

TEXAS GROW HOME PROJECT

rebuilding homes after a disaster



AFFORDABLE

The solution should be affordable for low-income homeowners. Construction costs should not exceed \$65,000.

INNOVATIVE CONSTRUCTION STRATEGIES

The solution should be designed to be built off-site from an area impacted by a natural disaster, transported to a permanent location within the disaster region, and erected with minimal on-site labor.

PERMANENT

The solution must be delivered in an expedient manner, but must act as a permanent housing solution. The structure and materials must be long-lasting.

ENERGY EFFICIENT

The solution should incorporate water efficient plumbing fixtures, energy efficient appliances, and green design strategies and materials.

RAPIDLY DEPLOYABLE

The solution must be capable of industrialized modular fabrication. Its components must conform to the limits of standard ground transportation.

WELL-DESIGNED

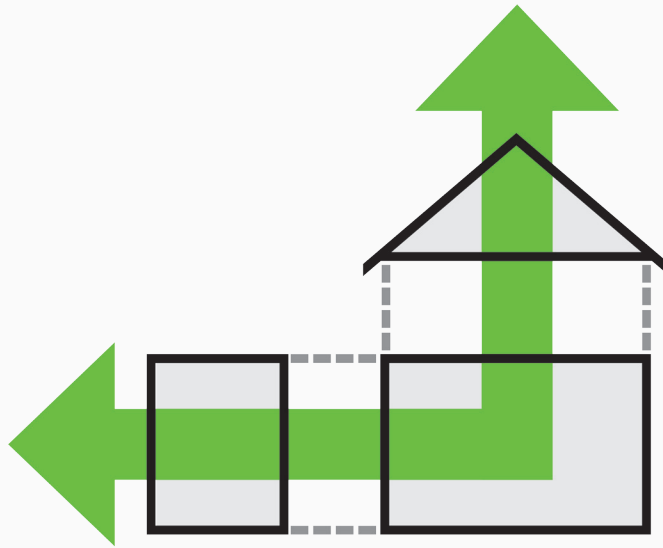
The solution should be attractive and designed for efficiency of construction, materials, and use of space.

RESPONDS TO LOCAL CONTEXT

The solution should respond to the local context and architectural vernacular as well as the community and cultural expectations of low-income homeowners.

ENHANCES COMMUNITY

The solution should be compatible with the local community and neighborhood, but should also act to enhance and beautify it.



TEXAS GROW HOME PROJECT



STEP 4 DEMONSTRATION PROJECT

The three prototype homes built in Port Arthur, TX will provide the basis for a larger, \$6 million demonstration program in 2010, funded by the Texas Department of Housing & Community Affairs.

STEP 3 DISASTER HOUSING COMMITTEE

TDHCA will appoint a committee to explore the best design and construction solutions for post-disaster housing rebuilding, including the Texas Grow Home and other approaches.

STEP 2 PROTOTYPE CONSTRUCTION

Three of the four winning designs will be built in Port Arthur, TX in order to test the designs against the realities of real world construction costs.

STEP 1 DESIGN COMPETITION

In one of the largest statewide architectural design competitions in Texas History, more than 80 teams of Texas architects competed to design an affordable, modular home for survivors of natural disasters.

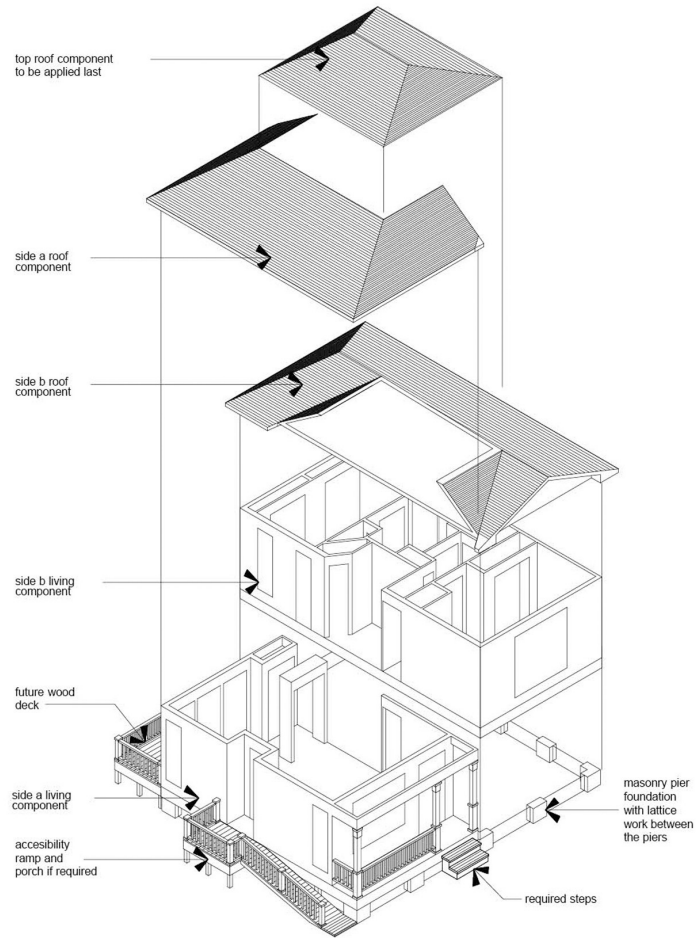


GLEASON DESIGN GROUP
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design
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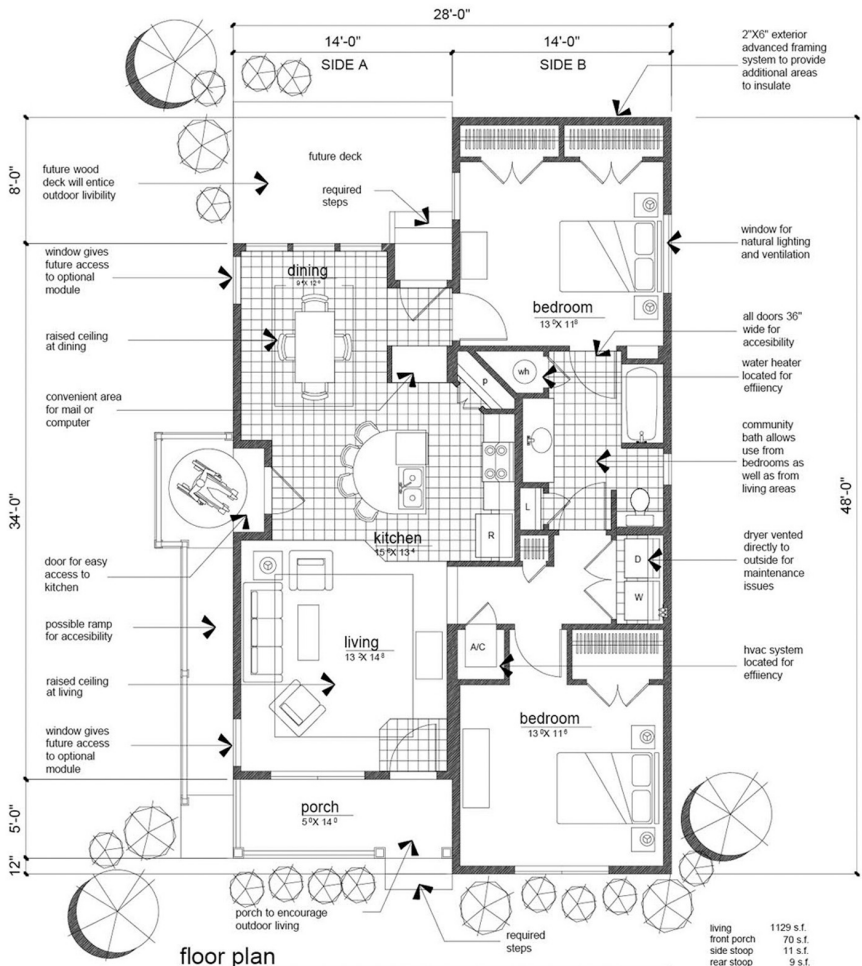


\$ 63,500 construction plus fence and landscaping
\$ 1,450 appliances
\$ 4,500 demolition of prior structure
\$ 1,850 soils test and foundation engineering



isometric of assembly

not to scale



floor plan

3/16"=1'-0"

FEATURES

- **Structural sheathing is applied over the wood framing members to create a structural box and prevent racking**
- **Two foot wide overhangs are incorporated for protection of exterior materials**
- **Special air conditioning and ventilation systems are used**
- **Energy efficient windows are placed allowing natural lighting and ventilation**
- **The interior is well organized into public and private spaces**
- **The living, kitchen and dining areas are defined with subtle changes in lighting and material**
- **The bathroom, designed for efficiency, shares a wall with the kitchen and is easily accessible from both bedrooms as well as the public areas.**
- **The bedrooms are spacious, have excellent shaded natural light, and have good sense of privacy.**





On November 20th, the Texas Grow Home Project celebrated the completion of the first two Texas Grow Homes. We invited Port Arthur community stakeholders, elected officials, Texas Grow Home partners and sponsors, and the architects of each Texas Grow Home to attend the Open House, Exhibit, and House Blessing Ceremonies.

JANUARY FAMILY

Pastor Buddy Blake congratulates Lisa January on her new Texas Grow Home. Lisa and her son Cory had to move out of their house after it was severely damaged by Hurricane Rita. The \$2,000 that FEMA sent her was not nearly enough to repair her home. While searching for a solution to rebuild, Lisa and her son doubled up with her mother.

In 2008, Loye Kemp from Southeast Texas Interfaith Organization (SETIO) helped Lisa apply for the Texas Grow Home Project. Faith-based organizations such as SETIO and people like Mr. Kemp are the reason that so many low-income people are able to recover from disasters. However, these organizations do not have the capacity to solve the housing crisis that recent hurricanes have caused. Texas needs a program that utilizes and empowers local organizations to rebuild far more homes.



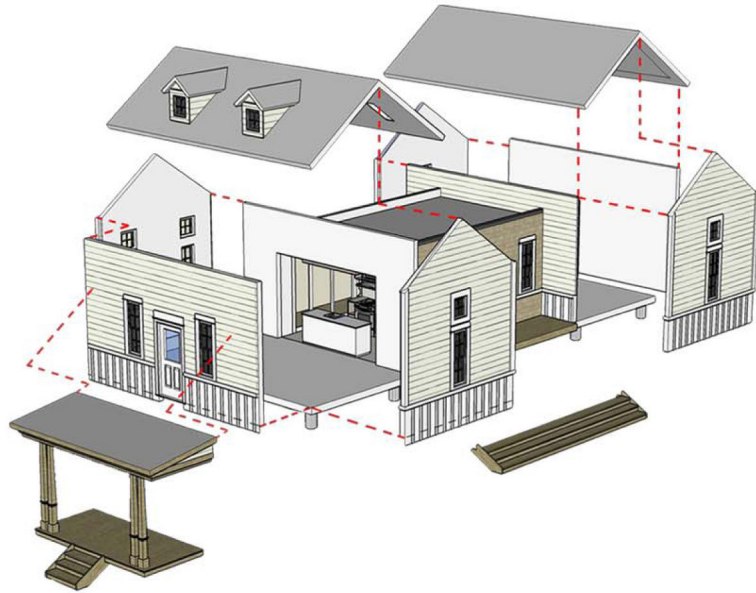


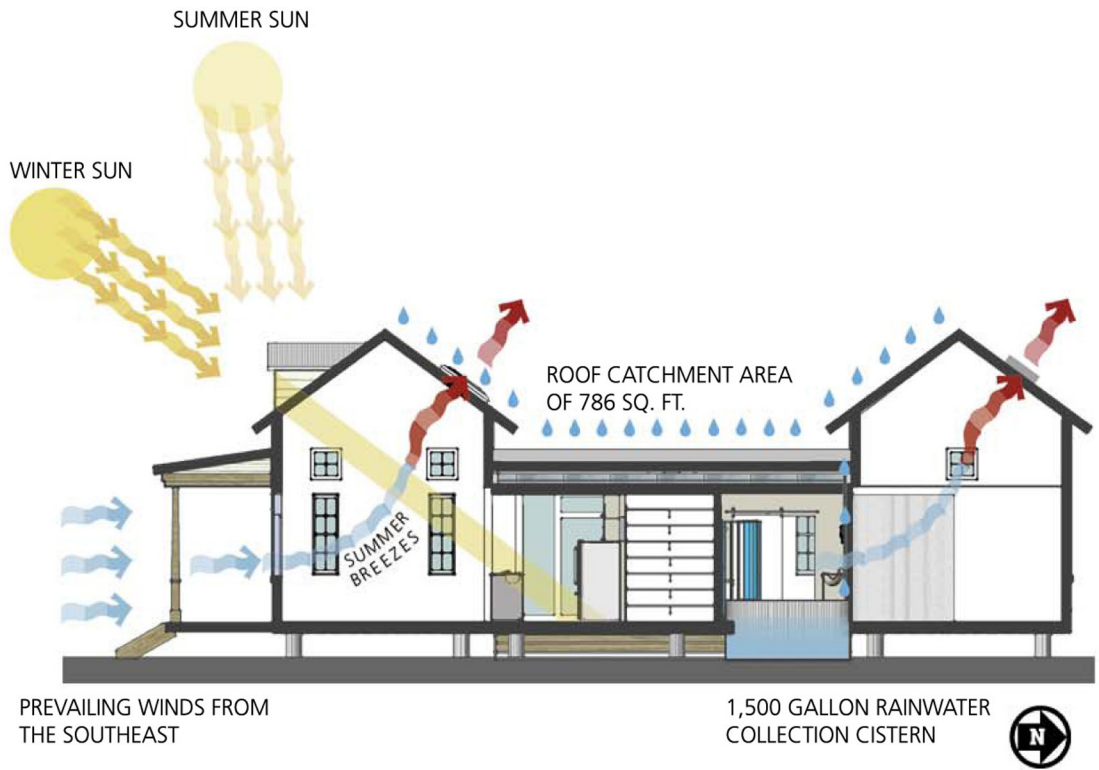
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FEATURES

- **Affordable housing solution capable of rapid deployment in the wake of a disaster**
- **Flexible spaces supporting modern lifestyles**
- **Factory assembled central core with centralized A/C, electrical, and plumbing systems**
- **Overall design is traditional and fits in with local vernacular**
- **Proposed SIP Panels used for building envelope**
- **Rain water collected and stored in cistern to be used for landscaping**
- **Tall windows to maximize daylighting**
- **Air circulation from cross ventilation**
- **Water efficient bathroom fixtures**





The Mayor of Port Arthur, Bobbie Prince, was on the jury panel for the Texas Grow Home Design Competition and helped choose the winning designs. At the Open House she spoke about how excited she was to see these projects built, and how happy she was to see them in her community.

Wiggins Family

The Wiggins' home was shifted nearly a foot off its foundation during Hurricane Rita. The home sustained considerable water and structural damage. The City of Port Arthur condemned the house. The Wiggins and their two children stayed in a FEMA trailer, and with \$6,000 from FEMA, worked to rebuild their home. When FEMA removed the trailer, the Wiggins rotated between family members. Like Lisa, Loye Kemp from Southeast Texas Interfaith Organization, introduced them to the Texas Grow Home Project. On November 20, 2009, four years after Hurricane Rita, Pastor Buddy Blake performed a house blessing, and the Wiggins were given the keys to their new home.





Covenant Community Capital Corporation



Texas Department of Housing and Community Affairs



Texas Low Income Housing Information Service



Southeast Texas Interfaith Organization



Green Eagles Development



Housing Texas



Catholic Charities of Southeast Texas



Texas Society of Architects



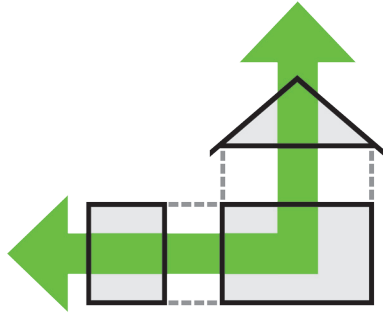
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Texas Low Income Housing Information Service