HOME BY HAND
VISIONING DOCUMENT

A PROJECT OF
PROJECT HOME AGAIN

A COLLABORATION WITH
THE TULANE CITY CENTER

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PROJECT HOME AGAIN is a nonprofit housing and community development organization created by the Leonard and Louise Riggio Foundation in the wake of Hurricane Katrina to build high-quality, energy-efficient, affordable homes for people who had lost their homes in the flood. Since our founding, we have built 101 homes for families impacted by the storm and have built dozens of additional homes for first-time homebuyers. Project Home Again is best known for creating a “swap” program in which families could swap their flood damaged home for a new Project Home Again house.

The housing crisis caused by the flood necessitated that housing developers work strategically, efficiently, and with a sense of urgency. Project Home Again’s strategy was to focus on families that had been displaced and were struggling to return home. Rather than scattering resettling families throughout the city, PHA sought to cluster families in neighborhoods where the rate of return was over 40% and families could feel safe and have access to public services. PHA also created a streamlined production model in which we entered into a fixed-price contract with a local design/build firm that began construction on two houses every two weeks and complete them in four months. Using this model, we have built over 170 attractive, Craftsman-style homes that exceed the energy-efficiency standards of the US Department of Energy’s Builders Challenge program and are now occupied by families earning less than 120% of the area median income.
HOME BY HAND

VISION
Project Home by Hand is a New Project Home Again program that was designed to harness the energy, talent, and resources of do-it-yourselfers who want to participate in the construction of their own homes in New Orleans neighborhoods that are struggling to repopulate. Project Home by Hand seeks to be an inclusive self-help housing program that enables a wide variety of people willing to help build and rehabilitate projects throughout the country in a city that has approximately 40,000 vacant properties and has lost about a third of its population since its peak. Project Home by Hand seeks to provide up-front homeowner training stability to families and individuals willing to commit to a rigorous program of homeowner- ship, training, credit repair, construction training and working on the homebuilding site.

FUTURE HOMEOWNERS
Home by Hand targets a broad range of people—women working in the construction trades, recent graduates of colleges and trade programs, low-wage workers in the service industry, people having the justice system, etc. However, the thing that all of the participants have in common is the drive and dedication to contribute time, effort and financial resources necessary to build a home and become a homeowner. Project Home by Hand has a history of experience working with families to repair their credit, dissolve bad debts, and prepare to become homeowners and sell in coordination with these services on a year-long timeline by hand processes.

HOMEOWNER TRAINING

HOMEOWNER SELECTION
Home by Hand will be selected through an open application process. It is important that the participants have the drive and ability to contribute time and effort to work on a sweat-equity project as a way to achieve homeownership. Project Home by Hand seeks to engage participants whose unstable or poor finances may cause them to be excluded from other affordable housing programs.

FINANCIAL COUNSELING
Project Home by Hand will provide the future homeowners with financial counseling services. The goal of this service is to repair the participants’ credit, dissolve bad debts, and educate them on maintaining their finances and homes. Project Home by Hand has experience with financial counseling and plans to implement these services into the new plan for Project Home by Hand.

CONSTRUCTION TRAINING
The future homeowners will participate in a curriculum prior to construction that will be taught on the job. The goal is to enable the participants to contribute the time, effort, and financial resources necessary to build a home and become a homeowner. Project Home by Hand has a history of experience working with families to repair their credit, dissolve bad debts, and prepare to become homeowners and sell in coordination with these services.

FUTURE PROJECTS
When the first house is completed, it will be sold to one of the self-help houses. When the second house is completed, it will be sold to another self-help house, and the process continues as long as there is demand for homes.

HOME BY HAND PROCESS

HOME DESIGN
Tulane City Center designs four house models that can be built by a combination of licensed tradesmen, volunteers, and homeowners.

HOMESTEADER SELECTION
Through an open application process, Home by Hand identifies families or individuals who want to build their own homes through the Home by Hand program.

LAND ACQUISITION
Project Home by Hand acquires land. In the case of New Orleans, HbH will use vacant land acquired through the New Orleans Redevelopment Authority at a below market price.

BUILDING PROCESS
HbH designs a construction process that uses a general contractor for heavy construction and licensed work and volunteers to help. Home by Hand will have experience with the construction process so as to maintain quality and productivity in the job site.

FUTURE PROJECTS
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The National Housing Act of 1934 was passed during the Great Depression in order to make housing more affordable. It created the Federal Housing Administration, now the U.S. Department of Housing and Urban Development, to improve housing standards and ensure loans made by banks and private lenders for home building.

1934

The Housing Opportunity Program Expansion Act authorizes the Self-help Homeownership Opportunity Program (SHOP). Shop issues grants to eligible national and regional non-profit organizations so they may purchase land and develop infrastructure necessary to facilitate sweat-equity or volunteer-based programs to provide housing for low-income families.

1974

Habitat for Humanity is founded as a Christian Mission to provide houses for impoverished people. Over the next 35+ years they constructed 600,000 homes for more than 3 million people. The largest for-profit developer, D.R. Horton, has built 445,000 homes over the same period.

1976

Project Home Again has completed 131 homes in Gentilly for families that meet the same criteria as the City of New Orleans Soft Second Mortgage Program. In response to the needs of the newest generation of New Orleanians, Project Home Again is proposing a new program, Project Home by Hand which will utilize the self-help housing model to engage low-income individuals in the construction and acquisition of affordable homes.

1998

The Housing Act of 1994 was part of the Clinton Administration’s program of domestic legislation, the ‘Faith Deal’. The Act provided federal funds for more than 800,000 units of public housing, vastly extending the Government’s role in providing housing to the populace. The Federal Housing and Rent Act was also passed to subsidize the creation of new rental properties in American cities.

THE GENTILLY DEMONSTRATION PROJECT

GENTILLY TERRACE

Gentilly Terrace, located north of the city, grew as New Orleans’ first 20th century major residential neighborhood. The development epitomized the American suburb, providing families with an alternative to dense city living while still maintaining access to the urban economy. The area of Gentilly was originally swamp land but gained elevation from sediment build up as the Mississippi River drained into the Bayou Gentilly. High elevation levels that ranged from 15 to 60 feet above sea level encouraged residential development. A diverse range of architectural styles emerged in the neighborhood, including the California Bungalow and English Cottage. In 1999, Gentilly was added to the National Register of Historical Places. Gentilly suffered extensive damage during Hurricane Katrina from winds and flooding, but the high elevations ensured that flood damage was limited in the neighborhood. Neighborhood residents that evacuated during the storm have returned to repair and restore their homes and communities in Gentilly. Several organizations including Project Home Again have significantly contributed to the rehabilitation of this unique neighborhood.
DESIGN INNOVATION

GENTILLY MID-CENTURY MODERN HOMES

Project Home Again has successfully produced a multitude of modest traditional homes that gracefully blend into the existing neighborhood. While this type of development is imperative in the goal of restoring the homes of displaced locals, the organization recognizes the opportunity to welcome in a new generation of Gentilly residents. Project Home by Hand will utilize innovative construction materials, methods, and designs in order to regenerate the neighborhood.

PROJECT HOME BY HAND _ INNOVATIVE ALTERNATIVES

GENTILLY MID-CENTURY MODERN HOMES

SCHEMES

SPINE SCHEME

Public
Private

Traditional House Plan

LATERAL SPINE

Parallel Dogrot

PARALLEL DOGROT

Front Setback
(Required)

30'

Setback
(Typical)

20'

Rear Setback

100'

20'

5010 Debore Circle

4342 Randolph Ave
The Parallel Spine Scheme is designed for the narrow 42' wide plot. The scheme utilizes a split level technique where the public shared spaces of the house exist on one level and the private bedrooms are on another. The elevated level creates a residual space where a carport can be located under the house. Outdoor porches exist on each level, acting as transitions between the public outdoor space and indoor space and extending the bedrooms into semi-private outdoor spaces. The slopes of the metal roofing direct stormwater off of the house and into planter beds and rain gardens.
The Lateral Spine Scheme is designed for the larger 60' wide plots. Similar to the Parallel Spine Scheme, the scheme utilizes a split level technique where the public shared spaces of the house exist on one level and the private bedrooms are on another. The elevated private level is rotated 90 degrees so as to fully occupy the 60' wide plot while maintaining minimal square footage. The elevated level creates a residual space where a carport can be located under the house. Outdoor porches act as transitions between the public outdoor space and private indoor space. The slopes of the metal roofing direct stormwater off of the house and into planter beds and rain gardens.

**Total Square Footage**
- Interior Conditioned: 1300 SF
- Exterior Unconditioned: 663 SF
- Proposed Interior Expansion: 245 SF

**Floor Plan**
- Interior Conditioned: 1300 SF
- Exterior Unconditioned: 663 SF
- Proposed Interior Expansion: 245 SF
The Dogtrot Scheme is designed for the 60' wide large lots. The house has two main zones, one contains the cooking and dining area while the other is private living space. The zones are pulled apart and connected by an indoor breezeway, the dogtrot. The dogtrot is unconditioned space that can be left completely open or screened in to allow for outdoor air to flow through the building.

**DOGTROT SCHEME**

**CONCEPT**

The Dogtrot Scheme is designed for the 60' wide large lots. The house has two main zones, one contains the cooking and dining area while the other is private living space. The zones are pulled apart and connected by an indoor breezeway, the dogtrot. The dogtrot is unconditioned space that can be left completely open or screened in to allow for outdoor air to flow through the building.

**ENTRY ELEVATION**

**STREET VIEW**

**TOTAL SQUARE FOOTAGE**

- Interior Conditioned: 910 SF
- Interior Unconditioned: 270 SF
- Exterior Unconditioned: 455 SF

**1ST FLOOR PLAN**
The Parallel Dogtrot Scheme is designed for the 60’ wide large lots. The house has two main zones, one contains the cooking and dining while the other is private living space. The zones are pulled apart and connected by a indoor breezeway, the dogtrot. The dogtrot is unconditioned space that can be left completely open or screened in to allow for outdoor air to flow through the space. Wind speed and direction of the housing site may determine the orientation of the dogtrot as to optimize the function of the breezeway. The Parallel Dogtrot is more private than the traditional dogtrot, as the breezeway is not fully visible from the street.
Future homeowners and volunteers utilize the property immediately by grading the site and planting vegetation.

The general contractor installs the concrete footings and piers. Future homeowners and volunteers plant climbing vegetation and build fencing and planter beds.

The general contractor oversees the program participants in the construction of a deck on the piers. When the specific homeowner is identified, the group will begin to build the home.

Additional deck space allows for future expansion to meet the homeowner’s needs. Ideally, upon completion of the program, the homeowner will have enough construction experience to maintain and expand the home as needed.
**COST AND SKILL LEVEL ANALYSIS**

**SITE WORK**
- **CLEARING AND PLANTING**
  - Cost: $1
  - Skill Level: 1

**FOUNDATION**
- **CONCRETE FOOTINGS AND PIERS**
  - Cost: $4
  - Skill Level: 3

**DRIVEN WOOD PILES**
  - Cost: $3
  - Skill Level: 3

**FRAMING**
- **CONVENTIONAL FRAMING**
  - 2X4 STUDS AT 16" O.C.
  - Cost: $2
  - Skill Level: 2

- **ADVANCED FRAMING**
  - 2X6 STUDS AT 24" O.C.
  - Cost: $2
  - Skill Level: 2

**SIPS: STRUCTURAL INSULATED PANELS**
  - Cost: $4
  - Skill Level: 4

**FINISHING**
- **SHEET METAL ROOFING**
  - Cost: $3
  - Skill Level: 3

- **SIDING**
  - Cost: $3
  - Skill Level: 3

- **SHEETROCK**
  - Cost: $2
  - Skill Level: 2

**CONVENTIONAL FRAMING**
- 2X4 STUDS AT 16" O.C.
  - Cost: $2
  - Skill Level: 2

**ADVANCED FRAMING**
- 2X6 STUDS AT 24" O.C.
  - Cost: $2
  - Skill Level: 2

**PAINTING**
  - Cost: $2
  - Skill Level: 2

**TRIM**
  - Cost: $2
  - Skill Level: 2

**LANDSCAPING**
  - Cost: $2
  - Skill Level: 1
SHEET METAL ROOFING
Low pitch sheet metal roofs are highly durable and sustainable.
SKILL LEVEL: 5

HARDIE BOARD SIDING
Create a functional and traditional siding that maintains the style of the surrounding neighborhood.
SKILL LEVEL: 3

CONVENTIONAL INTERIOR FRAMING
SKILL LEVEL: 3

WOOD STEPS AND PORCHES
Regulate the transition from the ground.
SKILL LEVEL: 3

WOOD FENCING
Defines the private perimeters and controls views.
SKILL LEVEL: 3

PLANTER BEDS
Strategically placed to capture and frame views.
SKILL LEVEL: 2

WOOD SLAT SYSTEM
Provides shading, privacy, and weather protection to outdoor deck space.
SKILL LEVEL: 5

DOGROT SCREENING
Low-cost screening system allows for natural air circulation and daylighting.
SKILL LEVEL: 3

CONVENTIONAL EXTERIOR FRAMING
SKILL LEVEL: 3

WOOD DECKING
Shapes use of deck space and allows for outdoor activities and opportunities for future expansion.
SKILL LEVEL: 4

STRUCTURAL PIERS
SKILL LEVEL: 4

SKILL LEVEL KEY:
5: Professionals
3: Home Steaders
1: Volunteers
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