



January 23, 2012



**Application for 2012 J. Robert Havlick and
Thomas H. Muehlenbeck Awards**

Dear Brandi Allen,

On behalf of the City of Gainesville, an Alliance for Innovation Member Government, we are pleased to submit our "Katrina Cottage" innovation application for the 2012 J. Robert Havlick and Thomas H. Muehlenbeck Award. The City of Gainesville is honored to submit this application with much pride to promote innovations of the future for affordable housing. The "Katrina cottage" innovation is well deserving of recognition because of its uniqueness to create public and private partnerships in an effort to benefit the community as a whole.

Thanking you in advance for your consideration of our innovative project. Should you have any questions, please feel free to contact me. We look forward to hearing from you soon.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Jacqueline Richardson'.

Jacqueline Richardson
HCD Manager

cc: Fredrick J. Murry, Assistant City Manager



“Imagining Innovations of the Future”
J. Robert Havlick and Thomas H. Muehlenbeck
Award for Innovation in Local Government

Fredrick J. Murry
Assistant City Manager

City of Gainesville
222 East University Avenue
Gainesville, FL 32627

Phone: (352) 334-5010
Fax: (352) 334-3119
Email: murryfj@cityofgainesville.org



The “Katrina Cottage”

The City of Gainesville (City), a municipal corporation, is pleased to submit its application for the 2012 J. Robert Havlick and Thomas H. Muehlenbeck Award for a quantum leap, groundbreaking building project known as the “Katrina Cottage”. The “Katrina Cottage” initiative is a component of the City’s Comprehensive Housing Program, New Construction/In-Fill Program. The “Katrina Cottage” innovation involves the leveraging of public/private resources, creating partnerships with Alachua County Habitat for Humanity, Inc. (AH), a local non-profit agency; Santa Fe College (SFC), a secondary educational institution; and countless volunteers to construct a new affordable home to provide homeownership opportunities for first-time homebuyers. The home was built by SFC college students and AH volunteers on site at the SFC campus, transported to a vacant lot owned by the City; and then sold to a low-income, first-time homebuyer.

The “Katrina Cottage” innovation was initiated and implemented following the 2005 devastation by Hurricane Katrina along the Gulf Coast, where many families not only lost loved ones, but also lost their homes and where entire communities were destroyed. The City, desiring to be part of the restoration process began brainstorming unique ways to create an affordable housing plan that would benefit recipient families within the community; and that could be duplicated along the Gulf Coast. As a result, the City formed a partnership with SFC and AH to design a house plan that met these criterions; and to meet the housing needs of the communities impacted by the hurricane.

In 2007, SFC approached the City of Gainesville with a new innovative project proposal based on the “Katrina Cottage” concept to build low-cost affordable housing. SFC requested funding from the City that would be matched dollar-for-dollar through a grant from the State of Florida. The funds from the City and the matching State funds would be combined with other private contributions through the Alachua County/Santa Fe College Minority Scholarship Program to build the “Katrina Cottage”.

The Alachua County/Santa Fe College Minority Scholarship Program is a twofold tool for: 1) recruiting minority students with law enforcement scholarship opportunities for the Gainesville Police Department; and 2) provides hands-on training for its students in the building construction program at SFC.

The City immediately embraced this concept as an innovated avenue to bring its “Katrina Cottage” house design plans to materialization. This innovated concept would bring together an ultimate partnership between the City and SFC, whereby the students enrolled at the Charles R. Perry Construction Institute (CPI) would work with construction faculty to build a new home in a classroom environment.

With the partnership of SFC, it was estimated that the cost savings to build the “Katrina Cottage” would be tremendous and immeasurable. A cost savings budget of approximately \$65,000 would simply be used to purchase the construction materials. The cost to construct the new home would have no direct labor costs because manual labor would be performed by SFC students along with construction students from the Youth Build construction program. The planning and development of the innovation has minimum risks, if any, associated with this concept.

Because the City provided the up-front capital, and the “Katrina Cottage” design plans, the completed home would be owned by the City; transported to a City-owned lot and made available for sale to an income-eligible, first-time homebuyer. While the idea of building a modular home inside a construction facility and transporting it to a site for installation is not new, the concept of construction students building a home is quantum leap of creativity innovation at its best. This innovative program provides students with the necessary hands-on knowledge, skills and experience in all of the residential construction trades under the watchful eye of SFC construction faculty. The students will construct the new home in the CPI facility and upon completion; the home will be loaded on two flatbed trucks for relocation to a designated city-owned site on an in-fill lot in an existing plated neighborhood.

The environment in which the innovated “Katrina Cottage” was created and sustained was one of a controlled, centralized and welcoming work center. As previously stated, the “Katrina Cottage” was constructed inside the Charles R. Perry Construction Institute at Santa Fe College. The newly built CPI facility is designed as a LEED Certified building for the education of students in the field of building construction management, apprenticeship programs of electrical, heating and air conditioning, plumbing and carpentry. The “Katrina Cottage” was also designed to keep the environmental impact at a minimum.

Some of the Cottage’s building features are.

- The cottage was placed on stem wall setting it 24” above grade.
- Exterior walls are 6” thick with R-19 insulation, ceiling has R-30 insulation and floor has R-30 insulation.
- Heat Pump has a SEER of 15
- All appliances are Energy Star rated. CFL bulbs were installed in all light fixtures.
- Roof is a 50 year metal roof.
- Windows at vinyl 5/8” double pane insulated low-energy glass.
- Native and drought tolerant plants were used in the landscaping around the house.
- Paint interior and exterior is Valspar low to no emulsions.
- The width and height of the house placed on the transportation trailers were taken into consideration as to have the least amount of impact during transport to the final location.

The “Katrina Cottage” has all new up to date systems and is very well built by the students. The home will enhance the property value of the intended neighborhood. The front porch on the home gives it an added appearance which conforms to the existing neighborhood. Landscaping is added following the home’s installation to further enhance the livability and aesthetic qualities of the home.

While the “Katrina Cottage” was under construction at the CPI, SFC requested to bring in yet another partnership, Alachua County Habitat for Humanity (Habitat). Habitat would be able to bring in the additional volunteers needed to complete this project on schedule (by the end of the 2011 Spring Semester). Habitat requested approval to purchase the “Katrina Cottage” from the City. The finished home would then be made available for purchase by a very-low income family through Alachua Habitat for Humanity.

Given program budget constraints, the financial internal impact of forming such a partnership will continue to allow local governments to offer an effective, cost efficient product for families in areas of the City of Gainesville that are in dire need of revitalization. Other benefits of such an innovative collaboration are: 1) the promotion of an ongoing lasting partnership with many providers; 2) enrich the students’ knowledge through the hands-on approach of learning; 3) offer a sense of pride for the instructors on the level of knowledge displayed by its students; 4) provides neighborhood stabilization, while increasing property value of the surrounding homes; and most of all, provides an opportunity for a low-income, first-time homebuyer to enjoy the American Dream by becoming a homeowner.

In addition, the community would benefit by the elimination of slum and blight conditions in efforts to revitalize neighborhoods and bring back a sense of pride as homeowners. The “Katrina Cottage” innovation would increase the availability of the housing stock at an affordable price. A photo gallery of the “Katrina Cottage” project is included in Attachment A.

This initiative is a model that can be duplicated to continue to expand the production of low cost affordable housing to other areas within the city. The overall goal of this innovation is the continued promotion of redevelopment efforts in distressed City neighborhoods, and to provide affordable housing opportunities for city residents through the collaboration of many public/private partnerships.

ATTACHMENT A

The “Katrina Cottage” Photo Gallery



The “Katrina Cottage”



The “Katrina Cottage”



SFC Students at Work During Construction - Charles Perry Construction Institute





The “Katrina Cottage”



Moving Day!





The “Katrina Cottage”



Foundation





The “Katrina Cottage”



Installation of New Home on Site



04/12/2011



04/12/2011



04/12/2011



04/12/2011



04/12/2011

The “Katrina Cottage”

