



PROJECT HOME AGAIN

FREQUENTLY ASKED QUESTIONS

1. WHAT IS THE RIGGIO FOUNDATION AND WHY ARE THEY BUILDING HOUSES IN NEW ORLEANS?

The Riggio Foundation is a family foundation created by the founder of Barnes & Noble, Leonard Riggio, and his wife, Louise. Like many other Americans, the Riggio family was profoundly affected by the suffering and devastation caused by Hurricane Katrina and sought to play a role in the rebuilding of New Orleans and help the hardworking people of that city return home.

2. WHAT IS PROJECT HOME AGAIN?

Project Home Again (PHA) is a 501(c) 3 nonprofit organization that was created by The Riggio Foundation to build homes for low and moderate income families whose homes were severely damaged or completely destroyed during Hurricane Katrina.

3. WHY GENTILLY?

In 2007 Project Home Again purchased a large plot of land where we built our first 20 homes. During that project, we came to know and love Gentilly for its diversity and neighborliness. Project Home Again believes that in order to repopulate New Orleans, we must ensure that safe, pleasant, mixed-income neighborhoods, like Gentilly, must be rebuilt.

4. WHEN AND WHAT KIND OF HOUSES IS PROJECT HOME AGAIN BUILDING?

Project Home Again is continuing to build houses in the St. Anthony neighborhood. We are currently looking for qualified applicants to occupy these beautiful, energy efficient homes. Interested families should complete and submit applications as soon as possible.

5. I OWN A DAMAGED HOME AND DON'T WANT TO MOVE TO A DIFFERENT STREET. CAN PHA BUILD A HOUSE ON MY LOT?

We do not build homes on privately-owned lots and we do not pay for rehabilitations. There are several other nonprofits that perform these services. For a list of these organizations, please visit www.louisianarebuilds.info. There is one exception to this policy, if you own a property in our target area within the St. Anthony neighborhood, we will consider building a new home on your lot if it is the only piece of property you own and you intend to use it as a primary residence.

6. HOW DO I KNOW IF I QUALIFY?

PHA will review applications on a first-come, first-served basis. These applicants will then be asked to send documentation that will verify income, residency, employment, family size, etc. After all the documentation is received, families will be scheduled for interviews with PHA staff. Families that are selected will have 30 days to obtain insurance and prepare for closing. If a family does not meet deadlines or provide sufficient documentation, they will be disqualified automatically. PHA is a private, nonprofit organization and has sole discretion in the selection process.

7. ARE THESE HOUSES BEING SOLD? WHAT IS THE SALE PRICE?

Project Home Again is gifting these homes to families who best meet the requirements. They are not being sold. However, PHA will place a forgivable mortgage on each home that will be equal to the appraised value of the home. The mortgage will be forgiven over 5 years and will be zero at the end of the 5th year as long as the owner uses the home as his/her primary residence for all 5 years. If the owner sells the home before year 5, the balance of the mortgage will be deducted from the sales proceeds.

Example: The home is appraised at \$150,000.

Year 1, PHA forgives \$30,000 leaving a balance of \$120,000.

Year 2, PHA forgives \$30,000 leaving a balance of \$90,000.

Year 3, PHA forgives \$30,000 leaving a balance of \$60,000.

Year 4, PHA forgives \$30,000 leaving a balance of \$30,000.

Year 5, PHA forgives \$30,000 leaving a balance of zero.

If the owner decided to sell the home in the beginning of Year 4, he/she would have to pay PHA \$60,000 from the proceeds of the sale.



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8. WHAT IF I CURRENTLY OWN A HOME? DO I HAVE TO SWAP IT?

You can apply if you currently own a home that is uninhabitable because of the storm and you do not have the resources to rebuild it. However, if you are selected to receive a new home, you must swap your old home for a new PHA home. In exchange, PHA will deduct the appraised value of your damaged house from the forgivable mortgage that PHA will place on your new home.

Example: If your damaged property is appraised at \$30,000 and the PHA home is appraised at \$150,000, the forgivable mortgage on your new PHA house will be \$120,000. Each year, for five years, PHA will forgive \$24,000 of that mortgage until a zero balance is reached at the end of Year 5.

9. I RECEIVED ROAD HOME COMPENSATION. CAN I STILL APPLY TO PHA?

PHA cannot comment on the Road Home rules. Please check with Road Home regarding your options.