



Atticus LeBlanc

**Creating
Affordability by
Subdividing Space
& Aligning Incentive
Structures**



ATL CHALLENGE

Atlanta's Affordable Housing Preservation Challenge

“Who is most in need?”

Linda

Full Time – Minimum Wage

Monthly income
\$1,276 gross, \$938 net

Qualifies for \$425/mo unit

**Few if any available
without subsidy**

Constance

SSI Recipient

Monthly income
\$735 + EBT

Qualifies for \$245/mo unit

**No units available without
additional subsidy**

The Bad News

Monthly Income

Linda = \$938

Constance = \$735

Average Atlanta

Apartment Rent

1 Bedroom = \$1,328

The Good News

Atlanta Average

House Size

Between 2nd and

4th largest in US

2,074 sf

Atlanta Average

Apartment Size

Biggest in the

Country!

974 sf

The Opportunity

Avg unit size / city population = 590 sf housing per person

Reduction of 25sf per person = **20,723 new housing units**

Why Subdivide existing spaces?

- Cheaper, Easier, & Faster than building new
- Saves Energy & Water
- Requires no taxpayer subsidy
- Gives Linda & Constance a safe, affordable, respectable place to live

1100 sf 2 BR home => 4 rentable bedrooms

Fully Furnished, Utilities & Cable Included

Linda / Constance

- 1 payment @ \$435/month
- No utility fluctuations
- Less likely to incur debt
- Don't need to purchase furnishings
- Closer to employment centers / health center
- Do not have to sacrifice neighborhood for affordability
- Support structures in place

Landlord

- Earn a greater return on investment (20-30%)
- Lower vacancy rates
- Lower risk of vandalism / theft
- Improves energy efficiency: insulation, windows, appliances, fixtures, bulbs

The Proposal:

- Leasing homes/apartments on a per bedroom basis
- Subdivision of existing SF/MF units to increase efficiency
- Addition of new units on SF lots (garage apartments, etc)
- Provision of furniture and window coverings
- Landlord payment for all utilities + cable/internet

How to scale & control

- Develop a web portal that matches tenants & affordable housing units.
- Create and Enforce Housing standards to ensure that units are safe, secure, and respectable.
- Provide a suite of social services for tenants in these units for health & wellness, job training, continuing education, etc.

What we need:

Non Profit Partners

To provide health, social, & educational resources to tenants

Technical & Legal Assistance

To develop web portal and legal docs associated with proposal

Revision of Outdated Zoning Codes

- In Atlanta SF districts, even existing MF units that have been vacant for 6 months cannot be used as MF dwellings
- Garage Apartments are disallowed in most SF districts
- No more than 4 unrelated parties can live in the same SF home



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