



The Housing Authority of the City of Biloxi, MS

Devastated by Hurricane Katrina– The photo above shows the only remains of what was the vibrant sixty-family community named Beauvoir Beach Townhomes on US Highway 90 in Biloxi– now reduced to a five and-a-half acre debris field of brick, glass, and sand, by the highest recorded storm surge to ever strike the Gulf coast.



The family in the white car sorts through the debris to identify and possibly salvage some of their personal belongings. Sixty families lost their homes at this one site.

“We have families calling us asking when they can move back in. Back in where? Our units were totally obliterated—around 400 of them are uninhabitable or just simply gone”,

Tom Noland, Director of Housing Biloxi Housing Authority.



Back Bay Place apartments were totally washed through by storm surge. The site was condemned and the insurance adjuster cited it as a total loss. There are still tenants who refused to evacuate missing.

“We will rebuild and we’ll provide homes for those displaced; but we *cannot* do that until it is funded. We’re ready to do the work– but we simply do not have the financial resources on our own to handle a catastrophe like Katrina” ,

Steven Palazzo, Deputy Director/ CFO, Biloxi Housing Authority.



The Hope VI development, Cadet Point, in East Biloxi replaced the dilapidated 60 year old East End Homes. It was being constructed to provide homes for the elderly population in the city. The debris seen on the site, including heavy equipment, cargo containers, and housing remains, was left there by the storm surge.

“Over two hundred units in our HOPE VI project went underwater. They were *brand new* units– some not even occupied yet. Now we’re pulling out silt, mud, garbage and debris, and fighting the mold growing on everything. We *will* save the ones we’re working in now– but when we run out of money, what will happen to the rest?” ,

John Faulk, Director of Construction, Biloxi Housing Authority.



Covenant Square Homes was one of the sites with the least damage. The end of this building was blown out and every roof on every building on the site requires replacement.

“Tell our national leaders– don’t send more inspectors– we know what’s damaged and how to fix it. Send us money so we can put families back together and do our part to rebuild our community,”

Steven Palazzo, Deputy Director / CFO Biloxi Housing Authority.



The roofs were covered immediately to mitigate further damage. With proper funding, this site named Fernwood can be put back in full repair quickly.



The roof was completely blown off on the right end of the building. The two end units' upper and lower floors took heavy water damage that intruded into the other units as well.



Looking across from Back Bay Place to what was a beautiful view of Biloxi Back Bay and the shrimp harbor..



More destruction at Back Bay Place. The refrigerator truck shown at the left was washed there from the shrimp harbor a couple of hundred yards away.

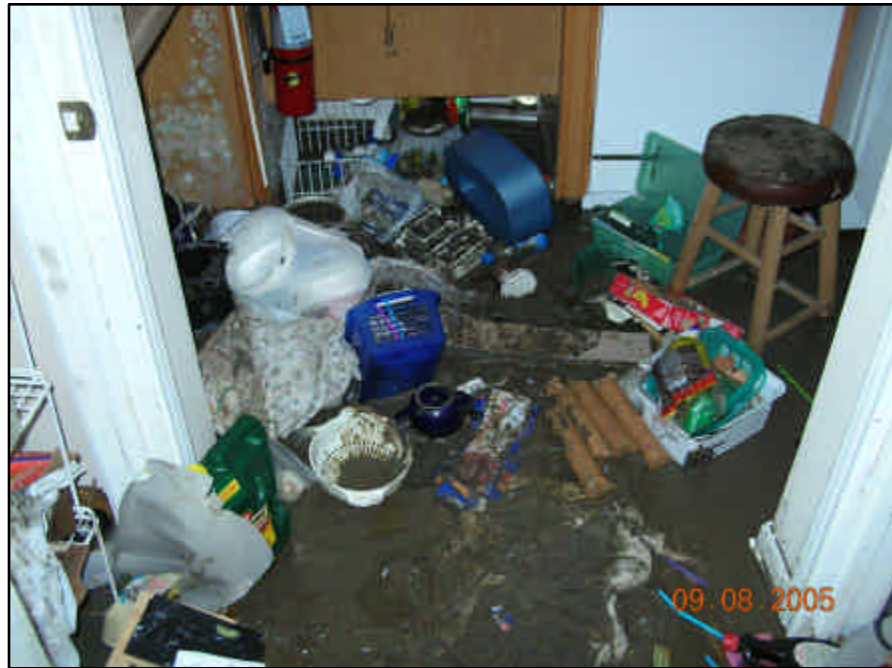
"Just between those two sites (Back Bay and Beauvoir Beach) we lost homes for 172 families– just on those two sites alone! In total we lost homes for around 400 families. They want to come back and they need to come back. Biloxi and the entire coast needs them back. Someone give us what we need to let them come back– please", Bobby Hensley, Executive Director, Biloxi Housing Authority



Ironically, despite the destruction of everything around it, a porcelain commemorative plate is found on the remains of a wall at Beauvoir Beach in mint condition.



*The sign in the right-hand side of this picture is from a resident trying to show FEMA where his home **used to be**. Most all of the residents were without renter's insurance. Both of the photos on this page are from the Beauvoir Beach site.*



A HOPE VI tenant's cabinets spill out onto the mud left by the storm surge. Notice the mold that had started growing just one week after the storm.



Another Hope VI unit. All units in the Hope VI project took at least five feet of water. Many were flooded to the second floor.

"HOPE VI was a beacon in the community. It was a shining light in East Biloxi- showing not only the progress we've made in affordable housing- but the *actual realized hope* of affordable housing to those very people who, after 60 years, had lost that hope. Those homes are empty now. We've got our employees and contract labor gutting them- and we'll save them if we get funding quickly before the mold totally overtakes them",
Steven Palazzo, Deputy Director / CFO Biloxi Housing Authority



Over seven feet of water in this HOPE VI unit. Notice the refrigerator that is jammed between the walls after it floated out of place.



Another kitchen in Hope VI. The vinyl composite flooring is covered in both Back Bay mud and Keegan Bayou wastewater treatment sludge.



This unit took water to the ceiling. The mold and sludge in this unit is typical of most of the HOPE VI units. The debris was washed into the unit



The maintenance warehouse flooded during the storm and ruined equipment and supplies. The gray is dried mud from Back Bay.



Debris floated onto the HOPE VI project site.



More debris on the HOPE VI project site named Cadet Point.



The back side of the Cadet Point development. The debris was left after the water subsided and is from the destroyed homes and businesses in the neighborhood.



A HOPE VI unit after gutting the wet drywall, carpet, cabinets, appliances, and other items. This unit can be saved since the authority took quick action. The upstairs portion is in good shape. All that's needed now is funding to put it back together.



"It's imperative we are made whole— that we return all our families to their homes. Our tenants and our community deserve nothing less,"

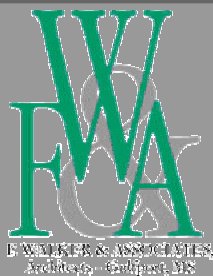
*Bobby Hensley,
Executive
Director,
Biloxi Housing
Authority*

Costs to Repair Hurricane Katrina Damage

A study completed 9/26/2005 for:
The Housing Authority of the City of Biloxi

Item	Development	Cost	Backup
1.	Fernwood 58 Units of Low Income Housing Cost to Repair Damaged Units A & E Fees	\$1,122,182 <u>\$67,331</u> \$1,189,513	Page 16
2.	Covenant Square 40 Units of Low Income Housing Cost to Repair Damaged Units A & E Fees	\$592,691 <u>\$35,561</u> \$628,253	Page 17
3.	Oakwood 100 Units of Low Income Housing Cost to Repair Damaged Units A & E Fees	\$3,342,284 <u>\$200,537</u> \$3,542,821	Page 18
4.	Suncoast Villa 104 Units of Low Income Housing Cost to Repair Damaged Units A & E Fees	\$652,958 <u>\$39,177</u> \$692,135	Page 19
5.	Beauvoir Beach Townhomes 60 Units of Low Income Housing Replace Lost Housing A & E Fees	\$7,759,125 <u>\$465,548</u> \$8,224,673	Page 20
6.	Back Bay Place 112 Units of Low Income Housing Replace Lost Housing A & E Fees	\$12,441,000 <u>\$746,460</u> \$13,187,460	Page 20
7.	HOPE VI A mixed development 235 units Cost to Repair Damaged Units A & E Fees	\$9,430,139 <u>\$565,808</u> \$9,995,947	Page 21

Continued...



"Insurance? This was called a thousand year flood by some of the people visiting our site from the Army Corp of Engineers. Who could have enough insurance for a thousand year flood?"
Steven Palazzo,
Deputy Director & CFO, Biloxi Housing Authority

Costs to Repair Hurricane Katrina Damage— *continued...*

Item	Development	Cost
8.	Main Administrative Offices	
	Repair flood damage to 3200SF	\$134,400
	A & E Fees	<u>\$8,064</u>
		\$142,464
9.	Maintenance Offices & Warehouse	
	Repair flood damage to 2500SF	\$105,000
	A & E Fees	<u>\$6,300</u>
		\$111,300
10.	Maintenance Vehicles	
	Replace 10 flood-damaged trucks	\$210,000
	Racks and boxes	<u>\$8,500</u>
		\$218,500
11.	Office Equipment and Furnishings	
	Replacement computers, copiers, etc...	\$185,000
	Replacement System Furniture	\$140,000
	Filing and other admin systems	<u>\$45,000</u>
		\$370,000
12.	Office Supplies	
	Replace lost supplies, ltrhd, etc....	\$35,000
13.	Maintenance Tools & Equipment	
	Replace maintenance kits (all crews)	\$45,000
	Replace generators	\$4,500
	Replace pumps, vacuums, pipe eqp...	\$27,500
	Replace compressed air system	<u>\$3,500</u>
		\$80,500
14.	Maintenance Stock	
	Refrigerators	\$15,000
	Ranges	\$7,000
	Water Heaters	\$6,750
	Locksets	\$9,000
	Condensers and other HVAC	\$14,500
	Faucets and other plumbing parts	\$21,000
	Other maintenance stock	<u>\$25,000</u>
		\$98,250

Total Funds Needed Right Away **\$38,516,815.95**



Backup Data for Fernwood

Line	Description	Unit	#	Cost	Ext Cost
		Lump			
1	General Conditions, mob, bond, etc	Sum	1	\$15,000	\$15,000
2	Tree Removal (averaged per unit for unit cost)	Unit	0		\$0
3	Debris Removal	Unit	15	\$450	\$6,750
4	Replace electrical wiring, devices, and load centers	Unit	2	\$4,375	\$8,750
5	Replace fixtures	Unit	24	\$625	\$15,000
6	Replace meter cans	Unit	0	\$900	\$0
7	Hang and finish drywall	Unit	24	\$4,960	\$119,040
8	Paint out units (w/ mold resistant paint)	Unit	24	\$3,850	\$92,400
9	Remove, store, and clean exist. toilet, & bathrm plumbing fixtures	Unit	0	\$450	\$0
10	New Supply and trim for existing plumbing	Unit	0	\$65	\$0
11	Shower Surround (townhomes have upstairs too)	Unit	0	\$650	\$0
12	Remove flooring, clean, patch, & install flooring	Unit	0	\$3,570	\$0
13	Remove old and install new kitchen cabinets	Unit	24	\$2,850	\$68,400
14	Kitchen sinks	Unit	24	\$300	\$7,200
15	Ranges	Unit	24	\$250	\$6,000
16	Replace water heaters	Unit	5	\$550	\$2,750
17	Range Hood	Unit	24	\$225	\$5,400
18	Refrigerator	Unit	5	\$450	\$2,250
19	Replace HVAC System duct and equipment	Unit	20	\$3,745	\$74,900
20	Replace wet interior doors	Unit	6	\$1,125	\$6,750
21	Replace Entrance doors	Unit	0	\$650	\$0
22	Replace Damaged Security Screens (averaged/unit)	Unit	0	\$275	\$0
23	Replace damaged windows (averaged per unit)	Unit	0	\$475	\$0
24	Remove old and install new insulation	Unit	24	\$775	\$18,600
25	Fascia and Soffit	LF	2750	\$15	\$39,875
26	Interior trim carpentry	Unit	15	\$885	\$13,275
27	Permanent roofing repairs including framing	Building	10	\$8,400	\$84,000
28	(depends how long before roofs are dried-in)				\$0
29	Sub-Total				\$586,340
30	Contingency				\$150,000
31	Sub-Total				\$736,340
32	Sales Tax 7%	7%			\$51,544
33	Contractor's P & O	20%			\$147,268
34	Sub-Total				\$935,152
35	Total Extended Cost Before Multipliers				\$935,152
36	Material Multiplier	10%			\$93,515
37	Worker Multiplier	10%			\$93,515
38	Likely Total Cost				\$1,122,182



Backup Data for Covenant Square

Line	Item Description	Unit	#	Cost	Ext Cost
1	General Conditions, mob, bond, etc	Lump Sum	1	\$10,000	\$10,000
2	Tree Removal (averaged per unit for unit cost)	Unit	0		\$0
3	Debris Removal	Unit	8	\$450	\$3,600
4	Replace electrical wiring, devices, and load centers	Unit	8	\$4,375	\$35,000
5	Replace fixtures	Unit	10	\$625	\$6,250
6	Replace meter cans	Unit	0	\$900	\$0
7	Hang and finish drywall	Unit	10	\$4,960	\$49,600
8	Paint out units (w/ mold resistant paint)	Unit	10	\$3,850	\$38,500
9	Remove, store, and clean exist. toilet, & bathrm plumbing fixtures	Unit	0	\$450	\$0
10	New Supply and trim for existing plumbing	Unit	0	\$65	\$0
11	Shower Surround (townhomes have upstairs too)	Unit	0	\$650	\$0
12	Remove flooring, clean, patch, & install flooring	Unit	0	\$3,570	\$0
13	Remove old and install new kitchen cabinets	Unit	8	\$2,850	\$22,800
14	Kitchen sinks	Unit	8	\$300	\$2,400
15	Ranges	Unit	8	\$250	\$2,000
16	Replace water heaters	Unit	1	\$550	\$550
17	Range Hood	Unit	5	\$225	\$1,125
18	Refrigerator	Unit	5	\$450	\$2,250
19	Replace HVAC System duct and equipment	Unit	3	\$3,745	\$11,235
20	Replace wet interior doors	Unit	1	\$1,125	\$1,125
21	Replace Entrance doors	Unit	0	\$650	\$0
22	Replace Damaged Security Screens (averaged/unit)	Unit	0	\$275	\$0
23	Replace damaged windows (averaged per unit)	Unit	0	\$475	\$0
24	Remove old and install new insulation	Unit	8	\$775	\$6,200
25	Fascia and Soffit	LF	3000	\$17	\$49,500
26	Interior trim carpentry	Unit	2	\$885	\$1,770
27	Permanent roofing repairs including framing	Unit	40	\$2,375	\$95,000
28	not used				\$0
29	Sub-Total				\$338,905
30	Contingency				\$50,000
31	Sub-Total				\$388,905
32	Sales Tax 7%	7%			\$27,223
33	Contractor's P & O	20%			\$77,781
34	Sub-Total				\$493,909
35	Total Extended Cost Before Multipliers				\$493,909
36	Material Multiplier	10%			\$49,391
37	Worker Multiplier	10%			\$49,391
38	Likely Total Cost				\$592,691



Backup Data for Oakwood

Line	Item Description	Unit	#	Cost	Ext Cost
1	General Conditions, mob, bond, etc	Lump Sum	1	\$25,000	\$25,000
2	Tree Removal (averaged per unit for unit cost)	Unit	100	\$85	\$8,500
3	Debris Removal (actual contracted amount)	Unit	65	\$640	\$41,600
4	Replace electrical wiring, devices, and load centers	Unit	65	\$4,375	\$284,375
5	Replace fixtures	Unit	60	\$425	\$25,500
6	Replace meter cans	Unit	100	\$900	\$90,000
7	Hang and finish drywall	Unit	10	\$4,960	\$49,600
8	Paint out units (w/ mold resistant paint)	Unit	100	\$3,850	\$385,000
9	Remove, store, and clean exist. toilet, & bathrm plumbing fixtures	Unit	60	\$450	\$27,000
10	New Supply and trim for existing plumbing	Unit	65	\$65	\$4,225
11	Shower Surround (townhomes have upstairs too)	Unit	60	\$650	\$39,000
12	Remove flooring, clean, patch, & install flooring	Unit	20	\$3,570	\$71,400
13	Remove old and install new kitchen cabinets	Unit	65	\$2,850	\$185,250
14	Kitchen sinks	Unit	65	\$300	\$19,500
15	Ranges	Unit	65	\$250	\$16,250
16	Replace water heaters	Unit	65	\$550	\$35,750
17	Range Hood	Unit	65	\$225	\$14,625
18	Refrigerator	Unit	65	\$450	\$29,250
19	Replace HVAC System duct and equipment	Unit	0	\$3,745	\$0
20	Replace wet interior doors	Unit	65	\$825	\$53,625
21	Replace Entrance doors	per Door	155	\$425	\$65,875
22	Replace Damaged Security Screens (averaged/unit)	Unit	100	\$315	\$31,500
23	Replace damaged windows (averaged per unit)	Unit	100	\$275	\$27,500
24	Remove old and install new insulation	Unit	20	\$775	\$15,500
25	Fascia and Soffit	LF	6500	\$17	\$107,250
26	Interior trim carpentry	Unit	65	\$885	\$57,525
27	Permanent roofing repairs including framing	Unit	100	\$2,375	\$237,500
28	Mold Remediation	Unit	100	\$950	\$95,000
29	Sub-Total				\$2,043,100
30	Contingency				\$150,000
31	Sub-Total				\$2,193,100
32	Sales Tax 7%	7%			\$153,517
33	Contractor's P & O	20%			\$438,620
34	Sub-Total				\$2,785,237
35	Total Extended Cost Before Multipliers				\$2,785,237
36	Material Multiplier	10%			\$278,524
37	Worker Multiplier	10%			\$278,524
38	Likely Total Cost				\$3,342,284



Backup Data for Suncoast Villa

Line	Item Description	Unit	#	Cost	Ext Cost
1	General Conditions, mob, bond, etc	Lump Sum	1	\$10,000	\$10,000
2	Tree Removal (averaged per unit for unit cost)	Unit	0	\$0	\$0
3	Debris Removal	Unit	4	\$450	\$1,800
4	Replace electrical wiring, devices, and load centers	Unit	4	\$4,375	\$17,500
5	Replace fixtures	Unit	8	\$425	\$3,400
6	Replace meter cans	Unit	0	\$900	\$0
7	Hang and finish drywall	Unit	8	\$4,960	\$39,680
8	Paint out units (w/ mold resistant paint)	Unit	8	\$3,850	\$30,800
9	Remove, store, and clean exist. toilet, & bathrm plumbing fixtures	Unit	2	\$450	\$900
10	New Supply and trim for existing plumbing	Unit	2	\$65	\$130
11	Shower Surround	Unit	4	\$650	\$2,600
12	Remove flooring, clean, patch, & install flooring	Unit	4	\$3,570	\$14,280
13	Remove old and install new kitchen cabinets	Unit	4	\$2,850	\$11,400
14	Kitchen sinks	Unit	4	\$300	\$1,200
15	Ranges	Unit	4	\$250	\$1,000
16	Replace water heaters	Unit	4	\$550	\$2,200
17	Range Hood	Unit	4	\$225	\$900
18	Refrigerator	Unit	4	\$450	\$1,800
19	Replace HVAC System duct and equipment	Unit	1	\$3,745	\$3,745
20	Replace wet interior doors	Unit	4	\$825	\$3,300
21	Replace Entrance doors	per Door	5	\$425	\$2,125
22	Replace Damaged Security Screens (averaged/unit)	Unit	104	\$55	\$5,720
23	Replace damaged windows (averaged per unit)	Unit	104	\$35	\$3,640
24	Remove old and install new insulation	Unit	8	\$775	\$6,200
25	Fascia and Soffit	LF	3250	\$13	\$42,250
26	Interior trim carpentry	Unit	8	\$885	\$7,080
27	Permanent roofing repairs including framing	Unit	104	\$550	\$57,200
28	Mold Remediation	Unit	8	\$950	\$7,600
29	Sub-Total				\$278,450
30	Contingency				\$150,000
31	Sub-Total				\$428,450
32	Sales Tax	7%			\$29,992
33	Contractor's P & O	20%			\$85,690
34	Sub-Total				\$544,132
35	Total Extended Cost Before Multipliers				\$544,132
36	Material Multiplier	10%			\$54,413
37	Worker Multiplier	10%			\$54,413
38	Likely Total Cost				\$652,958



Backup Data for Beauvoir Beach Townhomes

Line Item Description	Unit	#	Cost	Ext Cost
1 General Conditions, mob, bond, etc	Lump Sum	1	\$185,000	\$185,000
2 SiteWork (5-acres)	Lump Sum	1	\$145,000	\$145,000
3 Demolition / Removal	Lump Sum	1	\$53,750	\$53,750
4 Site Utilities	Lump Sum	1	\$495,000	\$495,000
5 60 Units at Unit Price of \$96000 ea	Unit	60	\$96,000	\$5,760,000
6 Parking	Lump Sum	1	\$115,000	\$115,000
7 Sub-Total				\$6,753,750
8 Contingency				\$300,000
9 Sub-Total				\$7,053,750
10 Sales Tax 7% (INCLUDED ALREADY IN UNIT COSTS)	0%			\$0
11 Contractor's P & O (INCLUDED ALREADY IN UNIT COST)	0%			\$0
12 Sub-Total				\$7,053,750
13 Total Extended Cost Before Multipliers				\$7,053,750
14 Material Multiplier	5%			\$352,688
15 Worker Multiplier	5%			\$352,688
16 Likely Total Cost				\$7,759,125

Backup Data for Back Bay Place Apartments

Line Item Description	Unit	#	Cost	Ext Cost
1 General Conditions, mob, bond, etc	Lump Sum	1	\$225,000	\$225,000
2 SiteWork (6-acres)	Lump Sum	1	\$190,000	\$190,000
3 Demolition / Removal	Lump Sum	1	\$85,000	\$85,000
4 Site Utilities	Lump Sum	1	\$250,000	\$250,000
5 112 Units at Unit Price of \$90000 ea	Unit	112	\$90,000	\$10,080,000
6 Parking	Lump Sum	1	\$180,000	\$180,000
7 Sub-Total				\$11,010,000
8 Contingency				\$300,000
9 Sub-Total				\$11,310,000
10 Sales Tax 7% (INCLUDED ALREADY IN UNIT COSTS)	0%			\$0
11 Contractor's P & O (INCLUDED ALREADY IN UNIT COST)	0%			\$0
12 Sub-Total				\$11,310,000
13 Total Extended Cost Before Multipliers				\$11,310,000
14 Material Multiplier	5%			\$565,500
15 Worker Multiplier	5%			\$565,500
16 Likely Total Cost				\$12,441,000



Backup Data for the HOPE VI developments

Line Item Description	Unit	#	Cost	Ext Cost
1 General Conditions, mob, bond, etc	Lump Sum	1	\$185,000	\$185,000
2 Tree Removal (averaged per unit for unit cost)	Unit	0	\$0	\$0
3 Debris Removal (actually contracted at this time)	Unit	187	\$640	\$119,680
4 Replace electrical wiring, devices, and load centers	Unit	187	\$4,375	\$818,125
5 Replace fixtures	Unit	187	\$425	\$79,475
6 Replace meter cans	Unit	187	\$900	\$168,300
7 Hang and finish drywall	Unit	187	\$4,960	\$927,520
8 Paint out units (w/ mold resistant paint)	Unit	187	\$3,850	\$719,950
9 Remove, store, and clean exist. toilet, & bathrm plumbing fixtures	Unit	187	\$275	\$51,425
10 New Supply and trim for existing plumbing	Unit	187	\$65	\$12,155
11 Shower Surround	Unit	187	\$650	\$121,550
12 Remove flooring, clean, patch, & install flooring	Unit	187	\$1,500	\$280,500
13 Remove old and install new kitchen cabinets	Unit	187	\$2,150	\$402,050
14 Kitchen sinks	Unit	187	\$300	\$56,100
15 Ranges	Unit	187	\$300	\$56,100
16 Replace water heaters	Unit	187	\$550	\$102,850
17 Range Hood	Unit	187	\$225	\$42,075
18 Refrigerator	Unit	187	\$450	\$84,150
19 Replace HVAC System and downstairs duct	Unit	187	\$3,150	\$589,050
20 Replace wet interior doors	Unit	187	\$825	\$154,275
21 Replace Entrance doors	per Door	374	\$425	\$158,950
22 Replace Damaged Security Screens (averaged/unit)	Unit	0	\$55	\$0
23 Replace damaged windows (averaged per unit)	Unit	104	\$425	\$44,200
24 Remove old and install new insulation	Unit	187	\$825	\$154,275
25 Fascia and Soffit	Lump Sum	1	\$42,500	\$42,500
26 Interior trim carpentry	Unit	187	\$1,100	\$205,700
27 Permanent roofing repairs including framing (avg per unit)	Unit	187	\$450	\$84,150
28 Mold Remediation	Unit	187	\$950	\$177,650
29 Sub-Total				\$5,837,755
30 Contingency				\$350,000
31 Sub-Total				\$6,187,755
32 Sales Tax 7%	7%			\$433,143
33 Contractor's P & O	20%			\$1,237,551
34 Sub-Total				\$7,858,449
35 Total Extended Cost Before Multipliers				\$7,858,449
36 Material Multiplier	10%			\$785,845
37 Worker Multiplier	10%			\$785,845
38 Likely Total Cost				\$9,430,139



Model home at the HOPE VI project in East Biloxi. Hopefully, with proper funding and the continued hard work of the employees at the housing authority, the residents of East Biloxi will soon be able to return to their community and start the long process of rebuilding their lives and city.

The Housing Authority of the City of Biloxi

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A family at HOPE VI takes a break from salvaging their personal belongings so their home can be gutted and saved from the mold and sludge. Hopefully, with financial help, their unit will be repaired and they will move back in the not-to-distant future.