The **Future** of Disaster Recovery:

As an Example, the **Lower 9th Ward**
Sustainability in Louisiana
An estimated **100%** of the New Orleans area projected 2050 wetland loss occurred in 2005.
Positive proof of global warming.
Katrina: the L9
L9 Flooding pictures, satellite
Lost homes

DAMAGE DONE TO THE LOWER 9TH WARD

- Pre-Katrina houses
THE FUTURE:

Lower 9th Ward

Intensive New Construction - New urban pattern

High Restoration - Substantial rehabilitation with minor infill
Green Collar Jobs
Ten Principles of Gulf Coast Reconstruction

1. Respect the rights of all citizens of New Orleans
2. Restore natural protections of the greater New Orleans region
3. Implement an inclusive planning process
4. Value diversity in New Orleans
5. Protect the city of New Orleans
6. Embrace smart redevelopment
7. Honor the past; build for the future
8. Provide for passive survivability
9. Foster locally owned, sustainable businesses
10. Focus on the long term
NOLA Compact neighborhood | Global Green USA
Global Green
Global Green
Holy Cross Masterplan
Site Selection: Target Area

- Industrial Canal Levee Break
- Entrance: Tennessee Ave Intersection

Office of Recovery Management: Rebuilding Zone

Zoning Flexibility: Multi-family and Commercial

RM-2 B-1
RESEARCH
FINANCING STRATEGY
MIR Home Financing Structure

Actual Construction Cost (today)

Home Sales Price
(= Future Construction Cost)

FUNDING GAP

Prototype Cost

MIR Loan Package

Mortgage

Cash

Insurance

Road Home

Homeowner’s Resources

(Not passed on to homeowner)

Housing payments ≤ 30% of household income
## Financing Strategy

### Steps to Case Management

<table>
<thead>
<tr>
<th>Intake</th>
<th>Home Selection</th>
<th>Financing Plan</th>
<th>Construction Process</th>
<th>Homeowner Preparation</th>
<th>Closing</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Orientation</td>
<td>• Review home designs</td>
<td>• Meet with case manager</td>
<td>• Homeowner roles and responsibilities</td>
<td>• Understand green Features</td>
<td>• Close on all financing</td>
</tr>
<tr>
<td>• Initial Intake session</td>
<td>• Match needs and wants with design features</td>
<td>• Contribute Road Home funds, and other available assets</td>
<td>• Meet key players</td>
<td>• Maintenance training</td>
<td>• Move in</td>
</tr>
<tr>
<td>• Financial assessment (determine eligibility)</td>
<td>• Meet with local architect about design details.</td>
<td>• Evaluate financing options</td>
<td>• Follow home construction</td>
<td>• Financial planning for on-going costs</td>
<td>• Help neighbors to return home</td>
</tr>
<tr>
<td></td>
<td>• Review home designs</td>
<td>• Create financing plan</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Timeline

- **Intake Home Selection**
  - 3 Hours Intake
  - 1 Day Case Management

- **Construction Process**
  - 30 Days Approval Process

- **Resident Contribution**
  - 15 Days Resident Contribution

- **Closing**
  - 1 Day Financing Plan
  - 1 Day Closing
  - Move in
  - Help neighbors to return home
Our goal is a delightfully diverse, safe, healthy and just world, with clean air, water, soil and power – economically, equitably, ecologically and elegantly enjoyed.
CRADLE TO CRADLE

Biological metabolism

Technical metabolism
**Integrated Design Process:**

**MIR Builder Tasks**

---

**LEED for Homes Builder Tasks**

<table>
<thead>
<tr>
<th>Builder</th>
<th>The Holmes Group</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Address</td>
<td>1720 Tennessee Street New Orleans, LA 70117</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Builder Contact</th>
<th>Start Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Rater</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MIR Site Agent</th>
<th>Rater Cell #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Agent's Cell #</td>
<td>LEED Coordinator Sarah Howell</td>
</tr>
</tbody>
</table>

### Innovation & Design

<table>
<thead>
<tr>
<th>Credit</th>
<th>Deliverable or Task</th>
<th>Completed By</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>ID 2.1 Durability Planning</td>
<td>Review Durability Inspection Checklist and provide feedback to Design Team. (Exhibit A)</td>
<td></td>
<td>[start of Work]</td>
</tr>
<tr>
<td>ID 2.2 Durability Management</td>
<td>Coordinate with MIR's Site Agent to check off tasks as they are executed.</td>
<td></td>
<td>[ongoing]</td>
</tr>
</tbody>
</table>

### Sustainable Sites

| SS 1.1 Erosion Controls | Submit to LEED Provider an Erosion Control Plan. (LEED Coordinator to assist) | | [start of Work] |

### Water Efficiency

| WE 1.1 Rainwater Harvesting System | Document (photograph) that Yellow PEX plumbing pipes (to receive water from future recycling system or from the rainwater harvesting system) are installed per plans. | | [PRE-DRYWALL] |
| WE 3.2 Very High-Efficiency Fixtures | Verify that plumbing contractor has a copy of manufacturer's installation instructions for each fixture. | | [at installation] |

### Energy and Atmosphere

| EA 1.1 & 1.2 Optimize Energy Performance | Coordinate with Green Rater to visually inspect gaps, joints, etc., per the thermal bypass inspection checklist. (Exhibit B) | | [PRE-INSULATION] |
| Coordinate with Green Rater to visually inspect the installation of insulation, per the thermal bypass inspection checklist. (Exhibit B) | | [PRE-DRYWALL] |
| Coordinate with Green Rater to perform a blower door depressurization test on the home to determine the envelope leakage. **“Repair deficiencies specified by Rater”** | | [Substantial Completion] |

| EA 6.1 Good HVAC Design & Installation | Provide LEED Coordinator with Accountability Form, signed by the HVAC Contractor, indicating that the HVAC system was installed per the Mechanical Drawings and Specifications. (Exhibit C) | | [Substantial Completion] |

© Contents – John Williams Architects 2008

---


GUSTAV SUSTAINABILITY
CONSTRUCTION TYPE 1: stick
CONCORDIA
CONSTRUCTION TYPE 2: modular GRAFT
CONSTRUCTION TYPE 3: sips

KIEREN TIMBERLAKE
“The future belongs to those who give the next generation reason to hope.”

-Teihard de Chardin

QUESTIONS/DISCUSSION