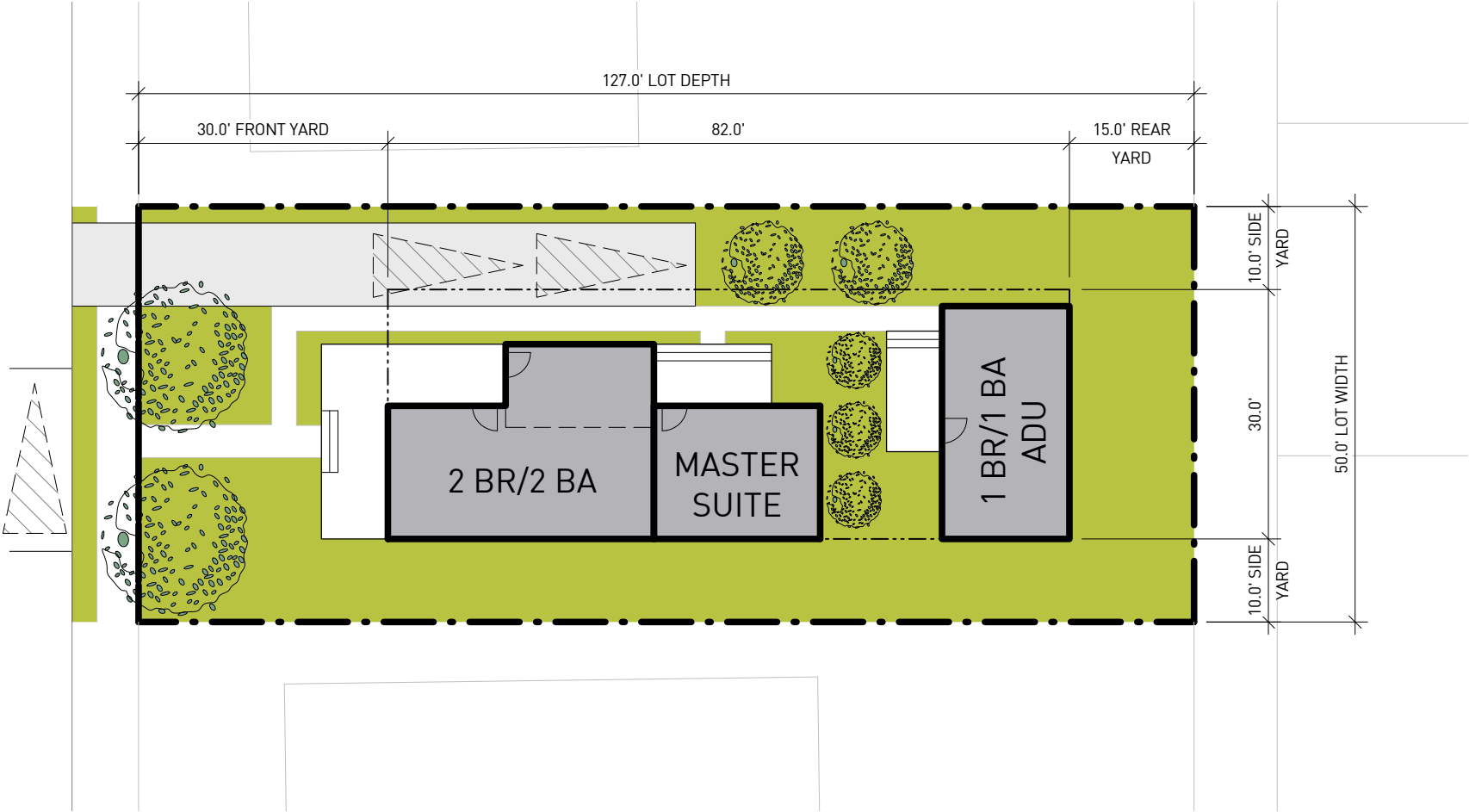
LOT SIZE # LOTS # UNITS

30 X 150

4

12

TRIPLEX EXAMPLE // ATLANTA



LOT SIZE

50 X 127

LOTS

1

UNITS

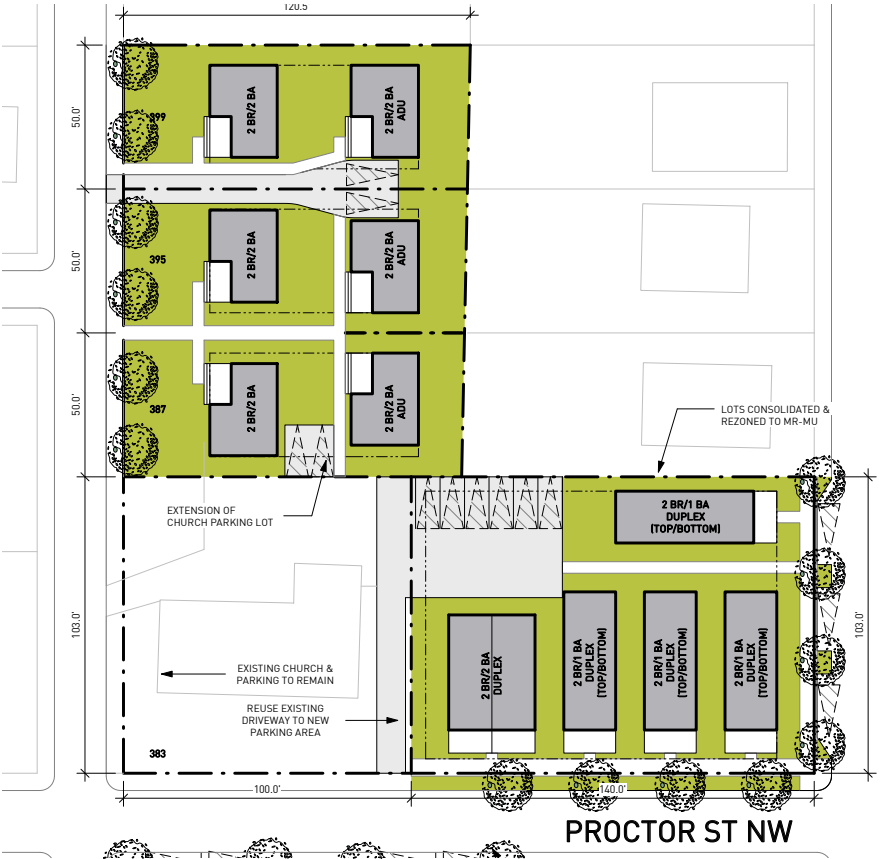
1 + 1 GUEST + 1 ADU = 3

COTTAGE COURT EXAMPLE // ATLANTA

OPTION 1: SINGLE FAMILY LOTS



OPTION 2: SINGLE FAMILY + MISSING MIDDLE



UNITS OPT 1

$5 + 5 \text{ ADU} = 10$

LOT SIZE

50×120

LOTS

5

UNITS OPT 2

$13 + 3 \text{ ADU} = 16$

KEY TAKEAWAYS // MISSING MIDDLE HOUSING

1.

ALLEY ACCESS FOR PARKING WORKS BEST

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.



POCKET NEIGHBORHOODS

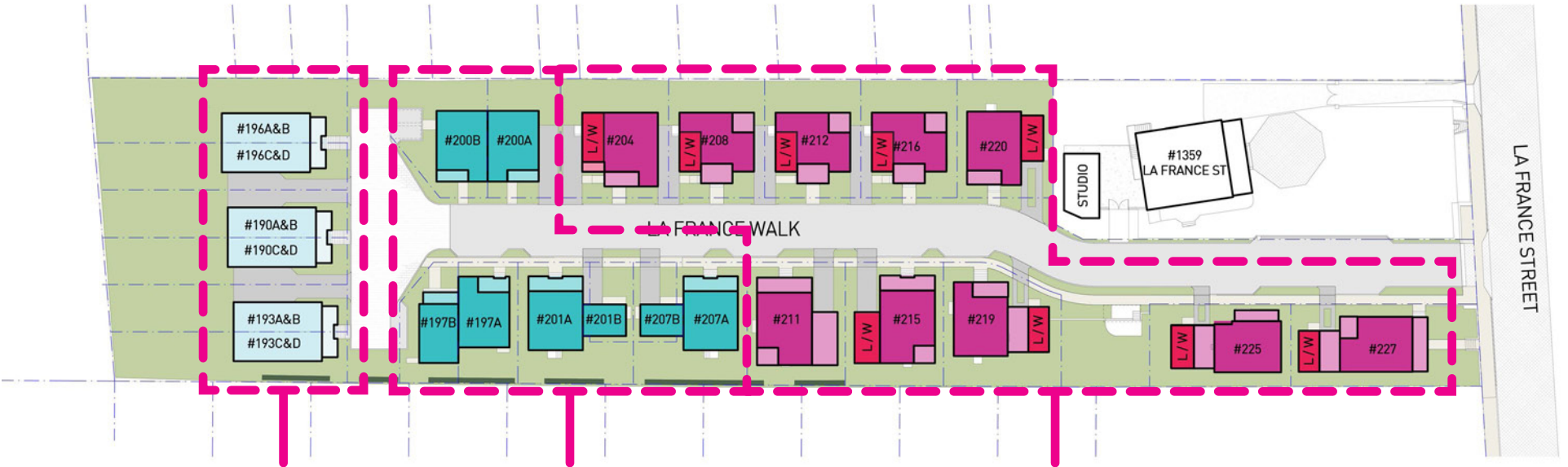
WHAT

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.



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.

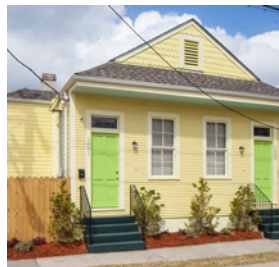
IBERVILLE OFFSITE REHABILITATIONS (IOR) // NEW ORLEANS, LA



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

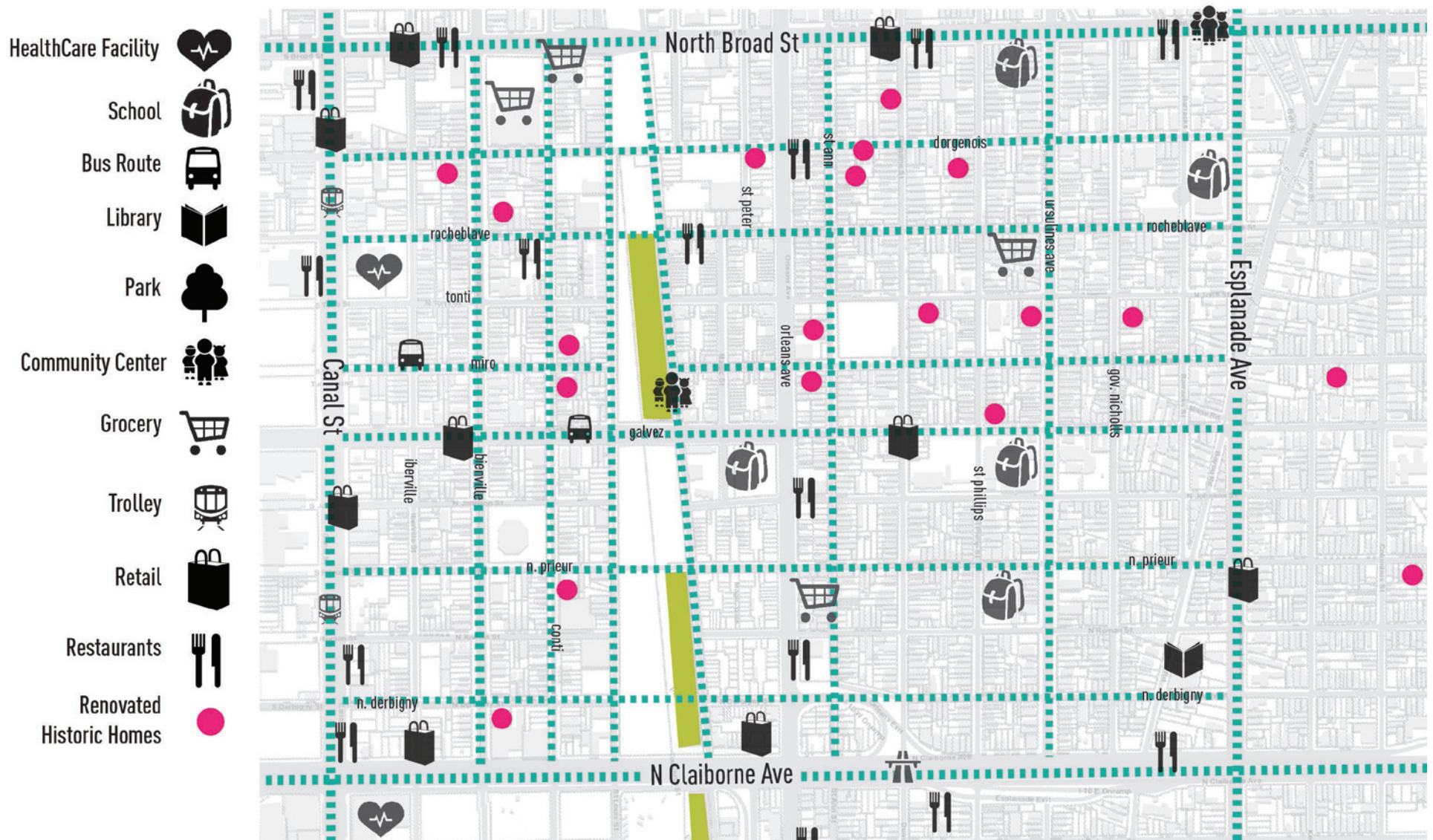
100+
AFFORDABLE
DWELLINGS CREATED

35
YEARS OF AFFORDABLE
HOUSING SECURITY



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

NEIGHBORHOODS ARE ECOSYSTEMS



KEY TAKEAWAYS // SUBSIDIZED AFFORDABLE HOUSING

1.

REHAB 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.

**WHY ISN'T THERE MORE
AFFORDABLE HOUSING IN
WALKABLE PLACES?**

THE COMMON ROADBLOCKS

1. 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.

2. OUTDATED CODES AND ORDINANCES

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

3. 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.

SCALE MATTERS.

If the mass and scale of the development is equal to single-family, then it should have an equally easy permitting process—barriers need to be reduced to provide housing choice.

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

1.

FOCUS EFFORTS IN ACCESSIBLE PLACES

Focus density changes to areas with walkable infrastructure in-place, or have the potential for walkable infrastructure—typically these are pre-WWII neighborhoods. Proximity is key to providing affordable housing that also provides for mobility options.

2.

ALLOW ADUs + DUPLEXES IN SINGLE FAMILY ZONING DISTRICTS

While this alone will not provide enough housing to accommodate growth, it is a good starting point in addressing housing shortages in walkable communities.

3.

CHANGE PARKING REQUIREMENTS

Let the market decide how much parking is required, particularly in areas where walking, biking, or transit is an option. This is especially important in areas wanting to encourage the development of missing middle housing. Remember: 1-0.5 parking spaces per unit is plenty.

4.

INVEST IN PEOPLE, NOT CARS

Focus public invest on improvements to the public realm that promote walking, biking, and transit ridership. Redirect some of the resources dedicated to accommodating cars into projects that create better environments for people.

KEY TAKEAWAYS //

INCREMENTAL CHANGES ARE LOW-RISK & LOW-BARRIER

1.

PRESERVE / ADAPT WHAT YOU HAVE

Most communities already have good bones and examples of housing variety. Focus on these areas, allowing them to adapt with the community's needs.

2.

ALLOW FOR MORE OF WHAT YOU LOVE

Examine the parts of your community that make it unique, and make sure your codes allow for more of the parts that you love.

3.

EXPLORE NEW CONTEXT SENSITIVE OPTIONS

Housing choice means exploring options that might not already exist. Allow and encourage innovative housing strategies that reflect your existing character.

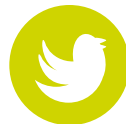


KRONBERG WALL

ARCHITECTURE • DESIGN • DEVELOPMENT

887 Wylie St, Atlanta, GA 30316 • 404-653 -0553

www.kronbergwall.com



@kronbergwall