

MISSISSIPPI GULF COAST APARTMENT SURVEY

PREPARED FOR

**GULF REGIONAL PLANNING COMMISSION
1635 POPPS FERRY ROAD, SUITE G
TELEPHONE (228) 864-1167
BILOXI, MISSISSIPPI 39532**

PREPARED BY

**W. S. LOPER AND ASSOCIATES
1038 NORTHPOINTE DRIVE
JACKSON, MISSISSIPPI 39211**

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W. S. LOPER & ASSOCIATES

1038 NORTHPOINTE DR.
JACKSON, MS 39211
PH. 601-956-4074
FAX 601-899-5790

July 21, 2016

Ms. Elaine G. Wilkinson, Director
Gulf Regional Planning Commission
1635 Popps Ferry Road, Suite G
Biloxi, Mississippi 39532

Dear Ms. Wilkinson:

In re: Mississippi Gulf Coast Apartment Market

In accordance with our contract concerning the update of the Mississippi Gulf Coast Apartment Survey, we have conducted an analysis of the local multifamily rental housing market. This survey was conducted during June 2016 and included an analysis of existing apartment properties, a review of the apartment projects under construction and an evaluation of overall market conditions. The research undertaken formed the basis for the collection of the data contained in this report. The following paragraphs summarize our findings:

1. The 2016 apartment survey includes both market-rent and assisted units located in multifamily rental housing properties containing eight or more units. The latest survey included 17,059 market-rent apartment units and 9,503 assisted rental units located on the Mississippi Gulf Coast. At the time of this report, no additional multifamily rental housing units were under construction in the three-coastal Counties.
2. The latest survey indicated the overall vacancy rate among market-rent apartments was 8.9 percent which is slightly below the 9.4 percent vacancy rate recorded in the 2015 survey. The 2016 vacancy rate is temporarily overstated because a recently completed large apartment property is in the "initial" rent-up phase. The current vacancy rate is above the four percent or less range considered "normal" in areas experiencing a "slow" rate of population growth.
3. The destruction caused by Hurricane Katrina, resulted in the demolition of a number of apartment structures on the Mississippi Gulf Coast. Almost all of the properties that were damaged but not destroyed have been renovated. In general, these refurbished apartments were placed back on the market with rental rates substantially higher than their pre-Katrina rents. In addition to the renovated properties, a total of 3,078 new market-rent apartments have been placed on the market since 2005 and has added to the existing supply of apartments priced near the "top" of the market. The removal of a large number of pre-Katrina constructed apartments and replacing them with pricier refurbished units combined with the newly constructed properties has altered the supply-price relationships in the local apartment market. The consequence of this trend remains visible in the market conditions found in the 2016 survey.
4. The June 2016 apartment survey indicated that the Biloxi area contains a total of 5,678 market-rent apartment units and the vacancy rate was 10.0 percent. The current vacancy rate is above the 7.7 percent vacancy rate in the 2015 survey. The current vacancy rate in the Biloxi

area is overstated due to the initial rent-up of a recently completed large apartment complex. Segmenting the current vacancy rate in the Biloxi area by number of bedrooms indicates a 10.0 percent vacancy rate among studio units; for one-bedroom units, 7.6 percent; among two-bedroom apartments, 7.7 percent and 7.2 percent among three-bedroom units. A total of forty studio apartments were surveyed in the Biloxi area and the average monthly rental rate was \$465.00. Among the 1,802 one-bedroom apartments surveyed, the average monthly rental rate was \$631.73 and has increased 4.5 percent above the average rental rate in the 2015 survey. A total of 3,186 two-bedroom apartment units were surveyed in the Biloxi area and the average rental rate was \$745.47 which is 3.7 percent higher than the average in the survey conducted last year. A total of 650 three-bedroom apartment units were surveyed in the Biloxi area and the average monthly rental rate was \$913.06 which is 4.4 percent higher than the average rental rate in the apartment survey conducted twelve months ago. At present no additional apartment units are under construction in the Biloxi area.

5. The latest apartment survey indicated that the Gulfport area contained a total of 4,544 market-rent apartment units and 6.6 percent were found vacant compared to the 9.1 percent vacancy rate twelve months ago. Segmenting the vacancy rate by number of bedrooms indicates a 3.8 percent vacancy rate among studio units; for one-bedroom units, a 6.6 percent vacancy rate; among two-bedroom units; 6.9 percent and 5.8 percent among three-bedroom apartment units. The current vacancy rate among market-rent apartment units in the Gulfport area falls slightly above the range considered “normal” in a market area experiencing a “slow” rate of population growth. In the Gulfport area the average monthly rental rate among one-bedroom apartments surveyed was \$596.77 and has increased 1.4 percent above the average in the 2015 apartment survey. The average rental rate among two-bedroom apartments is \$685.47 and has increased 0.6 percent over the average recorded a year earlier. Among three-bedroom apartments the average monthly rental rate was \$827.41 and has increased 0.8 percent compared to the average rental rate twelve months ago. In the Gulfport area the average “asking rental rate” among vacant one-bedroom apartments is \$572.32 compared to an average of \$596.77 among all market-rent one-bedroom apartments. The sizable spread between the “asking” rental rate among vacant one-bedroom apartments in the Gulfport area and the average rental rate is an indication of current high level of competitive pressure among one-bedroom apartments in Gulfport.

6. The latest apartment survey indicated an overall vacancy rate of 9.0 percent in the Pascagoula area which is above the range considered “normal” in areas with “slow” or “moderate” population growth. Segmenting the current vacancy rate by number of bedrooms indicates an 8.3 percent vacancy rate among studio units, 8.0 percent among one-bedroom units, 9.8 percent among two-bedroom units and 7.4 percent among three-bedroom units. The 2016 survey included twenty-four studio units in Pascagoula and the average rental rate was \$483.33. Among the 875 one-bedroom apartment units surveyed the average monthly rental rate was \$510.96 and decreased 0.2 percent below the one-bedroom average in the 2015 survey. A total of 1,981 two-bedroom apartments were surveyed in the Pascagoula area and 9.8 percent were vacant. The average rental rate among two-bedroom apartments in the Pascagoula area is \$616.56 and has decreased 0.1 percent below the average monthly rental rate in the survey conducted twelve months ago. A total of 324 three-bedroom apartment units were surveyed in the Pascagoula area and the average monthly rental rate was \$743.47 which is 0.5 percent lower than the average in June 2015. At the time of this survey there were no new market-rent or assisted apartments under construction in the Pascagoula area.

7. Harrison County contains the largest number of market-rent apartments in the three-coastal Counties. A total of 11,416 market-rent apartment units were surveyed in Harrison County and 8.3 percent were vacant. The June 2016 survey included a total of ninety-six studio apartments and the vacancy rate was 6.3 percent. The average rental rate among studio apartments in Harrison County was \$468.84. A total of 3,264 market-rent one-bedroom apartments were surveyed and the average rental rate was \$605.55 which is 0.2 percent higher than the average in the 2015 survey. A total of 6,670 two-bedroom apartments were surveyed and the average rental rate was \$716.53 which represents a 1.7 percent increase above the average two-bedroom rental rate twelve months ago. The latest survey included a total of 1,386 three-bedroom apartments in Harrison County and the average rental rate was \$877.08 which represents a 1.6 percent increase over the average three-bedroom rental rate in the 2015 survey. At present no additional market-rent apartment units are under construction in Harrison County.

8. Assisted apartments differ from market-rent apartments in that tenants receive direct or indirect governmental assistance and eligibility for occupancy is based on established income limits. The 2016 apartment survey indicated a total of 1,094 assisted apartment units exist in Hancock County and sixty-three units or 5.8 percent were vacant. At the time of the June 2016 survey no additional assisted apartments were under construction in Hancock County. A total of 5,695 assisted apartment units existed in Harrison County at the time of the 2016 survey and a total of 209 assisted apartment units or 3.7 percent were vacant. The number of vacant assisted apartment units in Harrison County is slightly lower than the number vacant in the 2015 survey. The majority of the vacant assisted apartment units were concentrated among “tax-credit” apartment properties which provide only a “shallow” form of rental assistance. At present no additional assisted apartments are under construction in Harrison County. The 2016 apartment survey indicated that Jackson County contains 2,714 assisted apartments and 101 assisted units were vacant or a vacancy rate of 3.7 percent. At the time of the latest survey there were no additional assisted apartments under construction in Jackson County.

9. The first apartment survey after Hurricane Katrina (March 2007) indicated that a total of 12,684 market-rent apartment units were occupied on the Mississippi Gulf Coast. The 2016 survey indicates that 15,547 market-rent apartment units were occupied or an increased of 2,863 occupied market-rent apartment units.

10. Since Katrina, a large number of rental housing units have been developed on the Mississippi Gulf Coast under the Low Income Housing Tax Credit or Tax Exempt Bond programs. The first apartment survey after Katrina indicated that 1,363 occupied rental units were covered under the “tax-credit” or “tax-exempt” programs. The number of occupied “tax-credit” or “tax-exempt” units increased to 4,376 apartments in the 2016 survey. In addition, two large properties intended for nonelderly occupancy and containing 348-units covered under the Long Term Work Force Housing program have been built. Newly constructed rental housing properties covered under the “tax-credit/tax-exempt” and the “work force housing” programs are very attractive, contain an extensive amenity package but have “affordable” rental rates that resemble the lower segment of the non-assisted market.

11. Since Hurricane Katrina, a total of approximately 6,200 “tax-credit/tax-exempt” and “work force housing” combined with the new market-rent apartment units have been absorbed on the Mississippi Gulf Coast or an average absorption rate of slightly more than six-hundred rental housing units per year. The current decline in the volume of multifamily rental housing con

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struction and the continued rate of apartment absorption will likely be followed by an eventual return to balanced conditions in the local apartment market. Some segments of the local apartment market show the early signs of returning market-equilibrium. However, there is still a noticeable incidence of rental-rate reductions, concessions and incentives in the local market. These are characteristic of an apartment market with an excess of vacancies.

If you should have any question regarding the 2016 Mississippi Gulf Coast Apartment Survey, please call.

Sincerely,

W. Shaughn Loper
W. S. Loper and Associates

MISSISSIPPI GULF COAST APARTMENT MARKET

INTRODUCTION

The Mississippi Gulf Coast Apartment Survey was updated during June 2016. This survey is a continuation of a series of reports on the Mississippi Gulf Coast apartment market. The 2016 survey includes 17,059 market-rent and 9,503 assisted apartment units in multifamily rental housing properties containing eight or more units located in Hancock, Harrison and Jackson Counties. Excluded from these surveys are single-family and duplex housing units, multifamily housing properties primarily offering “vacation” rentals, condo-hotels and condominium developments with several units offered “for rent” but are predominantly owner-occupied. The purpose of this survey is to provide an indication of the current condition of the local apartment market. It is hoped that the availability of current and precise data on the local market, will “encourage” new multifamily rental housing construction when needed and “discourage” additional construction when not desirable. Hopefully, this report will indirectly contribute to balanced conditions in the rental segment of the local housing market consequently supporting the continued healthy growth of the Mississippi Gulf Coast.

The data in this report is segmented by several variables such as number of bedrooms, location and market-rent or subsidized. Since the greatest differentiation among rental housing units is between market-rent apartments and those providing a form of governmental rental assistance; the assisted properties were excluded from the majority of this report and provided special treatment in the final section of this analysis.

MARKET-RENT APARTMENT MARKET

The main purpose of this report is to present an indication of the current condition of the market-rent segment of the local apartment market. An analysis of the supply-demand relationships in the local apartment market provides an indication of current conditions. A high degree of utilization of the supply would exist if a high proportion of the rental housing units in the local market were occupied. This situation would reflect “tight” market conditions and “soft” market conditions would exist if the supply of apartment units exceeded demand resulting in an excess of vacancies. A “balance” in the supply and demand of apartment units would indicate market equilibrium.

A logical starting point for analyzing the supply of apartment units is an examination of the development of the local apartment market. A total of 952 market-rent apartment units on the Mississippi Gulf Coast that are currently operational were built during or before 1969. The widespread destruction caused by Hurricane Camille in 1969 was followed by four years of a rapid rate of multifamily housing construction between 1971 and 1974. A sharp decline in rate of construction occurred in 1975 and remained at a relatively low level until 1981 when an additional 413 new apartment units were placed on the market. Between 1983 and 1987, the rate of apartment construction was relatively high. Many of the properties developed in the late eighties were characterized by an increase in the quality of construction, nine-foot ceilings, crown molding and extensive amenity features. The level of construction activity declined to a considerably lower level during the next seven years. The rate of multifamily rental housing construction surged during the 1995-1996 period when a total of 1,347 new market-rental units were placed on the market. A decline in construction activity followed before increasing again. After Hurricane Katrina there was a surge in multifamily housing construction and 2,452 new market-rent apartments were built between 2006 and 2009. The rate of construction declined between 2010 and 2014 and 238 market-rent apartments were completed. In 2015 a total 388-units were completed. Table 1 contains the number of market-rent apartment units in three-coastal Counties by year of construction.

TABLE 1
MARKET-RENT APARTMENT UNIT CONSTRUCTION BY YEAR
MISSISSIPPI GULF COAST
1965-2016

YEAR	NUMBER	PERCENT
1965 & Before	422	2.5%
1966	87	0.5%
1967	121	0.7%
1968	82	0.5%
1969	240	1.4%
1970	435	2.5%
1971	945	5.5%
1972	1,082	6.3%
1973	1,341	7.9%
1974	977	5.7%
1975	247	1.4%
1976	99	0.6%
1977	147	0.9%
1978	11	0.1%
1979	8	0.0%
1980	181	1.1%
1981	413	2.4%
1982	24	0.1%
1983	470	2.8%
1984	316	1.9%
1985	688	4.0%
1986	340	2.0%
1987	464	2.7%
1988	27	0.2%
1989	16	0.1%
1990	88	0.5%
1991	0	0.0%
1992	0	0.0%
1993	6	0.0%
1994	95	0.6%
1995	622	3.6%
1996	725	4.2%
1997	0	0.0%
1998	299	1.8%
1999	374	2.2%
2000	968	5.7%
2001	452	2.6%
2002	460	2.7%
2003	376	2.2%
2004	137	0.8%
2005	196	1.1%
2006	240	1.4%
2007	469	2.7%
2008	1,135	6.7%
2009	608	3.6%
2010	116	0.7%
2011	66	0.4%
2012	12	0.1%
2013	24	0.1%
2014	20	0.1%
2015	388	2.3%
2016	0	0.0%
UC	0	0.0%
TOTAL	17,059	100.0%

UC - Under Construction
Through June 2016.

SOURCE: W. S. Loper & Associates.

The condition of the local apartment market is reflected in the supply-demand relationships. The number of apartment units vacant and available “for rent” as a percent of all apartment units, is the effective vacancy rate. When viewing the overall market, tenant “turnover” results in “permanent” vacancies. The time period between “move-out” and “move-in” are examples of vacancies that will always exist in an apartment market and also includes the preparation of vacant units for re-occupancy and the screening of new prospective tenants. Vacancies resulting from the “initial rent-up” of newly constructed properties are also a component of the “permanent” vacancy rate. Population growth can be translated into an increase in the number of households. In order to satisfy long-term rental housing demand, new construction starts should be at levels sufficient to satisfy rental housing replacement and net household formation requirements. The rate of population growth is related to the justification of additional apartment construction, which results in an increased level

of vacancies due to the “initial rent-up” of newly constructed properties. Therefore, the “normal” vacancy rate is described on a sliding scale based on the rate of household growth in the local market. A housing market with limited in-migration and “slow” population growth requires a smaller number of vacant rental housing units and less residential construction than a market experiencing “rapid” population growth. In rental housing markets experiencing slow growth, a vacancy rate less than four percent is “normal” and reflects balanced conditions. In markets experiencing a “moderate” rate of growth, an apartment market vacancy rate between four and six percent is considered “normal” and would provide sufficient rental housing to accommodate “moderate” population growth. In areas experiencing a “rapid” rate of population growth, a vacancy rate between seven and eight percent could accommodate these new households and would be considered “normal” or desirable. An annual population growth rate of less than one percent would be considered a “slow” rate of growth. An annual growth rate between one and five percent would be a “moderate” rate of growth and annual increases of more than five percent is considered a “rapid” rate of growth.

Based on U.S. Census population data; the annual average growth rate between 1990 and 2000 in Hancock County was 3.4 percent, in Harrison County the rate was 1.4 percent and 1.3 percent in Jackson County. The annual average rate of growth declined to 0.2 percent between 2000 and 2010 for the three-coastal Counties. The decline in the rate of growth is attributed to the impact of Hurricane Katrina. The Census Bureau estimates the July 2015 population of Hancock County be 46,420; Harrison County to be 201,410 and Jackson County to be 141,425. The annual average rate of growth between 2010 and the 2015 Census estimate in Hancock County is slightly less than one percent and in Harrison and Jackson County the rate is slightly more than one percent. It is concluded that during the decade before Hurricane Katrina, the Mississippi Gulf Coast experienced a “moderate” rate of population growth and at that time a “normal” vacancy rate would fall in the four to six percent range. Since Hurricane Katrina the three-coastal Counties have experienced a “slow” rate of population growth. Based on the current growth rate; a vacancy rate of four percent or less would be considered “normal” in the Mississippi Gulf Coast apartment market.

Contained in Table 2 is an overview of the supply-demand relationships in the Mississippi Gulf Coast apartment market. This tabulation contains the number of market-rent apartment units and the number of units vacant and available “for rent” at the time of the 2016 survey. The overall apartment vacancy rate is 8.9 percent which is slightly below the 9.4 vacancy rate in 2015. The current vacancy rate is above the four percent or less range considered “normal” in areas experiencing a “slow” rate of population growth.

TABLE 2
MARKET-RENT APARTMENT SUPPLY AND VACANCY RATE
MISSISSIPPI GULF COAST
JUNE 2016

	HANCOCK COUNTY	HARRISON COUNTY	JACKSON COUNTY	MISSISSIPPI GULF COAST
STUDIO UNITS:				
Number of Units	0	96	24	120
Number of Vacant Units	0	6	2	8
Vacancy Rate	0.0%	6.3%	8.3%	6.7%
ONE-BEDROOM UNITS:				
Number of Units	66	3,264	1,407	4,737
Number of Vacant Units	8	265	103	376
Vacancy Rate	12.1%	8.1%	7.3%	7.9%
TWO-BEDROOM UNITS:				
Number of Units	428	6,670	3,069	10,167
Number of Vacant Units	115	559	287	961
Vacancy Rate	26.9%	8.4%	9.4%	9.5%
THREE-BEDROOM UNITS:				
Number of Units	123	1,386	526	2,035
Number of Vacant Units	12	117	38	167
Vacancy Rate	9.8%	8.4%	7.2%	8.2%
TOTAL ALL UNITS:				
Number of Units	617	11,416	5,026	17,059
Number of Vacant Units	135	947	430	1,512
Vacancy Rate	21.9%	8.3%	8.6%	8.9%

SOURCE: W. S. Loper & Associates.

The apartment supply and vacancy data presented in the previous tabulation can be segmented by city. By segmenting the data, a more detailed analysis of the entire market as well as each city is presented. The local multifamily rental housing stock is not a homogeneous market and conditions vary between submarkets. The cities of Biloxi, Gulfport and Pascagoula contain the majority of the market-rent apartments units on the Mississippi Gulf Coast and account for sixty-eight percent of the total. The city of Biloxi contains 4,780 market-rent apartment units and has a vacancy rate of 10.8 percent, Gulfport contains 4,504 market-rent apartment units with a vacancy rate of 6.7 percent and Pascagoula contains 2,313 apartment units and has a vacancy rate of 9.3 percent. The vacancy rate in Biloxi is temporarily overstated because of the initial rent-up of a recently completed large property. Contained in Table 3 is the market-rent apartment unit supply, the number vacant and the vacancy rate for each city on the Mississippi Gulf Coast based on the 2016 survey.

TABLE 3
SUPPLY AND VACANCY OF MARKET-RENT APARTMENT UNITS BY PLACE
MISSISSIPPI GULF COAST
JUNE 2016

	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3+BEDROOM UNITS			TOTAL ALL UNITS		
	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate
HANCOCK CO.															
Bay St. Louis	0	0	0.0%	24	4	16.7%	100	10	10.0%	25	3	12.0%	149	17	11.4%
Waveland	0	0	0.0%	32	3	9.4%	308	104	33.8%	78	5	6.4%	418	112	26.8%
Unincorporated	0	0	0.0%	10	1	0.0%	20	1	0.0%	20	4	0.0%	50	6	12.0%
Total	0	0	0.0%	66	8	12.1%	428	115	26.9%	123	12	9.8%	617	135	21.9%
HARRISON CO.															
Biloxi	40	4	10.0%	1,516	156	10.3%	2,679	289	10.8%	545	67	12.3%	4,780	516	10.8%
D'Iberville	0	0	0.0%	274	18	6.6%	493	28	5.7%	105	6	5.7%	872	52	6.0%
Gulfport	52	2	3.8%	1,102	73	6.6%	2,779	192	6.9%	571	33	5.8%	4,504	300	6.7%
Long Beach	4	0	0.0%	308	16	5.2%	677	49	7.2%	129	9	7.0%	1,118	74	6.6%
Pass Christian	0	0	0.0%	52	1	1.9%	24	1	4.2%	0	0	0.0%	76	2	2.6%
Unincorporated	0	0	0.0%	12	1	8.3%	18	0	0.0%	36	2	5.6%	66	3	4.5%
Total	96	6	6.3%	3,264	265	8.1%	6,670	559	8.4%	1,386	117	8.4%	11,416	947	8.3%
JACKSON CO.															
Gautier	0	0	0.0%	147	11	7.5%	377	30	8.0%	61	6	9.8%	585	47	8.0%
Moss Point	0	0	0.0%	56	3	5.4%	158	17	10.8%	0	0	0.0%	214	20	9.3%
Ocean Springs	0	0	0.0%	174	9	5.2%	326	18	5.5%	38	2	5.3%	538	29	5.4%
Pascagoula	24	2	8.3%	624	52	8.3%	1,402	145	10.3%	263	17	6.5%	2,313	216	9.3%
Unincorporated	0	0	0.0%	406	28	6.9%	806	77	9.6%	164	13	7.9%	1,376	118	8.6%
Total	24	2	8.3%	1,407	103	7.3%	3,069	287	9.4%	526	38	7.2%	5,026	430	8.6%
MS GULF COAST	120	8	6.7%	4,737	376	7.9%	10,167	961	9.5%	2,035	167	8.2%	17,059	1,512	8.9%

SOURCE: W. S. Loper & Associates.

Table 4 is similar to the previous tabulation but the data is segmented by submarkets or market areas.

TABLE 4
SUPPLY AND VACANCY OF MARKET-RENT APARTMENT UNITS BY SUBMARKET
MISSISSIPPI GULF COAST
JUNE 2016

SUBMARKET	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3+BEDROOM UNITS			TOTAL ALL UNITS		
	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate
HANCOCK CO.															
Bay St. Louis- Waveland Area	0	0	0.0%	66	8	12.1%	428	115	26.9%	123	12	9.8%	617	135	21.9%
Total	0	0	0.0%	66	8	12.1%	428	115	26.9%	123	12	9.8%	617	135	21.9%
HARRISON CO.															
Biloxi Area	40	4	10.0%	1,802	175	9.7%	3,186	317	9.9%	650	73	11.2%	5,678	569	10.0%
Gulfport Area	52	2	3.8%	1,102	73	6.6%	2,783	192	6.9%	607	35	5.8%	4,544	302	6.6%
Long Beach Area	4	0	0.0%	360	17	4.7%	701	50	7.1%	129	9	7.0%	1,194	76	6.4%
Total	96	6	6.3%	3,264	265	8.1%	6,670	559	8.4%	1,386	117	8.4%	11,416	947	8.3%
JACKSON CO.															
Ocean Springs Area	0	0	0.0%	532	33	6.2%	1,088	93	8.5%	202	15	7.4%	1,822	141	7.7%
Pascagoula Area	24	2	8.3%	875	70	8.0%	1,981	194	9.8%	324	23	7.1%	3,204	289	9.0%
Total	24	2	8.3%	1,407	103	7.3%	3,069	287	9.4%	526	38	7.2%	5,026	430	8.6%
MS GULF COAST	120	8	6.7%	4,737	376	7.9%	10,167	961	9.5%	2,035	167	8.2%	17,059	1,512	8.9%

SOURCE: W. S. Loper & Associates.

Table 5 contains the number of market-rent apartment units, the number vacant and the vacancy rate by city/place in surveys conducted between 2007 and 2016. The 2007 apartment survey was the first to be conducted after Hurricane Katrina and a total of 13,594 apartments units existed in properties with eight or more units and the vacancy rate was 6.7 percent. The vacancy rate reached a 2007 to 2016 high of 14.5 percent in 2010 and returned to 8.9 percent in the 2016 survey. A total of 15,562 market-rent apartment units were occupied in the 2016 survey which is 2,863 more occupied units than in the 2007 survey.

TABLE 5
TRENDS IN MARKET-RENT APARTMENT UNIT SUPPLY AND VACANCY
MISSISSIPPI GULF COAST
2007-2016

SUBMARKET	MARCH 2007			APRIL 2008			MAY 2009			JUNE 2010			JUNE 2011		
	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate
HANCOCK CO.															
Bay St. Louis	149	6	4.0%	149	5	3.4%	149	42	28.2%	149	50	33.6%	149	48	32.2%
Waveland	20	0	0.0%	256	10	3.9%	288	24	8.3%	416	142	34.1%	418	78	18.7%
Unincorporated	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%
Total	169	6	3.6%	405	15	3.7%	437	66	15.1%	565	192	34.0%	567	126	22.2%
HARRISON CO.															
Biloxi	4,360	250	5.7%	4,500	265	5.9%	4,375	450	10.3%	4,375	576	13.2%	4,503	584	13.0%
D'Iberville	564	19	3.4%	565	32	5.7%	568	40	7.0%	872	111	12.7%	872	60	6.9%
Gulfport	3,416	283	8.3%	3,468	228	6.6%	4,160	607	14.6%	4,212	556	13.2%	4,182	540	12.9%
Long Beach	458	30	6.6%	826	62	7.5%	1,046	154	14.7%	1,046	121	11.6%	1,094	127	11.6%
Pass Christian	76	3	3.9%	76	2	2.6%	76	6	7.9%	76	8	10.5%	76	2	2.6%
Unincorporated	66	3	4.5%	66	2	3.0%	66	4	6.1%	66	11	16.7%	66	12	18.2%
Total	8,940	588	6.6%	9,501	591	6.2%	10,291	1,261	12.3%	10,647	1,383	13.0%	10,793	1,325	12.3%
JACKSON CO.															
Gautier	585	50	8.5%	585	40	6.8%	585	58	9.9%	585	65	11.1%	585	75	12.8%
Moss Point	202	11	5.4%	202	10	5.0%	202	12	5.9%	202	18	8.9%	202	16	7.9%
Ocean Springs	456	25	5.5%	514	20	3.9%	546	47	8.6%	552	48	8.7%	538	55	10.2%
Pascagoula	2,359	159	6.7%	2,150	140	6.5%	2,288	250	10.9%	2,557	458	17.9%	2,348	322	13.7%
Unincorporated	883	71	8.0%	1,199	128	10.7%	1,397	213	15.2%	1,423	235	16.5%	1,423	142	10.0%
Total	4,485	316	7.0%	4,650	338	7.3%	5,018	580	11.6%	5,319	824	15.5%	5,096	610	12.0%
MS Gulf Coast	13,594	910	6.7%	14,556	944	6.5%	15,746	1,907	12.1%	16,531	2,399	14.5%	16,456	2,061	12.5%
SUBMARKET	JUNE 2012			JUNE 2013			JUNE 2014			JUNE 2015			JUNE 2016		
	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate
HANCOCK CO.															
Bay St. Louis	149	26	17.4%	149	25	16.8%	149	14	9.4%	149	9	6.0%	149	17	11.4%
Waveland	418	105	25.1%	418	95	22.7%	418	98	23.4%	418	72	17.2%	418	112	26.8%
Unincorporated	0	0	0.0%	0	0	0.0%	0	0	0.0%	40	5	12.5%	50	6	12.0%
Total	567	131	23.1%	567	120	21.2%	567	112	19.8%	607	86	14.2%	617	135	21.9%
HARRISON CO.															
Biloxi	4,539	624	13.7%	4,539	394	8.7%	4,539	354	7.8%	4,562	366	8.0%	4,780	516	10.8%
D'Iberville	872	111	12.7%	872	51	5.8%	872	49	5.6%	872	50	5.7%	872	52	6.0%
Gulfport	4,302	497	11.6%	4,308	324	7.5%	4,332	317	7.3%	4,504	411	9.1%	4,504	300	6.7%
Long Beach	1,094	175	16.0%	1,106	78	7.1%	1,118	112	10.0%	1,118	95	8.5%	1,118	74	6.6%
Pass Christian	76	3	3.9%	76	4	5.3%	76	2	2.6%	76	2	2.6%	76	2	2.6%
Unincorporated	66	6	9.1%	66	5	7.6%	66	5	7.6%	66	5	7.6%	66	3	4.5%
Total	10,949	1,416	12.9%	10,967	856	7.8%	11,003	839	7.6%	11,198	929	8.3%	11,416	947	8.3%
JACKSON CO.															
Gautier	585	75	12.8%	585	45	7.7%	585	44	7.5%	585	80	13.7%	585	47	8.0%
Moss Point	202	22	10.9%	212	14	6.6%	212	16	7.5%	212	24	11.3%	214	20	9.3%
Ocean Springs	538	48	8.9%	538	34	6.3%	538	56	10.4%	538	33	6.1%	538	29	5.4%
Pascagoula	2,328	439	18.9%	2,352	223	9.5%	2,348	273	11.6%	2,329	226	9.7%	2,313	216	9.3%
Unincorporated	1,376	141	10.2%	1,376	98	7.1%	1,376	101	7.3%	1,376	202	14.7%	1,376	118	8.6%
Total	5,029	713	14.2%	5,063	414	8.2%	5,059	490	9.7%	5,040	565	11.2%	5,026	430	8.6%
MS Gulf Coast	16,545	2,260	13.7%	16,597	1,390	8.4%	16,629	1,441	8.7%	16,845	1,580	9.4%	17,059	1,512	8.9%

SOURCE: W. S. Loper and Associates.

BAY SAINT LOUIS-WAVELAND AREA

The apartment market in Hancock County is relatively small and most of the apartment properties are located in the Bay St. Louis-Waveland area. The multifamily housing developments in Diamondhead are mainly owner-occupied or are part of the vacation/resort market and not included in this report. The June 2016 sur-

vey covered a total of 617 market-rent apartment units in the Bay St. Louis-Waveland area and the vacancy rate was 21.9 percent. Segmenting the current vacancy rate by number of bedrooms indicates a 12.1 percent vacancy rate among one-bedroom units, 26.9 percent among two-bedroom apartments and 9.8 percent among three-bedroom units. The current vacancy rate among market-rent apartments is above the range considered “normal” for areas experiencing a “slow” or “moderate” rate of growth.

Contained in Table 6 are selected characteristics of the market-rent apartment units located in the Bay St. Louis-Waveland area. The average rental rate among the sixty-six market-rate one-bedroom apartments surveyed was \$622.50 and is 6.6 percent above the average in the 2015 survey. A total of 428 two-bedroom market-rate apartment units were surveyed in the Bay St. Louis-Waveland area and the average rental rate was \$676.70 which is 1.4 percent above the average twelve months ago. Among the 123 three-bedroom apartment units surveyed the average rental rate was \$782.11 and has increased 1.1 percent above the average in 2015. There were no market-rent apartment units under construction in this submarket at the time of the 2016 survey.

TABLE 6
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
BAY SAINT LOUIS-WAVELAND AREA
JUNE 2016

	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	66	428	123	617
Number Under Construction	0	0	0	0
Number Vacant	8	115	12	135
Vacancy Rate	12.1%	26.9%	9.8%	21.9%
Average Rental Rate (6-2016)	\$622.50	\$676.70	\$782.11	*
67% Fall Between	\$530.18-\$714.82	\$553.46-\$799.93	\$670.32-\$893.89	*
Average Rental Rate (6-2015)	\$583.93	\$667.66	\$773.57	*
2015 to 2016 Percent Change	6.6%	1.4%	1.1%	*
Average "Asking" Rent of Vacant	\$587.14	\$769.48	\$759.75	*
67% Fall Between	\$507.14-\$666.93	\$688.67-\$850.29	\$652.25-\$867.25	*
Average Size	691 Sq. Ft.	904 Sq. Ft.	1,214 Sq. Ft.	*
67% Fall Between	660-721 Sq. Ft	804-1,003 Sq. Ft	1,104-1,324 Sq. Ft	*
Average Rent Per Square Foot	90.2	74.8	65.1	*
67% Fall Between	77.0-103.4	64.5-85.0	53.5-76.6	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

Table 7 contains an outline of the apartment rental rate structure in Hancock County. The distribution of rental rates presented in Table 7 is distorted because of the limited number of one-bedroom apartment units and the narrow dispersion of rental rates.

TABLE 7
DISTRIBUTION OF MARKET-RENT APARTMENT RENTAL RATES
HANCOCK COUNTY
JUNE 2016

DECILE	<u>1-BR.</u>	<u>2-BR.</u>	<u>3-BR.</u>
1	\$525.66	\$550.00	\$ 725.00
2	\$535.60	\$561.89	\$ 725.47
3	\$551.00	\$590.81	\$ 729.59
4	\$558.00	\$641.44	\$ 733.72
Median	\$565.00	\$648.13	\$ 737.84
6	\$572.00	\$675.13	\$ 741.96
7	\$635.00	\$729.25	\$ 746.08
8	\$683.00	\$751.25	\$ 753.13
9	\$721.50	\$763.41	\$ 816.67
9.9	\$760.00	\$850.00	\$ 1,200.00

SOURCE: W. S. Loper and Associates.

BILOXI AREA

The latest apartment survey indicated that the Biloxi area contains a total of 5,678 market-rent apartment units and the vacancy rate was 10.0 percent. The current vacancy rate is above the 7.7 percent vacancy rate in the 2015 survey. The current vacancy rate is temporarily over-stated because of the recent completion of a large apartment complex in Biloxi which is in the initial “rent-up” phase. Segmenting the current vacancy rate in Biloxi by number of bedrooms indicates a 10.0 percent vacancy rate among studio units; for one-bedroom units, 9.7 percent; among two-bedroom apartments, 9.9 percent and 11.2 percent among three-bedroom units.

A total of forty studio apartments were surveyed in the Biloxi area and the average monthly rental rate was \$465.00. Among the 1,802 one-bedroom apartments surveyed, the average monthly rental rate was \$631.73 and has increased 4.5 percent above the average in the 2015 survey. A total of 3,186 two-bedroom apartment units were surveyed in the Biloxi area and the average rental rate was \$745.47 which is 3.7 percent higher than the average in the survey conducted last year. A total of 650 three-bedroom apartment units were surveyed in the Biloxi area and the average monthly rental rate was \$913.06 which is 4.4 percent higher than the average rental rate in the apartment survey conducted twelve months ago. Presently no additional apartment units are under construction in the Biloxi area.

TABLE 8
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
BILOXI AREA
JUNE 2016

	<u>Studio Units</u>	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	40	1,802	3,186	650	5,678
Number Under Construction	0	0	0	0	0
Number Vacant	4	175	317	73	569
Vacancy Rate	10.0%	9.7%	9.9%	11.2%	10.0%
Average Rental Rate (6-2016)	\$465.00	\$631.73	\$745.47	\$913.06	*
67% Fall Between	\$441.80-\$488.20	\$510.49-\$752.96	\$594.84-\$896.10	\$740.68-\$1,085.44	*
Average Rental Rate (6-2015)	\$465.00	\$604.72	\$718.77	\$874.81	*
2015 to 2016 Percent Change	0.0%	4.5%	3.7%	4.4%	*
Average "Asking" Rent of Vacant	\$462.50	\$612.10	\$746.38	\$971.93	*
67% Fall Between	\$437.50-\$462.50	\$476.17-\$748.03	\$599.93-\$892.84	\$791.94-\$1,149.79	*
Average Size	345 Sq. Ft.	730 Sq. Ft.	1,224 Sq. Ft.	1,335 Sq. Ft.	*
67% Fall Between	325-365 Sq. Ft.	557-904 Sq. Ft.	824-1,224 Sq. Ft.	1,107-1,562 Sq. Ft.	*
Average Rent Per Square Foot	134.8	87.9	73.3	68.5	*
67% Fall Between	133.8-135.7	77.3-98.4	63.3-83.3	61.3-75.6	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

GULFPORT AREA

The latest apartment survey indicated that the Gulfport area contained a total of 4,544 market-rent apartment units and 6.6 percent were found vacant compared to the 9.1 percent vacancy rate twelve months ago. Segmenting the vacancy rate by number of bedrooms indicates a 3.8 percent vacancy rate among studio units; for one-bedroom units, a 6.6 percent vacancy rate; among two-bedroom units; 6.9 percent and 5.8 percent among three-bedroom apartment units. The current vacancy rate among market-rent apartment units in the Gulfport area falls slightly above the range considered “normal” in a market area experiencing a “slow” rate of population growth.

In the Gulfport area the average monthly rental rate among one-bedroom apartments surveyed was \$596.77 and has increased 1.4 percent above the average in the 2015 apartment survey. The average rental rate among two-bedroom apartments in the Gulfport area is \$685.47 and has increased 0.6 percent over the average recorded a year earlier. Among three-bedroom apartments the average monthly rental rate was \$827.41 and has increased 0.8 percent compared to the average rental rate twelve months ago. In the Gulfport area

the average “asking rental rate” among vacant one-bedroom apartments is \$572.32 compared to an average of \$596.77 among all market-rent one-bedroom apartments. The sizable spread between the “asking” rental rate among vacant one-bedroom apartments in the Gulfport area and the average rental rate is an indication of current high level of competitive pressure among one-bedroom apartments in Gulfport. Table 9 contains selected characteristics of market-rent apartments located in the Gulfport area.

TABLE 9
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
GULFPORT AREA
JUNE 2016

	<u>Studio Units</u>	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	52	1,102	2,783	607	4,544
Number Under Construction	0	0	0	0	0
Number Vacant	2	73	192	35	302
Vacancy Rate	3.8%	6.6%	6.9%	5.8%	6.6%
Average Rental Rate (6-2016)	\$465.00	\$596.77	\$685.47	\$827.41	*
67% Fall Between	\$441.80-\$488.20	\$475.26-\$698.28	\$566.88-\$804.06	\$713.51-\$941.31	*
Average Rental Rate (6-2015)	\$467.39	\$588.28	\$681.39	\$820.96	*
2015 to 2016 Percent Change	-0.5%	1.4%	0.6%	0.8%	*
Average "Asking" Rent of Vacant	\$462.50	\$572.32	\$684.29	\$809.06	*
67% Fall Between	\$437.50-\$487.50	\$479.31-\$665.32	\$588.80-\$773.78	\$716.62-\$901.50	*
Average Size	495 Sq. Ft.	696 Sq. Ft.	979 Sq. Ft.	1,247 Sq. Ft.	*
67% Fall Between	429-561 Sq. Ft	575-817 Sq. Ft	820-1,139 Sq. Ft	1,108-1,387 Sq. Ft	*
Average Rent Per Square Foot	92.5	86.5	70.4	66.6	*
67% Fall Between	84.5-100.7	75.8-97.1	61.1-79.8	58.4-74.8	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

LONG BEACH-PASS CHRISTIAN AREA

The Long Beach-Pass Christian area contains 1,194 market-rent apartments and 6.4 percent were found vacant at the time of the 2016 survey compared to the 8.1 percent vacancy rate in the 2015 survey. Segmenting the current vacancy rate by number of bedrooms indicates a 4.7 percent vacancy rate among one-bedroom units; 7.1 percent among two-bedrooms and 7.0 percent among three-bedroom apartment units. Table 10 contains selected characteristics of the market-rent apartments located in the Long Beach-Pass Christian area.

TABLE 10
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
LONG BEACH-PASS CHRISTIAN AREA
JUNE 2016

	<u>Studio Units</u>	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	4	360	701	129	1,194
Number Under Construction	0	0	0	0	0
Number Vacant	0	17	50	9	76
Vacancy Rate	0.0%	4.7%	7.1%	7.0%	6.4%
Average Rental Rate (6-2016)	\$325.00	\$659.98	\$735.15	\$1,011.66	*
67% Fall Between	*	\$552.08-\$767.87	\$591.55-\$878.76	\$904.57-\$1,118.74	*
Average Rental Rate (6-2015)	\$325.00	\$649.36	\$722.52	\$1,011.66	*
2015 to 2016 Percent Change	0.0%	1.6%	1.7%	0.0%	*
Average "Asking" Rent of Vacant	*	\$641.65	\$734.38	\$1,129.25	*
67% Fall Between	*	\$537.11-\$746.19	\$595.62-\$873.14	\$1018.61-\$1,239.89	*
Average Size	325 Sq. Ft.	761 Sq. Ft.	996 Sq. Ft.	1,496 Sq. Ft.	*
67% Fall Between	*	599-923 Sq. Ft	804-1,187 Sq. Ft	1,368-1,623 Sq. Ft	*
Average Rent Per Square Foot	100.0	88.2	73.0	67.7	*
67% Fall Between	*	76.0-100.3	61.5-84.6	63.0-72.4	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

Among the 360 one-bedroom apartment units surveyed in the Long Beach area, the average rental rate was \$659.98 and is 1.6 percent above the average monthly rental rate in the apartment survey conducted in 2015.

A total of 701 two-bedroom apartment units were surveyed in the Long Beach-Pass Christian area and the average monthly rental rate was \$735.15 which is a 1.7 percent increase over the average two-bedroom rental rate one year ago. A total of 129 market-rent three-bedroom apartments were surveyed and the average monthly rental rate was \$1,011.66 and is unchanged compared to the average market-rent three-bedroom rental rate in the 2015 survey.

HARRISON COUNTY

A total of 11,416 market-rent apartment units were surveyed in Harrison County and 8.3 percent were vacant. The June 2016 survey included a total of ninety-six studio apartments and the vacancy rate was 6.3 percent. The average rental rate among studio apartments in Harrison County was \$468.84. A total of 3,264 market-rent one-bedroom apartments were surveyed and the average rental rate was \$605.55 which is 0.2 percent higher than the average in the 2015 survey. A total of 6,670 two-bedroom apartments were surveyed and the average rental rate was \$716.53 which represents a 1.7 percent increase above the average two-bedroom rental rate twelve months ago. The latest survey included a total of 1,386 three-bedroom apartments in Harrison County and the average rental rate was \$877.08 which represents a 1.6 percent increase over the average three-bedroom rental rate in the 2015 survey. At present no additional market-rent apartment units are under construction in Harrison County. Contained in Table 11 are selected characteristics of the market-rent apartment units located in Harrison County.

TABLE 11
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
HARRISON COUNTY
JUNE 2016

	Studio Units	1-Bedroom Units	2-Bedroom Units	3-Bedroom Units	Total All Units
Number of Apartments	96	3,264	6,670	1,386	11,416
Number Under Construction	0	0	0	0	0
Number Vacant	6	265	559	117	947
Vacancy Rate	6.3%	8.1%	8.4%	8.4%	8.3%
Average Rental Rate (6-2016)	\$468.84	\$605.55	\$716.53	\$877.08	*
67% Fall Between	\$398.47-\$539.21	\$486.58-\$724.53	\$586.92-\$846.14	\$740.27-\$1,013.90	*
Average Rental Rate (6-2015)	\$466.34	\$604.05	\$704.22	\$863.39	*
2015 to 2016 Percent Change	0.5%	0.2%	1.7%	1.6%	*
Average "Asking" Rent of Vacant	\$441.67	\$583.00	\$702.27	\$946.71	*
67% Fall Between	\$404.03-\$479.31.	\$448.34-\$717.80	\$568.69-\$835.85	\$793.38-\$1,013.90	*
Average Size	427 Sq. Ft.	709 Sq. Ft.	1,020 Sq. Ft.	1,315 Sq. Ft.	*
67% Fall Between	324-530 Sq. Ft	552-867 Sq. Ft	833-1,207 Sq. Ft	1,126-1,504 Sq. Ft	*
Average Rent Per Square Foot	113.7	86.4	70.8	66.9	*
67% Fall Between	92.7-134.7	75.7-97.0	62.1-79.4	59.9-74.0	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

Contained in Table 12 is an overview of the rental rate structure in Harrison County and the County's three submarkets. This tabulation presents the dispersion of monthly rental rates around the median. The median rental rate is the "mid-point" or value that divides the distribution of monthly rental rates into two equal parts; one-half of the monthly rental rates fall above the median rental rate and one-half below. The median is very descriptive because it reflects the "typical" monthly rental rate. For example, if the monthly rental rate of a two-bedroom apartment unit in the Biloxi area was \$750, it would be near the "middle" of the market because the median rental rate is \$744.16. If the same two-bedroom apartment unit rented for \$880, it would be near the "top" of the local market (eighth decile equals \$882.06) with eighty percent of the market-rent two-bedroom apartments in the Biloxi area renting for less.

TABLE 12
DISTRIBUTION OF MARKET-RENT APARTMENT RENTAL RATES
HARRISON COUNTY
JUNE 2016

DECILE	BILOXI AREA			GULFPORT AREA			LONG BEACH-PASS AREA			HARRISON COUNTY		
	1-BR	2-BR.	3-BR.	1-BR	2-BR.	3-BR.	1-BR	2-BR.	3-BR.	1-BR	2-BR.	3-BR.
1	\$433.24	\$525.08	\$648.71	\$481.62	\$486.62	\$638.51	\$491.00	\$530.95	\$899.00	\$448.77	\$535.84	\$647.20
2	\$498.42	\$572.46	\$719.92	\$494.48	\$457.46	\$701.66	\$531.00	\$595.88	\$911.48	\$499.65	\$584.40	\$745.79
3	\$550.13	\$620.47	\$776.10	\$516.43	\$572.89	\$783.12	\$554.17	\$599.98	\$928.00	\$542.80	\$620.71	\$797.88
4	\$596.93	\$706.24	\$881.13	\$555.93	\$624.56	\$803.06	\$602.00	\$684.77	\$944.00	\$596.30	\$695.64	\$846.84
Median	\$618.49	\$744.16	\$918.23	\$608.59	\$684.56	\$850.00	\$653.86	\$726.02	\$957.80	\$621.98	\$718.12	\$894.76
6	\$666.70	\$792.62	\$1,015.80	\$647.17	\$714.68	\$878.07	\$666.43	\$757.56	\$970.28	\$664.61	\$748.89	\$904.00
7	\$720.93	\$849.35	\$1,046.74	\$670.09	\$733.63	\$894.19	\$685.97	\$817.91	\$982.76	\$699.54	\$795.08	\$953.90
8	\$759.06	\$882.06	\$1,066.68	\$695.43	\$766.57	\$899.39	\$723.28	\$845.04	\$1,029.00	\$724.75	\$854.65	\$1,035.00
9	\$779.97	\$937.63	\$1,086.12	\$718.85	\$787.45	\$914.11	\$769.00	\$874.93	\$1,109.00	\$766.79	\$889.12	\$1,079.00
9.9	\$1,019.00	\$1,400.00	\$1,359.00	\$769.00	\$805.00	\$1,059.00	\$854.00	\$994.00	\$1,189.00	\$1,019.00	\$1,400.00	\$1,359.00

SOURCE: W.S. Loper and Associates.

OCEAN SPRINGS AREA

The 2016 apartment survey indicated that the Ocean Springs area contained a total of 1,822 market-rent apartment units and the vacancy rate was 7.7 percent. Segmenting the vacancy rate by number of bedrooms indicates a 6.2 percent vacancy rate among one-bedroom units, 8.5 percent among two-bedroom units and 7.4 percent among three-bedroom apartments. Among the 532 one-bedroom apartments in this submarket, the average rental rate was \$642.76 and has decreased 3.1 percent over the average reported in the survey conducted twelve months ago. A total of 1,088 two-bedroom apartments were surveyed and the average rental rate was \$775.39 which is 0.5 percent higher than the two-bedroom average monthly rental rate in the 2015 survey. Among the 202 three-bedroom apartments surveyed the average monthly rental rate was \$1,006.78 which represents a 1.6 percent increase over the average rental rate reported in 2015. Contained in Table 13 are selected characteristics of market-rent apartments located in the Ocean Springs area.

TABLE 13
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
OCEAN SPRINGS AREA
JUNE 2016

	1-Bedroom Units	2-Bedroom Units	3-Bedroom Units	Total All Units
Number of Apartments	532	1,088	202	1,822
Number Under Construction	0	0	0	0
Number Vacant	33	93	15	141
Vacancy Rate	6.2%	8.5%	7.4%	7.7%
Average Rental Rate (6-2016)	\$642.76	\$775.39	\$1,006.78	*
67% Fall Between	\$487.30-\$798.21	\$669.38-\$881.39	\$944.13-\$1,069.44	*
Average Rental Rate (6-2015)	\$663.50	\$771.76	\$991.21	*
2015 to 2016 Percent Change	-3.1%	0.5%	1.6%	*
Average "Asking" Rent of Vacant	\$661.91	\$769.38	\$978.67	*
67% Fall Between	\$520.23-\$803.58	\$691.55-\$847.20	\$940.24-\$1,017.09	*
Average Size	752 Sq. Ft.	1,074 Sq. Ft.	1,435 Sq. Ft.	*
67% Fall Between	687-818 Sq. Ft.	953-1,194 Sq. Ft.	1,357-1,513 Sq. Ft.	*
Average Rent Per Square Foot	90.0	72.4	70.4	*
67% Fall Between	78.6-101.3	65.1-79.6	63.6-1-77.2	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

PASCAGOULA AREA

The 2016 apartment survey indicates that the Pascagoula area contains a total of 3,204 market-rent apartment units. Before 1970 this apartment market was relatively small and only 225 market-rent apartment units exist

today that were built before 1970 and only 178-units existed in the city of Pascagoula. During the seventies, a large number of apartment units were built in the Pascagoula area. The rapid increase in the number of market-rent apartments resulted in an increase in the supply that caused this market to remain “overbuilt” for a number of years. Since the mid-eighties, there has been very little market-rent apartment construction in the Pascagoula area and the only large market-rent apartment properties built were located in Gautier. At the time of this survey there were no new market-rent apartments under construction in the Pascagoula area.

The latest survey indicated an overall vacancy rate of 9.0 percent in the Pascagoula area which is above the range considered “normal” in areas with “slow” or “moderate” population growth. Segmenting the current vacancy rate by number of bedrooms indicates an 8.3 percent vacancy rate among studio units, 8.0 percent among one-bedroom units, 9.8 percent among two-bedroom units and 7.1 percent among three-bedroom units. The 2016 survey included twenty-four studio units in Pascagoula and the average rental rate was \$483.33. Among the 875 one-bedroom apartment units surveyed the average monthly rental rate was \$510.96 and decreased 0.2 percent below the one-bedroom average in the 2015 survey. A total of 1,981 two-bedroom apartments were surveyed in the Pascagoula area and 9.8 percent were vacant. The average rental rate among two-bedroom apartments in the Pascagoula area is \$616.56 and has decreased 0.1 percent below the average monthly rental rate in the survey conducted twelve months ago. A total of 324 three-bedroom apartment units were surveyed in the Pascagoula area and the average monthly rental rate was \$743.47 which represents a 0.5 percent decrease below the average in June 2015. Contained in Table 14 are selected characteristics of the market-rent apartments located in the Pascagoula area.

TABLE 14
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
PASCAGOULA AREA
JUNE 2016

	<u>STUDIO UNITS</u>	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	24	875	1,981	324	3,204
Number Under Construction	0	0	0	0	0
Number Vacant	2	70	194	23	289
Vacancy Rate	8.3%	8.0%	9.8%	7.1%	9.0%
Average Rental Rate (6-2016)	\$483.33	\$510.96	\$616.56	\$743.47	*
67% Fall Between	\$471.29-\$495.37	\$422.97-\$598.96	\$518.12-\$715.00	\$651.48-\$835.46	*
Average Rental Rate (6-2015)	\$416.67	\$512.07	\$617.31	\$747.14	*
2015 to 2016 Percent Change	16.0%	-0.2%	-0.1%	-0.5%	*
Average "Asking" Rent of Vacant	\$487.50	\$521.71	\$612.85	\$716.70	*
67% Fall Between	\$469.63-\$505.18	\$426.64-\$616.77	\$513.05-\$712.65	\$598.58-\$834.81	*
Average Size	495 Sq. Ft.	638 Sq. Ft.	889 Sq. Ft.	1,141 Sq. Ft.	*
67% Fall Between	470-520 Sq. Ft.	552-724 Sq. Ft.	768-1,010 Sq. Ft.	975-1,308 Sq. Ft.	*
Average Rent Per Square Foot	98.1	78.7	69.7	65.8	*
67% Fall Between	90.4-105.7	61.4-96.0	61.1-78.3	57.7-73.9	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

JACKSON COUNTY

A total of 5,026 market-rent apartment units were surveyed in Jackson County and the vacancy rate was 8.6 percent which is below the 11.2 percent vacancy rate in the 2015 survey. Segmenting the current vacancy rate by number of bedroom indicates an 8.3 percent vacancy rate among studio units, among one-bedroom rental units the rate is 7.3 percent, 9.4 percent among two-bedroom units and 7.2 percent among three-bedroom apartments. The average monthly rental rate was \$562.63 among the 1,407 one-bedroom apartments surveyed and has decreased 1.5 percent since the 2015 survey. A total of 3,069 two-bedroom apartments were surveyed and the average rental rate was \$675.46 which is nearly the same as the average rental rate among two-bedroom apartments in the survey conducted twelve months ago. A total of 526 three-bedroom apartments were surveyed and the average monthly rental rate was \$844.78 which is a very slight increase above the average in the 2015 survey. At present no additional market-rent apartments are under

construction in Jackson County. Contained in Table 15 are selected characteristics of the market-rent apartment units located in Jackson County.

TABLE 15
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
JACKSON COUNTY
JUNE 2016

	<u>STUDIO UNITS</u>	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	24	1,407	3,069	526	5,026
Number Under Construction	0	0	0	0	0
Number Vacant	2	103	287	38	430
Vacancy Rate	8.3%	7.3%	9.4%	7.2%	8.6%
Average Rental Rate (6-2016)	\$483.33	\$562.63	\$675.46	\$844.78	*
67% Fall Between	\$471.29-\$495.37	\$427.31-\$697.96	\$548.63-\$802.29	\$692.64-\$996.93	*
Average Rental Rate (6-2015)	\$416.67	\$571.07	\$675.21	\$844.40	*
2015 to 2016 Percent Change	16.0%	-1.5%	0.0%	0.0%	*
Average "Asking" Rent of Vacant	\$487.50	\$572.96	\$693.16	\$806.83	*
67% Fall Between	\$469.63-\$505.18	\$456.35-\$689.57	\$571.95-\$814.38	\$646.63-\$967.02	*
Average Size	495 Sq. Ft.	683 Sq. Ft.	957 Sq. Ft.	1,254 Sq. Ft.	*
67% Fall Between	470-520 Sq. Ft	586-779 Sq. Ft	807-1,106 Sq. Ft	1,055-1,454 Sq. Ft	*
Average Rent Per Square Foot	98.1	83.1	70.7	67.8	*
67% Fall Between	90.4-105.7	66.9-99.3	62.5-78.9	59.7-75.8	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

Contained in Table 16 is a distribution of monthly rental rates of apartment units located in Jackson County and its two submarkets of the Ocean Springs area and the Pascagoula area. The median rental rate among one-bedroom apartments in the Ocean Springs area is \$706.38, among two-bedroom apartments the median is \$778.79 and \$976.41 among three-bedroom apartments. The median monthly rental rate in the Pascagoula area for a one-bedroom apartment is \$497.72, among two-bedroom units the median rental rate is \$601.94 and \$727.92 among three-bedroom apartments. The median rental rate in the Ocean Springs area is substantially higher than the median rental rate in the Pascagoula area. In our opinion, the higher median rental rate in the Ocean Springs submarket is the result of several recently developed large market-rent apartment properties located in the unincorporated area of Jackson County just outside of Ocean Springs. Newer apartment properties typically support higher monthly rental rates relative to the entire market.

TABLE 16
DISTRIBUTION OF MARKET-RENT RENTAL RATES
JACKSON COUNTY
JUNE 2016

DECILE	<u>OCEAN SPRINGS AREA</u>			<u>PASCAGOULA AREA</u>			<u>JACKSON COUNTY</u>		
	<u>1-BR.</u>	<u>2-BR.</u>	<u>3-BR.</u>	<u>1-BR.</u>	<u>2-BR.</u>	<u>3-BR.</u>	<u>1-BR.</u>	<u>2-BR.</u>	<u>3-BR.</u>
1	\$529.06	\$599.48	\$932.26	\$399.25	\$484.19	\$612.86	\$419.58	\$511.98	\$628.16
2	\$575.67	\$675.60	\$944.29	\$453.50	\$548.17	\$650.73	\$488.20	\$574.49	\$695.91
3	\$603.50	\$721.42	\$956.31	\$481.23	\$574.38	\$689.36	\$497.17	\$596.22	\$724.58
4	\$636.08	\$759.33	\$968.33	\$493.62	\$583.73	\$703.49	\$520.56	\$612.76	\$755.50
Median	\$706.38	\$778.79	\$976.41	\$497.72	\$601.94	\$727.92	\$547.69	\$640.15	\$798.50
6	\$712.30	\$803.35	\$979.56	\$512.75	\$614.63	\$751.45	\$576.44	\$678.57	\$937.00
7	\$717.33	\$829.57	\$985.44	\$539.42	\$635.49	\$791.22	\$612.88	\$733.25	\$960.30
8	\$752.13	\$854.98	\$1,018.00	\$565.54	\$652.86	\$797.68	\$710.40	\$789.99	\$975.78
9	\$760.44	\$868.28	\$1,116.75	\$585.13	\$700.26	\$823.80	\$752.54	\$857.47	\$987.97
9.9	\$768.00	\$1,050.00	\$1,195.00	\$799.00	\$935.00	\$949.00	\$799.00	\$1,050.00	\$1,195.00

SOURCE: W.S. Loper and Associates.

ASSISTED APARTMENT MARKET

Assisted apartments differ from market-rent apartments in that they receive direct governmental assistance and eligibility for occupancy is based on established income limits. Contained in Table 17 is an overview of

the supply and number of vacant assisted apartments in Hancock County. The 2016 apartment survey indicated a total of 1,094 assisted apartment units exist in Hancock County and sixty-three units or 5.8 percent were vacant. At the time of the June 2016 survey no additional assisted apartments were under construction in Hancock County.

TABLE 17
ASSISTED APARTMENT SUPPLY AND VACANCY BY PROJECT TYPE
HANCOCK COUNTY
JUNE 2016

UNIT TYPE	BAY ST. LOUIS		WAVELAND		UNINCORPORATED		HANCOCK COUNTY	
	Total Units	Vacant Units	Total Units	Vacant Units	Total Units	Vacant Units	Total Units	Vacant Units
Studio Units:								
HUD 236 & 236/8	0	0	0	0	0	0	0	0
HUD 202 & 202/8	15	0	0	0	0	0	15	0
HUD 221d3/8	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0
LIHTC/TAX-EXP. BONDS	0	0	0	0	0	0	0	0
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0
LRPH	0	0	0	0	0	0	0	0
Total	15	0	0	0	0	0	15	0
1-Bedroom Units:								
HUD 236 & 236/8	0	0	0	0	0	0	0	0
HUD 202 & 202/8	45	0	0	0	0	0	45	0
HUD 221d3/8	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0
LIHTC/TAX-EXP. BONDS	22	2	44	2	0	0	66	4
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	38	2	16	1	0	0	54	3
LRPH	12	0	60	1	0	0	72	1
Total	117	4	120	4	0	0	237	8
2-Bedroom Units:								
HUD 236 & 236/8	0	0	0	0	0	0	0	0
HUD 202 & 202/8	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0
LIHTC/TAX-EXP. BONDS	132	14	166	14	0	0	298	28
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	92	2	68	2	0	0	160	4
LRPH	36	0	20	0	0	0	56	0
Total	260	16	254	16	0	0	514	32
3-Bedroom Units:								
HUD 236 & 236/8	0	0	0	0	0	0	0	0
HUD 202 & 202/8	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0
LIHTC/TAX-EXP. BONDS	106	11	170	12	0	0	276	23
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0
LRPH	48	0	0	0	0	0	48	0
Total	154	11	170	12	0	0	324	23
4 or More Bedroom Units:								
HUD 236 & 236/8	0	0	0	0	0	0	0	0
HUD 202 & 202/8	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0
LIHTC/TAX-EXP. BONDS	0	0	0	0	0	0	0	0
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0
LRPH	4	0	0	0	0	0	4	0
Total	4	0	0	0	0	0	4	0
Total All Units:								
HUD 236 & 236/8	0	0	0	0	0	0	0	0
HUD 202 & 202/8	60	0	0	0	0	0	60	0
HUD 221d3/8	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0
LIHTC/TAX-EXP. BONDS	260	27	380	28	0	0	640	55
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	130	4	84	3	0	0	214	7
LRPH	100	0	80	1	0	0	180	1
Total	550	31	544	32	0	0	1,094	63

SOURCE: W. S. Loper and Associates.

Contained in Table 18 is an overview of the assisted multifamily rental housing units in Harrison County. A total of 5,695 assisted apartment units existed in Harrison County at the time of the 2016 survey and a total

of 209 assisted apartment units or 3.7 percent were vacant. The number of vacant assisted apartment units is slightly lower than the number vacant in the 2015 survey. The majority of the vacant assisted apartment units were concentrated among “tax-credit” apartment properties. At present no addition assisted apartments are under construction in Harrison County.

TABLE 18
ASSISTED APARTMENT SUPPLY AND VACANCY BY PROJECT TYPE
HARRISON COUNTY
JUNE 2016

UNIT TYPE	BILOXI		GULFPORT		D'IBERVILLE		LONG BEACH		PASS CHRISTIAN		UNINCORPORATED		HARRISON CO.	
	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant
	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units
Studio Units:														
HUD 236 & 236/8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HUD 202 & 202/8	148	1	0	0	0	0	0	0	0	0	0	0	148	1
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX-EXP.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LTWFH	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LRPH	89	0	0	0	0	0	0	0	0	0	0	0	89	0
Total	237	1	0	0	0	0	0	0	0	0	0	0	237	1
1-Bedroom Units:														
HUD 236 & 236/8	16	0	0	0	0	0	0	0	0	0	0	0	16	0
HUD 202 & 202/8	112	1	156	2	0	0	0	0	0	0	0	0	268	3
HUD 221d3/8	0	0	18	0	0	0	0	0	0	0	0	0	18	0
HUD 8	30	0	36	0	0	0	0	0	0	0	0	0	66	0
LIHTC/TAX EXP.	32	2	244	8	56	0	0	0	27	2	12	0	371	12
LTWFH	0	0	0	0	87	0	18	2	0	0	0	0	105	2
FmHA 515	0	0	88	8	0	0	0	0	0	0	0	0	88	8
LRPH	422	0	8	0	0	0	21	0	0	0	0	0	451	0
Total	612	3	550	18	143	0	39	2	27	2	12	0	1,383	25
2-Bedroom Units:														
HUD 236 & 236/8	72	1	0	0	0	0	0	0	0	0	0	0	72	1
HUD 202 & 202/8	2	0	13	0	0	0	0	0	0	0	0	0	15	0
HUD 221d3/8	0	0	94	1	0	0	0	0	0	0	0	0	94	1
HUD 8	60	1	136	0	0	0	0	0	0	0	0	0	196	1
LIHTC/TAX EXP.	244	14	768	44	196	5	0	0	74	13	48	3	1,330	79
LTWFH	0	0	0	0	30	0	54	5	0	0	0	0	84	5
FmHA 515	0	0	280	32	0	0	48	4	0	0	0	0	328	36
LRPH	405	1	8	0	0	0	30	0	0	0	0	0	443	1
Total	783	17	1,299	77	226	5	132	9	74	13	48	3	2,562	124
3-Bedroom Units:														
HUD 236 & 236/8	54	0	0	0	0	0	0	0	0	0	0	0	54	0
HUD 202 & 202/8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	82	0	0	0	0	0	0	0	0	0	82	0
HUD 8	10	0	16	0	0	0	0	0	0	0	0	0	26	0
LIHTC/TAX EXP.	168	9	530	21	132	4	0	0	74	13	36	2	940	49
LTWFH	0	0	0	0	0	0	36	4	0	0	0	0	36	4
FmHA 515	0	0	44	3	0	0	12	2	0	0	0	0	56	5
LRPH	188	0	4	0	0	0	14	0	0	0	0	0	206	0
Total	420	9	676	24	132	4	62	6	74	13	36	2	1,400	58
4 or More Bedroom Units:														
HUD 236 & 236/8	8	0	0	0	0	0	0	0	0	0	0	0	8	0
HUD 202 & 202/8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	30	0	0	0	0	0	0	0	0	0	30	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP.	32	1	0	0	0	0	0	0	11	0	0	0	43	1
LTWFH	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LRPH	19	0	3	0	0	0	10	0	0	0	0	0	32	0
Total	59	1	33	0	0	0	10	0	11	0	0	0	113	1
Total All Units:														
HUD 236 & 236/8	150	1	0	0	0	0	0	0	0	0	0	0	150	1
HUD 202 & 202/8	262	2	169	2	0	0	0	0	0	0	0	0	431	4
HUD 221d3/8	0	0	224	1	0	0	0	0	0	0	0	0	224	1
HUD 8	100	1	188	0	0	0	0	0	0	0	0	0	288	1
LIHTC/TAX EXP.	476	26	1,542	73	384	9	0	0	186	28	96	5	2,684	141
LTWFH	0	0	0	0	117	0	108	11	0	0	0	0	225	11
FmHA 515	0	0	412	43	0	0	60	6	0	0	0	0	472	49
LRPH	1,123	1	23	0	0	0	75	0	0	0	0	0	1,221	1
Total	2,111	31	2,558	119	501	9	243	17	186	28	96	5	5,695	209

SOURCE: W. S. Loper And Associates.

The 2016 apartment survey indicated that Jackson County contains 2,714 assisted apartments and 101 assisted units were vacant or a vacancy rate of 3.7 percent. Contained in Table 19 is an overview of the assisted multifamily rental housing units in Jackson County.

TABLE 19
ASSISTED APARTMENT SUPPLY AND VACANCY BY PROJECT TYPE
JACKSON COUNTY
JUNE 2016

UNIT TYPE	GAUTIER		MOSS POINT		OCEAN SPRINGS		PASCAGOULA		UNINCORPORATED		JACKSON COUNTY	
	Total Units	Vacant Units	Total Units	Vacant Units	Total Units	Vacant Units	Total Units	Vacant Units	Total Units	Vacant Units	Total Units	Vacant Units
Studio Units:												
HUD 236 & 236/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 202 & 202/8	0	0	0	0	111	0	0	0	0	0	111	0
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP. BONDS	0	0	0	0	0	0	5	0	0	0	5	0
LTWFH	0	0	0	0	0	0	8	2	0	0	8	2
FmHA 515	0	0	0	0	0	0	0	0	0	0	0	0
LRPH	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	111	0	13	2	0	0	124	2
1-Bedroom Units:												
HUD 236 & 236/8	12	0	0	0	0	0	0	0	0	0	12	0
HUD 202 & 202/8	20	0	0	0	137	1	0	0	0	0	157	1
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP. BONDS	20	1	0	0	0	0	150	4	72	0	242	5
LTWFH	0	0	0	0	0	0	140	17	120	4	260	21
FmHA 515	0	0	0	0	0	0	0	0	28	3	28	3
LRPH	24	1	14	0	0	0	46	0	0	0	84	1
Total	76	2	14	0	137	1	336	21	220	7	783	31
2-Bedroom Units:												
HUD 236 & 236/8	48	1	0	0	0	0	0	0	0	0	48	1
HUD 202 & 202/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP. BONDS	130	7	0	0	56	0	306	30	186	2	678	39
LTWFH	0	0	0	0	0	0	137	0	120	4	257	4
FmHA 515	0	0	0	0	0	0	0	0	92	5	92	5
LRPH	88	2	34	0	0	0	76	1	0	0	198	3
Total	266	10	34	0	56	0	519	31	398	11	1,273	52
3-Bedroom Units:												
HUD 236 & 236/8	20	1	0	0	0	0	0	0	0	0	20	1
HUD 202 & 202/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP. BONDS	66	2	0	0	0	0	160	13	156	0	382	15
LTWFH	0	0	0	0	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0	0	0	0	0
LRPH	32	0	24	0	0	0	60	0	0	0	116	0
Total	118	3	24	0	0	0	220	13	156	0	518	16
4 or More Bedrooms:												
HUD 236 & 236/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 202 & 202/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP. BONDS	0	0	0	0	0	0	0	0	0	0	0	0
LTWFH	0	0	0	0	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0	0	0	0	0
LRPH	0	0	0	0	0	0	16	0	0	0	16	0
Total	0	0	0	0	0	0	16	0	0	0	16	0
Total All Units:												
HUD 236 & 236/8	80	2	0	0	0	0	0	0	0	0	80	2
HUD 202 & 202/8	20	0	0	0	248	1	0	0	0	0	268	1
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP. BONDS	216	10	0	0	56	0	621	47	414	2	1,307	59
LTWFH	0	0	0	0	0	0	285	19	240	8	525	27
FmHA 515	0	0	0	0	0	0	0	0	120	8	120	8
LRPH	144	3	72	0	0	0	198	1	0	0	414	4
Total	460	15	72	0	304	1	1,104	67	774	18	2,714	101

SOURCE: W. S. Loper and Associates.

Table 20 contains similar information to the previous three tabulations but is a summary of the supply of subsidized apartments on the Mississippi Gulf Coast. The 2016 survey indicates 9,503 assisted apartment units exist in the three-coastal Counties and the vacancy rate is 3.9. The current vacancy rate is similar to the 3.8 percent vacancy rate in the 2015 survey and substantially below the 8.5 percent rate in the 2013 survey

and the 5.2 percent in the 2014 survey. In general vacancies among assisted apartments are minimal and are the result of tenant “turnover” and the preparation of vacant units for occupancy.

TABLE 20
SUMMARY OF ASSISTED APARTMENTS BY PROJECT TYPE
MISSISSIPPI GULF COAST
JUNE 2016

<u>UNIT TYPE</u>	<u>NUMBER OF COMPLETED UNITS</u>	<u>NUMBER OF UNITS UNDER CONSTRUCTION</u>	<u>VACANT UNITS</u>	<u>VACANCY RATE</u>
Studio Units:				
HUD 236 & 236/8	0	0	0	0.0%
HUD 202 & 202/8	274	0	1	0.4%
HUD 221d3/8	0	0	0	0.0%
HUD 8	0	0	0	0.0%
LIHTC/TAX EXP. BONDS	5	0	0	0.0%
LTWFH	8	0	2	25.0%
FmHA 515	0	0	0	0.0%
LRPH	89	0	0	0.0%
Total	376	0	3	0.8%
One-Bedroom Units:				
HUD 236 & 236/8	28	0	0	0.0%
HUD 202 & 202/8	470	0	4	0.9%
HUD 221d3/8	18	0	0	0.0%
HUD 8	66	0	0	0.0%
LIHTC/TAX EXP. BONDS	679	0	21	3.1%
LTWFH	365	0	23	6.3%
FmHA 515	170	0	14	8.2%
LRPH	607	0	2	0.3%
Total	2,330	0	64	2.7%
Two-Bedroom Units:				
HUD 236 & 236/8	72	0	2	2.8%
HUD 202 & 202/8	15	0	0	0.0%
HUD 221d3/8	94	0	1	1.1%
HUD 8	196	0	1	0.5%
LIHTC/TAX EXP. BONDS	2,266	0	146	6.4%
LTWFH	341	0	9	2.6%
FmHA 515	552	0	45	8.2%
LRPH	697	0	4	0.6%
Total	4,233	0	208	4.9%
Three-Bedroom Units:				
HUD 236 & 236/8	54	0	1	1.9%
HUD 202 & 202/8	0	0	0	0.0%
HUD 221d3/8	82	0	0	0.0%
HUD 8	26	0	0	0.0%
LIHTC/TAX EXP. BONDS	1,598	0	87	5.4%
LTWFH	36	0	4	11.1%
FmHA 515	84	0	5	6.0%
LRPH	370	0	0	0.0%
Total	2,250	0	97	4.3%
Four or More Bedrooms:				
HUD 236 & 236/8	8	0	0	0.0%
HUD 202 & 202/8	0	0	0	0.0%
HUD 221d3/8	30	0	0	0.0%
HUD 8	0	0	0	0.0%
LIHTC/TAX EXP. BONDS	43	0	1	2.3%
LTWFH	56	0	0	0.0%
FmHA 515	0	0	0	0.0%
LRPH	81	0	0	0.0%
Total	133	0	1	0.8%
Total All Units:				
HUD 236 & 236/8	230	0	3	1.3%
HUD 202 & 202/8	759	0	5	0.7%
HUD 221d3/8	224	0	1	0.4%
HUD 8	288	0	1	0.3%
LIHTC/TAX EXP. BONDS	4,631	0	255	5.5%
LTWFH	750	0	38	5.1%
FmHA 515	806	0	64	7.9%
LRPH	1,815	0	6	0.3%
Total	9,503	0	373	3.9%

SOURCE: W. S. Loper and Associates.

CONCLUSION

The 2016 apartment survey includes both market-rent and assisted units located in apartment properties containing eight or more units on the Mississippi Gulf Coast. The latest survey included 17,059 market-rent

apartment units and 9,503 assisted units. The vacancy rate among market rent units was 8.9 percent and among assisted rental units the rate was 3.9 percent. At the time of this report, no market-rent or assisted apartment units were under construction in the three-coastal Counties.

Market conditions remain “soft” in the Mississippi Gulf Coast apartment market. The overall apartment vacancy rate in June 2016 in the three-coastal Counties was 8.9 percent which is below the 9.4 percent rate in the 2015 survey. The current vacancy rate is above the four percent or less range considered “normal” in areas experiencing a “slow” rate of population growth or the four to six percent range considered “normal” in areas experiencing a “moderate” rate of growth.

The apartment market in Hancock County is relatively small and nearly all of the apartment properties are located in the Bay St. Louis-Waveland area. The June 2016 survey covered a total of 617 market-rent apartment units in the Bay St. Louis-Waveland area and the vacancy rate was 21.9 percent. Segmenting the current vacancy rate by number of bedrooms indicates a 12.1 percent vacancy rate among one-bedroom units, 26.9 percent among two-bedroom apartments and 9.8 percent among three-bedroom units. The current vacancy rate among market-rent apartments is above the range considered “normal” for areas experiencing a “slow” or “moderate” rate of growth.

The average rental rate among the sixty-six market-rate one-bedroom apartments located in the Bay St. Louis area was \$622.50 and was 6.6 percent above the average in the 2015 survey. A total of 428 two-bedroom market-rate apartment units were surveyed in the Bay St. Louis-Waveland area and the average rental rate was \$676.70 which is 1.4 percent above the average twelve months ago. Among the 123 three-bedroom apartment units surveyed the average rental rate was \$782.11 and has increased 1.1 percent above the average in 2016. There were no market-rent apartment units under construction in this submarket at the time of the 2016 survey.

A total of 11,416 market-rent apartment units were surveyed in Harrison County and 8.3 percent were vacant. The June 2016 survey included a total of ninety-six studio apartments and the vacancy rate was 6.3 percent. The average rental rate among studio apartments in Harrison County was \$468.84. A total of 3,264 market-rent one-bedroom apartments were surveyed and the average rental rate was \$605.55 which is 0.2 percent higher than the average in the 2015 survey. A total of 6,670 two-bedroom apartments were surveyed and the average rental rate was \$716.53 which represents a 1.7 percent increase above the average two-bedroom rental rate twelve months ago. The latest survey included a total of 1,386 three-bedroom apartments in Harrison County and the average rental rate was \$877.08 which represents a 1.6 percent increase over the average three-bedroom rental rate in the 2015 survey. At present no additional market-rent apartment units are under construction in Harrison County.

A total of 5,026 market-rent apartment units were surveyed in Jackson County and the vacancy rate was 8.6 percent which is below the 11.2 percent vacancy rate in the 2015 survey. Segmenting the current vacancy rate by number of bedroom indicates an 8.3 percent vacancy rate among studio units, among one-bedroom rental units the rate is 7.3 percent, 9.4 percent among two-bedroom units and 7.2 percent among three-bedroom apartments. The average monthly rental rate was \$562.63 among the 1,407 one-bedroom apartments surveyed and has decreased 1.5 percent since the 2015 survey. A total of 3,069 two-bedroom apartments were surveyed and the average rental rate was \$675.46 which is nearly the same as the average rental rate among two-bedroom apartments in the survey conducted twelve months ago. A total of 526 three-bedroom apartments were surveyed and the average monthly rental rate was \$844.78 which is a very slight increase above the average in the 2015 survey. At present no additional market-rent apartments are under construction in Jackson County.

The destruction caused by Hurricane Katrina, resulted in the demolition of a number of apartment structures on the Mississippi Gulf Coast. Almost all of the properties that were damaged but not destroyed have been renovated. In general, these refurbished apartments were placed back on the market with rental rates sub-

stantially higher than their pre-Katrina rents. In addition to the renovated properties, a total of 3,078 new market-rent apartments have been placed on the market after 2005 and has added to the existing supply of apartments priced near the “top” of the market. The removal of a large number of pre-Katrina constructed apartments and replacing them with pricier refurbished units combined with the newly constructed properties has significantly altered the supply-price relationships in the local apartment market. In 2004 the average one-bedroom rental rate in Harrison County was \$470.68 and increased to an average of \$605.55 in 2016. Similarly the average two-bedroom rental rate in Harrison County increased from \$564.17 in 2004 to an average of \$716.53 in 2016 and the three-bedroom average rental rate increased from \$746.38 to \$877.08.

The first apartment survey after Hurricane Katrina (March 2007) indicated that a total of 12,684 market-rent apartment units were occupied on the Mississippi Gulf Coast. The 2016 survey indicates that 15,547 market-rent apartment units were occupied or an increase of 2,863 occupied market-rent apartment units.

Since Katrina, a large number of rental housing units have been developed on the Mississippi Gulf Coast under the Low Income Housing Tax Credit or Tax Exempt Bond programs. The first apartment survey after Katrina indicated that 1,363 occupied rental units were covered under the “tax-credit” or “tax-exempt” programs. The number occupied increased to 4,376 “tax-credit” or “tax-exempt” units in the 2016 survey. In addition, two large nonelderly properties containing 348-units covered under the Long Term Work Force Housing program have been built. Newly constructed rental housing properties covered under the “tax-credit/tax-exempt” and the “work force housing” programs are very attractive, contain an extensive amenity package but have “affordable” rental rates that resemble the middle of the market-rent market.

Since Hurricane Katrina, a total of approximately 6,200 rental housing units covered under the “tax-credit/tax-exempt” and “work force housing” programs combined with market-rent apartment units, have been absorbed on the Mississippi Gulf Coast or an average absorption rate of slightly more than six-hundred rental housing units per year. The current decline in the volume of multifamily rental housing construction and the continued rate of apartment absorption will likely be followed by an eventual return to balanced conditions in the local apartment market. Some segments of the local apartment market show the early signs of returning market-equilibrium. However, there is still a noticeable incidence of rental-rate reductions, concessions and incentives in the local market. These are characteristic of an apartment market with an excess of vacancies.

APARTMENT SURVEY

Contained in the following pages is a listing of the apartment properties included in this survey. Among the assisted apartment properties, a subscript below the name and address indicates the program providing assistance. For example, LIHTC indicates Low Income Tax Credit, LTWFH is the State of Mississippi’s Long Term Work Force Housing program, CDBG signifies a Community Development Block Grant assisted in the construction of the development, Sec. 515 denotes Rural Development and RA illustrates the number of apartment units that provide “deep” Rental Assistance. Also, next to each property is a brief listing of its unit and site amenities. The following “legend” describes these amenities.

LEGEND

Re Refrigerator	E Electric	A Air Conditioned	Rc Recreation Room	Ds Disposal
WD Washer/Dryer	B Balcony	S Swimming Pool	TC Tennis Courts	PI Play Area
Dw Dishwasher	L Laundry	P Patio	FP Fireplace	Ra Range
EI Electricity Included	F Furnished	* Rental Rate Based on Income		

APARTMENT SURVEY
BAY ST. LOUIS
JUNE 2016

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features
			No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	
Bay Park Apts. 10 Bay Park Way (LIHTC)	2002	128									64	\$520	1,089	2	64	\$550	1,275	2	Re,Ra,Ds,L E,A,WD,Dw Rc,PI,P,B,S
Bay Pines 601 Lucien Kidd St. (LRPH-66)(LIHTC-34)	2011	100					12	*	766	1	36	*	1,000	1	48	*	1,200	2	Re,Ra,P,E A,PI,WD
Bayside Apts. 700 Union St. (Sec. 515)(RA-49)	1981	50					22	*	622	1	28	*	875	1	(4-Bedroom Unit)				Re,Ra,A,E L,PI
Blue Meadows 752 Blue Meadow Rd. (Sec. 515)(RA-20)(LIHTC)	1986	40					8	\$505	664	1	32	\$580	834	1					Re,Ra,A,E L,PI
Easterbrook Apts. 590 Easterbrook St. (Sec. 515)(RA-39)	1986	48					8	*	664	1	40	*	834	1					Re,Ra,A,E L,PI
Manor House 117 DeMontluzin Ave.	1966	71					4	\$650	600	1	32	\$695	860	1	1	\$1,200	1,460	1	Re,Ra,Ds,S A,E,L,Dw,P B
Notre Dame De La Mer 292 Highway 90 (Sec. 202/8)	1989	60	12	*	464	1	42	*	520	1									Re,Ra,A L,Rc,El
			3	*	464	1	3	*	520	1									
North Bay Apts. 718 Dunbar Ave.	1967	11									6	\$600	950	1	1	NA	2,033	2	Re,Ra,Ds A,E,P,Dw
			4	\$725	1,150	1.5	(Townhouse)												
Pelican Pointe Apartments 485 Ruella Ave.	1971	67					20	\$575	676	1	10	\$635	940	2	23	\$699	1,076	2	Re,Ra,Ds,L E,A,P,S,Dw
			10	\$635	940	2	(Townhouse)												
			4	\$675	945	2	(Townhouse)												
Sheffield Park 635 Carroll Avenue (LIHTC)	2009	132					22	\$499	752	1	68	\$579	1,051	2	42	\$650	1,149	2	Re,Ra,E,L,B Dw,Ds,S,P A,Rc,WD,PI
Subtotal Market-Rent:																			
Existing			149	0			24				100				25				
Under Construction			0	0			0				0				0				
Total			149	0			24				100				25				
Subtotal Assisted:																			
Existing			558	15			117				268				158				
Under Construction			0	0			0				0				0				
Total			558	15			117				268				158				

APARTMENT SURVEY
WAVELAND
JUNE 2016

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features
			No.	Rent	Approx Ba Sq. Ft.	Ba	No.	Rent	Approx Ba Sq. Ft.	Ba	No.	Rent	Approx Ba Sq. Ft.	Ba	No.	Rent	Approx Ba Sq. Ft.	Ba	
Elite Manor 565 Gladstone St.	1999	20									20	\$750	1,250	2.5					Re,Ra,Ds,E A,Dw,P
Gates at Coral Bay 616 Hwy 90 (LIHTC)	2011	160					24	\$495	780	1	80	\$560	1,059	2	56	\$645	1,271	2	Re,Ra,E,L,B Dw,Ds,S,P A,Rc,WD,PI
Gulf Grove 2057 Waveland Ave.	1986	100					16	\$525- \$550	710	1	64	\$600- \$700	896	1	20	\$750	1,156	1	Re,Ra,E,L,A Dw,Ds,S,P,B TC,Rc
Nicholson Ave. Apts. 1515 Nicholson Ave	2008 2010	30 4													34	\$750	1,271	2	Re,Ra,E,L Dw,Ds,P
Oak Haven 1200 Russell Drive (LIHTC)(LRPH)	2010	80					60	*	583	1	20	*	836	1					Re,Ra,Ds,P A,WD,Dw,E Rc
Oak Park 2009 Waveland Ave.	1983	136									136	\$550- \$600	820	1					Re,Ra,Ds,P A,E,L,B,Dw
Pinecrest Manor Apts. 1303 Bloom Place (Sec. 515)(RA-20)(LIHTC)	1983	36					8	\$388	675	1	28	\$482	838	1					Re,Ra,E,L A,PI
The Ridge at Waveland 548 Highway 90 (LIHTC)	2010	120					20	\$495	833	1	36	\$575	1,055	2	64	\$650	1,319	2	Re,Ra,E,A Dw,Ds,S,P Rc,B,WD
Waverly, The 100 Waverly Drive	2001	128					16	\$760	713	1	88	\$875	978	2	24	\$985	1,150	2	Re,Ra,Ds,S E,L,P,B,Rc Dw,PI,A
Waveland Manor 198 Auderer Blvd. (Sec. 515)(RA-46)	1985	48					8	*	675	1	40	*	800	1					Re,Ra,E,A L,PI
Waveview Place 100 Auderer Blvd. (LIHTC)(CDBG)	2008	100									50	\$435	880	2	50	\$555	1,013	2	Re,Ra,Ds,E A,L,P,B,Rc Dw,PI
Subtotal Market-Rent:																			
Existing		418	0				32				308				78				
Under Construction		0	0				0				0				0				
Total		418	0				32				308				78				
Subtotal Assisted:																			
Existing		544	0				120				254				170				
Under Construction		0	0				0				0				0				
Total		544	0				120				254				170				

APARTMENT SURVEY
UNINCORPORATED HANCOCK COUNTY
JUNE 2016

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS		1-BEDROOM UNITS		2-BEDROOM UNITS		3+BEDROOMS		Features		
			No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent		Approx Ba Sq. Ft.	No.
Alison Plaza Apartments Hwy 603 @ Fire Station Rd.	2015	10			10	\$695	550	1				Re,Ra,Ds,EI A	
Kiln-Picayune Road Apartments 7025 Kiln-Picayune Rd.	2007	20						20	\$640	930	1	Re,Ra,Ds,E A,Dw,P,WD	
Lakeshore Heights 8072 Lakeshore Rd.	2014	20								20	\$700 (Townhouse)	1,400 2	Re,Ra,Ds,E A,Dw,P
Subtotal Market-Rent:													
Existing		50	0		10			20				20	
Under Construction		0	0		0			0				0	
Total		50	0		10			20				20	
Subtotal Assisted:													
Existing		0	0		0			0				0	
Under Construction		0	0		0			0				0	
Total		0	0		0			0				0	

APARTMENT SURVEY
BILOXI
JUNE 2016

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3+BEDROOMS				Features				
			No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.		Rent	Approx Ba Sq. Ft.		
Andrea Jaye 245 Porter Avenue	1959	8							8	\$450	650	1						Re,Ra,E A		
Andrew Apts. 2224 Pass Road	1977	115							64	\$575	806	2	12	\$745	1,069	2		Re,Ra,Ds Dw,A,L,TC E,S,B,P		
Arbor Landing on the River 1850 Popps Ferry Road	2015	218				32	\$859	1,045	1	96	\$889	1,346	2	64	\$1,099	1,551	2		Re,Ra,Ds	
						4	\$1,019	986	1	4	\$1,059	1,376	2	4	\$1,279	1,554	2		Dw,S,P,B,L	
											4	\$1,209	1,518	2	2	\$1,359	1,554	2		Rc,Pl,A,FP TC
											4	\$1,119	1,525	2						
											4	\$1,149	1,557	2						
Arbor Place 1955 Popps Ferry Road	2006	240				96	\$769	1,055	1	168	\$889	1,330	2	64	\$1,069	1,639	2		Re,Ra,Ds Dw,S,P,B,L Rc,Pl,A,FP	
	2009	88																		
Bay View Place 601 Bay View Drive (LIHTC)(LRPH)	2008	196				17	*	859	1	116	*	1,113	1.5	58	*	1,360	1.5		Re,Ra,Ds Dw,A,L,PI (4-Bedroom Unit)	
Bay View Place 1623 Popps Ferry Road (LIHTC)	2001	48							24	\$632	980	2	24	\$724	1,140	2		Re,Ra,Ds Dw,A,L,Rc E,A,S,P		
Beach Villa 169 Briarfield Avenue (Re-Built)	1973	24				16	\$525-	500	1	8	\$625-	770	1						Re,Ra,Ds Dw,Aw,E,L	
	2014						\$550				\$650									
Beauvoir Manor 264 Stennis Drive (Sec. 236/8)	1973	150				16	*	611	1	72	*	834	1	54	*	1,053	1.5		Re,Ra,E L,Pl,A,Rc (4-Bedroom Unit)	
Beauvoir Pass 312 Agincourt Ave. (LRPH)	2013	75				10	*	862	1	40	*	1,008	1	5	*	1,166	2		Re,Ra,E L,Pl,A	
						(Townhouse)		(Townhouse)		(Townhouse)										
Bellmont Gdns. 871 Motsie Rd. (LIHTC)	2009	60								60	\$605	983	2						Re,Ra,Ds Dw,WD,P Rc,E,A,B	
											(Elderly)									
Bentley Place Apartments 248 DeBuys Road	2000	244				60	\$649	782	1	48	\$739	1,082	1	40	\$900	1,484	2		Re,Ra,Ds,S Dw,Pl,L,Rc E,P,B,A,FP	
										72	\$809	1,176	2							
											24	\$835	1,320	2						
Biloxi Oaks Apartments 1168 Judge Sekul Avenue	1971	28				192	\$450	500	1	62	\$550	625	1						Re,Ra,F E,A,L	
	1972	16																		
	1973	8																		
	1977	32																		
	1979	8																		
	1980	8																		
	1982	8																		
	1983	24																		
	1985	48																		
Biloxi Shores 263 Eisenhower Drive	1984	128				72	\$625	680	1	48	\$750	1,012	1						Re,Ra,Ds E,A,L,S,P Dw,B,Rc,A	
										8	\$780	1,012	2							
Cabanna Courtyard 1910 Southern Ave.	1967	44				28	\$450	720	1	16	\$550	920	2						Re,Ra,Dw A,E,S,L	
Cadet Point Senior Village 200 Maple Street (LRPH)(LIHTC)	2008	76				72	*	562- 641	1	4	*	798	1						Re,Ra,E,L A,Ds,Dw P,B,Rc (Elderly)	
Covenant Sq. 270 Covenant Square Drive (LRPH)	1988	40												40	*	NA	1		Re,Ra,E,A (Townhouse)	
Cypress Cove 1282 Beach Blvd (Rehab)	1964 2011	48				35	\$795	700	1	4	\$950	1,100	1.5						Re,Ra,Ds,A Dw,E,S,Rc S,FP,L,P,B	
										2	\$1,200	1,100	2							
											4	\$1,200	1,200	2						
											3	\$1,400	1,900	+2.5's						
Cypress Lake 1773 Popps Ferry Road	1999	240				48	\$665-	771	1	144	\$795-	1,087	2	48	\$895-	1,296	2		Re,Ra,Ds,A Dw,E,TC,Rc S,FP,L,P,B	
										\$725				\$825		\$925				

APARTMENT SURVEY
BILOXI
JUNE 2016

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3+BEDROOMS			Features				
			No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.					
Cove at Biloxi Bay, The 221 Eisenhower Drive	1985	176				72	\$677	707	1	72	\$765	1,059	1	32	\$789	1,059	2	Re,Ra,Ds Dw,A,Rc,S L,P,E,FP,B	
Elmwood Apts. 2020 Lawrence St. (Sec. 8)	1981	100				27	*	650	1	58	*	750	1	10	*	960	1.5	Re,Ra,E L,PI	
Fernwood Pl. 2775 Fernwood Rd. (LRPH)	1972	58				10	*	NA	1	16	*	NA	1	12	*	NA	1	Re,Ra,A,L	
Forest Park 2600 Old Bay Road	1965	44				24	\$450	536	1	20	\$550	822	1					Re,Ra,E Aw,L	
Fox's Apts. 190 Beauvoir Road	1998	23								23	\$800	900	2					Re,Ra,Ds,F A,E,Dw,L,El	
Gabrial Manor 2321 Atkinson Rd. (Sec. 202/8)	1990	52	13	*	464	1	38	*	520	1	1	*	NA	1				Re,Ra,L,El A,Rc	
Gates At Biloxi 7285 Woolmarket Rd. (LIHTC)	2010	224				32	\$490	780	1	120	\$540	1,000	2	72	\$635	1,271	2	Re,Ra,Ds,S Dw,WD,Rc P,B,E,A,PI	
Gulf Shore Villas 2321 Adkinson Rd. (LRPH)	1986	100				12	*	588	1	6	*	818	1					Re,Ra,A,E L,Rc	
						38	*	600	1	6	*	905	2						
						26	*	616	1										
						12	*	640	1										
Grande View Apartments 151 Grande View Drive	2003	240				60	\$720	919	1	60	\$870	1,148	1	32	\$1,050	1,696	2	Re,Ra,Ds Dw,A,L,Rc E,S,B,FP,P	
										48	\$875	1,264	2						
										40	\$890	1,453	2						
Hidden Oaks 310 Abbey Court	1995	180				20	\$700	976	1	72	\$725	976	2	48	\$800	1,154	2	Re,Ra,Ds Dw,S,L,Rc P,B,E,A	
										16	\$725	976	2	24	\$800	1,154	2		
Howard Ave. Apts 198 Iroquois St.	1984 1985	4 4								4	\$700	850	1					Re,Ra,E,A Ds,Dw,FP B	
										4	\$750	1,050	1.5						
Home Port I & II 905 Division St.	2013 2014	2 6				8	*	633	1										
Hyre Apts. 284 McDonnell Avenue	1970	24				17	\$400	500	1	7	\$500	700	1					Re,Ra,Aw	
Iberville Complex 209 Iberville Dr.	1971	19				19	\$495	640	1									Re,Ra,Ds Dw,E,A	
Jayson Cove 274 McDonnell Ave.	1999	18												18	\$500	850	1	Re,Ra,A,E Ds,Dw,L	
Lagniappe of Biloxi 831 Cedar Lake Road	2007	264				72	\$785	826	1	132	\$985	1,138	2	36	\$1,085	1,305	2	Re,Ra,Ds Dw,S,Rc,L P,B,E,A	
										24	\$1,060	1,282	2						
Lexington, The 2620 Le Juene Drive	1995	190				48	\$703- \$808	718	1	16	\$742- \$838	785	1	12	\$945	1,100	2	Re,Ra,Ds Dw,S,Rc,L P,B,E,A	
										114	\$753- \$948	860	2						
Lighthouse Apts. 444 Porter St.	1984	20				20	\$550	580	1									Re,Ra,Ds E,Dw,A	
Madison Apts. 350 DeBuys Road	1973	128				16	\$525	565	1	88	\$555	746	1	24	\$600	957	2	Re,Ra,E,A L,PI,Dw,Ds	
Magnolia Ridge 1536 Wilkes St.	1962	14								12	\$550	800	1					Re,Ra,A	
										2	\$550	800	1						
Maison D'Orleans 2436 Beach Blvd.	1972 1975	120 148	28 12	\$450 \$500	332 375	1 1	4 28	\$575 \$575	644 690	1 1	16 72 44	\$625 \$600 \$625	967 742 981	1.5 1 2	52 12	\$720 \$740	1,261 1,131	2.5 2	Re,Ra,Ds TC,Rc,A,E S,Dw,L,B P
Maison Rouge 139 McDonnell Ave.	1962	24				8	\$595	639	1	16	\$695	826	1					Re,Ra,A,E S,L,B,P	

APARTMENT SURVEY
BILOXI
JUNE 2016

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features				
			No.	Rent	Approx Ba Sq. Ft.		No.	Rent	Approx Ba Sq. Ft.		No.	Rent	Approx Ba Sq. Ft.		No.	Rent	Approx Ba Sq. Ft.						
Cove at Biloxi Bay, The 221 Eisenhower Drive	1985	176					72	\$625	707	1	72	\$675	1,059	1	32	\$725	1,059	2					Re,Ra,Ds Dw,A,Rc,S L,P,E,FP,B
Elmwood Apts. 2020 Lawrence St. (Sec. 8)	1981	100					27	*	650	1	3	*	650	1	58	*	750	1	10	*	960	1.5	Re,Ra,E L,Pl
									(Handicapped)				(Handicapped)										
Fernwood Pl. 2775 Fernwood Rd. (LRPH)	1972	58					10	*	NA	1	20	*	NA	1	16	*	NA	1	12	*	NA	1	Re,Ra,A,L
									(Elderly)														
Forest Park 2600 Old Bay Road	1965	44					24	\$425	536	1	20	\$525	822	1									Re,Ra,E Aw,L
Fox's Apts. 190 Beauvoir Road	1998	23									23	\$800	900	2									Re,Ra,Ds,F A,E,Dw,L,El
Gabrial Manor 2321 Atkinson Rd. (Sec. 202/8)	1990	52	13	*	464	1	38	*	520	1	1	*	NA	1									Re,Ra,L,El A,Rc
									(Elderly)				(Elderly)										
Gates At Biloxi 7285 Woolmarket Rd. (LIHTC)	2010	224					32	\$490	780	1	120	\$540	1,000	2	72	\$635	1,271	2					Re,Ra,Ds,S Dw,WD,Rc P,B,E,A,Pl
Gulf Shore Villas 2321 Adkinson Rd. (LRPH)	1986	100					12	*	588	1	6	*	818	1									Re,Ra,A,E L,Rc
									(Elderly)				(Elderly)										
							38	*	600	1	6	*	905	2									
							26	*	616	1			(Elderly)										
							12	*	640	1													
									(Elderly)														
Grande View Apartments 151 Grande View Drive	2003	240					60	\$755	919	1	60	\$815	1,148	1	48	\$870	1,264	2	32	\$1,000	1,696	2	Re,Ra,Ds Dw,A,L,Rc E,S,B,FP,P
											40	\$900	1,453	2									
Hidden Oaks 310 Abbey Court	1995	180					20	\$625	976	1	72	\$695	976	2	16	\$695	976	2	48	\$750	1,154	2	Re,Ra,Ds Dw,S,L,Rc P,B,E,A
									(Fireplace)				(Fireplace)				(Fireplace)						
Howard St. Apts. Howard Street	1984 1985	4 4									4	\$550	850	1	4	\$700	1,050	2					Re,Ra,E,A Ds,Dw,FP B
													(Townhouse)										
Home Port I & II 905 Division St.	2013 2014	2 6					8	*	633	1													
									(Supportive housing for disabled or homeless veterans. This project is not included in the totals.)														
Hyre Apts. 284 McDonnell Avenue	1970	24					17	\$400	500	1	7	\$500	700	1									Re,Ra,Aw
Iberville Complex 209 Iberville Dr.	1971	19					19	\$450	640	1													Re,Ra,Ds Dw,E,A
Jayson Cove 274 McDonnell Ave.	1999	18																	18	\$595	850	1	Re,Ra,A,E Ds,Dw,L
Lagniappe of Biloxi 831 Cedar Lake Road	2007	264					72	\$785	826	1	132	\$985	1,138	2	24	\$1,060	1,282	2	36	\$1,085	1,305	2	Re,Ra,Ds Dw,S,Rc,L P,B,E,A
Lexington, The 2620 Le Juene Drive	1995	190					48	\$700	650	1	16	\$770	785	1	114	\$785	860	2	12	\$930	1,100	2	Re,Ra,Ds Dw,S,Rc,L P,B,E,A
Lighthouse Apts. 444 Porter St.	1984	20					20	\$550	580	1													Re,Ra,Ds E,Dw,A
									(Townhouse)														
Madison Apts. 350 DeBuys Road	1973	128					16	\$525	565	1	88	\$555	746	1	24	\$600	957	2					Re,Ra,E,A L,Pl,Dw,Ds
Magnolia Ridge 1536 Wilkes St.	1962	14									12	\$550	800	1									Re,Ra,A
											2	\$550	800	1									
Maison D'Orleans 2436 Beach Blvd.	1972 1975	120 148	28	\$450	332	1	4	\$575	644	1	16	\$620	967	2	52	\$720	1,261	3					Re,Ra,Ds TC,Rc,A,E S,Dw,L,B P
			12	500	375	1	28	\$575	690	1			(Townhouse)				(Townhouse)						
									(Townhouse)		72	\$600	742	1	12	\$699	1131	2					
											44	\$620	981	2									
													(Townhouse)										
Maison Rouge 139 McDonnell Ave.	1962	24					8	\$550	639	1	16	\$650	826	1									Re,Ra,A,E S,L,B,P

APARTMENT SURVEY
BILOXI
JUNE 2016

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3+BEDROOMS			Features			
			No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.				
Mark Apts. 1702 Stevens	1970	16				16	\$525	550	1							Re,Ra,Ds A,E		
McDonnell Ave. Apartments 242 McDonnell Ave. (LRPH)	2009	162				72	*	600	1	90	*	800	2			Re,Ra,A,E Pl,B,P,WD Ds,Dw		
Oakwood Village 330 Benachi Ave(Rehab) (LRPH)	1953 2007	80				4	*	NA (Townhouse)	1	28	*	NA (Townhouse)	1	34	*	NA (Townhouse)	1	Re,Ra,A
														10	*	NA (4-Bedroom T'house)	1	
														4	*	NA (5-Bedroom T'house)	1	
Palm Isle 251 Eisen- hower Drive	1980 1981	128 128				176	\$600	596	1	80	\$699	814	1					Re,Ra,Ds Dw,S,L,Rc E,P,B,WD,A
Pass Pointe Apartments 282 Big Lake Road	1987	176				72	\$565	678	1	72	\$640	1,005	1	32	\$720	1,005	2	Re,Ra,Ds Dw,E,A,P,B L,S,Rc,FP
Peacock Apts. 275 Eisenhower Drive	1960	12				10	NA	550	1	2	NA	750	1					Re,Ra,A,E
Petit Bois Village 256 Rue Petit Bois	2011	12				12	\$500	650	1									Re,Ra,Ds Dw,A,E,WD
Providence Pointe 890 Motsie Road (LIHTC)	1997	144								40	\$632	912	2	72	\$724	1,056	2	Re,Ra,Ds Dw,B,P,E A,S,Rc,L
														32	\$798	1,217	2	
																		(4-Bedroom Unit)
Pines on the Bay 2335 Atkinson Rd.	1987	105				24	\$645	705	1	64	\$745	897	2	17	\$850	1,161	2	Re,Ra,Ds Dw,E,A,L TC,S,P,B
Raynoir Place 126 Raynoir St.	1984	16				12	\$525	550	1	2	\$650	870	1					Re,Ra,Ds A,E,Dw
						2	\$550	710	1									
Royal Gulf, The 190 Gateway Drive	1996	144				36	\$660	771	1	108	\$720	986	2					Re,Ra,Ds Dw,Rc,E,S WD,A,L
SHS Apts. 144 Briarfield Ave.	1981	9				9	\$500	500	1									Re,Ra,Ds E,A,Dw
St. Andrew's 1090 Irish Hill Drive	1973	13								13	\$450	785	1					Re,Ra,A,E
Santa Maria Del Mar 1788 Medical Park Dr. (Sec. 202/8)	2013	210	135	*	434	1	74	*	558	1	1	NA	829	1				Re,Ra,A,E L,Rc
				(Elderly)				(Elderly)										
Seashore Oaks Senior Apts. 4150 Beach Blvd (LRPH)(LTWFH)	1965 1984 1986	124 64 42	47	*	369- 409	1	57	*	534	1	20	*	716	1				Re,Ra,A,E L,Rc,Pl,WD S,El
				(Elderly)			46	*	585	1	18	*	750	1				
			42	*	NA			(Elderly)										
				(Elderly)														
				(82-apartment units at this property provide a form of assisted living services.)														
Southern Arms 1945 Southern Ave.	1987	8				8	\$500	600	1									Re,Ra,E,A Ds,Dw,WD
Southern View 1880 Southern Avenue	2001 2003 2008	12 16 20								48	\$575	972	2					Re,Ra,Ds Dw,S,E,A,L
Southwinds 1667 Irish Hill	1972 1973	72 68				32	\$525	637	1	68	\$550	960	1	40	\$625	825	1	Re,Ra,Ds,A Dw,TC,S,E,L
Summer Chase 2110 Popp's Ferry Road	1972	120				24	\$500	579	1	72	\$550	791	1	24	\$650	984	1	Re,Ra,S A,E,L,Pl,Dw
Suncoast Villa 1650 Carroll Dr. (LRPH)	1981 1988	86 20				26	*	NA	1	41	*	NA	1	19	*	NA	1	Re,Ra,A,L
														20	*	NA	1	
																		(Townhouse)
Treasure Coast 245 McDonnell Ave.	1972	120				44	\$500	642	1	64	\$600	780	1	12	\$700	1,020	1.5	Re,Ra,Ds E,L,S,Dw,A

APARTMENT SURVEY
BILOXI
JUNE 2016

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3+BEDROOMS			Features	
			No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.		
Water St. Apts. 634 Waters St.	1974 1983	16 8				24	\$525	500	1							Re,Ra,Ds Dw,A,E
Westwick 258 Stennis Drive	1983	136								136	\$500	850	1			Re,Ra,Ds Dw,E,L,TC FP,P,B,L,A
Westwick Manor 258 Stennis Drive	1987	16								16	\$599	1,150	2			Re,Ra,Ds E,WD,FP P,B,A,Dw
Woodland Towns 1655 Irish Hill Dr.	1973	118				24	\$625	800	1 (Townhouse)	94	\$705	1,072	1.5 (Townhouse)			Re,Ra,Ds Dw,E,L,Pl P,B,A,S
Subtotal Market-Rent:																
Existing		4,780	40			1,516				2,679				545		
Under Construction		0	0			0				0				0		
Total		4,780	40			1,516				2,679				545		
Subtotal Assisted:																
Existing		2,111	237			612				783				479		
Under Construction		0	0			0				0				0		
Total		2,111	237			612				783				479		

APARTMENT SURVEY
D'IBERVILLE
JUNE 2016

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS			1 BEDROOM UNITS			2 BEDROOM UNITS			3+ BEDROOMS			Features			
			No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.				
Amber Apts. 11093 Amber Drive	1989	16				10	\$550	600	1	6	\$675	800	1		Re,Ra,E,A Ds,Dw,WD B,P			
Arbor View	2000	280				72	\$749	923	1	168	\$859	1,196	2	40	\$1,029	1,473	2	Re,Ra,Ds
10480 Auto Mall Parkway	2001 2004 2005	80 96 16				48	\$789	1,055	1	32	\$939	1,288	2	16	\$1,079	1,639	2	A,E,FP,TC Dw,P,B,L S,Rc
Beaujolais Villas 11263 Gorenflo Ave.	1994	37								36	\$750	900	1.5	1	NA	1,100	1.5	Re,Ra,A,E Dw,L,Ds
Byrd Apts. 3073 Borries St.	1969 1976 1988 1993 2008	6 3 3 6 3								21	\$500	750	1					Re,Ra,E,A
Estates at Juan De Cuevas 10472 Gorenflo Road (LIHTC)(CDBG)	2009	128				20	\$493	715	1	60	\$608	990	2	48	\$652	1,212	2	Re,Ra,A,E Dw,Pl,Ds,S Rc,WD,L
Landmark of D'Iberville 11059 Lamey Bridge Road	2009	288				96	\$725- \$775	826	1	96	\$850- \$900	1,138	2	48	\$999- \$1,050	1,305	2	Re,Ra,A,E Dw,Pl,Ds,S Rc,L,P,B
Lemoyne Blvd. Apartments 10506 Lemoyne Blvd.	2008 2009	8 8								16	\$625	1,000	1.5					Re,Ra,A,E Dw,Ds
Park at Lemoyne 10365 Gorenflo Ave. (LIHTC)	2009	160				24	\$499	896	1	56	\$620	1,102	2	80	\$682	1,280	2	Re,Ra,E,A L,Pl,Dw,Ds Rc,S,WD P,B
Riverside Apts. 12420 Lamey Bridge Rd. (LTWFH)(CDBG)	2014	117				87	\$470- \$650* (Elderly)	696	1	30	\$700- \$940* (Elderly)	1,002	2					Re,Ra,E,A L,Dw,Ds,P B,Rc,S,WD
Sherwood Apt. 11095 Lamey Bridge Road	1967	22								22	\$600	700	1					Re,Ra,A,L
Timber Grove 10687 Auto Mall Pky. (LIHTC)(CDBG)	2009	96				12	\$509	715	1	48	\$608	990	2	36	\$688	1,212	2	Re,Ra,A,E Dw,Pl,Ds Rc,WD,L,S
Subtotal Market-Rent:																		
Existing		872	0			274				493				105				
Under Construction		0	0			0				0				0				
Total		872	0			274				493				105				
Subtotal Assisted:																		
Existing		501	0			143				194				164				
Under Construction		0	0			0				0				0				
Total		501	0			143				194				164				

APARTMENT SURVEY
GULFPORT
JUNE 2016

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features				
			No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba					
Angela Apts. 10532 Klein Road (LIHTC)	2009	60					8	\$540	702	1					36	\$650	966	2	16	\$755	1,120	3	Re,Ra,Ds,L E,A,Dw,Rc WD,Pl,B,P
Angela Park Angela Drive @ Three Rivers Road	2007	50													50	\$550- \$600	1,008	1.5					Re,Ra,Ds A,E,P,Dw
Ashton Park 9245 Cuandet Rd. (LIHTC)(Tax Exp. Bonds)	2000 2001	56 152					32	\$495	958	1					96	\$525	1,089	2	80	\$550	1,275	2	Re,Ra,Ds E,L,S,A,Dw Pl,P,B,Rc
Ashton Bay 13450 Three Rivers Road	2008 2013	48 16													16	\$840	1,105	1.5	48	\$879	1,105	1.5	Re,Ra,Ds,A E,P,Dw,WD Rc
Arlington Square 3300 Pass Road	1986	88					44	\$525	500	1					44	\$625	625	1					Re,Ra,Ds,Dw A,E,L,B,P
Arbor Village 1525 E. Pass Rd.	1996	240					48	\$719	757	1					16	\$819	989	1	16	\$1,059	1,384	2	Re,Ra,Ds,A Dw,Rc,S,L,FP E,P,B,Rc,TC
							16	\$769	840	1					24	\$809	1,105	2					
															120	\$819- \$869	1,117	2					
Avalon Apts. 1701 18th St. 1734 E. Railroad	1967 1971	12 8					12	\$550	600	1					8	\$650	800	1.5					Re,Ra,A,E
Bayou View Apts. Jody Nelson Dr.	1969 1971	104 104					96	\$495	662	1					112	\$595	832	1					Re,Ra,Ds,Dw A,E,L,Rc,S,TC
Baywood Place 1900 Switzer Rd. (LIHTC)(CDBG)	2008	72					24	\$509	752	1					48	\$608	1,014	2					Re,Ra,A,Rc E,S,Ds,Dw WD,P,Pl,L
W. H. Bell Apts. 1700 65th Ave. (Sec. 221d3/8)	1969	104					8	*	576	1					64	*	763	1	32	*	930	1	Re,Ra,E,L
Beau Andre 3112 8th Ave.	1985	16					16	\$495	625	1													Re,Ra,Ds A,E,Dw,L
Brookstone Park 5014 28th St. (LIHTC)	2005 2007	96 96					8	\$499	755	1					16	\$595	990	2	24	\$662	1,260	2	Re,Ra,Ds Rc,S,E,L,A Dw,Pl,P,B
							8	\$499	820	1					16	\$595	1,013	2	24	\$662	1,266	2	
							16	\$499	701	1					56	\$595	1,018	2	24	\$662	1,014	2	
Candlewood Villas 1030 35th Street (LIHTC)	2001	32													24	\$425	900	1	8	\$525	1,132	2	Re,Ra,A,L,E Ds,Dw,Pl
Carlow Manor 15195 Barbara Dr. (Sec. 202/8)	1996	40					40	*	660	1													Re,Ra,A,E L,Rc
Century Oaks 1700 Second Ave.	1956	12	1	NA	400	1	9	\$600	550	1				2	\$750	900	2					Re,Ra,A,E Ds,Dw,WD	
Chalet Apts. 1615 Thorton Ave.	1970	35	7	\$395	500	1	16	\$495	625	1				12	\$595	846	1					Re,Ra,Ds,S A,E,L,Rc,Dw	
Cheshire Homes 480 Cheshire Dr. (Sec. 202/811/8)	1981 1993	12 7					19	*	219	1													
Coastal Breeze Senior Villas 14001 Three Rivers Road	2015	160													160	\$699	960	2					Re,Ra,Ds,A Dw,E,S,P,WD Rc
Colony House 15180 Fisher Blvc	1985 1986	8 12													8	\$500	1,050	1					Re,Ra,Ds Dw,A,E
															12	\$625	1,138	1					
Columns of Gulfport, The 980 Courthouse Road	2008	426					24	\$645- \$710	803	1					24	\$715- \$840	1,134	1	48	\$900- \$1,030	1,409	2	Re,Ra,Ds,A Dw,E,S,P,WD FP,B,Rc,Pl,L
							90	\$670- \$745	892	1					120	\$750- \$890	1,180	2					
															120	\$785- \$955	1,227	2					
Courthouse Sq. 736 Courthouse Rd.	1969	30					10	\$500	779	1				13	\$550	969	1					Re,Ra,Ds A,E,L,S,Dw	
															7	\$625	1,040	1.5					
Courtney Square 807 Hardy Ave.	1974	8													3	\$550	858	1					Re,Ra,Ds L,E,A
															1	\$550	889	1					
															4	\$550	780	1					

(Supportive housing for persons with disabilities.)(This property is not included in the totals.)

APARTMENT SURVEY
GULFPORT
JUNE 2016

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features
			No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	
Country Village	1985	16									16	\$595	950	1					Re,Ra,E,A
11232 Hendry Rd.	1986	20									20	\$625	950	1					Ds,Dw,L,P
Creekwood	1996	204					35	\$672	775	1	51	\$793	1,023	2	16	\$908	1,263	2	Re,Ra,Ds,A
North Apartments							35	\$693	775	1	51	\$829	1,023	2	16	\$948	1,263	2	Dw,E,S,P,L
15235 O'Neil Road																		TC,B,Rc,PI	
Cypress Lane	1985	68									68	\$675- \$775	1070	2					Re,Ra,Ds,A
1224 29th St.																			Dw,E,S,P,L
																			(Townhouse)
Dolan Commons	2012	12									12	\$600	770	1					Re,Ra,Ds,D
2402 24th Ave.																			A,E
Emerald Pines	1973	120					10	*	628	1	30	*	741	1	50	*	918	2	Re,Ra,E,L
3318 39th Ave.															30	*	1,108	2	
(Sec. 221d3/8)																			(4-Bedroom Units)
45th Ave. Apts.	1985	16									16	\$500	805	2					Re,Ra,Ds
1902-1908 45th Ave.																			A,E,Dw
Forest View	1983	38									38	\$500	725	1					Re,Ra,Ds,A
3109-22 7th Ave.																			Dw,A,E
Franklin Point	2011	144					16	\$499	893	1	80	\$602	1,229	2	48	\$790	1,449	2	Re,Ra,Ds,P
12400 Depew Rd.																			Dw,L,WD,Rc
(LIHTC)																			B,S,A
French Oaks	1968	20					20	\$375	500	1									Re,Ra,E,A
1228 43rd Ave.																			Ds,Dw,L
Gables, The	2007	22													11	\$800	1,032	2	Re,Ra,E,A,El
4001 32nd Street															11	\$800	1,081	2	Ds,Dw,L,WD
Grande Lido	2008	32													18	\$750	1,103	2	Re,Ra,Ds
E. Pass Road	2009	4													18	\$695	1,125	2	E,,A,Dw
																			(Townhouse)
Guice Place	1973	23					8	*	NA	1	8	*	NA	1	4	*	NA	1	Re,Ra,A
Engram Court @ 1000 34th St.															2	*	NA	1	
(LRPH)																			(4-Bedroom Units)
															1	*	NA	1	
																			(5-Bedroom Units)
Gulf Mist Apts.	1961	188					36	*	565	1	98	*	627	1	16	*	827	1	Re,Ra,A,L
26 Pass Road											38	*	827	1					Rc
(Sec. 8)																			
Gulfport Manor	1981	30					8	\$365	510	1	6	\$400	750	1					Re,Ra,Ds
1630 Broad Ave.											16	\$420	750	1.5					E,L,S,A,Dw
																			(Contains several units that are temporarily unavailable for occupancy.)
Hancock	1996	9									9	\$700	1,250	2.5					Re,Ra,E,A
Townhouse																			Ds,Dw,WD
3503 Hancock Avenue																			
Harbor Square	1968	16					8	\$650	684	1	8	\$850	912	1					Re,Ra,Ds,E
1415 22nd Ave.																			A,L
Highton	1994	8					8	\$450	700	1									Re,Ra,Ds,E
811 McCune Court																			A,L,Dw
Hillside Manor	2008	29					28	*	540	1	1	NA	750	1					Re,Ra,Ds,E
488 Teagarden Rd.																			A,L,Dw
(HUD 202/8)																			
Jamestown Apts.	1972	8									8	\$800	1,025	2					Re,Ra,Ds,WD
711-725 Fournier Ave.																			A,E,P,Dw
Kelly Apartments	1971	8													8	\$595	1,100	1.5	Re,Ra,E,A
1621-23 22nd St.																			
Kelly Apartments	1971	8									4	\$500	900	1	4	\$595	1,100	1	Re,Ra,E,A
1109-11 Joseph Ave.																			
K'Teri	1986	12									6	\$700	950	2					Re,Ra,A,E
1532 Magnolia St.											6	(With Loft)							Ds,Dw,WD
											6	\$750	1,290	1.5					
																			(Townhouse)
L.C. Jones	1959	124					28	*	NA	1	78	*	NA	1	72	*	NA	1	Re, Ra
Affordable	1969	80													20	*	NA	1	
Housing Community																			(4-Bedroom Units)
8156 South															6	*	NA	1	
Carolina Avenue																			(5-Bedroom Units)

(A former Region VIII LRPH development; now an "affordable" residential subdivision and is not included in the totals.)

APARTMENT SURVEY
GULFPORT
JUNE 2016

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features			
			No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba				
Legacy at Gulf Pointe 710 Lindh Road	1981 1985	128 80					88 \$614	592	1	40 \$684	809	1	24 \$724	1,005	1	16 \$759	1,005	2	Re,Ra,Ds,E A,P,B,Dw,L S,WD,FP			
Live Oak Apts. 200 S. Kern Drive	1968	10								10 \$550	720	1							Re,Ra,Dw,A Ds,E			
Lyman Manor 13470 Old Highway 49 (Sec. 515)(RA-18)	1985	48					8 \$455	725	1	40 \$490	869	1							Re,Ra,A E,L,PI			
Lyman Village 14229 Old Highway 49 (Sec. 515)	1985	48					16 \$455	725	1	32 \$490	869	1							Re,Ra,A E,L,PI			
Magnolia Apts. 1753 Magnolia St.	1969	16								16 \$500	750	1							Re,Ra,A			
Magnolia Hill 539 26th Ave.	1975	20	20	\$400	420	1	(Contains several units that are temporarily unavailable for occupancy.)												Re,Ra,Aw E			
Magnolia Grove D Avenue & 32 St.	2004	20												20	\$750	1,190	2		Re,Ra,Ds A,E,Dw			
Magnolia Crossing 880 Lindh Road	1983	80					40 \$520	596	1	40 \$620	857	1							Re,Ra,Ds,Rc A,E,S,L,Dw,P			
Magnolia State Apts. 1005 W. Birch Dr. (Sec. 515)(RA-38)	1980 1982	60 40					12 \$465	686	1	48 \$560	825	1	8 \$620	1,041	1	8 \$496	686	1	24 \$580	825	1	Re,Ra,E A,L,PI
Maison Dedeaux 205 Jackson St. (Sec. 515)	1985	48					16 \$575	664	1	32 \$585	906	1							Re,Ra,A L,E,PI			
Mark IV Manor 11387 Gould Rd.	1981 1995	96 12					12 \$450	633	1	60 \$550	1,062	1.5	36 \$650	1,200	1.5	(Townhouse)	(Townhouse)		Re,Ra,Ds,B,S A,E,L,P,Dw,TC			
Mills Ave. Apts. 5179 Mills Ave.	2013	8								8 \$650	800	1							Re,Ra,A,E,P Ds,Dw			
N. Gulfport Apts. 8375 MS Ave.	1984 1978	8 8								8 \$450	768	1	8 \$450	774	1				Re,Ra,E,A			
Oasis Apts. 477-493 Tegarden Rd.	2011	18											18	\$825	1,345	2		Re,Ra,A,Ds L,PI,E,Dw,PI				
Oaks, The 2720 Palmer Drive	1987	105					24 \$575	705	1	64 \$675	897	2	17 \$795	1,161	2.5			Re,Ra,Ds A,E,L,S,B P,Dw,TC,Rc				
O'Neal Road Apts. 14221 O'Neal Rd. (Sec. 515)(RA-33)	1978 1982	60 60					20 \$440	550	1	64 \$460	756	1	36 \$480	1,000	1			Re,Ra,A L,PI,E				
Oregon Place 526 Oregon Dr.	1985 1986 2002	32 20 4								56 \$550	700	1							Re,Ra,Ds,E Dw,A,PI			
Oxford Point 11070 East Taylor Road	2002	200					44 \$675- \$700	860	1	88 \$780- \$805	1,210	2	68 \$890- \$915	1,392	2			Re,Ra,Ds,Rc A,E,S,L,Dw,P TC,B				
Palmetto Apts. 227 Palmetto Lane	1971	30					26 \$500	553	1	4 \$600	800	1							Re,Ra,E,A			
Palms Apts. 1529 43rd Ave.	2000 2007	12 6								18 \$550	1,000	2							Re,Ra,A,Ds Dw,WD,E			
Palms, The 10471 Three Rivers Road	1985 1990	152 88					44 \$625- \$650	676	1	174 \$710- \$770	886	1							Re,Ra,Ds,S Dw,A,E,L,Rc B,P			
Palm View Apts. 529 E. Pass Road	1974	26								26 \$595	927	2							Re,Ra,Ds,L A,E,S,Dw,PI			
Pinewood 3333 12th Ave.	1984	8								8 \$650	980	2							Re,Ra,Ds A,E,Dw			
Plantation, The 2255 Switzer Road	1995	240					48 \$720	853	1	48 \$730	955	1	36 \$855- \$895	1,291	2	24 \$765- \$685	1,116	2	84 \$760- \$800	1,130	2	Re,Ra,Ds,A Dw,S,L,Rc,B P,E,Fp

APARTMENT SURVEY
GULFPORT
JUNE 2016

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features
			No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	
Quarter, The 11350 New Orleans Ave.	2010	36									30	\$795	996	2	6	\$875	1,265	2	Re,Ra,Ds,P Dw,A,E
Ravenwood 546 E. Pass Rd.	1986	48									24	\$625	1,050	1					Re,Ra,Ds,P Dw,S,A,E,FP
Regency Way 1400 28th Street (LIHTC)(CDBG)	2008	120					12	\$509	9	1	72	\$608	990	2	36	\$696	1,212	2	Re,Ra,Ds,P Dw,A,E,S,B Rc,WD,PI
Reserve At Three Rivers, The 11200 Three Rivers Road	2002	256	16	\$599	560	1	48	\$699	827	1	144	\$720	1,084	2	48	\$899	1,227	2	Re,Ra,Ds,P Dw,A,E,S,L Rc,B
Richardson Th's 11600 Lorraine Rd.	1974	60					4	NA	650	1	52	NA	800	1.5	4	NA	1,000	1.5	Re,Ra,Ds,P Dw,A,E,L
Riverchase Park 11111 Highland Ave. (LIHTC)	2009	216					36	\$499	896	1	108	\$595	1,102	2	72	\$682	1,280	2	Re,Ra,Ds Dw,A,E,Rc P,S,PI,WD
Rivendell Apts. 828 Oakleigh Avenue	1999	24					24	\$625	808	1									Ra,Re,P,L E,A
Sand Hill Village 11337 Gould Road (Sec. 515)	1983	48					8	\$396- \$416	633	1	40	\$421- \$441	817	1					Re,Ra,E A,L,PI
Sawgrass Park 4545 Engram Drive (LIHTC)	2008	204					24	\$493	657	1	96	\$559	1,102	2	84	\$610	1,280	2	Re,Ra,Ds Dw,A,E,Rc P,S,PI,L
Saraland 8010 Hwy. 49N (Sec. 202/8)	1981	100					88	*	543	1	12	*	719	1					Re,Ra,E L,A
Sea Breeze Apts. 5400-20 28th Street	1987	12					4	\$400	600	1	8	\$425	800	1					Re,Ra,Ds Dw,A,E
Sea Palm 821 Hardy Avenue	2004	9									9	\$600	780	1					Re,Ra,Ds A,E,Dw,L
Sanderson Village 1000 34th St. (LIHTC)	2015	80					40	*	896	1	40	*	1,113	1					Re,Ra,Ds,Rc Dw,E,L,WD,P B,PI
Southampton Th' Layton Drive @ Loposser Avenue	2010	52													8	\$800- \$850	1,145	2.5	Re,Ra,Ds,P Dw,A,E,WD
															26	\$800- \$850	1,210	2.5	
															18	\$800- \$850	1,217	2.5	
Southern Pines 15373 St. Charles St.	1973	98	8	\$460	560	1	16	\$560	632	1	32	\$700	932	1.5	20	\$775	1,650	2.5	Re,Ra,Ds Dw,A,E,Rc P,S,PI,L
							8	\$560	745	1	10	\$725	1,374	2					
							4	\$560	756	1									
Southmore Vil. 1706 42nd Ave.	1972	9					5	\$425	600	1	4	\$525	800	1					Re,Ra,E,A
Southpoint Apts. 1028 45th Ave.	1967	24					16	\$375	500	1	8	\$495	680	1					Re,Ra,E,A
							(Has several units temporarily unavailable for occupancy due to rehabilitation.)												
Stonegate 3939 21st Street (LIHTC)	2005	44													40	\$560	1,374	2.5	Re,Ra,E
															4	\$485	1,059	2	L,A
Suggar Mill 1200 Mill Road	1971	82					20	\$480	500	1	42	\$600	832	1					Re,Ra,Ds,A Dw,E,L,S,Rc B,P
							16	\$500	659	1	4	\$600	1,000	1					
Teagarden Commons 352 Teagarden Rd.	2011	20													20	\$600	1,200	2	Re,Ra,Ds A,E,P,Dw B,L
Teagarden Park 190 Teagarden Rd.	1984	24					16	\$500	657	1	8	\$650	968	2					Re,Ra,Ds A,E,L,Dw
Thirty-fourth Ave. Apts.	1987 1988	16 16													32	\$390- \$450	780	1	Re,Ra,A E
2804 34th Ave.							(Contains several units that are temporarily unavailable for occupancy.)												

APARTMENT SURVEY
GULFPORT
JUNE 2016

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features								
			No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba									
Thomasville Apartments 2340 E. Pass Road	1994	50									30	\$525	902	2	20	\$550	902	2					Re,Ra,Ds A,E,P,Dw B,L				
Trailwood Village 14180 O'Neal Road	1982 1983	8 32									4	\$625	1,064	1	4	\$625	1,104	1	32	\$625	1,080	1					Re,Ra,Ds Dw,E,A,P WD
Three Rivers Landing 13120 Three Rivers Road (LIHTC)	2009	170					20	\$498	776	1	80	\$597	1,122	1.5	70	\$687	1,320	2					(Townhouse) (Townhouse)	Re,Ra,Ds Dw,E,A,P,B WD,Rc,PI			
Tropical Cove 1248-1334 E. Pass Road	2007	49									17	\$700	1,098	2	32	\$725- \$750	1,152	2.5					(Townhouse)	Re,Ra,Ds,B Dw,E,A,P,WD			
20th Avenue Apts. 2102 20th Ave.	1970 1980	6 3					8	\$500	500	1	1	\$600	800	1										Re,Ra,Ds E,A,L			
21th Avenue Apts. 1717 21st Ave.	1971	8					8	\$499	550	1														Re,Ra,Ds E,A,WD			
Villas Sur La Riviere, The 3103 8th Avenue	1971	120					10	\$515	527	1	100	\$569	925	1	10	\$629	1,020	2					(Townhouse)	Re,Ra,A,E,S L,PI,Ds,Dw			
Watersmark 1704 21st Ave.	1945	72					9	\$555	760	1	63	\$585	760	1										Re,Ra,Dw A,L,PI			
Woodley Square 429 Teagarden Road	1957	15					3	\$325	506	1	10	\$425	650	1	2	\$425	867	1						Re,Ra,Ds,A			
Subtotal Market-Rent:																											
Existing		4,504	52				1,102				2,779				571												
Under Construction		0	0				0				0				0												
Total		4,504	52				1,102				2,779				571												
Subtotal Assisted:																											
Existing		2,558	0				550				1,299				709												
Under Construction		0	0				0				0				0												
Total		2,558	0				550				1,299				709												

APARTMENT SURVEY
LONG BEACH
JUNE 2016

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3+BEDROOMS			Features			
			No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.				
Alexander Rd. Apts. 264 Alexander Road	1969	16						16	\$595	900	1				Re,Ra,E,A			
Arbor Station 1000 Arbor Station Drive	1998 2003	256 112				72	\$754	923	1	80	\$884	1,141	2	40	\$989	1,495	2	Re,Ra,Ds,PI A,E,FP,Rc Dw,P,B,L,S
Beach Club 2012 W. Second St.	2008	220				28	\$655	750	1	32	\$805	1,050	2	20	\$925	1,500	2	Re,Ra,Ds L,S,P,Rc,E Dw,B,A
Daugherty Rd. Apts 6083 Daugherty Rd. (Sec. 515)(LIHTC)(RA-14)	1980	60				28	\$665	750	1	32	\$815	1,050	2	20	\$950	1,500	2	Re,Ra,E A,PI,L
Fountain Apts. 400 Klondyke Road	1969	8				28	\$675	750	1	32	\$825	1,050	2	12	\$530- \$560	1,000	1	Re,Ra,E A,PI,L
Georgetown Apts. 217 Ferguson Ave.	1973	8	4	\$350	325	1	4	\$450	550	1	8	\$500	750	1				Re,Ra,E,A El L
Green Acres 300 Alyce Place	1970	20				16	\$700	500	1	4	\$900	736	1					Re,Ra,E,P,B A,L,F
Hampton House 4401 Beat Line Road	1996	128				16	\$639	750	1	96	\$745	1,071	2	16	\$899	1,200	2	Re,Ra,Ds,B L,S,P,Rc,E,A
Jefferson Arms 903 9th Street	1971	8								8	NA	800	1.5					Re,Ra,Ds A,E,Dw (Has several units temporarily unavailable for occupancy.)
Julian Manor 101 Pimlico Drive	1971	48				16	\$475	575	1	32	\$550	725	1					Re,Ra,Ds Dw,A,E,L,S
Long Beach Court 333-339 McCaughn Ave.	1972	16								16	\$550	850	1.5					Re,Ra,A E,Ds (Townhouse)
Long Beach Housing Authority: Alexander Road (LRPH)	1981	25				12	*	NA	1	11	*	NA	1					Re,Ra,P,A (Handicapped)
102 Girard Ave. (LRPH)	1971	50				8	*	NA	1	18	*	NA	1	14	*	NA	1	Re,Ra,P,A 1 (4-Bedroom Unit) 2 * NA (5-Bedroom Unit)
Long Beach Square 203 N. Cleveland Ave.	1984	100				60	\$545	584	1	40	\$625	777	1					Re,Ra,Ds,A L,S,P,Dw,E
Long Beach Station 210 Second Ave.	1971 2013 Re-Built	72								72	\$600	708	1					Re,Ra,E A,PI,Ds,S Dw,WD
Mariner's Village 18400 28th Street (LTWFH)	2011	108				18	\$606- \$729	797	1	54	\$716- \$849	1,045	2	36	\$815- \$929	1,271	2	Re,Ra,Ds,A Dw,P,Rc,E WD,S,PI,B
Park Plaza 18147 Allen Road/1015 Park Row	1980	18								17	\$425	711	1	1	NA	1,000	1	Re,Ra,Ds E,Dw,A (Has several units temporarily unavailable for occupancy.)
Park Row Apts. 339 Park Row Ave.	1972	12								12	\$600	1,023	1.5					Re,Ra,Ds A,E,P,Dw (Townhouse)
Park Row Th's 100-110 Park Row Ave.	1971	20								20	\$550- \$700	800	1.5					Re,Ra,E,A Ds,Dw (Townhouse) (Has several units temporarily unavailable for occupancy.)
Via Don Ray Apartments 101-156 Via Don Ray Drive	1987 1988 2001	24 8 8								12	\$650	1,100	1					Re,Ra,Ds A,P,Dw,E P,B
Woodway Square 509 McCaughn Ave	1980 1981	8 8								16	\$595	1,000	1.5					Re,Ra,Ds Dw,E,L,A (Townhouse)
Subtotal Market-Rent: Existing		1,118	4			308				677				129				
Under Construction		0	0			0				0				0				
Total		1,118	4			308				677				129				
Subtotal Assisted: Existing		243	0			39				132				72				
Under Construction		0	0			0				0				0				
Total		243	0			39				132				72				

APARTMENT SURVEY
PASS CHRISTIAN
JUNE 2016

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3+BEDROOMS			Features			
			No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.				
Camile Village 640 Hurricane Circle (LIHTC)	1970 2008 (Rehab)	86				27	\$473	504	1	24	\$562	840	1	24	\$655	1,028	2	Re,Ra,E,A L,Pl,Ds,Dw WD,Rc
Caribbean in The Pass 707 East North Street (LIHTC)	1998	100								50	\$620	870	1.5	50	\$720	1,068	2	Re,Ra,Ds,E Dw,L,S,Rc
Penthouse Garden Apts. 1550 E. Second St.	1971	48				48	\$565	684	1									Re,Ra,Ds,S Dw,E,A
Royal Pines 590 Royal Pines Drive	1972	28				4	NA	650	1	12	\$700	880	1.5					Re,Ra,Ds,A Dw,E,L,P
										12	\$750	880	1.5					
Subtotal Market-Rent:																		
Existing		76	0			52				24				0				
Under Construction		0	0			0				0				0				
Total		76	0			52				24				0				
Subtotal Assisted:																		
Existing		186	0			27				74				85				
Under Construction		0	0			0				0				0				
Total		186	0			27				74				85				

APARTMENT SURVEY
UNINCORPORATED HARRISON COUNTY
JUNE 2016

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features
			No.	Rent	Approx Ba Sq. Ft.	Ba	No.	Rent	Approx Ba Sq. Ft.	Ba	No.	Rent	Approx Ba Sq. Ft.	Ba	No.	Rent	Approx Ba Sq. Ft.	Ba	
Canel Pointe 7017 72nd Avenue (LRPH)	1959	106					24	NA	550	1	48	NA	864	1	24	NA	1,073	1	Re,Ra
															8	NA	1,254	1.5	
																			(4-Bedroom Units)
															2	NA	1,673	2	
																			(5-Bedroom Units)
																			(A former Region VIII LRPD development; now an "affordable" residential subdivision and is not included in the totals.)
Cedar Lake Apts. 12491 Hudson Krohn Rd.	1975	26					12	\$475	685	1	14	\$550	769	1					Re,Ra,Ds
																			A,E,L,Dw
Haven, The 7151 73rd Avenue	1971	50									26	NA	864	1	18	NA	1,073	1	Re,Ra
															4	NA	1,254	1.5	
																			(4-Bedroom Units)
															2	NA	1,673	2	
																			(5-Bedroom Units)
																			(A former Region VIII LRPD development; now an "affordable" residential subdivision and is not included in the totals.)
Robinwood Apts. 18049 Old Hwy 49	1998	4									4	\$500	1,250	1.5	36	\$675-	1,000	2	Re,Ra,Ds
	1999	8														\$850	1,350		A,E,Dw
	2000	12																	WD
	2001	4																	
	2004	12																	
																			(Several units at this property are unavailable for occupancy.)
Village Place Apts. 18059 Robinson Road (LIHTC)(CDBG)	2010	96					12	\$505	715	1	48	\$608	990	2	36	\$688	1,212	2	Re,Ra,A
																			Dw,Pl,Ds
																			Rc,WD,S
																			E
Subtotal Market-Rent:																			
Existing		66	0				12				18				36				
Under Construction		0	0				0				0				0				
Total		66	0				12				18				36				
Subtotal Assisted:																			
Existing		96	0				12				48				36				
Under Construction		0	0				0				0				0				
Total		96	0				12				48				36				

APARTMENT SURVEY
GAUTIER
JUNE 2016

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS		1-BEDROOM UNITS		2-BEDROOM UNITS		3+BEDROOMS			Features					
			No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.		No.	Rent	Approx Ba Sq. Ft.		
Antebellum Manor 5080 Gautier- Vancleave Rd.	1999 2001 2002	48 24 28			28	NA	700	1	72	NA	950	1.5		Re,Ra,Ds,A E,L,Dw,Rc,S			
(Converted to extended stay accomodations. The property is not included in the totals.)																	
Bayou Village 1919 Martin Bluff Road (LIHTC)	2008	128							96	\$623	1,229	2	32	\$720	1,449	2	Re,Ra,Ds,A Dw,E,Rc,P B,L,Pl,WD
College Villa 2726 Ladnier Road (Sec. 236/8)	1971	80			12	*	513	1	48	*	707	1	20	*	801	1	Re,Ra,A,E L
Crossing at Lanier 2020 Ladnier Rd. (LRPH)	1975	144			24	*	666	1	88	*	841	1	32	*	972	1	Re,Ra,Ds A,E,L,Dw
					20	*	550	1									Re,Ra,Rc E,L,A
					(Elderly)												
Glenmark 1709 Martin Bluff Road	1973	72			35	\$500	720	1	37	\$600	920	1					Re,Ra,A,L E,B,P,Pl
Magnolia Oaks 2804 Dubarry Drive	1974	109			32	\$599	654	1	24	\$648	816	1	5	\$790	1,175	1.5	Re,Ra,Ds,A Dw,E,Rc,S P,B,L,E,Pl
									24	\$689	958	2					
									24	\$749	967	1.5					
									(Townhouse)								
Magnolia Place 3501 Hwy. 90 (LIHTC)	1999	40			20	\$370 (Elderly)	685	1	10	\$470	891	1	10	\$525	1,087	2	Re,Ra,Ds A,E,L,Dw
The Pointe 3513 Beasley Road	2000	168			32	\$799	742	1	56	\$909	1,039	2	32	\$949	1,361	2	Re,Ra,Ds,A Dw,E,Rc,S P,B,L,E,Pl
									24	\$935	1,114	2					
									24	\$935	1,137	2					
River Bend 1625 Martin Bluff Road	1974	102							84	\$625- \$700	1,152	1.5	18	\$675- \$750	1,536	2.5	Re,Ra,Ds A,E,S,P,L Rc,Dw,TC
(This property has several units temporarily unrentable due to renovation.)																	
Singing River Apartments 3605 Gautier-Vancleave Rd.	1974	134			48	\$475- \$525	579	1	80	\$615	774	1	6	\$775- \$825 (Townhouse)	1,392	2.5	Re,Ra,Ds,A E,Rc,L,Dw S,Pl
Singing River Group Services 2850 N. Dolphin Drive (Sec. 811/8)	2002	9			9	*	NA	1									
(Supportive housing for persons with disabilities. Not included in the totals.)																	
Sioux Bayou Arms 1901 Martin Bluff Road (LIHTC)	2001	48							24	\$590	1,000	1	24	\$645	1,200	2	Re,Ra,Ds A,E,L,Dw
Subtotal Market-Rent:																	
Existing		585	0		147				377				61				
Under Construction		0	0		0				0				0				
Total		585	0		147				377				61				
Subtotal Assisted:																	
Existing		460	0		76				266				118				
Under Construction		0	0		0				0				0				
Total		460	0		76				266				118				

APARTMENT SURVEY
MOSS POINT
JUNE 2016

Name/Address Of Complex	Year Opened	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features
		Total Units	No.	Rent	Approx Sq. Ft.	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	
Bayou Oaks 4180 W. Bayou Ave.	2003	8							8	\$650	1,105	1.5						Re,Ra,Ds Dw,L,P,A
Camelia Place 3901 Camelia St.	1975	8							8	\$450	700	1						Re,Ra,E
Chateau Apts 3400 Dantzler St.	1966	16							16	\$500	825	1						Re,Ra,Ds Dw,A,E,L
East Hwy 90 Apts. 7430 Old Stage Road	1972 1981	16 14				30	\$150- \$175 (Wk)	500	1									Re,Ra,E,A El,F
Genoa's Place 4519 McArthur St.	1972	24				4	\$450	550	1	20	\$500	750	1					Re,Ra,A,E
Grey Manor Apartments 6519 Jasmine Street	1973	8							6	\$500	700	1						Re,Ra,E
Harper's Place 5013 Meridian St. (Re-built)	1972 2013	10				10	\$450	650	1									Re,Ra,A,E
Ted Hinson Homes 4324 Peters St. (LRPH) (Re-built)	1959 2010	72				14	*	NA	1	34	*	NA	1	20	*	NA	1	Re,Ra,A PI
Indian Oaks 3607 Dantzler St.	1965	15												4	*	NA	1	(4-Bedroom Units)
J & S Apts. 6442 Jasmine St.	1974	8				8	\$400	575	1									Re,Ra A
J & S Apts. 6525 Short Cut Rd.	1972	16								16	\$525	720	1					Re,Ra,A,E P,B
Jasmine Apts. 6530-34 Jasmine St.	1975	15								15	\$500- \$525	500	1					Re,Ra,A,E
Jasmine Place 3907 Walnut Stree (Re-built)	1973 2015	8								8	\$450	650	1					Re,Ra,A,E Ds,Dw
Jasmine Place 6525 Jasmine St.	1973	8								8	\$450	650	1					Re,Ra,E,A
Magnolia Apts. 6430 Jasmine St.	1974	8				4	\$425	500	1	4	\$500	775	1					Re,Ra,E,A
Magnolia Pointe 4901 Tanner St.	1959	60				10	NA	637	1	28	NA	822	1	18	NA	976	1	Re,Ra,A,E (4-Bedroom Units)
(A former Region VIII LRP development; now an "affordable" residential subdivision and is not included in the totals.)																		
MacPhellah Community Apts. 3930 MacPhelah St.	1980	16								16	\$500	925	1					Re,Ra,A,E WD
Renaissance Apts. 6513 Grierson St.	2001	8								8	\$600	800	1					Re,Ra,Ds,P A,S,L,Dw
V & W Apts. 3906 Branch St.	1950	8								8	\$450	600	1					Re,Ra
Subtotal Market-Rent:																		
Existing		214	0			56				158				0				
Under Construction		0	0			0				0				0				
Total		214	0			56				158				0				
Subtotal Assisted:																		
Existing		72	0			14				34				24				
Under Construction		0	0			0				0				0				
Total		72	0			14				34				24				

APARTMENT SURVEY
OCEAN SPRINGS
JUNE 2016

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features
			No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	
Bienville Apts 318 Porter Ave.	1969	16									16	\$600- \$625	750	1					Re,Ra,L E,A
Cedar Oaks 924 Porter Ave.	1970	26					8	\$500	600	1	18	\$600	800	1					Re,Ra,Ds Dw,A,E,L
Chateau Bayou 2803 Bienville Blvd.	1973	122					36	\$585	688	1	24	\$725	1,012	1					Re,Ra,Ds
							22	\$590	800	1	16	\$750	1,012	2					Dw,A,E,L
											24	\$775	1,145	1.5					S,Rc,B,P
Chateau Charlene 431 Bechtel Blvd.	1971 1972	36									36	\$600- \$695	1,050	2					Re,Ra,Ds E,A,P,Dw,L
Colonnades, The 4901 Reilly Road (LIHTC)	2009	56									56	\$623	1,229	2					Re,Ra,Ds E,A,P,Dw WD,Rc
Desoto T'homes 808 W. Desoto Ave.	1974	14									4	NA	1,320	2.5	6	NA	1,179	2.5	Re,Ra,Ds A,E,L,P,Dw B
											2	NA	1,584	2.5	2	NA	1,600	2.5	
			(Individual units are currently offered "for sale" this property is not included in the totals.)																
Dominion, The 310 Holcomb Blvd.	2008	56					22	\$750	750	1	22	\$900	1,150	2	12	\$1,050	1,500	2	Re,Ra,Ds,S A,E,L,P,Dw B
Fort Bayou 3230 Cumberland Road	1972	90					48	\$620	896	1.5	34	\$720	1,088	1.5	4	\$895	1,152	2	Re,Ra,Ds A,E,Rc,S,B Dw,L,TC,P
															4	\$925	1,249	2	
Jeff Davis Apartments 114 Ethel Circle	1969	44					8	\$550	558	1	36	\$600	750	1					Re,Ra,Ds A,E,L,S,Dw
Ocean Springs Station 3500 Groveland Road	2007	58									12	\$995	1,069	2	8	\$1,095	1,278	2	Re,Ra,Ds A,E,L,P,Dw B
											12	\$1,025	1,069	2	8	\$1,150	1,278	2	
											16	\$1,050	1,069	2	2	\$1,195	1,278	2	
Samaritan House 642 Jackson Ave. (Sec. 202/8)	1987	50	10	*	484	1	35	*	537	1									Re,Ra,A E,L,Rc
							2	*	484	1	3	*	537	1					
Villa Maria 921 Porter Ave. (Sec. 202/236)	1971	198	99	*	479	1	99	*	618	1									Re,Ra,A E,L
West Gate 2300 Westbrook Street	1970	90					30	\$638	725	1	60	\$680	912	1					Re,Ra,Ds Dw,E,S,L,A
Subtotal Market-Rent:																			
Existing		538	0				174				326				38				
Under Construction		0	0				0				0				0				
Total		538	0				174				326				38				
Subtotal Subsidized:																			
Existing		304	111				137				56				0				
Under Construction		0	0				0				0				0				
Total		304	111				137				56				0				

APARTMENT SURVEY
PASCAGOULA
JUNE 2016

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features
			No.	Rent	Approx Ba	Sq. Ft.	No.	Rent	Approx Ba	Sq. Ft.	No.	Rent	Approx Ba	Sq. Ft.	No.	Rent	Approx Ba	Sq. Ft.	
Ashley Square 3702 Snook Ave.	1970	34					11	\$525	625	1	24	\$625	1,056	1.5					Re,Ra,A,L Ds,Dw
	1971	8									7	\$600	837	1					
Autumn Trace 3000 Brazil St.	1972	72					16	\$479	604	1	40	\$579	820	1	16	\$649	1,032	1	Re,Ra,A,L Ds,Dw,E
Azelea Park	1971	60					24	\$464	531	1	36	\$574	835	1	8	\$684	983	1.5	Re,Ra,Ds,L Dw,A,E,S,Pl
3015 Eden St.	1972	68					28	\$484	592	1	32	\$584	792	1					
Bandywood 5111 Orchard Rd.	1973	48					16	\$509	600	1	72	\$609	831	1	16	\$709	984	1.5	Re,Ra,Ds,S TC,E,A,L,Dw
	1974	56																	
Bardwell Apts. 4508 Lanier Street	1973	20					20	NA	650	1									Re,Ra,E,A
			(Units are temporally unrentable due to renovation.)																
Bay Towers 1203 Market Street (LTFWH)	1964	76	6	\$499	521	1	22	\$593	650	1	8	\$699	942	1					Re,Ra,Ds,L A,EI,S,P,B Dw,Rc
				(Elderly)				(Elderly)				(Elderly)							
			2	\$715	521	1	21	\$635	650	1	5	\$725	942	1					
				(Elderly)				(Elderly)				(Elderly)							
Bayside Village 2903 Pascagoula Street (LIHTC)	2011	57	5	\$410	500	1	46	\$495	660	1	3	\$602	850	1					Re,Ra,A,L Ds,Dw,E,Rc WD
				(Elderly)				(Elderly)				(Elderly)							
												(Elderly)							
Bartlett Bayou 2718 Bartlett Ave. (LIHTC)	2005	48									16	\$522	1,020	2	24	\$602	1,196	2	Re,Ra,A,L Ds,Dw,E,P B,PL
											4	\$618	1,079	2	4	\$719	1,326	2.5	
Bayou Casotte Homes 3705 Lexington Ave. (LRPH)	1971	65					6	*	NA	1	24	*	NA	1	30	*	NA	1	Re,Ra,A
															4	*	NA	1	
																(4-Bedroom Units)			
Bayou Villa 3700 Lanier St.	1973	24									24	\$575	852	1					Re,Ra,Ds,A E,P,B,Dw
Bonapart Square 3801 Melton Ave.	1973	120					36	\$495	625	1	72	\$545- \$555	825	1	12	\$680	1,025	2	Re,Ra,Ds,S E,L,Dw,A,TC
Brentstone 2712 Bartlett Ave.	1970	54					16	\$500	648	1	28	\$585	864	1					Re,Ra,Ds
							2	\$500	657	1	8	\$615	960	1.5					A,E,S,L,Dw
Brooks Homes 2113 Alex Ave. (LRPH)	1959 1961	24 85					36	*	NA	1	42	*	NA	1	22	*	NA	1	Re,Ra
															8	*	NA	1	
																(4-Bedroom Units)			
Cambridge Park 3414 Shortcut Road (Tax Exp. Bonds)	2003	200					32	\$536	915	1	112	\$600	1,080	2	56	\$700	1,340	2	Re,Ra,Ds A,E,L,S,Dw Rc,Pl,P,B
Cedars, The 1915 Arizona St.	1986	8									8	\$600	860	2					Re,Ra,E,A Ds,Dw,P
Chateau Tourraine 1334 S. Pascagoula St.	1968	36					20	\$600	713	1	16	\$825	1,075	1.5					Re,Ra,Ds,L Dw,A,E,S,P,B
Colonial Manor 1823 Parsley St.	1964	88					32	\$550	650	1	56	\$615	868	1					Re,Ra,Ds,E Dw,A,S,L
Compass Pointe 4100 Chico Road	1973	113	16	\$475	512	1	32	\$500	514	1	8	\$620	810	1	9	\$750	1,444	2	Re,Ra,Ds
							4	\$500	552	1	12	\$635	1,024	1.5					(Th W/Washer & Dryer)
							16	\$535	767	1									A,E,Rc,TC L,P,B,Dw,S
			(Townhouse)																
			(Townhouse)																
Cotita Apts 3811 Market St.	1973	26					24	\$400	636	1	2	\$500	880	1					Re,Ra,E,A
Country Club 1404 S. Belair St.	1964	34					12	\$475	650	1	22	\$525	800	1					Re,Ra,Ds,A E,Dw,L,S,P

APARTMENT SURVEY
PASCAGOULA
JUNE 2016

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features								
			No.	Rent	Approx Ba Sq. Ft.		No.	Rent	Approx Ba Sq. Ft.		No.	Rent	Approx Ba Sq. Ft.		No.	Rent	Approx Ba Sq. Ft.										
Eastwood 5101 Orchard Road	1972	120					24	\$550	610	1					84	\$650	800	1.5					12	\$750	1,000	1.5	Re,Ra,Ds Dw,A,E,L,S
Eastside Apts 2209 Catalpa Ave.	1971	18					18	NA	500	1																	Re,Ra (These units are not available for rent.)(This property is not included in the total.)
Eden Manor 2917 Eden St.	1973	44													44	\$555	832	1									Re,Ra,E,A L,Ds
Edenwood Apts. 2403 Eden Street (LIHTC)	2003	52													24	\$510	990	2	28	\$640	1,157	2					Re,Ra,Ds A,E,L,Dw
Farmer Apts. 1918 Jackson St.	1974	10					10	NA	450	1																	Re,Ra,Aw (These units are not available for rent.)(This property is not included in the total.)
Farragut Apts 3115 St. Francis St.	1970	10													10	NA	775	1									Re,Ra,Ds Dw,A,El,F
Granada Apts. 3416 Chico Road	1976	84					24	\$515	684	1					26	\$570	826	1	8	\$695	1,065	2					Re,Ra,Ds,E Dw,Rc,L,A,S
Greywood Glen 4900 Old Mobile Hwy.	1974	136					24	\$560	660	1					88	\$623	870	1	24	\$756	970	1.5					Re,Ra,Ds,P A,E,L,Dw,S
Gulf Breeze 1202 S. Belair St.	1970	15					2	\$425	650	1					5	\$450	750	1									Re,Ra,E,A L
Gulf Vista 1310 Market St.	1970	33					6	\$525	623	1					8	\$625	870	1					8	\$725	1,079	2	Re,Ra,Ds,E Dw,A,L
																							8	\$725	1,122	2	
																							1	\$725	1,357	2	
																							2	\$825	1,344	1.5	
																											(4-Bedroom Unit)
Hartford Commons 3102 Eden Street	1971 1972	102 8	8	\$500	460	1	16	\$575	623	1	32	\$675	838	1	2	\$725	1,224	1.5					2	\$800	1,660	3	Re,Ra,Ds Dw,A,E,L
							24	\$575	634	1	8	\$675	800	1													(Townhouse)
							12	\$630	960	2	6	\$730	1,050	1.5													(Townhouse)
Lakeside Manor 3500 Chico Road	1962	194	74	NA	371	1	96	NA	672	1	24	NA	840	1													Re,Ra,El L,A (This property is totally occupied by the military and is not included in total.)
Lewis Homes Larsen Ave. (LRPH)	1956	24					4	*	NA	1	10	*	NA	1	8	*	NA	1					2	*	NA	1	Re,Ra (4-Bedroom Units)
The Lodge 2816 Eden Street (LTWFH)	1974	209					97	\$600	625	1	112	\$655	936	1													Re,Ra,Ds,Pl E,L,S,A,Rc,P B,Dw,TC
Magnolia Manor 3401 Brooks St.	1973	38													38	NA	780	1									Re,Ra,Ds,E L,P,TC,A (This property is temporarily unrentable due to renovation.)
Meadow Wood 4315 Old Mobile Hwy.	1972	76													32	\$575	958	1.5	44	\$620	1,043	1.5					Re,Ra,Ds,A L,E,S,TC,Dw
																											(Townhouse)
Meredith Manor 2214 Catalpa Ave.	1972	25					12	\$400	550	1	13	\$500	680	1													Re,Ra,A,E L
Monaco Lake 5210 Monaco Drive	1974	120					16	\$500	723	1.5	88	\$600- \$650	891	1.5	16	\$700	1,059	1.5									Re,Ra,Ds,P A,E,L,S,Dw
																											(Townhouse)
Morrison Village 2503 Old Mobile Hwy. (LIHTC)(CDBG)	2009	120					48	\$542	726	1	72	\$645	1,030	2													Re,Ra,Ds,P A,E,L,Dw,S Rc,WD
																											(Elderly)
Oakwoods 1115 Agnes	1974 1978	10 3					13	\$400	550	1																	Re,Ra,E,A
Palm Oaks 4409 McArthur St.	1976 1978	18 6													12	\$525	950	2									Re,Ra,Ds,P A,E,L,Dw
																											(Townhouse)
																											(Townhouse)
																											(This property contains 24-units and only 12-units are available for rent. The unrentable units are not included in the total.)
Patio Apts 1950 Pascagoula St.	1971	24					8	\$500	700	1	16	\$550	800	1													Re,Ra,Ds,Pl E,A,L,Dw

APARTMENT SURVEY
PASCAGOULA
JUNE 2016

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features
			No.	Rent	Approx Ba Sq. Ft.		No.	Rent	Approx Ba Sq. Ft.		No.	Rent	Approx Ba Sq. Ft.		No.	Rent	Approx Ba Sq. Ft.		
Pine Tree Apts. 3502 Hospital Rd.	1973	24									24	\$525	770	1					Re,Ra,Ds E,A,L,Dw
Regency Woods 4800 Long Avenue	1974	184					48	\$574	710	1	88	\$694	1,008	2	48	\$800	1,098	2	Re,Ra,Ds,S A,E,L,Rc,Dw
Sapphire Suites 1715 11th Street	1960	20									20	\$500	918	1					Re,Ra A,E,L
			(Has several units temporally unrentable due to renovation.)																
Singing River Townhomes 3419 Hospital Street	1972	18									14	\$500	915	1.5	4	\$600	1,179	2	Re,Ra,Ds,A E,L,P,Pl
			(Townhouse)																
			(Townhouse)																
Stewart Apts. 4309 Scovel Road	1970	72					34	\$399	750	1	32	\$500	985	2	6	\$700	1,135	2	Re,Ra,Ds A,E,L,Dw
Sunchase Townhomes 3200 Hospital Street	1975	43									42	\$595	1,020	2	1	NA	1,000	2	Re,Ra,Ds Rc,P,S,L E,A,Dw,WD
			(Townhouse)																
Taylor Heights Apts 2503 Old Mobile Highway (LIHTC)(CDBG)	2009	144					24	\$542	715	1	72	\$645	990	2	48	\$738	1,212	2	Re,Ra,Ds Rc,A,E,L,WD Dw,S,Pl
Tall Pines Apts. 4004 Scovel Avenue	1971	55									27	\$580	837	1	28	\$650	954	1	Re,Ra,A,L Ds,Dw,E
			(Washer/Dryer)																
Twin Tree Apts. 3301 Argentina St.	1973	12					12	\$490	583	1									Re,Ra,E,A
Williamsburg Square 2101 Eden St.	1973	60									44	\$705	1,050	1.5	16	\$805	1,221	1.5	Re,Ra,Ds Rc,A,E,L Dw,S,P
			(Townhouse)																
			(Townhouse)																
Willow Creek 2925 Eden Street	1973	96					40	\$495	640	1	56	\$575	916	1					Re,Ra,Ds Dw,A,E,L
Subtotal Market-Rent:																			
Existing			2,313	24			624				1,402				263				
Under Construction			0	0			0				0				0				
Total			2,313	24			624				1,402				263				
Subtotal Assisted:																			
Existing			1,104	13			336				519				236				
Under Construction			0	0			0				0				0				
Total			1,104	13			336				519				236				

APARTMENT SURVEY
UNINCORPORATED JACKSON COUNTY
JUNE 2016

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features
			No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	
Belmont Apts. 14801 Lemoyne Blvd.	2005	180					48	\$709- \$768	730	1	132	\$778- \$788	1,100	2					Re,Ra,Ds,A,P E,L,S,Rc,Dw,E
Bridgewater Park 14104 Big Ridge Rd. (LIHTC)	2009	198					48	\$536	787	1	90	\$636	1,059	2	60	\$730	1,271	2	Re,Ra,Ds,A E,L,S,Rc,Dw P,B,WD
Crossroads Villas 6147 Firestone St.	2010	20									20	NA	1,100	2					Re,Ra,Ds,A Ds,Dw,E,P
(These units are located at the Crossroads Church of the Nazarene. Not included in the totals.)																			
Escatawpa Village 8603 Hwy. 613 (Sec. 515)(RA-31)	1984	32					8	*	639	1	24	*	843	1					Re,Ra,E,A Pl,L
Hill Rd. Apts. 3800 Hill Road	1982 1983 1984	8 16 8					32	\$325	432	1									Re,Ra,E,Aw
Golfing Green 1 Golfing Green Drive	1979	62					16	NA	747	1.5	34	NA	919	1.5	12	NA	1,254	2.5	Re,Ra,Ds,A Ds,Dw,E,P,B
(These units temporally unrentable due to renovation. These units are not included in the totals)																			
Grand Biscayne 14510 Lemoyne Blvd.	2008	316					84	\$715	750	1	168	\$760- \$819	1,150	2	64	\$980- \$990	1,500	2	Re,Ra,Ds,A P,L,S,Rc,Dw B,E
Highland Square 8100 Seaman Rd. (LIHTC)(CDBG)	2009	96					12	\$542	715	1	48	\$645	990	2	36	\$738	1,212	2	Re,Ra,Ds,A E,L,S,Rc,Dw P,B,Pl,WD
Knollwood Village 4200-4204 Knowles Rd.	1958	8									8	\$500	600	1					Re,Ra,A,E
Lexington Park 7350 Tucker Road (LIHTC)	2009	120					12	\$536	780	1	48	\$636	1,049	2	60	\$730	1,262	2	Re,Ra,Ds,A E,L,S,Rc,Dw P,B,WD,Pl
Martinique 15807 Lemoyne Blvd.	2001	56					56	\$550	750	1									Re,Ra,Ds,S A,E,L,Dw,P,B
M & D Apts. 10612 Hwy. 613	1986	8									8	\$500	725	1					Re,Ra,E,A
McClelland Apts. Adams St. @ McClland Rd.	2010 2011	24 16									16	\$595	1,040	1.5					Re,Ra,A,E Dw,Ds,WD
											8	\$595	942	2					
											16	\$545- \$620	937	2					
Oakridge Park I 7400 Gorenflo Rd. (Sec. 515)(RA-1)	1982	40					12	\$476	675	1	28	\$501	838	1					Re,Ra,E,A Pl,L
Oakridge Park II 15500 Big Ridge Rd. (Sec. 515)	1983	48					16	\$471	675	1	32	\$496	838	1					Re,Ra,E,A Pl,L
Oceanaire Apts. 16016 Lemoyne Blvd.	2008	196					66	\$700- \$720	700	1	114	\$850- \$900	1,104	2	16	\$1,125- \$1,150	1,441	2	Re,Ra,Ds,A P,L,S,Rc,Dw E,B
The Reserve At Gulf Hills 6721 Washington Ave.	2000 2001	252 156					60 36	\$765 \$765	794 797	1 1	24 48	\$830 \$830	1,137 1,172	2 2	60 24	\$975 \$975	1,429 1,439	2 2	Re,Ra,Ds,A E,L,S,Rc,Dw P,B,Pl
											92	\$865	1,178	2					
											64	\$865	1,231	2					
(A number of units at this property are unavailable for occupancy due to renovation.)																			
River Oaks 10700 Hwy. 613	1985	24					8	\$450	600	1	16	\$500	725	1					Re,Ra,E,A
Royal Oaks 15412 Big Ridge Road	1998 1999	16 24									40	\$625	1,020	1.5					Re,Ra,Ds Dw,E,A,L
Schmidt Apts. 6308 St. Martin Rd.	1967	8					8	\$500	600	1									Re,Ra,E,A
South Palm Villas 15312 Lemoyne Blvd.	1999	40									40	\$675	875	1.5					Re,Ra,Ds,A E,L,S,Dw

APARTMENT SURVEY
UNINCORPORATED JACKSON COUNTY
JUNE 2016

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features
			No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	
Springwater Apts. 6421 Springwater St.	1973	12					8	\$400	500	1	4	\$450	750	1					Re,Ra
Sunrise Apts. 8425 Hwy. 613	1973	8									8	\$450	750	1					Re,Ra,E,Aw
Tulon Apts. 4500 Hwy.57 (LTWFH)	2011	240					60	\$577- \$700	680	1	60	\$733- \$865	987	2					Re,Ra,Ds,A E,L,S,Rc,Dw P,B,WD
Subtotal Market-Rent:																			
Existing		1,376	0				406				806								164
Under Construction		0	0				0				0								0
Total		1,376	0				406				806								164
Subtotal Assisted:																			
Existing		774	0				168				330								156
Under Construction		0	0				0				0								0
Total		774	0				168				330								156