Housing Recovery on the Gulf Coast

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CDBG Disaster Recovery Assistance

Community Development Block Grant (CDBG): a flexible formula-based block grant program administered by HUD since 1974.

- Grantees include 1,209 states and local governments.

- Distributed by formula, not a competitive grant. Grantees are required to submit an Action Plan each year to HUD, to ensure that the planned activities are eligible.

- Eligible activities include community development, housing rehabilitation, and production of affordable housing.
CDBG Disaster Recovery Assistance

After Hurricanes Katrina and Rita, supplemental appropriations of $19.7 billion went to Alabama, Florida, Louisiana, Mississippi, and Texas.

- December 30, 2005; P.L. 109-148; $11.5 billion
- June 15, 2006; P.L. 109-234; $5.2 billion
- November 13, 2007; P.L. 110-116; $3 billion just for Louisiana
Tracking Recovery in LA, MS and TX

Two main components:

• Windshield observations (assessments of exterior property condition, as viewed from the street). Results to be published in Fall 2010.

• A telephone survey of the individual who owned a property in 2005. Results to be published in Summer 2011.
Windshield Observations
Tracking Recovery in LA, MS and TX

- Study focuses on hurricane-damaged properties on “significantly affected blocks” (SABs) in Louisiana, Mississippi, and Texas

- Data on initial damage from FEMA damage assessments conducted August 2005 to February 2006.

  - 875,543 total housing units suffered some type of damage. That included one third of all occupied housing units in Louisiana and one fifth of all occupied housing units in Mississippi.

  - 90% of housing with major or severe damage was on a significantly affected block.
Sampled SABs, Louisiana

- Sampled blocks in Louisiana spanned the following parishes: Calcasieu and Cameron, Jefferson, Orleans, St. Bernard, and St. Tammany.

- Within Orleans parish, the sample was further stratified to provide estimates for the following neighborhoods (“Planning Districts”): MidCity, Lakeview, Gentilly, Lower Ninth Ward, New Orleans East, and Uptown.
Sampled SABs, Mississippi

- Sampled blocks in Mississippi spanned the following counties: Hancock, Harrison, and Jackson.

- The sample was further stratified to provide estimates for the following cities: Waveland and Bay St Louis, Biloxi, Gulfport, Pass Christian and Long Beach City, and Pascagoula.
Key Findings – Overall Recovery

Summary of conditions in all 3 states, as of early 2010:

- 74.6% of hurricane-affected properties on SABs had no substantial repair needs.
- 10.8% of hurricane-affected properties on SABs no longer contained a permanent residential structure.
- The remaining 14.6% contained a residential structure with substantial repair needs.
### Conditions of Hurricane-Affected Properties, Early 2010 – Louisiana

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Total # of affected properties</th>
<th>% vacant lots</th>
<th>% with repair needs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jefferson Parish</td>
<td>46,930</td>
<td>1.2</td>
<td>3.1</td>
</tr>
<tr>
<td>Orleans Parish</td>
<td>94,415</td>
<td>6.7</td>
<td>27.7</td>
</tr>
<tr>
<td>(Lower 9th Ward)</td>
<td>6,621</td>
<td>29.8</td>
<td>22.6</td>
</tr>
<tr>
<td>(MidCity)</td>
<td>15,291</td>
<td>3.2</td>
<td>54.3</td>
</tr>
<tr>
<td>(ByWater)</td>
<td>11,278</td>
<td>8.5</td>
<td>39.9</td>
</tr>
<tr>
<td>(Lakeview)</td>
<td>7,258</td>
<td>13.4</td>
<td>10.8</td>
</tr>
<tr>
<td>St. Bernard Parish</td>
<td>24,025</td>
<td>32.5</td>
<td>5.9</td>
</tr>
<tr>
<td>St. Tammany Parish</td>
<td>25,610</td>
<td>10.3</td>
<td>6.0</td>
</tr>
<tr>
<td><strong>Louisiana total</strong></td>
<td><strong>217,401</strong></td>
<td><strong>9.4</strong></td>
<td><strong>16.1</strong></td>
</tr>
</tbody>
</table>
## Conditions of Hurricane-Affected Properties, Early 2010  Mississippi

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Total # of affected properties</th>
<th>% vacant lots</th>
<th>% with repair needs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hancock County</td>
<td>7,789</td>
<td>44.7</td>
<td>6.3</td>
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<tr>
<td>Harrison County</td>
<td>31,247</td>
<td>13.3</td>
<td>7.3</td>
</tr>
<tr>
<td>(Biloxi)</td>
<td>-323</td>
<td>32.4</td>
<td>12.4</td>
</tr>
<tr>
<td>(Gulfport)</td>
<td>11,701</td>
<td>3.8</td>
<td>3.1</td>
</tr>
<tr>
<td>(Pass Christian and Long Beach City)</td>
<td>8,506</td>
<td>19.5</td>
<td>13.4</td>
</tr>
<tr>
<td>Jackson County</td>
<td>32,571</td>
<td>15.4</td>
<td>6.5</td>
</tr>
<tr>
<td>(Pascagoula)</td>
<td>9,363</td>
<td>9.4</td>
<td>0.0</td>
</tr>
<tr>
<td><strong>Mississippi total</strong></td>
<td><strong>76,499</strong></td>
<td><strong>16.9</strong></td>
<td><strong>7.5</strong></td>
</tr>
</tbody>
</table>
Key Findings – Factors That Influence Rebuilding

Effect of neighborhood conditions (Census 2000) on likelihood of a property being rebuilt:

- Initial Damage
- Neighborhood Home Values
- Socio-economic Indicator (education or income)
- Neighborhood Minority Concentration
Next Steps

• Publish interim report.

• Property owner survey: better information about financial resources and current condition. Context about challenges of rebuilding.

• Continued cleaning and analysis of administrative data.

• Analysis of impact of CDBG on rebuilding.

• Final report: expected around May 2011.