

HOUSING CHOICE + INCREMENTAL DEVELOPMENT

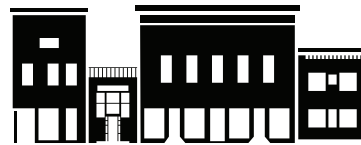
SMALL-SCALE, BIG-DEAL

WHO IS KRONBERG WALL?

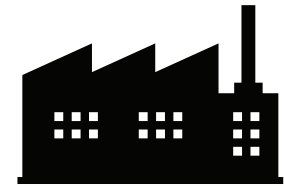
**WE ARE CONSCIOUS URBAN
PLACEMAKERS**



NEIGHBORHOOD ACTIVATORS

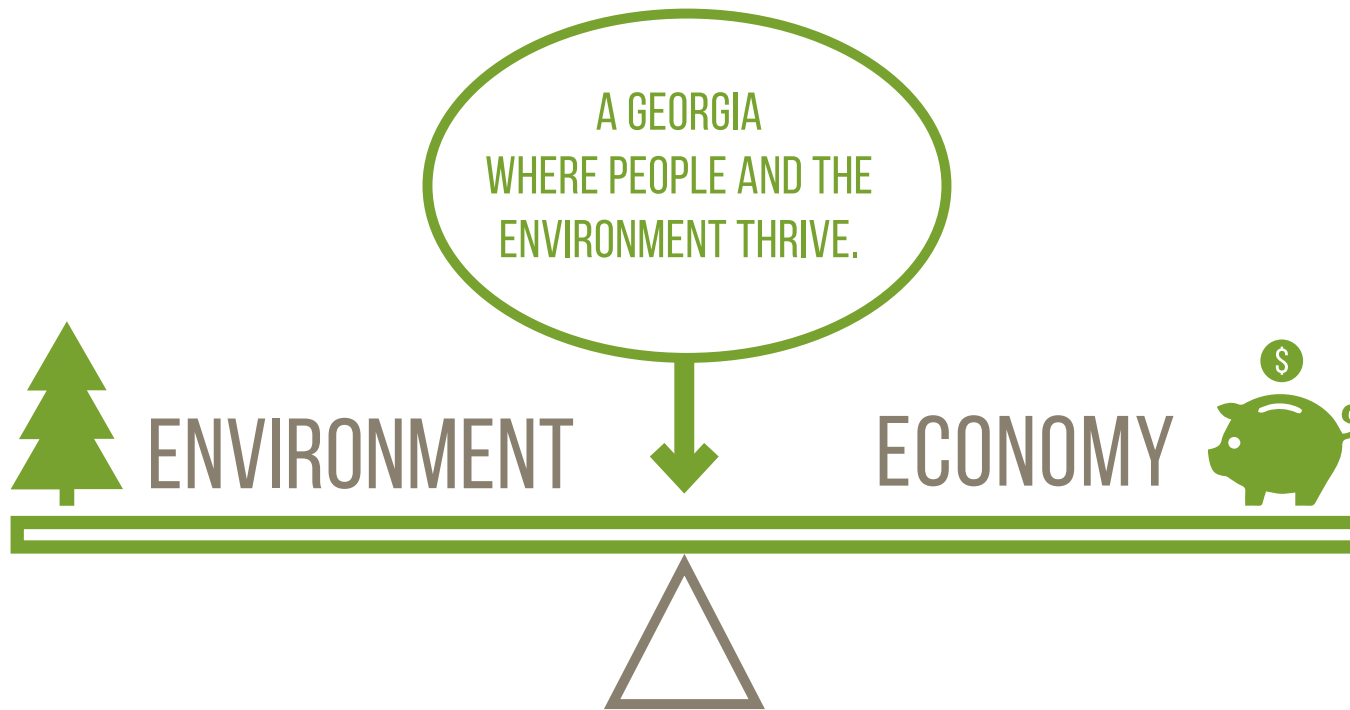


URBAN INFILL



ADAPTIVE REUSE

WHO IS THE GEORGIA CONSERVANCY?



We believe the most sustainable communities are the ones already built.

Sustainable Growth Program
www.georgiaconservancy.org

**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

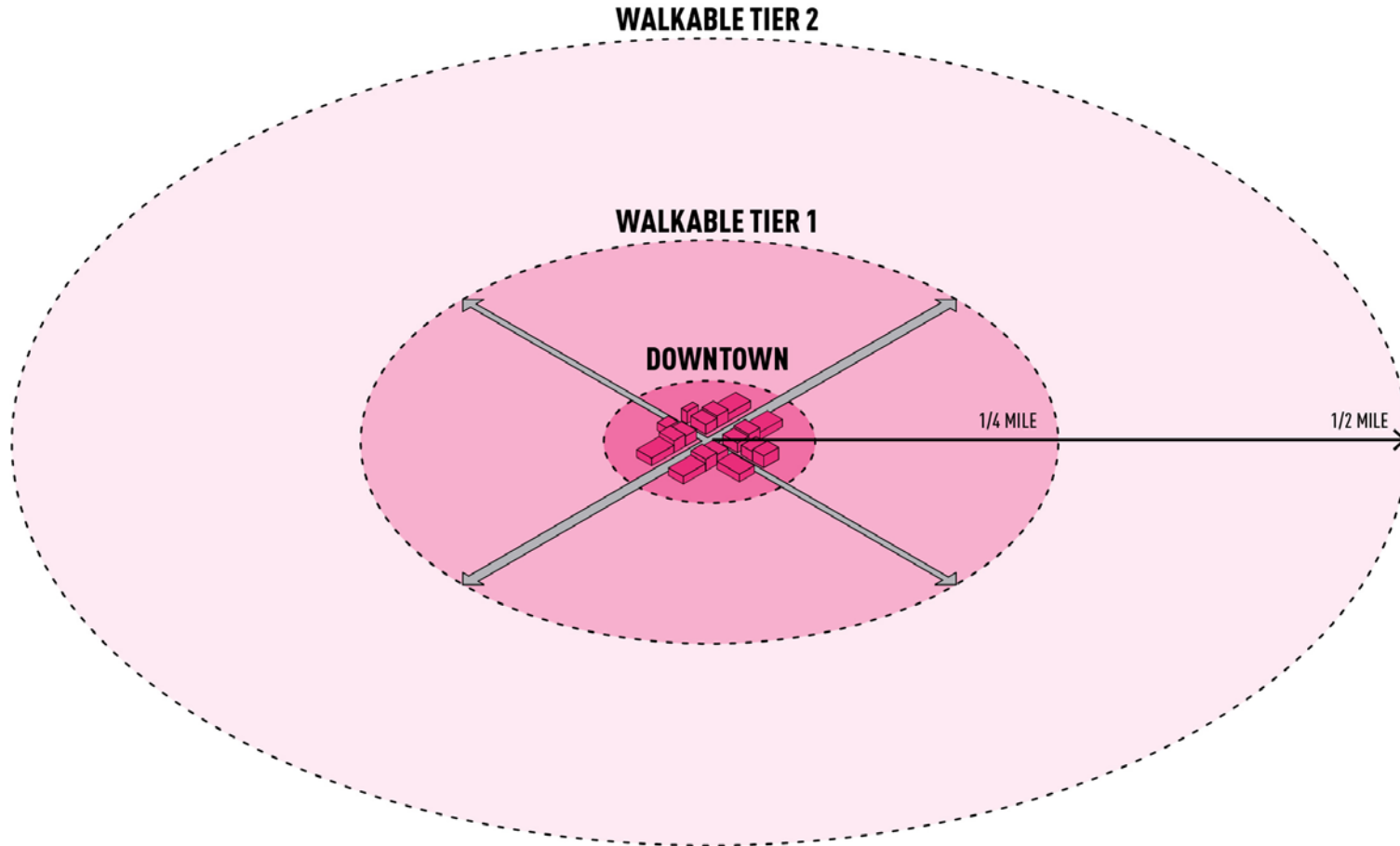
**The high demand and low supply
means walkable neighborhoods
are economically exclusive.**

FOCUS HOUSING WHERE IT MATTERS

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

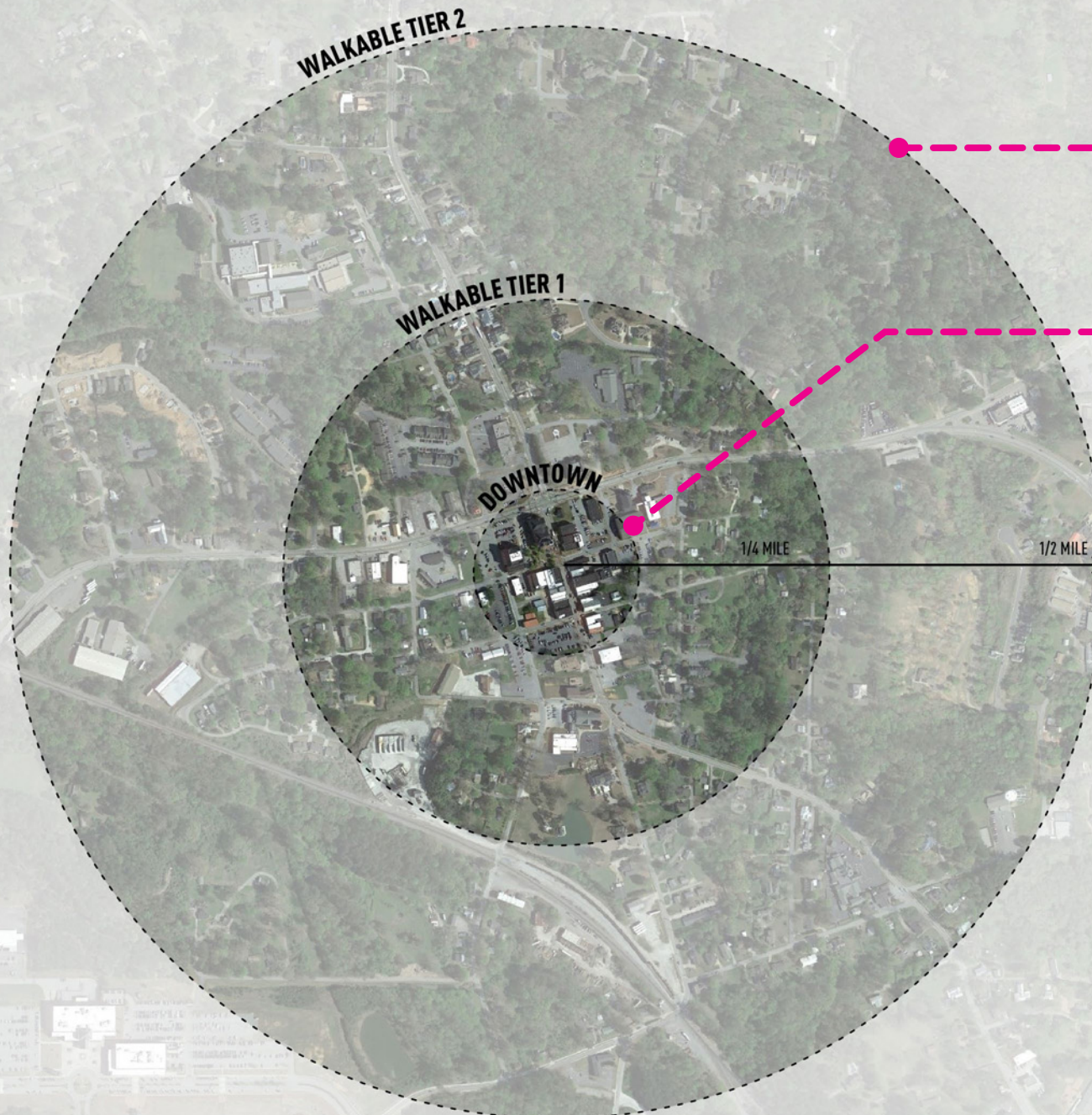
SMALL TOWN STRATEGIES FOR HOUSING CHOICE

CONTEXT MATTERS: FOCUS ON YOUR CORE



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

DALLAS, GA: POPULATION 12,700



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

TRADITIONAL NEIGHBORHOOD OVERLAY

Zoning LaGrange

a rewrite of LaGrange, Georgia's zoning code



LAGRANGE
GEORGIA

[Home](#)

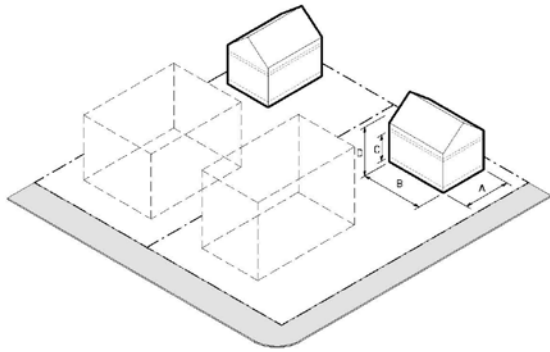
[Helpful Info](#)

[Contact](#)

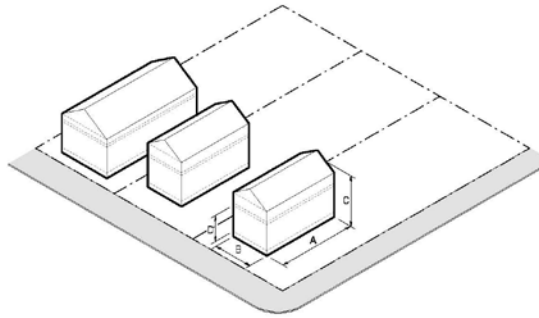
Georgia
CONSERVANCY

KRONBERG WALL
ARCHITECTURE • DESIGN • DEVELOPMENT

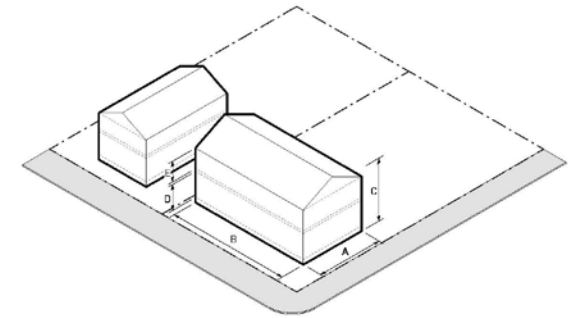
TRADITIONAL NEIGHBORHOOD OVERLAY



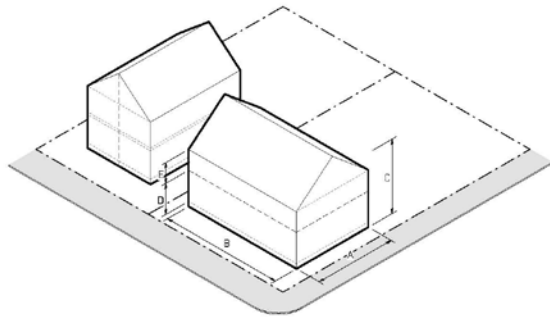
BACKYARD COTTAGE



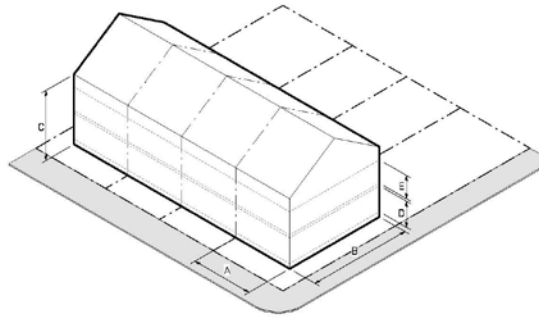
COTTAGE HOUSE



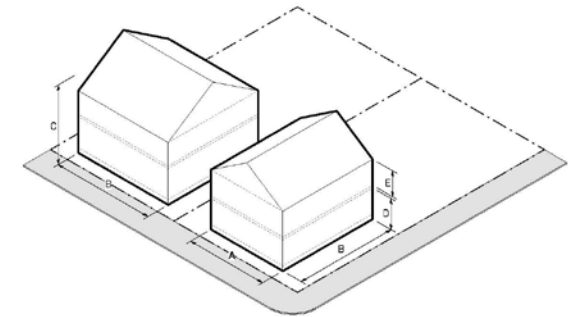
DETACHED HOUSE



DUPLEX



TOWNHOUSE



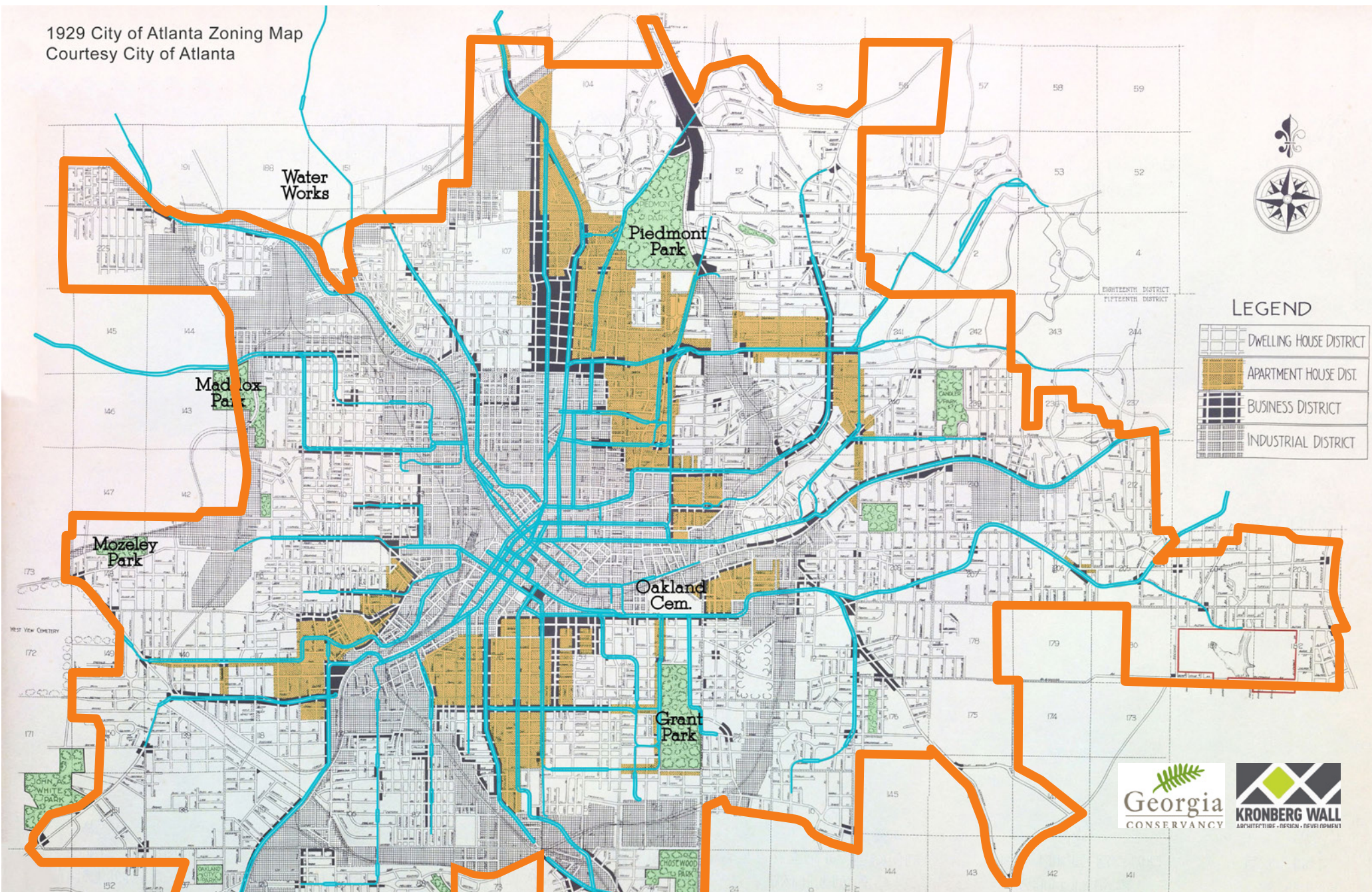
WALK-UP FLAT

ATLANTA STRATEGIES FOR HOUSING CHOICE

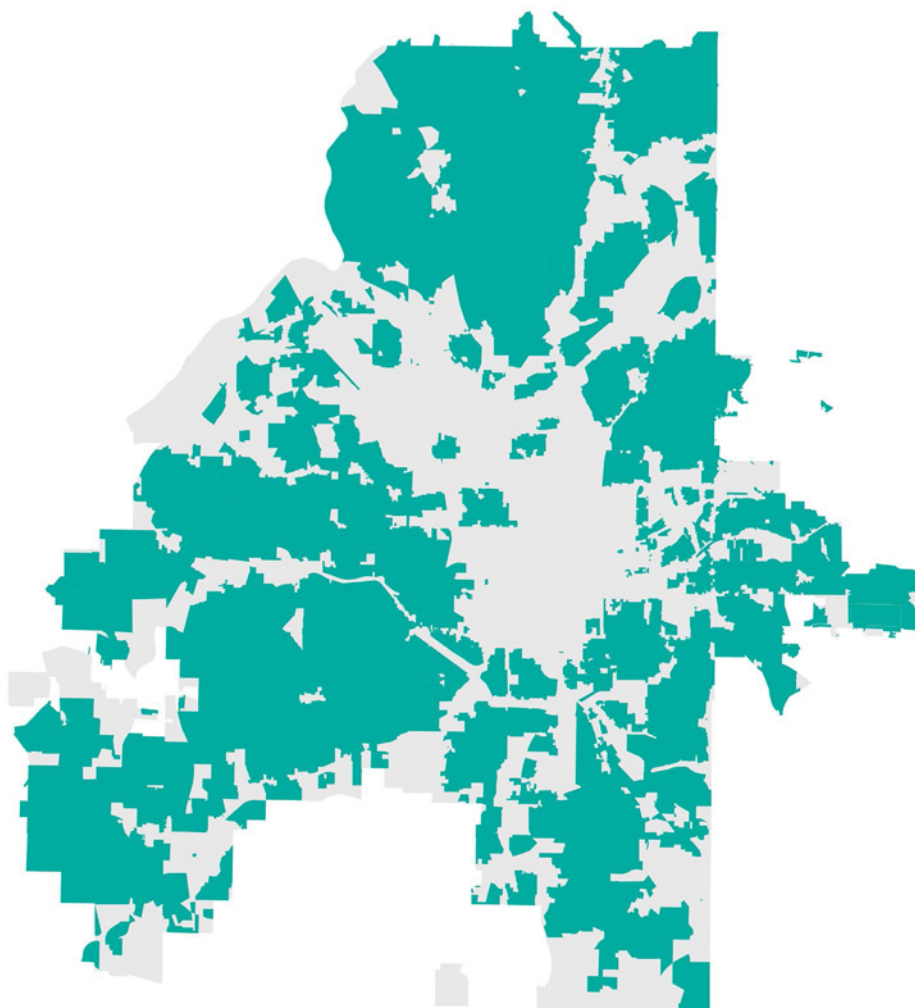
ATLANTA IN 1929: THE ORIGINAL TOD

1929 ATLANTA ZONING MAP

1929 City of Atlanta Zoning Map
Courtesy City of Atlanta



ATLANTA IN 2016: NO ADUS ALLOWED



 Single Family Zoning

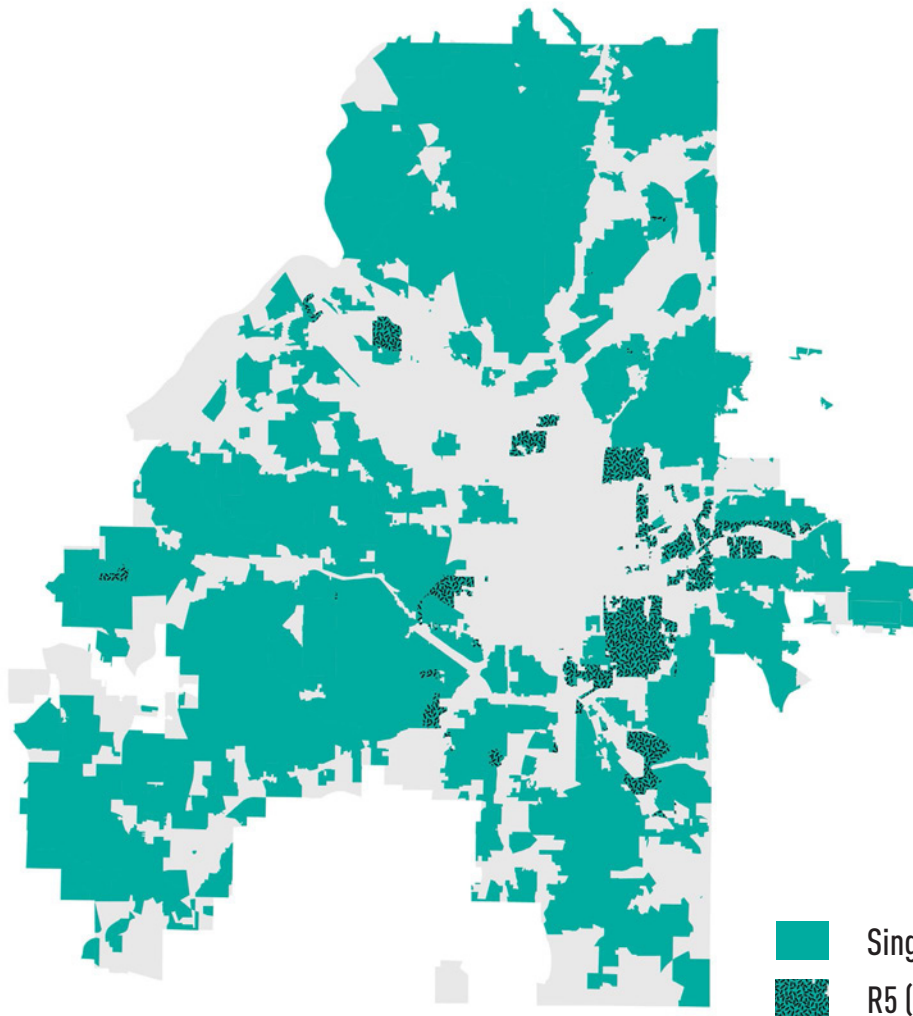
OVER
60%
OF ATLANTA'S LAND
IS ZONED SINGLE
FAMILY (R1-R5)

ATLANTA IN 2016: GUEST HOUSES, BUT NO ADUS

Guest House

- Allowed in all single family zoning categories (R1-R5)
- Cannot be leased for longer than 90 days
- Cannot have “full cooking facilities” (no stoves)
- Does not count towards your allowable buildable square footage

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 2017: ADUS ALLOWED IN R5 ONLY

Guest House

- Allowed in all single family zoning categories (R1-R5)
- Cannot be leased for longer than 90 days
- Cannot have “full cooking facilities” (no stoves)
- Does not count towards your allowable buildable square footage

ADU

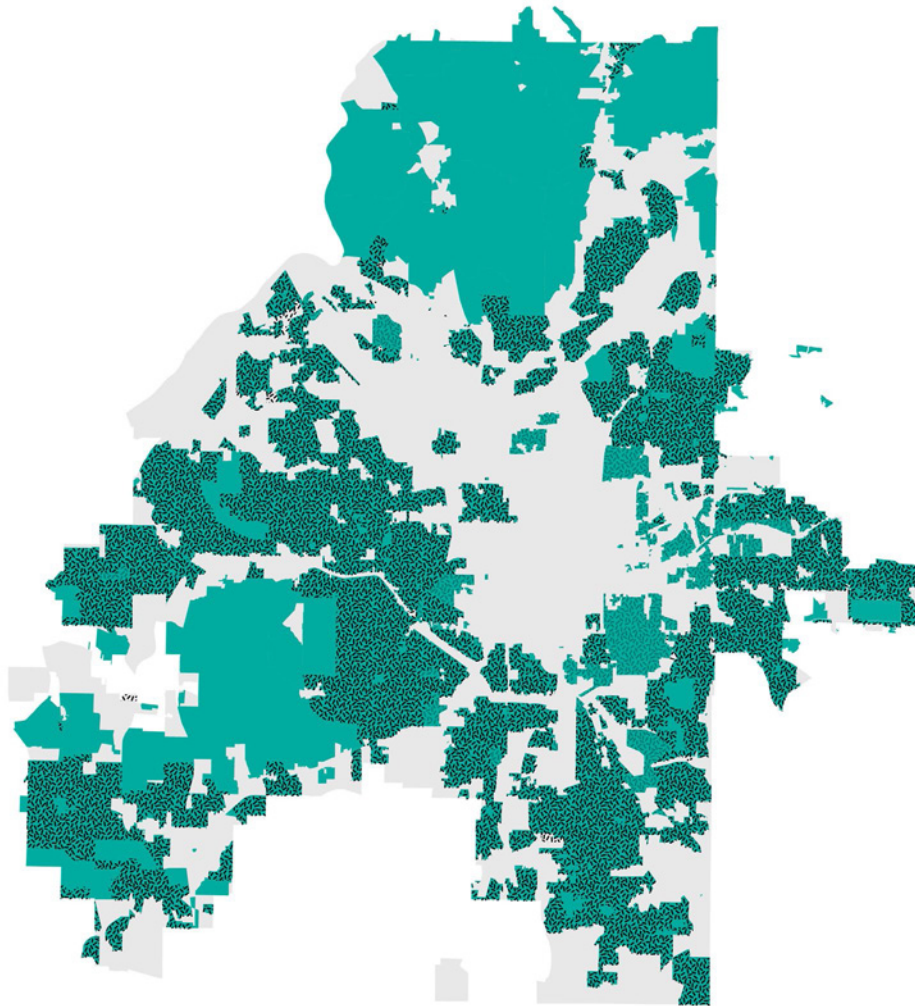
- Allowed only in R5
- No lease limit
- Can have stoves
- Counts towards your allowable buildable square footage

ATLANTA NOW: ZONING QUICK FIXES



Strategic updates to the zoning code are lighter,
faster and cheaper than a full rewrite.

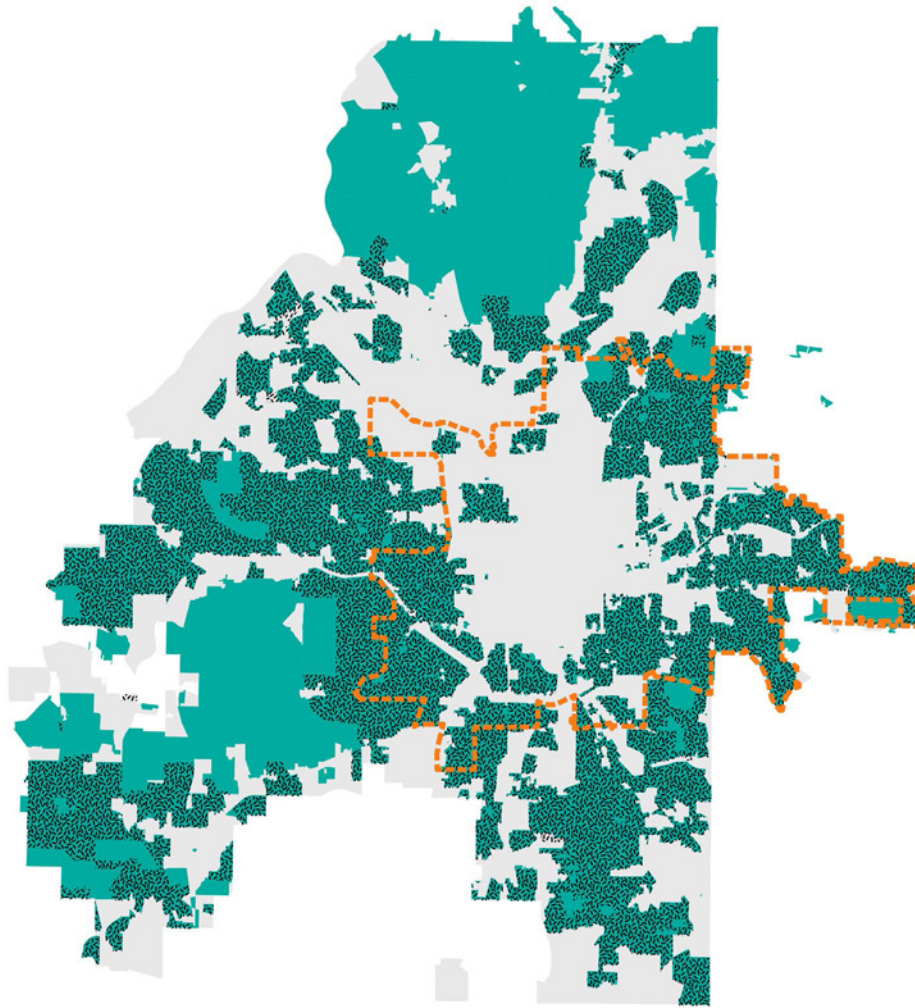
ATLANTA IN 2019 (HOPEFULLY...)



- Single Family Zoning
- R4 (ADUs allowed)
- R5 (ADUs allowed)

OVER
60%
OF SINGLE FAMILY
ZONING WILL ALLOW
ADUS (R4 & R5)

ATLANTA IN 2019 (HOPEFULLY...)



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

MEANING

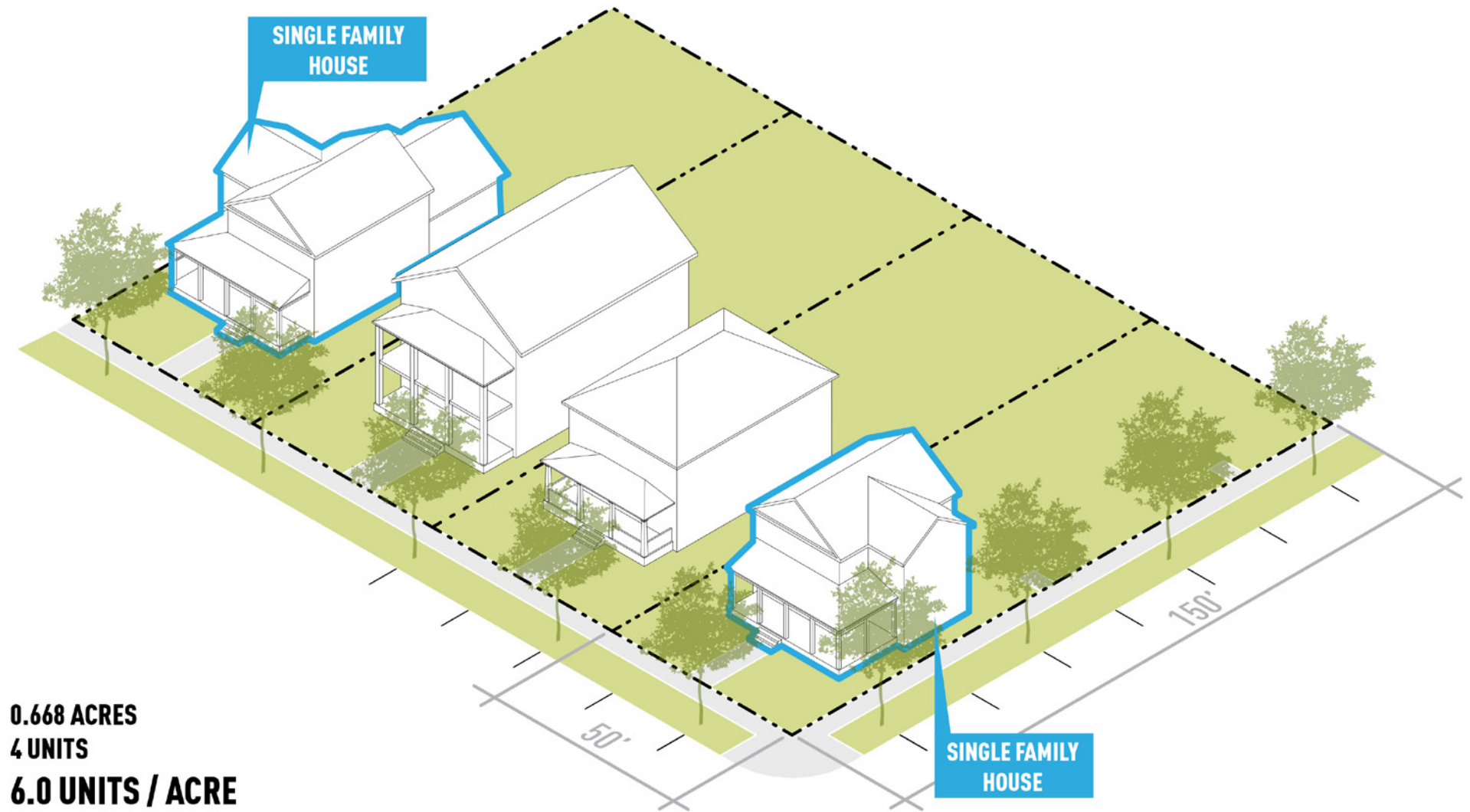
100%

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

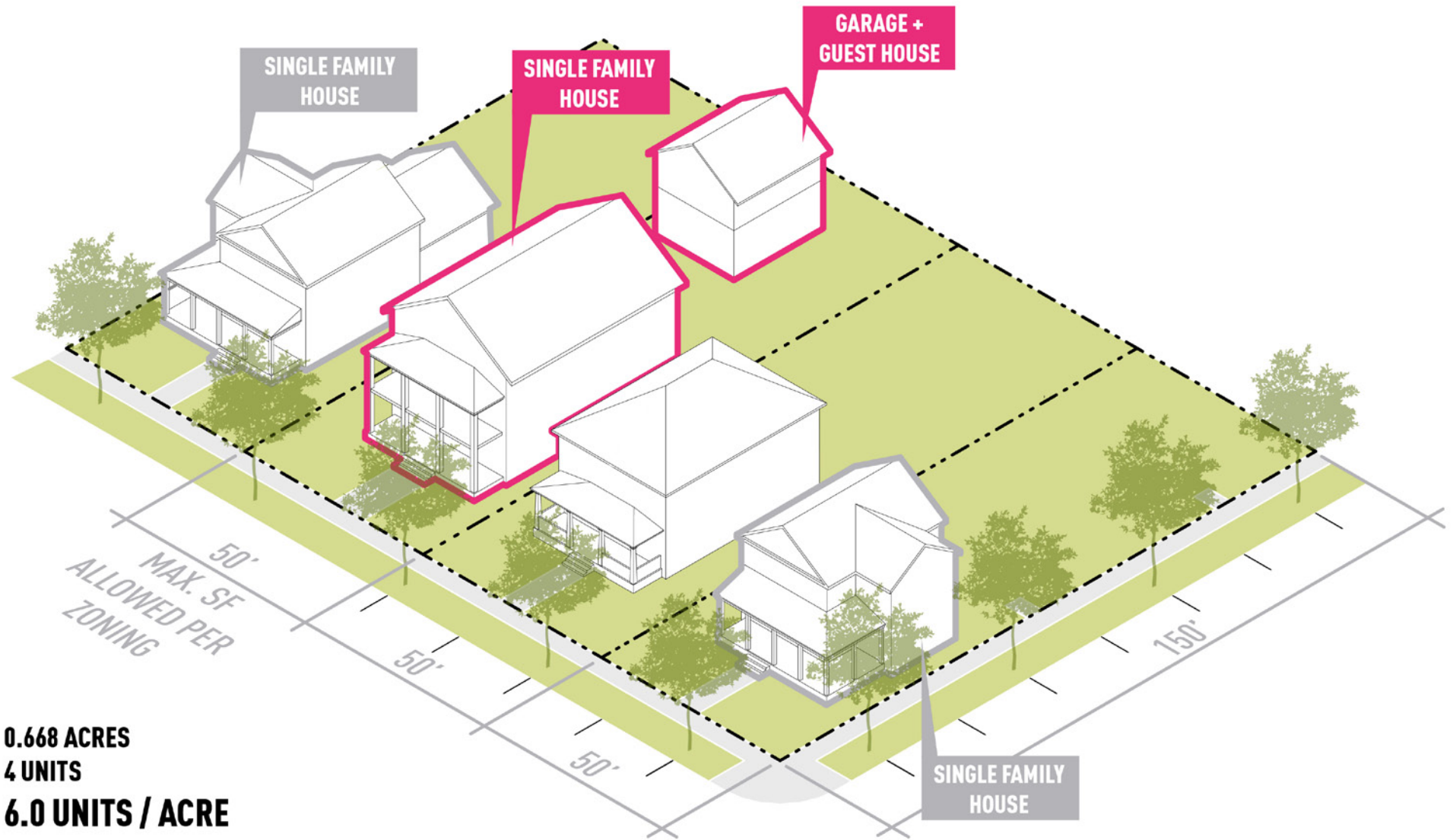
VARIETY MATTERS.

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

ATLANTA TODAY: WHAT EXISTS

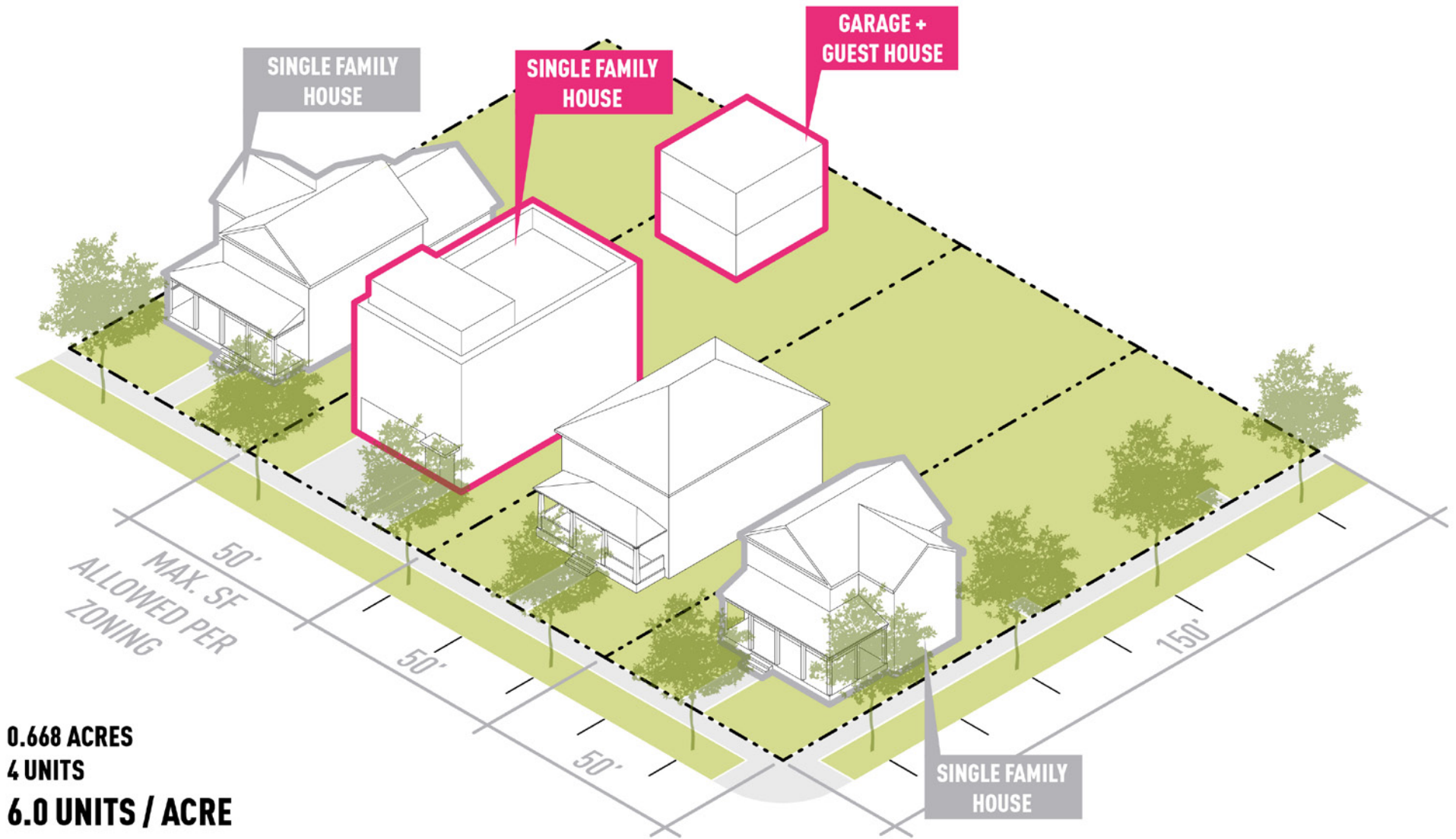


ATLANTA TODAY: WHAT'S ALLOWED



0.668 ACRES
4 UNITS
6.0 UNITS / ACRE

ATLANTA TODAY: WHAT GETS BUILT



0.668 ACRES
4 UNITS
6.0 UNITS / ACRE

ATLANTA R-5: WHAT WAS ALLOWED

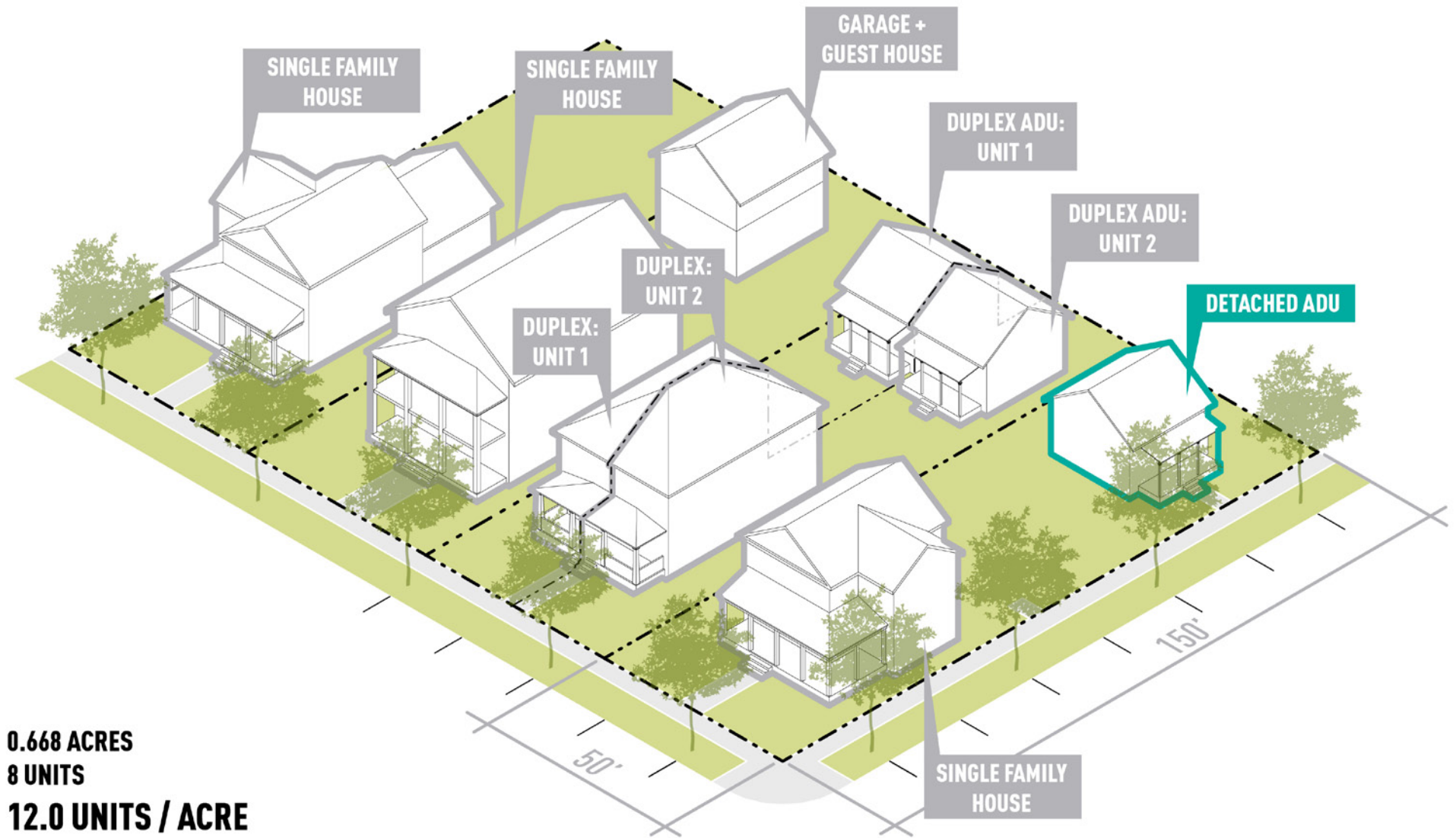


ATLANTA R-5: WHAT'S NOW ALLOWED



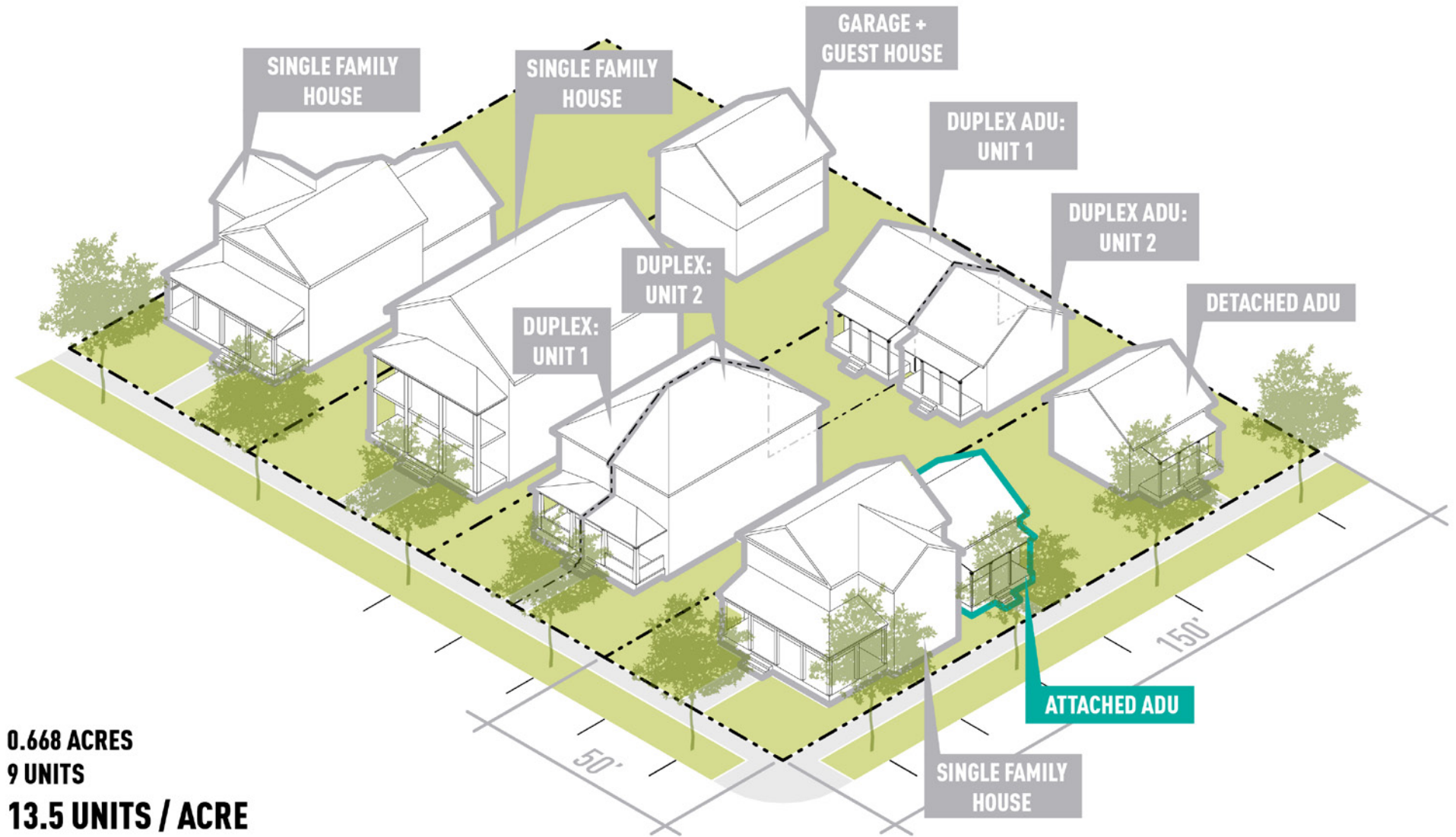
0.668 ACRES
7 UNITS
10.5 UNITS / ACRE

ATLANTA R-5: WHAT'S NOW ALLOWED



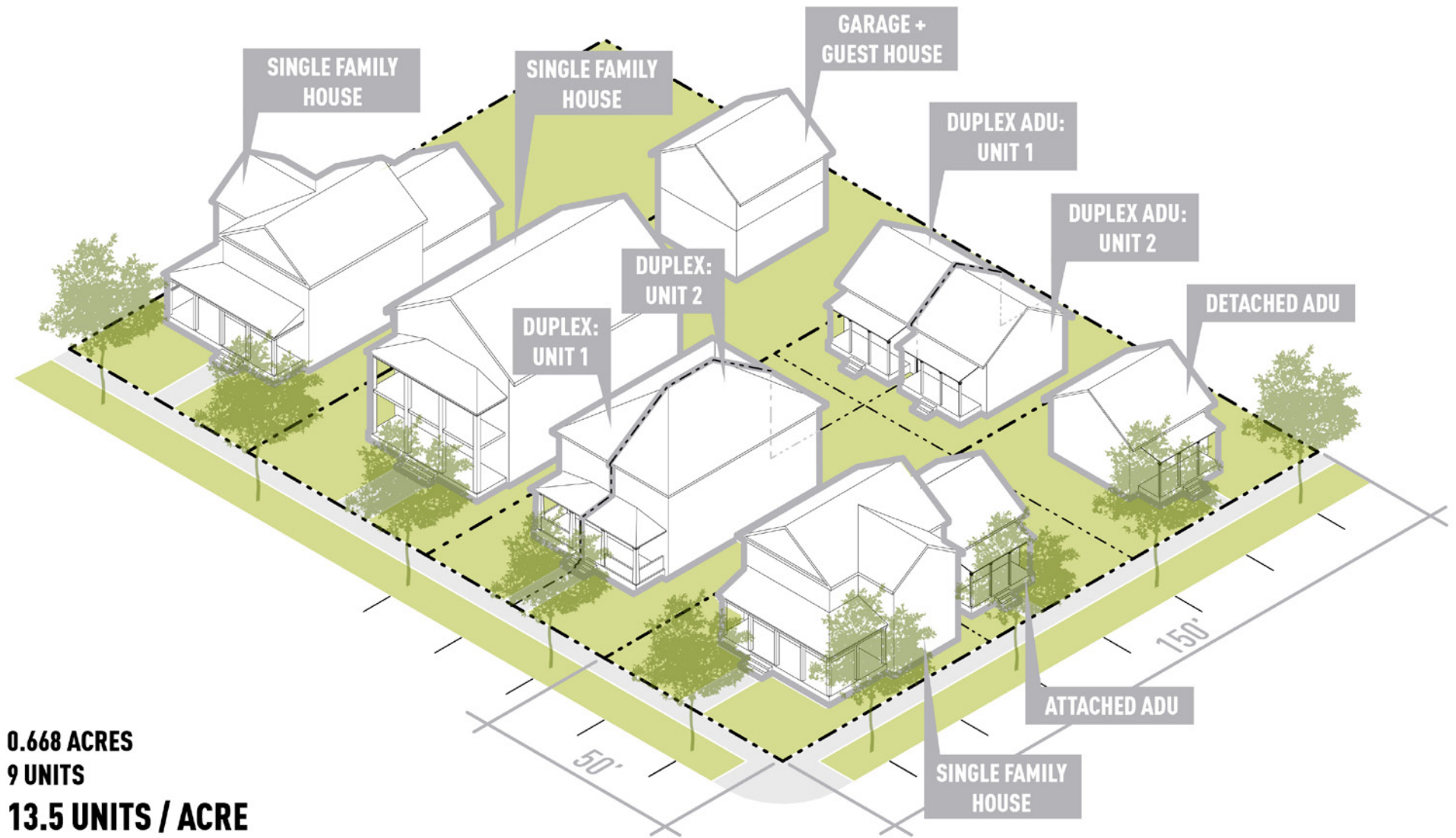
0.668 ACRES
8 UNITS
12.0 UNITS / ACRE

ATLANTA R-5: WHAT'S NOT ALLOWED

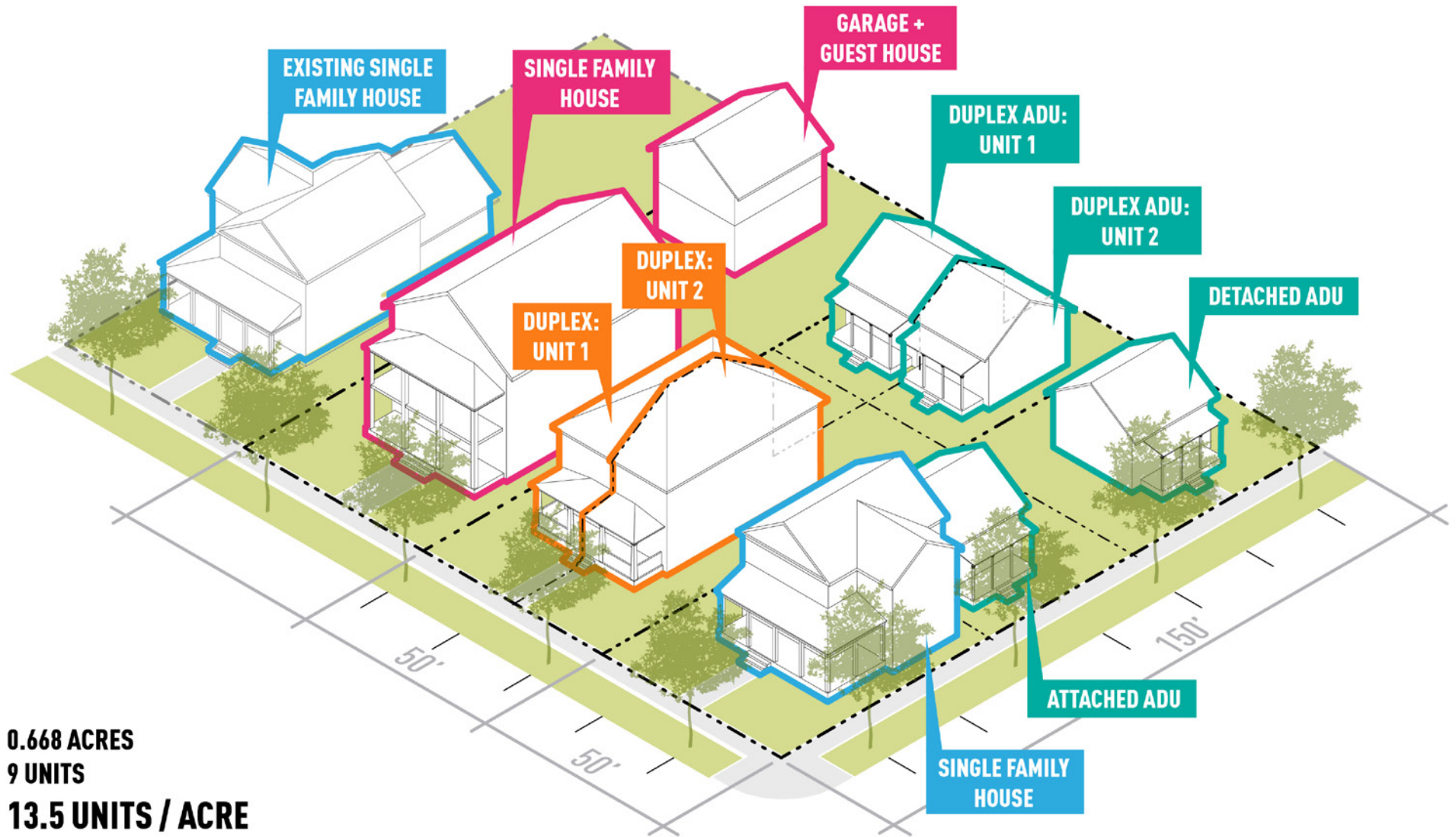


0.668 ACRES
9 UNITS
13.5 UNITS / ACRE

ATLANTA R-5: WHAT'S NOT ALLOWED

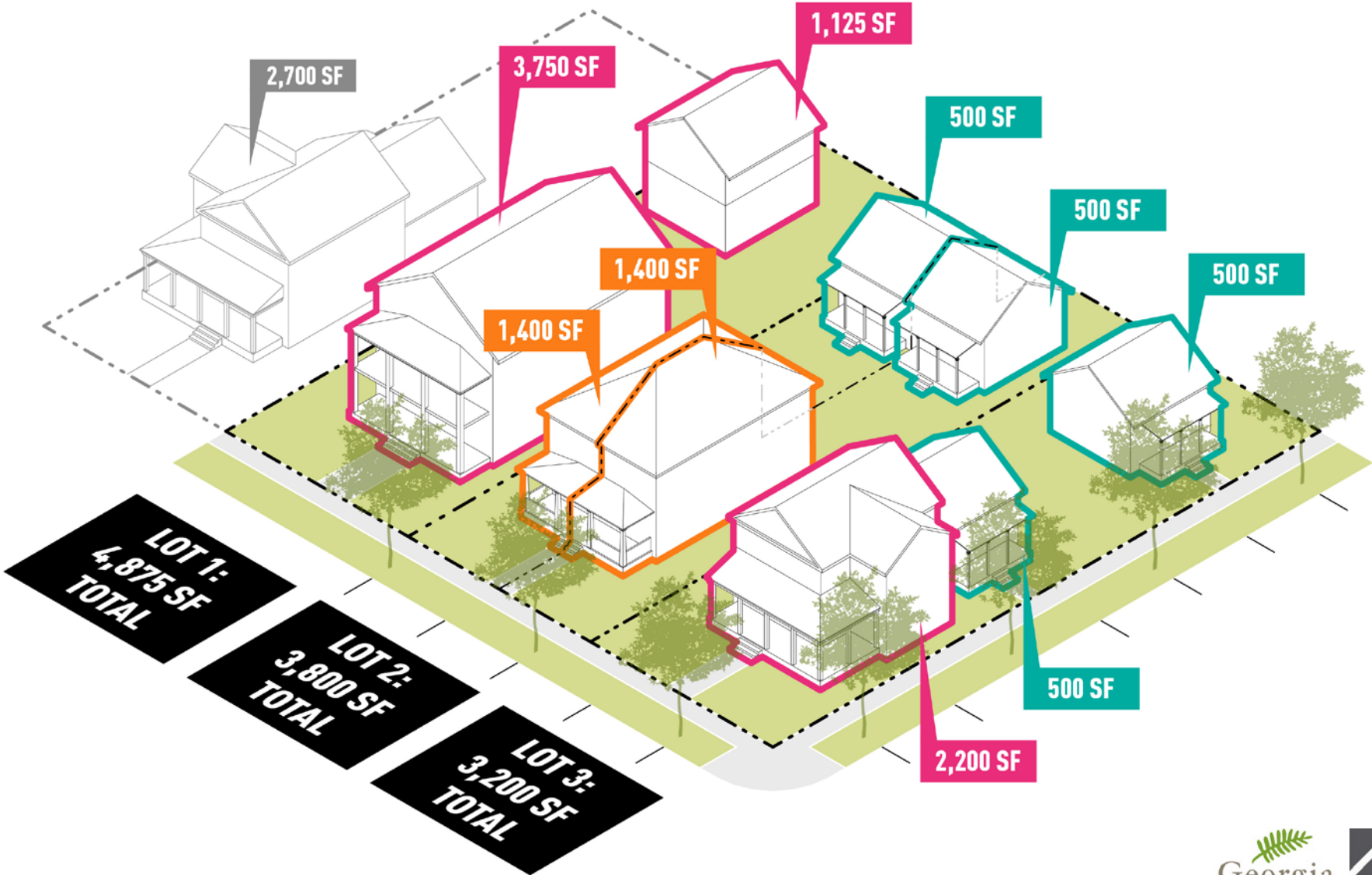


ATLANTA: WHAT SHOULD BE ALLOWED



0.668 ACRES
9 UNITS
13.5 UNITS / ACRE

VARIETY MATTERS: HOUSING TYPES



OTHER CHALLENGES ADUS FACE AS VIABLE HOUSING OPTIONS

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.

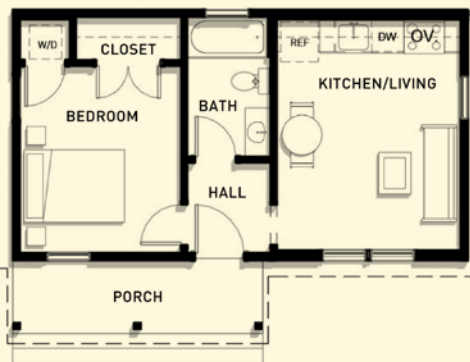


**THE R-TOWN
& R-TOWN+** 07

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

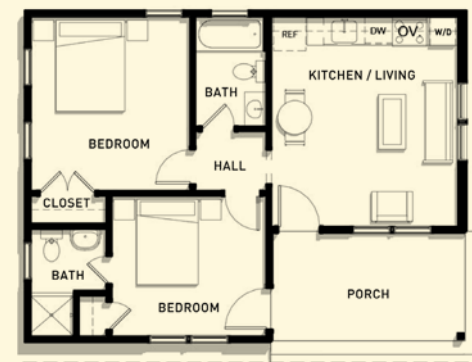


**08 THE K-WOOD
& K-WOOD+**

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.



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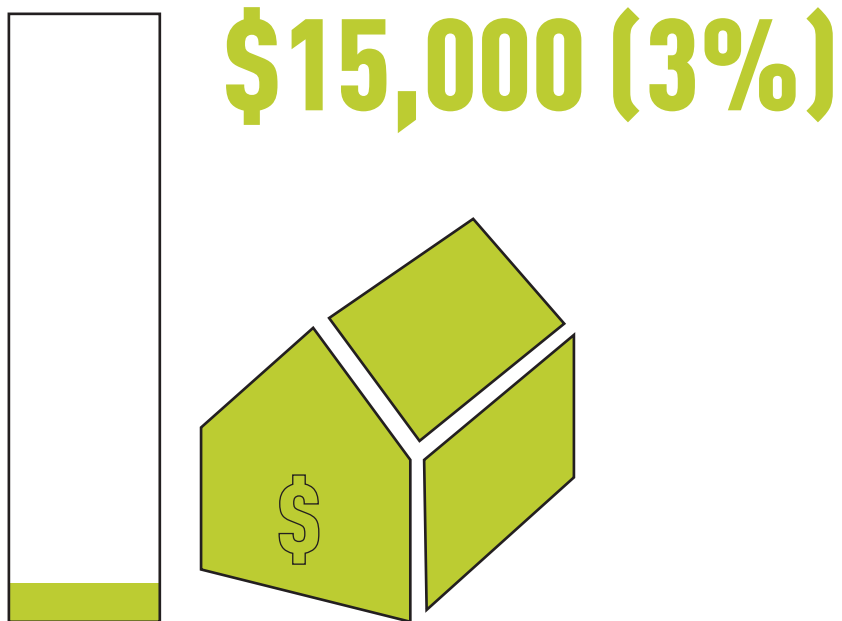
All contingencies will be identified at the end of the Feasibility and Investigation Phase

FINANCING CHALLENGES

- 1. APPRAISERS STRUGGLE TO DEFINE VALUE**
- 2. SECURING FINANCING IF CASH OR HELOC ARE NOT AN OPTION**

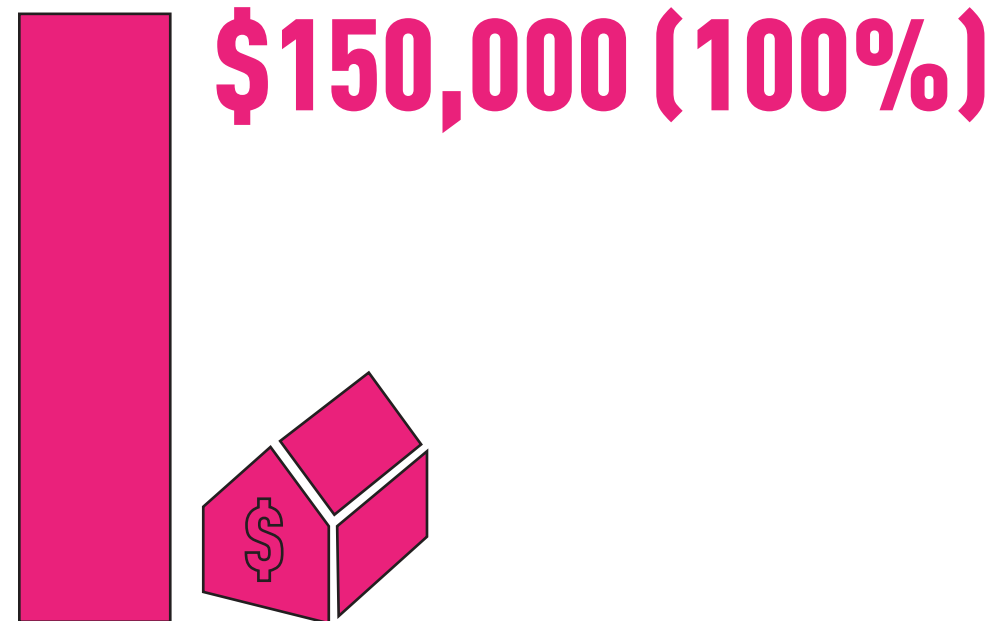
FINANCING CHALLENGES: SHOW ME THE MONEY

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

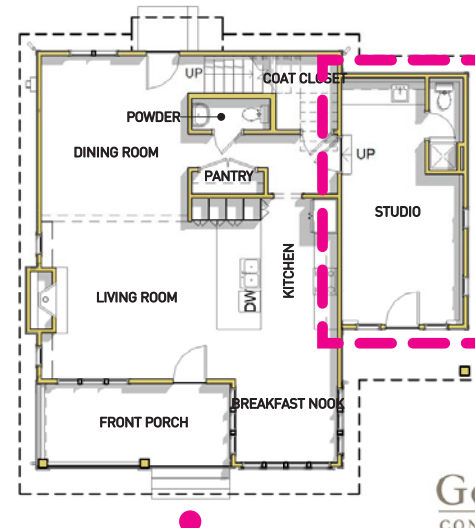
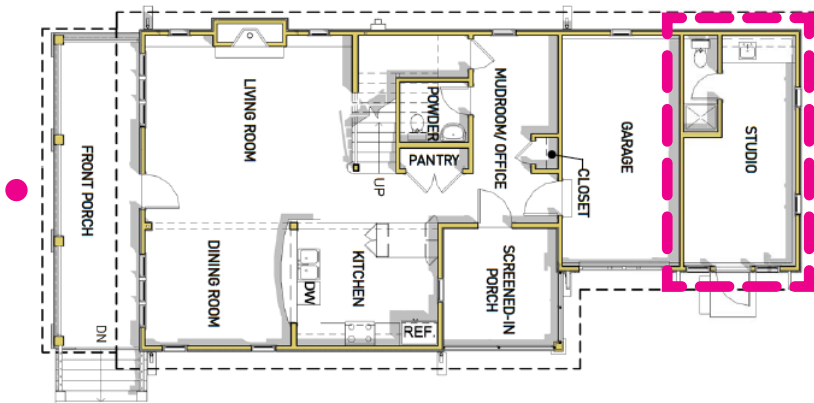


FRONT YARD VIEW



BACK YARD VIEW

PERCEPTION CHALLENGES: MAINTAINS CHARACTER



WHAT CAN WE DO TO ENSURE HOUSING CHOICE TODAY?

ACTIONABLE STRATEGIES

- 1. ALLOW ADUS IN WALKABLE SINGLE FAMILY DISTRICTS; DON'T REQUIRE PARKING**
- 2. ALLOW BOTH ATTACHED AND DETACHED ADUS ON ONE PROPERTY**
- 3. REFORM LOT SUBDIVISION STANDARDS TO ALLOW ADUS TO BECOME COTTAGE LOTS**
- 4. TACKLE LOCAL AND FEDERAL FINANCE OPTIONS FOR ADUS & COTTAGES**