

City stands by forecast of 8,400 new homes

Community Development Director Jerry Creel says the city's estimate that as many as 8,400 new homes would be built in Biloxi – far more than the 6,000 homes and businesses that were claimed by Hurricane Katrina – still stands, but the process is taking longer than expected.

Although the city's Community Development Department has issued more than 20,000 permits of one type or another since Katrina struck on Aug. 29, 2005, less than 350 of those permits have been for new homes.

"Just because the permits have not been issued at the pace that we would have liked, the projects are still going forward," said Creel, whose department is responsible for land-use, zoning and construction oversight. "We expect a significant number of permits to be issued for new single-family housing within the next six months."

Developers, he said, are dealing with the same issues that face the average homeowner: the spiraling cost of construction, land and insurance.

One subdivision, Belle La Vie, part of a master-planned community that straddles the city's current northern boundary, will include 5,300 dwellings on its 1,478 acres. The developer of the land has asked that his property be made part of the city. (See Page 10.)

Said Creel: "While he's pursuing that, he's also planning to move forward on the construction of the part of his project that IS inside the city, which includes 166 acres."

Creel pointed out that subdivisions are either built out or are being built out as such locations as Hengen Place, Villa Toscano, Live Oaks on the Bay, Malpass Landing, Lauren Falls and Taylor Oaks.

"Construction continues at Destiny Plantation, and we're also seeing new apartment units at Arbor Place,



This home is representative of the homes that will be built in the Belle la Vie Subdivision. To learn more about the project, visit www.bellelaviebiloxi.com

Landmark and McDonnell Square," Creel said.

"When you consider the ambitious plans being undertaken – more than thousand units by Keesler, the more than 1,500 units by the Biloxi Housing

Authority and the work being done by Habitat for Humanity -- we're going to see quite a few homes coming out of the ground.

"It just takes time."

Biloxi Housing Authority updates Hope VI project

"When people talk about New Urbanism, 'smart growth,' walkable communities and charming homes, take a walk down the Biloxi Housing Authority's Hope VI neighborhoods," Mayor A.J. Holloway has said.

"Here in Biloxi, Delmar Robinson, Bobby Hensley and the housing board were doing it before the storm and they're still doing it."

An update of the housing authority's Hope VI project:

Bayview Place



- Unit Mix – 196 Rental Units
- Construction Completion, January 2008
- 96 Units currently occupied
- Applications are currently being accepted



Cadet Point Senior Village



- 76 Units
- Available to residents 55 and older
- Construction Completed, July 2007
- Units currently occupied



Bayview Oaks



- 39 Homeownership Units
- Construction Completion, January 2008
- Units currently available for sale

East End Homes



- 34 Units of Mixed-Income Multi-Family Housing Adjacent to the Cadet Point Senior Village on Maple Street
- Groundbreaking to take place in March 2008

