

Housing partnerships to create 8,400 new housing units

Hurricane Katrina claimed 6,000 homes and businesses in Biloxi, but through efforts of the Biloxi Housing Authority, Keesler Air Force Base and private developers, the city is well on its way to seeing more than 8,400 new housing units being built.

That's the word from Biloxi Mayor A.J. Holloway, who noted that plans by the Biloxi Housing Authority, Keesler and private developers are underway.

Keesler – in the largest military housing construction project in the history of the Air Force – in September embarked on a \$288 million project that will have 1,067 new housing units in all.

“Work on the first quarter of the units began in February and more than half of all of the homes will be under construction by the end of 2007,” Holloway

said. “This work essentially will mean new neighborhoods at Thrower Park, Falcon Park and Bay Ridge.”

The Biloxi Housing Authority is building or restoring more than 1,500 homes as part of its plan to provide affordable housing in Biloxi. The project, which also includes investment and tax credits from a host of federal agencies, could represent an investment of up to \$150 million in affordable housing.

“That Hope VI project that we were so proud of before the storm – where families had only just moved in before Katrina came along – is going to once again be the crown jewel of affordable housing initiatives across the country,” the mayor said.

“And,” Holloway added, “the city’s Community

Development Department has 19 residential subdivisions under review, which will account for more than 350 new lots for new homes. And in addition to that, the department is currently reviewing Belle La Via, a mixed-use development that straddles the current northern boundary of the city. The 1,400 acres of this project has a total of 5,500 residences.”

Since the storm, the city’s building department has issued more than 13,000 permits overall – including 8,500 permits involving storm repairs, and new residential and commercial construction. Residents have saved nearly \$160,000 waiving fees on storm repairs.

Said Holloway: “That saves Biloxi residents anywhere from 25 to 250 dollars or more in permit fees.

An overview of housing initiatives in Biloxi:

Housing Authority unveils ambitious program of work

The Biloxi Housing Authority is embarking on a plan of action that could see the investment of as much as \$150 million and the creation of 1,577 affordable housing units in Biloxi, as well as provide down-payment assistance to qualified homebuyers, establish daycare and transportation for moderate-income families and make better use of mixed-use, mixed-income development.

Leaders of the housing authority have outlined their plans in presentations to the Biloxi City Council and the Reviving the Renaissance group.

The highlights of the plan (unless otherwise noted, all units mentioned will be in addition to BHA's current housing inventory as of Feb. 6, 2007).

SUNCOAST VILLA, COVENANT SQUARE, FERNWOOD PLACE

- Unit Mix – 201 family rental units
- Units are currently being rehabilitated due to storm damage, and are being modernized
- No additional units to be added at these sites
- City of Biloxi Assistance – No assistance from the City of Biloxi necessary

HOPE VI - SOUTH SIDE

- Unit Mix – 106 units were completed prior to Katrina (103 family rental and 3 homeownership)
- All units received substantial hurricane damage
- Sullivan Construction began renovations in August 2006 with repairs to be completed by August 2007
- Timeframe – The first units should receive a certificate of occupancy by March 2007
- City of Biloxi Assistance – Prompt and consistent inspections by the City of Biloxi will assist in the timely completion of this project.

HOPE VI - NORTH SIDE

- Unit Mix – 129 units were in construction prior to Katrina with the project being at 85 percent overall completion (93 family rental units and 36 homeownership)
- All units received substantial hurricane damage
- Yates Construction has secured and cleaned the site and will resume construction within 15 days
- Timeframe – The first units should receive a certificate of occupancy by June 2007, with total project completion by December 2007
- City of Biloxi Assistance – Prompt and consistent inspections by the City of Biloxi will assist in the timely completion of this project.

CADET POINT SENIOR VILLAGE

- Unit Mix – 76 units of elderly and near elderly housing (55 or older)
- Timeframe – Certificate of occupancy expected in May 2007
- Construction is currently 78 percent complete
- City of Biloxi Assistance – Prompt and consistent inspections by the City of Biloxi will assist in the timely completion of this project.

OAKWOOD VILLAGE

- Unit Mix – 80 units of family rental housing
- Received substantial hurricane damage in Katrina
- Connerly Construction currently 68 percent complete with renovation
- Timeframe – First units available for occupancy February 2007
- Rehabilitation complete in July 2007
- City of Biloxi Assistance – Prompt and consistent inspections by the City of Biloxi will assist in the timely completion of this project.

PROJECTS IN PLANNING

EAST END HOMES

- Purpose – These units are part of the 6 phase HOPE VI project
- Unit Mix – 34 units of family rental housing adjacent to the Cadet Point Senior Village on Maple Street
- Type of Construction – Units currently being redesigned to meet new flood elevations



Cadet Point Senior Village is nearing occupancy on Point Cadet.

- Reviving the Renaissance Plan – This project is consistent with the Reviving the Renaissance Plan as it is providing multi-family units in the Point Cadet area.
- Financing – Financing is in place, and consists of LIHTC's and a private loan
- Timeframe – Final construction timeline is dependent upon final flood elevations, but all units must be placed in service by December 2008 as part of the LIHTC requirements
- City of Biloxi Assistance – City assistance needed with regard to final flood elevation requirements and expedited design review process

BENACHI BAY

- Purpose – To replace housing stock lost due to Hurricane Katrina
- Project to be located on the West side of Benachi Avenue across from Oakwood Village
- Unit Mix – 27 town home style family rental units
- Construction Type -Modular construction
- Reviving the Renaissance – This project is consistent with the Reviving the Renaissance Plan as the plan recommended developing the Harrison Court area
- Financing – Will be through a grant from the Mississippi Development Authority as part of Hurricane Recovery Funds
- Timeframe – Unit completion by end of 2007 dependent upon MDA release of funds
- City of Biloxi Assistance – Approval and inspection of modular housing and an expedited design review process

BEAUVOIR BEACH, BRADY DRIVE

- Purpose – Replace housing stock lost to Hurricane Katrina
- Unit Mix – Approximately 100 units of elderly housing facing Brady Drive on the North side of the Beauvoir Beach property
- Type of Construction – Poured concrete construction mid-rise building at elevations in accordance with the new FEMA elevation requirements
- Reviving the Renaissance Plan – This project is consistent with the Reviving the Renaissance plan as it provides for additional affordable housing units for the City of Biloxi
- Financing – Will be through a grant from the Mississippi Development Authority as part of Hurricane Recovery Funds
- Timeframe – Dependent upon the timeframe for release of MDA funds with approximate completion in December 2009
- City of Biloxi Assistance – Expedited design review process

MAIN STREET INFILL

- Purpose – Revitalization of the Main Street area through single family homeownership and neighborhood conservation
- Unit Mix – Undetermined. The Biloxi Housing Authority is currently evaluating parcels of land in the area with goal of developing 150 affordable single family homeownership units
- Type of Construction – Mixed dependent upon location
- Reviving the Renaissance Plan – Consistent with the Reviving the Renaissance Plan which places the Biloxi Housing Authority in the role of lead agency in redeveloping the Main Street area.
- Financing – Private market construction loans
- Timeframe – This project will be ongoing over a period of 5 years
- City of Biloxi Assistance – Approval and inspection of modular housing and an expedited design review process, and Downpayment Assistance from the City CDBG funds.

PROPOSED PROJECTS

WOOLMARKET AREA

- Purpose – Assist in the development of affordable housing in the City of Biloxi
- Unit Mix – 400 units of mixed-income rental and homeownership units (200 units of family rental, and 200 units of homeownership)
- Type of Construction – Modular construction of 1 to 4 bedroom units
- Reviving the Renaissance Plan – Plans for this development are consistent with the Reviving the Renaissance Report
- Financing – Combination of LIHTC and conventional construction financing
- Timeframe – 5 years
- City of Biloxi Assistance – Assistance with zoning and public utilities as well as approval of modular construction

HARRISON COURT

- Purpose – To assist with the development of affordable housing in the City of Biloxi, and to replace Biloxi Housing Authority properties lost in Hurricane Katrina
- Unit Mix – 325 total units of senior, mixed family and homeownership units (75 senior, 50 homeownership and 200 family rental), community building and park
- Type of Construction – Modular and concrete
- Reviving the Renaissance Plan – This development is specifically endorsed by the Reviving the Renaissance plan
- Financing – A mixed-financed development consisting of MDA Recovery Funds, LIHTC and conventional financing
- Timeframe – Dependent upon possible transfer of property from the U.S. Air Force. Could be completed within 30 months of receipt of property
- City of Biloxi Assistance – Assistance with zoning, and a letter of support for the transfer of the land to the Biloxi Housing Authority, and approval of modular construction

DUKATE SCHOOL

- Purpose – Additional units of affordable housing in the City of Biloxi
- Unit Mix – 100 units of senior housing, and 50 homeownership units and neighborhood community center
- Type of Construction – Concrete and Modular units
- Reviving the Renaissance – This project specifically endorsed by the Reviving the Renaissance Plan
- Financing – Combination of MDA recovery funds and LIHTC's
- Timeframe – 3 years from the date the property is received by the Biloxi Housing Authority
- City of Biloxi Assistance – Transfer the property to the Biloxi Housing Authority, zoning assistance and approval of modular construction

*City currently has plans for this property. This plan represents an alternative should there be a need for a backup plan.

PRIVATE DEVELOPER PARTNERSHIPS

- Purpose – To increase the affordable housing stock for the City of Biloxi
 - Unit Mix – Development of up to 350 acres located around the City of Biloxi
 - Type of Construction – Mixed construction types dependent on the location
 - Reviving the Renaissance Plan – This is consistent with the Reviving the Renaissance Plan
 - Financing – Mixed Financing package
 - Timeframe – 10 years
 - City of Biloxi Assistance – Assistance with infrastructure, zoning and construction approval
- *The Biloxi Housing Authority is currently evaluating the qualifications of fourteen different developers who responded to the RFQ.

PROPOSED ADDITIONAL UNITS

351 UNITS OF SENIOR HOUSING
737 UNITS OF RENTAL HOUSING
489 HOMEOWNERSHIP
1,577 TOTAL NEW OCCUPIED UNITS

FINANCIAL RESOURCES

Mississippi Development Authority
Mississippi Home Corporation LIHTC Program
Fannie Mae
HUD Capital Fund Finance Program
Tax-Exempt Bonds
Conventional Construction Loans

*Total estimated investment - \$120,000,000 to \$150,000,000