



City of Houston  
Disaster Recovery Round 2  
Community Focus Group  
February 13, 2014

The following pages are intended to document the ideas and work generated by participants at the Disaster Recovery Round 2 [DR2] Focus Group held in Houston, Texas on February 16th, 2014.

**To access the accompanying Design Guidebook, Community Workshop Debrief, and to find out more information about Disaster Recovery Round 2 visit:**  
**[dr2homedesign.org](http://dr2homedesign.org)**



# Background

## Hurricane IKE & Disaster Recovery Round 2 [DR2]

In September 2008, Hurricane Ike made landfall on the upper Texas coast, causing more than \$3 billion in damages to single family housing across the Houston metropolitan region. Many low-income homeowners impacted by the storm have not yet been able to repair or replace their homes due to limited financial resources. In response, the Texas General Land Office (GLO) granted \$152 million to the City of Houston's Housing and Community Development Department (HCDD) to administer Round 2 of the city's Disaster Recovery Program (DR2). Investment will provide relief to affected homeowners while creating areas of opportunity where neighborhood revitalization and recovery can occur.

HCDD, through an extensive analysis of Houston's social and physical conditions, identified six target neighborhoods as high opportunity areas. These Community Revitalization Areas (CRA) and CRA Outreach Areas will collectively receive up to 400 newly designed and constructed homes as part of the DR2 program.

(Disaster Recovery - Round 2 Market Analysis/Area Selection, Page 11)



*Hurricane Ike Storm Damage, Houston Texas*

# Agenda

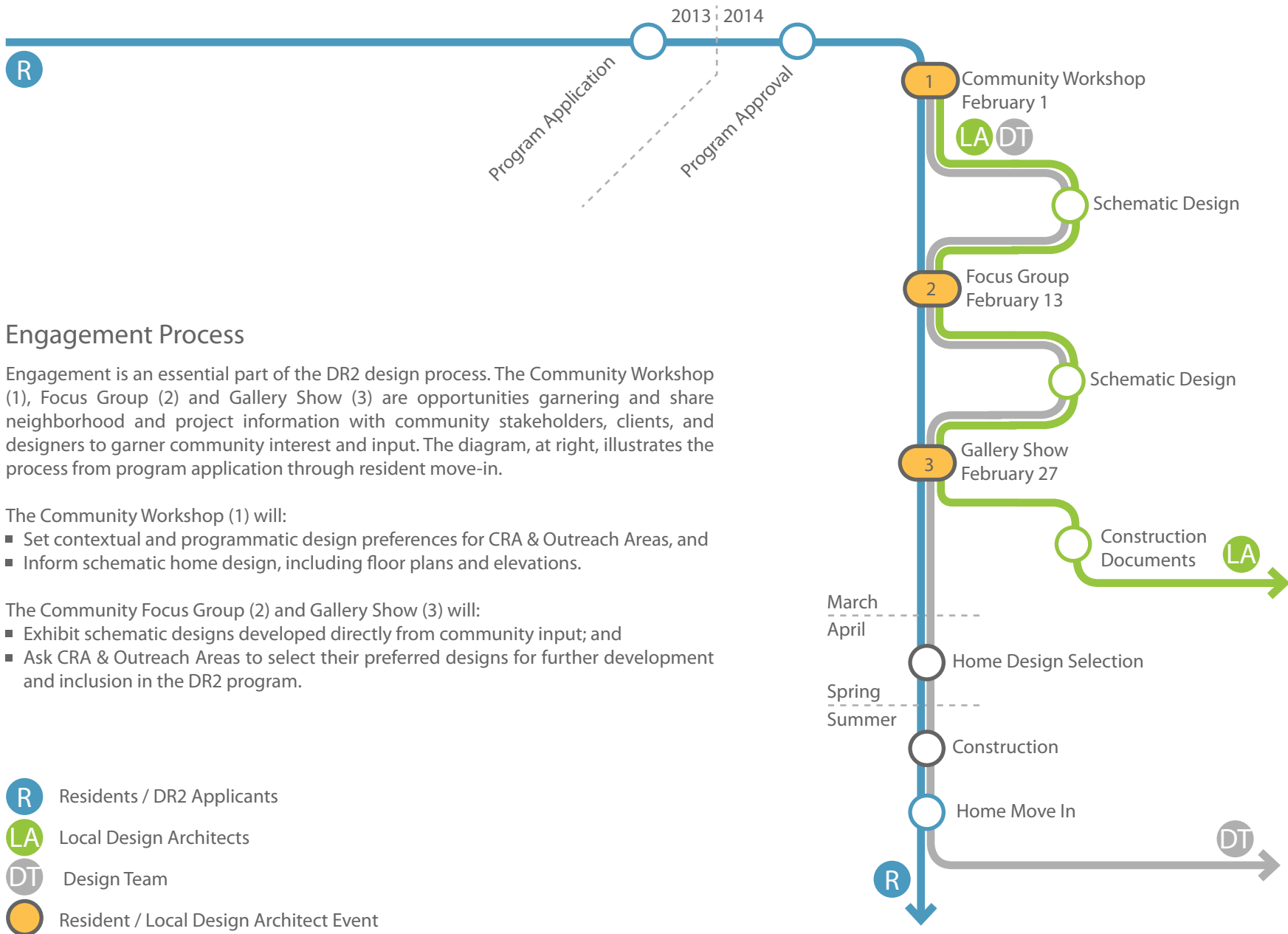
## Community Focus Group

On February 16th, the design team welcomed neighborhood residents, community leaders, and local design architects to the Community Focus Group held in the Community Room and the Jayne Junkin's Memorial Room at the Texas Organizing Project office in Houston.

The focus group reviewed preliminary schematic home designs. Participants spoke one-on-one with the local architects on each of over 30 designs that were presented to address comments, questions and concerns. Participant input will inform the development of schematic home designs that will be presented in a Gallery on February 27, 2014.

## Approach

Focus group participants were divided into two groups. CRA and Outreach Area residents of Independence Heights, Near Northside and Fifth Ward met in the Community Room (Workroom 1) and CRA and Outreach Area residents from Acre Homes, OST South Union, and Sunnyland met in the Jayne Junkin's Memorial Room (Workroom 2) as two separate working focus groups. Local architects, who had participated with these neighborhoods during the initial Community Workshop, began the session by pinning up schematic designs for residents to view. Residents and community leaders were then asked to flag and comment on the designs based on the two activities summarized in the following pages. Open discussions were held after the designs were flagged.



### Engagement Process

Engagement is an essential part of the DR2 design process. The Community Workshop (1), Focus Group (2) and Gallery Show (3) are opportunities garnering and share neighborhood and project information with community stakeholders, clients, and designers to garner community interest and input. The diagram, at right, illustrates the process from program application through resident move-in.

The Community Workshop (1) will:

- Set contextual and programmatic design preferences for CRA & Outreach Areas, and
- Inform schematic home design, including floor plans and elevations.

The Community Focus Group (2) and Gallery Show (3) will:

- Exhibit schematic designs developed directly from community input; and
- Ask CRA & Outreach Areas to select their preferred designs for further development and inclusion in the DR2 program.



# Workroom 1



I

Independence Heights



N

Near Northside



F

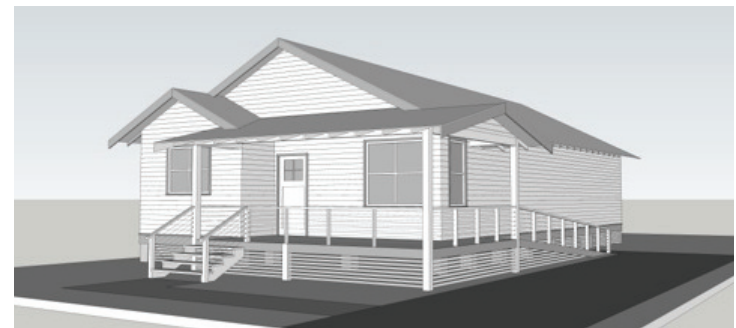
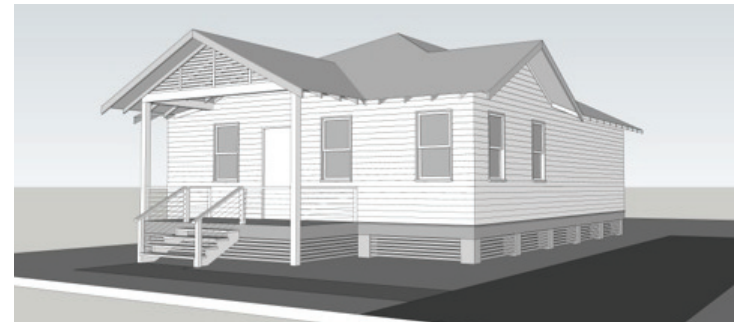
Fifth Ward

## Activity #1 - Context

Participants were asked to flag the home design and/or home design features for further comments, based upon the qualities they would most like to see in the neighborhood and how the design addresses it. (Building performance, durability, security, parking, getting above water, energy efficiency, expandability, driveways, foundations, porch, texture, door, window, window elements, roof).

*"Having a ramp up to the porch is ideal for family, friends and moving stuff."*

*"It looks unfinished when I can see the rafter tails."*



Logan and Johnson / mc2 Architects / McIntyre and Robinowitz  
Preliminary Elevations

*"Hip and pyramid roofs are the most common throughout our historic area."*

*"I'd like to see the historic elements of the neighborhood that our families built carried through in the design."*

*"Elevated front porches are durable and the ramp is convenient."*

*"If the master bedroom has a walk-in closet and can fit my king size bed than I'm happy."*

*"I'd like to know more about Hardi siding. and vaulted ceilings would be great!"*



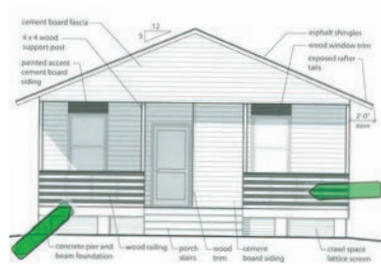


*"I don't think homes in the neighborhood have trim, the material wraps the corner."*

*"It's great for homeowners to have a choice on the size and location of the porch."*

*"We want human designs for walkable neighborhoods."*

*"The homes in our neighborhood were built by neighbors after work, helping each other."*



bcWorkshop / Taft Architects + Metalab  
Preliminary Elevations

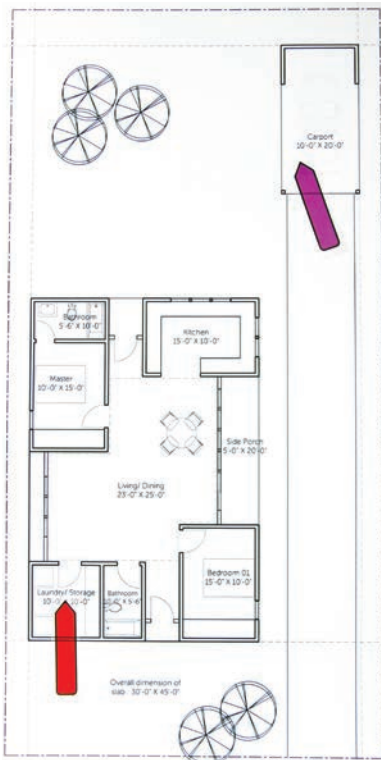
## Activity #2 - Model Home Design/ Layout

Participants were asked to flag the rooms, adjacencies, and site relationships that respond to and support space that is important to daily living and family routines. (Open flex space, kitchen, utility room, bedroom, bathrooms, door, window views and light, front and rear yard access, porches, site orientation)

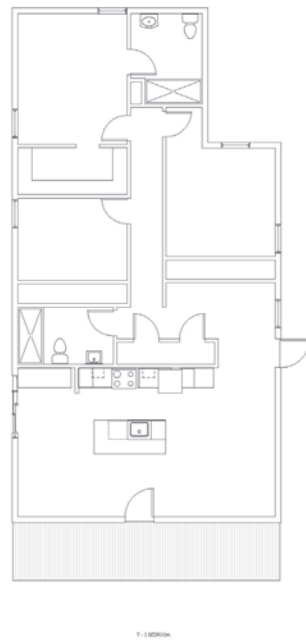


*"Kitchen Islands are nice."*

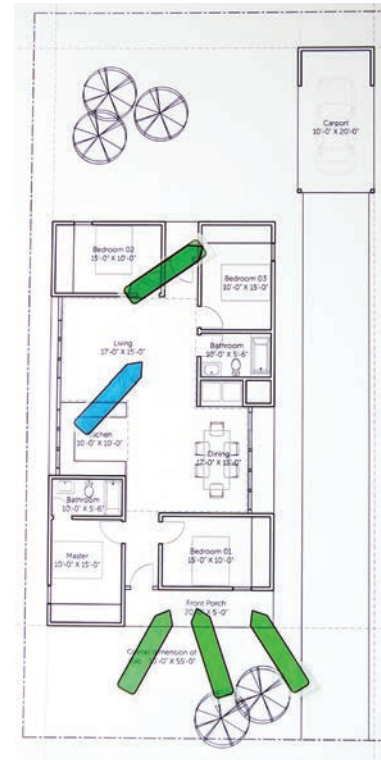
*"A big front porch that I can screen in is exactly what I need, so I can talk with my neighbors across the street."*



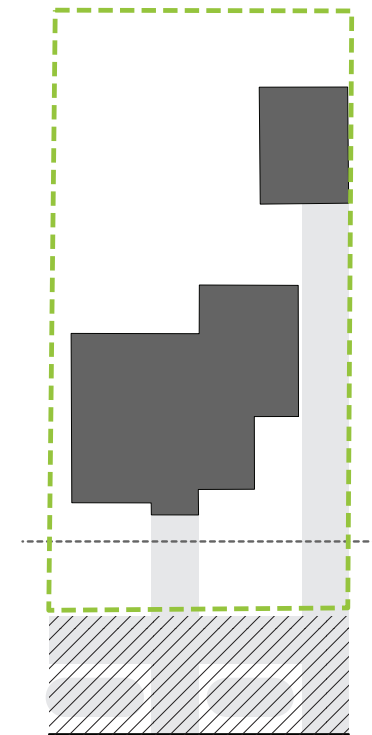
Logan and Johnson  
Type 2



Cedric Douglas  
Type 3



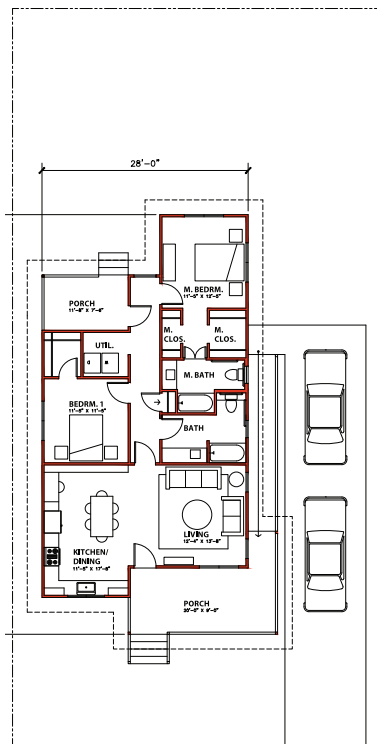
Logan and Johnson  
Type 4



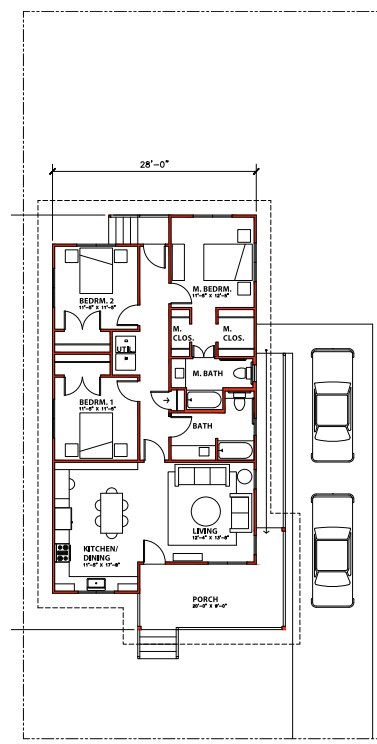
Typical Lot  
Independence Heights

*"It's good to have a master bedroom that is separate from the other bedrooms and looks different."*

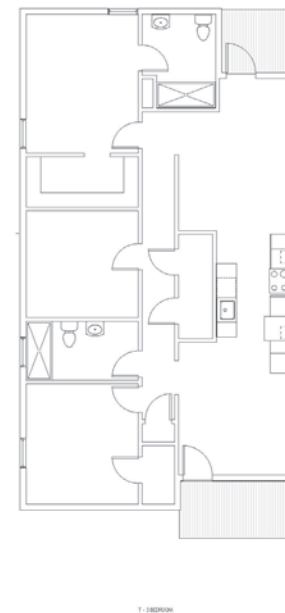
*"We want human designs for walkable neighborhoods."*



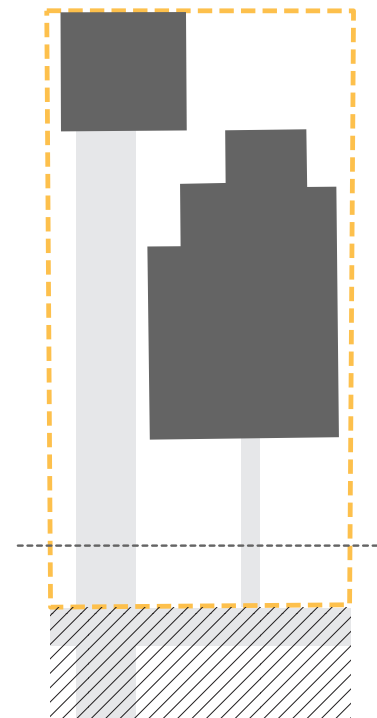
McIntyre and Robinowitz  
Type 2



McIntyre and Robinowitz  
Type 3



Cedric Douglas  
Type 3

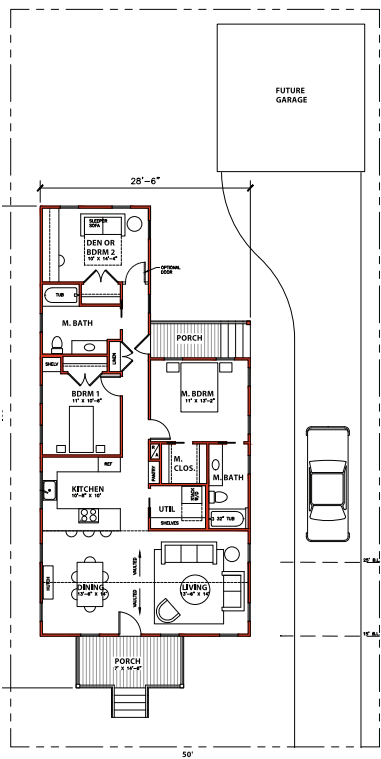


Typical Lot  
Near Northside

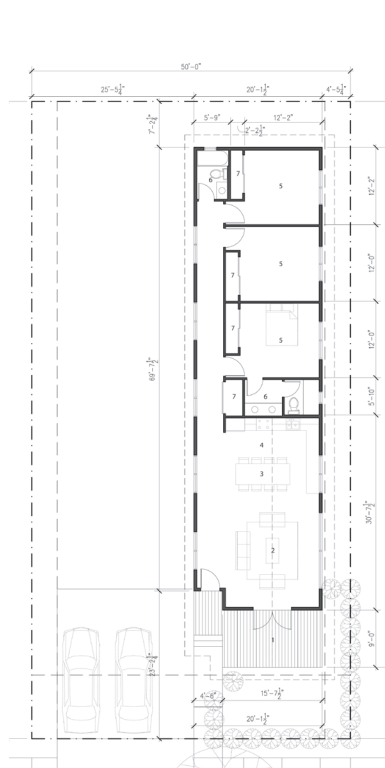


*"The location of the washer and dryer is important to me."*

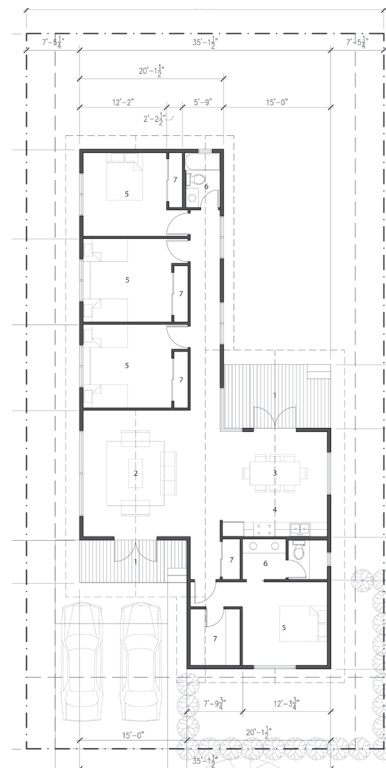
*"Love the flexibility of the contemporary/ modern plan."*



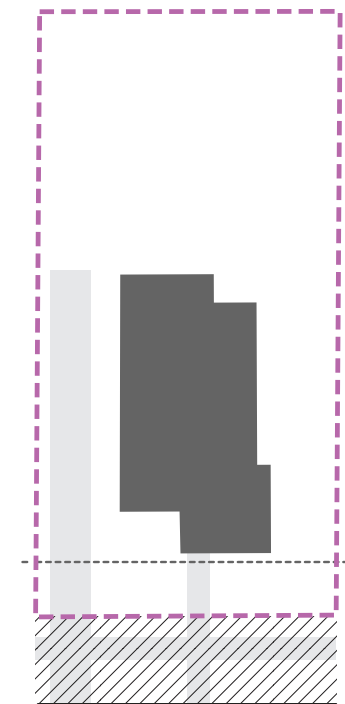
McIntyre and Robinowitz  
Type 2



mc2 Architects  
Type 3



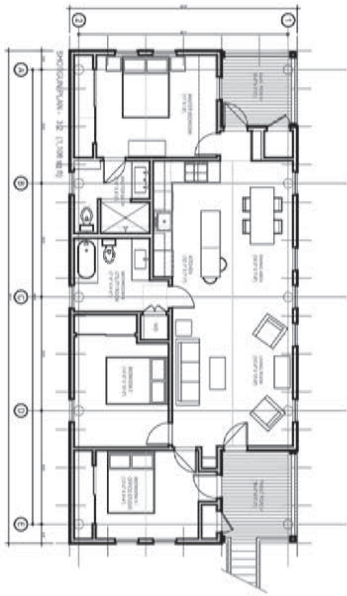
mc2 Architects  
Type 4



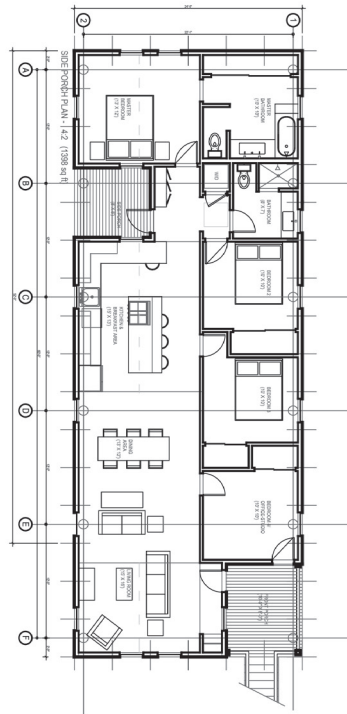
Typical Lot  
Fifth Ward

*"Elevated front porches are durable, they have to be elevated."*

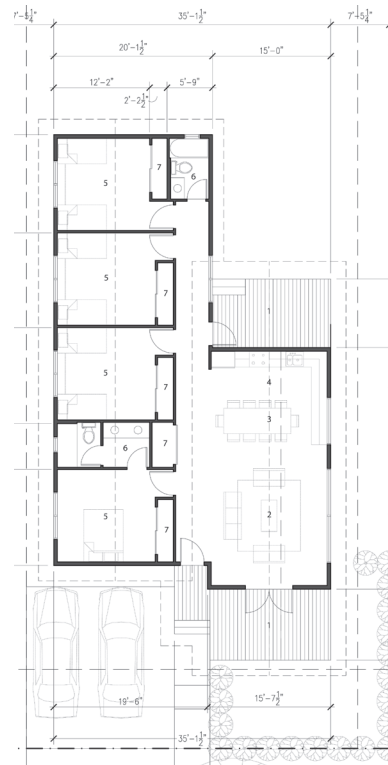
*"I want to see the living space at the front of the house."*



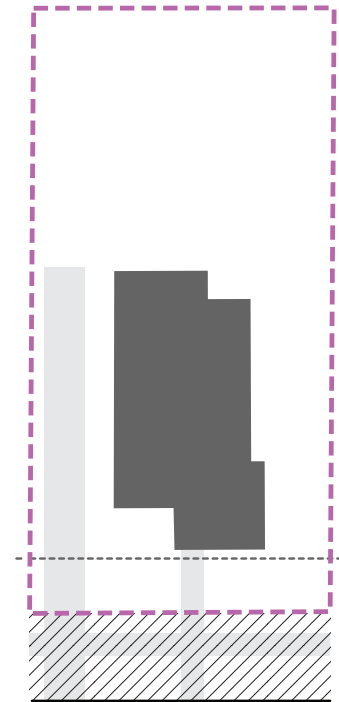
Taft Architects + Metalab  
Type 3



Taft Architects + Metalab  
Type 4



mc2 Architects  
Type 4



Typical Lot  
Fifth Ward



# Workroom 2



A

Acres Homes



OS

OST / South Union



S

Sunnyside

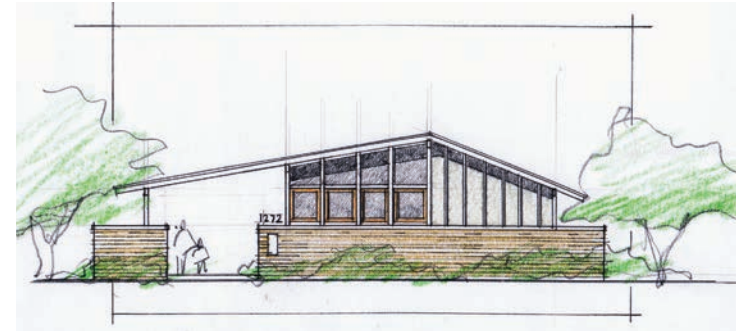


## Activity #1 - Context

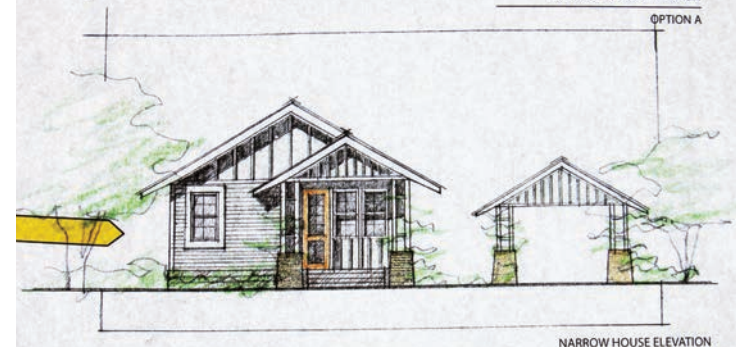
Participants were asked to flag the home design and/or home design features for further comments, based upon the qualities they would most like to see in the neighborhood and how the design addresses it. (Building performance, durability, security, parking, getting above water, energy efficiency, expandability, driveways, foundations, porch, texture, door, window, window elements, roof).

*"Pyramid shape roofs fit in our neighborhood."*

*"Wrap around porch is attractive, and allows for playing in the front."*

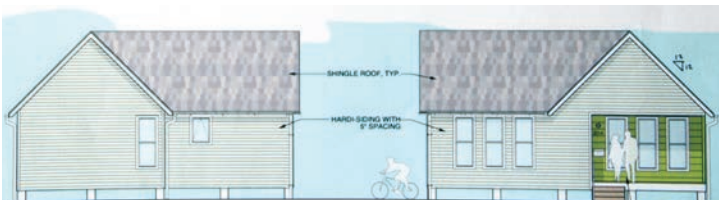
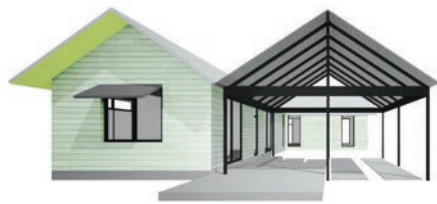
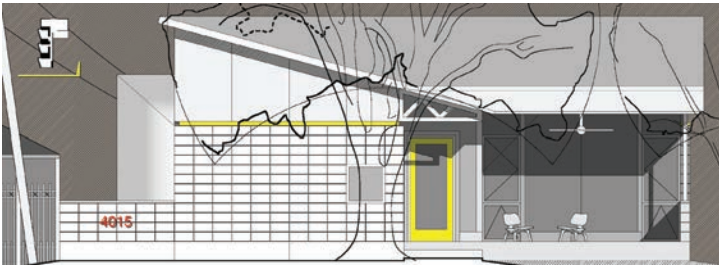


NARROW HOUSE ELEVATION  
OPTION A



NARROW HOUSE ELEVATION

Unabridged Architecture  
Preliminary Elevations



M+A Architecture Studio / Lantz Full Circle / Brett Zamore Design  
Preliminary Elevations

*"Don't mind the front door being off center."*

*"We don't need an elevated house in our neighborhood."*

*"The pervious/ permeable ground materials are nice."*

*"Nice open articulated entry, make sure it is to scale with the neighborhood."*

*"Don't stack the bedrooms too close to each other."*

*"Windows in our neighborhood have a very particular scale and are wide."*





*"We need compact, sound structures with solid flooring."*

*"I'd like to see big porches that have curb appeal in my neighborhood."*

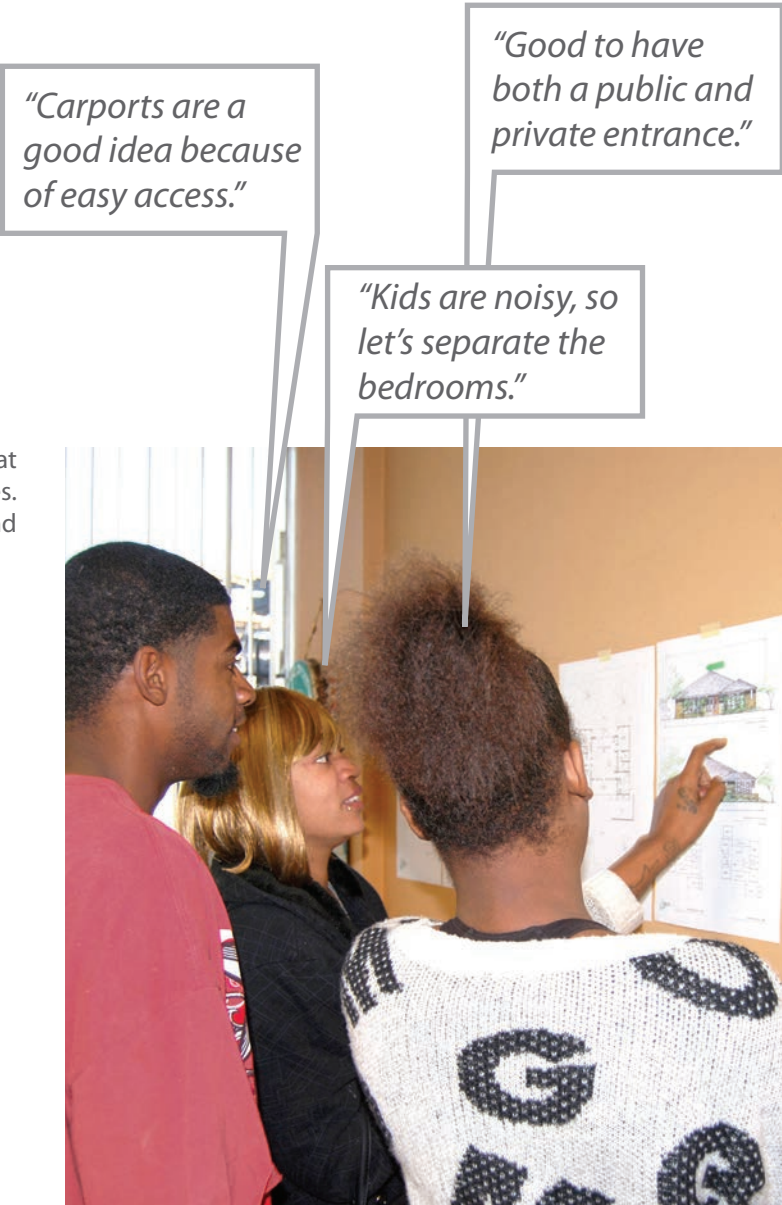
*"A wrap around porch is attractive, and allows for playing in the front."*

*"Hardi material has flexibility of color and durability."*



## Activity #2 - Model Home Design/ Layout

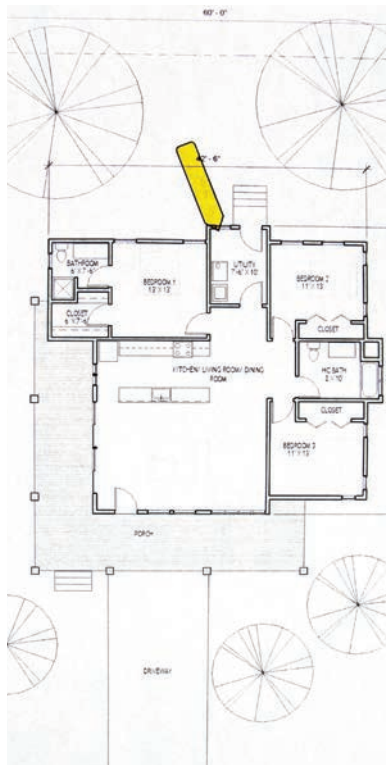
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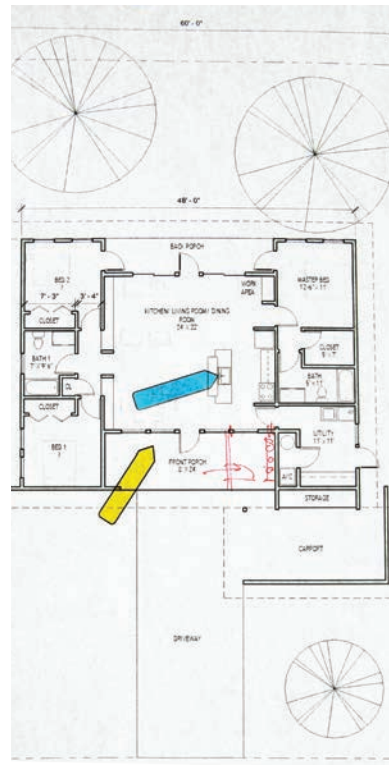


*"Prefer the master bedroom in the back."*

*"Dens are the more informal gathering space of the home that we use."*



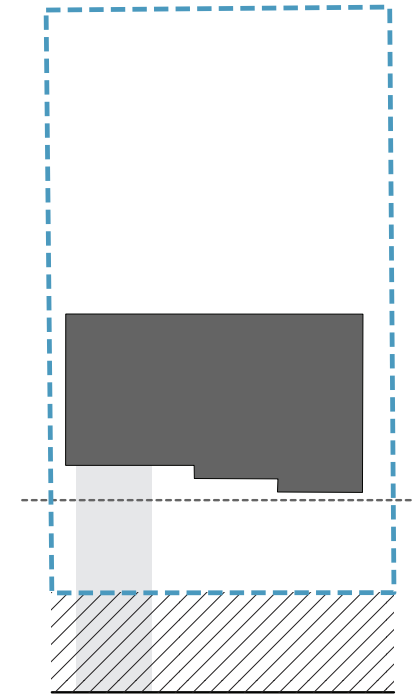
Unabridged Architecture Type 3



Unabridged Architecture Type 3



M+A Architecture Studio Type 3



Typical Lot Acre Homes

*"Herb gardens and courtyards are safe areas for outdoor play and a healthy lifestyle."*

*"Not too sure about the shotgun style in our neighborhood."*



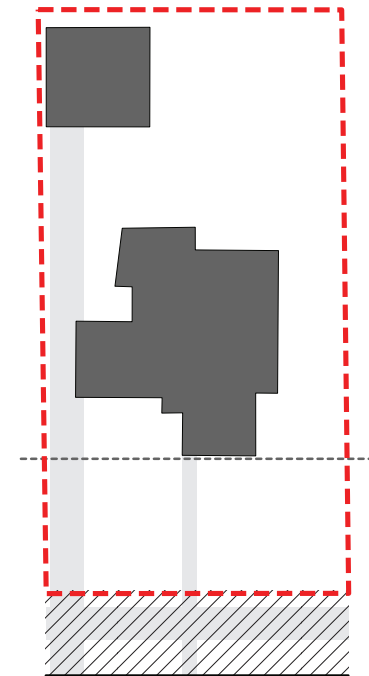
Lantz Full Circle  
Type 2



Lantz Full Circle  
Type 3



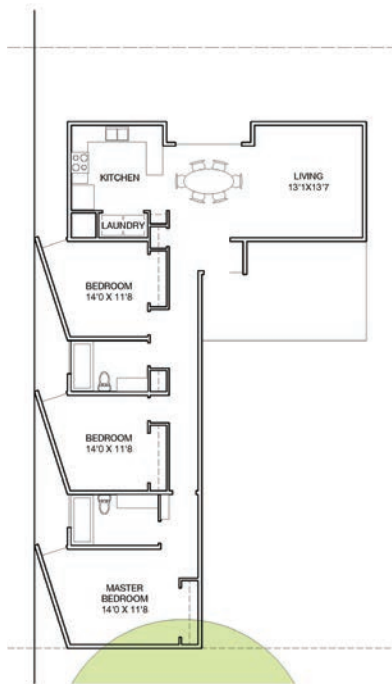
Brett Zamore Design  
Type 3



Typical Lot  
OST/ South Union

*"Kitchen islands have everything I need."*

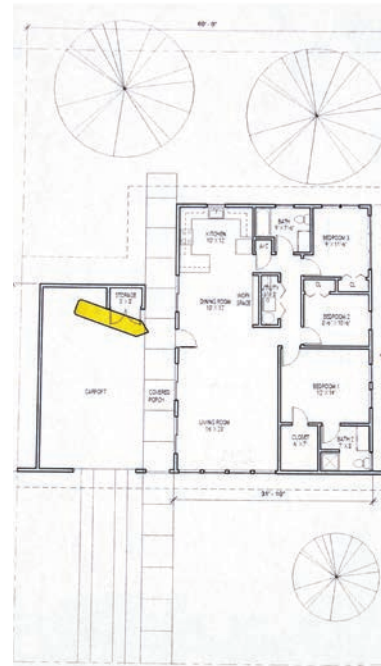
*"Where is the garage?"*



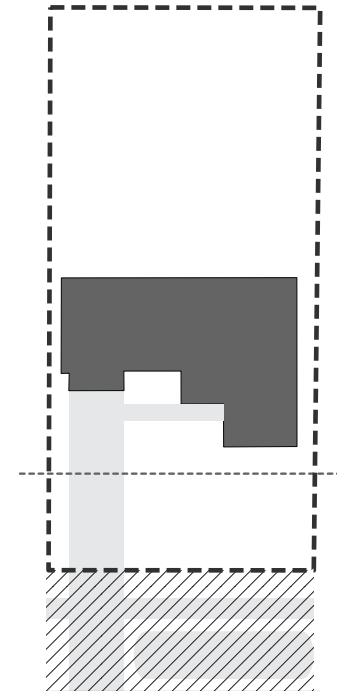
M+A Architecture Studio  
Type 3



M+A Architecture Studio  
Type 3



Unabridged Architecture  
Type 3



Typical Lot  
Sunnyside

# Participants

## Neighborhood Residents & Community Members

### **Acre Homes**

Dr. Anita Spivey

### **Independence Heights**

Kim Bouie

Kelvin Williams

Tanya Debose

### **Fifth Ward**

Barbara Hubbard

Florence Coleman

Kelvin Wagner

### **OST/ South Union**

Gwen Fedrick

Johnny Hopkins

Leonel Salinas

Shawndlyn Lockett

### **Sunnyside**

Debra Walker

Felicia Lacy

## Neighborhood Advocates

### **The Bryant Design Group**

Antoine Bryant

### **Texas Low Income Housing Information Service**

Chrishelle Palay

### **Texas Organizing Project**

Tarsha Jackson



## Design Team

### **buildingcommunityWORKSHOP**

Ann Panopio  
Ryan Campbell  
April Ward

### **Gulf Coast Community Design Studio**

Sarah Grider

### **unabridged Architecture**

Steve Miller

## Local Design Architects

### **Brett Zamore Design**

Brett Zamore

### **Cedric Douglas**

Cedric Douglas

### **Chung Nguyen**

Chung Nguyen

### **M+A Architecture Studio**

Kiza Forgie

### **McIntyre and Robinowitz**

Bob Rabinowitz  
Mike McIntyre

### **Lantz Full Circle/Enter Architecture**

Karen Lantz  
Gabriel Cuellar

### **Logan and Johnson**

Jason Logan

### **Taft Architects in collaboration with Metalab**

Danny Samuels

# Resources

## City of Houston

**Housing & Community Development Department**  
[houstontx.gov/housing](http://houstontx.gov/housing)

## Project Standards and Guidelines

**Disaster Recovery - Round 2 Market Analysis / Area Selection**  
[houstontx.gov/housing/pdf/DR2\\_Planning\\_Study.pdf](http://houstontx.gov/housing/pdf/DR2_Planning_Study.pdf)

**Disaster Recovery Program Ike and Dolly Round 2 Minimum Design Standards**  
[houstontx.gov/housing/pdf/DR2\\_Planning\\_Study.pdf](http://houstontx.gov/housing/pdf/DR2_Planning_Study.pdf)

### **The Housing Design Standards**

[glo.texas.gov/GLO/\\_documents/disasterrecovery/housing/subrecipients/design-standards-combined.pdf](http://glo.texas.gov/GLO/_documents/disasterrecovery/housing/subrecipients/design-standards-combined.pdf)

### **The Housing Design Specifications**

[glo.texas.gov/GLO/\\_documents/disasterrecovery/housing/subrecipients/housing-construction-specs.pdf](http://glo.texas.gov/GLO/_documents/disasterrecovery/housing/subrecipients/housing-construction-specs.pdf)

### **The GLO Construction Manual**

[glo.texas.gov/GLO/\\_documents/disaster-recovery/housingconstructionmanual.pdf](http://glo.texas.gov/GLO/_documents/disaster-recovery/housingconstructionmanual.pdf)

### **The Hurricane Ike Round 2 Guidelines**

[glo.texas.gov/GLO/\\_documents/disasterrecovery/housing/subrecipients/ike-round2-housing-program-guidelines.pdf](http://glo.texas.gov/GLO/_documents/disasterrecovery/housing/subrecipients/ike-round2-housing-program-guidelines.pdf)

