American Planning Association and the American Institute of Certified Planners
“Disaster and Displacement One Year Later”

Developed by:
The U.S. Department of Housing and Urban Development,
Jackson Mississippi Field Office

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Hurricane Katrina: America’s Worst Natural Disaster

Her Tragedy...
Our Triumph…
We Survived!
I. Pre-Katrina

Mississippi’s Gulf Coast
PHOTO GALLERY
Pre-Katrina Homes
Post-Katrina Remnants
1024 West Beach Blvd.
Pass Christian, MS
Originally Constructed: 1885
House on E. Scenic Drive
Pass Christian
House on E. Scenic Boulevard
Sullivan House Built for Architect Louis Sullivan
A. Pre-Katrina Housing

i. Multifamily Housing

42 affordable rental properties in Hancock, Harrison and Jackson Counties; included

- 10 properties for the elderly
- 3 properties for disabled
- 4 health care facilities
Pre-Katrina Housing (Cont’d)

ii. Public Housing

Low rent units:  13,400
Housing Choice Vouchers/Section 8:  
  approximately 19,600

Total:  33,000 families
       75,000 residents
II. POST-KATRINA
A. Post-Katrina Housing

i. Multifamily Housing

• Major Damage
  - 20 received major damage, including:
    - 3 properties for the elderly

• Destroyed
  - 1 property for elderly
  - 1 health care facility

1600 residents displaced
Post-Katrina Housing (Cont’d)

ii. Public Housing

a. 1,500 housing choice voucher residences damaged or destroyed

b. 3,800 units damaged across the state

c. Five Public Housing Authorities - 2,500 units sustained major or catastrophic damage

d. Average rent collected per month decreased by $44,600 per HA
Post-Katrina Housing (Cont’d)
Post-Katrina Housing (Cont’d)
Post-Katrina Housing (Cont’d)
### iii. Single Family Housing

#### Damaged Units

<table>
<thead>
<tr>
<th>County</th>
<th>Owner Occupied</th>
<th>Renter</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hancock</td>
<td>82%</td>
<td>121%</td>
</tr>
<tr>
<td>Harrison</td>
<td>62%</td>
<td>78%</td>
</tr>
<tr>
<td>Jackson</td>
<td>61%</td>
<td>73%</td>
</tr>
</tbody>
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*GulfGov Reports: One Year Later*

*August 2006*
iv. Housing Stats

70,000 housing units destroyed/severely damaged

160,000 housing units damaged

97,000 Mississippians living in over 36,000 travel trailers and mobile homes

One Year After Katrina,
Progress Report on Recovery, Rebuilding and Renewal,
Office of Governor Haley Barbour
August 2006
B. How We Responded

HUD’s Response

i. Community Planning and Development
   - Waivers to statutory and regulatory requirements that enabled Entitlement Communities to utilize CDBG and HOME funds in response to immediate, unplanned needs.
Response (Cont’d)

ii. CPD - Specialized TA to Grantees

a. Continuum of Care Participants
   - South Mississippi AIDS Task Force
   - Mental Health Association of Mississippi

b. Community Housing and Development Organizations (CHDOs)
   - Housing 2010 (Moss Point, MS)
   - Pearl River Valley Opportunities, Inc. (Columbia)
   - Mercy Housing and Human Development (Gulfport)
   - Gulf Coast Community Action Agency (Gulfport)
   - Visions of Hope (Biloxi)
Response (Cont’d)

iii. University Rebuilding America Partnerships (URAP) Communities Grantees
   a. Alcorn State University
      School of Nursing - $349,682
   b. Mississippi State University
      School of Architecture - $300,000
   c. Ohio State University
      Research Foundation - $266,741
Response (Cont’d)

Mississippi State University’s Production

Goal: Develop systematic methods to increase the rebuilding output to a level of around 20 houses per week

• Established the Gulf Coast Community Design Center
• Collaborating with the East Biloxi Coordination and Relief Center
• Providing day-to-day design assistance to the center and to other organizations to rebuild in East Biloxi.

• Work includes:
  - neighborhood planning
  - design assistance for house repair
  - new house construction
  - organizational leadership

• 5 new houses completed/under construction
• 5 houses are in design the design stage
• Over 20 houses being renovated
• Conducted assessments and provide advice on
iv. Public Housing

a. Assisted in relocation of residents from damaged units to temporary housing

b. Assisted residents in submitting FEMA applications and acquiring FEMA case numbers

c. Conducted first damage assessments to be completed on public housing units.

d. Katrina Disaster Housing Assistance Program (KDHAP)
v. Single Family Housing
   a. 203H Mortgages approved in MS
      (125 mortgages approved to date)
   b. Mortgage Assistance Initiative
      (10 partial claims, to date)

HUD’s National Servicing Center,
Oklahoma City, OK
October 9, 2006
vi. Mississippi Home Corporation
(State Housing Finance Agency)

a. $28 million in tax credits expected to stimulate $296 million in housing development

b. Expected to produce 2,500 units of housing statewide

c. 40% (1,000) of these units will go to developments in Hancock, Harrison and Jackson Counties

“This is the largest single allocation of tax credits in Mississippi’s history.”
Dianne Bolen, Executive Director of MHC
Response (Cont’d)

vii. Enterprise Corporation of the Delta (ECD)

a. Formed non-profit agency to address critical need for replacement affordable housing on Gulf Coast

b. Piloted modular housing program to determine financial feasibility and durability if modular housing used as alternative affordable housing

Phil Eide, Vice President
ECD/Hope
Response (Cont’d)
Response (Cont’d)

viii. Federal Emergency Management Agency (FEMA)
    - Assistance to local governments in developing long-term recovery plans

ix. Governor’s Commission on Recovery formed seven days after Katrina.
C. CHALLENGES

i. FEMA’s advisory flood map changes

ii. New local building ordinances

iii. FEMA changes to scopes of work

iv. Insurance payment of damages

v. Increased costs of modular housing
Challenges (Cont’d)

vi. Increased property prices
vii. Increased cost of construction material
viii. Construction labor shortages
ix. Fair housing issues relative to minority population and lack of affordable housing
x. Housing elevation requirements and their impact on minorities
Challenges (Cont’d)

xi. MS Gulf Coast’s small(est) cities
   a. Moss Point
   b. Waveland
   c. Bay St. Louis
III. Case Study: MS Gulf Coast After the Catastrophe
A. ECONOMIC IMPACT

i. Initial loss of wealth

ii. Temporary shutdown of economic activity

iii. Impact on the national economy

“Mississippi Economic Review and Outlook”,
Institute for Higher Learning,
Policy Research and Planning, Economics Department
B. WHO LOSES?

i. Short-term: All property owners with damage
   Employers, employees
   Consumers
   Local government

ii. Long-term: Under- & uninsured –
   Elderly, small business owners
   Shrimpers, agriculture
   Lower-income residents
WHO LOSES? (Cont’d)

iii. MS Gulf Coast Cities
   a. Significant loss in tax revenues
   b. Impacted their ability to provide rudimentary, yet critical services to their residents
C. WHO GAINS?

i. Short-term: Construction
   Transportation
   Retail trade—autos, building materials, consumer goods
   Repairs, social services

ii. Long-term: ???
    Future businesses, residents
Who Gains? (Cont’d)

iii. 59.4% of MS’ housing stock was built prior to 1970

a. It is aged.
b. It is obsolete.
c. It has asbestos and lead-based paint.
   - 230,000 (20% of Mississippi’s housing stock)
   - This housing stock must be rebuilt or rehabilitated

U.S. Bureau of the Census, 2000
Who Gains? (Cont’d)
iv. Gulf Coast Growth in Retail Sales

“Mississippi Economic Review and Outlook”,
Institute for Higher Learning,
Policy Research and Planning, Economics Department
Who Gains? (Cont’d)

v. Northrop Grumman initialized operations of its Unmanned Systems Center production facility in Moss Point

vi. Rolls Royce broke ground in June on its $42 million jet engine testing facility in Hancock County

vii. Trinity Yachts, formerly in New Orleans, moved its manufacturing facility to Gulfport

GulfGov Reports: One Year Later
August 2006
Who Gains? (Cont’d)

viii. More Mississippians are employed in non-farm jobs since Katrina

ix. Mississippi has received over $100 million in new workforce development funds
Who Gains? (Cont’d)

x. Economic Incentives
   a. SBA
   b. Small Business No-interest Bridge Loan
   c. GO Zone Act of 2005
   d. Work Opportunity Tax Credit
   e. CDBG
   f. Department of Labor
Who Gains? (Cont’d)

g. Hattiesburg is located less than 100 miles from:
   1. Mississippi Gulf Coast
   2. New Orleans, Louisiana
   3. Mobile, Alabama
Economic Growth - Hattiesburg

GulfGov Reports: One Year Later
August 2006
Real Estate Industry - Hattiesburg

- Home sale prices have increased approximately 10%
- Rental prices are up 10% –20%
- No permits have been issued since Katrina for new construction of apartments.
D. Public Health Impact

i. Mental Health

*Post Traumatic Stress Disorder*

- Increased domestic violence
- Increased divorce rates
- Higher incidence of depression
- Anxiety
- Nightmares
- Hyper-vigilance
- Insomnia
- Flashbacks
ii. Mental Health Effect on Special Populations - a. Children

- Crying/Depression
- Bedwetting
- Thumb sucking
- Nightmares
- Regression to previous behaviors
- Fighting
- Inability to concentrate

- Withdrawal and isolation
- Not wanting to attend school
- Headaches
- Changes in eating and sleeping habits
- Fear of darkness
- Increase in physical complaints
b. The Elderly

- Headaches
- Aches/pains
- Overeating/loss of appetite
- Vomiting
- Skin disorders
- Sleep disorders

- Nightmares
- Emotional/behavioral reactions
- Forgetfulness
- Confusion
- Sadness/depression
- Inability to concentrate
c. Persons with HIV/AIDS

1. Emotional stress
2. Unstable housing situations
3. Increased levels of stress
4. Exacerbation of illness
5. Further weakening of immune system
6. Critical need: access to stable housing
E. Education

i. 223 public schools are located in the most severely impacted counties.

ii. 75% of all Gulf Coast schools were severely damaged.

iii. 90% pre-Katrina enrollment to date

Mississippi Department of Education and Mississippi Governor’s Office of Recovery Renewal
Waveland-Bay St. Louis School
E. TRANSPORTATION

i. Two bridges were completely destroyed
   a. Bridge on Highway 90 connecting Biloxi to Ocean Springs
   b. Bridge on Highway 90 connecting Pass Christian to Bay St Louis

*Mississippi Department of Transportation*
*Highway Report, 2006*
Transportation (Cont’d)

ii. Transportation recommendation
   - Local governments consolidate resources and regionalize transportation planning.

iii. Environmental assessments are required when building in flood zone

iv. Must include:
   a. transportation assessment
   b. development of evacuation plan

GulfGov Reports: One Year Later
August 2006
IV. RECOVERING
A. Voting and Civic Engagement

i. Voters who were displaced by Katrina are registering to vote by absentee ballot.

ii. The population is 98% of pre-Katrina in the six coastal counties.

iii. 9 hotel casinos have reopened

iv. 6,800 of the 17,500 pre-Katrina hotel rooms are open and occupancy averages 80% - 90%.
Voting and Civic Engagement (Cont’d)

v. Record breaking-numbers attended the *Crawfish Festival* and *Summer Festival*.

vi. MS Gulf Coast recently hosted the *Cruising on the Coast Festival*

vii. Gulf Coast residents celebrated *Mardi Gras*
B. Opportunities for Improved Design

i. Gulfport
   a. Develop urban design guidelines, including architectural standards, for all major redevelopment areas within the City
   b. Regain ownership of the eastern portion of the Port facilities from the State.
   c. Redevelop the Port into a combined facility including industry to the west and tourism, recreation, cultural and commercial activities to the east.
   d. Relocate northward the CSX railway tracks that run parallel to Highway 90
Improvement (Cont’d)

ii. Biloxi
   a. Remove the urban renewal loop road and replace with a traditional pattern of blocks and streets.
   b. Preserve the small scale of the 18th and 19th century downtown.
   c. Introduce a mix of uses into the 15 block area that serve the neighborhoods of Biloxi and visitors with shops, restaurants and movie entertainment.
   d. Introduce 200k of retail into the historic downtown and 250k in a life style center adjacent to 90 and across from the Beau Rivage casino in the next 36 months.
iii. “Pattern Book for Gulf Coast Neighborhoods” published by the Congress for New Urbanism
Sets forth exemplary building models and designs that replicates architectural styles lost to Katrina

iv. Mississippi Cottages

v. The Coastal Construction Manual
REFERENCES

Coastal Construction Manual  
(www.fema.gov/rebuild/mat/fema55)

GulfGov Reports: One Year Later, August 2006

Hurricane Symposium – 2005, Jackson State University  
Mississippi Department of Education

Mississippi Department of Transportation Highway Report, 2006

Mississippi Economic Review and Outlook, Institute for Higher Learning, Policy Research and Planning, Economics Department

One Year After Katrina, Progress Report on Recover, Rebuilding and Renewal, Office of Governor Haley Barbour, August 29, 2006