

## Hammer it Home: pilot Project

Our communities need demonstrations of affordable, energy-efficient housing which complement government initiatives. Municipalities have minimal financial flexibility, but they can pass along limited, and isolated government funds. They have an ample supply of unused and underused lands, but they lack funding as well as the design, building and maintenance skills necessary to provide a range of innovative, long-term, sustainable housing stock. They have “approval authority” which can be used to encourage or obstruct change. Given the City’s strengths and weaknesses, it is realistic to expect its role to be one of support rather than actual implementation and delivery. The following project provides a guide for repeatable, grass-roots, community driven affordable housing.

This evolving collaborative of community groups contemplates a first project of 6-15 units on City owned lands. They will be designed to very high, proven, energy efficiency standards, particularly for the building envelope (all six sides). Since the land is owned by the City and remains so, the major costs are for design, “bricks and mortar”, permits, training and labour. Hammer it Home will marshal appropriate skills and access preferential pricing to compensate for the costs of additional materials and training of the trades in energy efficient building techniques. This initiative will intentionally try to build broad, community support for those who are looking for opportunities to contribute to climate change solutions. On completion, this pilot project will be managed by a registered, charitable, non-profit group.

The first project will provide a variety of units, most of which will be available at very affordable rents. A minority of units will be market rentals so the project can provide sufficient funds to cover mortgage costs, insurance, administration, utilities, maintenance, repairs and an appropriate building reserve. It will produce the unique and necessary combination of affordability and efficiency now required but simply unavailable.

Hammer it Home will access the goodwill of innovative building leaders who have developed unique building skills. It will provide the essential training of trades persons in novel building methods not available at present. These skills will be documented and shared and, in turn, will prepare future groups to recreate other affordable and energy efficient projects. Local builders, project managers and the general public will all benefit from these building methods and improvements. Apart from the creation of additional appropriate housing units, the two major benefits of this pilot project are: a clear local demonstration of effective energy efficiency in housing; and preparing an increasingly expanding group of delivery agents to become affordable housing providers,

The following list emphasizes what is unique and significant about this endeavor:

- It is independent of limited government funding.
- It incorporates low tech building solutions which don’t break down or need replacement (think supply chain).
- It uses primarily Canadian materials and is very beneficial for local employment.
- It promotes community involvement, innovation and knowledge about energy conservation.
- It is dedicated to “capacity building”- the training and support of local services and trades required to vastly increase the supply of local, affordable, efficient housing.
- It encourages volunteer participation in the actual construction where it is practical.

It allows for and encourages the inclusion of beneficial but less conventional components such as PV electrical generation, solar hot water, gray water heat exchange, storm water retention, and recyclable roofing.

It solicits donations of funds, materials (e.g. bricks, lumber, and bags of insulation) and services from the public and businesses who are intent on contributing to solutions to climate challenges.

It will involve the training of the trades (carpenters, electricians, plumbers, drywallers, insulation installers) in sealing the building envelope.

It is not limited to accept the lowest cost offers when higher quality materials are preferable.

It will document and publish the main problem areas for air leakage as well as provide appropriate solutions.

It will provide design criteria to maximize solar gain in winter and minimize overheating in summer.

It will willingly provide technical and managerial support for potential, non-profit housing providers.

It will attempt to have the whole project videoed from the design stage to completion.

It will provide a variety of units in a small scale project but its major impact will be the positive effect it will have on encouraging future housing providers to build projects with similar goals.

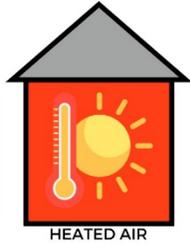
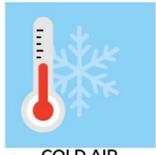
It will make all residents directly responsible for their own energy consumption

It will serve as a very timely, practical and realistic demonstration of affordability, efficiency and variety at a time when our community is desperate for actual, realistic solutions

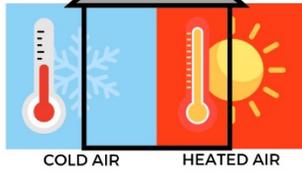
The sooner it is completed the sooner the tangible benefits will be shared with those seeking solutions to affordable and energy efficient housing challenges.

Dave Braden

YOUR HEATED HOUSE



AFTER ONE HOUR



AFTER TWO HOURS

