

## Social Issues

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Photo by Sandy Sorlien

## Key Social Issues and Associated Planning Actions

- The coastal region is diverse in terms of race and, to a growing degree, ethnicity. It is also diverse in terms of income, age, and household type. City plans should accommodate this diversity by providing housing, services, and transportation for a broad range of social groups. This includes providing a range of housing types, as well as transportation systems that support location efficiency and the reduction of travel costs.
- As in many other cities in the U.S., minorities and lower-income groups along the coast often reside in centrally located parts of town. Infill development should be encouraged to conserve the existing social fabric, as well as regenerate these centrally located neighborhoods.
- A number of physical planning strategies can help to recentralize and connect a diverse (and dispersed) population. These include public transit, civic sites and buildings that reinforce community identity, housing variety that can accommodate aging in place (and therefore community stability), and the location of institutional and commercial uses within walking distance.
- Policies that support the above physical planning objectives - infill, mixed use, mixed housing type, public transit - are policies that also support the social fabric of the region. In addition to private and public sector initiatives, such policies may include pre-approved building designs and the adoption of form-based codes.

## Key Social Issues and Associated Planning Actions, cont.

The 11 plans are based, in part, on two fundamental social concepts: the importance of neighborhoods, and the importance of diversity, defined predominantly as the mix of different income levels. To support these basic social principles, the following strategies are needed:

- 1) Housing occupied by lower-income residents must look as good as the housing occupied by middle-income neighbors. Good design is essential for successfully mixing housing types in one neighborhood.
- 2) Good design is not enough by itself. It must be backed by training, education, health care, and other services that lift lower-income people into the ranks of the middle class.
- 3) In the case of mixed-income housing developments, effective management is essential. Standards of appearance and behavior must be enforced to help ensure a sense of resident safety and control.
- 4) The private sector is the only entity capable of producing mixed-income housing in all communities along the Gulf Coast. However, the private sector can not accomplish this goal on its own. Government is needed to provide incentives.

## Key Social Issues and Associated Planning Actions, cont.

- 5) The State of Mississippi should urge the federal government to adopt a national housing policy or neighborhood development policy, to help with neighborhood-based rebuilding on the Gulf Coast. The policy should include federal funding to pay for neighborhood-based services.
- 6) To be consistent with the plans produced, the State of Mississippi should require local communities to accommodate inclusionary housing. Communities that do not comply should be penalized.
- 7) Financial resources for mixed-income housing should be expanded, and more sophisticated underwriting procedures should be promoted.
- 8) An adequate supply of both ownership and rental housing are needed. Communities benefit from having ownership housing (for stability) and rental housing (for a long-term supply of moderate-priced units).
- 9) Affordability should be maintained in 20-30% of neighborhood housing units. Each community should find ways to include “restricted” housing through: non-profit owned housing (restricted by the non-profit or by public subsidy); privately owned housing restricted by a community land trust; or rental housing owned by a private developer but restricted by government financing and subsidy.

## Actions Regarding the Rebuilding Process

- Rebuilding will be most successful if citizens are actively engaged in the process. This includes meaningful involvement from a broad social spectrum.
- Special attention should be paid to low-income and ethnic minority populations, not only because of the direct physical impact of the disaster, but also because of the extended social impact resulting from the disruption of their neighborhoods (given their particular reliance on place-bound social networks). Recommended actions include:
  - Provide organizational or other forms of support to faith-based and civic organizations in low-income neighborhoods. Local governments should make a special effort (through personal contact, for example) to ensure that these organizations are involved in all phases of the rebuilding process.
  - Provide special assistance to minority-run or minority-owned businesses, providing subsidies, low-interest loans, or business development services to businesses located in neighborhoods with the greatest need, or in neighborhoods where small business regeneration would have the greatest impact.

## Actions Regarding the Rebuilding Process, cont.

- Successful implementation of plans in a post-disaster situation requires additional effort, beyond the “normal” process of plan-making and project permitting. The following strategies are recommended:
  - Establish a central coordinating and communications center to facilitate the flow of information regarding every aspect of recovery and rebuilding.
  - Engage the services of a professional facilitator to work with the citizens to develop a Citizen Action Committee for Rebuilding. A facilitated rebuilding process would ensure and open dialogue (and restore trust), mobilize civic assets, nurture leadership, and help to build consensus.
  - Create a “Public Officials Design Institute” on the model of the Mayors’ Institute, in order both to assist local government officials with technical issues and create a framework of cross-jurisdictional collaboration.

# Key Demographics

## Coastal counties compared to State and Nation



|   | Hancock | Harrison | Jackson | All 3 counties | Mississippi | Nation        |
|---|---------|----------|---------|----------------|-------------|---------------|
| Population, 2004 estimate                                 | 45,933  | 192,393  | 135,436 | 373,762        | 2,902,966   | 290 million   |
| Population, net change, April 1, 2000 to July 1, 2004     | 2,966   | 2,792    | 4,016   | 9,774          | 58,310      | 9.5 million   |
| Population, percent change, April 1, 2000 to July 1, 2004 | 6.90%   | 1.50%    | 3.10%   | 2.69%          | 2.00%       | 3.30%         |
| Population, 2000  | 42,967  | 189,601  | 131,420 | 363,988        | 2,844,658   | 281 million   |
| Population, 1990  | 31,760  | 165,365  | 115,243 | 312,368        | 2,573,216   | 248.7 million |
| Population, net change, 1990-2000                         | 11,207  | 24,236   | 16,177  | 51,620         | 271,442     | 32.3          |
| Population, percent change, 1990 to 2000                  | 35.30%  | 14.70%   | 14.00%  | 16.53%         | 10.50%      | 7.70%         |
| Population 65 years old and over, 2000                    | 6,009   | 21,002   | 13,547  | 40,558         | 343,523     | 35 million    |
| Persons 65 years old and over, percent, 2000              | 14.00%  | 11.10%   | 10.30%  | 11.14%         | 12.10%      | 12.40%        |
| White persons, 2000                                       | 38,752  | 138,692  | 99,026  | 276,470        | 1,746,099   | 211.4 m       |
| Black or African American persons, 2000                   | 2,934   | 39,984   | 27,432  | 70,350         | 1,033,809   | 34.7 m        |
| American Indian and Alaska Native persons, 2000           | 257     | 861      | 440     | 1,558          | 11,652      | 2.5 m         |
| Asian persons, 2000                                       | 377     | 4,934    | 2,059   | 7,370          | 18,626      | 10.2 m        |
| Native Hawaiian and Other Pacific Islander persons, 2000  | 16      | 163      | 52      | 231            | 667         | 398,835       |
| Persons reporting some other race, 2000                   | 143     | 1,697    | 941     | 2,781          | 13,784      | 15.4 m        |
| Persons reporting two or more races, 2000                 | 488     | 3,270    | 1,470   | 5,228          | 20,021      | 6.8 m         |
| Persons of Hispanic or Latino origin, 2000                | 775     | 4,910    | 2,807   | 8,492          | 39,569      | 35.3 m        |
| White persons, percent, 2000                              | 90.19%  | 73.10%   | 75.40%  | 75.96%         | 61.40%      | 75.10%        |
| Black or African American persons, percent, 2000          | 6.83%   | 21.10%   | 20.90%  | 19.33%         | 36.30%      | 12.30%        |
| American Indian and Alaska Native persons, percent, 2000  | 0.60%   | 0.50%    | 0.30%   | 0.43%          | 0.40%       | 0.90%         |
| Asian persons, percent, 2000                              | 0.88%   | 2.60%    | 1.60%   | 2.02%          | 0.70%       | 3.60%         |
| Persons reporting some other race, percent, 2000          | 0.33%   | 0.90%    | 0.70%   | 0.76%          | 0.50%       | 5.50%         |
| Persons reporting two or more races, percent, 2000        | 1.14%   | 1.70%    | 1.10%   | 1.44%          | 0.70%       | 2.40%         |
| Persons of Hispanic or Latino origin, percent, 2000       | 1.80%   | 2.60%    | 2.10%   | 2.33%          | 1.40%       | 12.50%        |

### Summary:

- There was strong population growth in the 1990s, but growth slowed significantly after 2000.
- About one-fourth of the population in the coastal counties is minority – Black, Asian or Hispanic. Blacks are by far the largest group (approx. 20%).

# Key Demographics

## Coastal counties compared to State and Nation

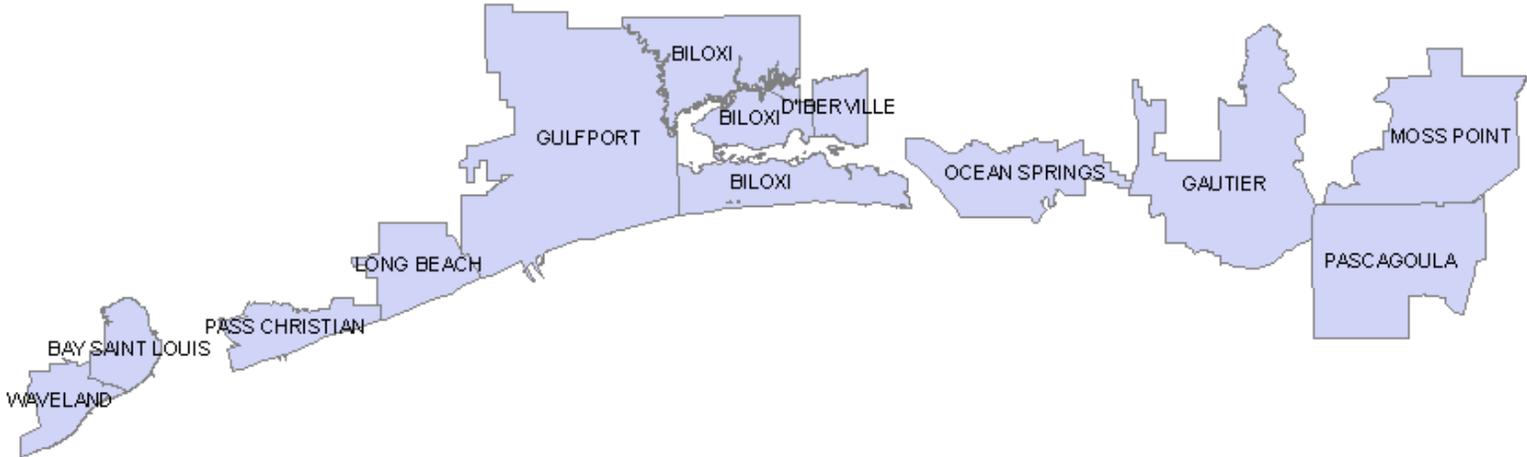


|  | Hancock  | Harrison  | Jackson  | All 3 counties | Mississippi | Nation    |
|--|----------|-----------|----------|----------------|-------------|-----------|
| Black or African American persons, 2004 estimate             | 3254     | 44163     | 30047    | 77464          |             | 37.5 m    |
| Black or African American persons, percent, 2004 estimate    | 7.08%    | 22.95%    | 22.19%   | 20.73%         |             | 12.80%    |
| Asian persons, 2004 estimate                                 | 488      | 6602      | 2994     | 10084          |             | 12.3 m    |
| Asian persons, percent, 2004 estimate                        | 1.06%    | 3.43%     | 2.21%    | 2.70%          |             | 4.20%     |
| Persons of Hispanic or Latino origin, 2004 estimate          | 2145     | 10564     | 6943     | 19652          |             | 41.3 m    |
| Persons of Hispanic or Latino origin, percent, 2004 estimate | 4.67%    | 5.49%     | 5.13%    | 5.26%          |             | 14.10%    |
| Households, 2000   | 16,897   | 71,538    | 47,676   | 136,111        | 1,046,434   | 105.5 m   |
| Persons per household, 2000                                  | 2.52     | 2.55      | 2.72     |                | 2.63        | 2.59      |
| Median household income, 1999                                | \$35,202 | \$35,624  | \$39,118 |                | \$31,330    | \$41,994  |
| Per capita money income, 1999                                | \$17,748 | \$18,024  | \$17,768 |                | \$15,853    | \$21,587  |
| Persons below poverty, 1999                                  | 6,137    | 26,597    | 16,504   | 49,238         | 548,079     | 33.9 m    |
| Persons below poverty, percent, 1999                         | 14.40%   | 14.60%    | 12.70%   | 13.53%         | 19.90%      | 12.40%    |
| Personal income per capita, 2000                             | 20,901   | 24,157    | 22,292   | 23,157         | 20,900      | 29,469    |
| Retail sales, 1997 (\$1000)                                  | 214,213  | 1,613,867 | 948,644  | 2,776,724      | 20,774,508  |           |
| Retail sales per capita, 1997                                | \$5,447  | \$9,154   | \$7,354  | \$7.629        | \$7,605     | \$9,190   |
| Housing units, 2002  | 22,363   | 83,631    | 54,035   | 160,029        | 1,195,133   | 119.3 m   |
| Housing units, net change, April 1 2000 to July 1 2002       | 1,291    | 3,995     | 2,357    | 7,643          | 33,180      | 3.4 m     |
| Housing units, percent change, April 1 2000 to July 1 2002   | 6.10%    | 5.00%     | 4.60%    | 4.78%          | 2.90%       | 2.90%     |
| Homeownership rate, 2000                                     | 79.60%   | 62.70%    | 74.60%   |                | 72.30%      | 66.20%    |
| Median value of owner-occupied housing units, 2000           | \$92,500 | \$87,200  | \$80,300 |                | \$71,400    | \$119,600 |

- The percentage minority population is growing in all three counties, according to 2004 estimates.
- Median household income for the 3 coastal counties is higher than the state, but lower than the national average.
- About 14% of the coastal county population is below the poverty line. This is lower than the state, but higher than the national average.
- Harrison county has a significantly lower home ownership rate than the other two counties.
- Housing value for the 3 counties is higher than the state average, but lower than the national average.

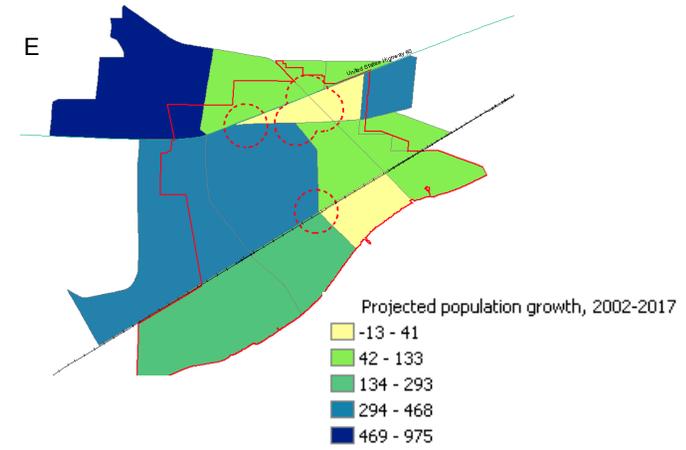
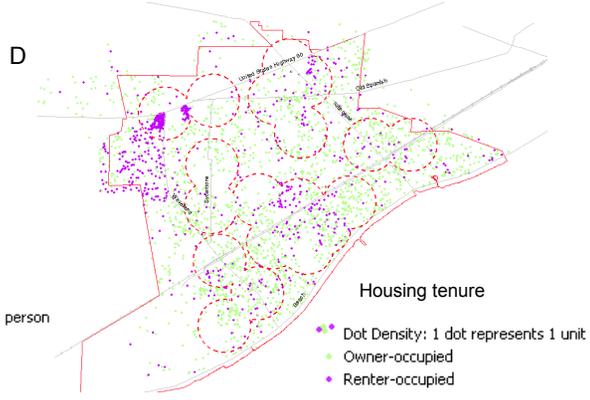
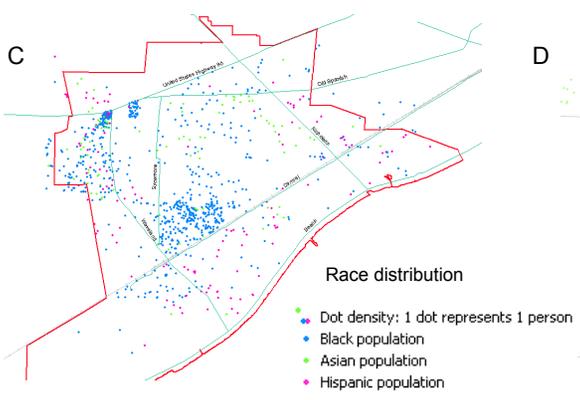
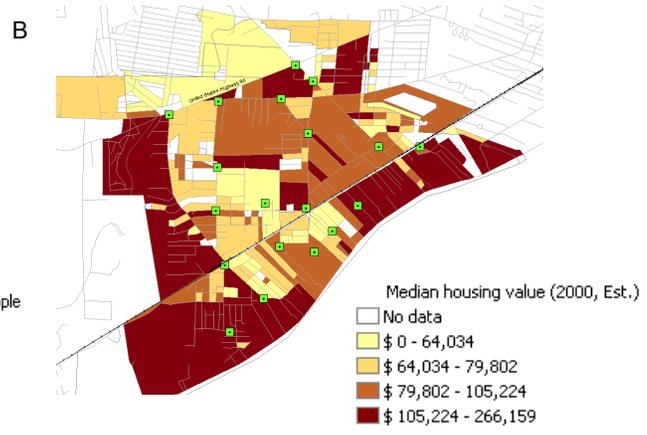
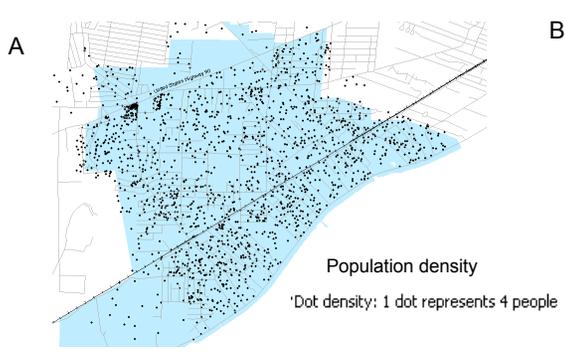
## Demographic maps for individual cities

- Selected social characteristics
- Associated planning actions



# Waveland

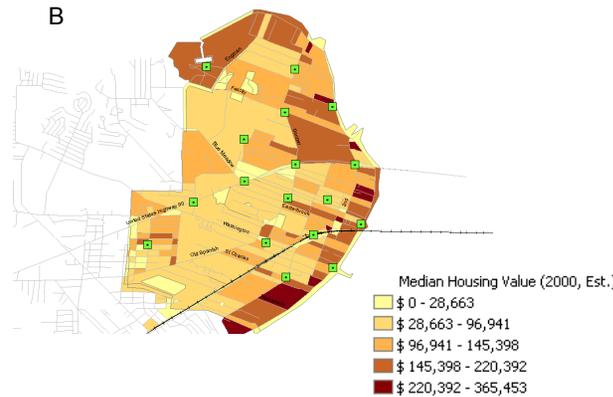
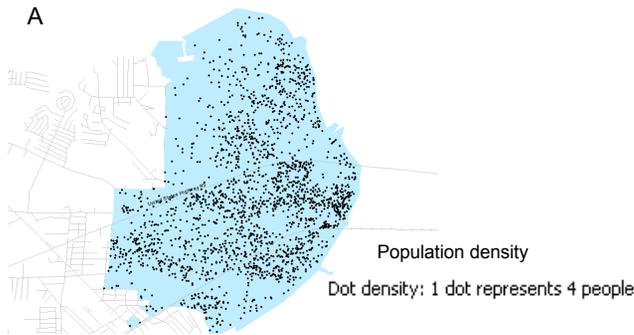
|                          |       |
|--------------------------|-------|
| 2003 population          | 6,820 |
| % owner-occupied housing | 57.7% |
| % Black                  | 11.2% |



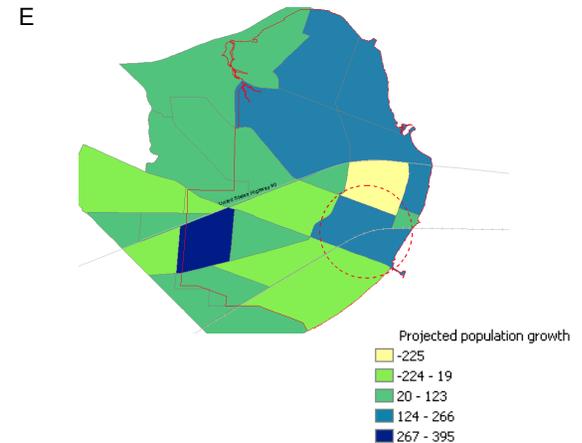
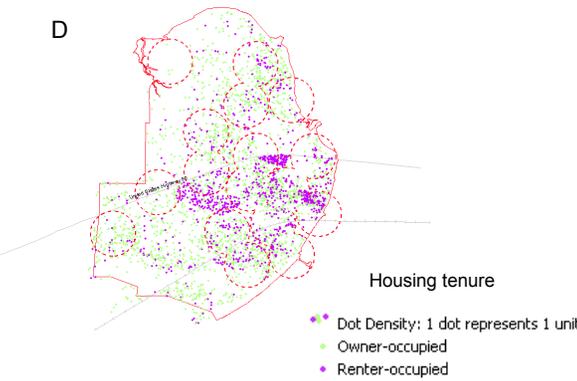
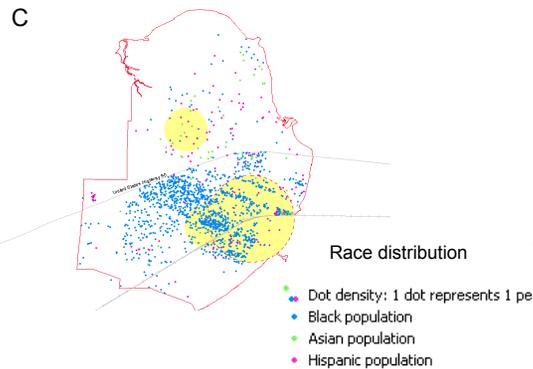
- Relatively even distribution of population (A) implies an evenly distributed network of neighborhood centers and pedestrian sheds.
- Neighborhood centers (B) are evenly distributed so that all residents have pedestrian access; areas of (historically) lower housing value have good access to neighborhood centers.
- Black population is clustered in two areas (C); one area has relatively high home-ownership, one has relatively high rental ownership (D); Proposed neighborhood centers service both areas.
- Mix of owner and renter occupied housing (D) is “contained” within a well-distributed network of neighborhood cells.
- Places of proposed targeted intervention are located near areas previously projected as low growth (E); plan calls for recentralization rather than sprawl.

- Neighborhood centers
- Neighborhoods and areas of special focus

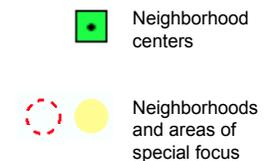
# Bay St. Louis

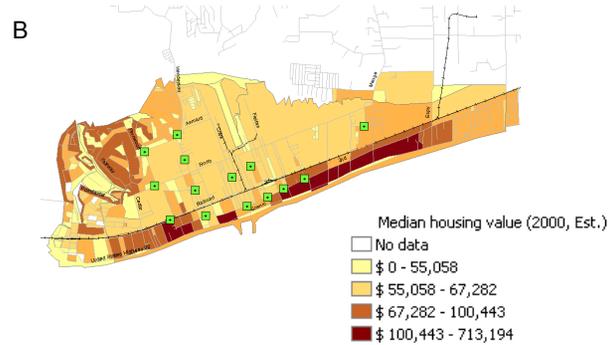
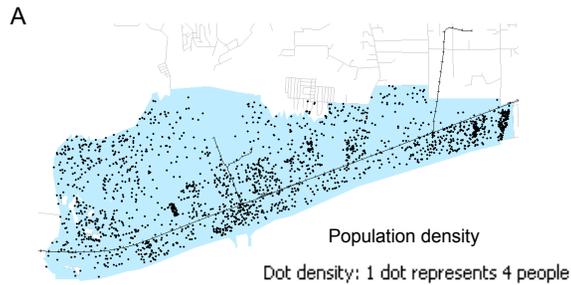


|                          |       |
|--------------------------|-------|
| 2003 population          | 8,150 |
| % owner-occupied housing | 56.3% |
| % Black                  | 16.6% |



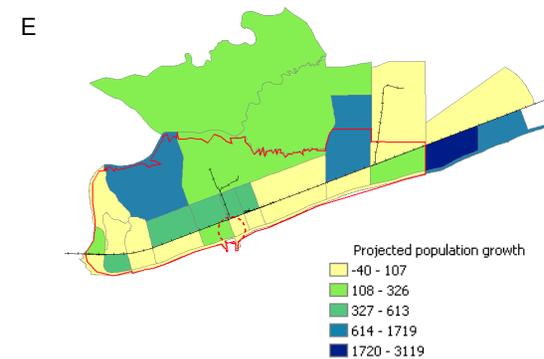
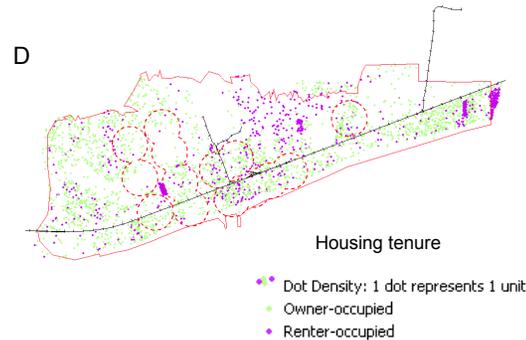
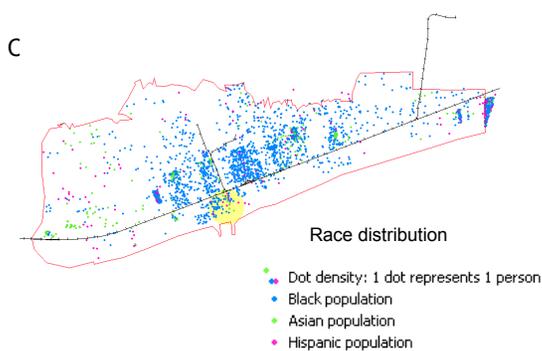
- Relatively even distribution of population (A) implies an evenly distributed network of neighborhood centers and pedestrian sheds.
- Neighborhood centers (B) are distributed so that a majority of residents have pedestrian access; areas of (historically) lower housing value have good access to neighborhood centers.
- Black population is clustered between railroad and highway (C); this area has relatively high level of renter-occupied housing and comparatively low housing value (B); areas of special intervention (C, in yellow) lie adjacent to these populations.
- Mix of owner and renter occupied housing (D) is “contained” within a network of neighborhood cells.
- Main focus of targeted intervention at waterfront lies adjacent to area previously projected as low growth (E); plan calls for recentralization.



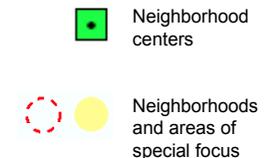


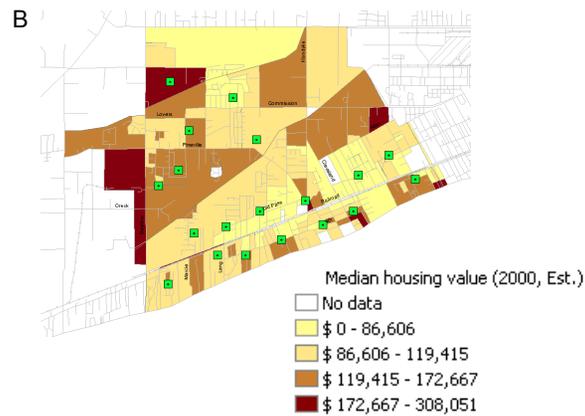
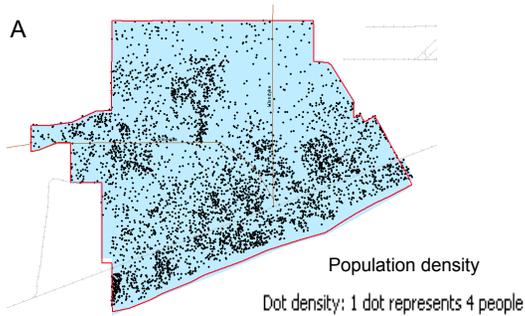
## Pass Christian

|                          |       |
|--------------------------|-------|
| 2003 population          | 6,599 |
| % owner-occupied housing | 58.4% |
| % Black                  | 28.2% |



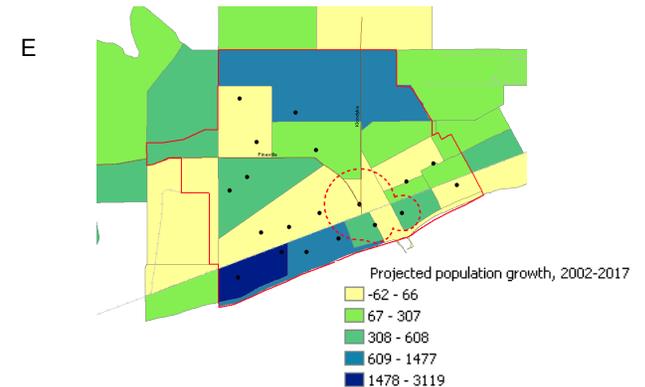
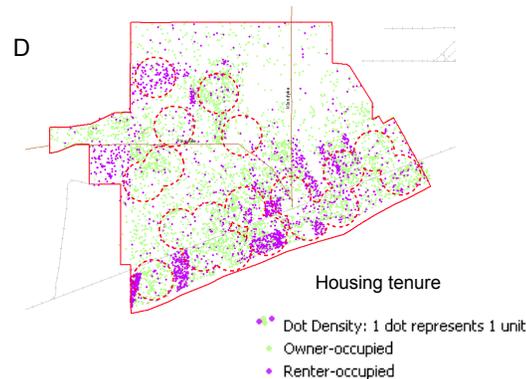
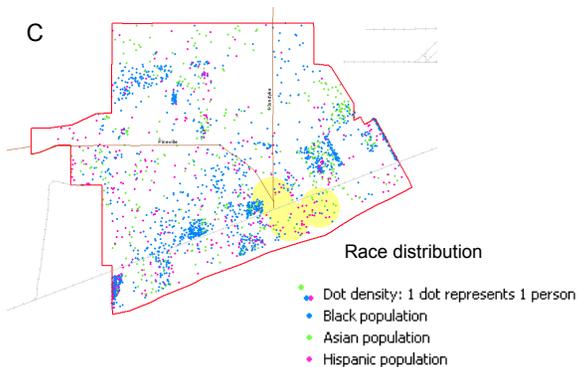
- Some clustering of population (A) implies need for centrally patterned network of neighborhood centers and pedestrian sheds.
- Neighborhood centers (B) are distributed so that a majority of residents have pedestrian access; areas of (historically) lower housing value have good access to neighborhood centers.
- Black population is centrally clustered (C); this area has relatively high level of owner-occupied housing but relatively low housing value (B); neighborhood centers service this area in particular; area of special intervention (C, in yellow) lies adjacent to minority population.
- Mix of owner and renter occupied housing (D) is “contained” within a network of neighborhood cells.
- Main focus of targeted intervention at waterfront straddles areas previously projected as low growth (E); plan calls for recentralization rather than sprawl.



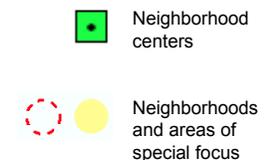


## Long Beach

|                          |        |
|--------------------------|--------|
| 2003 population          | 16,938 |
| % owner-occupied housing | 59.7%  |
| % Black                  | 7.4%   |

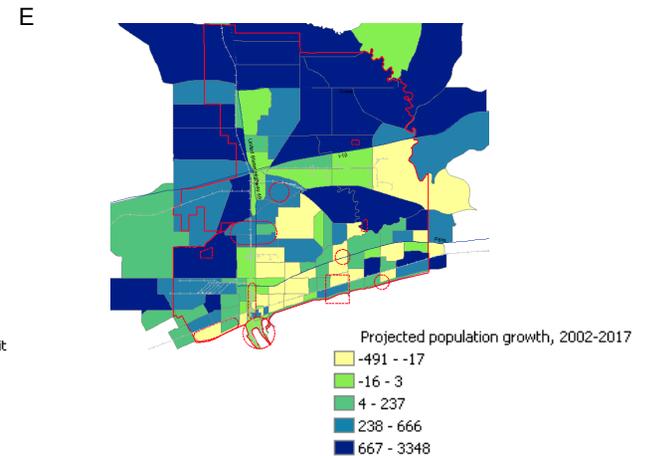
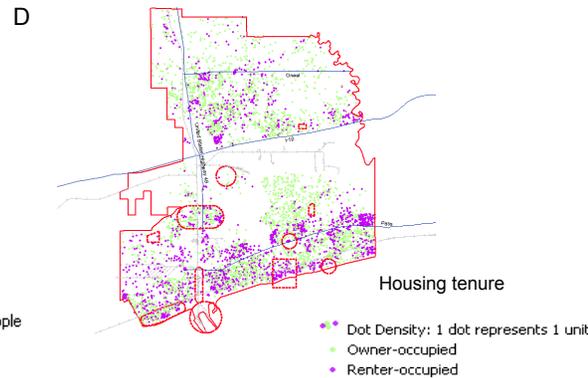
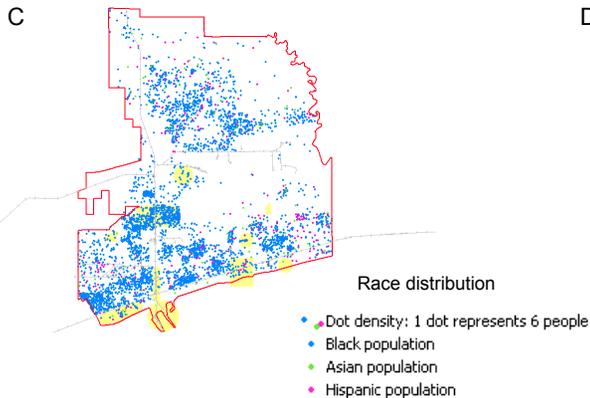
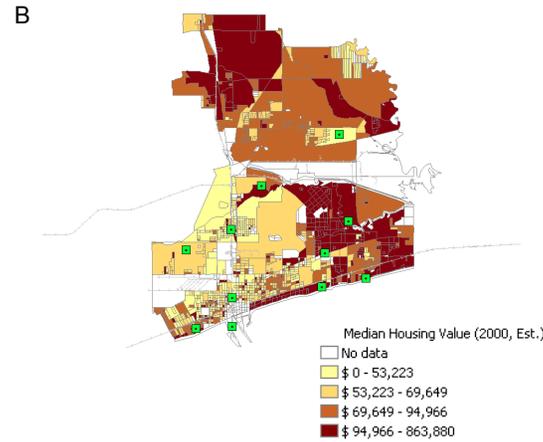
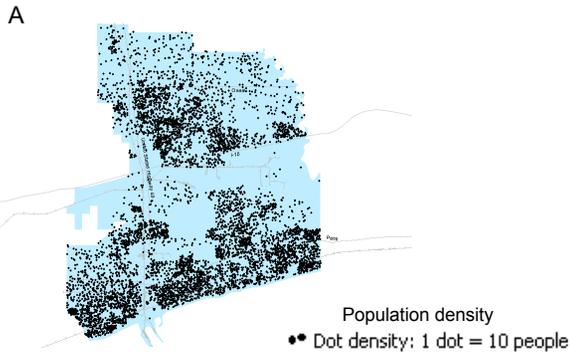


- Relatively even distribution of population (A) implies an evenly distributed network of neighborhood centers and pedestrian sheds.
- Neighborhood centers (B) are distributed so that a majority of residents have pedestrian access, in areas of highest population density; areas of (historically) lower housing value have good access to neighborhood centers (along main transportation route).
- Black and Asian populations are clustered in several areas (C); Special focus areas lie adjacent to areas of strong racial mix (C).
- Some areas have relatively high home-ownership, some have relatively high rental ownership (D); Mix of owner and renter occupied housing (D) is “contained” within a network of neighborhood cells.
- Main focus of targeted intervention at waterfront straddles areas previously projected as low growth (E); plan calls for recentralization rather than sprawl.

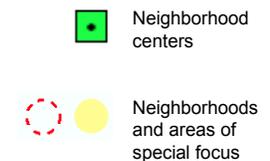


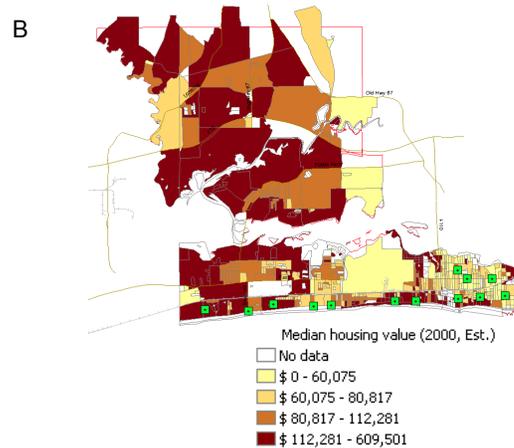
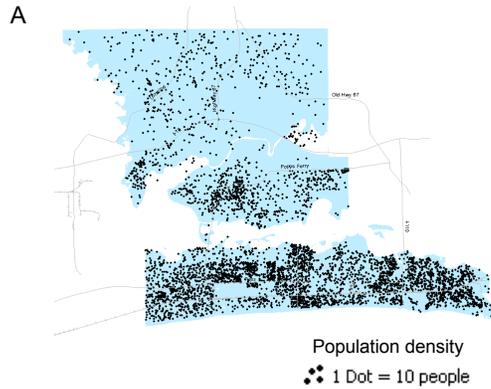
# Gulfport

|                          |        |
|--------------------------|--------|
| 2003 population          | 71,810 |
| % owner-occupied housing | 53.4%  |
| % Black                  | 33.5%  |



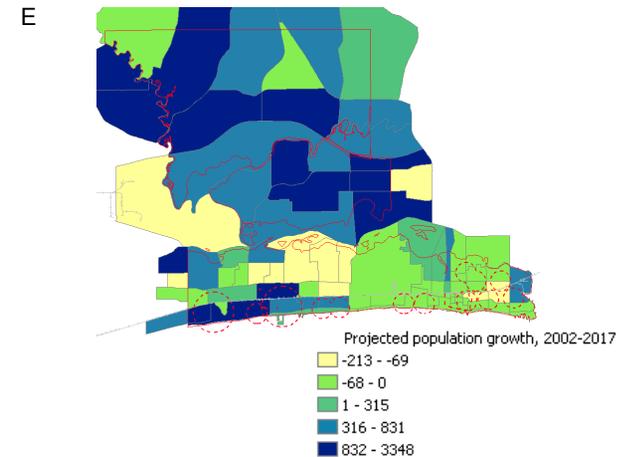
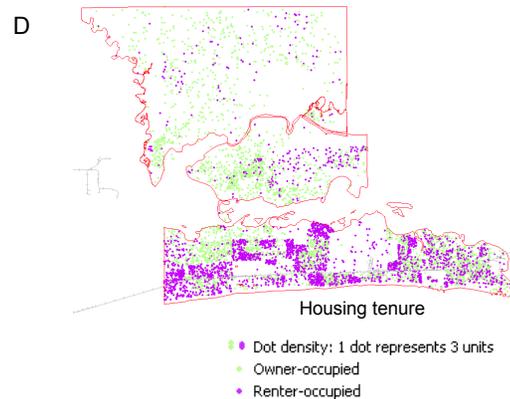
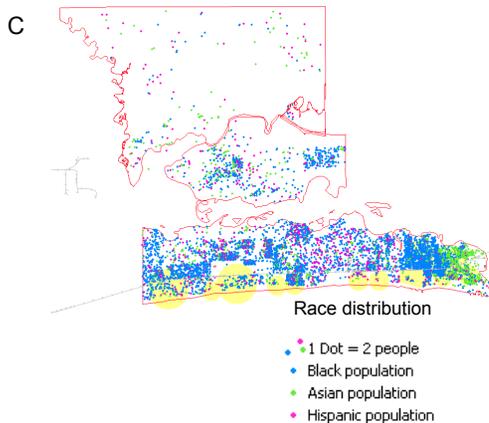
- Some clustering of population (A) implies need for targeted network of neighborhood centers.
- Neighborhood centers are predominantly located in areas of low housing value (B), but are also distributed so that a majority of residents have pedestrian access.
- Black population is centrally clustered (C); this area has a good mix of owner-occupied and renter-occupied housing but also relatively low housing value (B).
- Areas of special focus (D) lie adjacent to mixed tenure neighborhoods; some focus areas encompass and build upon tenure mix .
- Main focus of targeted intervention at waterfront straddles areas previously projected as low growth (E); Main interventions are located away from high growth areas (as previously projected); plan calls for recentralization rather than sprawl.



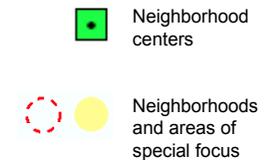


## Biloxi

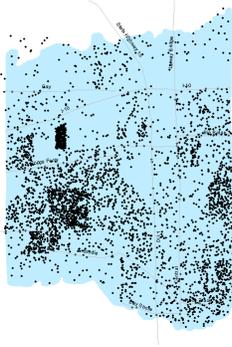
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|--------------------------|--------|
| 2003 population          | 48,972 |
| % owner-occupied housing | 43.5%  |
| % Black                  | 19.0%  |



- Clustering of population (A) implies need for focused pattern of neighborhood centers and pedestrian sheds along coast (B).
- Neighborhood centers (B) are distributed so that a majority of residents have pedestrian access; areas of (historically) lower housing value have good access to neighborhood centers, particularly in East Biloxi.
- Black and Asian populations are clustered (C); East Biloxi has concentrated diversity, and neighborhood centers service this area in particular.
- Along the coast there is a relatively good mix of owner and renter occupied housing (D); These areas are “contained” within a network of neighborhood cells (shown on E).
- Main focus of targeted intervention at waterfront straddles high and low growth areas (E); plan calls for refocusing on historical bounds of city rather than accommodating previously projected outward expansion.



A



Population density

• 1 Dot = 2 people

B



Median Housing Value (2000, Est.)

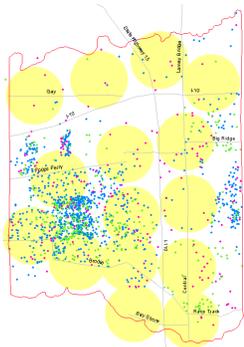
- \$ 0 - 38,800
- \$ 38,800 - 56,760
- \$ 56,760 - 68,211
- \$ 68,211 - 82,266
- \$ 82,266 - 159,638



# D'Iberville

|                          |       |
|--------------------------|-------|
| 2003 population          | 7,539 |
| % owner-occupied housing | 66.3% |
| % Black                  | 11.4% |

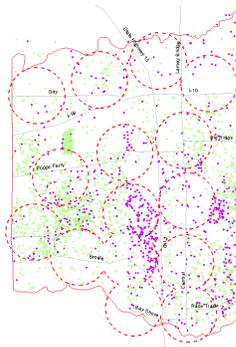
C



Race distribution

- Dot density: 1 dot repr
- Black population
- Asian population
- Hispanic population

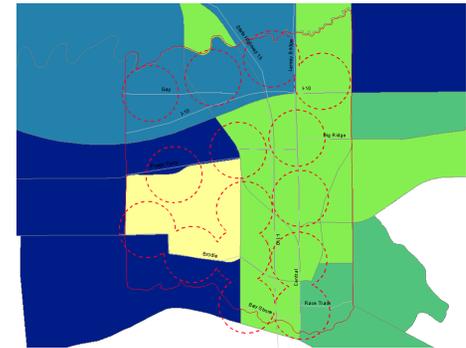
D



Housing tenure

- Dot Density: 1 dot represents 1 unit
- Owner-occupied
- Renter-occupied

E



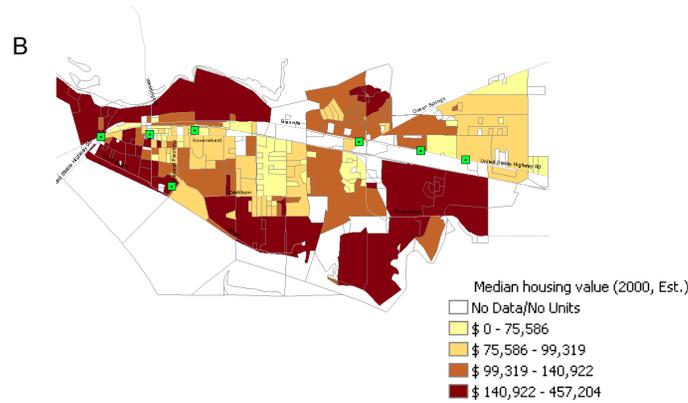
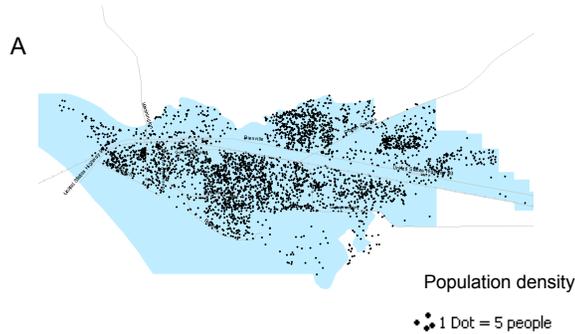
Projected population growth, 2002-2017

- -134
- -35 - 0
- 79 - 140
- 353 - 734
- 1015 - 1705

- There is some clustering of population (A). Proposed pattern of neighborhood centers and pedestrian sheds covers the entire town.
- Neighborhood centers (B) are distributed such that areas of (historically) lower housing value have good access to neighborhood centers.
- Black population is clustered to the west (C); this area has relatively high level of owner-occupied housing and mid-level housing value (B); neighborhood centers surround the area.
- Mix of owner and renter occupied housing (D) is “contained” within a network of neighborhood cells.
- Main focus of targeted intervention is in areas previously projected as low growth (E); plan calls for recentralization rather than outward expansion.

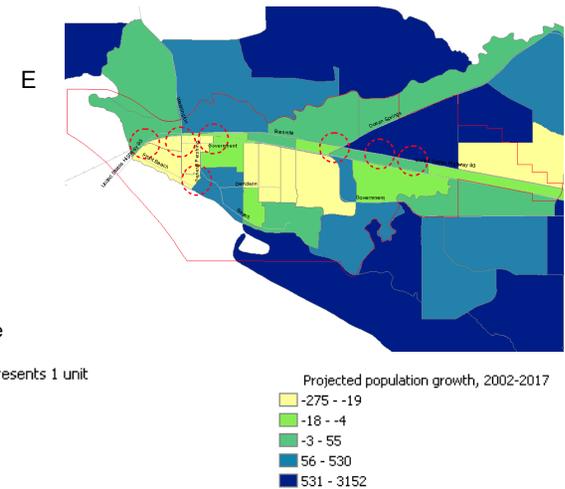
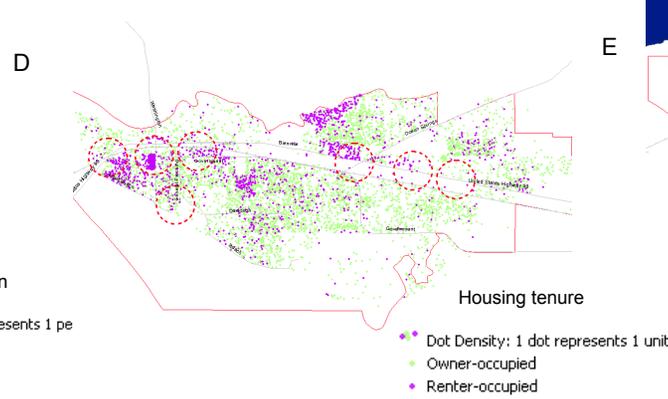
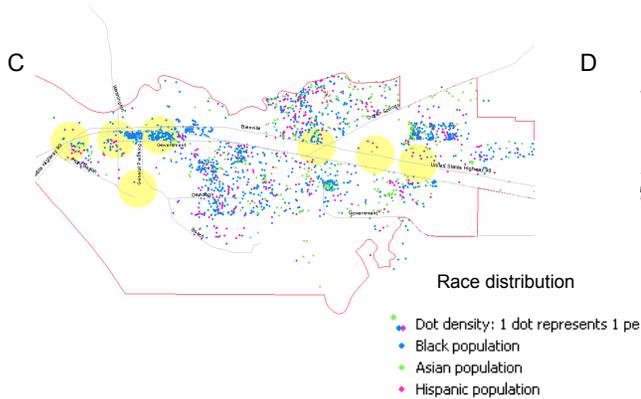
■ Neighborhood centers

○ Neighborhoods and areas of special focus

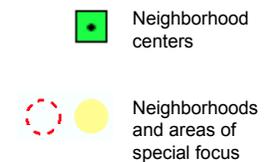


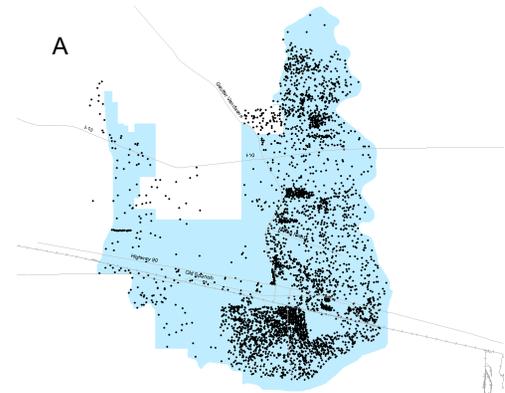
# Ocean Springs

|                          |        |
|--------------------------|--------|
| 2003 population          | 17,443 |
| % owner-occupied housing | 67.8%  |
| % Black                  | 7.0%   |



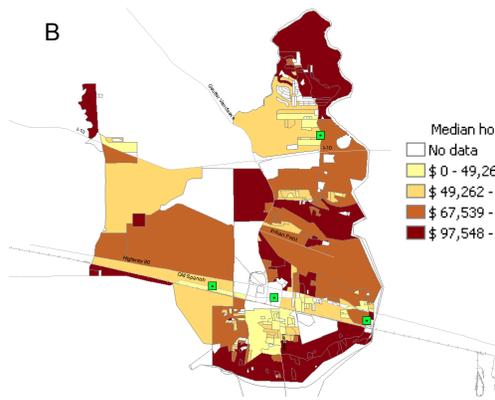
- Relatively even distribution of population (A).
- Main interventions lie in between areas of low and high housing value (B).
- Black population is clustered around central transportation routes (C); main interventions focus on these areas; In addition some design strategies focus on recentralizing growth along transportation corridor.
- Mix of owner and renter occupied housing (D) is “contained” within neighborhood cells along transportation corridor (D).
- Main focus of targeted intervention along corridor straddles high and low growth areas (E); plan calls for refocusing on historical bounds of city rather than accommodating previously projected outward expansion.





Population density

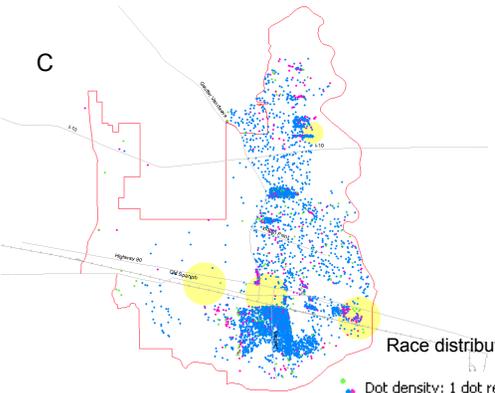
Dot density: 1 dot represents 4 people



Median housing value (2000, Est.)  
 No data  
 \$ 0 - 49,262  
 \$ 49,262 - 67,539  
 \$ 67,539 - 97,548  
 \$ 97,548 - 35,3479

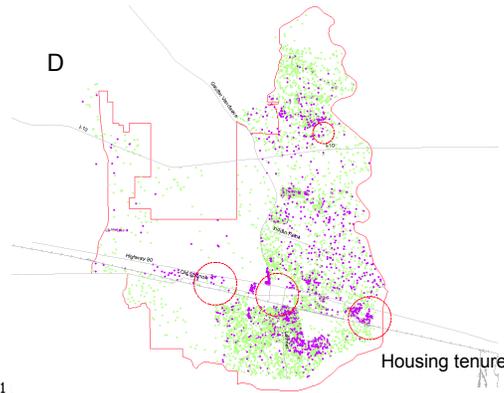
# Gautier

|                          |        |
|--------------------------|--------|
| 2000 population          | 11,681 |
| % owner-occupied housing | 64.1%  |
| % Black                  | 27.7%  |



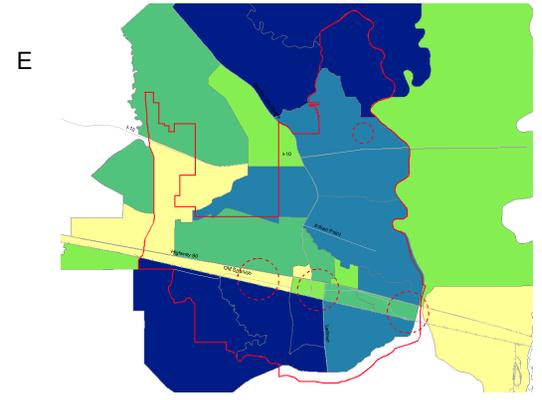
Race distribution

- Dot density: 1 dot represents 1
- Black population
- Asian population
- Hispanic population



Housing tenure

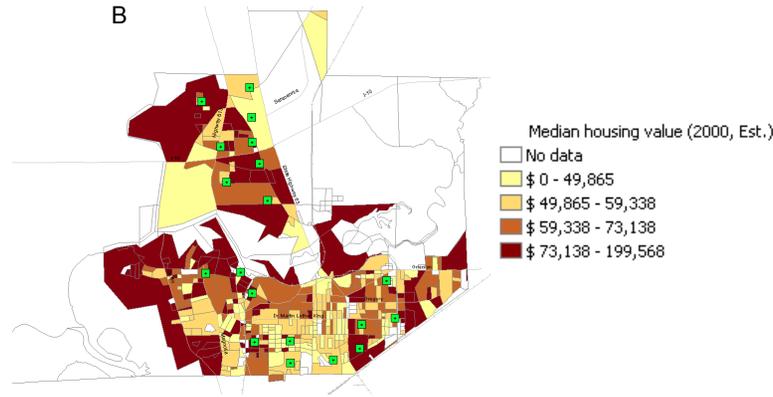
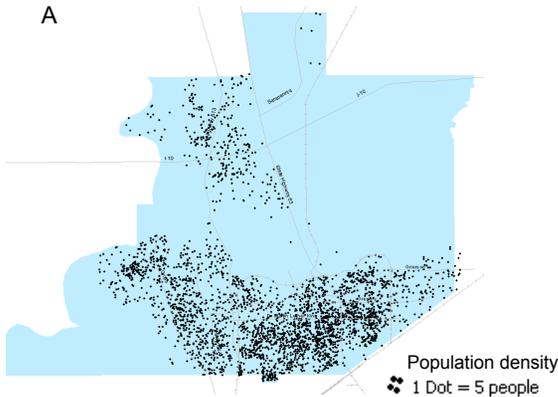
- Dot Density: 1 dot represents 1 unit
- Owner-occupied
- Renter-occupied



Projected population growth, 2002-2017  
 -275 - -4  
 -3 - 32  
 33 - 233  
 234 - 488  
 489 - 2735

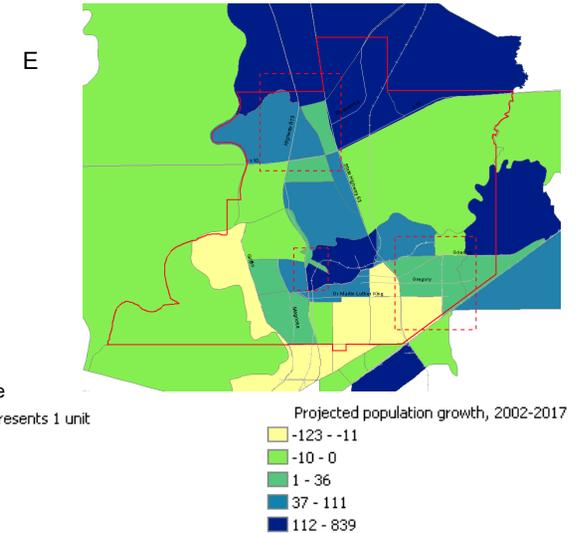
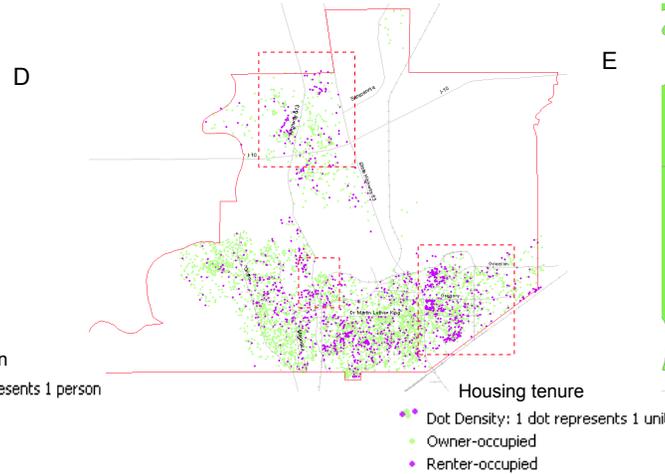
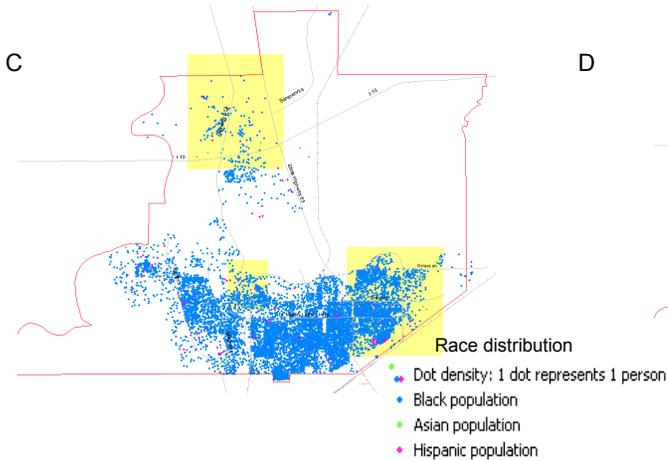
- Some clustering of population (A) implies need for targeted locations of neighborhood centers.
- Neighborhood centers (B) are positioned within blocks of relatively low housing value, in addition to being near areas of highest population density.
- Black population is clustered south of transportation corridor (C); neighborhood centers are in close proximity to this area.
- Mix of owner and renter occupied housing (D) is distributed throughout area. Targeted neighborhood areas along transportation corridor (C, D) provide additional venues for successful housing mix.
- Main focus of targeted intervention along corridor straddles high and low growth areas (E); plan calls for refocusing on historical bounds of city rather than accommodating previously projected outward expansion.

 Neighborhood centers  
 Neighborhoods and areas of special focus

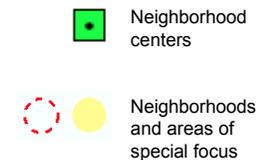


# Moss Point

|                          |        |
|--------------------------|--------|
| 2003 population          | 15,327 |
| % owner-occupied housing | 67.8%  |
| % Black                  | 70.6%  |

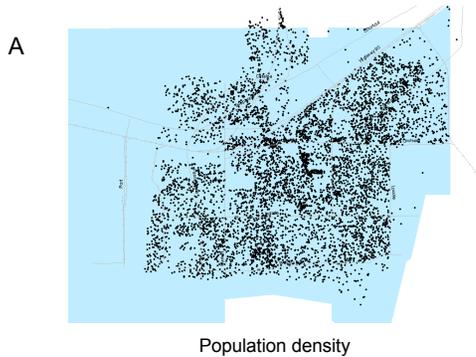


- Relatively even distribution of population (A).
- Neighborhood centers (B) are distributed so that a majority of residents have pedestrian access; areas of (historically) lower housing value have good access to neighborhood centers.
- Black population is strongly clustered (C); this area has a good mix of owner-occupied and renter-occupied housing but relatively low housing value (B); neighborhood centers are well distributed within this area.
- Mix of owner and renter occupied housing (D) is “contained” within intervention areas, which focus on contributing to further mix.
- Main focus of targeted intervention in areas previously projected as low growth (E); plan calls for refocusing on historical bounds of city rather than accommodating previously projected outward expansion.

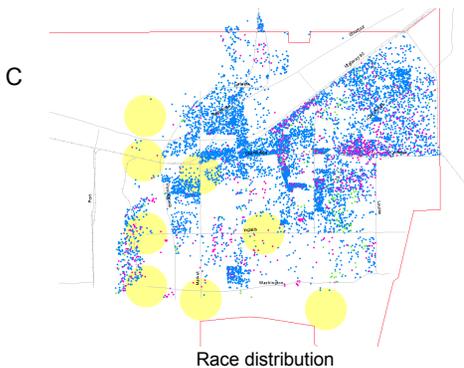
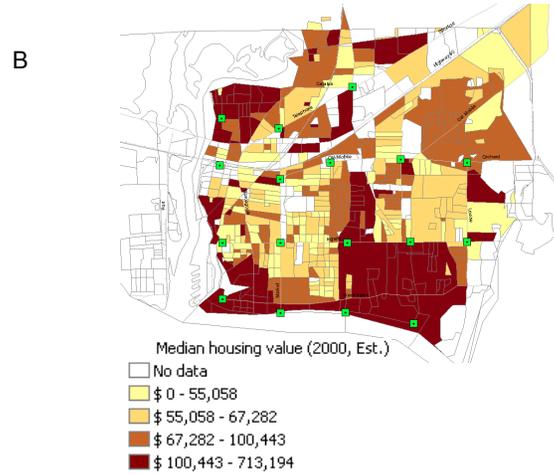


# Pascagoula

|                          |        |
|--------------------------|--------|
| 2003 population          | 25,865 |
| % owner-occupied housing | 51.1%  |
| % Black                  | 29.0%  |

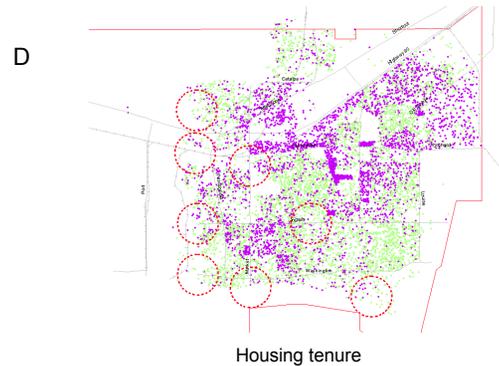


Population density  
Dot density: 1 dot represents 4 people



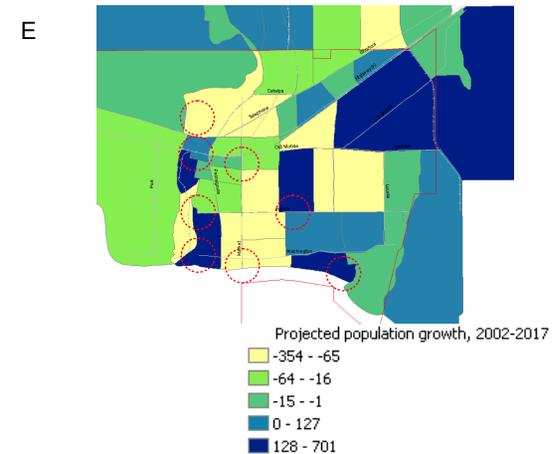
Race distribution

- Dot density: 1 dot represents 1 person
- Black population
- Asian population
- Hispanic population



Housing tenure

- Dot Density: 1 dot represents 1 unit
- Owner-occupied
- Renter-occupied



- Relatively even distribution of population (A) implies evenly distributed network of neighborhood centers and pedestrian sheds.
- Neighborhood centers (B) are distributed so that a majority of residents have pedestrian access; areas of lower housing value have good access to neighborhood centers.
- Black population resides in a wide swath around the central transportation corridor (C); this area has a mix of housing values (B).
- There is a relatively high mix of owner and renter occupied housing throughout area (D); plan calls for expanding this mix to adjacent neighborhood cells.
- Targeted intervention areas lie between high and low growth areas (E); plan calls for refocusing growth toward center, consistent with historical pattern of development rather than encouraging outward expansion as implied in projected growth pattern.

-  Neighborhood centers
-  Neighborhoods and areas of special focus

#### Notes on demographic maps

- Data is from the 2000 U.S. census unless otherwise noted. Projected census data is also used.
- The projected growth data was obtained from the Gulf Regional Planning Commission. That data is derived from census data, based on forecasts for transportation analysis zones (TAZs). Maps include TAZs surrounding city boundaries in order to give an adequate context.
- Dot density maps should not be interpreted as representing locations of actual persons or units.
- Housing value by census block was derived using 1990 block value. Percent change from 1990-2000 by block group was applied to each block within the group. This was necessary because the 2000 census did not provide housing value at the block level.
- For the housing value and projected growth maps, in most cases a quantile distribution method was used. In other cases, the data was classified according to the Jencks "natural breaks" method.
- Two software products were used in the production of the maps: ArcMap and Geoda.