



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 2<sup>nd</sup> and

4<sup>th</sup> 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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