

Gulf Coast Multi-Family Apartments

Filmore Parc - New Orleans, Louisiana



"We were very pleased to have assisted in the redevelopment of affordable housing in this area that has seen so many difficulties."

Stephen Simms - General Manager
Homes of Merit



Genesis Provides Workforce Housing for Gulf Coast

When faced with the largest modular housing project ever in the city of New Orleans, Woodward Design + Build requested six modular companies each bid half the project. After prototypes were completed, Homes of Merit was awarded the entire contract. Having been originally designed as stick-built construction, it was determined that modular construction was the only option to complete this project on time and on budget. Having the modules delivered to the job site 90% complete helped achieve this goal.

CLIENT

Woodward Design + Build
a division of Carl E. Woodward

PROJECT TYPE

Multi-Family Tax Credit

BUILDER

Homes of Merit
Lake City, FL

PROJECT SCOPE

- Ten eight-plex units
- Twenty-one four-plex units
- 164 two-bedroom, one-bath, two-story apartments
- Each 880 square feet
- Some ADA compliant including Sight & Hearing Impaired

CHALLENGE

Create high quality housing while maintaining cost controls within a tight schedule. Work with a large builder/developer and subcontractors with no previous experience in modular construction.

SOLUTION

An on site service crew trained subcontractors who were unfamiliar with the modular process. A project manager promoted a team environment and helped facilitate running changes or improvements throughout the construction process.